

HY 16 Results

For the Half Year Ended 31 December 2015

24 February 2016



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HY16 Overview

Financial

- HY16 statutory profit of \$5.6 million (underlying profit of \$7.1 million) reflects realisation of a number of investments and ongoing focus on operating expenses
- Undertook a \$21.65 million capital raise in September 2015
- Fully repaid all financing debt
- \$24 million financing facility with Sun Hung Kai International Bank (Brunei) (**SHK**) undrawn
- \$22 million financing facility with AP Finance Limited undrawn

Strategic

- Tian An China Investments Company Limited (**Tian An China**) through its wholly owned subsidiary, Oasis Star Limited (**Oasis Star**) acquired a 19.9% shareholding from Mulpha Strategic Limited.
- Tian An China is a company listed on the main board of The Stock Exchange of Hong Kong Limited who acquired Mulpha's 19.9% shareholding in July 2015. A subsequent capital raising in October 2015 increased Oasis Star's holding to 32.8%.
- The Company has proposed a change in name to Tian An Australia Limited at its upcoming general meeting.

Realising projects

- The Milton completed construction and has reached settlement phase with 261 out of 295 apartments having settled to date
- Tower C at Burwood Square has completed with 52 out of 53 apartments having settled to date
- A further four apartments sold at Oceanique
- A further 117 lots settled at SeaSpray
- Bridgeview completed construction of all stages of it's townhouses, with 21 townhouses out of 23 having settled to date

Embedded value in projects

- Approximately \$80 million forecast to be returned from projects over next 12 months (before corporate overheads and corporate financing but after project financing)

Financial Results: Profit and Loss

Summarised Profit and Loss	HY16 (\$M)	HY15 (\$M)	Change	HY16 Commentary
Underlying Profit / (Loss) after Tax	7.1	(5.2)	N.C.	Realisation of investments
Legacy asset impairment	-	(3.9)	-	
Financing cost	(1.0)	(0.5)	120%	Hedging and foreign exchange costs
Depreciation	(0.5)	(0.5)	-	Peel Water
Other	-	(0.7)	-	
Statutory Loss after Tax	5.6	(10.8)	N.C.	
Dividend/Distribution	Nil	Nil	-	

N.C. = Not Comparable

Financial Results: Balance Sheet

Summarised Balance Sheet	HY16 (\$M)	FY15 (\$M)	HY16 Commentary
Assets			
East coast projects	65.3	101.5	Settlements at Bridgeview, The Milton and SeaSpray
WA projects	55.1	57.3	Sale of Oceanique apartments
Other assets	32.4	11.0	Cash and other trade receivables
Total Assets	152.8	169.8	
Liabilities			
	HY16	FY15	HY16 Commentary
Financing debt	(22.0)	(42.3)	Repayment of the SHK finance facility and establishment of a \$22 million AP Finance Limited facility
Vendor financing	(3.4)	(30.0)	Repayment of Burwood Square and SeaSpray
Other liabilities	(2.7)	(1.3)	GST liabilities
Total Liabilities	(28.1)	(73.6)	
Shareholders' Fund			
	HY16	FY15	HY16 Commentary
Net Assets	124.7	96.2	Profits, capital raise and fair value adjustment
NTA per share	\$0.014	\$0.014	

Project Summary: Project Portfolio

Project (Partner)	PBD's interest Carrying value as at 31 December 2015 (\$M)	Nature of interest	Gross (\$'M)		Project finance (\$'M)	Progress	Key variables	Construction completion expectation
			Residential (\$M)	Retail & Commercial (\$M)				
			Pre-sold (\$M)	Pre-sold (\$M)				
The Milton (Aveo)	23.9	50% ¹	219.6		0	Complete	Settlement risk / Sales risk on retail & commercial podium	H1 2016
			197.5	22.1				
			184.9	4.7				
Burwood Square (B1 Group)	31.4	48% ^{1, 5}	211.4		80.9 ⁴	Tower C Complete Towers A and B advanced under construction	Settlement risk / Sales risk on retail & commercial podium	H2 2016
			150.0	61.4				
			148.0	7.4				
Bridgeview (Dundas Developments)	0.7	50% ²	35.5		0	Complete	Settlement risk on remaining townhouse	H1 2016
			35.5	N/A				
			35.5	N/A				
SeaSpray (Aveo)	9.3	100% ³	58.1		0	Stages 1-6 complete Stages 7-8 under construction	Sales risk on remaining lots	H2 2016
			58.1	N/A				
			49.3	N/A				

¹ Joint venture profit participation agreement. PBD participates in development decisions but outsources day to day activities to joint venture partner.

² Joint venture SPV. PBD receives a priority return from project.

³ Land titles held by partner. PBD receives net settlement proceeds after deduction of GST. PBD manages the planning, civils and sales.

⁴ Construction loan as at 17 February 2016.

⁵ PBD has reached an agreement with the joint venture partner to be paid a second ranking priority payout.

Project Updates

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The Milton

295 apartments (94% sold / 88% settled)
2,270 sqm retail & commercial
Estimated end value: \$219.6 million
PBD interest: 50%
Status: Construction completed
Project end: Mid 2016

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Burwood Square

210 apartments (99% sold / 25% settled)
7,455 sqm retail & commercial
Estimated end value: \$211.4 million
PBD interest: 48%
Status: Substantially complete
Project end: Mid 2016

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Bridgeview

23 townhouses (100% sold / 91% settled)
Estimated end value: \$35.5 million
PBD interest: 50%
Status: Construction completed
Project end: February 2016

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SeaSpray

247 lot residential subdivision
(85% sold / 63% settled)
Estimated end value: \$58.1 million
PBD interest: 100%
Status: Stages 1-6 complete /
Stages 7-8 under construction
Project end: Mid 2016

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Point Grey

3,080 lots

Estimated end value: \$1.3+ billion

PBD interest: 100%

Size: 275 hectares

Status: Approved subdivision and marina

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Oceanique

66 luxury apartments (94% sold / 94% settled)
Completed in July 2010
Available apartments: 4
PBD interest: 100%

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