

For personal use only



TIAN AN AUSTRALIA

FY 16 Results

For the Year Ended 30 June 2016

Disclaimer

The material in this presentation has been prepared by Tian An Australia Limited ACN 009 134 114 (**TIA**) and is general background information about TIA's activities current as at the date of this presentation. This information is given in summary form and does not purport to be complete. Information in this presentation, including forecast financial information, should not be considered as advice or a recommendation to investors or potential investors in relation to holding, purchasing or selling securities or other financial products or instruments and does not take into account your particular investment objectives, financial situation or needs.

Before acting on any information you should consider the appropriateness of the information having regard to these matters, any relevant offer document and in particular, you should seek independent financial advice. All securities and financial product or instrument transactions involve risks, which include (among others) the risk of adverse or unanticipated market, financial or political developments and, in international transactions, currency risk.

This presentation may contain forward looking statements including statements regarding TIA's intent, belief or current expectations with respect to TIA's business and operations, market conditions, results of operations and financial condition, capital adequacy, specific provisions and risk management practices. Readers are cautioned not to place undue reliance on any forward looking statements. TIA does not undertake to publicly release any revisions to any forward looking statements as a result of any unanticipated events. While due care has been used in the preparation of forecast information, actual results may vary in a materially positive or negative manner. Forecasts and hypothetical examples are subject to uncertainty and contingencies outside TIA's control. Past performance is not a reliable indication of future performance.

Contents

For personal use only



Burwood Square

1. FY 16 Overview

2. Financial Results

3. Project Summary

4. Project Updates

FY16 Overview

Financial

- FY16 statutory profit of \$4.8 million (underlying profit of \$6.8 million) reflects the commencement of realising Burwood Square, SeaSpray, The Milton, the completion of Bridgeview and reduced finance costs as a result of lower corporate level debt during the year
- \$22 million A\$ denominated financing facility with AP Finance Limited undrawn
- \$24 million HK\$ denominated financing facility with Sun Hung Kai International Bank (Brunei) (**SHK**) undrawn
- The company undertook a 100 to 1 share consolidation

Shareholders

- Oasis Star acquired Mulpha's 19.9% shareholding in July 2015
- In the October 2015 rights issue, Oasis Star's holding increased to 32.8% as it underwrote the rights issue and took up its entitlement
- Oasis Star is 100% indirectly owned by Tian An China, as a result PBD Developments Limited underwent a name change to Tian An Australia Limited
- Tian An China is a company listed on the main board of The Stock Exchange of Hong Kong Limited

Realising projects

- Bridgeview has successfully completed with 100% of townhouses settled
- Burwood Square has reached practical completion with 205 residential apartments settled and five remaining residential apartments to settle, along with the retail / commercial podium
- The Milton has reached practical completion with 280 residential apartments settled and 15 remaining residential apartments to settle, along with the retail / commercial podium
- Oceanique settled a further four apartments with four remaining
- SeaSpray settled 168 lots with 79 lots remaining

Financial Results: Profit and Loss

Summarised Profit and Loss	FY16 (\$M)	FY15 (\$M)	Change (\$M)	FY16 Commentary
Underlying Profit / (Loss) after Tax	6.8	(7.7)	14.5	Settlements at SeaSpray and Bridgeview
Legacy asset impairment	-	(3.9)	3.9	Oceanique writedown
Financing cost	(1.1)	(1.7)	0.6	Repayment of HK\$ denominated finance facility
Depreciation	(1.0)	(1.0)	-	Peel Water
Other	-	(0.7)	0.7	No new options issued
Statutory Profit / (Loss) after Tax	4.8	(14.9)	19.7	
Dividend/Distribution	Nil	Nil	-	

N.C. = Not Comparable

Financial Results: Balance Sheet

Summarised Balance Sheet	FY16 (\$M)	FY15 (\$M)	FY16 Commentary
Assets			
East Coast projects	37.7	101.5	Settlements at Bridgeview, Burwood Square, The Milton and SeaSpray
West Coast projects	55.1	57.5	Sale of Oceanique apartments
Other assets	31.3	10.8	Cash and other trade receivables
Total Assets	124.1	169.8	
Liabilities			
	FY16	FY15	FY16 Commentary
Financing debt	-	(42.3)	Repayment of all corporate level debt
Vendor financing	-	(30.0)	Repayment of Burwood Square and SeaSpray
Other liabilities	(0.9)	(1.3)	GST and other liabilities
Total Liabilities	(0.9)	(73.6)	
Shareholders' Fund			
	FY16	FY15	FY16 Commentary
Net Assets	123.2	96.2	Profits, capital raise and fair value adjustment
NTA per share	\$1.42	\$1.48	Share consolidation 1 for 100 in FY2016

Project Updates

For personal use only



East Coast Project Summary

For personal use only

Project (Partner)	TIA's interest / Nature of interest	Gross (\$M)	Carrying Value (GST exclusive) (\$M)	Total Residential Units / Lots	Settled	Remaining	Key variables	Construction Completion
Bridgeview (Dundas Developments)	50% ¹	35.5	0.0	23	23	0	Project completed	Complete
Burwood Square (B1 Group)	48% ²	211.4	15.8	210	205	5	Settlement risk on retail & commercial podium	Complete
The Milton (Aveo)	50% ³	216.8	13.0	295	280	15	Sales / Settlement risk on retail & commercial podium	Complete
SeaSpray (Aveo)	100% ⁴	58.0	8.9	247	168	79	Sales / Settlement risk on remaining lots	H1 2017

Nature of interest:

¹ Unincorporated joint venture. TIA received a priority return from project.

² TIA has reached an agreement with the joint venture partner to be paid a second ranking (after the bank) priority payout.

³ Joint venture profit participation agreement. TIA participates in development decisions but outsources day to day activities to joint venture partner.

⁴ Land titles held by partner. TIA receives net settlement proceeds after deduction of GST. TIA manages the planning, civils and sales.

Note: All project financing has been paid.

Bridgeview



- TIA interest: 50%
- 23 townhouses (100% sold / 100% settled)
- Gross Realisation: \$35.5 million
- Status: Project completed
- Project end: February 2016

Burwood Square



- TIA interest: 48%
- 210 apartments (100% sold / 98% settled)
- 7,455 sqm retail & commercial
- Estimated Gross Realisation: \$211.4 million
- Status: Construction complete
- Project end: Mid 2016

SeaSpray



- TIA interest: 100%
- 247 lot residential subdivision (98% sold / 68% settled)
- Estimated Gross Realisation: \$58.0 million
- Status: Construction complete
- Project end: End 2016

The Milton



- TIA interest: 50%
- 295 apartments (96% sold / 95% settled)
- 2,270 sqm retail & commercial
- Estimated Gross Realisation: \$216.8 million
- Status: Construction complete
- Project end: End 2016

West Coast Project Summary

Project (Partner)	TIA's interest / Nature of interest	Carrying Value (GST exclusive) (\$M)	Total Residential Units / Lots	Settled	Remaining	Key variables	Construction Completion
Point Grey	100%	48.2	3,080	N/A	N/A	Not commenced with Development Approval	N/A
Oceanique	100%	5.4	66	62	4	Sales / Settlement risk on remaining stock	Complete
Villa Site	100%	1.5	75	0	N/A	Site for sale Sales / Settlement risk	N/A

For personal use only

Point Grey



- TIA interest: 100%
- 3,080 lots
- Size: 275 hectares
- Status: Approved subdivision and marina

Oceanique



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