



**ARCHIPELAGO –
A “HOME IN A PARK”
CONDOMINIUM.**

ARCHIPELAGO, UNIQUE "HOME IN A PARK" CONDOMINIUM

UOL Group launched our 577-unit prestigious home-in-the-park condominium, Archipelago, in December last year. The 99-year project at Bedok Reservoir, a 50-50 joint venture between UOL and Singapore Land Limited, enjoyed brisk sales and was nearly 50% sold by the end of March 2012.

Commenting on the residential launch, UOL's President (Property), Mr Liam Wee Sin said: "The unique value proposition of Archipelago stems from its locational attributes of convenience and proximity to nature. Nestled within the lush greenery of the reservoir, Archipelago is thoughtfully designed to bring the home into the park and the park into the home. Archipelago has the benefit of a long and wide frontage to Bedok Reservoir Park, allowing us to bring the greenery into the living, dining and bedroom spaces quite effortlessly."

Archipelago is situated within Bedok Reservoir Park with almost 400-metre frontage to the park and is a stone's throw away from the upcoming Bedok North Downtown Line MRT Station. On a sprawling 491,000 sq ft site, the development comprises 18 blocks of five-storey buildings inclusive of 24 units of three-storey strata houses. It is also easily accessible by expressways such as PIE and ECP.

Among the premium homes, Archipelago features spacious 4,400 sq ft three-storey strata houses with all the luxuries and facilities of a condominium. Foreigners are eligible to buy these without the need to obtain approval from Land Dealings Unit (LDU). Mr Liam added: "As the name Archipelago suggests,



our unique strata-houses are designed like semi-detached houses surrounded by water, almost like a cluster of islands."

Other premium homes include 15 unique five-bedroom units of about 2,500 sq ft with private lift lobbies that will enjoy full frontage to the park and 15 penthouse lofts, which are all rare for projects outside the central region. Sizes of other unit types range from 527 sq ft for a one-bedroom unit to 1,647 sq ft for a four-bedroom unit. Archipelago has an average price of around \$1,000 per sq ft, with prices ranging from \$590,000 to \$3.5 million.

Archipelago will have full condo facilities including a 50-metre main pool, 30-metre leisure pool, barbeque deck, jacuzzi, garden hot tubs and an aqua gym. There will also be facilities for children such as a kids pool and water jet arena. The project is expected to complete by 2016.

For more information, please call 6876 0011 / 6876 0022 / 6876 0033 / 6876 0066 or visit www.archipelago.sg



UOL'S FULL YEAR RESULTS BRIEFING

UOL held our full year results briefing on 24 February for analysts and media where the management updated on the Group's activities and performance. The briefing created opportunities for a two-way communication. This is in line with the Group's aim to foster a strong and long-term relationship with key stakeholders in the business sector and community at large.

At the briefing, Mr Gwee Lian Kheng, Chief Executive of UOL, reported that our operating profit was up 32% to \$727.8 million for the year ended 31 December 2011. It was the third consecutive year that our revenue crossed the one billion dollar mark. Net attributable profit was down 12% to \$664.2 million. The Group proposed a special dividend of 5 cents, bringing total dividend to 15 cents per share.

Mr Gwee Lian Kheng, Chief Executive, said: "We are delighted that all our business segments performed well, recording strong growth in operating profitability. We continue to reap the fruits of our past efforts even as we position ourselves for future growth."

He said that UOL is cautious about prospects for 2012 in view of the expected economic slowdown in Singapore and the region amidst the global economic uncertainties. The imposition of government cooling measures for the residential property market in Singapore, tighter immigration rules and the rising supply of executive



[Left to right] Mr Neo Soon Hup, Chief Financial Officer of Pan Pacific Hotels Group (PPHG), Mr Amedeo Patrick Imbardelli, President and Chief Executive Officer of PPHG, Mr Gwee Lian Kheng, Group Chief Executive of UOL and PPHG, Mr Liam Wee Sin, President (Property) of UOL and Mr Wellington Foo, Chief Financial Officer of UOL

condominiums would affect the demand for private residential properties in the mass market.

"Our healthy capital position and diversified portfolio will help us ride out the subdued market. Adopting a cautious approach, we will seek out opportunities to selectively replenish our landbank in Singapore and overseas."

UOL received good reviews from research houses that covered our stock, as UOL's results were in line with their expectations. The average target price was S\$4.88, with the highest S\$5.31 estimated by UBS and CIMB. Most houses cited low landbank as a concern as this may affect future profit earnings for property development. However, all of them cited our diversified

income streams and stable recurring income as a favourable component. Our financial results received wide media coverage from Straits Times, Business Times, The Edge, Lianhe Zaobao, Reuters, Yahoo Finance, Today and Channel News Asia.



Mr Gwee Lian Kheng, Group Chief Executive of UOL and PPHG



UNITED SQUARE HOLDS THE FIRST LITTLE BABY FASHIONISTA

United Square Shopping Mall held its first-ever Little Baby Fashionista contest in the March school holidays. Partnering one of Singapore's top parenting magazines – Today's Parents, the contest saw overwhelming response from hundreds of parents, eager to show off their beautiful children.

Babies to toddlers aged seven months to 28 months participated in the contest. Inheriting their parents' confidence and poise, the participants flashed their sweetest smile and presented their best pose to the reputable panel of judges from Today's Parents and Singapore Fashion Awards model Serena Adsit. Parents and children had a great family bonding time posing for the perfect photograph at the contest. The photographs of the winners will be featured in a four-page spread in the upcoming June issue of Today's Parents magazine.

PEOPLE ENGAGEMENT AT TOWNHALL SESSION

UOL held our first Townhall Session for the year at our Archipelago condominium showflat in Bedok on 19 March. The people engagement platform allows Management to further communicate the Group's strategic direction and new initiatives to staff.



Mr Liam Wee Sin, President (Property) of UOL

President (Property) Mr Liam Wee Sin kicked off the Townhall session with a presentation of the financial results for 2011 which showed that the Group was among the top profit earners for the listed developers in Singapore. During his speech, Mr Liam reviewed with our staff the performance of the key sectors comprising property development, property investments and hotel operations. All segments did well with at least a double-digit growth in the three sectors. Property development, in particular, did exceptionally well during the year, a testament to the reliable UOL brand and quality product consistency. That segment alone contributed to two-third of the total operating profit. Going forward, Mr Liam said we will continue to build on our diversified portfolio amid the uncertain economic outlook. He warned of slower growth ahead although there had been some positive signs in Europe and China.

Summarising his presentation, Mr Liam used the acronym "DRAGON" as a guide to motivate the staff and to steer the Group in the year ahead.

D for **Diversified** portfolio providing a stable income stream in the midst of economic uncertainty

R for **Replenish** our residential landbank in a disciplined manner

A for **Agile** and responsive to the rapidly changing environment

G for **Geographical** expansion in a measured approach

O for **Optimise** and improve yield for investment properties through active asset enhancement

N for **Niche** and innovative products

In the second half of the session, Mr Quak Hiang Whai, General Manager for Corporate Communications and Investor Relations, shared with staff the topic of "Sustainability and Reporting". He highlighted the difference between the old thinking on corporate social responsibility and the new philosophy in sustainability. He also touched on the need for Sustainability Reporting and how some local companies have started on the journey in that direction. UOL, he said, has embarked on our sustainability journey last August with the setting up of a steering committee led by Mr Quak and Mr Tan Kian Siew, Deputy General Manager for Investments with Mr Liam as adviser.

At the Townhall session, Mr Wellington Foo, Chief Financial Officer, also presented the five years and 15 years Long Service Awards to three staff for their dedicated service to the Group.

STRIKE AND GOAL AT VELOCITY CAGED 3V3 FLOORBALL

Velocity staged the first floorball competition in the mall with over 30 teams participating in the tournament from 10 to 18 March. In collaboration with The Floorball Association of Nanyang Technological University of Singapore, this was the first time that the sport was brought out of school grounds.

Floorball is a relatively new sport in Singapore. It was introduced to the Singapore community in 1994 through People's Association and Singapore Sport Council. The popularity of the sport has grown over the years and is now widely played both competitively and recreationally in 54 countries in the world.

The new modified caged format, three versus three, attracted teams from secondary school, polytechnics as well as universities. Besides the cage, this competition stipulated that a female player from each team must be on the court at all times. There are three categories in this competition – Under 16s, Inter-Varsities and Opens. Many Singapore national floorball players also participated in the competition.

Velocity Caged Floorball competition created a furor among the floorball community in Singapore, showing the players of bringing the traditionally indoor game outdoors. With the increased visibility in an open locale, many shoppers were piqued and tried their hand at the interactive station in the mall. The station was set up during the competition period for shoppers to try their hand at hitting a few balls



into the goal, while a speed detector measures the speed of their balls that scored the goals.

Both players and shoppers had a fun time at this event. Many asked for the event to be held again next year.

PAN PACIFIC HOTELS GROUP WINS TOP HONOURS IN TRIPADVISOR'S TRAVELERS' CHOICE AWARDS

Pan Pacific Hotels Group Limited, the listed hotel subsidiary of UOL, announced that four of its hotels and resorts under its Pan Pacific and PARKROYAL brands have earned nods at the 2012 TripAdvisor's Travelers' Choice Awards.

Four hotels and resorts which garnered honours for the Group were Pan Pacific Kuala Lumpur International Airport for 'Top 25 Luxury Hotels in Malaysia', PARKROYAL Kuala Lumpur for 'Top 25 Trendiest Hotels in Malaysia', PARKROYAL Penang Resort for 'Top 25 Relaxation and Spa Hotels in Malaysia' and Pan Pacific Whistler Village Centre for 'Top 25 Hotels in Canada'. Pan Pacific Whistler Village Centre's win comes hot on the heels of it being named amongst 'The World's Best Places to Stay' in Condé Nast Traveler's Gold List 2012.

The Travelers' Choice Awards, now in its 10th year, honours the finest destinations and hotels around the world based on millions of valuable reviews from TripAdvisor travellers. This year top hotels and resorts across 30 countries were recognised.

"TripAdvisor has been a great feedback platform for us, allowing us to have a pulse on what we are doing right, or wrong in the customer's eyes and take the necessary steps to improve the guest experience," said A. Patrick Imbardelli, President and CEO of Pan Pacific Hotels Group.

"These accolades from TripAdvisor and its millions of reviewers give us further impetus to listen to our guests and constantly do more to exceed their expectations."

Characterised by its brand promise "Your refreshing Pacific experience", Pan Pacific embodies a refreshing blend of the unique culture and heritage of the Pacific Rim underscored by discreet elegance, personalised and uncomplicated service. PARKROYAL focuses on providing a modern, comfortable and supportive environment as well as creating local connections through PARKROYAL's associates.



Pan Pacific Kuala Lumpur International Airport



Pan Pacific Whistler Village Centre

This year, the Group will commence operations for three managed properties in China – Pan Pacific Ningbo, Pan Pacific Serviced Suites Ningbo and PARKROYAL Serviced Suites Green City, Shanghai. On its home shores, the Group will launch PARKROYAL on Pickering as well as a Pan Pacific serviced suites project in Singapore this year.



PARKROYAL Penang Resort



PARKROYAL Kuala Lumpur



PAN PACIFIC HOTELS GROUP TO LAUNCH PAN PACIFIC TIANJIN

Pan Pacific Hotels Group, the listed hotel subsidiary of UOL, announced it will open Pan Pacific Tianjin in 2013.

Located in the largest harbour city in Northern China and offering panoramic views of Haihe River, the 330-room Pan Pacific Tianjin is situated near the Central Business District and easily accessible via major modes of transport. The hotel is part of The Esplanade, a mixed-use development by Tianjin UOL Xiwang Real Estate Development Co. Ltd. that also comprises residential apartments, a retail mall and office tower. UOL has a 90 per cent stake in The Esplanade.

For dining and unwinding, Pan Pacific Tianjin features an all-day dining restaurant, a Chinese restaurant and a lobby lounge. The hotel is also

home to a selection of business and recreational facilities including an executive lounge and business centre, an indoor swimming pool, a state-of-the-art health club and spa, along with a selection of meeting and function spaces. In addition, guests staying at the hotel can enjoy direct access to the retail mall.

“Pan Pacific Tianjin marks our ongoing commitment to grow our brand footprint in China, a key growth market for the Group.” said A. Patrick Imbardelli, President and Chief Executive of Pan Pacific Hotels Group.

“China has experienced unprecedented levels in its tourism visitors and travel flows into the country will continue to soar. Pan Pacific Tianjin is well-positioned for these opportunities and we look forward to introducing the brand’s promise of enriching experiences to more guests.”

Pan Pacific Hotels Group currently manages the award-winning Pan Pacific Xiamen and Pan Pacific Suzhou in China.

PARKROYAL ON PICKERING AND ONE UPPER PICKERING RECEIVE GREEN MARK PLATINUM AWARD

UOL is proud to be awarded BCA Green Mark Platinum Award, the nation’s highest rating for green buildings, for PARKROYAL on Pickering hotel and One Upper Pickering office block.

The Award by Building and Construction Authority, supported by the National Environmental Agency, is a green building rating system to evaluate a building for its environmental impact and performance to promote sustainable design, construction and operations practices in buildings. The assessment criteria cover the key areas of energy efficiency, water efficiency, environmental protection, indoor environment quality and other green features.

The development, designed by award-winning design firm WOHA, will feature sustainable elements such as energy-efficient air conditioning system, high performance laminated double glazed low-e-glass, LED lighting, rainwater harvesting and the use of extensive sky rise greenery to reduce urban heat and introduce fresh air into the city. It will also feature a solar energy system that supplements the grid electricity usage and is calculated to power all the grow lamps and sky garden night lighting.



Our single office tenant, Attorney-General’s Chambers, for Upper Pickering office block has also signed the Green lease agreement to comply with the necessary requirements under the Green Mark Platinum. This development is targeted to complete by end 2012.