



www.alsethomeintl.com

Build, Own and Operate by Alset Group.



To Accelerate The Advent Of Sustainable Healthy Living

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ABOUT

We specialize in land development, home building, sales, rental and property management. Alset EHome Inc. provides quality designer homes with integrated smart technologies at affordable prices with excellent value. The company focus in building a **Sustainable Healthy Living System** including a **REIT for long-term income**.

Maximizing Returns for Shareholders.

VISION

To create the most prominent home builder of the future by leading the world's transition to

SUSTAINABLE HEALTHY LIVING.

MISSION

To accelerate the advent of

SUSTAINABLE HEALTHY LIVING

systems around the world.

SUSTAINABLE HEALTHY LIVING



“The data collected showed that **93%** of all surveyed indicated a general concern for the environment”

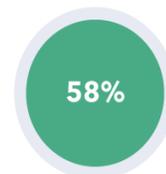


77% Of People Want To Learn How To Live More Sustainably

Most citizens have already taken steps to become more green
83.4% of them recycle
57.5% use reusable bags
45.2% avoid single-use plastics.



% who agree that they would pay more for eco-friendly products



Gen Z
(16-21)



Millennials
(22-35)

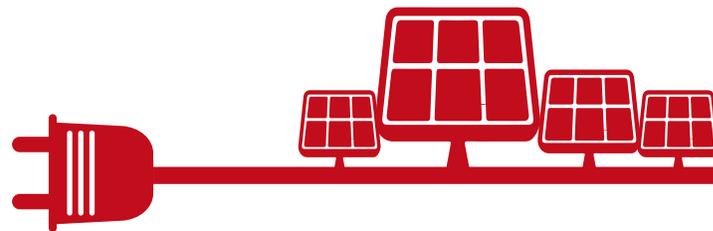


Gen X
(36-54)



Baby Boomers
(55-64)

Source: GlobalWebIndex Q2 2018 Base: 111,899 Internet Users aged 16-64



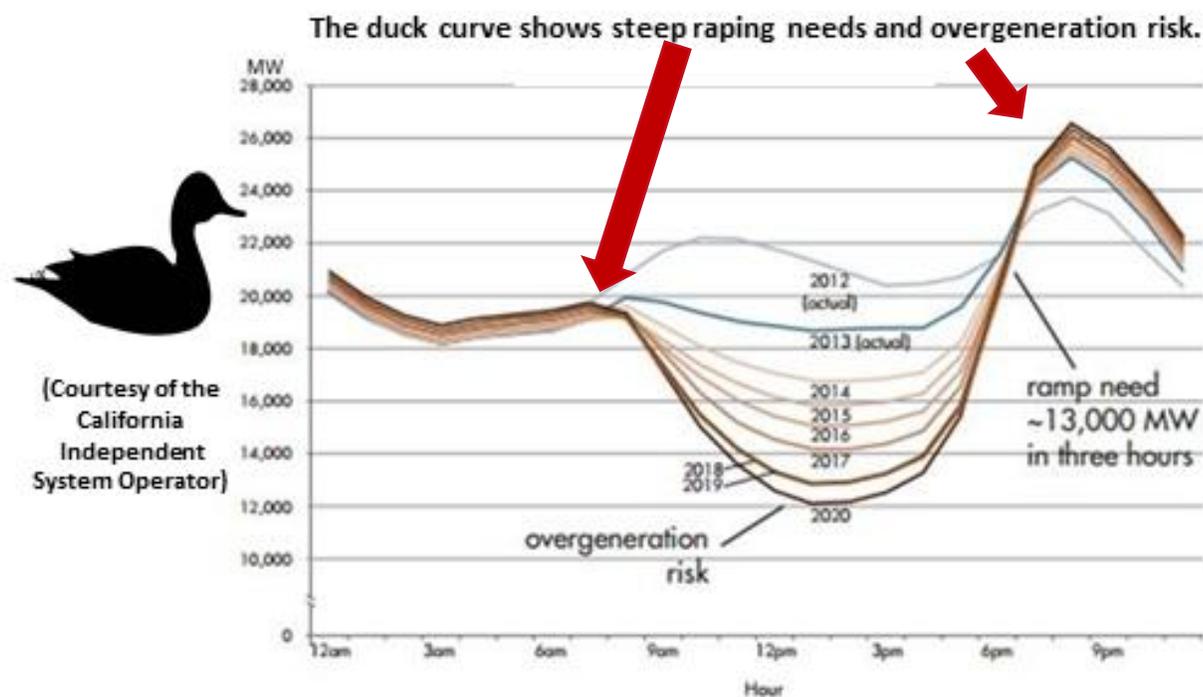
Sources:

<https://www.forbes.com/sites/jamesellsmoor/2019/07/23/77-of-people-want-to-learn-how-to-live-more-sustainably/#6222adf42b01>
<https://blog.globalwebindex.com/chart-of-the-week/green-consumerism/>

TACKLING THE BASE AND PEAK LOAD – FOR ELECTRICITY CONSUMPTION

In many energy markets the **peak demand** occurs **after sunset**, when solar power is **no longer available**.

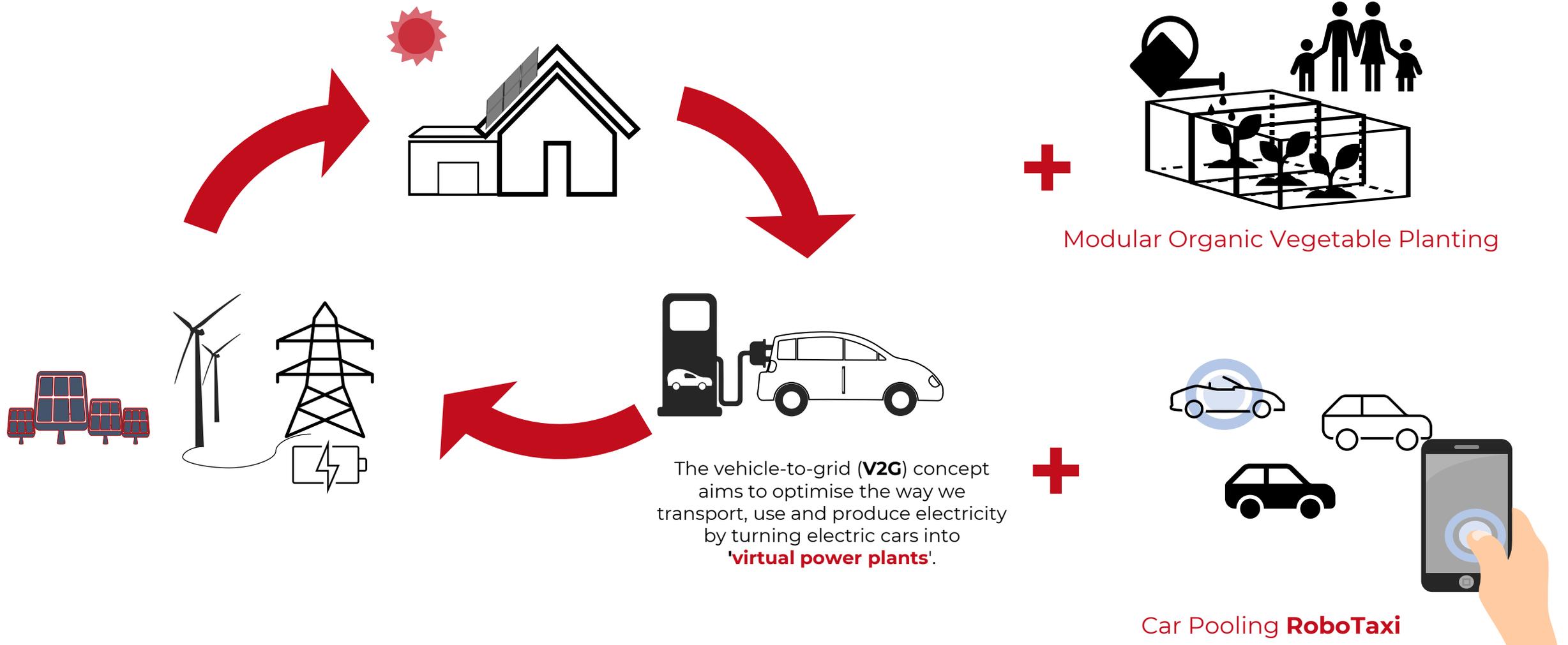
PEAK LOAD



Rechargeable battery storage is intended to mitigate the increasing **duck curve** (Base and Peak Load).

It will be used for home energy storage and stores electricity for solar self-consumption, time of use load shifting, backup power, and off-the-grid use.

SUSTAINABLE HEALTHY LIVING SYSTEM



For Around The Clock **Effective** Energy Usage + Possible **Monetary Gains** Through Sale Of Excessive Stored Energy + RoboTaxi Services (*In the near future*)

SUSTAINABLE HEALTHY LIVING SYSTEM

Green, Smart & Sustainable Living and Transport System



Smart Home



Electric Car



Smart Home Office

Finance and Wealth



Mortgage Finance

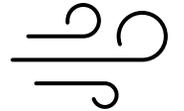


RoboTaxi

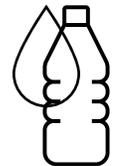


Energy Sales

Wholesome and Real Necessities



Clean Air



Clean Water



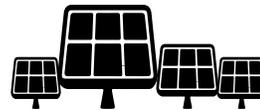
Real Food & Vegetables

ALSET[®]
EHOME

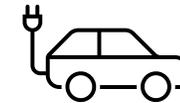
Green & Sustainable Energy Production / Storage



Energy Storage



Solar Energy



"Virtual Power Plants"

LIVING THE GREEN AND SUSTAINABLE WAY...

ALSET EHOME – THE ADVENT OF SUSTAINABLE HEALTHY LIVING



Alset-Style Homes

TARGET 5,000 HOMES

PER YEAR

HWH COURTYARD



HWH COMMUNITY

**ORGANIC
VEGETABLES &
FOOD**

**HAPI CAFE &
RESTAURANT**

**VISITOR
RESIDENCES**

**CHILDREN &
BABY CLUB**

**SOCIAL
EVENTS**

**GYM,
MEDITATION,
BREATHE
YOGA STUDIO**

BUSINESS MODEL 3 STRATEGIES

STRATEGY 1

BUILD FOR SALE



WHAT DO YOU GET

- ✓ **BUY** ALSET-STYLE HOME
- ✓ **FREE** SOLAR ENERGY SYSTEM
- ✓ **FREE** TESLA CAR

✓ **BUY/RENT** OUR HOMES



STRATEGY 2

BUILD FOR RENT



WHAT DO YOU GET

- ✓ **RENT** ALSET-STYLE HOME
- ✓ **COMES WITH** SOLAR ENERGY SYSTEM
- ✓ **COMES WITH** A TESLA CAR

✓ **FREE SOLAR ENERGY SYSTEM**



Solar Roof, Power Wall

STRATEGY 3

TRANSFER TO REIT



American Home REITs INC. (AHR)



**AMERICAN
HOME REIT**

TARGET: **6%** Yield

✓ **FREE TESLA CAR**



Strategies in development

STRATEGY ONE – BUILD FOR SALE

WHAT DO YOU GET WHEN YOU **BUY** ALSET HOMES

- ✓ **ALSET-STYLE HOMES**
- ✓ **FREE SOLAR ENERGY SYSTEM**
- ✓ **FREE TESLA CAR**

Cleaner Energy + Long Term Cost Savings

✓ **BUY** OUR HOMES



✓ **FREE SOLAR ENERGY SYSTEM**



Solar Roof, Power Wall



✓ **FREE TESLA CAR**



STRATEGY TWO – BUILD FOR RENT

To Create a Stable Rental Track Record

- ✓ Full property management services for investors
- ✓ Trending needs and increased home prices nationwide
- ✓ Economies of scales in operations, maintenance and management of rental homes
- ✓ After 1 full year of rental, plan to transfer into the **REIT** company

FOR PROPERTY INVESTORS
(Approx.):

6%
Rental Yield

WHAT DO YOU GET WHEN YOU **RENT** OUR HOMES

✓ **RENT** OUR HOMES



✓ **COMES WITH SOLAR ENERGY SYSTEM**



Solar Roof, Power Wall



✓ **COMES WITH TESLA CAR**



STRATEGY THREE – RENTAL COMMUNITY - TRANSFER TO REIT

American Home REIT INC. (AHR)

AHR actively source for and manage value-add, high yielding real estate in the United States. AHR engages in bulk purchases of large gated Single-Family Homes (SFHs) communities that meet the investment requirements. This includes an existing organic pipeline from the parent company that holds Lakes at Black Oak, Houston. AHR will further acquire other developed land areas from other developments. AHR seeks to generate high and stable rental returns for unit holders.

AHR Management INC.

AHR Management Inc. is a REIT management company that sets the strategic vision and formulate investment strategies for American Home REIT Inc. It manages the REIT assets and liabilities and provide recommendations to Trustee on acquisition and divestments in accordance with the investment strategies.



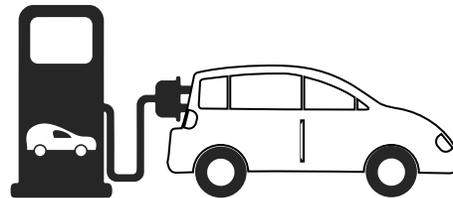
**REIT Investor
Targeted Return:**

6%
YIELD

TARGET LISTING ON NEW YORK STOCK EXCHANGE



ALSET EHOME – SUSTAINABLE TESLA TRANSPORT



EVERY ALSET EHOME COMES WITH AN ELECTRIC VEHICLE

ALSET EHOME – SOLAR SYSTEM



POWERWALL



Tesla Solar Roof and Panels for Energy & Cost Savings
(Well-Designed Homes with Excellent Value)



ALSET EHOME – ENERGY STORAGE



Energy storage Tesla facilities to collect and store energy to be readily available during high demand periods

ALSET EHOME – ORGANIC VERTICAL FARMING



Educating Children to Grow Organic Vegetables for the Family



ALSET EHOME - INTELLIGENT HEALTH HOME



NAS Cloud System

NANOPARTICLES

The Nano Aerosolized Sterilizer (NAS) Cloud System utilizes a proprietary mix of Hydro-Nano water mixed with gold & silver nano particles and disinfecting agents.

DELIVERY

American Premium Water's Hydro Nano technology delivers particles less than one nanometer in size. The disinfectant and Silver & Gold nano-particles in the NAS Cloud System are administered at these nano levels, enhancing the cleaning properties compared to traditional cleaners.

EFFICACY

The NAS generated fog is able to be used on any surface or any environment, deep cleaning the area without harming its surroundings, property, or occupants in any type of setting between 500-750 sq ft.



- Includes Puradigm Patented Technology
- University Tested and Validated by Kansas State University to reduce airborne and surface contaminants such as bacteria, viruses, mold and other pathogens.
- Reduce odors both in the air and embedded in upholstery from sources such as food, pets and smoke.
- Protect inventory and other warehouse environments with 24/7 air & surface purification system.
- Simple, quiet operation – just plug it in and go!



[Watch Puradigm Video](#)

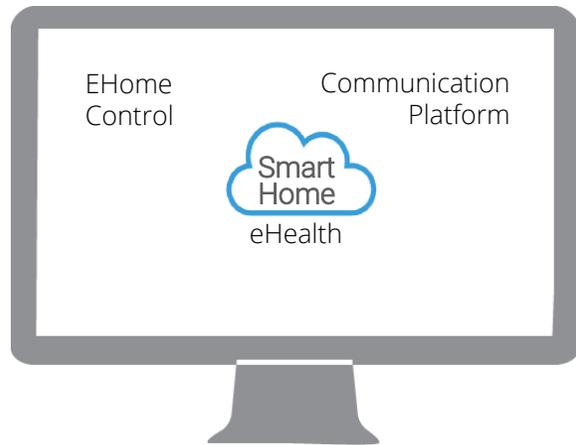
ALSET EHOME – INTELLIGENT DESIGN



ALSET EHOME – SMART HOME



GIG @ HOME OFFICE



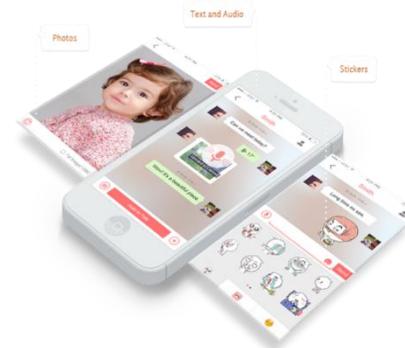
- 
- Gig World App**
- Messaging
 - Video Conferencing
 - Social
 - Communications



ALSET EHOME – HOME OFFICE



Smart Living Gig Economy



Communication

Text, Voice, Video Communications

Productivity

eCommerce, social, conferencing

Gig Economy

Affiliate and influencer marketing



Rewards

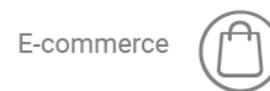


Service

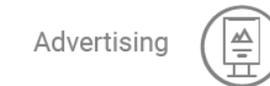


Communication

ALL IN ONE



E-commerce



Advertising



Social Media



Calls



Chats



Share



Connect

ROBOTAXI AS PART OF THE ECOSYSTEM – FOR INCOME

(In the near future)



GENERATING ADDITIONAL INCOME

For Home Owners When Not In Use

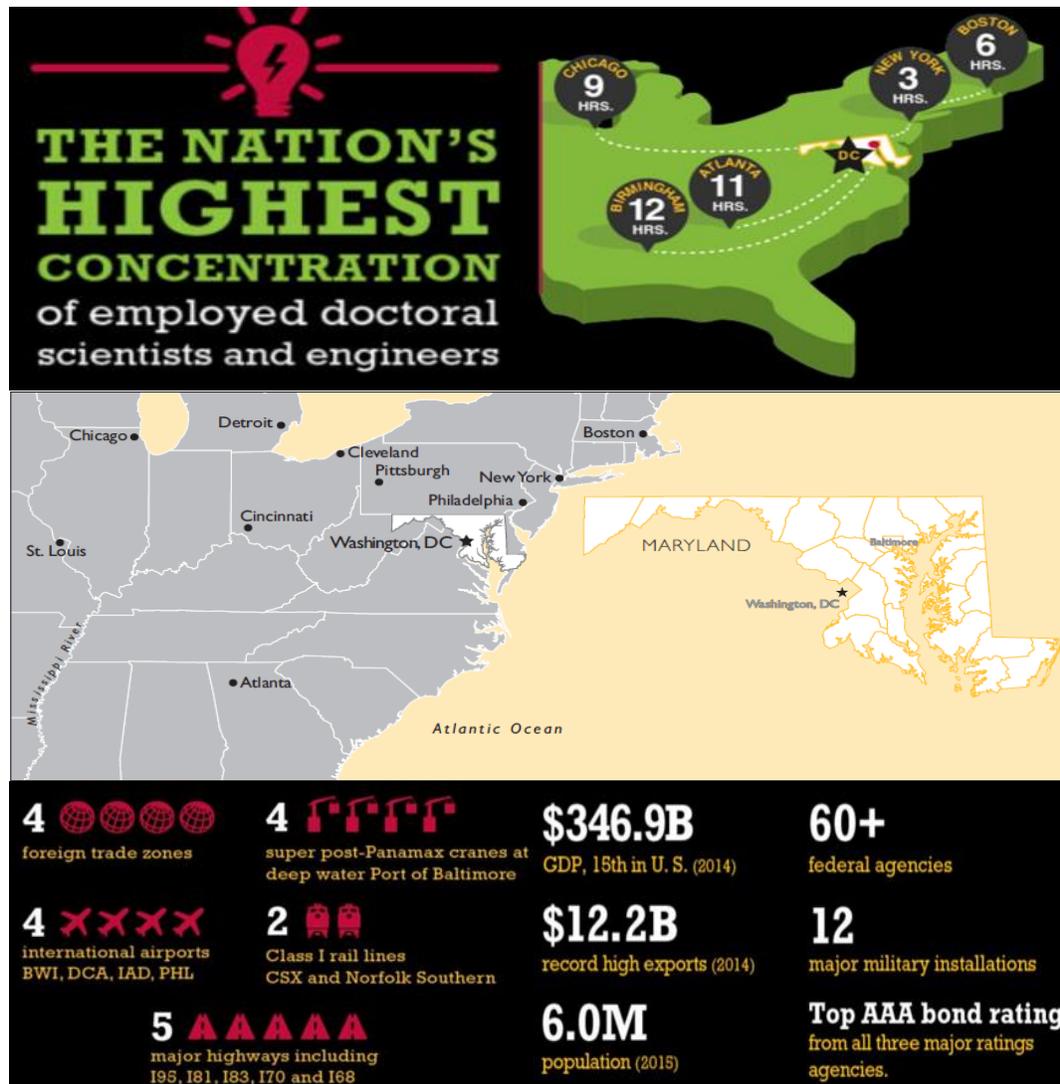


BESIDES ACTING AS "VIRTUAL POWERPLANTS"

RoboTaxi – Enable owners to profit in monetary gains by tapping a button on ride-hailing phone applications

For Around The Clock **Effective** Energy Usage + Possible **Monetary Gains** Through Sale Of Excessive Stored Energy + RoboTaxi Services *(In the near future)*

BALLENGER LAND DEVELOPMENT PROJECT



Project Summary

- Ballenger Run is a land development project located in Frederick County, Maryland USA
- Approximately 197 acre land entitled for 689 residential units which consist of 479 entitled Residential Lots and 210 entitled Multi-family Units.
- The entity is 83.55% owned by SeD Ballenger LLC and 16.45% own by CNQC Maryland Development, LLC.
- In line with our corporate strategy, **all 479 residential lots (100%)** have been contracted for sale to **NVR** and are being delivered progressively.
- NVR Homes have created a concept plan for the residential units to maximise the value of the project and achieve an optimal product mix.
- Multi-family site is already sold to a reputable regional builder/developer, Orchard Communities has completed construction.

100% PRESOLD

BALLENGER RUN COMMUNITY DEVELOPMENT PROJECT

Ballenger Run, Maryland



STRATEGIC PARTNER (BALLENGER PROJECT)



THE TOP 100

| RANK | PREV. RANK | COMPANY | TOTAL CLOSINGS 2016 | GROSS REVENUE (IN MILLIONS) 2016 |
|------|------------|------------------|---------------------|----------------------------------|
| 1 | 1 | D.R. Horton (p) | 41,652 | \$12,645 |
| 2 | 2 | Lennar Corp. (p) | 26,563 | \$10,950 |
| 3 | 3 | PulteGroup (p) | 19,951 | \$7,668 |
| 4 | 4 | NVR (p) | 14,928 | \$5,823 |

- Industry leader in:**
- Return on Capital
 - Inventory Turnover
 - Return on Equity
 - Interest Coverage
 - Return on Revenue
 - Debt to Capital

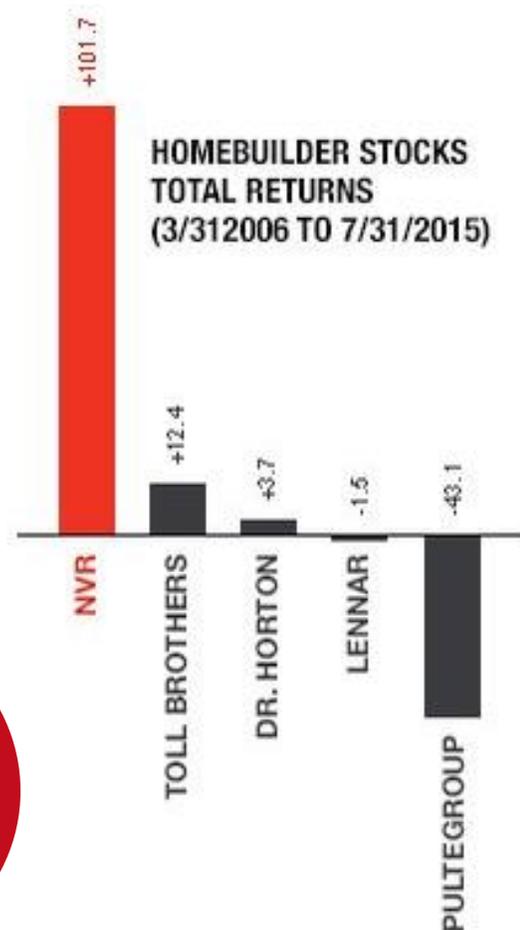
MARKET CAP
of over:
US\$ 16.81B
on NYSE

STOCK PRICE:
>\$4,000

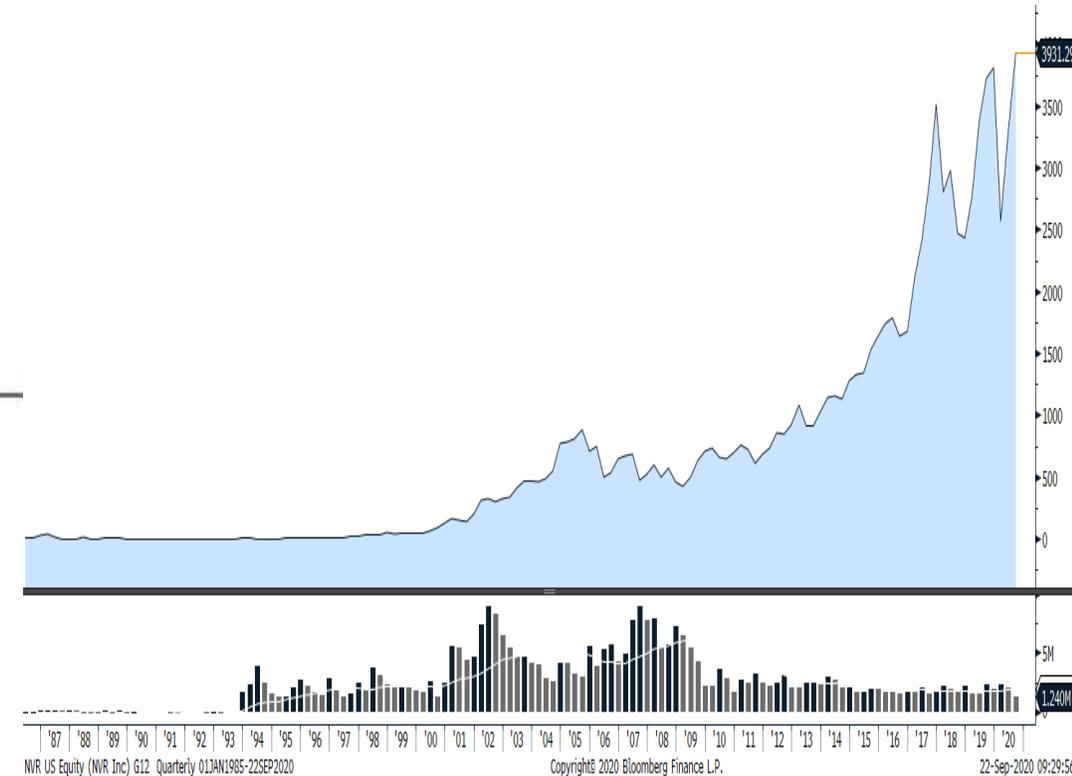
Updated as of 29 Jan 2021

<http://www.nvrinc.com/>

#4 BIGGEST HOME BUILDER IN THE US



How builder NVR survived and thrived after the housing bubble



SOURCE: NVR

**Contracted to purchase every Single-Family buildable lots of Ballenger Project*

ALSET OF BLACK OAK COMMUNITY DEVELOPMENT PROJECT



Project Summary

- Alset of Black Oak is a land development project located near The Woodlands in Houston, Texas.
- Situated on approximately 136 acre land, which Alset EHome Inc will sub-divide the land into approximately 511 buildable lots complete with all infrastructural works, recreational facilities eg. Parks, walking trail etc.
- Phase 1 (**124 lots**) has been sold to Rausch Coleman Homes
- Balance of buildable lots will be for building **Gated Single Family Homes for rental**



Disclaimer: Lots Size & Future possible lots available are estimates and subjected to change without prior notice which will change the projected returns

STRATEGIC PARTNER (BLACK OAK PROJECT)



2018 Builder 100 [VIEW THIS YEAR'S LIST >](#)

#36

Closings 2017: 1,711 Revenue 2017: \$293M
Closings 2016: 1,396 Revenue 2016: \$229M

2017 Rank **#37**

WHAT THEY BUILT IN THE U.S.
Condos for sale: Attached for sale: 0
Other for sale: Product mix: Entry Level, Move Up
Detached for sale: 1,711 Regions: South



60 Years of experience and more than **20,000** homes built

Partners to build 124 Homes in Black Oak Project

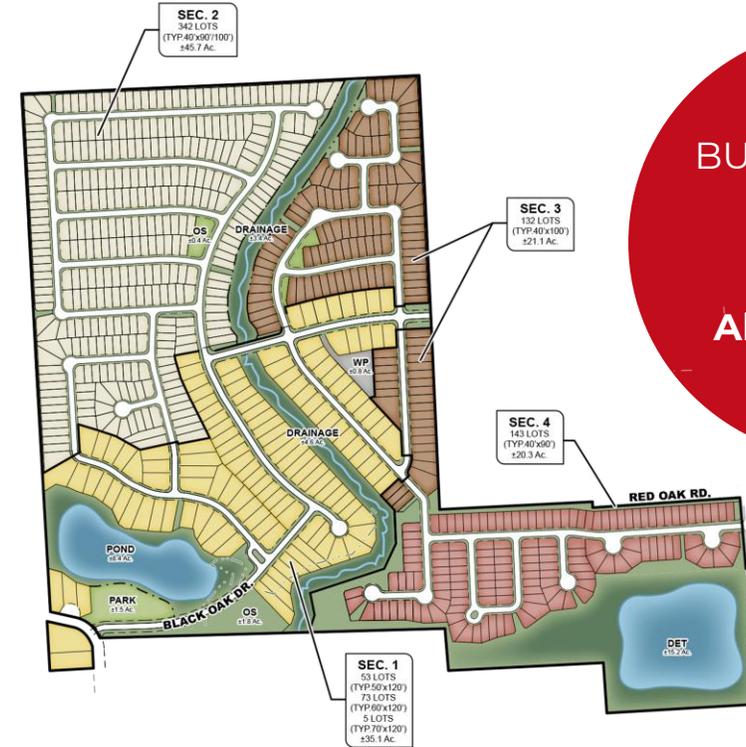
Rausch Coleman Homes is recognized as one of the **top builders** in the **United States**, offering **quality construction at a price you can afford.**



The awards program also honors top building companies on a local level with the Avid Gold Award, given to leading builders within five regions of the United States who received the highest scores on their New Home Move In Experience survey. Avid Gold Award winners are:

South Central Region
- Rausch Coleman - [Little Rock](#), Arkansas Division

ALSET EHOME COMMUNITY DEVELOPMENT PROJECT – ALSET AT BLACK OAK, HOUSTON



BUILDING OVER
748
Alset E Homes



SUSTAINABLE TRANSPORT
+
SUSTAINABLE LIVING
+
SUSTAINABLE ENERGY

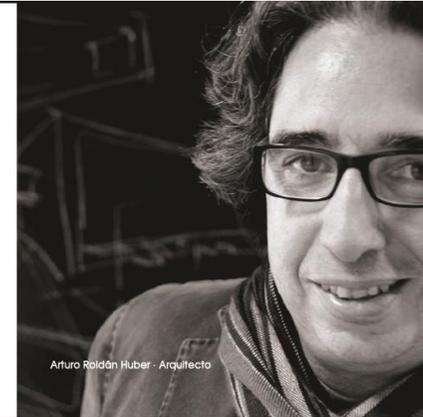
Images are Artist's Impression

ALSET SMART DESIGNS (In-House Designer)

CALIFORNIA STYLE



"A.R.T. is the sculptor of spaces, realising the imagination of everyday living. With a rich history in professional architecture that spans three generations, our designs encapsulate the everyday needs while transforming the ordinary."



Arturo Roldán Huber - Arquitecto

Website: <http://villasyarquitectura.com/en/>

TEXAS DESIGN



CHAIRMAN'S TRACK RECORD

Personal Website
www.fai185.com

Unicorn Maker
www.hfunicorn.com

From just **5 out of 35** previously restructured companies:

Approx. Current Market Cap Over
USD 19.9 Billion
AND GROWING

Bringing in Profits of over
USD 1 Billion
PER ANNUM



Mr. Chan Heng Fai
Group Executive Chairman

ZH International Limited
Formerly Known as Heng Fai Enterprises



Hong Kong Stock Exchange Listed
Restructured from the verge of
Bankruptcy



INTER ASIA



American Pacific Bank

Global Medical REIT



New York Stock Exchange Listed
Founded and Funded from Ground
Zero



GLOBAL MED
TECHNOLOGIES

SingHalyI Ltd
Formerly Known as SingXpress Land



Singapore Exchange Listed
Restructured from the verge of
Bankruptcy



Skywest

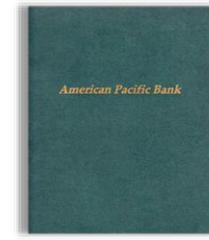
China Gas Holdings Ltd **American Pacific Bank**



Hong Kong Stock Exchange Listed
Restructured from the verge of
Bankruptcy



SINGHAIYI
GROUP



NASDAQ Listed
Recapitalized from the verge of
Bankruptcy



Heng Fai Enterprises Limited
恒輝企業控股有限公司
Hong Kong Stock Exchange: 181



GLOBAL
MEDICAL REIT

MANAGEMENT & ADVISOR TEAM

DIRECTORS



CHAN HENG FAI
CHAIRMAN



ANG HAY KIM AILEEN
DIRECTOR



ROBERT TRAPP
DIRECTOR



WILLIAM WU
DIRECTOR



WONG TAT KEUNG
DIRECTOR

CEOs



CHAN TUNG MOE
GLOBAL CEO



CHARLES W.S. MACKENZIE
USA CEO

MANAGEMENT



ALAN LUI
CFO



RONALD WEI
USA CFO



MICHAEL GERSHON
CHIEF LEGAL OFFICER



SHAMAR O'BRYANT
COO LAND DEVELOPMENT



DANNY LIM
BUSINESS DEVELOPMENT



ADAM TAN
BUSINESS DEVELOPMENT

CHAIRMAN PAST REITS TRACK RECORD

Global Medical REIT



Market Cap
(Common Shares and Preferred A shares)
Over **USD 1 Billion** IN NYSE

Annualised Yield of **8%** at IPO (**USD 10.00** a share)
(Stock high of USD 14.26 in 2019m USD 15.65 in 2020)
NYSE Listed

MSCI Equity Indexes November 2019 Index Review:

GMRE has been added to the
MSCI US REIT Index

MSCI 

American Housing REIT



Single Family Homes
+
Senior Homes

8% annualised yield quarterly

The Business Times, Thursday, December 12, 2013

Heng Fai eyes Reits, secondary listings

HK firm outlines growth strategy after sale of its stake in SingHaiyi

By ONG CHOR HAO
ongchh@ph.com.sg

HONG KONG-listed Heng Fai Enterprises (HFE), backed by the former controlling shareholder of Catalan-quoted SingHaiyi, Chan Hong Fai, could do a secondary listing in Singapore as it shifts focus to real estate investment trusts (REITs).

Mr Chan, who is managing chairman at HFE, and his son Tony Chan, who is managing director, yesterday detailed their plans for the company, which had just completed a strategic review following the disposal of its entire stake in SingHaiyi early in the year.

From the disposal, HFE will concentrate on seeding and growing REITs starting with the US market. The younger Mr Chan said earnings have been lumpy over the years with HFE historically focused on turning troubled companies around.

“Our goal now is to re-engineer the company to focus on an ongoing recurring business because we recognise that the lumpiness that we have created in our historical P&L (profit and loss) statement is not conducive for a listed company,” he said.

HFE recorded a loss of HK\$36.3 million (S\$5.85 million) for the six months ended Sept. 30, 2013, an improvement from the loss of HK\$45.7 million the year before.

Further, China are becoming capital for the company and the REITs under its management through listings on other exchanges. Among those considered are Singapore, London and the United States.

The company has taken the first steps in its new direction. It is in the process

of buying 100 homes in Twox as by the end of 2013 for a US-listed vehicle to be re-named American Housing REIT. The plan is to grow this number to 300 homes by the end of next March.

HFE also plans to raise 94.9 per cent, will focus on single-family homes and is expected to have an annual yield of a per cent. The first payout is slated for the quarter ending next March.

“We are actually able to pay at maturity yields right off the bat,” Mr Tony Chan said.

“We are actually able to pay at maturity yields right off the bat,” Mr Tony Chan said.



Mr Tony Chan

“We are actually able to pay at maturity yields right off the bat.”

— Mr Tony Chan

COMPANY NEWS 9

10 | COMPANIES

From ‘white knight’ to Reit grower

Heng Fai Enterprises is seeing results from its first two REITs

Reports by Lee Meilian
leem@ph.com.sg
@LeeMeilianRPT
Singapore

THE days of swooping in to rescue and turn around troubled companies through drastic corporate restructuring are over for Hong Kong-listed Heng Fai Enterprises.

The company, which most recently washed its hands of Singapore-listed SingHaiyi by selling it to low-profile Chinese tycoon Gordon Tang, told *The Business Times* that its transformation from a competitive ‘white knight’ to a dedicated real estate investment trust (REIT) manager has already borne its first fruit.

Its first two REITs, American Housing REIT (AHR) and Global Medical REIT (GMR), with US single-family homes and healthcare assets as their respective assets, have both taken off by FY15, they will migrate from over-the-counter bulletin board to the Nasdaq mainboard.

Not only that, AHR has distributed its first quarterly dividend, which translates to an annualised yield of a whopping 8.39 per cent.

GMR, which pays its dividends monthly and is a main draw for US investors, is right on track to deliver its June dividend – also in excess of 8 per cent – next month.

Heng Fai Enterprises is looking to expand itself and its REITs aggressively. The company has appointed Allenby Capital as adviser for its secondary potential listing on London’s junior stock exchange, AIM. It also hopes to list on the Singapore Exchange within the next 12 to 24 months.

As for its two REITs, regulations willing, the plan is for them to be listed in as many countries as possible.

Mr Chan, the group managing director and elder son of Chan Hong Fai, who controls the company, said: “So long as we can get the structure right, the regulations allow for manageable compliance of listing in various stock exchanges, which can be quite cumbersome – if we can facilitate as their respective assets, have both taken off by FY15, they will migrate from over-the-counter bulletin board to the Nasdaq mainboard.

Not only that, AHR has distributed its first quarterly dividend, which translates to an annualised yield of a whopping 8.39 per cent.

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“If all we did was issue shares at the parent company level, ultimately we would no longer be in control of the business. With this model, it doesn’t happen. We are only looking at very limited fund-raising on the Heng Fai level – enough to get an interest on the AHR board and a presence in Singapore.

“By limiting our dilution at the parent company’s – level, the contribution of monthly cash shareholder grows as well, creating value for them. That’s the beauty behind the business model.”

The younger Mr Chan has no problems with equity dilution: “We want it. We want our ownership in the REITs to drop because the REITs are growing. We are looking at doing substantial fund-raising at the REIT level.”

“But if you can understand the model, we want unlimited growth for the REITs. We don’t mind that our ownership drops from the current over 50 per cent to 10 per cent, and then five, and then one, and then half a per cent, because the larger the REITs are, the more substantial our management fee becomes.”

Fear of dilution often cripples the growth potential of listed companies in which a majority shareholder is bent on maintaining his stake.



ON THE SAME PAGE The company’s CEO and Mr Chan setting the company’s macro direction, his son Tony (left) executing these ideas, and a younger son serving as COO and COO, Mr Tony Chan (right)

“These property cycles have been on an upswing and are starting to peak, as evident by the cooling measures introduced in many mature economies,” said Mr Tony Chan, Heng Fai’s managing director. “We’re a global property REIT with assets across sectors in the US, China, Spain and Japan, and a ‘hat of REITs’ to sell owning other REITs) focusing on single-purpose properties such as data centres.”

Asset acquisitions require money – which a Nasdaq listing and subsequent secondary listings can raise.

Mr Chan said: “In the next 12 months, we hope our REITs will raise several hundred millions of US dollars and grow to be in the billion-dollar range the following year.”

With a single REIT manager running all its REITs, Heng Fai stands to save on operational costs through economies of scale.

Interestingly, Heng Fai Enterprises used to be a troubled property construction firm owned by a family whose infighting ran the business to the ground.

Mr Chan’s father, who spent eight years buying its shares in the open market, was given a seat on the board and appointed executive director in 1992. He was later asked to take over the company when another party attempted a hostile takeover.

INITIAL PUBLIC OFFERING

LINC ENERGY LTD

Incorporated in Australia under the Australian Corporations Act 2001 (Cdn 007220097-000)

Linc Energy is a diversified energy company with operating control of a global portfolio of conventional and unconventional oil, gas and coal assets, and proven Underground Coal Gasification (UCG) technology ready for commercialisation.

Offering in respect of 47,800,000 Offering Shares (subject to the Over-allotment Option) (as defined in the prospectus) of Linc Energy Ltd (date 11 December 2013)

Offering Price: \$3.20 per Offering Share



‘White knight’ looks to US property market to fuel returns

REIT can harness potential for capital appreciation

By RACHEL SCULLY

THE chairman of Hong Kong-listed Heng Fai Enterprises, who is now a Singaporean, has served several businesses, including the former Singaporean listed company SingHaiyi.

With a global focus, Heng Fai is looking to harness the potential of the US property market to fuel its returns.

“The US property cycle has been on an upswing and are starting to peak, as evident by the cooling measures introduced in many mature economies,” said Mr Tony Chan, Heng Fai’s managing director.

“We’re a global property REIT with assets across sectors in the US, China, Spain and Japan, and a ‘hat of REITs’ to sell owning other REITs) focusing on single-purpose properties such as data centres.”

Asset acquisitions require money – which a Nasdaq listing and subsequent secondary listings can raise.

Mr Chan said: “In the next 12 months, we hope our REITs will raise several hundred millions of US dollars and grow to be in the billion-dollar range the following year.”

With a single REIT manager running all its REITs, Heng Fai stands to save on operational costs through economies of scale.

Interestingly, Heng Fai Enterprises used to be a troubled property construction firm owned by a family whose infighting ran the business to the ground.

Mr Chan’s father, who spent eight years buying its shares in the open market, was given a seat on the board and appointed executive director in 1992. He was later asked to take over the company when another party attempted a hostile takeover.

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B12 | MONEY

THURSDAY, DECEMBER 12, 2013 THE STRAITS TIMES



‘White knight’ looks to US property market to fuel returns

REIT can harness potential for capital appreciation

By RACHEL SCULLY

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PROPERTY DEVELOPMENT & INVESTMENTS TRACK RECORD



Average IRR – 50%

Average Investment Multiple – 3.9

Total Property Value – S\$805M / US\$640M

Total Investment Period – 14 years

* The average IRR excluding Suntec City Tower (IRR of 199%) is 39%.

* All track records pertain to Mr. Chan Heng Fai from his previous and current companies under his management

PROPERTY DEVELOPMENT & INVESTMENTS TRACK RECORD

Realized Investments

| | | | |
|---|--|---|---|
| Textile Centre Singapore Commercial property Entry in 2007 | <ul style="list-style-type: none">• 36% investor IRR realized• 3.1 times investment multiple realized• Exit gross value of S\$18 million | The Arcadia Singapore Residential property Entry in 2006 | <ul style="list-style-type: none">• 30% investor IRR realized• 4.3 times investment multiple realized• Exit gross value of S\$11 million |
| Hong Kong Apartment Portfolio* Hong Kong Residential property Entry in 2009 | <ul style="list-style-type: none">• 58% investor IRR realized• 2.5 times investment multiple realized• Exit gross value of S\$19 million | Island Place Tower Hong Kong Commercial property Entry in 2004 | <ul style="list-style-type: none">• 30% investor IRR realized• 5.1 times investment multiple realized• Exit gross value of S\$23 million |
| The Sail Singapore Residential property Entry in 2004 | <ul style="list-style-type: none">• 30% investor IRR realized• 1.7 times investment multiple realized• Exit gross value of S\$3 million | Suntec City Tower Singapore Residential property Entry in 2004 | <ul style="list-style-type: none">• 199% investor IRR realized• 5.4 times investment multiple realized• Exit gross value of S\$26 million |
| Southbank* Singapore Residential/Commercial property Entry in 2011 | <ul style="list-style-type: none">• 56% investor IRR realized• 2.6 times investment multiple realized• Exit gross value of S\$12 million | The Central* Singapore Commercial property Entry in 2010 | <ul style="list-style-type: none">• 49% investor IRR realized• 3.2 times investment multiple realized• Exit gross value of S\$34 million |
| CityLife@Tampines* Singapore Commercial property Entry in 2010 | <ul style="list-style-type: none">• 24% investor IRR realized• 2.2 times investment multiple realized• Total development value of S\$528 million | Carlton Residences* Singapore Commercial property Entry in 2010 | <ul style="list-style-type: none">• 39% investor IRR realized• 3.4 times investment multiple realized• Total development value of S\$60 million |

* These investment properties were deemed to be realized upon disposal of holding company. Property developments were 100% pre-sold and IRR estimated. Holding company is a listed company which is audited annually.

* All track records pertain to Mr. Chan Heng Fai from his previous and current companies under his management

PROPERTY DEVELOPMENT & INVESTMENTS TRACK RECORD

Fai Chan's Successful track record – Global Property Development & Investments

香港

商业大厦

COMMERCIAL

| | |
|----------|---------------------------------|
| 北角港运大厦 | Island Place Tower, North Point |
| 北角联合出版大厦 | SUP Tower, North Point |

工业

INDUSTRIAL

| | |
|---------------|---|
| 九龙官塘官塘道 326 号 | No. 326 Kwun Tong Road, Kwun Tong, Kowloon |
| 九龙官塘好运工业大厦 | Good Luck Industrial Building, Kwun Tong, Kowloon |

住宅

RESIDENTIAL

| | |
|----------|------------------------------------|
| 九龙淘大花园 | Amoy Gardens, Kowloon |
| 新界屯门叠茵庭 | Parkland Villas, Tuen Mun, N.T. |
| 新界屯门聚康山庄 | Beneville, Tuen Mun, N.T. |
| 新界屯门泽丰花园 | Affluence Garden, Tuen Mun, N.T. |
| 新界荃湾荃湾中心 | Tsuen Wan Centre, Tsuen Wan, N.T. |
| 新界荃湾荃德花园 | Tsuen Tak Gardens, Tsuen Wan, N.T. |
| 九龙德宝花园 | Tak Bo Garden, Kowloon |
| 筲箕湾筲箕湾中心 | Shaukeiwan Centre, Shaukeiwan |
| 旺角金国中心 | The Platinum, Mongkok |
| 新界屯门大兴花园 | Tai Hing Gardens, Tuen Mun |
| 薄扶林碧瑶湾 | Baguio Villa, Pokfulam |

土地

LAND

| | |
|---|---|
| 新界大屿山丈量约份 316 号 (地段编号 1210 及 1211 号) | Lot No. 1210 and 1211, Demarcation District (No. 316, Lantau Island, N.T.) |
| 九龙九龙城启德道 28-30 号 | Nos. 28-30 Kai Tak Road, Kowloon City, Kowloon |
| 九龙红磡必嘉街 16-20 号 | Nos. 16-20 Baker Street, Hung Hom, Kowloon |

新加坡

住宅

RESIDENTIAL

| | |
|-------------------|-------------------|
| The Arcadia | The Arcadia |
| Dakota Residences | Dakota Residences |
| The Sail | The Sail |

商业

COMMERCIAL

| | |
|----------------|----------------|
| Textile Centre | Textile Centre |
| The Centre | The Centre |
| Suntec Tower 2 | Suntec Tower 2 |
| Southbank SOHO | Southbank SOHO |

美国

商业

COMMERCIAL

| | |
|---|---|
| Northeast Corner of Tustin Avenue and Katilla Avenue, Orange City, Orange Country, California | Northeast Corner of Tustin Avenue and Katilla Avenue, Orange City, Orange Country, California |
|---|---|

加拿大

商业

COMMERCIAL

| | |
|--|--|
| 981 Nelson Street, Vancouver, British Columbia | 981 Nelson Street, Vancouver, British Columbia |
| 53rd Street Delta, British Columbia | 53rd Street Delta, British Columbia |

住宅

RESIDENTIAL

| | |
|--------------------------------|--------------------------------|
| 1281 Alberni Street, Vancouver | 1281 Alberni Street, Vancouver |
|--------------------------------|--------------------------------|

日本

商业

COMMERCIAL

| | |
|-------------------------------------|-------------------------------------|
| 宫崎市 Hotel Plaza Miyazaki | 宫崎市 Hotel Plaza Miyazaki |
| Hotel Plaza Miyazaki, Miyazaki City | Hotel Plaza Miyazaki, Miyazaki City |

香港

公共屋村与居者有其屋计划「居屋计划」

PUBLIC HOUSING ESTATES AND HOME OWNERSHIP SCHEMES ("H.O.S")

| | |
|------------|--|
| 蝴蝶村第五期居屋计划 | Butterfly Estate, Phase V, H.O.S. |
| 长青村第二期扩建工程 | Cheung Ching Estate Phase II Extension |
| 祖尧村 | Cho Yiu Estate |
| 彩云村第二期 A | Choi Wan Estate, Phase IIA |
| 彩云村第二期 B | Choi Wan Estate, Phase IIB |
| 彩云村第三期 | Choi Wan Estate, Phase III |
| 彩云村第四期 | Choi Wan Estate, Phase IV |
| 富山村 | Fu Shan Estate |
| 观塘中区居屋计划 | Kwun Tong Central H.O.S. |
| 黄大仙下村第三期 | Lower Wong Tai Sin Estate, Phase III |
| 宝安街市与居屋计划 | Po On Market & H.O.S. |
| 启德村第一、二期 | R.A.F. Kai Tak Estate, Phase I & II |
| 石湖墟村第一期 | Shek Wu Hui Estate, Phase I |
| 新翠村第三期 | Sun Chui Estate, Phase III |
| 大元村第一期 | Tai Yuen Estate, Phase I |
| 青衣村第一期居屋计划 | Tsing Yi Estate, Phase I, H.O.S. |
| 青衣虎头山村 | Tsing Yi Tiger's Head Village Resite |
| 东头村第一期 | Tung Tau Estate, Phase I |
| 横头磡村第一期 | Wang Tau Hom Estate, Phase I |
| 禾輋村 | Wo Che Estate |
| 黄岗山村第一期 | Wong Kong Shan Estate, Phase I |
| 黄岗山村第三期 | Wong Kong Shan Estate, Phase III |

商业大厦

COMMERCIAL

| | |
|----------------------|--|
| 道亨银行大厦 | Dao Heng Bank Building |
| 大利楼 | Tai Lee Building |
| 德仁商业大厦 | Tak Yan Commercial Building |
| 彩云社区中心 | Choi Wan Estate Community Centre |
| 尖东消防署总部 | Fire Services Headquarter, Tsim Sha Tsui East |
| 加士居道司法大楼 | Judiciary Building, Gascoigne Road |
| 启德机场 747 墩桥前端 | Kai Tak Airport, 747 Nose-in-plier |
| 启德机场候机室扩建工程 | Kai Tak Airport Terminal Building, Extension |
| 启德机场候机室装修工程 | Kai Tak Airport Terminal Building, Fitting Out work |
| 葵涌 N.T.S.D 车库 | Kwai Chung N.T.S.D. Garage |
| 牛头角住宅/市政大厦 | Ngau Tau Kok Housing / Marketing Complex |
| 红十字会输血服务中心 | Red Cross Blood Transfusion Centre |
| 沙田 3D 区 (Area 3D) 中学 | Secondary School, Area 3D, Shatin |
| 沙田法院 | Shatin Lawcourt |
| 顺利村中学及社区中心 | Shun Lee Estate, Secondary School & Community Centre |
| 土瓜湾市政大厦暨政府合署 | To Kwa Wan Market and Government Office |
| 荃湾多层停车场与运输交汇处 | Tsuen Wan Multi-storey Carpark & Transport Interchange |

工厂

INDUSTRIAL

| | |
|-------------|----------------------------------|
| 长沙湾分层工厂 | Cheung Sha Wan, Flatted Factory |
| 火炭约分层工厂 | Fo Tan Yeuk, Flatted Factory |
| 建煌工业大厦 | Keng Fong Industrial Building |
| 九龙湾分层工厂 | Kowloon Bay, Flatted Factory |
| 葵涌工业大厦 | Kwai Chung Industrial Building |
| 广联泰工厂 | Kwong Luen Tai factory |
| 屯门区 9 号分层工厂 | Tuen Mun Area 9, Flatted Factory |

住宅

RESIDENTIAL

| | |
|-------------------------|------------------------------------|
| 上海街 217-223 号 | 217-223 Shanghai Street |
| 皇后大道西 222-224 号 | 222-224 Queen's Road West |
| 松园公寓 (Cedar Apartments) | Cedar Apartments |
| 翠珍楼 | Chea Jun House |
| 延文别墅 | Inverness Villas |
| 建福大厦 | Kin Fook Mansions |
| 景林公寓 | King Lam Apartments |
| 摩顿台 | Moreton Terrace |
| 礼贤楼 | Rhenish Mansions |
| 德仁大厦 | Tak Yan Mansion |
| 寿山村道 26 号联排别墅 | Townhouses at 26 Shouson Hill Road |
| 东山别墅 | Tung Shan Villas |
| 金碧别墅 | Villa Dorado |
| 裕仁大厦 | Y.Y. Mansions |
| 益群苑 | Yik Kwan Villas |

新加坡

住宅

RESIDENTIAL

| | |
|---|---|
| Charlton Residences, 1 Charlton Road | Charlton Residences, 1 Charlton Road |
| Pasir Ris One, Pasir Ris Central | Pasir Ris One, Pasir Ris Central |
| CityLife@Tampines, Tampines Central Ave 7/9 | CityLife@Tampines, Tampines Central Ave 7/9 |
| CosmoLoft, 235 Balestier Road | CosmoLoft, 235 Balestier Road |

美国

住宅

RESIDENTIAL

| | |
|---------------|---------------------------------------|
| 美国加州蒙特利公园市连栋屋 | Townhouses, Monterey Park, California |
| 美国加州阿罕布拉公寓大楼 | Condominiums, Alhambra, California |
| 美国加州阿罕布拉连栋屋 | Townhouses, Alhambra, California |

加拿大

住宅

RESIDENTIAL

| | |
|--------------------------------|------------------------------------|
| 加拿大温哥华温莎花园 | Windsor Gardens, Vancouver, Canada |
| 加拿大不列颠哥伦比亚三角洲 Ladner Pointe | Ladner Pointe, Delta, B.C., Canada |

马来西亚

住宅

RESIDENTIAL

| | |
|-------------------------|--------------------------------|
| 马来西亚豪华公寓大楼 Sri Tunku | Sri Tunku, luxury condominiums |
|-------------------------|--------------------------------|

PROPERTY DEVELOPMENT TRACK RECORD

CITYLIFE@TAMPINES



CHARLTON RESIDENCES



PASIR RIS ONE



COSMOLOFT



FIND OUT MORE:

www.chanhengfai.com/property-development