



BUKIT SEMBAWANG
ESTATES LIMITED

59th Annual General Meeting

28 July 2025



A large, modern multi-story building with glass and concrete facades, surrounded by green trees. The image is framed within a hexagonal shape.

CEO Presentation

- 01 — Financial Overview
- 02 — Project Portfolio
- 03 — Current Projects
- 04 — Upcoming Projects
- 05 — Completed Projects
- 06 — Serviced Apartments
- 07 — Business Strategy



01. Financial Overview





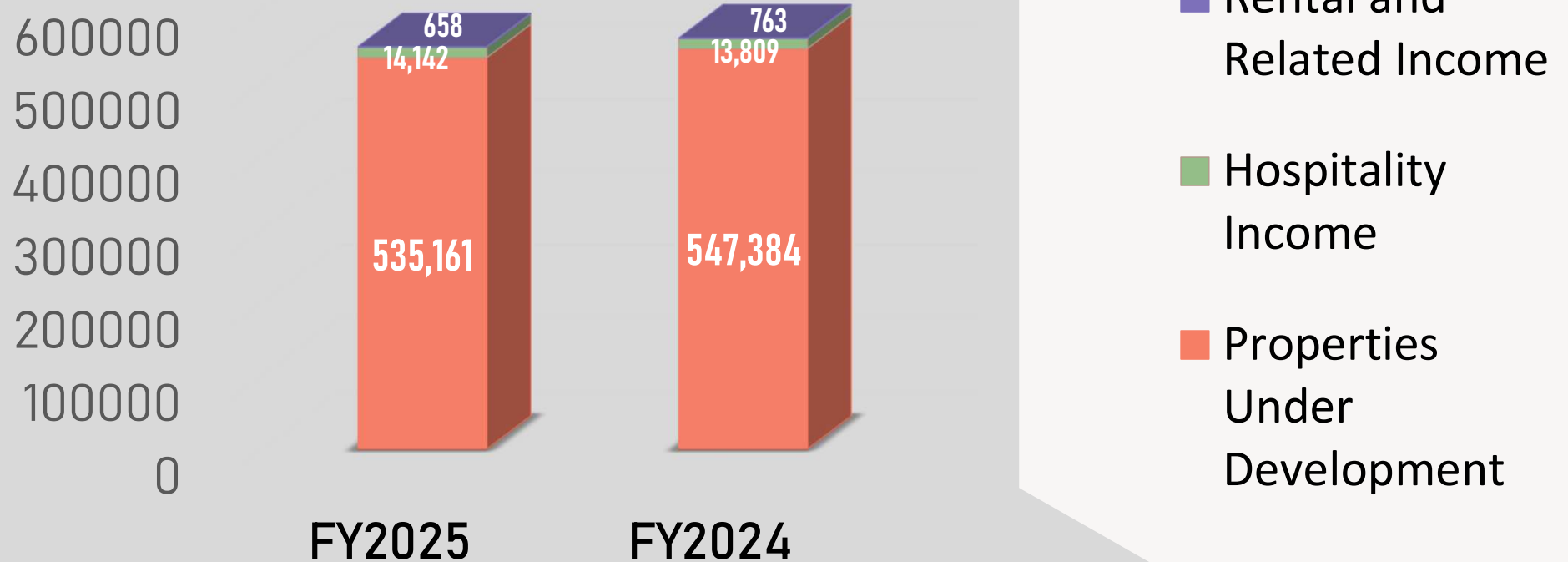
Financial Overview

For the year ended 31 March	2025	2024	% Change
Revenue	\$549.96m	\$561.96m	(2%)
Profit Before Tax	\$137.44m	\$82.57m	66%
Profit After Tax	\$114.29m	\$70.85m	61%
Net Return on Total Equity	7.18%	4.66%	54%
Earnings Per Share	\$0.44	\$0.27	63%



FINANCIAL OVERVIEW

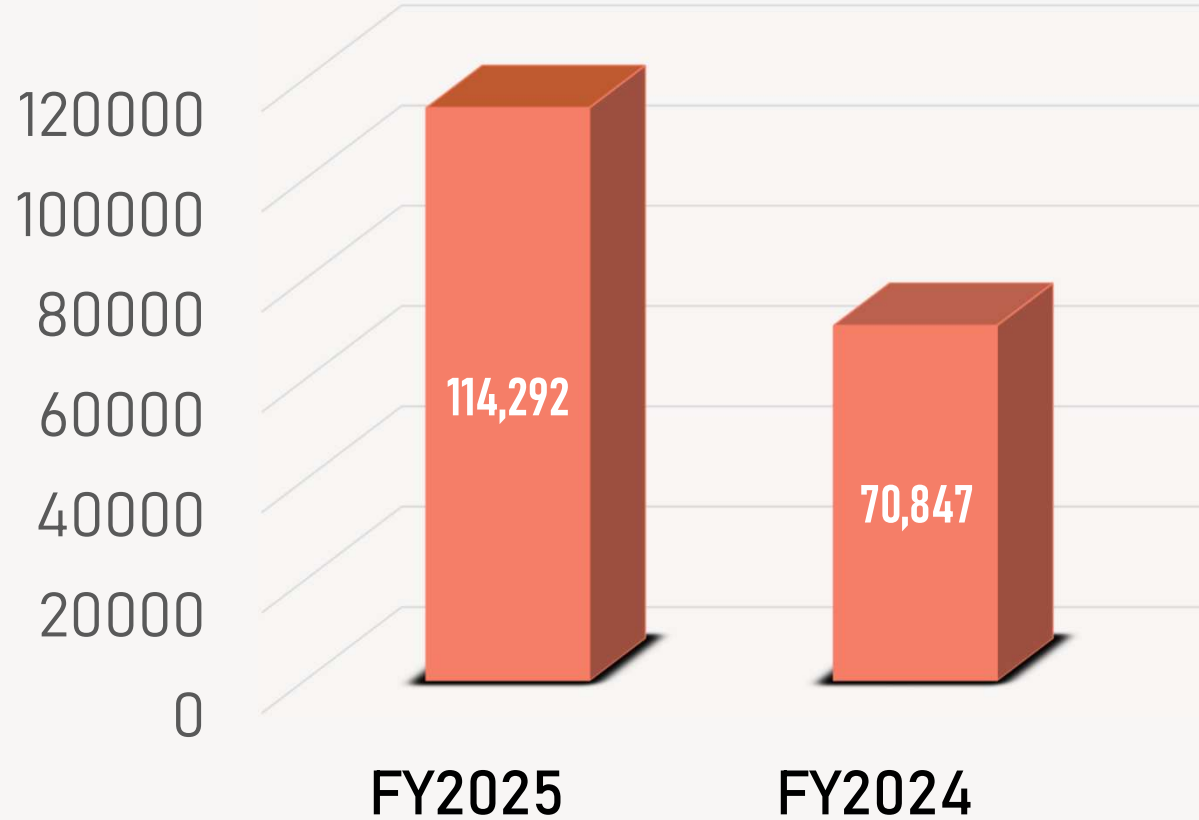
Revenue (\$'000)





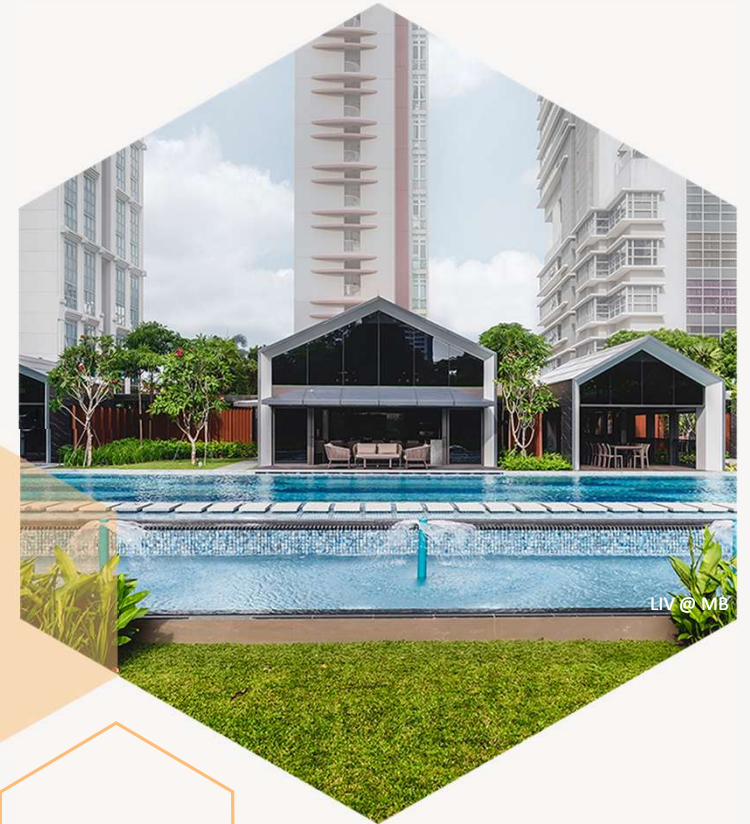
FINANCIAL OVERVIEW

Profit after tax (\$'000)



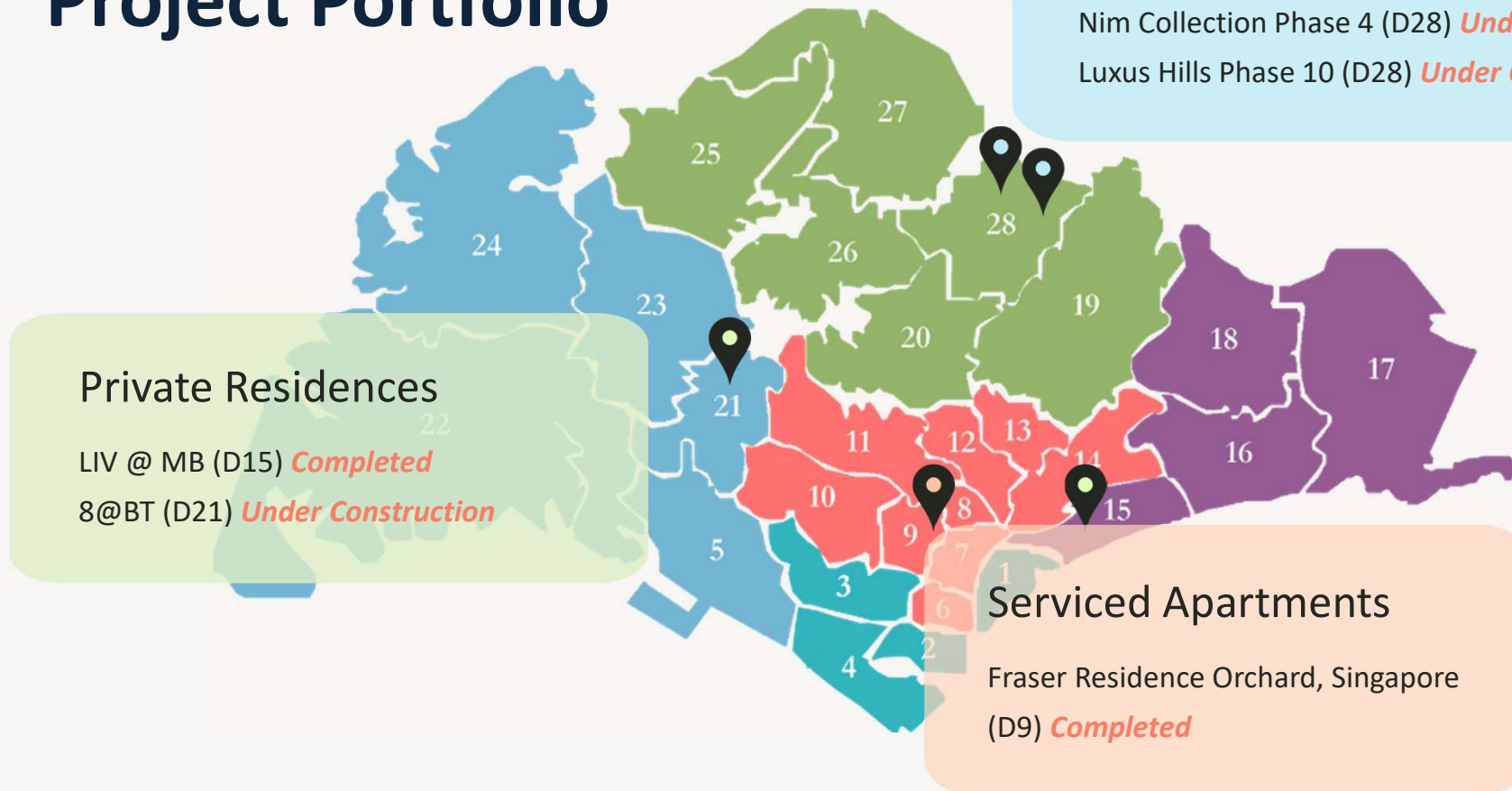


02. Project Portfolio





Project Portfolio



Private Residences

LIV @ MB (D15) **Completed**

8@BT (D21) **Under Construction**

Landed Homes

Pollen Collection (D28) **Under Construction**

Nim Collection Phase 4 (D28) **Under Construction**

Lexus Hills Phase 10 (D28) **Under Construction**

Serviced Apartments

Fraser Residence Orchard, Singapore
(D9) **Completed**



Awards & Accolades



Bukit Sembawang Estates Limited
BCI Asia Top 10 Developers Award 2024



Pollen Collection
Edgeprop Excellence Awards 2024 -
Top Selling Landed Project



Fraser Residence Orchard, Singapore
Luxury Lifestyle Awards –
2024 Top 100 Sustainable Hotels & Resorts of the World





03. Current Projects





Pollen Collection

District 28 · Seletar
99-Year Leasehold
132 Landed Houses

A collection of modern landed residences designed for the privileged few.

94% of Released Units Sold



Pollen Collection
Artist's Impression



8@BT

District 21 · Upper Bukit Timah
99-Year Leasehold
158 Residences

A modern urban sanctuary at the heart of
a gentrifying precinct.

56% of Released Units Sold



8@BT
Artist's Impression



04. Upcoming Projects





Nim Collection Phase 4

District 28 • Seletar
99-Year Leasehold
186 Landed Houses

Setting new standards for sustainable
landed living.

Launching Q3 2025



Nim Collection Phase 4
Artist's Impression



Luxus Hills Phase 10

District 28 • Seletar

999-Year Leasehold
156 Landed Houses



Luxus Hills Phase 10
Artist's Impression



05. Completed Projects



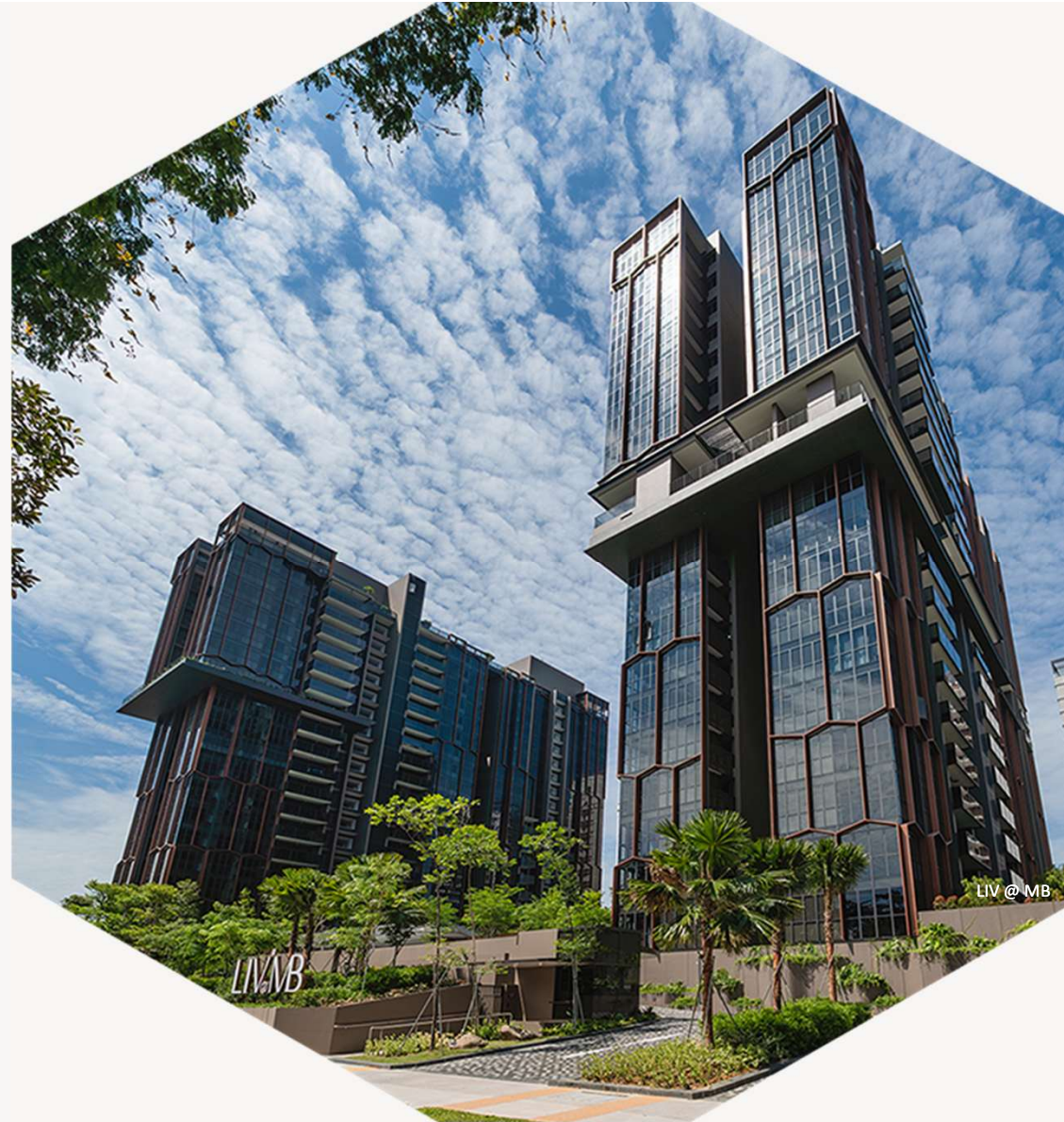


LIV @ MB

District 15 · Mountbatten
99-Year Leasehold
298 Residences

Heritage-inspired luxury in a vibrant district.

T.O.P. Obtained in March 2025





Project Construction Progress

Pollen Collection

132 Houses
53% Completed
Expected T.O.P. Q2 2026

Luxus Hills Phase 10

156 Residences
21% Completed
Expected T.O.P. Q4 2027

LIV@MB

298 Residences
100% Completed
Obtained T.O.P. March 2025

8@BT

158 Residences
10% Completed
Expected T.O.P. Q4 2027

Nim Collection Phase 4

186 Houses
5% Completed
Expected T.O.P. Q2 2028



06. **Serviced Apartments**



Fraser Residence Orchard, Singapore

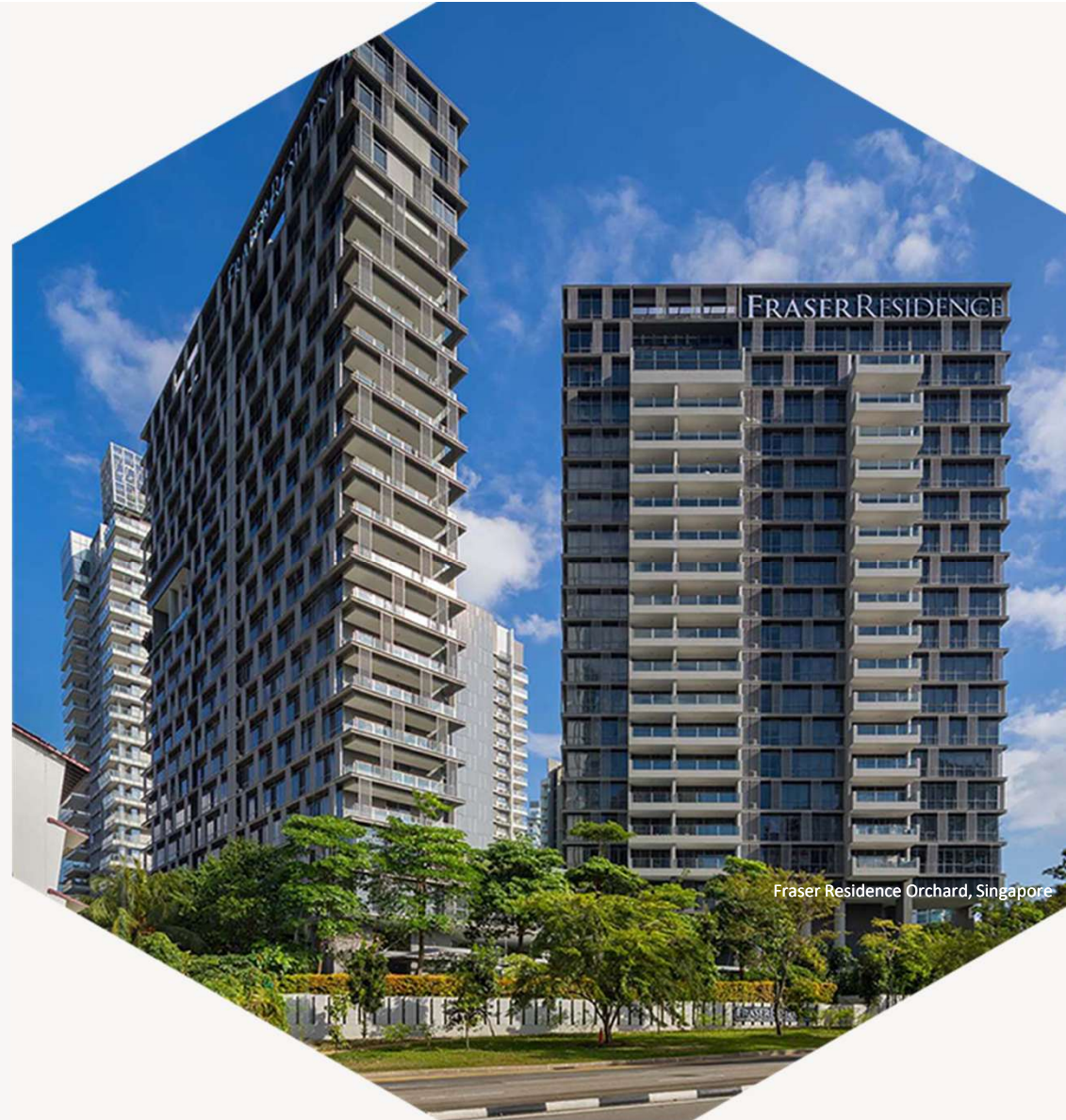


Fraser Residence Orchard, Singapore

District 9 • Orchard
Freehold
115 Rooms

Award-winning serviced living in the heart of Orchard.

\$423 Average Room Rate (FY2024 : \$414)





07. Business Strategy





Business Strategy



Core Competence

Focusing on Residential
Developments



Value Added Homes

Creating High-Value Lifestyle
Developments



Financial Stability

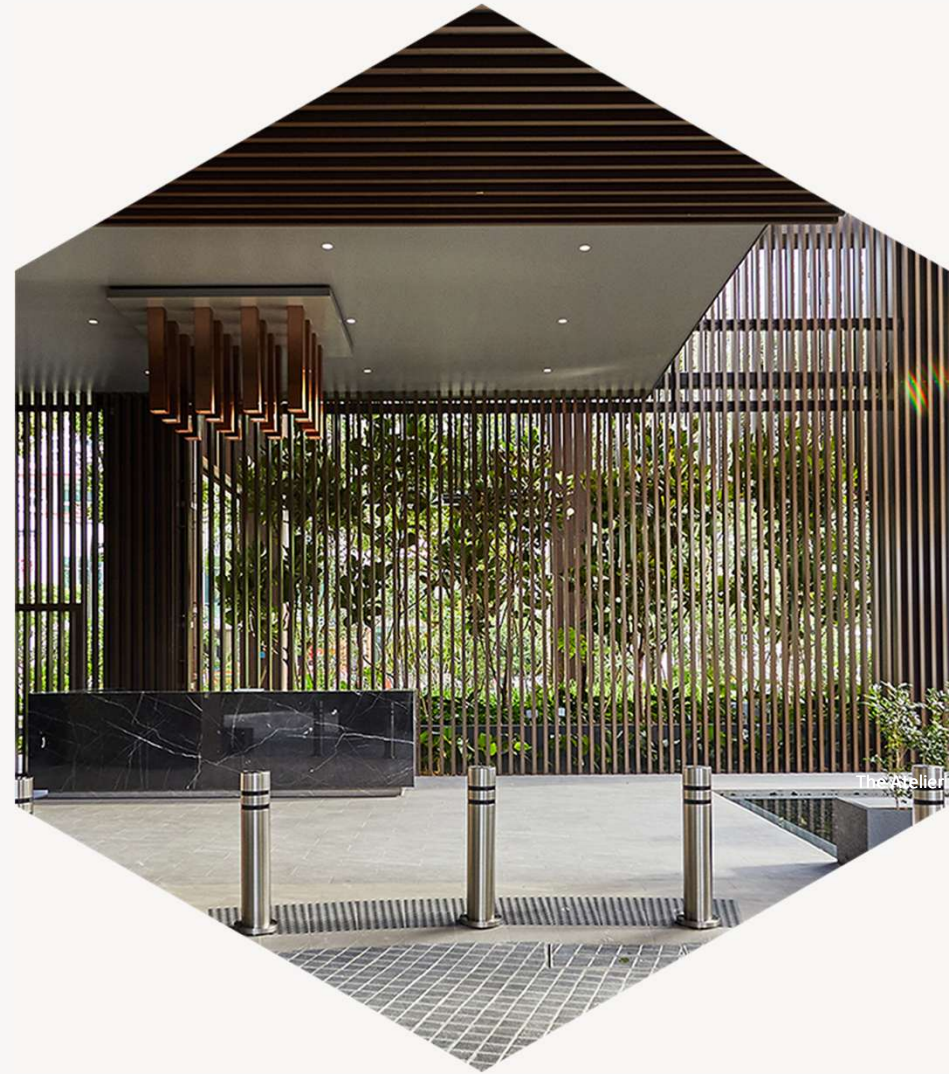
Ensuring Long Term
Sustainable Growth



Core Competence

Focusing on Residential Developments

- Landed Homes
- Condominiums





Value Added Homes

Creating High-Value Lifestyle Developments

- Homes designed for the current and future generation of homeowners
- Future-ready smart homes that feature innovative technology
- Thoughtfully designed elements for greater comfort and privacy





Financial Stability

Ensuring Long-Term Sustainable Growth

- Evolving our approach to meet the needs of today's buyers
- Look out for suitable opportunities to supplement our land bank



80PT
For Illustration Only



BUKIT SEMBAWANG
ESTATES LIMITED

Thank You

All information are accurate as of 28 July 2025.

The marketing plans as indicated in the presentation slides may be subjected to changes depending on market conditions and the business environment.





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Q & A

