



ASX / MEDIA RELEASE

20 November 2015

Annual General Meeting 2015 – Chairman’s Address

Good morning ladies and gentlemen and welcome to PBD Developments Limited’s 2015 Annual General Meeting.

My name is Winson Chow, I am the Chairman of PBD Developments Limited and on behalf of my fellow board members I would like to thank you for attending today’s meeting.

A quorum is present and I declare the meeting open.

Let me commence by introducing you to your Directors, the Company Secretary and Executive Team. To my right is Non-Executive Directors, Cerena Fu and Marcus Seow, Company Secretary Hai-Young Lu and CEO Jally Lin.

I would also like to welcome our Audit Partner Grant Saxon from BDO East Coast Partnership who is seated in the front row.

The minutes of the 2014 Annual General Meeting held on 28 November 2014 have been approved by the Board and have been signed as a true and correct record.

Today, I would like to briefly outline PBD’s performance for 2015. Chief Executive Officer Jally Lin will then provide more detail around PBD’s performance during the 2015 financial year.

We will then move to the formal part of the meeting to address the resolutions we are proposing today.

I ask you to please reserve any general questions or questions in relation to my address and the presentation until after the formal resolutions.

You will of course have the opportunity to ask questions in relation to the Financial Report and to speak to all motions before they are put to the meeting.

PBD made a statutory loss for the year of \$14.9 million. This is lower than expected, mainly as a result of delays in the Bridgeview project and fewer than anticipated SeaSpray settlements. At the half year the Board also impaired Oceanique further. The 2015 financial year was a holding year for PBD, as the team continued to work hard on delivering PBD’s investments. Although the 2015 financial year has not shown strong financial results, it has positioned PBD for a strong 2016 financial year.



On 17 July 2015 the Company's substantial shareholder, Mulpha Strategic Limited, sold its stake in the Company in an off market transaction to Oasis Star Limited a wholly owned subsidiary of Tian An China Investments Company Limited.

A cornerstone of improving PBD's operational efficiency is to pay down PBD's foreign currency denominated corporate level debt. This was achieved subsequent to the year-end via PBD's underwritten \$25 million capital raising and from PBD's new AP Finance Limited debt facility.

The 2016 financial year will be a critical year for PBD as all current projects are exited (apart from Point Grey and Burwood Square), there will be no corporate level debt, all current outstanding obligations will be paid in full, and PBD will have cash in the bank.

The strategy for PBD remains unchanged. The market is extremely competitive and banks are changing lending policies to meet new APRA regulations. The changed lending policies may mean sales are not as buoyant and construction funding may be harder to secure and more expensive. PBD will endeavour to address these risks during due diligence. Further, PBD will invest based on project fundamentals and with strong discipline around land value.

I will now ask Chief Executive Officer Jally Lin to take you through in more detail the performance and outlook for PBD.

END

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About PBD Developments:

The principal activity of PBD Developments is to identify urban projects to develop for resale. By nature, these master planned projects offer many built-form value add opportunities beyond the standard residential lot market. PBD Developments has a vision to grow as a significant contributor to the design and development of premium residential property utilising community based planning and innovative design concepts targeted to meet the needs and exceed the expectations of markets while delivering new benchmarks in environmental excellence.