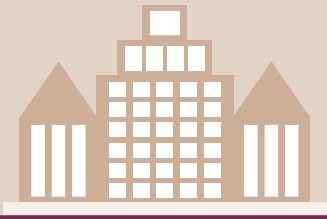




PROPERTY DEVELOPMENT  
& INVESTMENT



IPC CORPORATION LTD



## IPC Corporation Ltd

IPC Corporation Ltd (the “Company”) ([www.ipc.com.sg](http://www.ipc.com.sg)) was incorporated in Singapore on 8 May 1985 and has been listed on the Mainboard of the SGX-ST since 21 May 1993. The businesses of the Company and its subsidiaries (the “Group”) include property investment and development as well as investment holding.

The Group started its property development in Zhuhai, the People’s Republic of China in 1997 and its first project was Costa del Sol ([www.costadelsol.com.cn](http://www.costadelsol.com.cn)), a residential cum commercial property project that has a gross build-up area of more than 170,000 square meters.

With the accumulated experience in the property business in China coupled with investment opportunities available in other countries, the Group has in 2008/9 expanded its property business, from a pure property developer and beyond China, into the following three core areas:

- 1 Invest in and provide consultation for property development projects in tier two cities in China;
- 2 Invest in income producing properties, in particular business/boutique hotels in China

The Group is continuously exploring into other countries for expansion.

# VISION

To be an accomplished property developer  
& hospitality group in Asia

# MISSION

We are committed to provide value to our stakeholders,  
& be socially responsible

# CORE VALUES

## PLEDGE OF PARTNERSHIP AND SENSE OF RUB

### PLEDGE OF PARTNERSHIP

We adopt a “Partnership” approach to  
achieve “win-win” in all relationships

### SENSE OF RUB

Assuming RESPONSIBILITY is a SPIRIT  
and conviction to all our stakeholders

Upholding an ATTITUDE of URGENCY  
unleashes dynamism and relentless effort  
in accomplishing our mission

BELONGING is a BELIEF that will  
harness unity and strength in building  
a Great Corporation



## CHINA

As part of the strategy to generate a sustainable income stream, the Group shall embark on its hotel investment in China, in particular business and boutique hotels.

## PROPERTY DEVELOPMENT & INVESTMENT

In China, IPC started as a developer of Costa del Sol, a premium residential and commercial property project in Zhuhai, PRC. The project sits on an approximately 170,000 sqm plot of land with plot-ratio 1:1. More than 1600 residential units comprising both high rise apartments and landed houses were built as part of the total development.

The project has won the Group several accolades, including the Zhuhai Top Star Property Award in 2002 and 2003, and Zhuhai Landscaping Gold Medal Property Award in 2004. The Group was also an award recipient of the 9th International Garden City Awards for being one of China's best international garden communities.

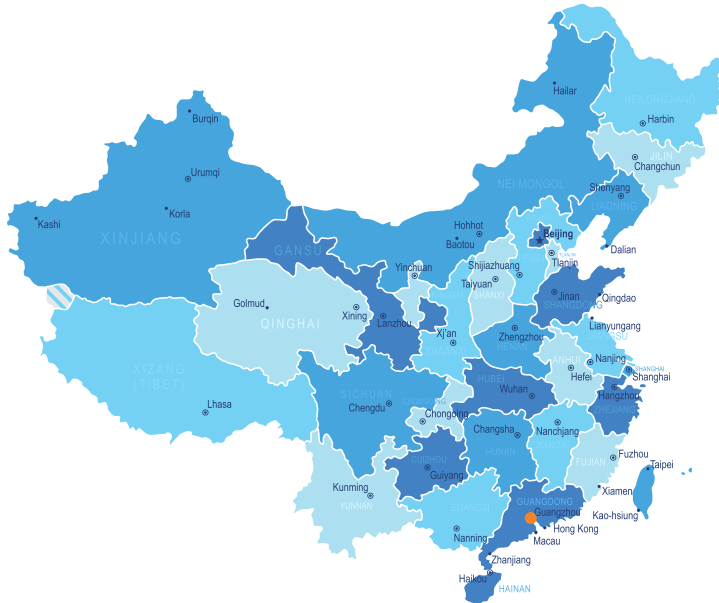
With the accumulated wealth of experience and knowledge in the property business, the Group has expanded from being a pure property developer to focusing on property consulting and investment (PCI) activity. Pursuant to this change of development strategy, the Group has extended its PCI service and activity to other

second tier cities in China, providing consulting services to local small to mid-size developers and government agencies for residential and commercial development projects. Through this activity, it generates fee-based income as well as creates an opportunity for the Group to participate in selected development projects by making an investment.

One of the notable PCI project was an investment made by taking a 10% interest in a new development project in an office cum commercial building called Aeron Plaza in Foshan. The whole project comprises two buildings – the main building comprises 26-storey, and an annex building of 11-storey. Total floor area of the project is about 80,000 sqm, comprising 53,000 sqm of office space, 7,000 sqm of commercial space, and 20,000 sqm of basement area. Completion of the project is expected to be in 2013.

As part of the Group's strategy to generate a sustainable income stream, it shall be embarking on its hotel investment in China, in particular business and boutique hotels.

# RESIDENTIAL - COMMERCIAL PROJECT



## ● 01 Costa-Del-Sol, Zhuhai

The project was completed in 2008 and the residential units were completely sold, except for the commercial properties comprising primarily the hotel-cum-shops and clubhouse. The hotel shall be furnished into a 217-room boutique hotel under the Group's own brand – Grand NEST. Operation is expected to commence in the 4th quarter of 2013.

## ● 02 Aeron Plaza, Foshan

The whole project comprises two buildings – the main building comprises 26-storey, and an annex building of 11-storey. Total floor area is about 80,000 sqm, comprising 53,000 sqm of office space, 7,000 sqm of commercial space, and 20,000 sqm of basement area. Completion of the project is expected to be in 2013.



## ● 03 Grand NEST HOTEL, Zhuhai

The hotel shall be furnished into a 217-room boutique hotel under the Group's own brand Grand NEST HOTEL. Operation is expected to commence in the 4th quarter of 2013.

