

[Print this page](#)

MISCELLANEOUS

** Asterisks denote mandatory information*

Name of Announcer *	THAKRAL CORPORATION LTD
Company Registration No.	199306606E
Announcement submitted on behalf of	THAKRAL CORPORATION LTD
Announcement is submitted with respect to *	THAKRAL CORPORATION LTD
Announcement is submitted by *	Anil Daryanani
Designation *	Group Financial Controller
Date & Time of Broadcast	28-Apr-2011 12:49:05
Announcement No.	00045

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	MEDIA PRESENTATION - REAL ESTATE DIVISION SUCCESSFULLY REPOSITIONED AND GROWING
Description	Please refer to attachment.
Attachments	 ThakralCorp_MediaPresentation_20110428.pdf Total size = 1618K (2048K size limit recommended)

[Close Window](#)

Thakral Corporation Ltd (“TCL”)

TCL REAL ESTATE DIVISION
SUCCESSFULLY REPOSITIONED AND GROWING

Jaginder Singh Pasricha
Managing Director
Real Estate and Corporate

28 April 2011



THAKRAL
CORPORATION LTD

Agenda

- Capital Partnership Business
- Current Projects
- Property Pipeline
- Contacts



Capital Partnership Business

- Three transactions executed, several more in the pipeline
- Investment Partners
 - Existing deals funded by a mixture of Singapore and Australian Institutions, including
 - Life insurance company
 - Listed investment company
 - A regional financing company
 - High net worth individuals in Asia and Australia



Capital Partnership Business

- Investment Partners (Cont'd)
 - Sources of funds
 - Have raised 3rd party capital from life insurance company, an investment firm in Singapore and a financial institution in Australia
 - In the process of finalising long-term capital arrangements with one of the largest fixed income investors in Australia and a sovereign wealth fund from the Middle East



Current Projects - “Harbour One”, Docklands Melbourne



Current Projects - “Harbour One”, Docklands Melbourne

- AUD2.75m invested by TCL
- One of Australia’s leading and most successful property developers with a 15 year history
- Very strong builder in Brookfield Multiplex Constructions, under a fixed price/time D&C contract
- Total project size AUD187m
- 302 apartments, total land area of 4081sqm
- 100% of the project pre-sold
- Advanced construction stage



Current Projects - “Australia Towers” Stage 1, Olympic Park Sydney



Current Projects – “Australia Towers” Stage 1, Olympic Park Sydney

- AUD4m invested by TCL
- Total mezzanine capital AUD16.5m
- A reputable property developer with a long history of delivering successful residential projects
- Strong builder in Billbergia Developments, under a fixed price/time D&C contract
- Total project size AUD141m
- 216 apartments, total land area of 4510sqm
- 83% of the project pre-sold
- Advanced construction stage



Current Projects – “Australia Towers” Stage 1, Olympic Park Sydney

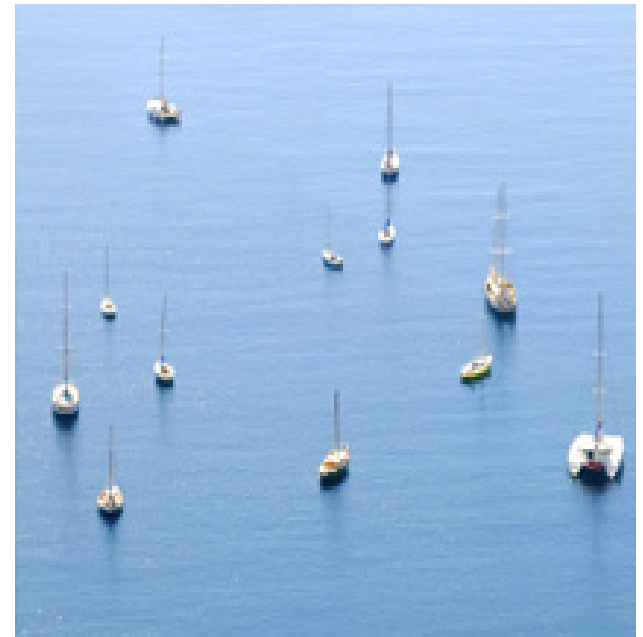
- TCL Group has an option to be capital partner with the developer of stages 2 and 3 of the development to be undertaken on the adjoining land to stage 1
 - Stages 2 and 3 comprises of approximately 551 residential and commercial units in 2 towers of 24 and 30 storeys
 - Forecast revenue from the sale of all units to exceed AUD400m
 - Marketing is expected to commence in June 2011
 - This is the only residential development underway in Sydney Olympic Park
 - Further details of the development will soon be available on www.australiatowers.com.au



Current Projects – “Australia Towers” Stage 1, Olympic Park Sydney



Current Projects - “Emerant Lane”, Lane Cove Sydney



Current Projects - “Emerant Lane”, Lane Cove Sydney



Current Projects – “Emerant Lane”, Lane Cove Sydney

www.emerantlane.com.au

- Up to AUD8.4m to be invested by TCL. Initial investment of up to AUD1.35m
- High IRR + profit share
- One of Sydney’s largest property developers, with a 13 year history and end value of completed projects of AUD4.7bn
- Project located in the prestigious North Shore area near CBD
- Total end value AUD53m
- 85 apartments, total land area of 4601sqm
- DA approved
- Indicative senior funding offers received



Property Pipeline

- Repeat business
 - Total new mezzanine capital requirement exceeds AUD50m
 - Australia Towers, Stages 2 & 3
 - Several apartment developments in Melbourne and Sydney



Contacts

For further enquiries, please contact:

Stratagem Consultants Pte Ltd

Ms Tham Moon Yee (tmy@stratagemconsultants.com)
Mr Lee Yew Meng (yewmeng@stratagemconsultants.com)

Tel: (65) 6227 0502

Website: www.stratagemconsultants.com



THAKRAL
CORPORATION LTD