



# **Investor Presentation**

January 2018

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# Ultima United - Overview

- Ultima United is a listed property development and investment company
- Established and listed on the ASX in 2007
- Headquartered in Perth, Australia

ASX Code	UUL
Board Ownership	10%
Top 20 Holding	42%
Fully Diluted Market Cap	\$1.8m
NTA (30 June 2017)	\$2.4m

# Ultima United - Corporate Snapshot

## **ASX: UUL**

Shares on Issue: 25.5m

Current Share Price: 7c

Market Cap: \$1.8m

## **Status of Projects (at 31 Dec 2017):**

### **Como Project:**

Completed and sold with profit.

### **Cannington Project:**

35% of build work completed to date

Projected completion: August 2018

Land Purchase (Fully Owned and Paid): \$1.3m

### **Bentley Project:**

Architect concept drawing completed.

Projected to seek planning approval by mid 2018

Land Purchase (Fully Owned and Paid): \$1.35m



# Board of Directors

## **Simon Yan - Executive Chairman**

Mr Yan has over 30 years of senior level management experience in the international mining trade. He was part of the management team of China National Minerals and Metals Import & Export Corporation (MINMETALS).

Mr Yan developed a number of commercial properties in WA, including “Woodsons” (formerly Parry’s Department Store) in Fremantle and Huntingdale Village Shopping Centre.

## **Eric Kong - Executive Director**

Mr Kong holds an MBA from the University of Western Australia. He has extensive corporate experience with Fortune 500 companies. He served in Solectron’s supply chain management division where he often worked with top tier clients that include IBM, Cisco, Sun Microsystems and Lucent Technologies. Mr Kong then served as Asia Pacific regional accounts manager for Molex; taking charge of business strategy, development and growth in the highly competitive electronics manufacturing industry. Mr Kong is an experienced manager with intricate knowledge of global business models, trends and high-level expertise in both eastern and western management styles.

## **James Ban - Non Executive Director**

James is formerly General Manager of Western Building Group; a domestic commercial and mining building design and construction company that provides engineering and design solutions for complex and large structures/projects. James has a degree in architecture from UWA.

## **Piers Lewis - Company Secretary**

Mr Lewis has more than 20 years global corporate experience and sits on the boards of Dawine Limited (ASX:DW8) and Cycliq Group Limited (ASX:CYQ) and is Company Secretary for several ASX listed companies. In 2001 Mr Lewis qualified as a Chartered Accountant with Deloitte (Perth), and has diverse financial and corporate experience from previous senior management roles with Credit Suisse (London), Mizuho International and NAB Capital. Mr Lewis is also a Chartered Company Secretary. Piers was instrumental in the successful listing of Talga Resources and the highly successful RTO of Velpic Limited.

# Ultima United - Strategic Growth and Goals

Focus: Maximising shareholder value and company growth at early development stage without compromising overextension.

Short Term Goal: Swift push towards a profitable track record with successful completion of residential/commercial projects in Australia

Medium Term Goal: Proposed acquisition of companies with viable projects and property investment/planning/management or related services and expertise to pursue greater growth, speed of execution and cash flow

Long Term Goal: Leverage Chinese contacts to pursue acquisition and JV opportunities that drive greater scale and returns to shareholders with a focus on long term growth and profitability

UUL regularly reviews all acquisition opportunities in a broad range of exciting growth industries with the sole purpose of pursuing increased shareholder value

# Ultima United - Current Projects



- 3 Oak St, Cannington, WA. 1,256 sqm. 100% owned by UUL. 12 unit development. Expected Completion: August 2018.
- 19-21 Tate St, Bentley, WA. 1,622 sqm. 100% owned by UUL. Proposed 14 unit development.

# Ultima United - Perth Property Forecast

*“Jobs are being created and resources projects are being started, which is very positive for the WA economy and the property market.”*

**- Zimmerman, Josh. “Perth’s Best Value Real Estate in 2018.” PerthNow, 6th Jan 2018.**

*“Over the past year, overall property sales in Perth lifted by 1.8% compared to significant falls in Sydney, Brisbane and Melbourne.”*

**- The West Australian. “Perth Apartments Sold on Right Place, Right Price.” 6 Dec 2017.**

*“In Perth, there have been very few new apartment projects starting construction in the past year and this will lead to a significant shortage of supply in 2018 and 2019.”*

**- “Perth Property Market Outlook: 11 Experts’ Market Predictions for 2018.” Community News Group.**

# Oak Street Cannington Project



- Excellent Location
- Opposite Westfield Carousel shopping centre
- Next to new Aldi store and Canning River Park

# Oak Street Cannington Project



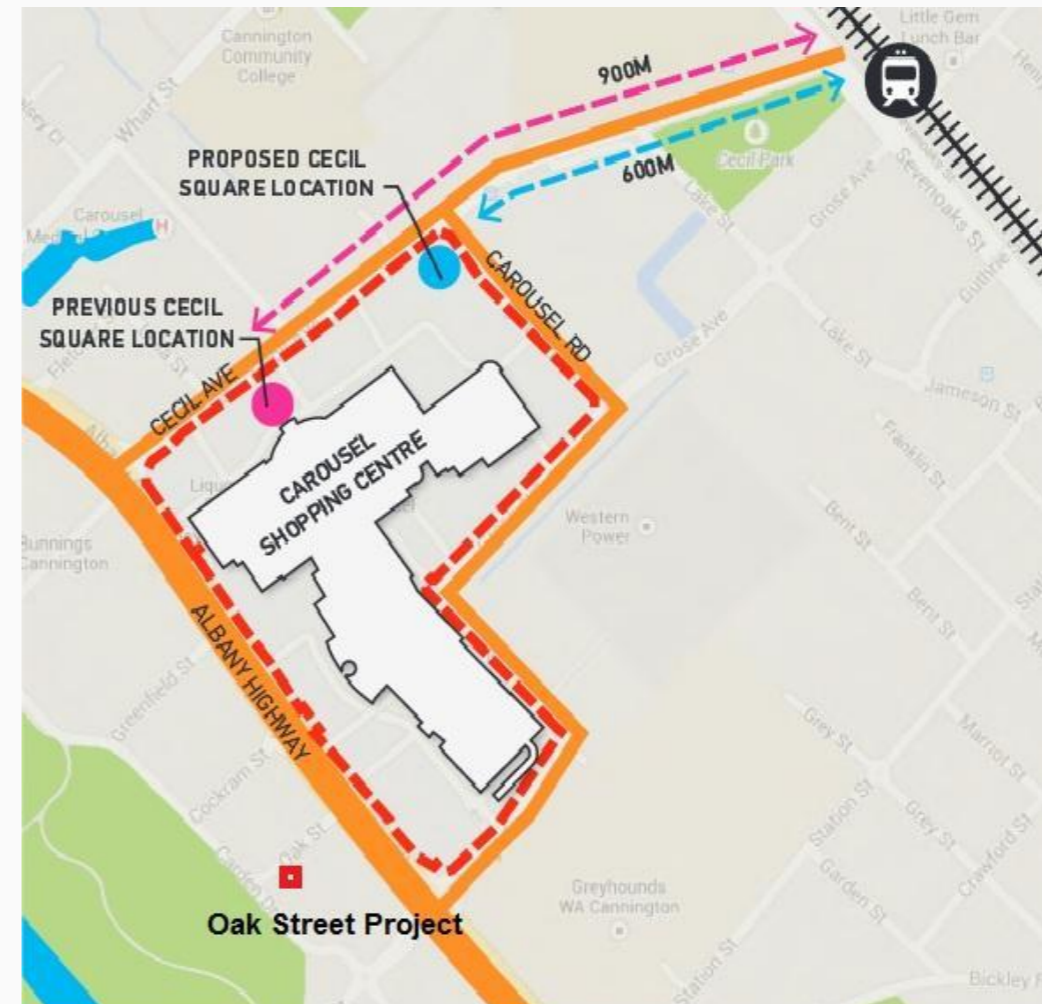
An artist's impression of the upgrade to Carousel shopping centre, Perth. Image: Supplied

Westfield Carousel received approval last year for a \$235 million expansion that will see the Cannington centre grow to 130,300 square metres.

Included in the plans was a childcare centre, a health centre, office space, cafes and restaurants. The approval will allow the centre to expand and increase its retail space by 50 per cent.

The application includes plans to incorporate some significant enhancements, including the development of a town square with playgrounds, public facilities and an enhanced entertainment precinct around the cinema complex area.

Work is expected to start in the first quarter of next year with completion mid-2018.



- Located just 150m from the Westfield Carousel shopping centre
- \$235m expansion plan, making it the largest shopping centre in WA

# Oak Street Cannington Project



- Contemporary design, generously spacious units of up to 99.4 sqm delivered at an excellent value to potential buyers
- Swift completion. Projected completion by August 2018
- Award winning builder

# Oak Street Cannington Project



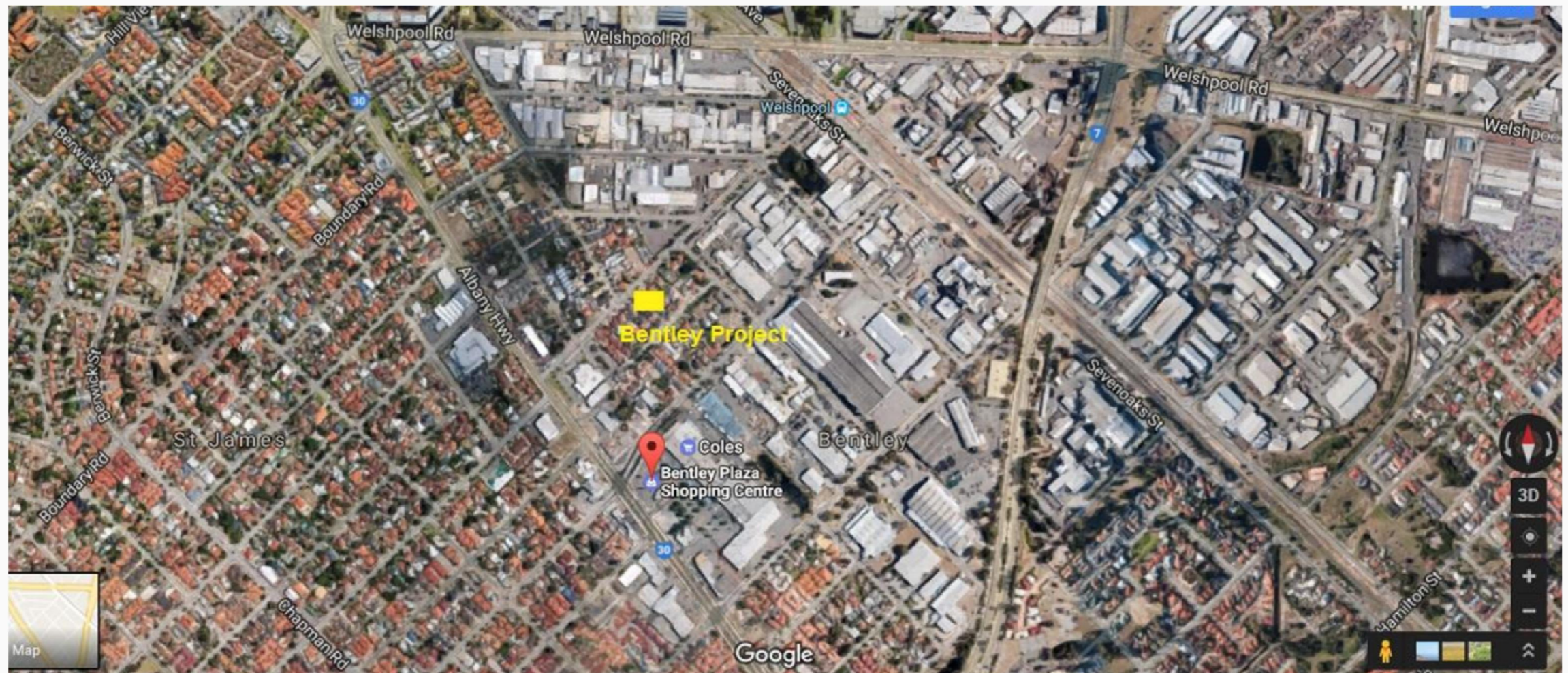
- Secured construction fund by a leading Australian bank.
- Fast construction schedule. At 35% completion as of 1/1/2018.
- Estimated completion by August 2018
- Award winning builder

# Tate Street Bentley Project



19-21 Tate St, Bentley. 1,622 sqm. 100% owned by UUL.  
Proposed 14 unit development. 12 units. 2x2's, 2 units 1x1's.

# Tate Street Bentley Project



- 300m to bus stops servicing Perth City and Cannington
- 500m to Welshpool train station
- 500m to Bentley Plaza Shopping Centre
- 1.8km to Victoria Park Cafe Strip
- 5 minute drive to Curtin University

# Tate Street Bentley Project



- Superior design, space and finishing delivered at an excellent value for potential home buyers and property investors.

# Tate Street Bentley Project



- Superior design, space and finishing delivered at an excellent value for potential home buyers and property investors.
- Architect concept drawing completed.
- Projected to seek planning approval by mid 2018

# Ultima United

- Highly flexible and responsive due to small yet experienced management team
- Current project land assets are fully paid and 100% owned by the company
- Ability to leverage strong contacts with China to pursue value accretive opportunities for shareholders
- Strategically placed for property market growth and return to growth in the Perth market

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