



**REAL ESTATE EXPERIENCE & BACKGROUND OF BOB MOK
MANAGING DIRECTOR
BM REALCAPITAL PRIVATE LIMITED**

Mr. Bob Mok currently runs his own Private Equity Real Estate Investment Advisory business in Singapore. He is also an International Arbitrator and Mediator specializing in Real Estate Investment, Building Construction, Real Estate Development and Fund Management disputes. With thirty-two years of real estate experience across fifteen Asia Pacific countries, he had transacted in twelve of them. Having held senior positions across the entire real estate business cycle, Mr. Mok offers his clients a unique blend of experience and expertise in international real estate acquisitions and deal structuring, property master planning and building construction/project management, property development, real estate fund management, international marketing and investment banking. Mr. Mok had been involved with asset classes comprising residential, commercial, retail, hotels and service apartments, industrial/science park space and hospitals across the Asia Pacific.

Mr. Mok represented listed companies, SWFs, Singapore GLCs, global institutional investors and Family Offices. As Chief Operating Officer and Deputy President Director of PT Sentul City Tbk1 in 2012-2013, he increased the net profit after tax of the company by 62% year-on-year (audited). He increased Sentul City's market capitalization by USD227 million (26.5% increase) to USD1.08 billion within thirteen months, outperforming both the LQ45 Index and Jakarta Composite Index. Under his leadership, Forbes, Fortune and SWA Magazines voted Sentul City unprecedentedly, as one of the best-managed listed Indonesian companies. Sentul City was also included as an index stock in the Jakarta Stock Exchange's LQ45 Index in 2012.

Key Acquisitions, Fund Management & Corporate Financing Experience

- ◆ Acquisition and repositioning of USD220 million Noon Square Shopping Mall in Seoul on behalf of AREIF Fund
- ◆ Acquisition of residential NPL portfolio in Tokyo on behalf of Grosvenor-HK Land RE Fund
- ◆ Buy and Leaseback of Citibank HQ in Seoul on behalf of Ascendas
- ◆ Buy and Leaseback of OSIM HQ in Singapore on behalf of Ascendas
- ◆ Acquisition of land for IT Park in Gujarat on behalf of Ascendas
- ◆ Acquisition of 400 ha for new township in Hanoi
- ◆ Acquisition of land in Yangon for development of Equatorial Hotel (Park Royal currently) on behalf of Pidemco (currently known as Capitaland)
- ◆ Acquisition of resort land in Lake Taupo, New Zealand on behalf of Pidemco
- ◆ IPO of Ascendas REIT (SGD620 million) as Ascendas Exco Team
- ◆ Mezzanine financing of USD135 million of KL Pavilion Shopping Centre on behalf of Pacific Star
- ◆ Structuring and completion of USD50 million Opportunistic Fund for Korean institutional investors on behalf of Pacific Star
- ◆ Fund structuring and marketing of USD1 billion AREF Pan Asian Fund and USD500 million Private Equity Real Estate Fund for Asia on behalf of Pacific Star

¹ A township developer licensed to develop 33,000 ha of land with an acquired land bank of 15,000 ha.

Master Planning & Consulting Experience

- ◆ Master Planning of USD2.11 billion new township in Hanoi (Ciputra International City)
- ◆ Master Planning of USD1.08 billion township at Sentul City, Jakarta
- ◆ Built To Suit Project for Nokia in Beijing on behalf of Ascendas
- ◆ Consulting on International Marketing and Master Planning of Industrial/IT/Business Parks for Omani government (7 nation-wide industrial parks), Gujarat State government (200 sq km master plan) and Shenyang Provincial government (10 sq km Auto Business Park) on behalf of Ascendas
- ◆ Honorary Trainer for 50 Directors from China Industrial Park Association on Design and International Marketing of Business and IT Parks
- ◆ External Faculty of Singapore Management University who wrote and conducted the course work on "Real Estate as an Alternative Investment"
- ◆ Launching of Probuzz.com, a B2B and B2C property portal as CEO

Design Development Experience

- ◆ 7-storey commercial building with basement car park at #1 Irving Road, Singapore
- ◆ 7-storey commercial building with basement car park at 1100 Hay Street, Perth
- ◆ Land sub-divisions in Perth
- ◆ 12-storey 4-star hotel (320 keys) and residential project at Sentul City, Jakarta
- ◆ 18-storey apartment with 1,200 units at Sentul City
- ◆ 20-storey residential apartment building with 620 units, shop houses and hotels in mixed use development in Kemayoran, Jakarta
- ◆ Asset repositioning of 9-storey Noon Square Shopping Centre in Seoul
- ◆ Numerous landed residential projects in Perth, Singapore and Jakarta

Mr. Mok is a Fellow of the Singapore Institute of Arbitration and a member of the Singapore Institute of Directors. He graduated from the National University of Singapore (NUS) with a Bachelor of Science Degree in Estate Management in 1983 and completed the Diploma in Marketing (IMUK) in 1985. Mr. Mok was awarded the Japan Airlines Summer Scholarship to study at Sophia University in Tokyo and the "Real Estate Developers of Singapore Gold Award" for all-rounded performance at the NUS. Mr. Mok was President of the Faculty of Architecture, Building & Estate Management Club. He served as an officer and Platoon Commander with the Elite Second Guards Battalion during his National Service and as a Battalion Intelligence Officer in reservist.

Mr. Mok attended senior management courses conducted by INSEAD, Harvard and Wharton Universities.

Mr. Mok attends Wesley Methodist Church currently and was serving as a co-opted member of the Board of Grace Assembly of God Church and a protem-committee member of the Bishan Family Service Centre.