



Nam Tai Q1 2021 Earnings Presentation

April 29, 2021



Forward Looking Statements

Certain statements included in this presentation, other than statements of historical fact, are forward-looking statements. Forward-looking statements generally can be identified by the use of forward-looking terminology such as “may”, “might”, “can”, “could”, “will”, “would”, “anticipate”, “believe”, “continue”, “estimate”, “expect”, “forecast”, “intend”, “plan”, “seek”, or “timetable”. These forward-looking statements, which are subject to risks, uncertainties, and assumptions, may include projections of our future financial performance based on our growth strategies and anticipated trends in our business and the industry in which we operate. These statements are only predictions based on our current expectations about future events. There are several factors, many beyond our control, which could cause results to differ materially from our expectation. These risk factors are described in our Annual Report on Form 20-F and in our Current Reports filed on Form 6-K from time to time and are incorporated herein by reference. Any of these factors could, by itself, or together with one or more other factors, adversely affect our business, results of operations or financial condition. There may also be other factors currently unknown to us, or have not been described by us, that could cause our results to differ from our expectations. Although we believe the expectations reflected in the forward-looking statements are reasonable, we cannot guarantee future results, levels of activity, performance, or achievements. You should not rely upon forward-looking statements as predictions of future events. These forward-looking statements apply only as of the date of this presentation; as such, they should not be unduly relied upon as circumstances change. Except as required by law, we are not obligated, and we undertake no obligation, to release publicly any revisions to these forward-looking statements that might reflect events or circumstance occurring after the date of this presentation or those that might reflect the occurrence of unanticipated events.

An architectural rendering of a modern urban development. The scene features several high-rise residential buildings with balconies and glass facades. In the foreground, there is a waterfront promenade with a paved walkway, green landscaping, and a large body of water reflecting the buildings. A prominent blue banner with white text is overlaid across the middle of the image.

MAJOR ACHIEVEMENTS

Q1 2021 Financial Results

Financial Results

- Revenue was \$69.0 million, an increase of \$68.3 million year-on-year.
- Net income from operations was \$36.2 million, increased from net loss from operations of \$3.7 million in the first quarter of 2020.
- Consolidated net income was \$25.6 million, increased from consolidated net loss from operations of \$3.2 million in the first quarter of 2020.
- Q1 results demonstrate clear momentum and an exciting path forward for stakeholders.

Competitive Portfolio with Healthy Leasing Progress

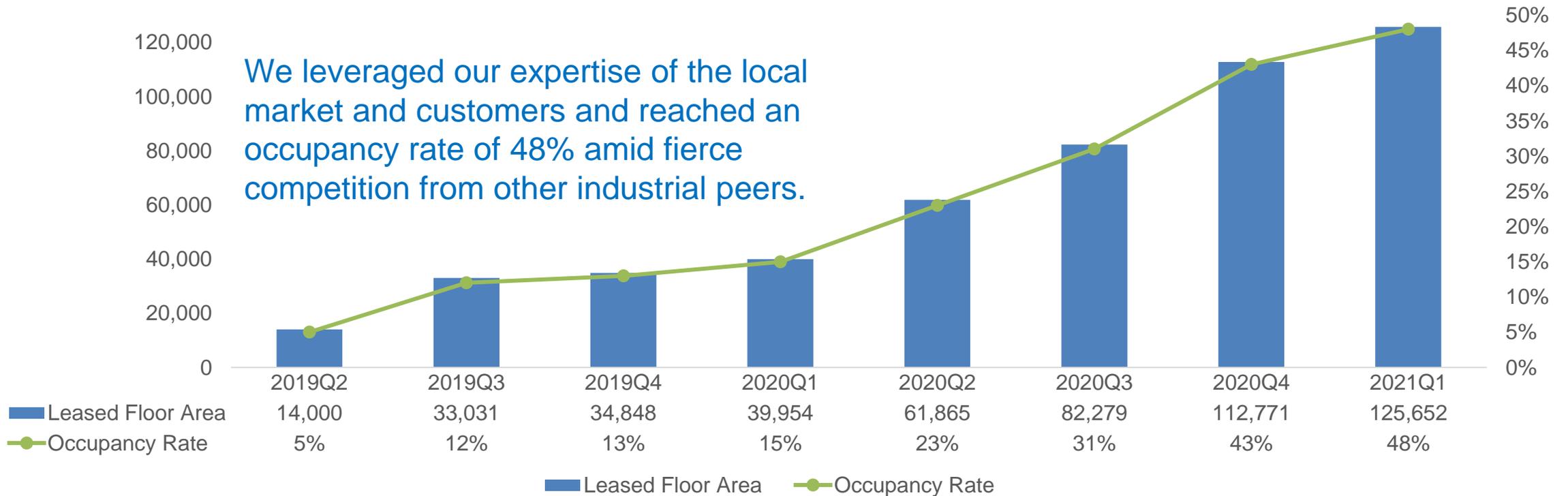
- Leasable floor area of ~365,000 m², of which ~85% was located in Shenzhen and ~15% was located in Wuxi and Shanghai.
- **Total occupancy rate** of available units in our projects increased from **55% to 59%** in Q1 2021.
- Occupancy rate of Shenzhen projects increased from 48% to 52% in Q1 2021.

As of March 31, 2021:			
Projects	Leasable Area	Leased Area	Occupancy Rate
Shenzhen	310,193	161,186	52%
Nam Tai Inno Park	264,337	125,652	48%
Nam Tai Inno Valley	38,270	30,024	78%
Nam Tai • Tang Xi Technology Park	7,586	5,510	73%
Wuxi & Shanghai	54,809	53,851	98%
Wuxi Facilities	50,828	50,828	100%
Nam Tai • U-Creative Space (Lujiazui)	3,981	3,023	76%
Total	365,002	215,037	59%

Strong Leasing Performance of Nam Tai Inno Park

- Occupancy rate of Inno Park increased from 43% to 48% in Q1 2021 with 126,000 m² of quality industrial spaces being leased to technology enterprise tenants and other customers.

Trend of Leased Floor Area of Inno Park



An architectural rendering of a modern urban development. The scene features several high-rise residential or commercial buildings with glass facades and balconies. In the foreground, there is a waterfront promenade with a paved walkway, green landscaping, and a large body of water reflecting the buildings. A prominent blue banner with white text is overlaid across the middle of the image.

OPERATIONAL OVERVIEW

Construction and Development Progress

Nam Tai Inno Park

- As of March 31, 2021, approximately 1,100 dormitory units have been delivered to our tenants.
- The vast majority of our dormitory units in Inno Park have been delivered.

Nam Tai • Longxi

- Basement work has been completed.
- Currently working on the main structure.

Nam Tai Technology Center

- Construction of the main structure of Tower C has been completed.
- Construction of the main structure of Towers A, B and D are underway.

Nam Tai Inno Valley

- Urban renewal application has been filed.
- After redevelopment, the project will be a large-scale comprehensive technology park that integrates R&D space, commercial area and dormitory.

Industrial Supervision Agreement Being Negotiated For Nam Tai Technology Center



We are negotiating an industrial supervision agreement with the local authorities prior to obtaining pre-sale permit for Nam Tai Technology Center, which includes performance indicators such as total investment amount on Nam Tai Technology Center, and the aggregated output value and tax contribution attained by the enterprises registered in Nam Tai Technology Center.

*The outcome of this negotiation is uncertain. For the more information, please see “Business Overview – Project Construction and Development Progress” in the Q1 2021 6-K

Nam Tai Inno Park Progress



Note: Recent picture of the project taken in April 2021

Nam Tai Technology Center Progress



Note: Recent picture of the project taken in April 2021

Nam Tai • Longxi Progress



Note: Recent picture of the project taken in April 2021

Nam Tai Entrepreneurs Club Inauguration Ceremony

- In January 2021, the inauguration ceremony of Nam Tai Entrepreneurs Club was successfully held at Nam Tai Inno Park Industry Service Center.
- More than 60 entrepreneurs who settled in Inno Park and officials from Shenzhen Guangming District Science and Technology Innovation Bureau attended the event.
- We established Nam Tai Entrepreneurs Club with the aim to foster engagement with entrepreneurs and create a resource sharing platform among the community of entrepreneurs.



Nam Tai National High-Tech Enterprise Cultivation & Innovation Center

Established in Nam Tai Inno Park in January 2021

First Training Course “Nam Tai National High-Tech Enterprise Cultivation & Innovation Center”



An architectural rendering of a modern urban development. The scene features several high-rise residential buildings with balconies, some with glass facades. In the foreground, there is a waterfront promenade with a paved walkway, green landscaping, and a large body of water reflecting the buildings. A prominent blue banner with white text is overlaid across the middle of the image.

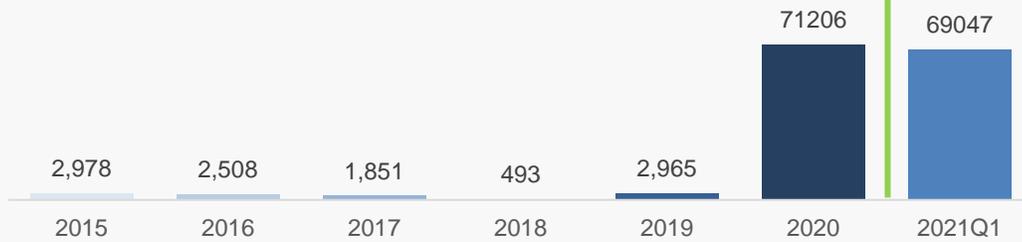
FINANCIAL PERFORMANCE

Financial Highlights

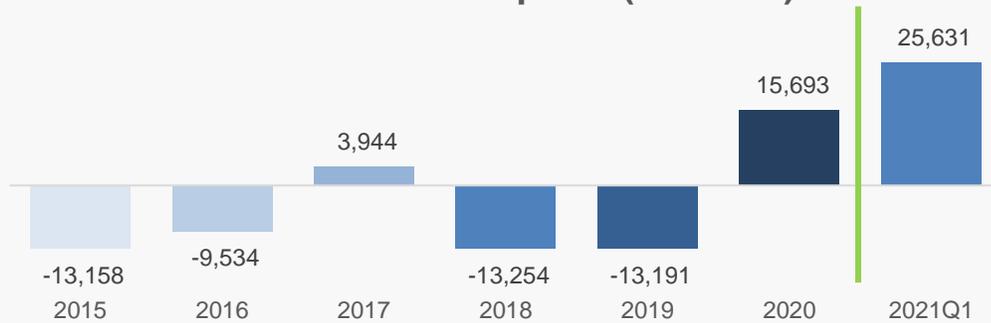
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Steady Growth

Revenue (USD'000)

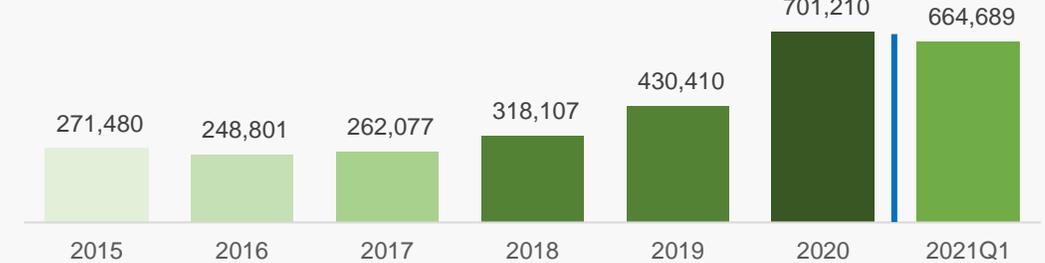


Consolidated net profit (USD'000)

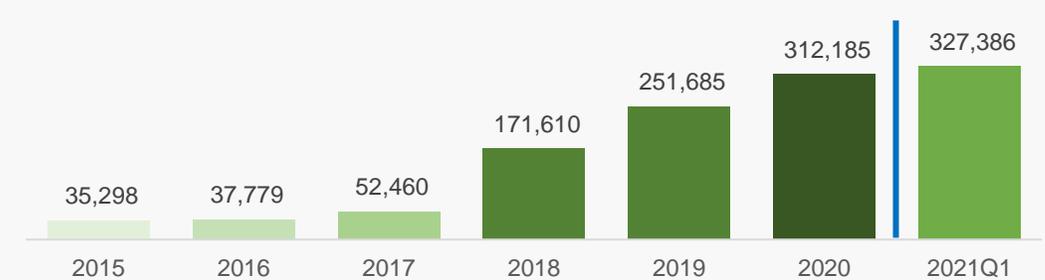


Continuous Investment in Project Development

Total Assets (USD'000)



Real estate properties under development, net (USD'000)



Income Statement (Selected Financial Data)

FOR THE PERIODS ENDED MARCH 31, 2021, AND 2020

(In Thousands of US dollars except share and per share data)

	Quarterly Results		
	Q1 2021	Q1 2020	YoY(%)
Revenue	69,047	699	9,778
Gross profit	44,970	82	54,742
Net income (loss) from operation	36,240	(3,722)	—
<i>% of revenue</i>	52.5%	(532.5)%	
<i>per share (diluted)</i>	0.92	(0.10)	—
Consolidated net income (loss)	25,631	(3,175)	—
<i>% of revenue</i>	37.1%	(454.2)%	
Basic earnings (loss) per share	0.65	(0.08)	—
Diluted earnings (loss) per share	0.65	(0.08)	—
Weighted average number of shares ('000)			
<i>Basic</i>	39,198	38,841	
<i>Diluted</i>	39,209	38,841	
	<i>As of March 31,</i>	<i>As of December 31,</i>	<i>As of March 31,</i>
	<i>2021</i>	<i>2020</i>	<i>2020</i>
Current ratio ^(a)	0.91	0.87	1.34
Debt ratio ^(b)	59.1%	64.5%	54.1%
Return on equity ^(c)	9.8%	6.8%	(1.5) %
Ratio of total liabilities to total equity	1.45	1.82	1.18

Notes:

a) Current ratio is calculated with all current assets divided by all current liabilities.

b) Debt ratio is calculated with all total liabilities divided by total assets.

c) Return on equity is calculated with consolidated net income (loss) divided by average of total shareholders' equity at beginning and end of the period.

Balance Sheet (Selected Financial Data)

AS AT MARCH 31, 2021, DECEMBER 31, 2020, AND MARCH 31, 2020
(In Thousands of US dollars)

	Financial Position		
	As of March 31, 2021	As of December 31, 2020	As of March 31, 2020
Cash and cash equivalents ^(a)	20,642	60,980	121,340
Short term investments ^(b)	92,399	150,150	4,090
Restricted cash	71,857	2,065	790
Prepaid expenses and other receivables	8,007	7,141	26,419
Real estate properties under development, net	327,386	312,185	262,937
Real estate properties held for sales type lease	9,266	31,558	—
Real estate properties held for lease, net	90,872	92,207	—
Property, plant and equipment, net	25,870	26,568	25,290
Right of use assets	9,316	9,695	9,707
Deferred income tax assets	4,411	4,154	2,170
Total assets	664,689	701,210	460,557
Amount due to a shareholder	146,869	146,869	—
Short term bank loans	—	—	1,374
Current portion of long term bank loans	120,708	122,883	2,901
Accounts payable	57,073	61,559	36,308
Advance from customers	8,192	69,722	71,220
Lease liabilities	9,693	10,308	9,560
Long term bank loans	—	—	119,236
Total shareholders' equity	271,722	248,828	211,614
Total number of common shares issued	39,198	39,198	38,935

Notes:

- Cash and cash equivalents include all cash balances and certificates of deposit having a maturity date of three months or less when purchased.
- Short term investments include investments with original maturities of three months and less than 12 months and investments that are expected to be realized in cash in the next 12 months. As of March 31, 2021, the Company had short-term investments of \$92.4 million, which were from the proceeds of a private placement completed on October 5, 2020 (the "Private Placement"), investing into a supply chain fund managed by Credit Suisse with underlying notes insured by insurance companies with a credit rating of at least A by Standard & Poor's or A2 by Moody's, which was terminated subsequently effective as of March 4, 2021 due to some of the fund's assets being subject to considerable valuation uncertainty and reduced availability of insurance coverage for new investments. The proceeds of compulsory redemption in March 2021 will be paid out by the Supply Chain Fund in several instalments as soon as practicable until the Company has received the total proceeds from the compulsory redemption in respect of the fund. As of April 26, 2021, the Company received two instalments in aggregate of \$68.7 million from the fund.



APPENDIX



BVI Court Appeal

- On April 21, 2021 Nam Tai announced that the Eastern Caribbean Court of Appeal in the British Virgin Islands (the "Court") has granted an order ("Order") postponing the Special Meeting previously scheduled for April 26, 2021.
- The Court's Order was issued in connection with the Company's appeal (the "Appeal") against the order of Justice Adrian Jack of March 3, 2021, in which he held that the private placement previously announced by the Company on October 5, 2020 was void and should be set aside.
- The Special Meeting will be rescheduled at a later date to be determined by the Court in due course.

Dongguan Real Estate Market Update

- In the first quarter of 2021, the supply and demand of commercial housing in Dongguan hit a record high in the same period of nearly five years, of which the supply floor area and transacted floor area reached approximately 1.13 million and 1.42 million square meters, respectively, representing year-on-year growths of 136% and 118%.
- The average transaction price of commercial housing in Dongguan in this period increased by approximately 26% year-on-year to RMB28,479 per square meter.

Multiple Platforms for Value Creation



Nam Tai Inno Park

Project completed in Q4 2020*



Nam Tai Inno Valley

Urban renewal application pending, expected to be completed in 2025



Nam Tai Technology Center

Construction of main structure to be completed in 2022



Nam Tai Longxi (Dongguan)

Mixed residential & commercial development expected to be completed in 2022

Note*: outstanding interior decoration of Towers 3 and 5.

Record of Adhering to Project Schedules

Estimated Project Development Schedule

Schedule	Nam Tai Inno Park	Nam Tai Technology Center	Nam Tai Longxi
Land Use Permit	June 2015	May 2018	June 2020
Land Use Rights Certificate	September 2015	March 2019	May 2020
Construction Land Planning Permit	August 2017	May 2019	December 2020
Main Structure Construction Permit	May 2018	July 2019	December 2020
Main Structure Completion Acceptance Certificate	December 2019		
Property Ownership Certificate	June 2020		
Delivery	Q3 2020 to June 2021		

■ Obtained

Remarks: Detailed redevelopment schedule for Nam Tai Inno Valley is not yet available as the project is still pending approval for urban renewal.



Highly Experienced and Well-Functioning Board

Highly Experienced & Diligent Directors

- The current board and management have a deep understanding of the operating conditions in the PRC for property development, in particular industrial properties.
- The full Board formally met 9 times during 2020 and the incumbent directors standing for election attended all the Board meetings.

Diversity

- Four directors are located in Hong Kong or Mainland China, with direct experience in the China market.
- The Board has broad representation with two independent directors from North America, e.g., Mr. Peter R. Kellogg and Mr. Mark Waslen.

Independence and Oversight

- All the directors but one are independent, representing 83% independence ratio on the Board.
- The Board's three standing committees are composed solely of independent Directors.
- Mr. Kellogg sits on the Audit, Compensation, Nominating and Corporate Governance committees.

Commitment to Good Corporate Governance & Value Creation

We are committed to ongoing transparency and creation of value for all shareholders

- The Board and management deeply value the input from and opinion of investors
- We will foster investor engagements by:
 - ◆ Resuming quarterly conference calls after the liquidity crisis is resolved and continuing dialogue with investors
 - ◆ Exploring analyst coverage once the Company becomes more stable
 - ◆ Arranging project site visits after the Covid-19 pandemic is under control
- The Company will explore the declaration of dividends after resolving the liquidity crisis