

## Teo Jun Zi

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### Education

<b>CPA Singapore</b> Institute of Chartered Accountants – CA (Singapore)	Oct 2011 – Present
<b>Bachelor of Accountancy (2<sup>nd</sup> Class Upper Honours)</b> Nanyang Business School, Nanyang Technological University Second Specialization in Banking and Finance	Aug 2006 – May 2009
<b>GCE 'A' Level Certificate</b> Raffles Junior College 5 distinctions in Chemistry, Biology, Physics, Mathematics and General Paper; Merit in Mathematics 'S' paper; Band One in Project Work	Jan 2004 – Dec 2005
<b>GCE 'O' Level Certificate</b> Crescent Girls' School 10 distinctions	Jan 2000 – Dec 2003

### Work Experience

#### PricewaterhouseCoopers LLP

##### Audit Manager

Sep 2009 – Oct 2016

- Capital markets transactions – Initial Public Offerings (IPOs), Significant Acquisition and Establishment of Medium Term Notes (MTN) Programme;
  1. *Lead manager for proposed dual primary listing of an ASX-listed group in the education and investment industry*
    - Key contact person – Coordinated the progress and issues of other PwC teams (overseas capital markets team, valuation team, accounting consulting team, internal audit team)
    - Close interaction with client management, sponsor and legal advisors to discuss issues and status updates
    - Provided inputs on the listing implications of potential transactions in line with the client's business strategy and timing of the proposed IPO
    - Key conduit between clients and valuation consulting experts to review acquisition transactions and assess client's assumptions in the purchase price allocation exercises
    - Reviewed the reasonableness of assumptions for goodwill impairment assessments
    - Supervised the fresh audit of three years of the Group's historical financial information
    - Performed review of internal controls via the COSO framework with a view of identifying gaps and recommending improvements as part of the IPO process. Further worked with the internal audit team on the business processes within the education business
  2. *Manager for acquisition of Mapletree Business City Phase 1 with equity fund raising by Mapletree Commercial Trust*
    - Actively involved in the engineering of profit forecast model with investment bankers and assessing the reasonableness of forecast assumptions
    - Worked with investment bankers for assumptions to derive the pro forma financial effects of the acquisition – NAV, DPU and capitalisation
    - Constant interaction with senior client management, investment bankers and legal advisors
    - Participated in page-turn sessions and Board verification meetings of offering circular
  3. *Manager for Establishment of MTN Programme of UOL Treasury Services Pte. Ltd.; and Lead senior for IPO of Soilbuild Construction Group Ltd*
    - Reviewed consistency of IPO Prospectus and Information Memorandum for MTN Programme establishment against audited financial statements
    - Participated in page-turn sessions for Information Memorandum with senior management, legal advisors and bankers
    - Reviewed the combined financial statements of the spun-off group
- In charge of a diverse portfolio of listed clients, specialising in real estate & hospitality;
  - Supervised and led a portfolio of high profile, multi-geographic engagements from planning to completion stages
  - Spectrum of industries includes real estate and hospitality, education, pharmaceutical and healthcare, insurance, retail and consumer products
  - Listed engagements include: 8I Holdings Limited, UOL Group Limited, Pan Pacific Hotels Group, Mapletree Commercial Trust, Mapletree Greater China Commercial Trust, Singapore Exchange Limited, Wing Tai Holdings Ltd, Soilbuild Group Holdings Ltd and Far East Orchard Limited

- Tackled critical issues, and served as a key conduit between clients, partners, international colleagues and team members
  - Prepared audit presentation materials for Audit Committee (“AC”) meetings, which include audit plan and key audit matters/observations for reporting to the AC
  - Attended AGMs and provided support to engagement leaders for any questions raised
  - Reviewed clients’ financial statements and quarterly SGX results for compliance with the Financial Reporting Standards, SGX Listing Rules and Companies’ Act
  - Review of internal controls via the COSO framework with a view of identifying gaps and recommending improvements
  - Supported members of the team by providing guidance on audit methodology and technical knowledge
  - Perused through client’s corporate governance policies for compliance with Code of Corporate Governance
- Regulatory compliance audit for holder of MAS Capital Markets Services licence:
    - Supervised audit of regulatory compliance for REITs against Securities and Futures Act (SFA) requirements and certified reasonableness of MAS annual forms
  - Internal Secondment – Accounting and Consulting Services:
    - Exceptional level of accuracy and a keen eye for details to spot errors and inconsistencies; Played a substantial role in ensuring that the illustrative annual report (firm-wide specimen annual report) is in compliance with the financial reporting standards
  - Instructor for internal training courses
    - Instructed and imparted technical and soft skills to juniors for internal training courses
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## **Oxley Holdings Limited**

*Finance Manager*

Jan 2017– Present

- Full spectrum of corporate finance, accounting and statutory reporting:
  - Key contact person for projects with bankers and credit rating agencies to raise funds
  - Heavy involvement in M&A transactions for new overseas ventures, requiring close liaison with tax agents and legal advisors to explore tax-efficient structuring
  - Prepared cash flow projections and budgets for property development projects
  - Supervised and reviewed month-end financial closing
  - Reviewed monthly management accounts of overseas operations
  - Reviewed GST quarterly submissions
- Close interaction with multiple stakeholders
  - Communication with shareholders to seek approval on joint venture matters
  - Liaison with bankers and professional valuers on loan-related matters, such as loan refinancing and extension
  - Participation in transfer pricing study of the Group with tax advisors
  - Interaction with auditors, tax agents and legal advisors on a frequent basis