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**Key Highlights**

* Career spanning over 16 years in Accounting/Finance Roles focusing on Financial and Management Reporting, Budgeting, Financial Planning & Analysis, Treasury Operation
* Leadership role, CFO & Head of Finance role for past 11 years in MNCs
* Singapore FRS, IFRS and India GAAP (Including Reconciliation to IFRS)
* Experience coverage in Singapore, Korea, Malaysia, India, Thailand, China, USA
* Visual Basic Programming for MS Excel - For Financial Modeling and valuation
* Excellent Academic Results – ACCA Silver Medalist Ranked 2nd Singapore, 12th Worldwide, Top papers
* Member of Mensa Singapore

**Areas of Expertise**

**Financial Reporting** – Group Consolidation and statutory reporting on Singapore FRS, IFRS and India GAAP ◦ Reconciliation of Financials to IFRS

**Management Reporting** – Strategic Financial Reporting ◦ Financial Planning & Analysis ◦ Cost/Profit Centre Reporting ◦ Revenue and Margin Analysis ◦ Forecasting ◦ Budgeting

**Audit Function** – Compliance and Internal Controls Review ◦ Business Process Re-engineering ◦ Internal Auditing

**Treasury Operation** – Cashflow Management ◦ FX Risk Management/Hedging ◦ Financial Futures, Currencies swaps, OTC Currencies options ◦ Strong knowledge of financial assets – Equities & debts instruments, derivatives and structured financial instruments

**Investment Management** – Financial Modeling ◦ Projects & M&A Valuations, Financial Due Diligence, Incorporation and integration of business ◦ Debt Financing for new projects & Businesses ◦ Post Joint Venture integration

**Professional Experience**

OCBC Property Services

***July 2015 to* Current *Executive Director; Head – Corporate Services Division***

* OCBC Property Services is the real estate management arm of OCBC Bank, overseeing the bank’s S$7b real estate portfolio and Great Eastern real estate portfolio
* The Corporate Services Division OCBC Property Services has responsibilities over strategic planning and performance reporting, Finance, investment/sales valuation, leasing/marketing, corporate secretarial, insurance and corporate administration of OCBC Properties. Total headcount of approximately 40 staff
* Advisory and oversight on real estate management of OCBC Malaysia and China’s real estate portfolio
* Appointed as Director for 6 real estate subsidiaries and registered company secretary for 9 real estate subsidiaries

Ascendas Land Singapore (Based in Seoul,Korea)

***Dec 2010 to* April 2015 *CFO Korea Operation***

* Head of Finance for Ascendas Korea Operation
* Assist Country CEO in formulating the Ascendas strategic direction for the Country
* Develop business plans, financial forecasts and budgets from the established strategic plans
* Financial Accounting and report for Fund Management Company and 4 Office Real Estate Funds. Total AuM: S$1.2bil.
* Preparation of investment/divestment papers and presentations (including the supporting financial models)
* Structuring of investments, debt raising, completion of acquisition of investments/divestments
* Treasury: Cash management and FX hedging
* Other ad-hoc projects as assigned: IBM Cognos budgetary system implementation, migration of finance operation to Shared-Service Centre, liaison with investors on investment issues, Internal Controls Self-Assessment, etc.

Pacific Star Holdings Pte Ltd

***Jan 2008 to Dec2010 Fund Controller***

* Audit & Financial Reporting (IFRS) for 2 Real Estate Funds (Total Fund Size: USD2.8bil)
* Review/maintain financial valuation models for real estate investments
* Establishment/Negotiation of Banking and Financing Facilities for Fund and Real Estate Investment
* Treasury and Cash Management
* Preparation of Financial Reporting to Fund Investors

AsiaEquity Partners Pte Ltd

***Nov 2006 to Nov 2007 Director – Investment Analysis***

* Developing of Financial Fund models (Real Estate, Asset Backed Securities, M&A, Debt Capital Markets)
* Developing of Investment Appraisal Models for Real Estate and M&A Projects
* Establish funding structures for investment projects
* Preparation of investment papers/memos, Placement Memo, operational and investors reports, etc.
* Development work and Cash Flow modeling for Structured Finance projects (Debt Capital Market Origination)

SembCorp Environmental Management Pte Ltd (Subsidiary of SembCorp Industries)

***Sep 2005 to Aug 2006 Financial Controller – India (Overseas Posting Based in Hyderabad India)***

* Post Joint Venture review for business integration and subsequent reviews on due diligence issues
* Financial Reporting: company reporting (India GAAP) and group consolidation in accordance to IFRS
* Management Reporting. Budgeting and forecasting, Financial Planning and Analysi
* Corporate Finance: Perform Projects Valuations and Appraisal for Investments in India

PSA Corporation (Group of Subsidiaries of PSA Corporation – Autoscan Group)

***Jan 2005 to Sep 2005 Financial Controller***

***Nov 2002 to Dec 2004 Assistant Finance Manager***

* Finance, Logistics and Customer Service Head for Group including subsidiaries in Malaysia and China
* Financial Reporting: company and group consolidation in accordance to FRS
* Management Reporting. Budgeting and forecasting of business performance. Analysis of financial status for roll up to holding company (PSA Corporation)
* Financial Planning and Analysis: Compiling of Business Line Financial Reports for FP&A
* Business Processes Implementation. Continuous review of business workflow
* Formulation of ISO Procedures and Financial Policies to address internal controls and quality improvements
* Treasury Management: Cash Management and management of foreign exchange exposure
* Corporate Finance: Formulate business plan for potential acquirer for Autoscan Group. Financial review on targets for acquisition
* Liaison with Internal & External Auditors, Bankers, Tax Agent

**Lam Research Singapore Pte Ltd (SE Asia HQ – NASDAQ Listed Lam Research Corporation., US)**

***Oct 2000 to Nov 2002 Financial Analyst (Financial Planning and Analysis)***

* Forecasting and review of actual segment revenue and gross profits and margins
* Monthly rolling forecast of Quarterly Operating Expenditure and Variance Analysis
* Business Processes Implementation: Assist the Financial Controller in implementing special projects
* Computing and review of Key Performance Indicators (KPIs)
* Balance Sheet Review for updating of HQ on significant changes in Balance Sheet Position
* Business Modeling for Operation Forecast using MS Excel, Macros and Visual Basic Programming for Excel
* Liaison with External Auditors, Bankers (for Cash Management), HQ monthly conference review

**Tuas Power Ltd**

***Aug 2000 to Oct 2000 Accountant***

***Apr 1999 to Aug 2000 Accounting Officer***

***Feb 1999 to Apr 1999 Accounts Assistant***

* Capital and Project Expenditure Forecasting
* Foreign Currencies Fund Management & Hedging – Forecast of cash flows for placement and currencies exposure for hedging (use of forwards, futures and OTC options)
* Asset Management (Project) – Administer project development
* Management Reporting and Financial Analysis– Compilation of Financial Information for Monthly Board Meetings
* Annual Budgeting and Reporting

**Key Achievements**

Pacific Star Holdings

* Developed a “proprietary” fund model for active monitoring of fund performance and forecast capital requirement
* Supported the refinancing of 111 Somerset with $575mil Senior Loan and $105mil Junior Bonds (listed in SGX)
* Supported the negotiation acquisition of a MYR125mil residential project in KL; Raised and negotiated MYR112mil revolving credit facility and MYR60mil Banker’s Guarantee line for project financing
* Negotiated and established a US$50mil 90-days revolving credit facility and Standby Banker’s Line of Credit for a US$250mil fund
* Coordinate the divestment of 2 JV residential development projects in Bangkok totaling USD160mil.
* Steering member for the formation of a close-ended South East Asia fund, a segregated portfolio fund and a Pan-Asia Open-ended Real Estate Fund

Asia Equity Partners

* Developed the Fund Model for an USD200mil Real Estate Fund for active monitoring of fund performance and liquidity Management.
* Support the acquisition of commercial real estate property in KL:
  + Finalising the Sales and Purchase Agreement for the acquisition
  + Review and price negotiation for bond issuance to finance the acquisition
  + Facilitate the issuance Islamic Financing Instrument, Bai Istisna to facilitate the asset enhancement plan
* Support the divestment of office building in Singapore and finalizing project model for calculating performance fees
* Developed the proforma fund financials and assisted in fund raising exercise for a MYR200mil Commerical Real Estate Fund and a USD200mil Shariah Compliant Real Estate Fund
* Valuation and Financial Modeling for Structured Finance Projects
  + Aircraft Leasing
  + Factoring Facility for Airline Payment System
  + Asset-Backed Securities

SembCorp Environmental Waste Management

* Developed the Cash Collection and Control Process to safeguard the risk of cash-in-transit and the enhancement of AR Collection
* Implementation of ACCPAC for India wide operation incorporating VPN connection
* Completed the acquisition of land and equipment for the relocation of waste treatment plant in Hyderabad
* Acquisition of Greenfield waste treatment plant in Kalyani (in Kolkata).
  + Negotiated and raised debt funding equivalent to 50% of total Capital Expenditure from ICICI Bank. IRR is enhanced by 15% from the leveraging.

PSA Corporation

* Automation and Business Process Redevelopment Projects:
  + Automated Payment System – Reduced AP effort by 40% and payment lead-time by 2 days.
  + Accounts Receivable Tracker – An interface link to ERP system that enables the tracking of outstanding invoices and status. It also function as information tool for updating of sales force.
  + Formulate new workflow for inventory management – Enhanced accuracy of inventory tracking, reducing slow moving and obsolete costs by 10%
  + Cash Management Process – Develop cash flow forecasting workflow for increased visibility of cash flow needs. The effort improved income arriving from surplus cash by more than 2 times.
* Revised ISO procedures to align with new business requirements, reducing paperwork and shorten process time

Lam Research

* Enhanced the Reporting Template for Performance Measure and Profitability Analysis
* Developed Forecasting Models for the measurement and analysis of Field Service Engineers Activities
  + Manpower modeling measuring the engineering resource requirement. (Awarded the “Core Value Award” for this initiative)
  + Revenue and Profitability forecast. Perform the advisory role to department heads for resources planning and profitability analyses
* Data Extraction from SAP for automated reports using Visual Basic Programming

**Tuas Power**

* Developed the MS Excel templates for organization-wide Annual Budgeting, expenses claims, etc.
* Assist in implementing and the “go-live” of SAP R/3

**Professional Progress**

* Rapid and progressive career advancement in Accounting and Finance specializing in Management Reporting, Budgeting & Forecasting, Financial Planning and Analysis, Financial Modeling, Treasury Operation, Business Process Development and Implementation.
* Completed 3 rigorous professional qualifications (with excellent results) covering Investment Analysis, Corporate Finance, Risk Management, Basel II, Sarbane Oxley, Corporate Governance, Accounting and Taxation

**Qualification & Awards**

* 1. **University of Adelaide, Australia** – Master of Applied Finance (Average grade of Distinction), 2007
  2. **Global Association for Risk Profressionals (GARP), USA** – Finacial Risk Manager (FRM), 2004
  3. **CFA Institute (Formerly AIMR), USA** – Chartered Financial Analyst (CFA), 2003
  4. **The Association of Chartered Certified Accoutants, UK** – Fellow of ACCA, 2000
     + Top ACCA (Singapore) – Paper 2 (Singapore)
     + Prizewinner ACCA – Silver Medalist June 2000 (Ranked 2nd Singapore)
     + Worldwide Ranking – Overall ACCA Professional Examination 12th Placing)
  5. **Singapore Polytechnic, Singapore** – Diploma in Banking & Finance, 1995
* 5 Distinctions
* Merit Award – Top in Computer Application for Business Part 1 and 2

**Mensa Singapore** IQ at 99% percentile (Score: 156 in Raven Progressive Matrix II Test)

**SP Consulting**  ISO 9000:2000 Internal Quality Audit Training

**Lam Research Corporation** Core Value Award; SAP R/3 Power User Certification

**SAP College** SAP Accounting Supervisor Certification

**Singapore Armed Forces** Certificate of Service (Very Good Conduct/Performance – Armoured Infantry Section

Leader)