**Chee Siang, Lim**

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**PROFESSIONAL QUALIFICATION**

**Chartered Accountant of Singapore**

**Passed all three levels of the CFA program** on first attempt

**CMFAS module 4A**: Advising on Corporate Finance

**WORK EXPERIENCE**

**Pontiac Land Group** Mar 2012 – Present

***Assistant Manager, Investments***

* Conducted **feasibility study** of real estate acquisitions and development opportunities, as well as investment in property stocks and REITs
  + Covered commercial (office, retail), hospitality, and residential markets in key gateway cities, and popular resort destinations:
    - * Singapore, Beijing, Shanghai, Sydney, Jakarta, Bangkok, New York, Los Angeles, London, Frankfurt, Paris, Maldives, Phuket, Bali, Hawaii, etc.
  + Recommended real estate equities to complement principal portfolio
* Built **cash flow / DCF / valuation models** andperformed **sensitivity analyses** to evaluate the returns and risks of new investment proposals
  + **Risk-return assessment** – Assessed the macroeconomic developments affecting the cash flow generating ability of the project, and make qualitative judgments on whether project return is adequate for the level of risks undertaken
  + **Company financial analysis** – Analyzed firm-specific fundamentals to determine the intrinsic value of companies
* Performed **market research** to examine industry trends and outlook
* Developed long term **strategic business plans** for the Group
  + Identified key drivers and limitations to growth given Singapore’s maturing economy, current cyclical market peak, and the need to diversify existing portfolio
* Played an active role in closing on a US$2 billion high-end residential tower development project in the Midtown Manhattan, New York
  + Involved in pre-acquisition due diligence, cash flow modeling, tax and legal structuring, review of financing and closing documents (i.e. JVA, construction loan term sheets, etc.)
  + Monitored the monthly debt/equity draw-down to track actual vs. planned cash flows and investigate the resulting variance, with the overall aim of minimizing project budget exposure
* Successfully acquired a luxury hotel development project in the Maldives
  + Drafted joint-venture term sheet used as the basis for negotiation with the asset owner
  + Liaised with key stakeholders, including hotel operators, bankers, quantity surveyors, lawyers, etc., during the acquisition process
  + Prepared marketing materials as well as addressing due diligence questions from potential JV partners/investors
* Participated in the US$50 million stock purchase of a Chinese hospitality trust during its IPO
  + Analyzed and evaluated the underlying real estate portfolio against other comparables using metrics such as EV/EBITDA multiples, distribution yields and discount to NAV
* Wrote a research paper aimed at providing guidance to international investors on what are the cross-border investment hurdle rates and expected returns for the various asset classes
* Reviewed confidentiality agreements, joint venture agreements, sale and purchase agreements, financing term sheets, and loan documentations
* Wrote investment reports and board papers for presentation to the senior management

**Asian Corporate Advisors** Nov 2011 – Feb 2012

***Senior Associate***

* Assessed the intrinsic values of companies based on sum-of-the-parts analysis, market comparables and precedent transactions
* Advised Catalist companies on compliance with SGX-ST Listing Rules and Companies Act relating to corporate finance activities (share buyback mandate, acquisitions & disposals, etc.)

**PricewaterhouseCoopers LLP** Sep 2008 – Nov 2011

***Senior Associate, Financial Services***

* Checked the accuracy of financial projections, and assessed the reasonableness of the assumptions used in cash flow forecasts by benchmarking them against industry data
* Examined internal controls to identify and recommend opportunities for improvement in clients’ business processes based on industry best practices
* Conducted financial due diligence for potential acquisitions
* Took the initiative to translate salient points of Chinese legal documents into English so as to help other team members who are not conversant with Chinese
* Handled a portfolio of Asset Management clients managing real estate and private equity funds
  + Merrill Lynch Asian Real Estate Opportunity Fund, GIC Real Estate Funds, Arisaig Asia Consumer Fund, OPVS Fundamental Asian Credit Fund, etc.

**Merck Sharp & Dohme Singapore** May 2007 – Jul 2007

***Finance Intern***

* Contributed ideas to improve the work flow via the removal of bottlenecks and unnecessary control functions

**EDUCATION**

**Nanyang Business School, Nanyang Technological University** Jul 2005 – Jul 2008

* Bachelor of Accountancy (Upper Second Class Honours)
* With Second Specialisation in Business Information Technology

**National Junior College** Jan 2001 – Dec 2002

* GCE "A" Level (Distinctions in Mathematics, Physics and Chinese)

**Commonwealth Secondary School** Jan 1997 – Dec 2000

* GCE "O" Level (7 Distinctions)

**ACHIEVEMENTS**

* Peak Time International Business Student Competition, Semi-Finalist, 2008
* KPMG iCEE Risk Management Competition, 2nd runner-up, 2007
* National Police Cadet Corps (NPCC) Service Award, 2005 – 2007

**SKILLS**

* Advanced knowledge of Microsoft Office Excel, Word and PowerPoint
* Certified in mySAP ERP focusing on integrated business processes
* Proficient and fluent in both written and verbal English and Chinese