

Corporate Update

Second Half and Full Year ended 30 June 2024



- I. Company Overview
- II. Sales Progress
- III. Future Growth

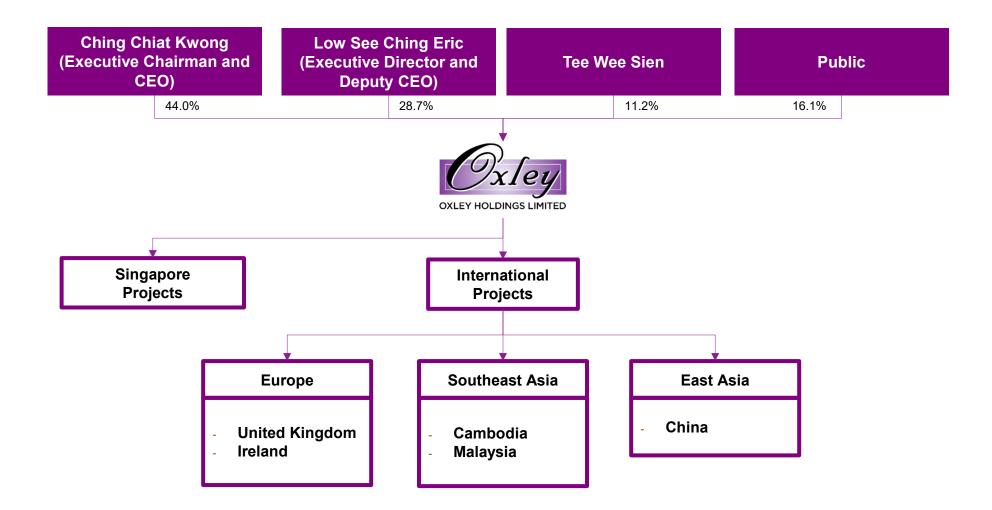


I. Company Overview





Shareholding & Corporate Structure





Key Milestones

Oxley's Roadmap of Growth

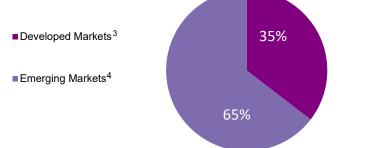
Commence	ement Increasing	g Scale		Si	trategic Growth		
Increas	Commencement Increasing Scale Strategic Growth		April 2019: Announced sale of 30 Raffles Place for S\$1.30bn June 2019: First completion concluded on		 January 2021: Issue of up to US\$80mn Convertible Notes @4.5% Entered into a strategic partnership with Pavilion Group to develop Oxley Towers Kuala Lumpur 		
March & April 2012: Launched Oxley Tower and Oxley Bizhub, the		n quantum of eventually	sale of 30 Raffles Place July 2019: Announced sale of part Block		April 2021: Redemption notes	N	
		ay 2016: Issue of 4Y stail bond @5.15% a. with quantum of		olin Landings for EUR 155mn	June/August 2021: Obtained TOP for Sea Pavilion Residences, Sixteen35 Residences and the Verandah Residences in Singapore September 2021: Divested land parcels with book value of S\$60mn in Sydney for S\$96.3mn		
				019: Completion of sale of No.4 Dublin Landings for EUR97m 07mn respectively			e
				2019: Successful redemption n retail bond	November 2021: Block sale of part of Riverscape project for GBP50.5mn.		
2010	2012 Y 2013/ 2014 Y	2015 / 2017 2016 2013	201	9 2020	2021 2022	2023	2024
March 2010: Dxley was incorporated Dctober 2010: Listed with a market cap of \$\$560mn on SGX Catalist	February 2013: Transferred to SGX Mainboard with a market cap	April 2017: Esta of a US\$1bn EM Program, raising US\$355mn	ITN	January 2020: Completion of sale of No. 3 Dublin Landings for EUR 115mn	January 2022: Redemption of remaining \$\$100.25mn of the \$\$150mn @ 5.7% EMTN notes due 2022 April 2022: Issue of notes under EMTN \$\$50mn @6.9% due 2024 October 2022: Obtained TOP for INSPACE in Singapore	TOP for Mayfair Gardens in Singapore March 2023: Obtained TOP for Kent Ridge Hill Residences and Parkwood Residences in Singapore May 2023: Obtained TOP for Riverfront Residences in Singapore June 2023: Obtained TOP for Affinity at Serangoon in Singapore August 2023: Redemption of S\$104.5mn @7.5% EMTN notes October 2023: Sale of office block and retail units at Oxley Towers KLCC for RM406mn	March 2024: Issue notes under EMTN S\$88mn @7.25% 2025
	of S\$1.08bn May 2013: Established S\$300mn Multicurrency MTN Programme (limit was	cy December 2017: Include in the FTSE Large & Mid Cap Index and the FTSE ST Mid Cap Index December 2017: Acquired 30 Raffles Plac for S\$660mn	ge & Mid ne FTSE	February 2020: Issue of notes under EMTN S\$75.0mn @6.5%, due 2023			March 2024: Complete take-up rate of retail units Oxley Towers KLC
				April 2020: Obtained TOP for The Addition project in Singapore			July 2024: Redemption of S\$133mn @6.9%
	subsequently increased to S\$500mn)	January 2018: F S\$150mn from E program @5.7%	MTN	May 2020: Full redemption of S\$150mn @5.15% bond			EMTN notes
	July 2013: Acquired land at Stevens Road for its hospitality	2017 / 2018: Acc land sites in Sing residential, mixe	apore for d-use and	June 2020: Completion of entire stake sale in 30 Raffles Place	December 2022: Obtained TOP for Mayfair Modern in		
	business March 2014: Foray into UK with	industrial develo March 2018: Sa Dublin Landings	le of No 1		Singapore December 2022: Obtained TOP for		
Or land	the launch of Royal Wharf and Cambodia with the launch of The	EUR164mn November 2018 No 2 Dublin Land EUR107mn			1953 in Singapore	October 2023: Completion of sale of land use rights of Mozac Thao Dien for VND 480bn	

Oxley Holdings Limited – Who we are



Development Projects ⁵	Investment and Hotel Properties				
International	Singapore	International			
 Riverscape in London, UK Dublin Landings in Ireland Dublin Arch in Ireland Oxley Towers KLCC in Malaysia The Peak in Cambodia The Palms in Cambodia Sino-Singapore Health City in Gaobeidian, China Others 	 Novotel & Mercure Singapore on Stevens The Rise @ Oxley Space @ Tampines Floravista 	 Shangri-La Hotel in Cambodia SO Sofitel Kuala Lumpur Hotel in Malaysia Branded 5-Star Hotel in Kuala Lumpur, Malaysia Others 			
• GAV: S\$2.7bn ¹	• GAV: S\$1.2bn ²	• GAV: S\$0.4bn ²			

FY2024 revenue contribution by geography



S\$288.4mn Revenue recognized in FY2024

Notes:

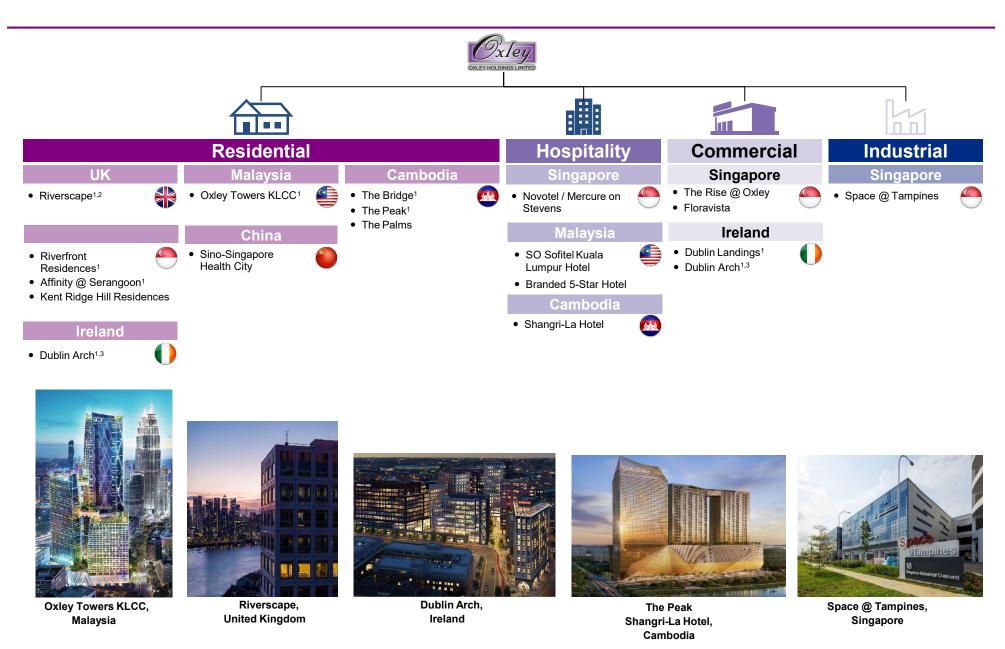
OXLEY HOLDINGS LIMITED

1. Gross asset value ("GAV") for development projects calculated as of 31 July 2024 based on effective stakes in remaining Gross development value ("GDV") and future progress billings; and effective stake of potential development value of land bank.

2. GAV for investment and hotel properties are calculated based on sum of Oxley's effective stake on valuation of the properties.

- 3. Includes Singapore, United Kingdom and Ireland.
- 4. Includes Cambodia, Malaysia, and others.
- Excludes Singapore development projects, as the majority have been completed and fully sold, resulting in a GAV of less than S\$0.01bn.

Full suite developer with a diversified portfolio of asset classes



Source: Company Information

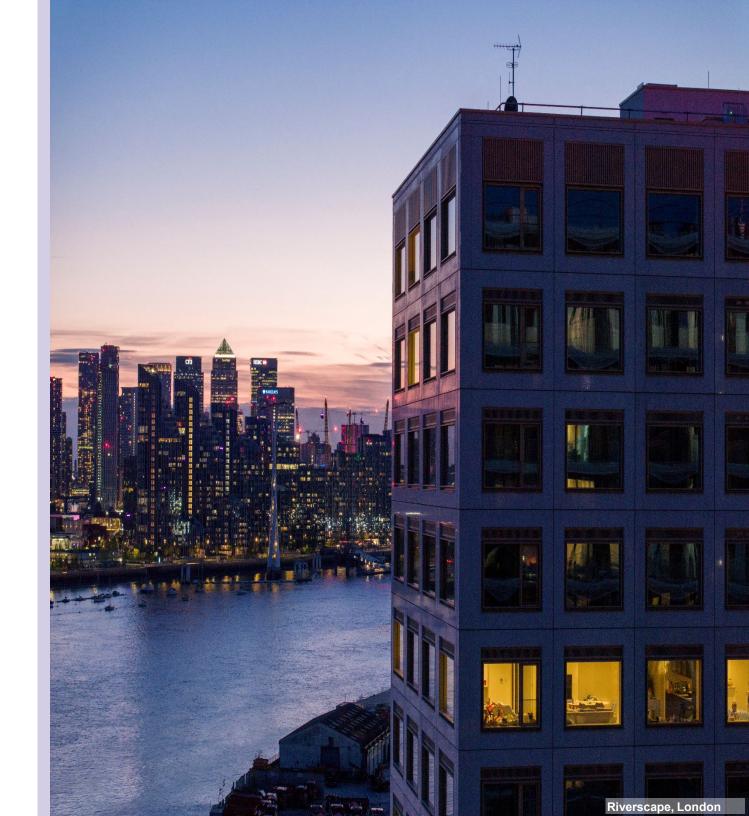
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1. Mixed-use development that includes commercial and/or hospitality units

Formerly known as Deanston Wharf

Formerly known as Project Connolly







Overview of Oxley's Overseas Development Projects (Launched)

88% sales achieved in terms of revenue

(S\$mn unless otherwise stated)

Project	Country	ТОР	Effective Stake (%)	% Sold ¹	Total GDV (A+B)	Sales Secured (A)	Remaining GDV (B)	Future Progress Billings (Eff. Stake)	Remaining GDV (Eff. Stake)
Riverscape	UK	2024	50%	68%	698	474	224	132	112
The Peak	Cambodia	2023	79%	90%	692	626	66	3	52
Oxley Towers KLCC	Malaysia	Progressively from 2024	100%	52%	900	467	433	196	433
Trinity Wellnessa	Malaysia	2025	75%	99%	93	93	*_4	25	*_4
Sino-Singapore Health City	China	ТВА	27.5%	20%	217²	44	173	-	48
Sino-Singapore Health City	China	TOP-ed	27.5%	85%	136 ³	115	21	-	6
Royal Wharf (Residential)	UK	TOP-ed	100%	100%	2,765	2,765	-	-	-
Dublin Landings	Ireland	TOP-ed	100%	99%	1,141	1,134	7	-	7
The Palms	Cambodia	TOP-ed	79%	84%	118	99	19	40	15
The Bridge	Cambodia	TOP-ed	50%	93%	550	513	37	1	19
Sub-total					7,310	6,330	980	397	692
Total effective future revenues due to Oxley of ~S\$1.0bn									

(effective future progress billings ~S\$0.4bn and remaining GDV of ~S\$0.6bn)

Source: Company Information as of 31 July 2024 except for progress billings which is as of 30 June 2024



- 1. Sales secured (A) / Total GDV (A+B)
- 2. Phase 2 of stage 1 development - Residential 3.
 - Phase 1 of stage 1 development Residential
- Less than S\$1million 4.

High visibility to earnings with S\$397mn of unbilled contract value over the next 3 years

(S\$mn unless otherwise stated)		Effective Stake	Future Progress Billings	Remaining GDV (Eff. Stake)	Overseas Total Portfolio Effective GDV		
	Selected Projects	(%)	(Eff. Stake)	(Eff. Stake)	397		
1	Dublin Arch (fka Project Connolly)	90%	-	1,260	(5%)		
2	Oxley Towers KLCC	100%	196	433			
3	Riverscape	50%	132	112			
4	The Peak	79%	3	52			
5	The Palms	79%	40	15	2,670 (32%)		
6	Trinity Wellnessa	75%	25	*_4	5,149		
7	Trinity Enlivea	75%	-	111	(63%)		
7	Sino-Singapore Health City - Phase	1 27.5%	-	6			
8	Sino-Singapore Health City - Phase	2 27.5%	-	48			
9	Others ⁽³⁾		1	633			
otal			397	2,670	Sales Attained ¹ Future Progress Billing		

S\$397mn of future progress billings over the next 3 years

Remaining GDV³

Source: Company Information as of 31 July 2024 except for progress billings which is as of 30 June 2024. Note:

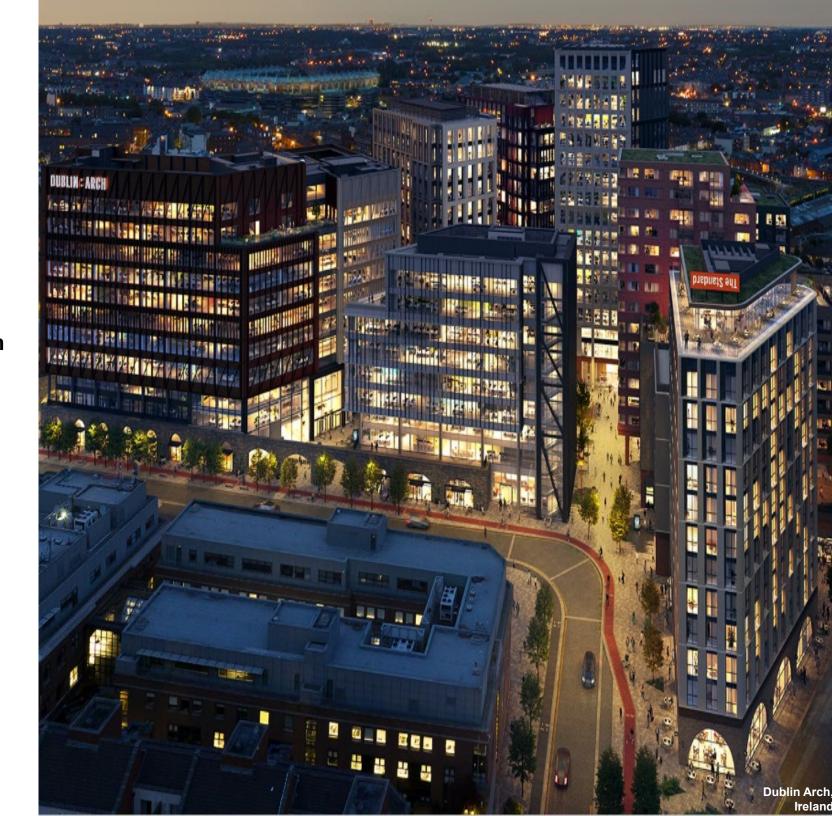


- 1. Represents effective stake of units sold and billed
- 2. Represents effective stake for units sold but not billed

3. Includes potential development value of land bank

Less than S\$1 million

III. Future Growth





Overview of Oxley's Key Pipeline Projects

(S\$mn unless otherwise stated)

Project	Country	Effective Stake (%)	GDV
Dublin Arch	Ireland	90%	1,400
Riverscape ²	UK	50%	698
Oxley Towers KLCC ²	Malaysia	100%	900
Trinity Wellnessa ² / Trinity Enlivea	Malaysia	75%	244
Section 16	Malaysia	40%	236
Potential total GDV ¹			3,478



Source: Company Information 1. Based on current projections and subject to modification

2. Launched for sale

Key Pipeline Projects

Dublin, Ireland

Dublin Arch (formerly known as Project Connolly) is the busiest railway station in Dublin, Ireland, and is a focal point in the Irish rail network. On the North side of the River Liffey, it provides InterCity, Enterprise and commuter services to the north, north-west, south-east and southwest



London, United Kingdom

Riverscape (formerly known as Deanston Wharf) is located adjacent to Oxley's flagship Royal Wharf London development and it overlooks Lyle Park and the River Thames. Riverscape is a joint development between Ballymore and Oxley Holdings

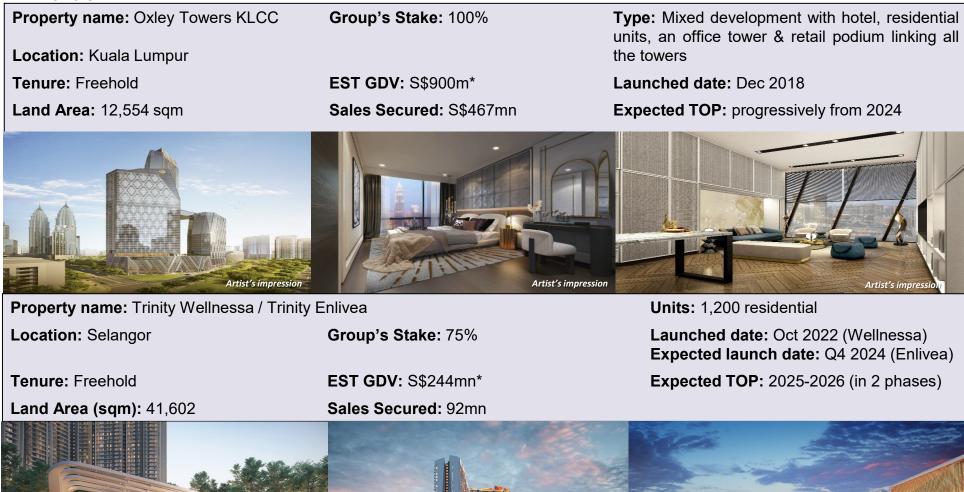




Key Pipeline Projects

Malaysia

Oxley Towers KLCC development is located in the middle of Kuala Lumpur City Centre precinct, in close proximity to the iconic Petronas Twin Towers.



Artist's impressi



Artist's impression

Key Pipeline Projects

Malaysia

Property name: Section 16

Location: Selangor

Tenure: Freehold

Land Area (sqm): 19,098

Group's Stake: 40%

EST GDV: S\$236mn*

Type: Mixed development

EST Launch date: 2025

Expected TOP: 2028



Atist's impression



THANK YOU

