



## Corporate Update

Second Half and Full Year ended  
30 June 2024



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## I. Company Overview

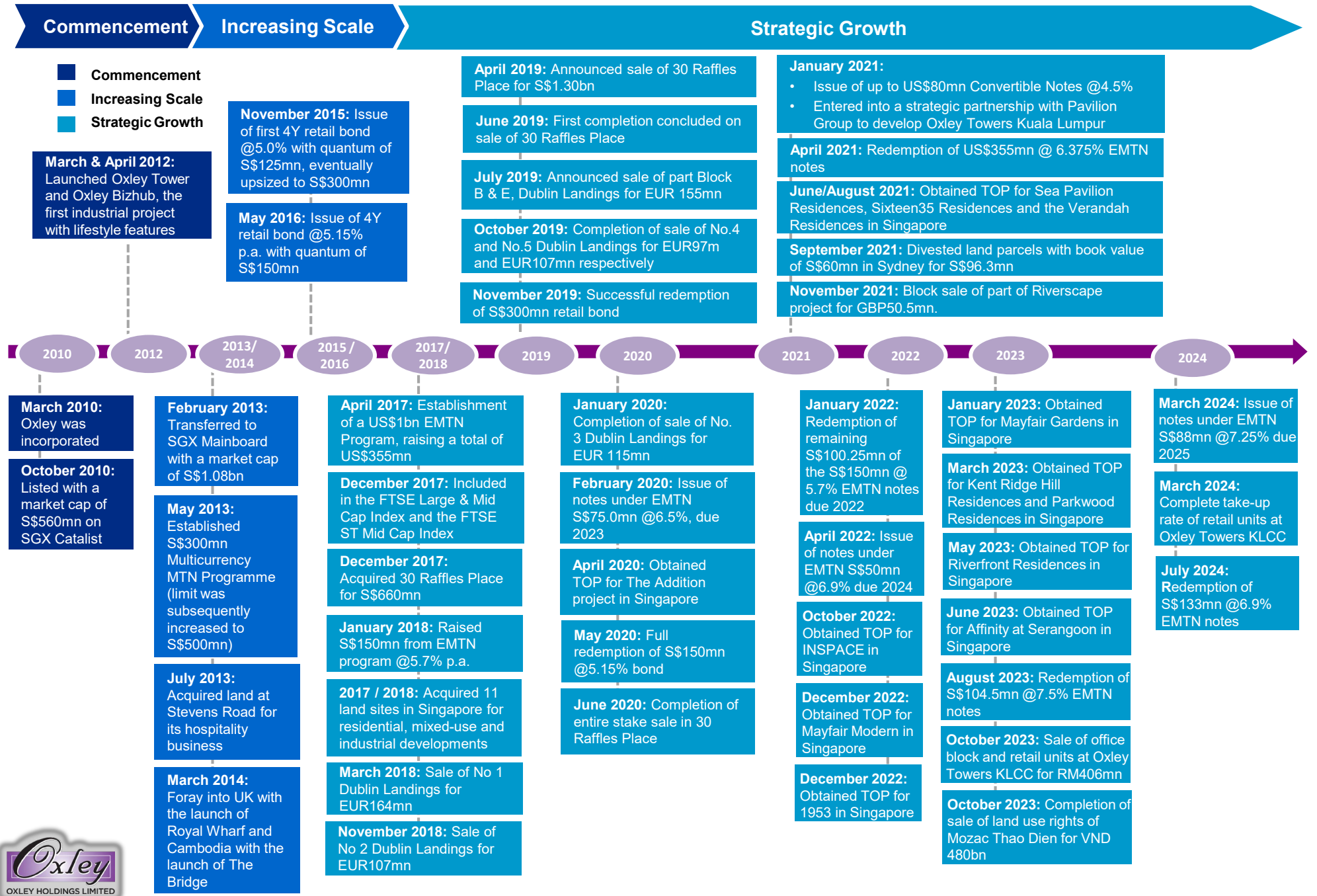


# Shareholding & Corporate Structure



# Key Milestones

## Oxley's Roadmap of Growth

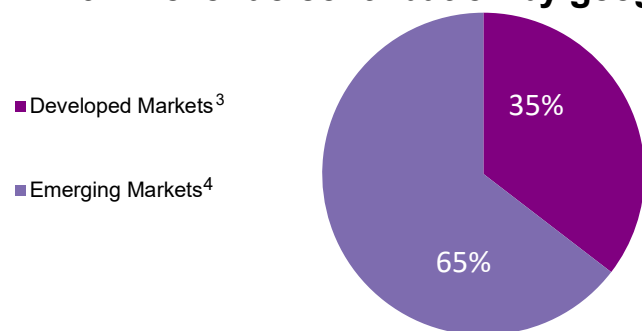


# Oxley Holdings Limited – Who we are



Development Projects <sup>5</sup>	Investment and Hotel Properties	
International	Singapore	International
<ul style="list-style-type: none"> <li>• Riverscape in London, UK</li> <li>• Dublin Landings in Ireland</li> <li>• Dublin Arch in Ireland</li> <li>• Oxley Towers KLCC in Malaysia</li> <li>• The Peak in Cambodia</li> <li>• The Palms in Cambodia</li> <li>• Sino-Singapore Health City in Gaobeidian, China</li> <li>• Others</li> </ul>	<ul style="list-style-type: none"> <li>• Novotel &amp; Mercure Singapore on Stevens</li> <li>• The Rise @ Oxley</li> <li>• Space @ Tampines</li> <li>• Floravista</li> </ul>	<ul style="list-style-type: none"> <li>• Shangri-La Hotel in Cambodia</li> <li>• SO Sofitel Kuala Lumpur Hotel in Malaysia</li> <li>• Branded 5-Star Hotel in Kuala Lumpur, Malaysia</li> <li>• Others</li> </ul>
<ul style="list-style-type: none"> <li>• <b>GAV:</b> S\$2.7bn<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>• <b>GAV:</b> S\$1.2bn<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• <b>GAV:</b> S\$0.4bn<sup>2</sup></li> </ul>

## FY2024 revenue contribution by geography



**S\$288.4mn** Revenue recognized in FY2024

Notes:

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.

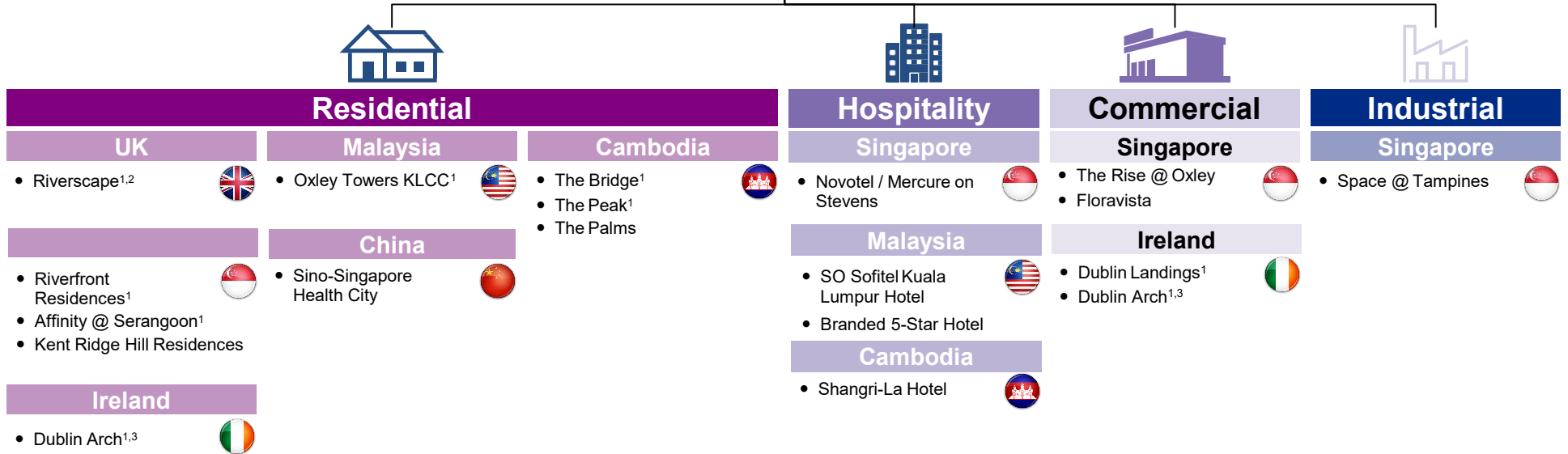
3. Includes Singapore, United Kingdom and Ireland.

4. Includes Cambodia, Malaysia, and others.

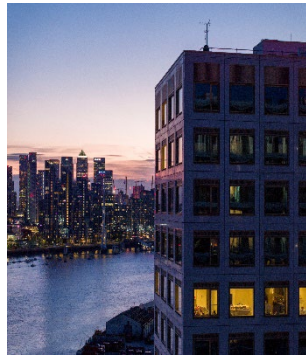
5. Excludes Singapore development projects, as the majority have been completed and fully sold, resulting in a GAV of less than S\$0.01bn.



# Full suite developer with a diversified portfolio of asset classes



Oxley Towers KLCC, Malaysia



Riverscape, United Kingdom



Dublin Arch, Ireland



The Peak Shangri-La Hotel, Cambodia



Space @ Tampines, Singapore

Source: Company Information

1. Mixed-use development that includes commercial and/or hospitality units
2. Formerly known as Deanston Wharf
3. Formerly known as Project Connolly



## II. Sales Progress





# Overview of Oxley's Overseas Development Projects (Launched)

88% sales achieved in terms of revenue

(S\$m unless otherwise stated)

Project	Country	TOP	Effective Stake (%)	% Sold <sup>1</sup>	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 Wellness	Malaysia	2025	75%	99%	93	93	*.4	25	*.4
Sino-Singapore Health City	China	TBA	27.5%	20%	217 <sup>2</sup>	44	173	-	48
Sino-Singapore Health City	China	TOP-ed	27.5%	85%	136 <sup>3</sup>	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
<b>Sub-total</b>					<b>7,310</b>	<b>6,330</b>	<b>980</b>	<b>397</b>	<b>692</b>

**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
4. Less than S\$1million



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

(S\$m unless otherwise stated)

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

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

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
4. Less than S\$1 million

III. Future Growth



# Overview of Oxley's Key Pipeline Projects

(S\$m unless otherwise stated)

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

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 south-west*

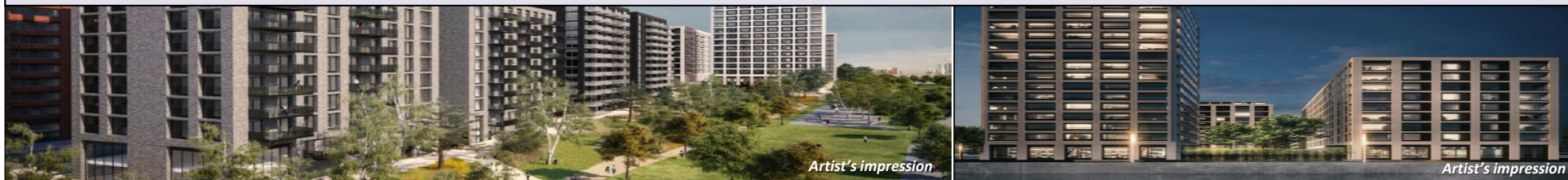
<b>Property name:</b> Dublin Arch	<b>Group's Stake:</b> 90%	<b>Type:</b> Mixed development with residential units, office blocks & a hotel
<b>Location:</b> Connolly Station	<b>Land Area:</b> 1.96 hectares	<b>EST Launch Date:</b> 2H2025
<b>Tenure:</b> 300 years leasehold	<b>EST GDV:</b> S\$1.4bn*	<b>Expected TOP:</b> 2027
<b>Gross Floor Area (sqm):</b> 118,617		



## 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*

<b>Property name:</b> Riverscape	<b>Group's Stake:</b> 50%	<b>Type:</b> Mixed residential and commercial
<b>Location:</b> Bradfield Road, London, E16 2AX	<b>Land Area (sqm):</b> 22,830	<b>Launched date:</b> Nov 2021
<b>Tenure:</b> 999 years leasehold	<b>EST GDV:</b> S\$698mn*	<b>TOP:</b> 2024
<b>Gross Floor Area (sqm):</b> 79,033	<b>Sales Secured:</b> S\$474mn	

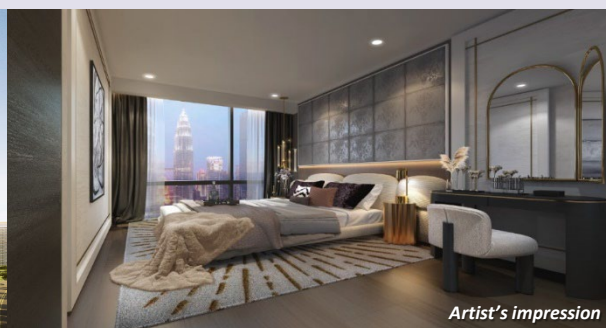


# Key Pipeline Projects

## 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.

<b>Property name:</b> Oxley Towers KLCC	<b>Group's Stake:</b> 100%	<b>Type:</b> Mixed development with hotel, residential units, an office tower & retail podium linking all the towers
<b>Location:</b> Kuala Lumpur	<b>EST GDV:</b> S\$900m*	<b>Launched date:</b> Dec 2018
<b>Tenure:</b> Freehold	<b>Sales Secured:</b> S\$467mn	<b>Expected TOP:</b> progressively from 2024
<b>Land Area:</b> 12,554 sqm		



<b>Property name:</b> Trinity Wellnessa / Trinity Enlivea	<b>Group's Stake:</b> 75%	<b>Units:</b> 1,200 residential
<b>Location:</b> Selangor	<b>EST GDV:</b> S\$244mn*	<b>Launched date:</b> Oct 2022 (Wellnessa) <b>Expected launch date:</b> Q4 2024 (Enlivea)
<b>Tenure:</b> Freehold	<b>Sales Secured:</b> 92mn	<b>Expected TOP:</b> 2025-2026 (in 2 phases)
<b>Land Area (sqm):</b> 41,602		



# 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



**THANK YOU**