



Oxley Holdings Limited
Company Registration Number 201005612G

For immediate release

Oxley delivers profit before tax of S\$3.6 million for FY2025 amid Oxley Towers KLCC flagship project construction completion and full redemption of S\$88.0 million notes post year end, while refining portfolio for success.

- ***The Group recorded a profit before tax of S\$3.6 million for FY2025***
- ***Net positive cash flows from operating activities of S\$75.7 million***
- ***Reduced borrowings by S\$126.2 million***
- ***Total equity stands at S\$854.4 million with net asset value of 19.60 cents per share at 30 June 2025***
- ***The Group to focus solely on property development in Singapore, the United Kingdom and Ireland moving forward***
- ***Aims to sell investment properties and hotels and to exit from emerging markets in near term***
- ***Strategic decision to avoid engaging in investment properties and hotels to reduce gearing and optimize cashflows for further land acquisition and property development***

Singapore, 29 August 2025 – Oxley Holdings Limited (“Oxley”, and together with its subsidiaries, the “Group”), a home-grown property developer with business presence in 6 geographical markets, announced its financial results for the financial year ended 30 June 2025 (“FY2025”) today.



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Financial Review

The Group recorded a profit before tax for the year of S\$3.6 million, as compared to loss before tax of S\$106.1 million in the previous year mainly contributed by construction completion at Tower 1 of the Oxley Towers KLCC flagship project as well as higher share of profits from Riverscape project in London.

The Group had generated net positive cash flows from operating activities of S\$75.7 million, including contribution from hotel revenue, rental billings, and overseas projects progress billings.

The Group also reported further deleveraging of loans and borrowings in FY2025, reducing total loans and borrowings by S\$126.2 million. Finance costs for the Group had also decreased simultaneously by 21% for FY2025. The Group's outstanding bank borrowing and fixed rates notes as at 30 June 2025 stands at S\$1,243 million, out of which S\$1,155 million is secured against the assets of the Group, leaving fixed rates notes of S\$88.0 million forming the unsecured portion. Post year end, the Group had fully redeemed the S\$88.0 million fixed rate notes, and has no other unsecured debt outstanding.

As at 30 June 2025, the Group's total equity stands at S\$854.4 million with net asset value of 19.60 cents per share.

Operational Review

The construction of the Group's flagship development, Oxley Towers Kuala Lumpur City Centre ("Oxley Towers KLCC"), is fully completed. The Group expects to maintain its sales momentum amid construction completion, with the first residential units expected to be handed over to the buyers as early as September 2025. Post construction completion, the Group will progress with the renovation works for the hotels, aiming to bring the hotels into operations in the near term. When the right opportunity arises, the Group will look to divest the hotel business.



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For the development projects with joint venture partners in Malaysia, Trinity Wellnessa has recently obtained its Certificate of Completion and Compliance on 25 July 2025. The construction completion of Trinity Wellnessa which was fully sold out, has also bolstered confidence and provided a positive boost to the neighboring project, Trinity Sensoria, which has achieved total sales of 18%. Trinity Sensoria is expected to complete construction in 2028. In London, the Group's Riverscape project, developed in partnership with Ballymore, continues to achieve steady sales, and is 87% sold.

On the Group's hotel performance, the two Singapore hotels had recorded an average occupancy of 86% on a combined basis, while the Shangri-La Hotel in Cambodia had recorded an occupancy of 52% since its soft launch, giving a slight uptick to the Group's hotel revenue of S\$59.4 million as compared to S\$58.2 million in the previous year.

The Group's investment properties portfolio had also maintained a stable performance, demonstrating resilience in the current market.

Business Outlook

The Group is undertaking a strategic repositioning of its business to solely focus on its core strength in property development and will avoid engaging in investment properties as well as hotels in future development. With a strong and proven track record, the Group will concentrate on its key markets in Singapore, the United Kingdom, and Ireland.

As part of this repositioning, the Group plans to sell its investment properties and hotel assets to reduce gearing and to optimise its cashflows. In addition, the Group will also progressively exit from emerging markets, namely China, Cambodia and Malaysia, upon the completion of all existing projects. Proceeds from these divestments will be strategically redeployed to support core development activities, including participating in local land bidding exercises and the acceleration of the Dublin Arch development in Ireland.



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The prevailing low interest rate environment presents a favorable backdrop for the Group's future development activities. With financing costs trending lower, the Group anticipates significant savings in interest expenses, further strengthening its financial flexibility and enhancing returns for its investors.

By maintaining a disciplined focus on its core markets and strengths, the Group will be well-positioned to deliver a sustainable and resilient portfolio, while creating long-term value for its shareholders.

“This strategic shift allows us to channel resources into markets and segments where we have a strong competitive advantage. By focusing on our core development business and recycling capital from divestments, we are positioning the Group to stay agile, capture growth opportunities, and create sustainable value for our stakeholders.”

*Mr Ching Chiat Kwong
Executive Chairman and CEO*

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About Oxley Holdings Limited

Oxley Holdings Limited is a home-grown property developer with a diversified portfolio including property development, property investment and project management. Oxley is listed on the Main Board of the SGX-ST and has a market capitalisation of approximately S\$0.4 billion as at 31 July 2025.

The Group currently has a business presence across six geographical markets including Singapore, the United Kingdom (the “UK”), Ireland, Cambodia, Malaysia and China.



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Since Oxley's incorporation in March 2010, the Group has launched a portfolio of 52 projects, and completed 48 projects. It is currently developing a mixed development and two residential developments in Malaysia, and the largest mixed-use development in the business district of Dublin, Ireland. Oxley's developments are typically located in choice areas that are easily accessible. Most of its projects incorporate retail elements, and lifestyle features and facilities.

For more information on Oxley, please visit www.oxley.com.sg.

For media and analyst queries, please email to media@oxley.com.sg.