Oxley Holdings Limited
Company Registration Number 201005612G

For immediate release

Oxley Holdings Reports FY2026 Revenue of S$163.8 Million and Net Operating Cash Inflows of S$79.3 Million Despite S$51.3 Million Loss Before Tax Largely Attributable to Non-Cash Items; Continues Focus on Balance Sheet Strengthening and Asset Monetisation

FY2026 Financial Highlights

- *Revenue of S$163.8 million*
- *Gross profit of S$54.5 million with gross profit margin of approximately 33.2%*
- *Loss before tax of S$51.3 million*
- *Net operating cash inflows of S$79.3 million*
- *Total borrowings reduced by S$25.3 million*
- *Continued progress in asset sales and monetisation initiatives*
- *Stable operating performance from hospitality and investment property segments*

Singapore, 29 August 2026 – Oxley Holdings Limited ("Oxley", and together with its subsidiaries, the "Group"), a home-grown property developer with business presence across six geographical markets, announced its financial results for the financial year ended 30 June 2026 ("FY2026") today.

Despite continued challenges in the global real estate sector arising from interest rate volatility, financing cost pressures, inflationary pressures and uncertain macroeconomic conditions, the Group remained focused on operational execution, asset monetisation and balance sheet strengthening.

Financial Performance Review

The Group reported revenue of S$163.8 million for FY2026, supported by contributions from property development activities, hospitality operations and investment properties across its key markets.

Gross profit amounted to S$54.5 million, representing a gross profit margin of approximately 33.2%, supported by contributions from the Group's development, hospitality and investment property businesses.

The Group recorded a loss before tax of S$51.3 million, which was impacted by non-cash accounting items, comprising:

- Impairment losses of S$6.8 million
- Provision for onerous contract of S$16.8 million
- Fair value adjustments of S$10.1 million on investment properties
- Share of losses from a joint venture in Cambodia of S$9.4 million, primarily arising from impairment of receivables and lower contributions from other joint ventures.
- Depreciation expenses of S$15.8 million
- Amortisation expenses of S$1.3 million

Notwithstanding the reported loss before tax, the Group's operations continued to generate net operating cash inflows of S$79.3 million in FY2026, supported by recurring income streams and contributions from its development projects. Cash generated from operations, together with proceeds from asset monetisation activities, supported debt repayment and reinforced the Group's disciplined approach to capital and liquidity management.

The Group continued to prioritise deleveraging and liquidity preservation against a backdrop of interest rate uncertainty. Through active debt management, disciplined capital management and selective asset monetisation efforts, total borrowings were reduced by S$25.3 million during FY2026. These initiatives enhanced the Group's financial flexibility and strengthened its capital structure while supporting ongoing operational and development activities.

Management remains committed to strengthening the Group's balance sheet, preserving liquidity and reducing leverage amid ongoing interest rate uncertainty and financing cost pressures.

Operational Review

Hospitality and Investment Properties

The Group's Singapore hospitality and investment property segments continued to deliver stable operating performance during the year, providing recurring income and supporting operating cash flows.

In Cambodia, operating performance at the Group's Shangri-La hotel showed gradual improvement as tourism and business activities continued to recover. Nevertheless, the Group remains cautious given ongoing macroeconomic uncertainties and evolving market conditions. Management will continue to focus on operational efficiency, occupancy enhancement and cost optimisation to improve the performance of its Cambodian hospitality assets.

Property Development

The Group continued to make good progress in executing its development strategy and monetising its property portfolio during FY2026.

At its landmark integrated development, Oxley Towers KLCC, all office and retail units have been fully sold, reflecting the attractiveness of the project's prime location in the Kuala Lumpur City Centre precinct.

The residential components also continued to record good sales progress:

- Sofitel Residences Kuala Lumpur achieved approximately 80% sales
- Jewel Residences Kuala Lumpur achieved approximately 63% sales

Subsequent to year end, the Group also successfully completed the sale of a 30% interest in The Langham hotel at Oxley Towers KLCC, as announced on 29 July 2026. The transaction represents an important milestone in the Group's ongoing asset monetisation strategy and is expected to support liquidity enhancement.

In the United Kingdom, the Group remains focused on selling the remaining inventory within its completed developments, including Royal Wharf and Riverscape. Management continues to assess market conditions carefully and will adopt a disciplined approach towards sales execution and value realisation.

Business Outlook

Looking ahead, the Group remains focused on executing its key strategic priorities while navigating an evolving macroeconomic landscape.

The Group will continue to focus on completing the fit-out and operational readiness of its hotel assets in Malaysia, while remaining disciplined in evaluating opportunities to divest its non-core assets, with a view to optimising capital allocation and enhancing shareholder value.

In parallel, management will continue its efforts to monetise the remaining unsold inventory across its development portfolio, including residential units at Sofitel Residences Kuala Lumpur, Jewel Residences Kuala Lumpur and the remaining units within its United Kingdom and Cambodia developments.

The Group will continue to closely monitor global economic developments and interest rate trends, which remain significant factors influencing property demand, financing costs and investment activity across its core markets.

While uncertainty persists in certain markets, management remains focused on balance sheet strengthening, liquidity preservation and disciplined capital management. Supported by its diversified portfolio, ongoing deleveraging initiatives and continued asset monetisation efforts, the Group believes it is well positioned to navigate evolving market conditions while pursuing opportunities to create long-term value for shareholders.

"Despite ongoing market uncertainties, we made meaningful progress during FY2026 in strengthening our balance sheet and advancing our asset monetisation strategy. Our focus remains on execution, deleveraging and unlocking value from our portfolio while maintaining financial discipline. These efforts are intended to enhance the Group's financial flexibility, strengthen its resilience amid evolving market conditions and support long-term value for shareholders"

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$0.3 billion as at 31 July 2026.

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

Since Oxley's incorporation in March 2010, the Group has launched a portfolio of 52 projects, and completed 50 projects. It is currently developing a residential development 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.