



OXLEY HOLDINGS LIMITED
Company Registration Number 201005612G

News Release

OXLEY COMPLETES ACQUISITION OF CHIBA PORT SQUARE

Singapore, 17 December 2014 – Homegrown lifestyle property developer, Oxley Holdings Limited (“Oxley” or “the Company”) has completed the acquisition of Chiba Port Square, a mixed development located in the heart of Chiba City’s port area, in Greater Tokyo. This is the Company’s first investment in Japan. The Group had announced in November that it has entered into a booking confirmation for the property at the purchase price of JPY3.55 billion from Masuya Home Company Ltd.

Chiba Port Square is a landmark development situated within the Chiba Port District. Built in 1993, Chiba Port Square sits on a site area of 20,072.5 sq m. The development consists of a 28-floor office building known as Portside Tower, with 3 basement floors and an 8-floor commercial retail building known as Port Town, with 2 basement floors. Portside Tower currently has a 70% occupancy rate, while the current tenants of Port Town include a bilingual child-care center and a fitness club, occupying three floors in total.

Within the development also lies a 21-floor hotel called Candeo Hotels Chiba, equipped with 3 basement floors and 270 rooms. The hotel serves a clientele of mainly business travelers heading to the Keiyo industrial area as well as tourists from other parts of Asia. The outdoor sky plaza located in the middle of Chiba Port Square is also a popular venue for events. Oxley intends to hold the property for investment purposes.

Located just 10 minutes away from Chiba-Minato Station, and 15 minutes from Chiba Station, Chiba Port Square offers convenient access to Chiba City’s vibrant entertainment and shopping areas. Chiba Port Square also lies next to Chiba Port Arena, which is one of the largest MICE facilities in Chiba City.



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Mr Ching Chiat Kwong, Chairman & CEO of Oxley, said, "We are excited about the prospects in the Japanese property market. The Japanese yen has fallen to its lowest level since 2007 in recent weeks. The weak yen, coupled with the government's efforts to invigorate the economy, made this an opportunity not to be missed."

The completion of this acquisition will strengthen Oxley's investment property portfolio, which currently comprises *Space@Tampines*, an industrial property located at Tampines Industrial Crescent, as well as two hotel developments, *Novotel Singapore on Stevens* and *Ibis Singapore on Stevens*. The hotels are expected to open its doors at the end of 2016.

About Oxley Holdings Limited

Oxley Holdings is a lifestyle property developer specialising in the development of quality residential, commercial and industrial projects. Oxley's developments are typically located in choice areas that are easily accessible via a variety of transport modes. Most of the projects also tend to incorporate retail elements, and lifestyle features and facilities.

Since going public in October 2010, Oxley has launched a portfolio of 28 distinctive developments locally, one waterfront township development in London, and one mixed-residential and commercial development in Cambodia.

Today, the Group's presence is in Singapore, United Kingdom, Cambodia and Malaysia with its core businesses in property development and investment.

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