



Oxley Holdings Limited
Company Registration Number 201005612G

For immediate release

Oxley delivers profit after tax of S\$1.7 million for first half of FY2026 as the Group progresses with ongoing sales and strategic initiatives

- ***The Group recorded a profit after tax of S\$1.7 million for first half of FY2026***
- ***Net positive cash flows from operating activities of S\$62.0 million***
- ***Reduction of finance costs by S\$17.0 million from corresponding period***
- ***Total equity stands at S\$861.4 million with net asset value of 19.76 cents per share at 31 December 2025***

Singapore, 13 February 2026 – 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 first half financial year ended 31 December 2025 (“1HFY2026”) today.

Financial Review

The Group recorded a profit after tax for 1HFY2026 of S\$1.7 million, as compared to S\$0.3 million in the previous period mainly contributed by higher margins from sale of our completed residential units at Oxley Towers KLCC, as well as higher returns from both our Singapore and Cambodia hotel performance which drives higher gross profit margin to the group.

The Group also reported a reduction of S\$17.0 million in financing costs for the 1HFY2026, reducing the finance costs from S\$43.3 million in the previous corresponding period to S\$26.3 million in 1HFY2026. The Group’s outstanding bank borrowing as at 31 December 2025 stands at S\$1,251 million which are fully secured against the assets of the Group. The Group’s net gearing ratio has come down further from 1.4x to 1.34x.



Oxley Holdings Limited
Company Registration Number 201005612G

The Group had also generated net positive cash flows from operating activities of S\$62.0 million, including contribution from hotel revenue, rental billings, and overseas projects progress billings.

As at 31 December 2025, the Group's total equity stands at S\$861.4 million with net asset value of 19.76 cents per share.

Operational Review

The Group's flagship development, Oxley Towers Kuala Lumpur City Centre ("Oxley Towers KLCC"), has achieved vacant possession for both towers, as the Group continues to market and sell the remaining units while maintaining sales momentum post-completion. Renovation and fit-out works for the hotels are currently ongoing, with the Group continuing to assess the appropriate timing and opportunity to divest the hotel business.

For the Group's joint venture developments in Malaysia, the successful completion and handover of Trinity Wellnessa have continued to provide positive spillover effects. Trinity Sensoria has seen improved sales momentum, with total sales increasing to 35%. Construction of Trinity Sensoria remains on track for completion in 2028. In London, the Group's Riverscape project, developed in partnership with Ballymore, continues to record steady sales performance and is currently 91% sold.

On the Group's hotel performance, the two Singapore hotels had recorded an average occupancy of 96% on a combined basis for the 1HFY2026 period, while the Shangri-La Hotel in Cambodia had recorded an occupancy of 52% in the same period, which sees improvement in gross operating profit across all our hotel segment.

The Group's investment properties portfolio had remained stable.



Oxley Holdings Limited
Company Registration Number 201005612G

Business Outlook

The Group remains focused on executing its ongoing development projects and optimising the value of its existing portfolio. In the near term, management continues to prioritise sales progression and project completions across its existing markets, while maintaining a disciplined approach to capital and risk management.

The prevailing low-interest rate environment continues to provide a favourable backdrop for the Group. With financing costs remaining manageable, the Group expects to benefit from reduced interest expenses, which will support cash flow generation and enhance financial flexibility.

Concurrently, the Group continues to actively evaluate opportunities to divest its investment properties and hotel portfolio at the appropriate time and valuation. Proceeds from any such divestments are expected to be used to strengthen the balance sheet and support the Group's development activities.

Looking ahead, the Group will remain prudent in navigating market conditions, while focusing on monetisation of completed developments and selective value-enhancing opportunities, with the objective of delivering sustainable returns and long-term value for shareholders.

"I am pleased to report that the Group returned to profitability in 1HFY2026, delivering a profit after tax of S\$1.7 million. We remain focused on driving sales, completing ongoing projects, and strengthening our financial position while evaluating opportunities to divest non-core assets at the right time.

*Mr Ching Chiat Kwong
Executive Chairman and CEO*

>> End



Oxley Holdings Limited
Company Registration Number 201005612G

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 30 January 2025.

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.