



Oxley Holdings Limited
5 May 2015



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-  **Group Overview**
-  **Development Portfolio**
-  **Investment Portfolio**
-  **Financial Highlights**



Group Overview - Key Management



Ching Chiat Kwong

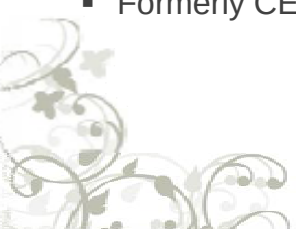
Chief Executive Officer

- Possesses more than 15 years of industry experience
- Responsible for the overall performance as well as the formulation of the corporate strategies and direction of the Group
- Invested in, developed and successfully launched 13 residential property projects in his private capacity prior to listing of Oxley Holdings
- Led the Group to complete its IPO on SGX Catalist in October 2010

Low See Ching

Deputy Chief Executive Officer

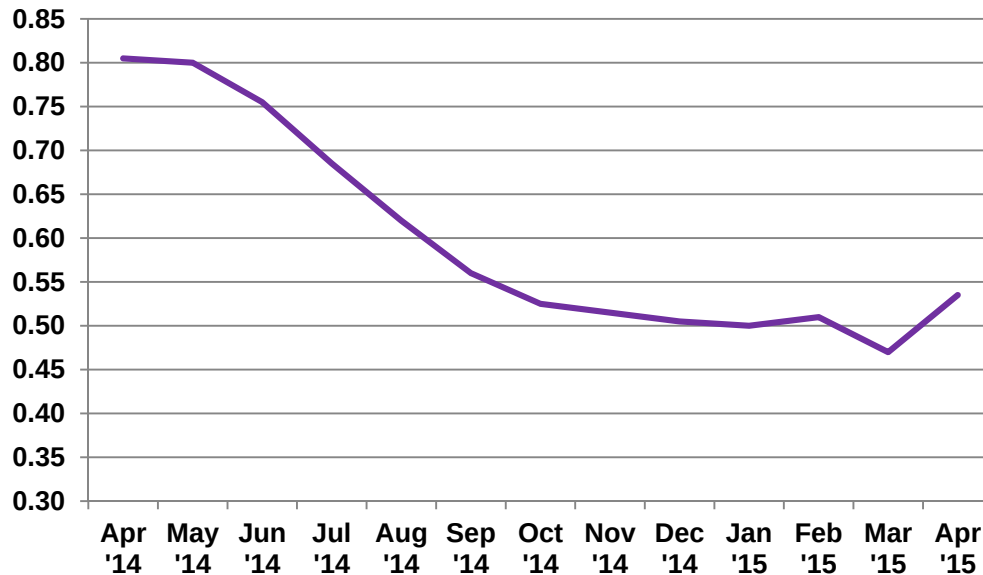
- Supports the CEO in business development, formulation of corporate strategies and charting of the Group's future direction
- Invested in, developed and successfully launched 5 residential property projects in his private capacity prior to listing of Oxley Holdings
- Formerly CEO, and now Non-Executive Director, of SGX-listed Hafary Holdings Limited



Group Overview – Oxley Holdings Limited



Stock Performance*



*stock price taken on 15th of every month

Substantial Shareholders as at 30 April 2015

Substantial Shareholders	Stake
Mr Ching Chiat Kwong	~ 42%
Mr Low See Ching	~ 29%
Mr Tee Wee Sien	~12%

Group Overview – Oxley Holdings Limited



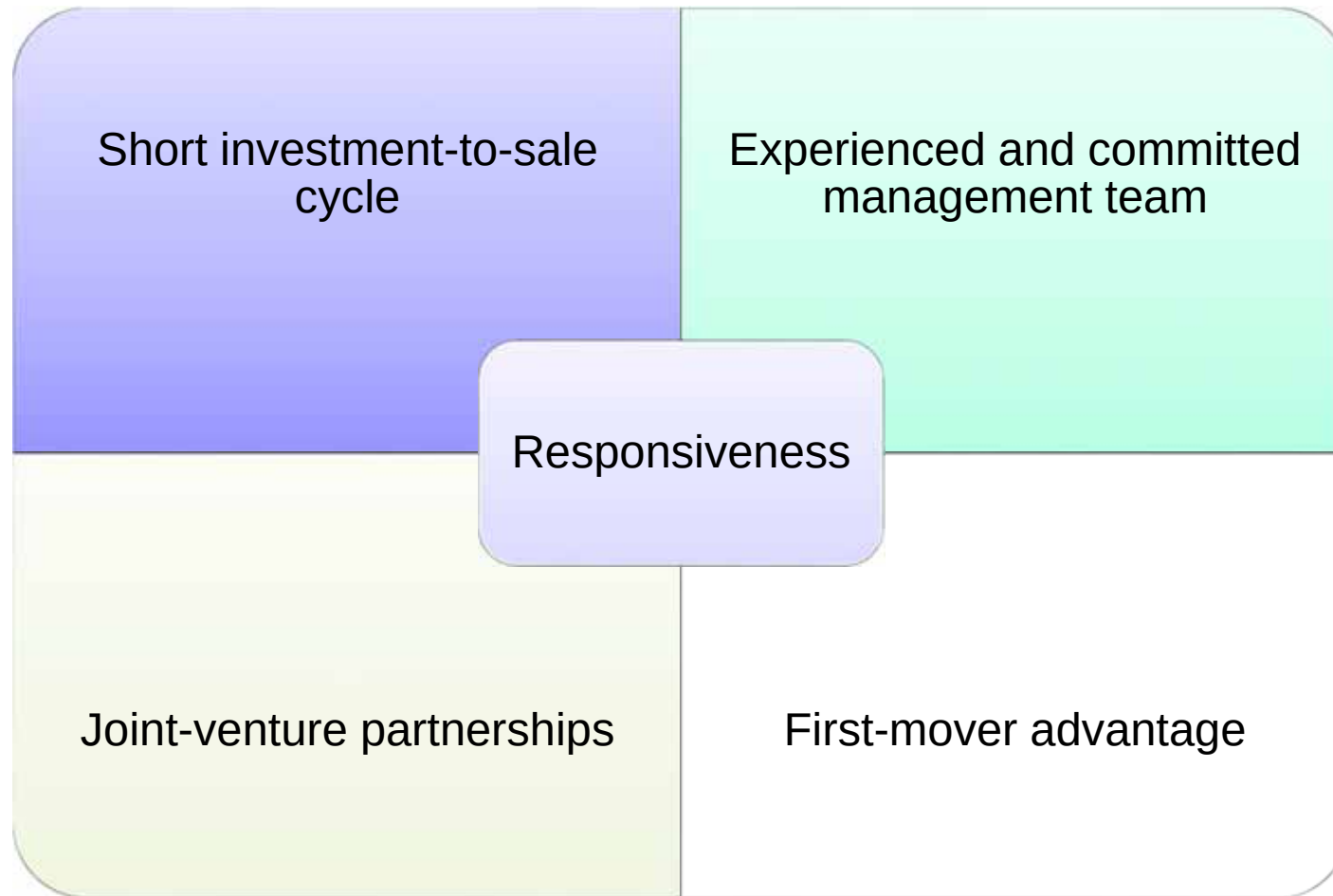
Profile

- Listed on SGX-ST Catalist Board in October 2010
- Transferred to SGX-ST Mainboard in **February 2013**
- Approximately **S\$1.5 billion Market Cap** as at 5 May 2015
- Developer of quality **residential, commercial** and **industrial** projects at competitive prices
- Developments usually located in **prime areas** with **easy access** and prominent **lifestyle elements**
- Local portfolio of **28** residential, industrial and commercial projects to date
- **Overseas portfolio** comprising projects in Cambodia, People's Republic of China, Malaysia, UK, Myanmar, Japan and Ireland
- **Target market:** homebuyers who value the finer side of life, aspiring and established entrepreneurs, discerning investors
- Growing **investment** property portfolio

Group Overview – Oxley Holdings Limited



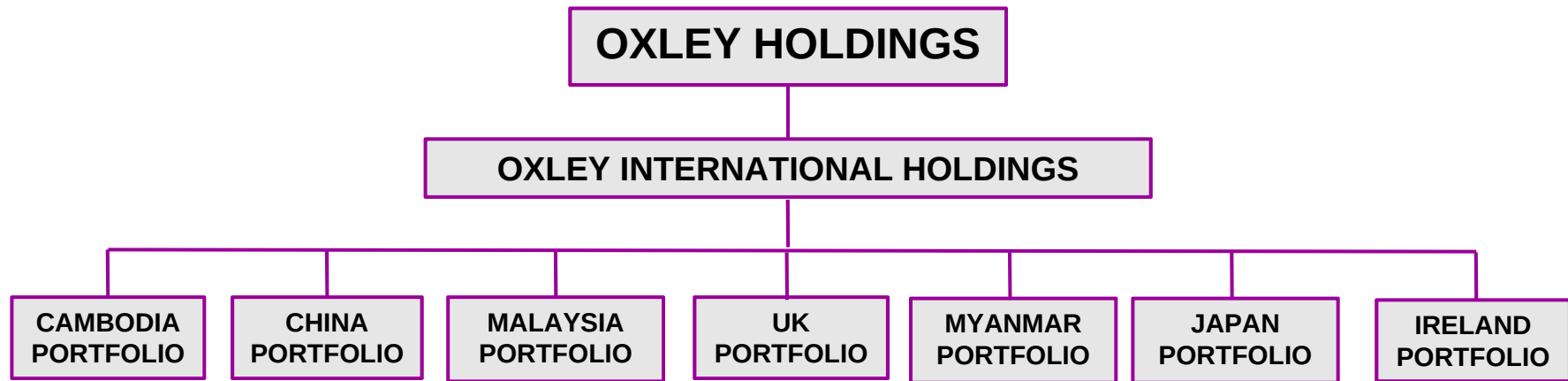
Investment Merits



Group Overview – Oxley Holdings Limited



Corporate Structure





- Group Overview
- Development Portfolio
- Investment Portfolio
- Financial Highlights





Development Portfolio

- Singapore
- United Kingdom
- Cambodia
- Malaysia
 - China
- Myanmar
- Ireland



Development Portfolio - SINGAPORE



- Launched a total of **28** residential, commercial and industrial development
- Development portfolio of **375,849 sq m** GFA
- Quality residential properties at **competitive prices**
- Developments are usually located in **bustling** and **dynamic** areas
- Expecting 3 Mixed Developments, 4 Residential Developments and 1 Industrial Development **TOP in 2015**



Flora Vista . Floraview



The Rise@Oxley . The Rise @ Oxley Residences



Oxley Tower

Development Portfolio - Singapore



Singapore Development Portfolio	Completed	Expecting TOP in 2015	Expecting TOP in 2016	Expecting TOP in 2017	Pipeline
	GFA (sq m)	GFA (sq m)	GFA (sq m)	GFA (sq m)	Land Area (sq m)
Mixed	24,174	24,754	59,163	23,146	593
Residential	3,469	10,260	-	-	-
Industrial	132,327	70,432	-	-	27,395
Commercial	4,755	-	23,369	-	-
Total	164,725	105,446	82,532	23,146	27,988

Expecting TOP:

2015: RV Point, Suites@Braddell, Devonshire Residences, Vibes@Upp Serangoon, Presto@Upp Serangoon, The Promenade@Pelikat, Oxley Edge, Eco-tech@Sunview

2016: Midtown Residences/The Midtown, NEWest, KAP Residences/KAP, Oxley Tower, The Flow

2017: Floraville / Floraview / Floravista, The Rise@Oxley

Pipeline: Joo Chiat / Tampines North Drive 1

Development Portfolio Project Photos - Singapore



Selected Photos of Completed Projects



The Commerze@Irving



Oxley Bizhub



Suites@Katong

Selected Photos of Projects under development



NEWest



KAP / KAP Residences



The Flow

Development Portfolio – United Kingdom



- Developing a **363,000 sq m township** in East London
- Collaborating with **Ballymore**, one of London's most **reputable** property development company, to develop a waterfront township at the Royal Docks
- Expecting its **1st TOP** for Phase 1 by **end of 2016**
- Working towards **Phase 2 TOP** by **end of 2018**
- Launched more than **1,800 home** units at Royal Wharf
- **Sold** more than **80%** of the launched units



Launched Project – United Kingdom



Computer Rendering



Phase 1 - Basement slabs at Admiralty and Maritime Building almost complete as at end Feb'15

Property Name	Royal Wharf
Location	North Woolwich Road, London, United Kingdom
Type	Township Development
Acquisition Date	November 2013
Launched	March 2014
Tenure	Freehold & Leasehold
Land Area (sq m)	149,734
Gross Floor Area (sq m)	~ 363,000
Residential Units	Total :3,385
Units Sold	Phase 1: 99% Phase 1B: 84% Phase 2: 51%
Group's Stake	100%
Target Completion	2016 (Phase 1)

Key Features

- A residential-led mixed-use development with over 500 metres of River Thames frontage, located in London's Royal Docks
- Believed to be the largest London development opportunity since Battersea Power Station in 2012
- Extensive transport links in the heart of London via Docklands Light Railway, a new Crossrail station (opening in 2018), international connections from London City Airport and boat links from a proposed new pier.

Development Portfolio - Cambodia



- Established **strong relationships** with local property developer
- Developing a portfolio of **69,309 sq m** land area in Phnom Penh
- Currently developing GFA **150,399 sq m** mixed residential and commercial development in central Phnom Penh
- Expecting its **1st TOP in 2018**
- The **first** developer to introduce SOHO concept in Cambodia
- **In the pipeline:** a mixed development comprising of serviced apartments, hotel and retail mall
- Building the **first Shangri-La hotel** in Phnom Penh (under planning stage)



Launched Project – Cambodia



Construction Update as of April'15

Property Name	The Bridge
Location	Village No.14, National Assembly Street, Tonle Bassac Commune, Chamkarmorn District, Phnom Penh, Cambodia
Type	Mixed Residential & Commercial Development
Launched	June 2014
Tenure	Freehold
Land Area (sq m)	10,090
Gross Floor Area (sq m)	150,399
Residential / SOHO Units	762 / 963
Units Sold	Phase 1: Residential units - 93% SOHO units - 67%
Land Price	Not applicable (joint-venture agreement on development rights)
Group's Stake	50%

Key Features

- A 45-storey mixed-use development comprising residential, retail and commercial units in the heart of Phnom Penh
- Modern apartments and penthouses with swimming pool, gymnasium, playground, function hall and round-the-clock security
- 2 minutes from Preah Sihanouk Boulevard and 5 minutes from Diamond Island

Pipeline Projects - Cambodia



Cambodia Land Parcels

No	Location	Tenure	Development Type*	Land Area (sq m)	Group's Stake	Expected Launch
1	National Road #1, Kdei Takoy Village, Sangkat Veal Sbov, Khan Meanchey, Phnom Penh	Freehold	Residential	37,689	75%	TBC
2	Street #84, Phum #13, Sangkat Srah Chork, Khan Daun Penh, Phnom Penh	Freehold	Mixed	8,921	75%	TBC
3	Village 14, Sangkat Tonle Bassac, Khan Chamkamor, Phnom Penh	Freehold	Mixed	12,609	75%	TBC

* Subject to authorities approval



Development Portfolio - Malaysia



- **Established relationships** with local land owners
- Developing a portfolio of **239,274 sq m** land area in Malaysia
- Planning for
 - ❑ 2 hotel towers with service apartment, 1 office tower and 1 retail podium in **Kuala Lumpur**
 - ❑ 1 block of hotel, 1 block of serviced apartment, 1 block of SOHO and 1 block of Office with carpark and retail podium in **Johor**
 - ❑ 4 blocks of apartment and Linked houses and Clubhouse above carpark podium in **Selangor**
 - ❑ 1 block of hotel and SOHO, 1 block of serviced apartment and 2 blocks of office with carpark and retail podium in **Selangor**
- Entered into a MOU with **Jumeirah Group**, a global luxury hotel company and a member of Dubai Holding for a hotel tower in Kuala Lumpur
- Entered into a MOU with **Sofitel So**, a luxury lifestyle hotel brand for a hotel tower in Kuala Lumpur

Pipeline Projects – Malaysia



Malaysia Land Parcels

No	Location	Tenure	Development Type*	Land Area (sq m)	Group's Stake	Expected Launch
1	Plot B3 & B5 Iskandar, Johor	99 years	Mixed	17,280	100%	TBC
2	No. Hakmilik 354, Lot 904, Bt 6 Jalan Damansara, Mukim Sungai Buloh, Daerah Petaling, Negeri Selangor	Freehold	Mixed	20,234	100%	TBC
3	Geran Mukim 1146, Lot 46, Kuala Lumpur	Freehold	Residential	7,710	50%	TBC
4	Mukim 18, Daerah Timor Laut, Penang**	Freehold	Mixed	119,876	70%	TBC
5	(KLCC) Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur	Freehold	Mixed	12,586	100%	TBC
6	Lot 347 GM269 Bandar Ulu Kelang, Daerah Gombok, Negeri Selangor**	Freehold	Residential	61,588	70%	TBC

* Subject to authorities approval

** Oxley does not own the land. JV agreement pertains to development rights



Mixed-use development in KL



Mixed-use development in Johor



Mixed-use development in Selangor



Mixed-use development in Selangor

Development Portfolio – China



- Venture into China through **joint partnerships**
- A **10% stake** in Xuancheng residential development
- Developing a **242,540 sq m GFA** residential development consisting of **2,078** units in **Xuancheng, Anhui Province**

Hui Province

- A **20% stake** in Gaobeidian mixed-use development
- Developing a **Sports Village theme** mixed-use development with approx. **709,667 sq m GFA** in

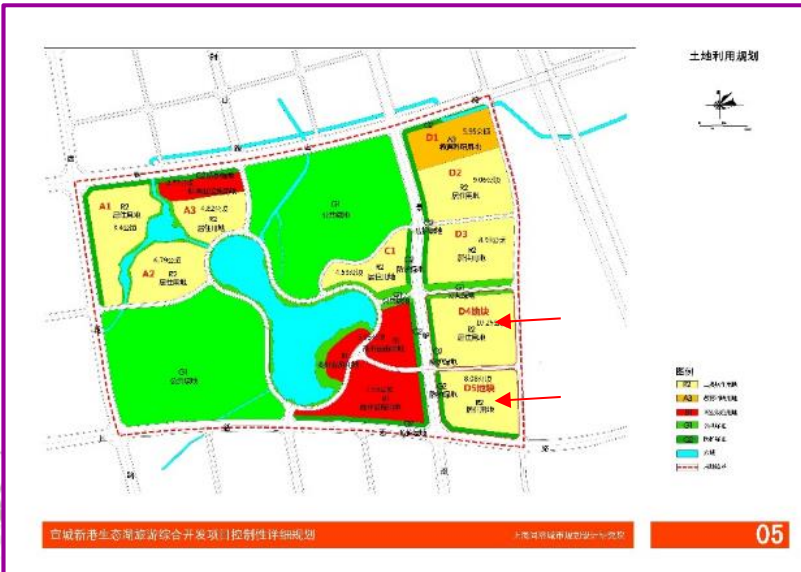
Gaobeidian, Hebei Province



Launched Projects – People's Republic of China



Property Name	新港国际城 (Xin Gang Guo Ji Cheng)
Location	North of Rixin West Road, Xuancheng District, Xuancheng, Anhui Province, People's Republic of China
Type	Residential
Launched	May 2014
Tenure	Leasehold
Land Area (sq m)	D4 – 102,506 sqm D5 – 80,844 sqm
Gross Floor Area (sq m)	~242,540 sqm
Residential Units	Total : 2,078 - Phase 1: 216
Units Sold	32%
Group's Stake	10%



Key Features

- Located in Xingang International City with a total planned GFA of approx. 1,600,000 sqm
- Situated 2km from the Hu-Yu Expressway connecting Xuancheng to Shanghai and other cities in Yangtze River Delta
- Sits opposite the 760,000 sqm Xuancheng Botanical Garden which will provide 13 special gardens upon completion

Launched Projects – People's Republic of China



Property Name	中新健康城 (Sino-Singapore Health City)
Location	Plots 17, 20, 21 & 22 Shangdong New Town, An Tai Road, Gaobeidian, Hebei Province, People's Republic of China
Type	Sports Village (mixed-use development) - Rock climbing stadium - Green Food Agriculture zone - Redevelopment of Residential area
Launched	TBC
Tenure*	70 years (TBC)
Land Area (sq m) – approx.*	Plot 17 – 82,000 sq m Plot 20 – 140,001 sqm Plot 21 – 73,334 sq m Plot 22 – 98,000 sq m
Gross Floor Area (sq m)	~709,667 sqm
Group's Stake	20%

* Subject to authorities approval

Key Features

- Development comprises of the world's highest man-made rock climbing wall standing at 48.88 metre
- Green Food Zone is a combination of expertise from China and Singapore
- Strategically located along Jinggang'ao Expressway which connects Gaobeidian to Beijing and other main cities in China



Development Portfolio – Myanmar



- Developing a **land area** of **12,889 sq m** in Yangon
- Providing construction, management, and consultancy services for a **20-storey mixed development** in Yangon, Myanmar
- Named as **Min Residence**, the development comprises of residential and commercial units is **expected to launch in 2015**



Development Portfolio – Ireland



- **Winner** of a 2.35 ha commercial site at North Wall Quay bidding process
- Agreement for lease with Ireland's **National Asset Management Agency (NAMA)** to develop the **2.3 ha** commercial site
- **Next to** the proposed new headquarters of the **Central Bank of Ireland**
- Developing a **60,000 sq m** Grade A office and over 200 apartments development in Dublin central business area





- **Group Overview**
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- **Investment Portfolio**
- **Financial Highlights**





Investment Portfolio

- Singapore
- Japan



Investment Portfolio – Singapore



Property Name	Space@Tampines*
Location	Plot 3, Tampines Industrial Crescent
Type	Industrial
Acquisition Date	September 2012
Tenure	30 years leasehold
Land Area (sq m)	38,800
Gross Floor Area (sq m)	65,893
Warehouse Units	71
Group's Stake	70%



Key Features

- Site awarded via Government tender, for 30-year lease (not for sale)
- Located near Changi Business Park, Elias Mall, White Sands and schools such as Meridian Junior College and Temasek Polytechnic
- Good access to major expressways such as TPE, SLE and a short distance away from Tampines and Pasir Ris MRT stations

Investment Portfolio – Singapore



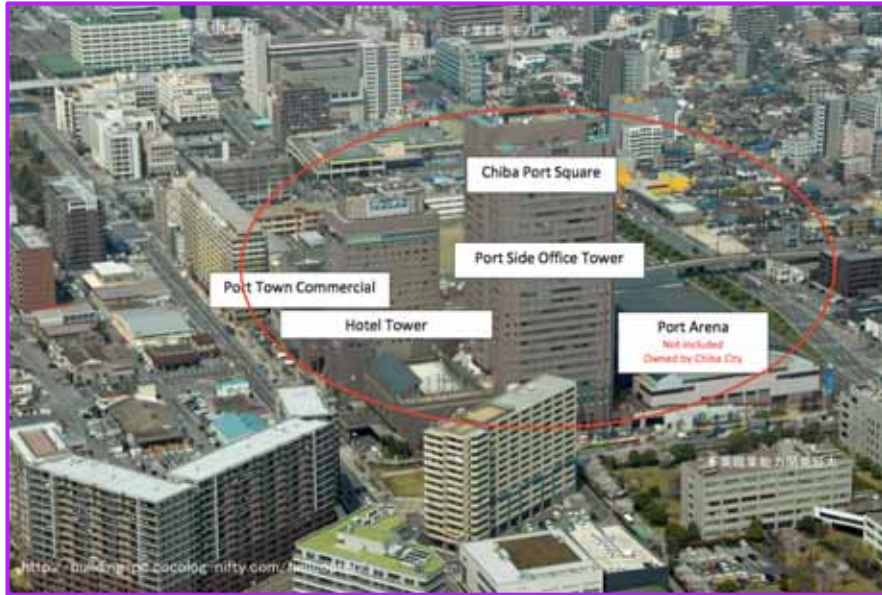
Property Name	Novotel Singapore on Stevens* / Ibis Singapore on Stevens*
Location	30 Stevens Road
Type	Hotel Development
Acquisition Date	March 2013
Tenure	103 years leasehold
Land Area (sq m)	18,477
Gross Floor Area (sq m)	29,564
No. of Hotel Rooms	254 / 528
Group's Stake	100%



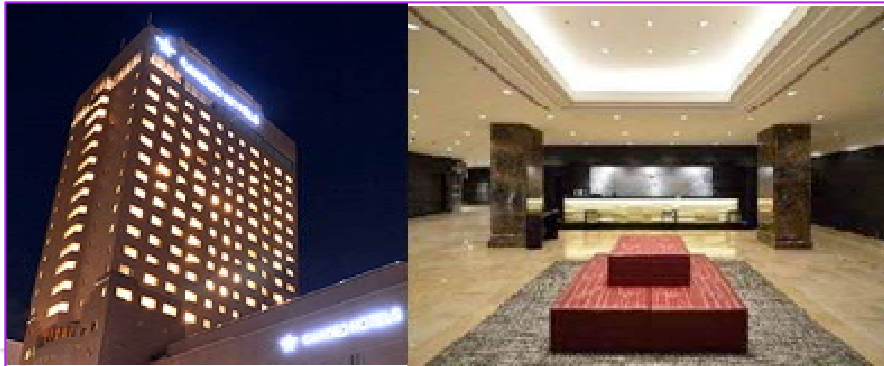
Key Features

- Strategically located near the shopping belt along Scotts Road and Orchard Road
- Former site of The Pines Country Club, this future mixed development will comprise 782 hotel rooms as well as retail shops
- Good access to major expressways such as CTE, and a short distance away from Orchard and Newton MRT stations

Investment Portfolio – Japan



Property Name	Chiba Port Square
Location	1-35 Tonyacho, Chuo-ku, Chiba City, Chiba Prefecture, Japan
Type	Hotel, Office & Retail Property
Acquisition Date	December 2014
Tenure	Freehold / Leasehold
Land Area (sq m)	20,072.5
Description	28-floor office building (with 3 basement floors), 8-floor commercial retail building (with 2 basement floors), and 21-floor hotel (with 3 basement floors)
Group's Stake	100%



Candeo Hotels Chiba façade and lobby

Key Features

- Strategically located near Chiba City's vibrant entertainment and shopping area
- Next to Chiba Port Arena, one of the largest MICE facilities in Chiba City
- Mere minutes away from Chiba-Minato Station and Chiba Station



- **Group Overview**
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Financial Highlights – Comprehensive Income



Consolidated (S\$'000)	Half Year Ended			Second Quarter Ended		
	(Unaudited)	(Unaudited)		(Unaudited)	(Unaudited)	
	31-Dec-13	31-Dec-14		% Δ	31-Dec-13	31-Dec-14
Revenue	888,170	355,835	(60%)	202,215	235,500	16%
Gross Profit	378,065	95,759	(75%)	49,962	55,485	11%
Operating Profit *	358,622	77,607	(78%)	47,121	46,596	(1%)
Finance Costs	(11,602)	(19,331)	67%	(7,465)	(9,930)	33%
Share of Profit from JV	6,062	8,042	33%	6,139	4,054	(34%)
Profit Before Tax	353,082	66,318	(81%)	45,795	40,720	(11%)
Profit After Tax	288,015	50,585	(82%)	36,612	30,951	(15%)

* before finance costs and share of profit from JV

Financial Highlights – Financial Position



Consolidated (S\$'000)	As At			
	(Audited) 30-Jun-12	(Audited) 30-Jun-13	(Audited) 30-Jun-14	(Unaudited) 31-Dec-14
Cash & Cash Equivalents	205,135	436,460	359,920	345,747
Development Properties	1,323,881	1,293,471	1,355,239	1,702,607
Total Assets	1,603,575	2,676,401	3,424,308	3,654,725
Current Borrowings	177,356	396,764	299,312	738,608
Non-Current Borrowings	809,883	1,173,192	1,991,037	1,662,495
Total Borrowings *	987,239	1,569,956	2,290,349	2,401,103
Net Borrowings **	782,104	1,133,496	1,930,429	2,055,356
Total Liabilities	1,450,933	2,387,894	2,959,123	3,144,714
Total Equity	154,507	288,507	465,185	510,011
Total Tangible Net Worth (TNW) ***	145,056	239,588	436,247	456,207

* of the total bank borrowings of S\$2.40 billion (30 June 2014: S\$2.29 billion), \$306.26 million (30 June 2014: S\$278.86 million) is secured by several guarantees given by the non-controlling shareholders of the subsidiaries which are not wholly owned by the Company

** total borrowings net of cash and cash equivalents

*** equity, attributable to owners of the parent less deferred tax assets plus deferred tax liabilities

Financial Highlights – Key Financial Ratios

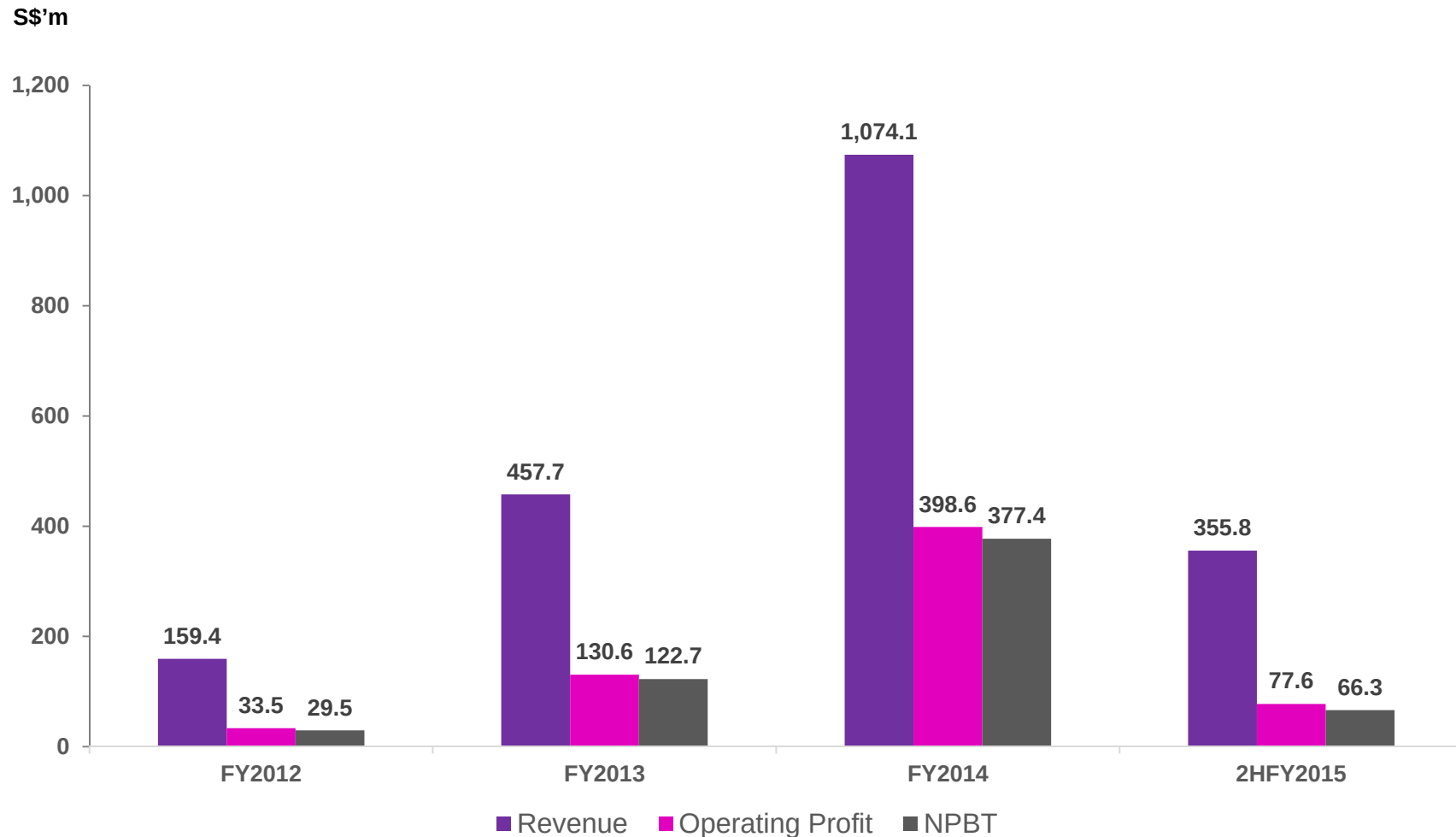


Consolidated	Full Year Ended (Audited)			Half Year Ended (Unaudited)
	30-Jun-12	30-Jun-13	30-Jun-14	31-Dec-14
Gross Margin	24.6%	30.2%	39.4%	26.9%
Operating Margin	21.0%	28.5%	37.1%	21.8%
Net Margin (Profit After Tax)	14.9%	22.7%	28.6%	14.2%
EBITDA / Interest Expense	8.2x	15.5x	12.2x	4.0x
Total Borrowings / Total Assets	0.62x	0.59x	0.67x	0.66x
Net Borrowings / Total Assets	0.49x	0.42x	0.56x	0.56x
Total Borrowings / Total TNW	6.81x	6.55x	5.25x	5.26x
Net Borrowings / Total TNW	5.39x	4.73x	4.43x	4.50x
Total Borrowings / Total Equity	6.39x	5.44x	4.92x	4.71x

Financial Highlights – Financial Performance



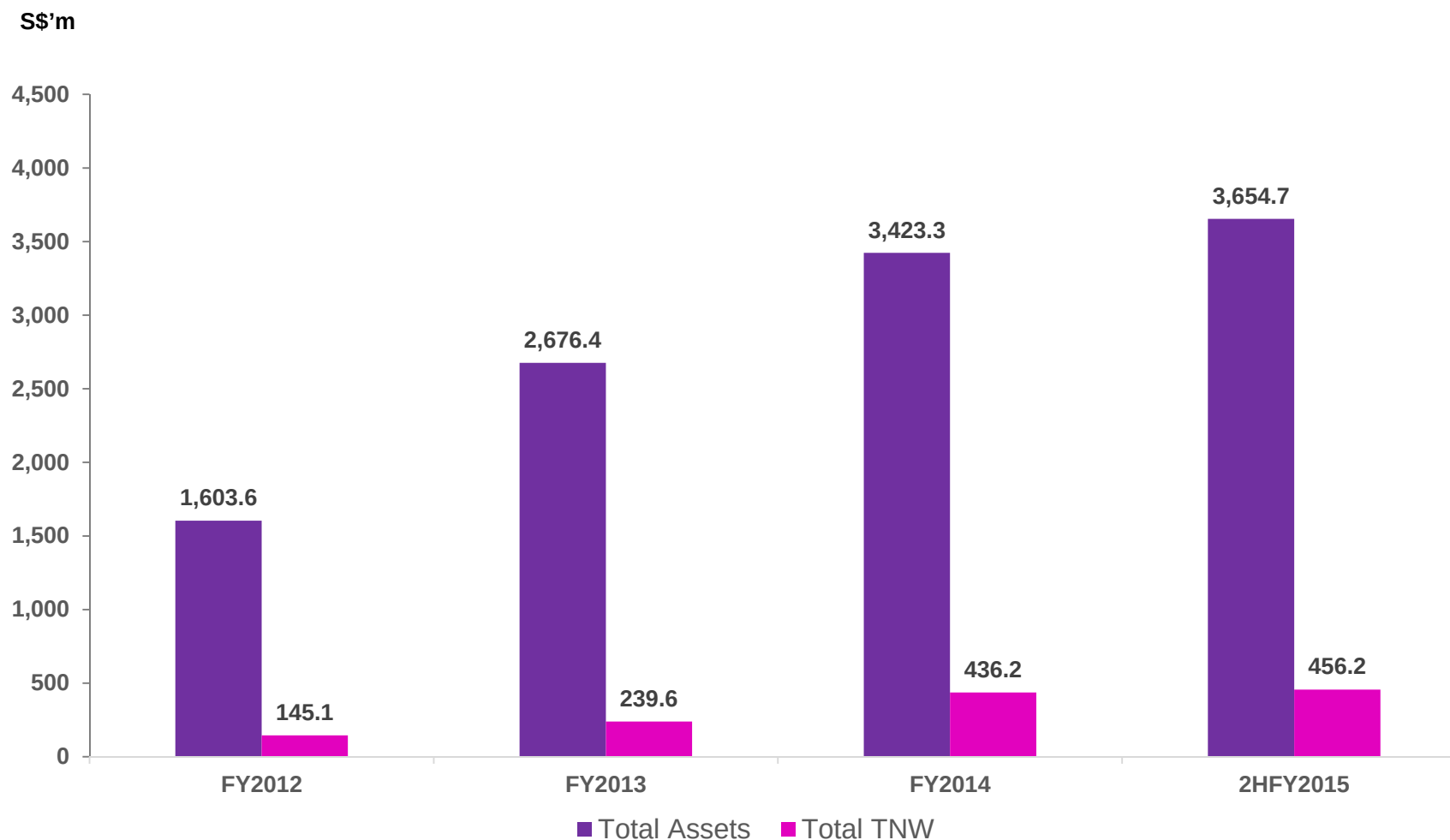
Delivering Growth in Revenue and Profit



Financial Highlights – Financial Performance



Strengthening Asset Base and Financial Position





Oxley Holdings Limited
Thank You

