



Corporate Presentation

April 2018

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Presenters



Mr. Ching Chiat Kwong

Executive Chairman and
CEO



Mr. Low See Ching Eric

Deputy CEO and Executive
Director



Mr. Ooi Chee Eng

Financial Controller

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1. Group Overview

- Corporate Snapshot
- Shareholding & Corporate Structure
- Oxley's Roadmap of Organic and Inorganic Growth
- Geographical Presence across 12 countries

Group Overview

Corporate Snapshot

Market data (S\$)⁽²⁾

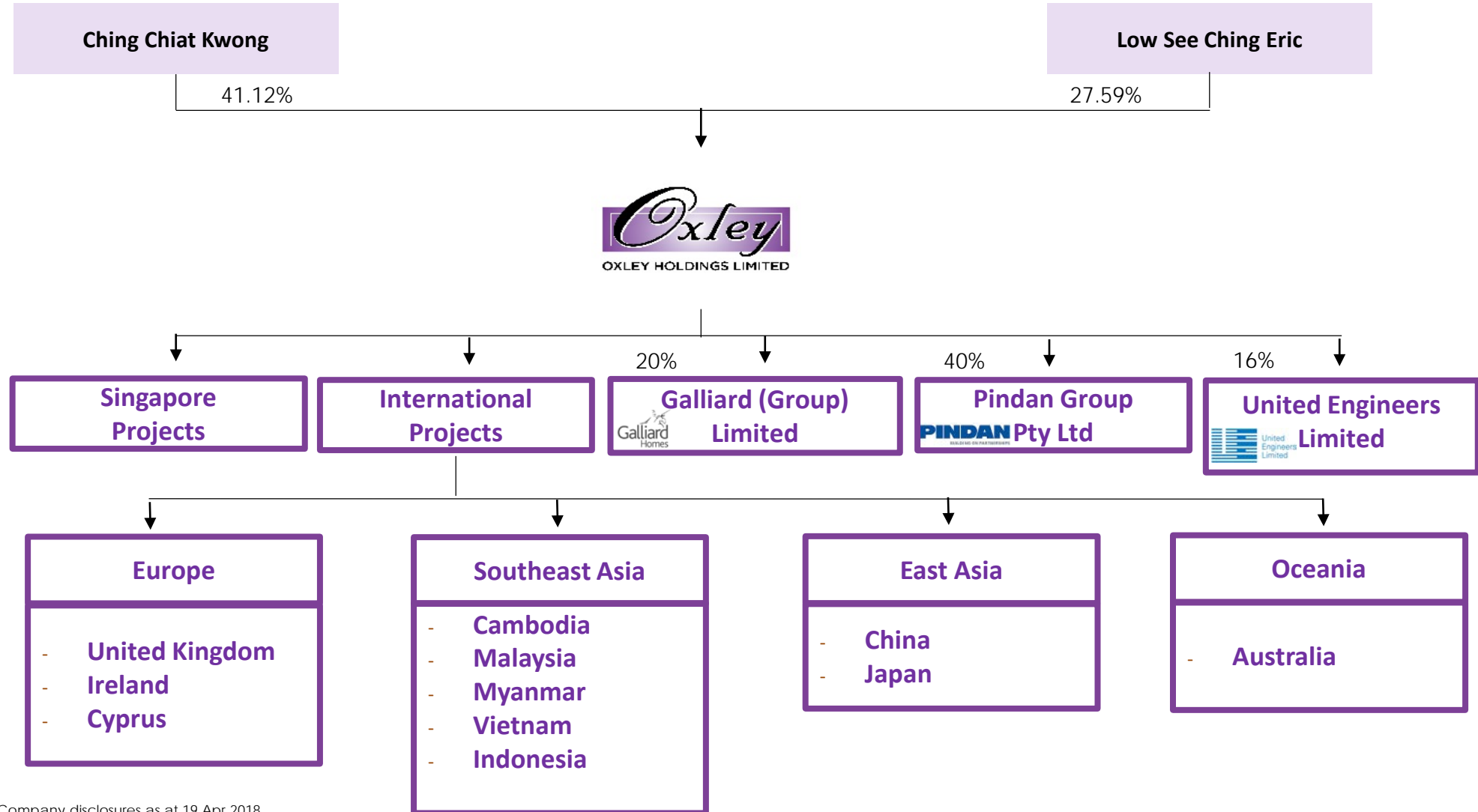
Share price	SGD 0.495
Market cap	2.00 bil
Net debt	2,260 mil
EV	4,440 mil

Company overview

- Listed on SGX-ST since 2010 with a market capitalization of S\$2 billion as at 10 April 2018
- Develop quality residential, commercial, hospitality, retail and industrial properties worldwide at choice areas
- Business presence across 12 geographical countries
- Investment portfolios in Singapore, Malaysia, Cambodia, Japan and Cyprus
- Acquired strategic stakes in reputable companies such as Galliard Group (UK), Pindan Group (Australia) and United Engineers (Singapore)
- S\$1.6 billion of unbilled contracts and GDV of S\$19 billion worth of projects to be launched/ in our portfolio⁽¹⁾
- On 01 Dec 2017, Oxley Holdings Limited was included on the FTSE ST Large & Mid Cap Index and the FTSE ST Mid Cap Index

Group Overview

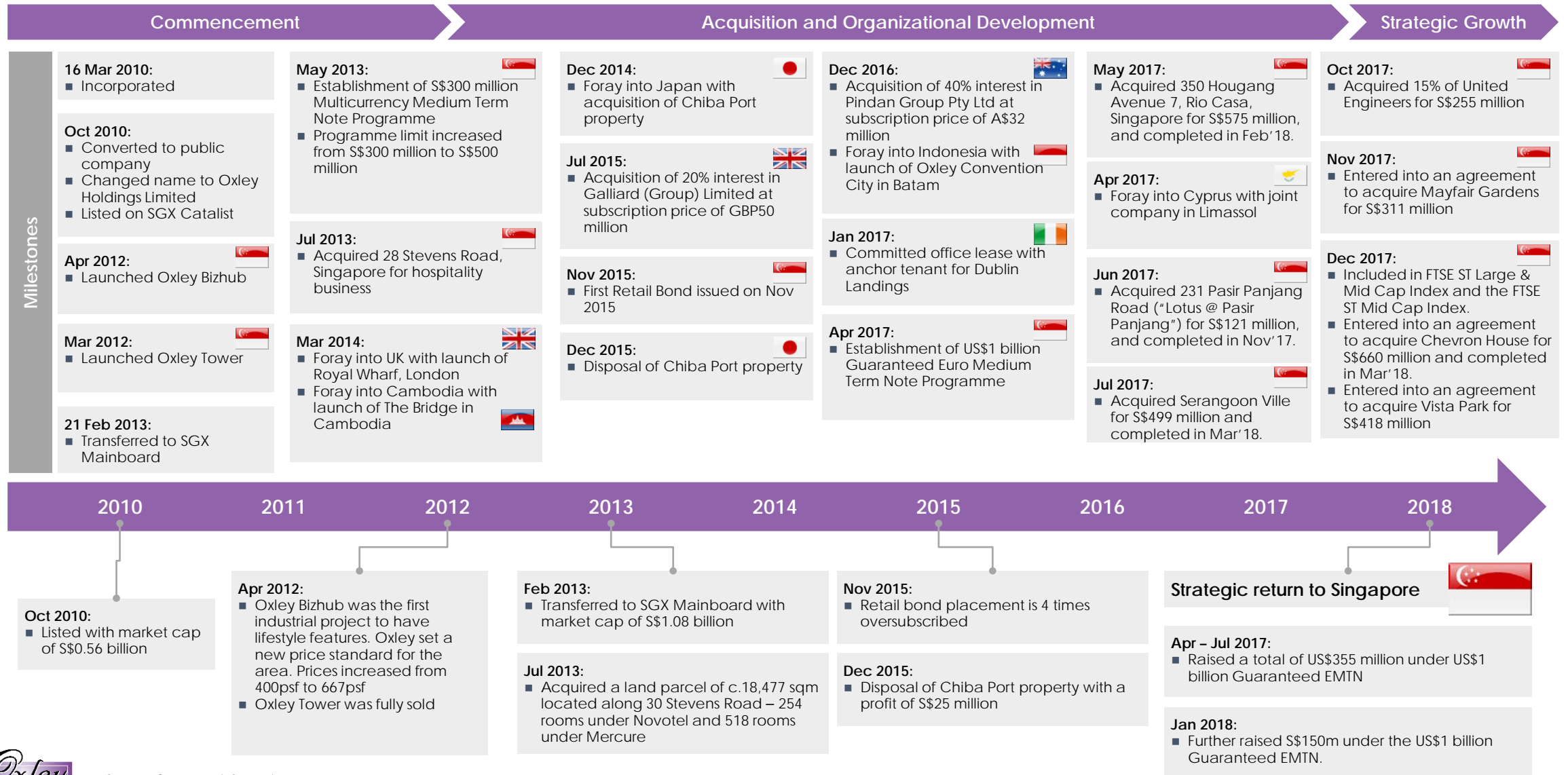
Shareholding & Corporate Structure



Source: Company disclosures as at 19 Apr 2018.

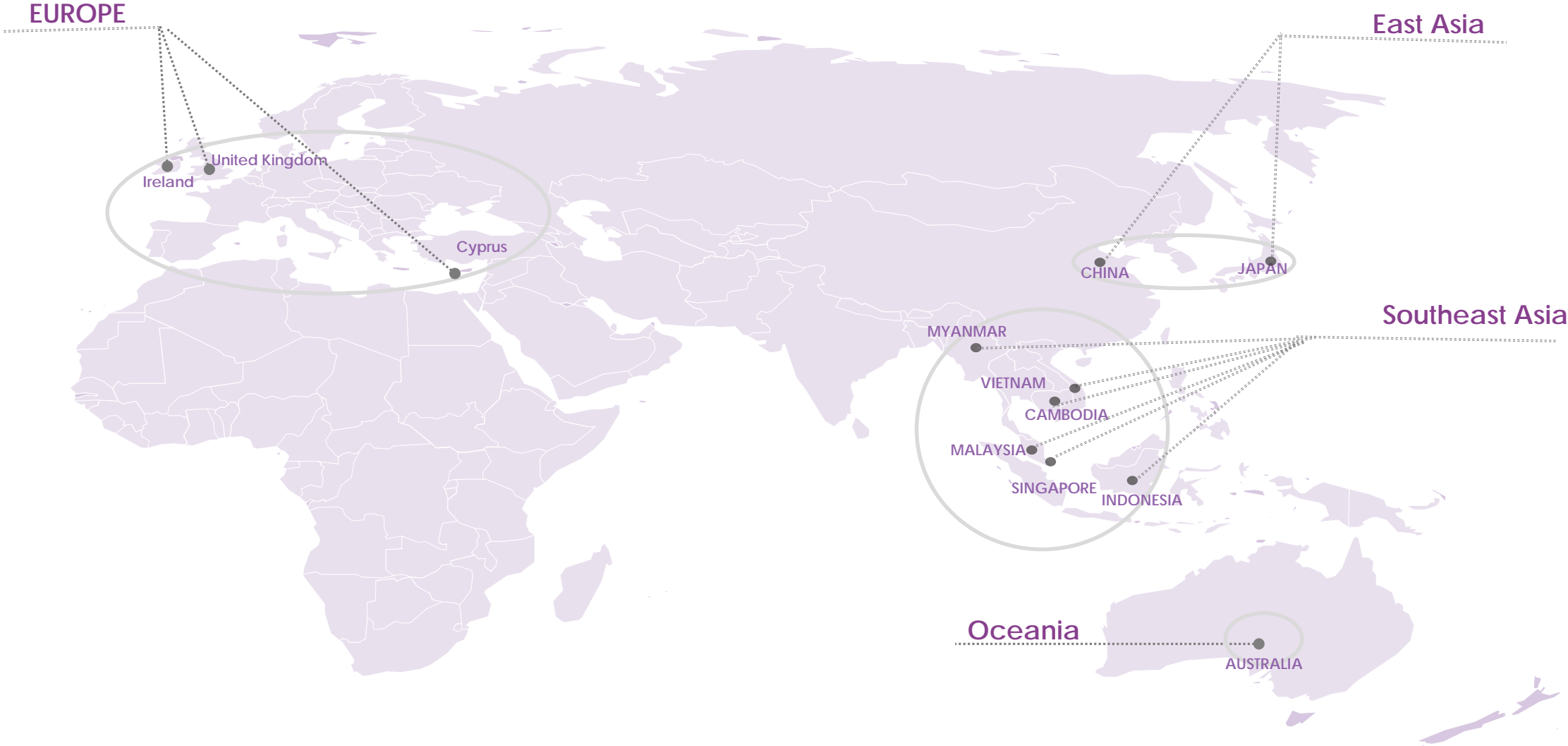
Group Overview

Oxley's Roadmap of Organic and Inorganic Growth



Group Overview

Geographical Presence Across 12 Countries



2. Key Highlights

- Established property developer, strong brand recognition
- Strong sales ability – recent projects
- Our strategy

Key Highlights

Established property developer, strong brand recognition

Award-winning developments



Best Office Architectural
Design 2017
Oxley Tower



Best Hotel Architectural
Design 2017
Novotel on Stevens,
Mercure on Stevens



Real Estate Personality of
The Year 2017
Oxley Holdings Limited,
CEO Ching Chiat Kwong



Winner (Office)
Singapore Property Awards
FIABCI-Singapore
Oxley Tower
2017



The Edge Billion Dollar Club
Oxley Holdings Limited
2016 and 2017



Development of the Year
RESI Awards, London
Royal Wharf
2015



Top 10 Developers
BCI Asia Awards, Singapore
Novotel / Mercure on Stevens
2015

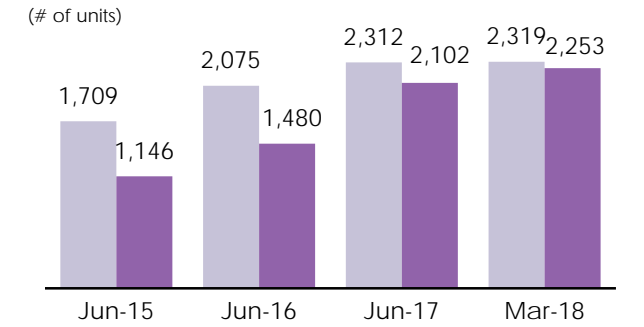
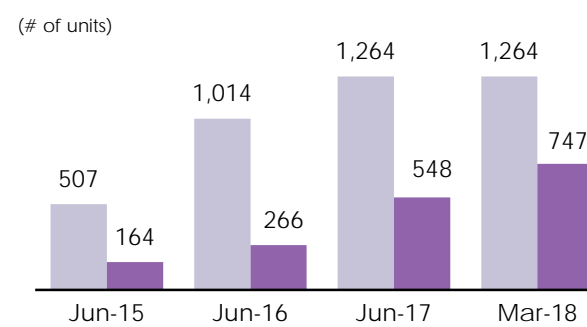
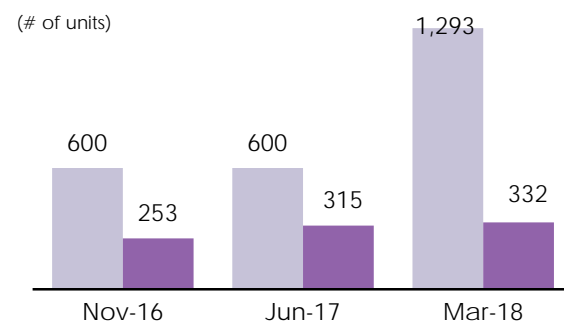
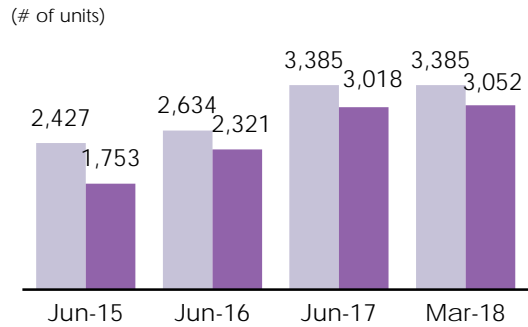


Singapore Red Cross
Humanitarian Award
Oxley Holdings Limited
2014



Key Highlights

Strong Sales Ability – recent projects

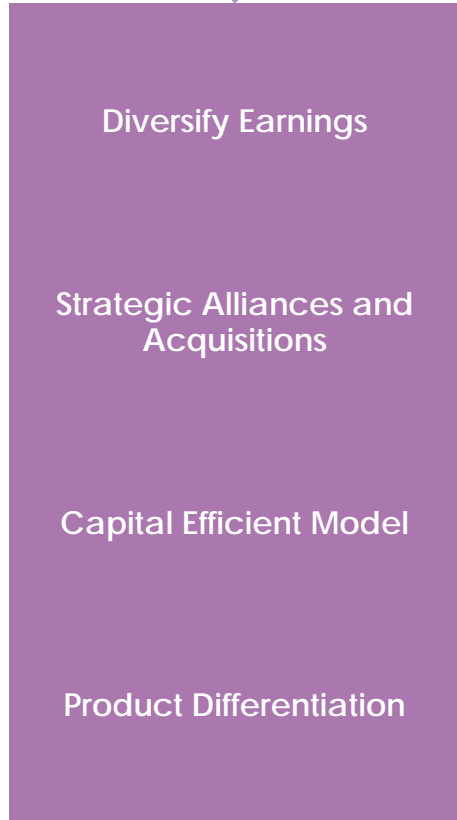
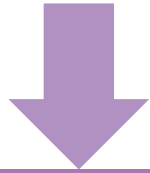


The Group has entered into a conditional agreement in March 2018 to dispose 80% interest in the above project.

Key Highlights

Our Strategy

How we stay ahead of the competition



Diversification

Oxley is always on the lookout for development opportunities. In the span of 7 years, Oxley has expanded to 12 different countries.

Oxley has been building up its investment and hospitality portfolio. We have been seeking to increase recurring rental income streams to augment our property development business.

Strategic Alliances and Acquisitions

Oxley has embarked on strategic and lasting partnerships with overseas developers to tap on their institutional knowledge and expertise. These partnerships have enabled us to break into different markets.

Oxley has acquired stakes in reputable companies such as Galliard Group from the United Kingdom, Pindan Group from Australia and United Engineers from Singapore. This would allow us to better manage our expansion and development risks, whilst leveraging on partners' local experiences and best practices to gain access to new markets and solidify Oxley's operating presence



Capital Efficient Model

An asset light acquisition model is used in our overseas markets. In some countries, Oxley has structured capital efficient deals with authorities or local landowners. In appropriate situations, this allows the Group to commit lower amounts of capital while enjoying strong cash flows when the Group launches and sells the properties.

Our strategic partnerships with local developers help us to manage the costs and risks involved.

We have diversified our funding sources and optimised our cost of capital by monitoring the markets for favourable opportunities to build up capital resources.

Product Differentiation

We collaborate with renowned architects and designers to create architecturally inspiring and unique projects with attractive yet practical floor plans and designs.

We intend to continue leveraging on our brand name and experience in developing, premium properties.

Key Highlights

Some of Oxley's major acquisitions in Singapore



Chevron House - Purchased for S\$660 million
Land size : 2,778 sqm



Vista Park - Purchased for S\$418 million
Land Size : 29,659 sqm
Est GDV : S\$835 million
Est No. of units : 593



Rio Casa- purchased for S\$575 million
Land size : 36,811 sqm
Est GDV : S\$1.5 billion
Est No. of units : 1472



Verandah Residences- Purchased for S\$121 mill
Land Size : 8,326 sqm
Est GDV : S\$247 million
No. of units : 170



Serangoon Ville- purchased for S\$499 million
Land size : 27,584 sqm
Est GDV : S\$1.4 billion
Est No. of units : Residential 1,052; Commercial 5



Mayfair Gardens - purchased for S\$311 million
Land size : 19,368 sqm
Est GDV : S\$675 million
Est No. of units : 386



**Acquired 16% of
United Engineers**

Key Highlights

Some of Oxley's major acquisitions in Singapore(continued)



The Singapore property market is on the upturn and **Oxley** is a key beneficiary of it for 2 key reasons

Oxley's has a landbank of approximately **3900** units with an estimated GDV of **SGD\$5bn**.

Oxley has bought sites at **competitive** prices resulting in an **uplift** in land value of most of its sites.

Key Highlights

An uplift in land value

Developer	Property Name	Location	Psf Ppr	Vs Uplift in Land Value	Developer	Property Name	Location	Psf Ppr
Oxley	Rio Casa	Hougang Avenue 7	669	(842-669) X 396,231= SGD\$68,547,963	Logan Property	Florence Agency	Hougang Avenue 2	842
Oxley	Serangoon Ville	Serangoon North Avenue 1	835	(964.8-835) X 296,913= SGD\$38,539,307	Keppel Land	Serangoon North GLS	Serangoon North Avenue 1	964.8

Key Highlights

An uplift in land value (continued)

Developer	Property Name	Location	Psf Ppr	Vs Uplift in Land Value	Developer	Property Name	Location	Psf Ppr
Oxley	Mayfair Gardens	Rifle Range Road	1244	$(1800^{**} - 1244) \times 208,477 =$ SGD\$115, 913, 212	Allgreen	Royal Ville	Bukit Timah Road	1960
					Allgreen	Crystal Tower	Ewe Boon Road	1840
					Allgreen	4 th Avenue GLS	Fourth Avenue	1540

** Assumption - \$1800 is the average bid price of the 3 pieces of land stated above.

Key Highlights

Full Suite Developer

Oxley utilizes its real estate expertise across the following areas:

Dublin Landings
Dublin



FINANCIAL DISTRICT

Yangon Central Railways Station
Yangon



**TRANSIT-ORIENTED
DEVELOPMENT**

Royal Wharf
London



TOWNSHIP DEVELOPMENT

Sino Singapore Health City
Gaobeidian



SPORTS & HEALTH CITY

** Photos are Artist's Impression*

3. Operations Overview

- Development Portfolio
- Investment Portfolio
- Mergers and Acquisitions

Development Portfolio

Operations Overview

Development Portfolio – Singapore

Unbilled contract	GDV to be launched/ in our portfolio
S\$146 million	S\$5 billion



- Oxley is developing one of the largest developments in Singapore – Rio Casa
- Actively deploying capital in strategic land acquisitions

Singapore Development Portfolio Snapshot as at 31 March 2018

S\$146 million of unbilled progress billings

S\$5 billion worth of properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – Singapore (continued)

Property name Rio Casa

Location 350 Hougang Avenue 7, Rio Casa

Tenure 99 Years Leasehold*

* Subject to Strata Titles Board approval

Group's Stake 35%

Land Area (sq m) 36,811

Gross Floor Area (sq m) 103,071

Type Residential

Expected Launch Date 1H2018

Est GDV S\$1.5 billion



Operations Overview

Development Portfolio – Singapore (continued)

Property name Serangoon Ville

Group's Stake 40%

Type Residential

Location 128 - 134 Serangoon North Avenue 1

Land Area (sq m) 27,584

Expected Launch Date 1H2018

Tenure 99 Years Leasehold*

Gross Floor Area (sq m) 77,235

Est GDV S\$1.4 billion

* Subject to Strata Titles Board approval



Operations Overview

Development Portfolio – Singapore (continued)

Property name Vista Park

Group's Stake 100%

Type Residential

Location 50-66 South Buona Vista Road

Land Area (sq m) 29,659

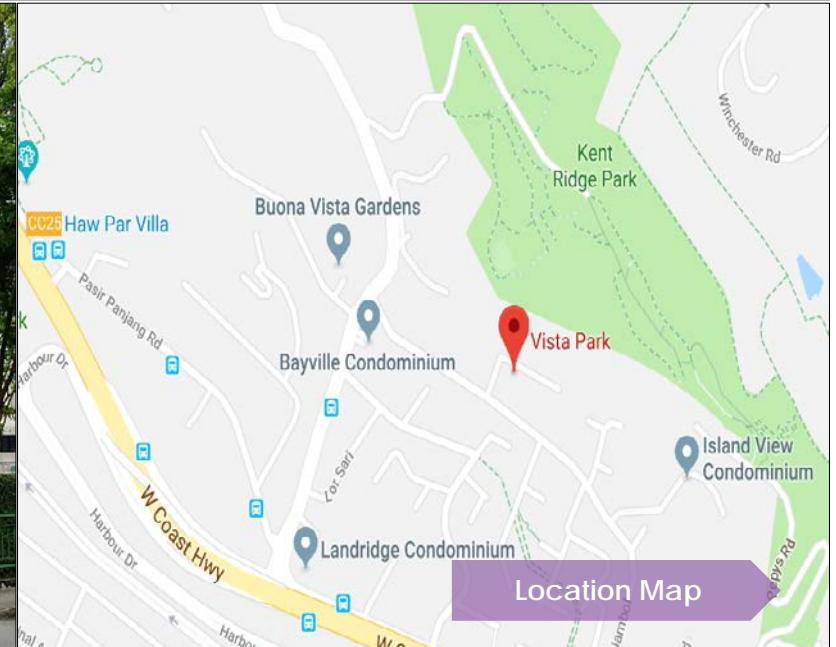
Expected Launch Date 2H2018

Tenure 99 Years Leasehold*

Gross Floor Area (sq m) 41,522

Est GDV S\$835 mil

* Subject to Strata Titles Board approval



Operations Overview

Development Portfolio – Singapore (continued)

Property name **Mayfair Gardens**

Group's Stake 100%

Type Residential

Location 2, 4, 6, 8, 10, 12 and 14 Rifle Range Road

Land Area (sq m) 19,368

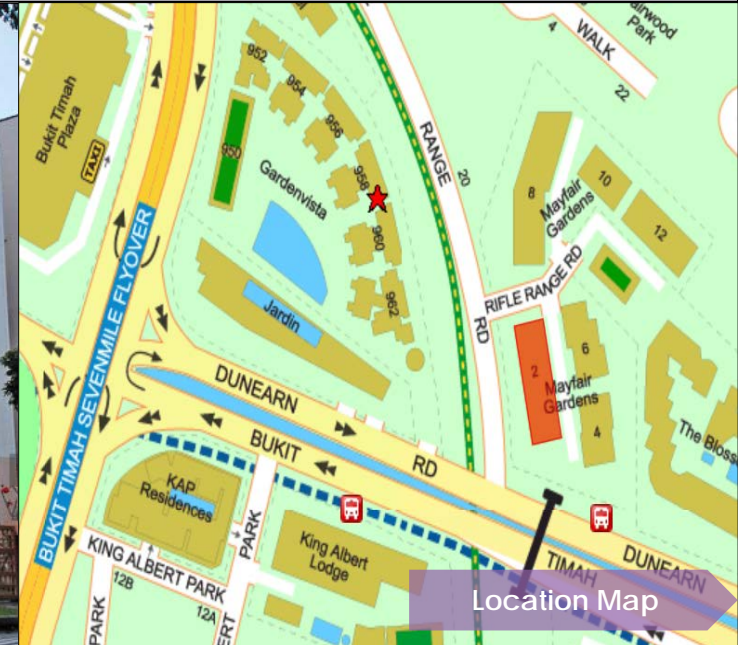
Expected Launch Date Plot 1&2 – 2H2018
Plot 3 -2H2018

Tenure 99 Years Leasehold*

Gross Floor Area (sq m) 31,833

Est GDV S\$675 million

* Subject to Strata Titles Board approval



Operations Overview

Development Portfolio – Singapore (continued)

Property name **Verandah Residences**

Group's Stake 100%

Type Residential

Location 231 Pasir Panjang Road

Land Area (sq m) 8,326

Launch Date April 2018

82% sold

Tenure Freehold

Gross Floor Area (sq m) 11,906

Est GDV S\$247 million



Operations Overview

Development Portfolio – Singapore (continued)

Property name 3 Tessensohn Road

Group's Stake 100%

Type Mixed Development

Location 3 Tessensohn Road

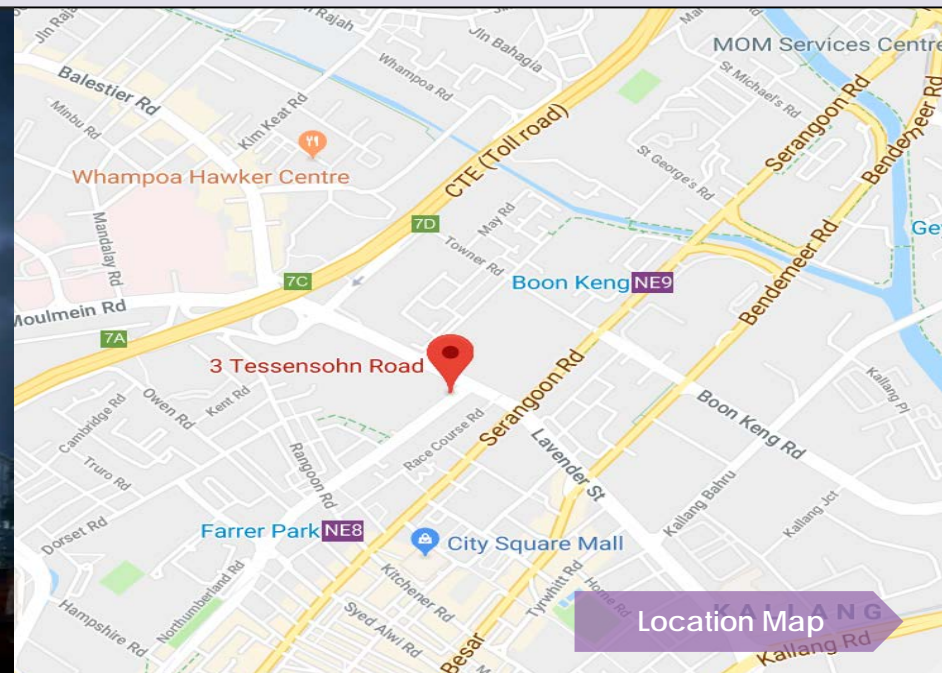
Land Area (sq m) 1,688

Expected Launch Date 2H2018

Tenure Freehold

Gross Floor Area (sq m) 5,063

Est GDV S\$105 mil



Operations Overview

Development Portfolio – Singapore (continued)

Property name **Sixteen35 Residences**

Group's Stake 100%

Type Mixed Development

Location 16 Lorong 35 Geylang

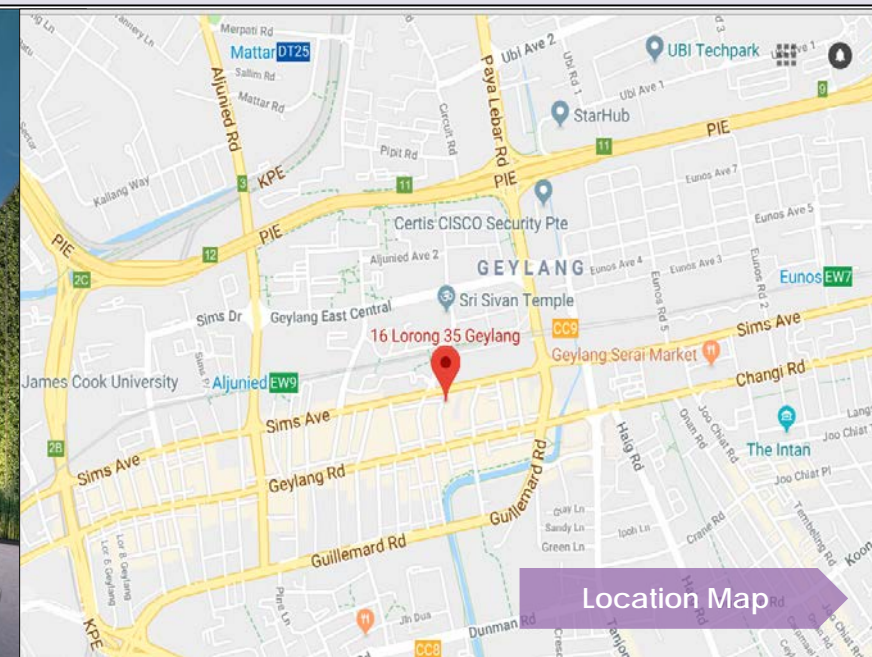
Land Area (sq m) 2,220

Expected Launch Date 1H 2018

Tenure 99 years leasehold

Gross Floor Area (sq m) 6,215

Est GDV S\$56 mil



Operations Overview

Development Portfolio – Singapore (continued)

Property name **Apartment 8**

Group's Stake 100%

Type Residential

Location 21 Meyappa Chettiar Road

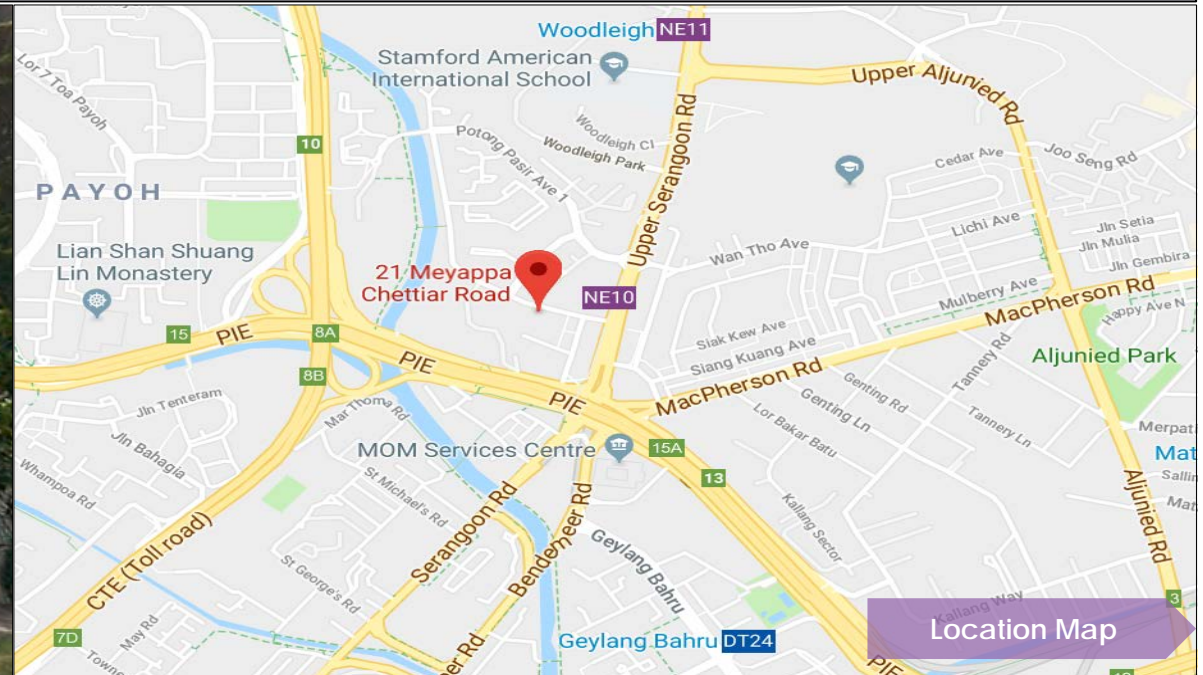
Land Area (sq m) 898.1

Expected Launch Date 2H2018

Tenure Freehold

Gross Floor Area (sq m) 1,886.3

Est GDV S\$38 mil



Operations Overview

Development Portfolio – Singapore (continued)

Property name Sea Pavilion Residences

Location 494 Upper East Coast Road

Tenure Freehold

Group's Stake 100%

Land Area (sq m) 1,292

Gross Floor Area (sq m) 1,809

Type Residential

Expected Launch Date 1H2018

Est GDV S\$33 million



Operations Overview

Development Portfolio – Singapore (continued)

Property name **Parkwood Residences**

Group's Stake 100%

Type Residential

Location 208, Yio Chu Kang Road

Land Area (sq m) 1,313

Expected Launch Date 1H2018

Tenure Freehold

Gross Floor Area (sq m) 1,838

Est GDV S\$29 mil



Operations Overview

Development Portfolio – Singapore (continued)

Property name **Ampas Apartment**

Group's Stake 100%

Type Residential

Location 5 Jalan Ampas

Land Area (sq m) 2,809

Expected Launch Date 2H2018

Tenure Freehold

Gross Floor Area (sq m) 7,866

Est GDV S\$161 mil



Operations Overview

Development Portfolio – United Kingdom

Unbilled contract	GDV to be launched/ in our portfolio
S\$1.2 billion	S\$1 billion



- Amongst Singaporean Developers, Oxley has one of the largest presence in the UK housing market
- Developing a **394,026 sqm waterfront township** (known as **Royal Wharf**) in East London along **River Thames** which consists more than **3,000 homes**
- **90%** of total units sold* and successfully **handed over more than 1,000 units.**
- Expected to handover at least 308 units by June 2018.

UK Development Portfolio Snapshot

S\$1.2 billion of unbilled progress billings

S\$1 billion worth of properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – United Kingdom (continued)

Property name Royal Wharf

Group's Stake 100%

Type Township Development

Location North Woolwich Road, London, United Kingdom

Land Area (sq m) 169,958

Launched Date Phase 1A (Mar 14), Phase 1B (Jun 14), Phase 2 (Sep 14) Phase 3 (Feb 16)
% Sold Phase 1A: 99%; Phase 1B: 94%; Phase 2: 93%; Phase 3: 76%

Tenure 999 years leasehold

Gross Floor Area (sq m) 394,026

Est GDV S\$2.7 billion



Operations Overview

Development Portfolio – United Kingdom (continued)

Property name **Deanston Wharf**

Group's Stake 50%

Type Residential with commercial units at ground level

Location Bradfield Road, London, E16 2AX

Land Area (sqm) 22,830

Expected Launch Date 2H2018

Tenure 999 years leasehold

Gross Floor Area (sqm) 79,033

EST GDV S\$647 million



Operations Overview

Development Portfolio – Cambodia

Unbilled contract	GDV to be launched/ in our portfolio
S\$195 million	S\$951 million



- Oxley is developing the first Shangri-La Hotel in Cambodia
- Oxley is the first developer to introduce the Soho concept in Cambodia

Cambodia Development Portfolio Snapshot

S\$195 million of unbilled progress billings

S\$951 million worth of properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – Cambodia (continued)

Property name **The Bridge**

Group's Stake 50%

Type Mixed Development

Location Village No.14, National Assembly Street, Tonle Bassac Commune, Chamkarmorn District, Phnom Penh, Cambodia

Land Area (sq m) 10,090

Launched Date March 2014- Residential
June 2014- SOHO, May 2016- Retail
% Sold Residential 99%, SOHO 96%, Retail 98%

Tenure Freehold

Gross Floor Area (sq m) 150,399

Est GDV S\$564.6 million



Operations Overview

Development Portfolio – Cambodia (continued)

Property name The Peak

Group's Stake 79%

Type Mixed Development- Residential, Commercial, Hotel, Offices

Location Village No 14, Sam Dach Hun Sen Road, Tonle Bassac Commune, Chamkamorn District, Phnom Penh, Cambodia

Land Area (sqm) 12,609

Launched Date Sep 2015 – Residential (Phase 1)
May 2016 – Residential (Phase 2)
Nov 2016 – Office

% Sold Residential (Phase 1): 56%, Residential (Phase 2): 42%, Office: 100%

Tenure Freehold

Gross Floor Area (sqm) 208,750

EST GDV S\$486.8 million



Key Feature

The first Shangri-La Hotel in Phnom Penh

Operations Overview

Development Portfolio – Cambodia (continued)

Upcoming launches

Property name: The Palms

Location Kdey Takoy Village, Veal Sbov Commune, Mean Chey District, Phnom Penh (Mekong Riverside)

Tenure Freehold

Group's Stake 79%

Land Area (sq m) 37,689

Gross Floor Area (sq m) 65,592

Type Residential

Launched Date Dec 2017
(57 units sold to-date)

Est GDV S\$125.8 million



The Palms

Artist's impression

Property name: The Garage

Location The Garage Land at Street 84, Village 13, Srah Chork Commune, Daun Penh District, Phnom Penh (The Garage)

Tenure Freehold

Group's Stake 79%

Land Area (sq m) 8,921

Gross Floor Area (sq m) TBC

Type Mixed Development

Expected Launch Date TBC

Est GDV S\$399.8million



The Garage

Artist's impression

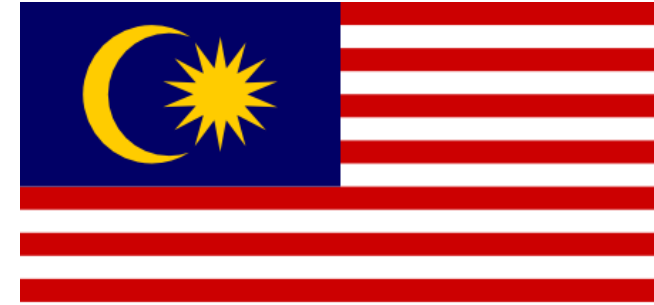


Operations Overview

Development Portfolio – Malaysia

Unbilled contract	GDV to be launched/ in our portfolio
S\$0.5 million	S\$2.3 billion

- Oxley is building the first **Jumeirah Kuala Lumpur Hotel** and **Jumeirah Living Kuala Lumpur Residences**, as well as **SO Sofitel Hotel** and **SO Sofitel Kuala Lumpur Residences**



Malaysia Development Portfolio Snapshot

S\$0.5 million of unbilled progress billings

S\$2.3 billion worth of properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – Malaysia (continued)

Property name Oxley Towers KLCC

Group's Stake 100%

Type Mixed Development- Residential, Commercial and Offices

Location Grant No. 27706, Lot 99, Section 0058
Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur

Land Area (sqm) 12,575

Launch Date Office: 1H2018
SO Sofitel Resi : 1H2018

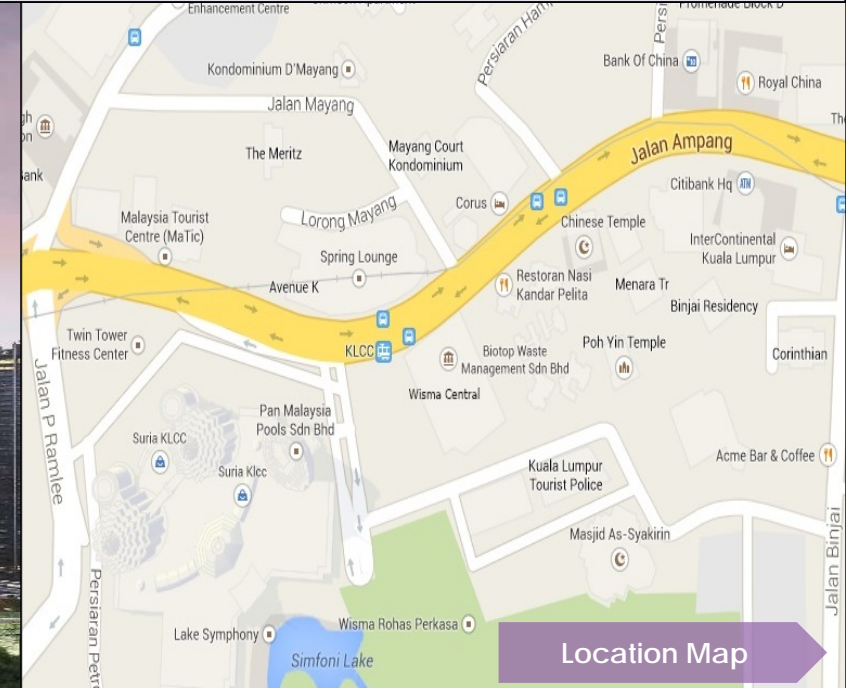
Tenure Freehold

Gross Floor Area (sqm) 175,979

EST GDV S\$971.1 million (including residential and commercial excluding hotel)



Oxley Towers Kuala Lumpur City Centre



Location Map

Operations Overview

Development Portfolio – Malaysia (continued)

No	Location/ Name	Tenure	Development Type*	Land Area (sq m)	Group's Stake	EST GDV
1	Plot B3 & B5 Iskandar, Johor ("Medini")	99 + 30 years	Mixed	17,300	100%	S\$215.7 million
2	No. Hakmilik 1038, Lot 26315, Bt 6 Jalan Damansara, Daerah Petaling, Bandar Petaling Jaya, Negeri Selangor ("Section 16")	Freehold	Mixed	19,098	100%	S\$164.6 million
3	Geran Mukim 1146, Lot 46, Kuala Lumpur ("Robson")	Freehold	Residential	7,710	50%	S\$23.6 million
4	Mukim 18, Daerah Timor Laut, Penang ("Pepper Hill")	Freehold	Residential	119,876	70% ¹	S\$702.9 million
5	Lot 347, GM269 Bandar Ulu Kelang, Daerah Gombak, Negeri Selangor ("Beverly")	Freehold	Residential	61,588	50%	S\$247.4 million

* Subject to authorities approval

¹ The group does not own the land. It has the right to develop the property pursuant to a joint venture agreement

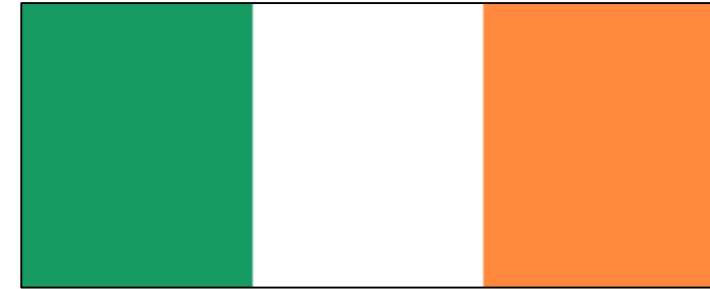


Operations Overview

Development Portfolio – Ireland

Unbilled contract	GDV to be launched/ in our portfolio
-	S\$1.3 billion

- Oxley won a **2.35 ha mixed development** site in the North Wall Quay **competitive tendering process** conducted by the National Asset Management Agency of Ireland
- Agreement for lease with Ireland's **National Asset Management Agency of Ireland** to develop and dispose (by way of letting or otherwise) the **2.35 ha** mixed development
- Plot is 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
- Agreement for lease with National Treasury Management Agency to



Ireland Development Portfolio Snapshot as at 31 March 2018

S\$1.3 billion worth of properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – Ireland (continued)

Property name **Dublin Landings**

Location 72 – 80 North Wall Quay, Dublin 1

Tenure 300 years

Group's Stake 90% (Residential); 79.5% (Office)

Land Area (sqm) 23,500

Gross Floor Area (sqm) 91,304

Type Mixed Development- Residential and Office

Expected Launch Date 2H2018 (Residential)

EST GDV S\$1.3 billion

Block D1 sold (expected completion:
May 18) – Eur 164 mil (S\$ 263 mil)



Operations Overview

Development Portfolio – Indonesia

Unbilled contract	GDV to be launched/ in our portfolio
S\$22.9 million	S\$342 million

- Oxley Convention City is a flagship masterplan development covering a land area of approximately 20,000 sqm.
- This iconic development comprises of Batam’s first office tower with an integrated convention centre, an exclusive hotel, an exciting retail and F&B avenue, a vibrant collection of shophouses and three towers of luxurious residences.
- The Group has entered into a conditional agreement in March 2018 to dispose 80% interest in the above project.



Indonesia Development Portfolio Snapshot

S\$22.9 million of unbilled progress billings

S\$342 million worth of properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – Indonesia

Property name **Oxley Convention City**

Group's Stake 50%

Type Mixed Development- Residential, Office and Hotel

Location Jalan Raja Haji Fisabillilah Batam

Land Area (sqm) 20,000

Launched Date Dec 2016 – Residential, Commercial (Phase 1): 25% sold

Tenure 35 years HGB, subject to renewal

Construction Floor Area (sqm) 208,373

EST GDV S\$373.1 million



Key Features

- Strategically located at the heart of Batam's financial district and part of the free trade zone

Operations Overview

Development Portfolio – China

Unbilled contract	GDV to be launched/ in our portfolio
-	S\$4 billion



- Development is strategically located 40km away from China's newly-announced third special economic zone, **Xiongan New Area**
- Residential prices in the vicinity has risen to **RMB 12,000 psm** from RMB 4,000 psm
- Prices are expected to reach **RMB20,000 psm** within the next 2 years

China Development Portfolio Snapshot

S\$4 billion worth of properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – China (continued)

Property name **中新健康城 (Gaobeidian / Sino-Singapore Health City)**

Group's Stake 27.5%

Type Township Development

Location Plots 17, 20, 21 & 22 Shangdong New Town, An Tai Road, Gaobeidian, Hebei Province, People's Republic of China

Land Area (sqm) 5.3 million (8,000mu)

Expected Launch Date Phase 1: 2018

Tenure* 40/50/70 years (leaseholds for the development with the Township vary)

Est Gross Floor Area (sqm) 2 million

EST GDV S\$4 billion



* Subject to authorities approval

Operations Overview

Development Portfolio – Myanmar

Unbilled contract	GDV to be launched/ in our portfolio
S\$11 million	S\$3.6 billion



- Oxley has been shortlisted for a mixed development project at Myanmar's Yangon Central Railway Station
- This tender exercise has been participated by many international developers and funds

Myanmar Development Portfolio Snapshot

S\$11 million of unbilled progress billings

S\$3.6 billion worth of properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – Myanmar (continued)

Project name Yangon Central Railways Station Area
Comprehensive Development Project

Location Yangon Central Railways Station Area

Tenure Leasehold

Group's Stake 30%

Land Area (sqm) 257,464

Gross Floor Area (sqm) 1,091,319

Type Transit Development

Launched Date TBA

EST GDV S\$3.3 billion



Artist's impression

Key Features

- Myanmar's first-ever TOD (Transit-Oriented Development)
- Integrating rail and mass-transit, the transport hub will blend the old and futuristic
- Mix-use development comprising of a world-class commercial district, towers, housing, business hotel and serviced apartments, communal park and a railway museum
- New focal point and icon of the city
- 10,000 job opportunities for locals

Operations Overview

Development Portfolio – Myanmar (continued)

Property name **Min Residences**

Group's Stake 50%

Type Mixed Development

Location Block No., Min Dhama Road, Ward No.(4), Mayangone Township, Yangon Region, Myanmar

Land Area (sqm) 12,889

Launched Date May 17

Tenure Grant Land

Gross Floor Area (sqm) 122,579

EST GDV S\$313 million



Key Features

- Min Residences is designed to world-class standards of luxury living with over 60 facilities exclusively for residents.
- It is situated in a prime location, within 5 minutes drive from the future CBD and 10 minutes drive from the Yangon International Airport.

Operations Overview

Development Portfolio – Cyprus

Unbilled contract	GDV to be launched/ in our portfolio
-	S\$736 million (Residential)

- Oxley has ventured into Cyprus with a joint company in **April 2017**
- Developing estimated **100 high-rise residential units**
- Situated at the east part of the Greater Limassol Area with an extensive coastal frontage on the Mediterranean Sea
- Clearly an icon and a signature project for Limassol



Cyprus Development Portfolio Snapshot

S\$736 million worth of Residential properties in our portfolio/ to be launched.

Operations Overview

Development Portfolio – Cyprus (continued)

Property name **Limassol Oxley
Cyprus Development**

Group's Stake 50%

Type Residential

Location Limassol

Land Area (sqm) 102,637

Expected Launch Date 2H2018

Tenure Freehold

Gross Floor Area (sqm) 33,400

EST GDV S\$736 million



Key Features

- Situated at the east part of the Greater Limassol Area with an extensive coastal frontage on the Mediterranean Sea

Investment Portfolio

- Commercial and Office
- Hospitality
- Residential
- Industrial

Operations Overview

Investment Portfolio – Commercial & Office, Singapore

Property name Chevron House

Group's Stake 100%

Type Commercial

Location 30 Raffles Place

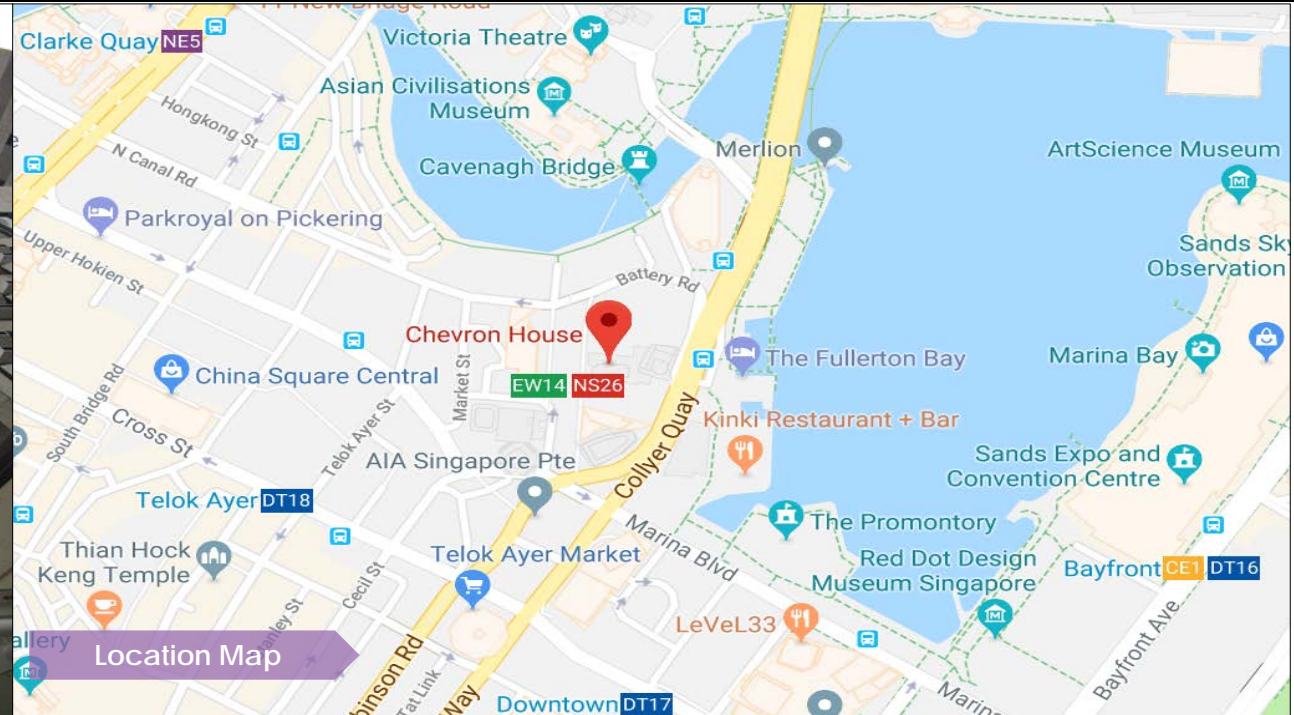
Land Area (sqm) 2,777.9

Occupancy Office 98% ; Retail 100%

Tenure 99 years leasehold

Gross Floor Area (sqm) 24, 273

Recurring Income S\$41 million p.a.
Indicative Valuation S\$750 million



Operations Overview

Investment Portfolio – Commercial, Singapore (continued)

Property name 11 Commercial Units @ Stevens Road

Group's Stake 100%

Recurring Income of commercial units S\$2.1 million p.a.

Location 30 Stevens Road

Land Area (sqm) 18,477 (Hotel & Commercial)

Indicative Valuation of whole development S\$980 million

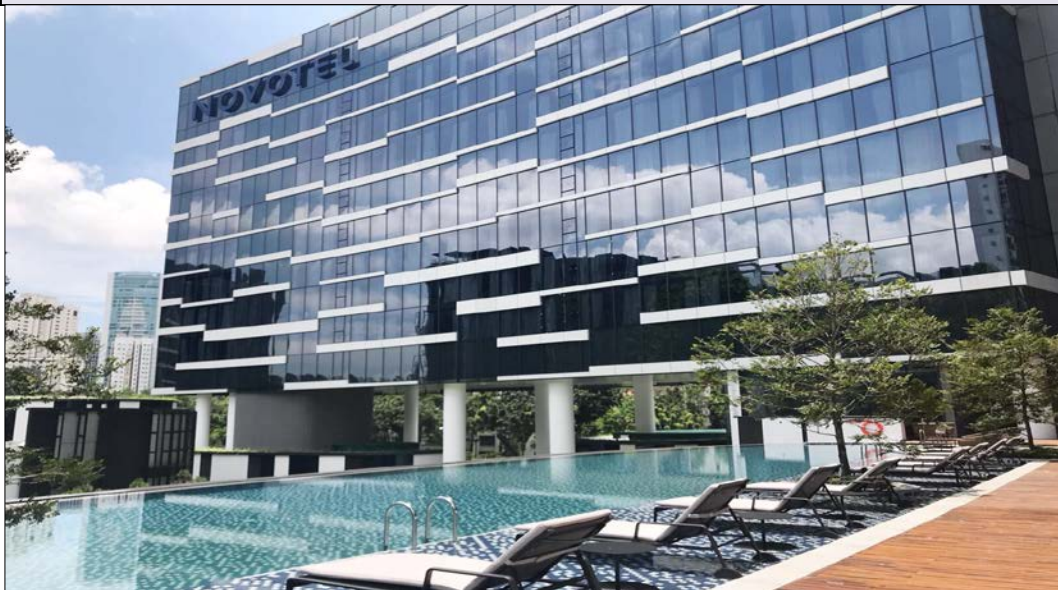
Tenure 103 years leasehold

Gross Floor Area (sqm) Commercial 2,849

Indicative Valuation (commercial units) S\$94 million

Type Commercial development

Operations Leasing ; commenced from Oct 2017



Operations Overview

Investment Portfolio – Commercial, Singapore



Floravista

Property name Floravista

Group's Stake 55%

Recurring Income S\$1.2 million per annum

Location 7 Ang Mo Kio Street 66

Land Area (sqm) 5,721

Indicative Valuation S\$53 million

Tenure Freehold

Gross Floor Area (sqm) 1,400

Operations Overview

Investment Portfolio – Commercial, Singapore



Property name The Rise @ Oxley

Group's Stake 100%

Type Commercial

Location 71 Oxley Rise

Land Area (sqm) 2,381

Recurring Income
S\$2.1 million per annum

Tenure Freehold

Gross Floor Area (sqm)
1,529

Indicative Valuation
S\$75 million

Operations Overview

Investment Portfolio – Hospitality, Singapore

Property name Novotel Singapore on Stevens/ Mercure Singapore on Stevens

Group's Stake 100%

Recurring income S\$54.4 million based on 88% occupancy rate

Location 28 Stevens Road

Type Hotel development and Ownership

Indicative Valuation of whole development S\$980 million

Tenure 103 years leasehold

Operations Novotel – Commenced Operations from Oct 2017; Mercure – Commenced Operations in Dec 2017

Indicative Valuation of Hotels S\$886 million

No. of rooms Novotel - 254; Mercure - 518



Operations Overview

Investment Portfolio – Hospitality, Malaysia



Property name Jumeirah Kuala Lumpur Hotel	Group's Stake 100%	Type Hotel development	Hotel
Location KLCC	Rooms 181	Operations TBC	
Tenure Freehold		Recurring income S\$15 million p.a. based on 70% occupancy rate	
		Indicative valuation S\$120 million	

Property name SO Sofitel Kuala Lumpur Hotel	Group's Stake 100%	Type Hotel development	Hotel
Location KLCC	Rooms 207	Operations TBC	
Tenure Freehold		Recurring income S\$ 21 million p.a. based on 70% occupancy rate	
		Indicative valuation S\$113 million	

Operations Overview

Investment Portfolio – Hospitality, Cambodia



Property name Shangri-La Hotel

Group's Stake 79%

Recurring income S\$10 million based on 70% occupancy rate

Location Phnom Penh

Type Hotel development

Indicative valuation S\$150 million

Tenure Freehold

Operations TBC



Shangri-La Hotel, Phnom Penh

- ✓ Luxury International hotel
- ✓ 300 rooms & suites
- ✓ Chinese & Specialty Restaurant
- ✓ Ballroom
- ✓ Function Rooms
- ✓ Lounge Bar
- ✓ Roof Top Bar

Operations Overview

Investment Portfolio – Hospitality, Cyprus

Property name **Limassol Oxley
Cyprus Development (Hotel)**

Group's Stake 50%

Recurring income **S\$30 million p.a.**

Location Limassol

Land Area (sqm) 102,637

Indicative valuation **S\$128 million**

Tenure Freehold

Gross Floor Area (sqm) 33,400



Artist's impression



Artist's impression

Key Features

- Situated at the east part of the Greater Limassol Area with an extensive coastal frontage on the Mediterranean Sea
- Estimated 250 hotel rooms

Operations Overview

Investment Portfolio – Residential, Japan



Property name Soho Akasaka

Location Lot Numbers 1603 and 1604, Akasaka 2-chome, Minato-ku, Tokyo, Japan

Tenure Freehold

Group's Stake 100%

Land Area (sqm) 165

Gross Floor Area (sqm) 651

Type Residential

Occupancy 100%

Recurring Income S\$400,000 per annum

Indicative Valuation S\$10 million

Operations Overview

Investment Portfolio – Industrial, Singapore

Property name Space @ Tampines

Group's Stake 70%

Type Industrial

Location No. 18, Tampines Industrial Crescent

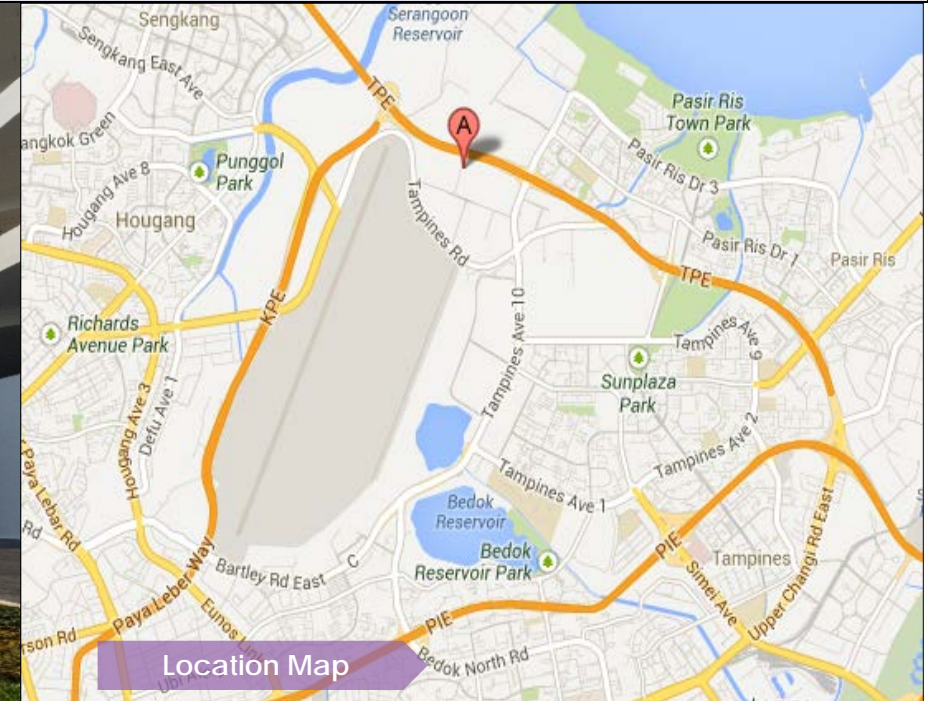
Land Area (sqm) 38,800

Occupancy 94%

Tenure 30 years leasehold

Gross Floor Area (sqm) 65,893

Recurring Income S\$11 million pa
Indicative Valuation S\$200million



Space@Tampines

Location Map

Mergers and Acquisitions

Operations Overview

Key Investment – United Engineers

Oxley holdings has acquired 16% of United Engineers for more than S\$255 million

An opportunity to gain access to a quality property portfolio which is undervalued considering the current bid prices for land in Singapore

Company profile:

United Engineers was founded in 1912, and is the 11th oldest company in Singapore

United Engineers is a real estate company with property businesses mainly in China and Singapore.

In Singapore, United Engineers develops and owns iconic buildings such as UE Square and Rochester Mall



UE Square
999 years
Cleanceau Avenue

UE Bizhub Tower
Freehold
Anson Road

Rochester mall and Park
Avenue Rochester
Freehold
Mixed development- retail
and hotel
Buona Vista Road

Key Financials

SGDm	FY2013	FY2014	FY2015	FY2016	FY2017
	31-Dec-13	31-Dec-14	31-Dec-15	31-Dec-16	31-Dec-17
Revenue	1,665	3,209	851	480	539
EBITDA	82	244	169	108	145
% margin	13.86%	12.92%	25.75%	40.39%	36.67%
Net income	118	124	102	141	86

Operations Overview

Key Associates – Galliard (Group) Limited

- In 2015, Oxley Holdings acquired a 20% stake in Galliard group for 50 million pounds.
- Galliard has a portfolio of over **8,500 residential units** and hotel suites plus circa **750,000 ft of commercial floor space** across London and southern England, with an additional over **3,600 units subject to planning approval**.
- Galliard has strategic partnerships with Cainhoy and Frogmore- well known private equity funds.

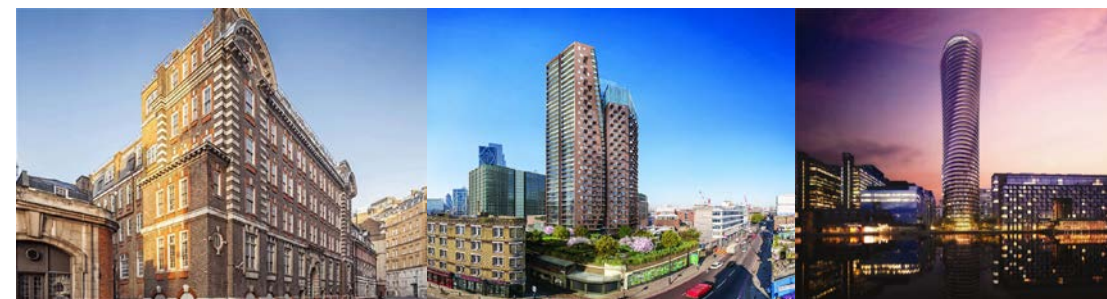
Key Financials

GBPm	FY2013	FY2014	FY2015	FY2016	FY2017
Revenue	190,467	127,723	116,691	261,325	398,695
% growth		-32.9%	-8.6%	123.9%	52.6%
EBITDA	49,006	25,258	56,583	52,265	80,421
% margin		-48.5%	124.0%	-7.6%	53.9%
PBT	19,420	14,192	15,151	69,389	48,970
Net income	14,577	10,276	11,196	65,990	44,198

	Gross Development Value GBPm	No of units
Galliard Homes		
Current developments	1,501	6,459
Upcoming development	485	3,639
Galliard Construction		
Current developments	1,117	5,938
Upcoming development	935	5,252
Galliard Commercial		
Current developments	98	546
Upcoming development	N.A.	N.A.
Galliard Homes Letting		
Current developments	4	2,762
Upcoming development	N.A.	N.A.

- The Galliard Group business comprises four business divisions, namely,
 - **Galliard Homes** which undertakes sales and marketing for the Galliard Group’s portfolio of homes,
 - **Galliard Construction** which handles commercial, residential and mixed-use developments, and construction for joint venture projects and third party developments,
 - **Galliard Commercial** which develops hotels, commercial and retail premises, and undertakes joint venture projects and third party work,
 - **Galliard Homes Letting** (in partnership with Life Residential) which handles tenancy and re-sale transactions and operates from 13 London branches with investor relation offices located in Singapore, Hong Kong and Cape Town. It currently lets and manages over 3000 London apartments for investors in over 50 countries worldwide with sales transactions amounting to circa £100,000,000 per annum.

Notable Developments



Great Scotland Yard Hotel previously owned by Galliard-price could go up to 10,000 pounds per night

The Stage @Shoreditch
Est GDV 750 million pounds

Baltimore Wharf
Est GDV 270 million pounds

Operations Overview

Key Associates – Pindan Group Pty Ltd

In 2016, Oxley Holdings acquired a 40% stake in Pindan Group for 32 million Australian dollars.

Established in 1977, Pindan has prospered as one of the leading property and construction companies in **Western Australia**. It is now

- **35th largest** commercial construction company in Australia
- **top 20 biggest** movers in residential starts in Australia
- **largest** semi-detached dwelling builder in Western Australia and 4th largest nationally
- **largest** multi-unit builder in Western Australia, and 5th largest nationally
- **4th largest** home builder in Western Australia, and the 17th largest nationally

Key Financials

AUDm	FY2013	FY2014	FY2015	FY2016	FY2017
Revenue	492	410	535	521	343
% growth		-16.6%	30.4%	-2.6%	-34.2%
EBITDA	10	16	10	3	14
% margin	2.0%	3.8%	1.8%	0.5%	4.2%
PBT	8	13	11	-2	7

Pindan has a truly integrated business, with its operations including the following:

- **Pindan Constructions** – small to medium commercial construction, grouped dwellings & apartments as well as large scale residential construction across all sectors throughout Perth, Peel and South West regions. Design and construct services.
- **Pindan Contracting** – regional and remote civil, commercial, residential and mining works and housing & infrastructure maintenance throughout WA and NT. Design and construct services.
- **Pindan Asset Management** – maintenance works and services across the Pilbara and Mid West/Gascoyne regions of Western Australia.
- **Pindan Modular** – modular & transportable construction, manufactures steel frames and trusses.
- **Pindan Capital** – property funds management.
- **Development Management** - feasibility, site acquisition, planning & development management service.
- **Pindan Realty** – project marketing & sales, commercial and residential property management and strata management.
- **Switch Homes** – residential home construction.

Headquartered in Perth, Pindan employs approximately 380 full-time staff with additional office locations in the Perth metropolitan region, the South West, Pilbara and Mid West regions of Western Australia as well as the Northern Territory, Brisbane, Sydney and Shanghai, China.



4. Financial Overview

- Overview of Oxley's Development Portfolio
- Financial Policy and Target
- Profitability and Cash Flow Generation
- Financial Position
- Credit Metrics
- Debt and Liquidity Profile

Overview of Oxley's Development Portfolio

As at 31 March 2018

Project	Country	Effective Stake (%)	Sales Secured (S\$m)	Recognised Billings (S\$m)	Future Progress Billings (S\$m)	Future Progress Billings effective stake (S\$m)	Total Estimated GDV (S\$m)	Remaining GDV (S\$m)	Remaining GDV effective stake (S\$m)
Viva Vista	Singapore	100%	155.9	148.0	7.9	7.9	155.9	-	-
RV Point	Singapore	100%	41.6	41.6	-	-	41.6	-	-
Oxley Edge	Singapore	100%	63.1	62.9	0.2	0.2	63.1	-	-
Suites@Braddell	Singapore	100%	19.1	19.0	0.1	0.1	19.1	-	-
The Rise @ Oxley	Singapore	100%	184.4	156.3	28.1	28.1	184.4	-	-
The Flow	Singapore	100%	166.6	166.6	-	-	191.8	25.2	25.2
NEWest	Singapore	55%	568.2	567.6	0.6	0.3	568.2	-	-
Floraville/Floraview/Floravista	Singapore	55%	138.2	118.2	20.0	11.0	138.2	-	-
KAP Residences/ KAP	Singapore	55%	544.2	544.2	-	-	556.8	12.6	6.9
Midtown Residences/ The Midtown	Singapore	50%	418.7	418.7	-	-	425.8	7.1	3.6
T-Space	Singapore	49%	182.1	93.2	88.9	43.6	245.0	62.9	30.8
Sea Pavilion Residences	Singapore	100%	-	-	-	-	32.5	32.5	32.5
Verandah Residences	Singapore	100%	-	-	-	-	247.0	247.0	247.0
Serangoon Ville	Singapore	40%	-	-	-	-	1,360.0	1,360.0	544.0
Rio Casa	Singapore	35%	-	-	-	-	1,516.0	1,516.0	530.6
3 Tessensohn Road	Singapore	100%	-	-	-	-	105.0	105.0	105.0
Sixteen35 Residences	Singapore	100%	-	-	-	-	55.5	55.5	55.5
Parkwood Residences	Singapore	100%	-	-	-	-	28.6	28.6	28.6
Apartment 8	Singapore	100%	-	-	-	-	37.5	37.5	37.5
Mayfair Gardens	Singapore	100%	-	-	-	-	675.3	675.3	675.3
Vista Park	Singapore	100%	-	-	-	-	835.0	835.0	835.0
Ampas Apartment	Singapore	100%	-	-	-	-	160.5	160.5	160.5
Sub-total			2,482.1	2,336.3	145.8	91.2	7,642.8	5,160.7	3,318.0

Overview of Oxley's Development Portfolio (continued)

As at 31 March 2018

Project	Country	Effective Stake (%)	Sales Secured (S\$mn)	Recognised Billings (S\$mn)	Future Progress Billings (S\$mn)	Future Progress Billings Effective Stake (S\$mn)	Total Estimated GDV (S\$mn)	Remaining GDV (S\$mn)	Remaining GDV Effective Stake (S\$mn)
Royal Wharf	UK	100%	2,388.0	1,179.2	1,208.8	1,208.8	2,723.4	335.4	335.4
Deanston Wharf	UK	50%	-	-	-	-	646.5	646.5	323.3
Sub-total			2,388.0	1,179.2	1,208.8	1,208.8	3,369.9	981.9	658.7
Dublin Landings	Ireland	90% / 79.5%	-	-	-	-	1,322.2	1,322.2	1,088.1
Sub-total			-	-	-	-	1,322.2	1,322.2	1,088.1
The Peak	Cambodia	79%	184.2	66.8	117.4	92.7	486.8	302.6	239.1
The Palms	Cambodia	79%	-	-	-	-	125.8	125.8	99.4
The Garage	Cambodia	79%	-	-	-	-	399.8	399.8	315.9
The Bridge	Cambodia	50%	442.2	364.4	77.8	38.9	564.6	122.4	61.2
Sub-total			626.4	431.2	195.2	131.6	1,577.0	950.6	715.5
Oxley Towers Kuala Lumpur	Malaysia	100%	0.8	0.3	0.5	0.5	971.1	970.3	970.3
Section 16	Malaysia	100%	-	-	-	-	164.6	164.6	164.6
Medini	Malaysia	100%	-	-	-	-	215.7	215.7	215.7
Pepper Hill	Malaysia	70%	-	-	-	-	702.9	702.9	492.1
Robson	Malaysia	50%	-	-	-	-	23.6	23.6	11.8
Beverly	Malaysia	50%	-	-	-	-	247.4	247.4	123.7
Sub-total			0.8	0.3	0.5	0.5	2,325.3	2,324.5	1,978.1
Oxley Convention City	Indonesia	50%	31.1	8.2	22.9	11.5	373.1	342.0	171.0
Sub-total			31.1	8.2	22.9	11.5	373.1	342.0	171.0
Min Residences	Myanmar	50%	13.0	2.5	10.5	5.3	313.0	300.0	150.0
Yangon Central Railways Station	Myanmar	30%	-	-	-	-	3,300.0	3,300.0	990.0
Sub-total			13.0	2.5	10.5	5.3	3,613.0	3,600.0	1,140.0
Gaobeidian	China	27.5%	-	-	-	-	4,000.0	4,000.0	1,100.0
Sub-total			-	-	-	-	4,000.0	4,000.0	1,100.0
Limassol	Cyprus	50%	-	-	-	-	736.0	736.0	368.0
Sub-total			-	-	-	-	736.0	736.0	368.0
			5,541.4	3,957.7	1,583.7	1,448.8	24,959.3	19,417.9	10,537.3

S\$1.6 billion of unbilled contract that will be billed progressively
 Remaining GDV of **S\$19 billion** in our portfolio

Substantial earnings visibility going forward

Significant amount of land bank that will contribute to future growth

Financial Overview

Financial Policy and Target

Leverage

- Declining total debt / capitalisation
- Maintain as much unencumbered assets as possible for future funding flexibility

Liquidity

- Maintain access to multiple funding sources including bank loans and capital market funds
- Maintain cash balance of at least 10% of revenue at Group level to meet working capital needs

Investment

- Focus only on companies and projects within core business, geographical regions and areas of competency
- Comprehensive analysis and approval process in place to assess overall risk and return of each investment

Dividend

- Maintain a flexible dividend policy with having sufficient cash on hand as the critical consideration
- Payout level to be based on overall cash position, financial situation and future development needs

Hedging

- Maintain natural hedge as much as possible with respect assets/liabilities and revenue/expense
- Hedging to be done only with creditworthy counterparties if need be

Consolidated Income Statement

(S\$ million)	Third Quarter Ended			Nine Months Ended		
	31-Mar-18	31-Mar-17		31-Mar-18	31-Mar-17	
	(Unaudited)	(Unaudited)	% Δ	(Unaudited)	(Unaudited)	% Δ
Revenue	239	387	-38%	956	1,119	-15%
Gross Profit	36	92	-61%	158	342	-54%
Operating Profit *	45	72	-38%	135	278	-51%
Finance Costs	(15)	(12)	25%	(40)	(34)	18%
Share of Profit from JV and associates	(1)	2	N.M.	73	(2)	N.M.
Profit before Tax	29	62	-53%	168	242	-31%
Profit after Tax	30	46	-35%	145	184	-21%

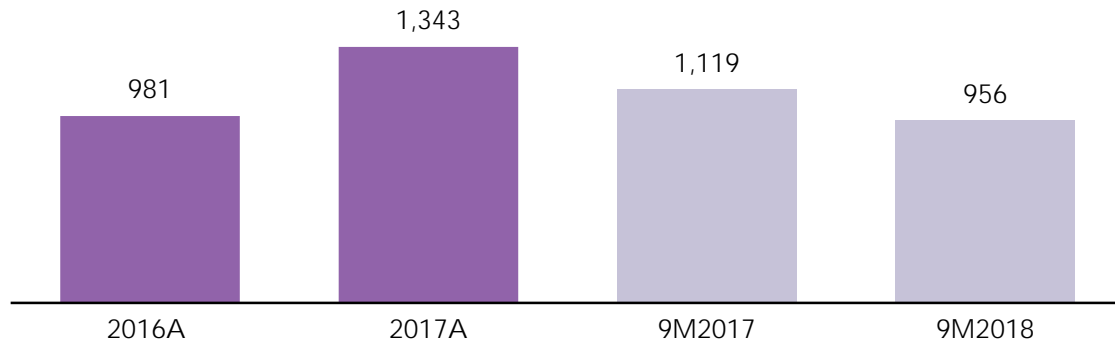
* Before finance costs and share of (loss)/profit from JV and associates

Financial Overview

Profitability and Cash Flow Generation

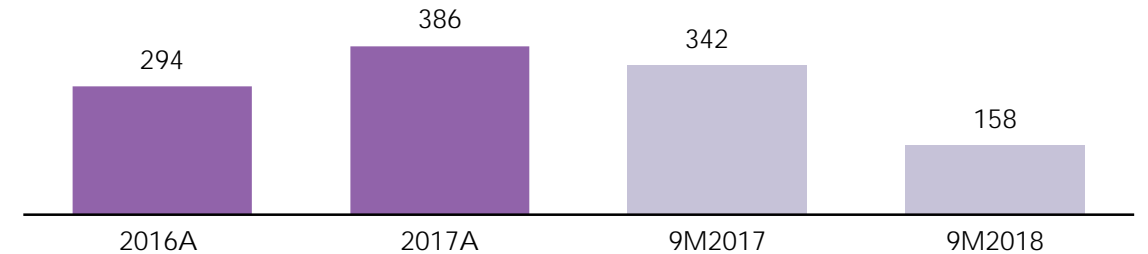
Revenue

(\$\$ m)



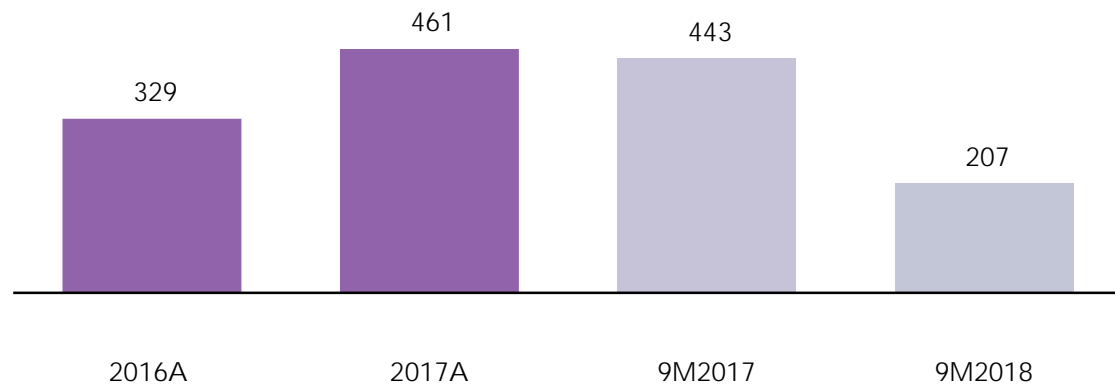
Gross profit

(\$\$ m)



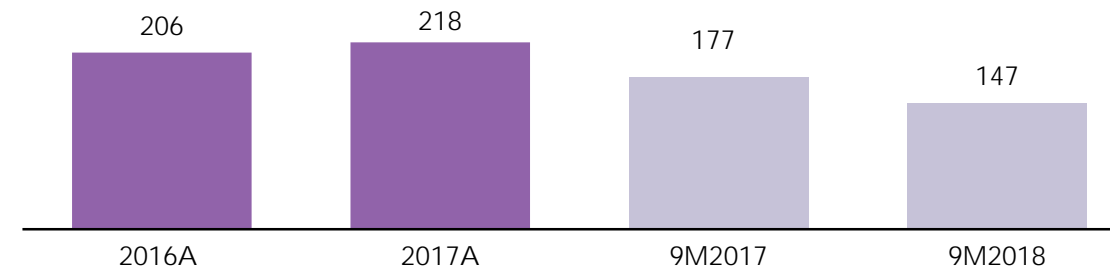
Cash flow from operations

(\$\$m)



PATMI

(\$\$ m)



Consolidated Financial Position

As at

(\$ million)	(Audited) 30-Jun-15	(Audited) 30-Jun-16	(Audited) 30-Jun-2017	(Unaudited) 31-Mar-2018
Cash & Cash Equivalents	344	551	414	218
Development Properties	2,479	2,461	2,013	1,904
Total Assets	4,144	4,732	4,608	5,641
Current Borrowings	823	1,421	610	294
Non-Current Borrowings	1,608	1,235	1,850	3,033
Total Borrowings ⁽¹⁾	2,431	2,656	2,460	3,327
Net Borrowings ⁽²⁾	2,087	2,105	2,046	3,109
Total Liabilities	3,353	3,767	3,519	4,343
Total Equity	790	965	1,089	1,298
Total Tangible Net Worth (TNW) ⁽³⁾	762	902	1,130	1,341

(1) Of the total bank borrowings of S\$3.3 billion (30 June 2017: S\$2.5 billion), S\$56.95 million (30 June 2017: S\$43.94 million) is secured by several guarantees given by the non-controlling shareholders of the subsidiaries which are not wholly owned by the Company.

(2) Total borrowings net of cash and cash equivalents.

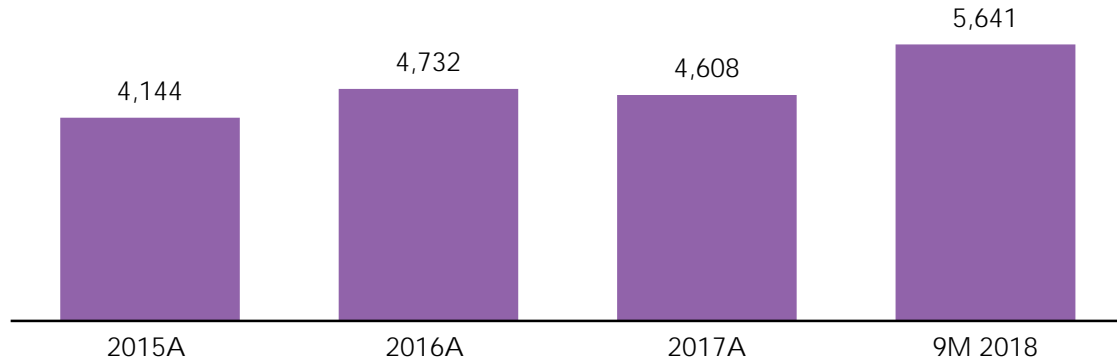
(3) Equity, attributable to owners of the parent less deferred tax assets plus deferred tax liabilities.

Financial Overview

Financial Position

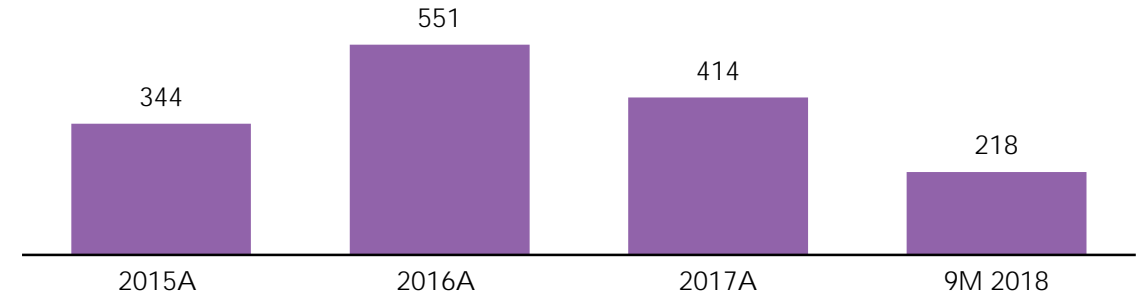
Total assets

(\$ mil)



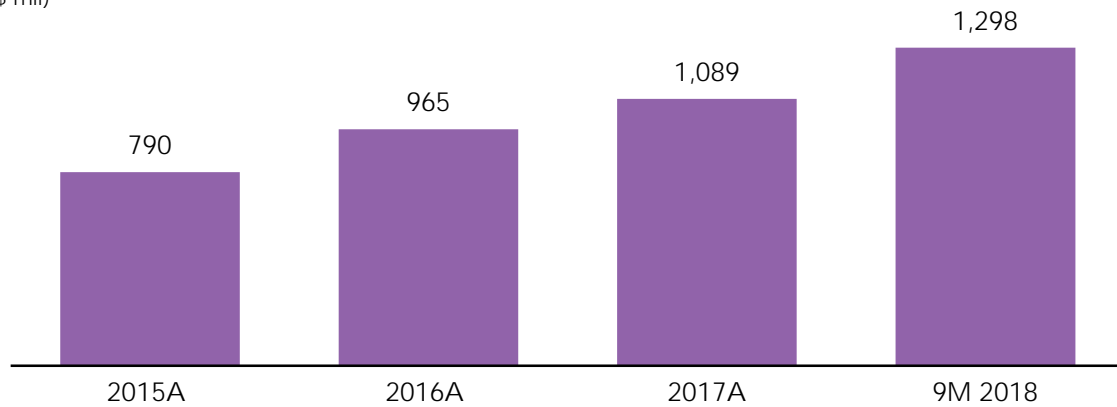
Cash and cash equivalents

(\$ mil)



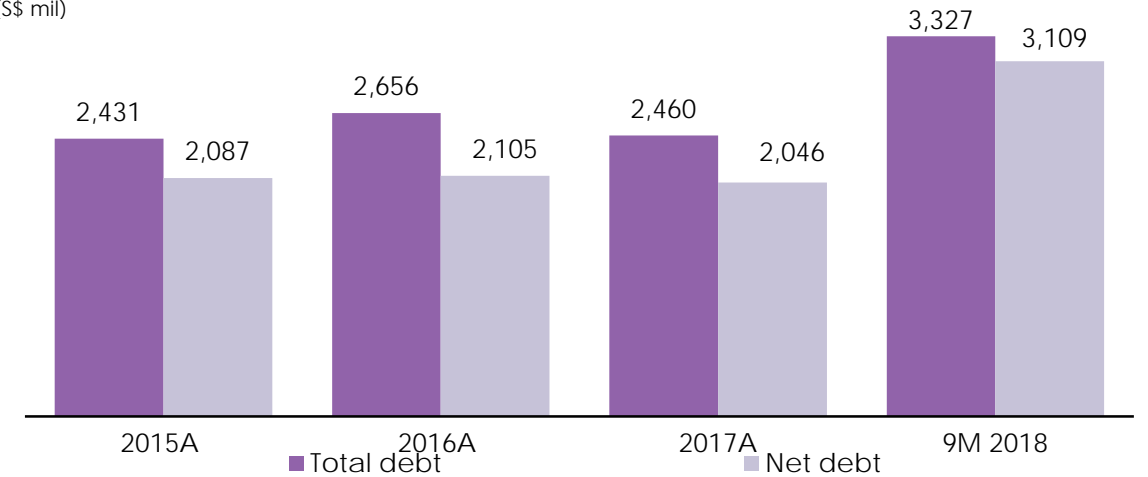
Total equity

(\$ mil)



Total debt and net debt

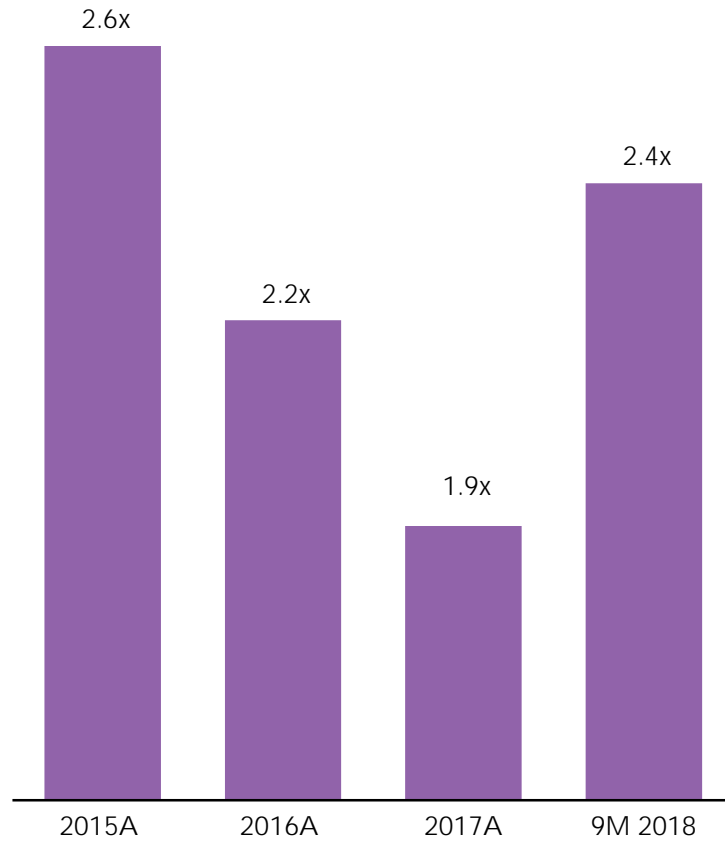
(\$ mil)



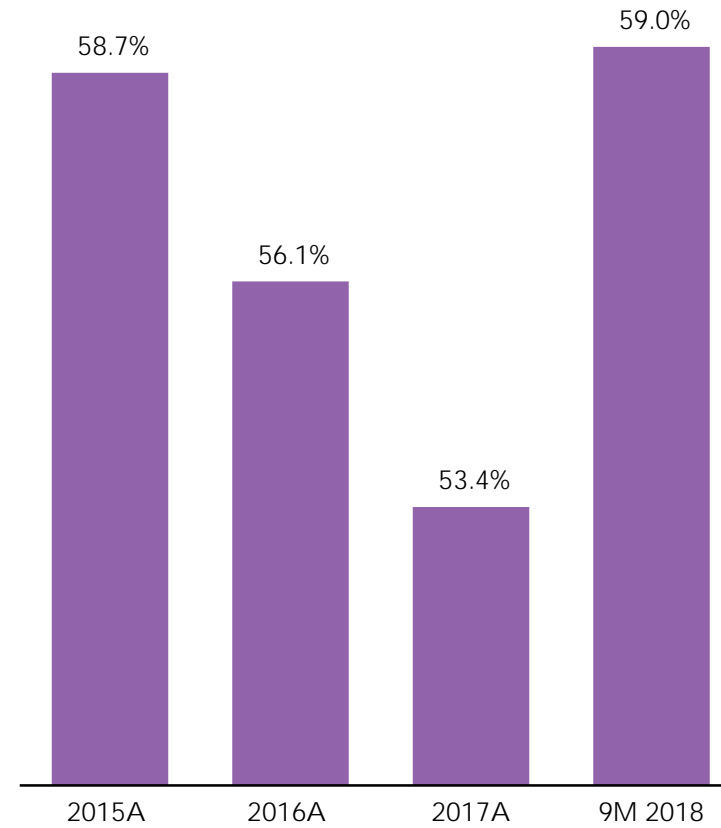
Financial Overview

Credit Metrics

Total net debt / Equity



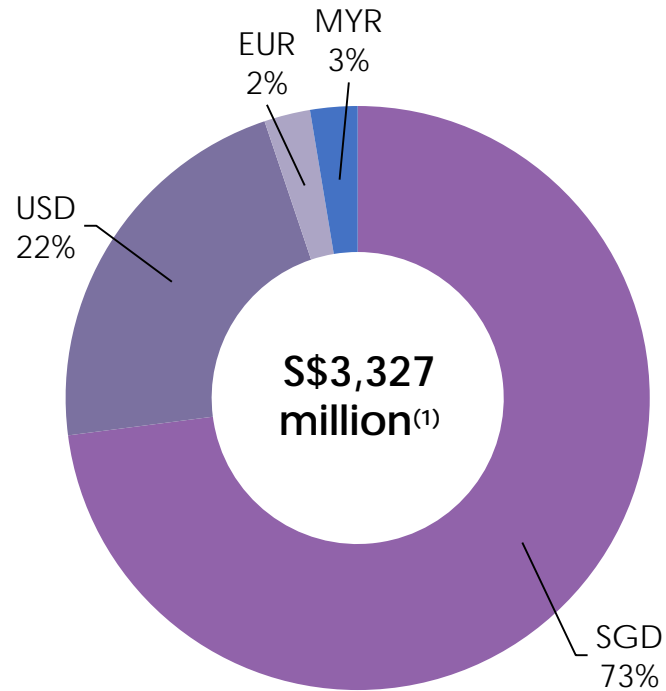
Total debt / Assets



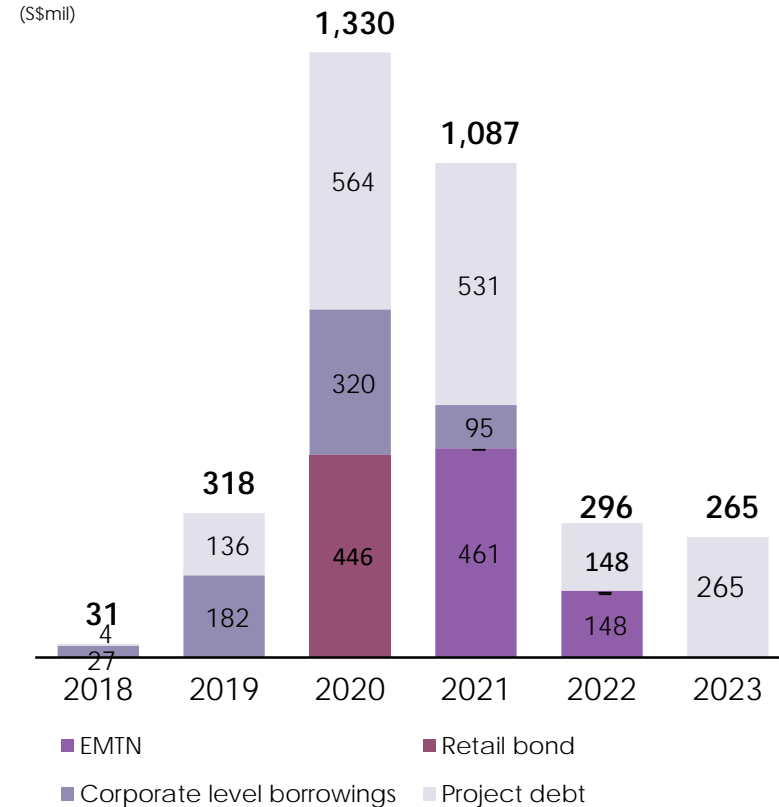
Financial Overview

Debt and Liquidity Profile as at 31 Mar 2018

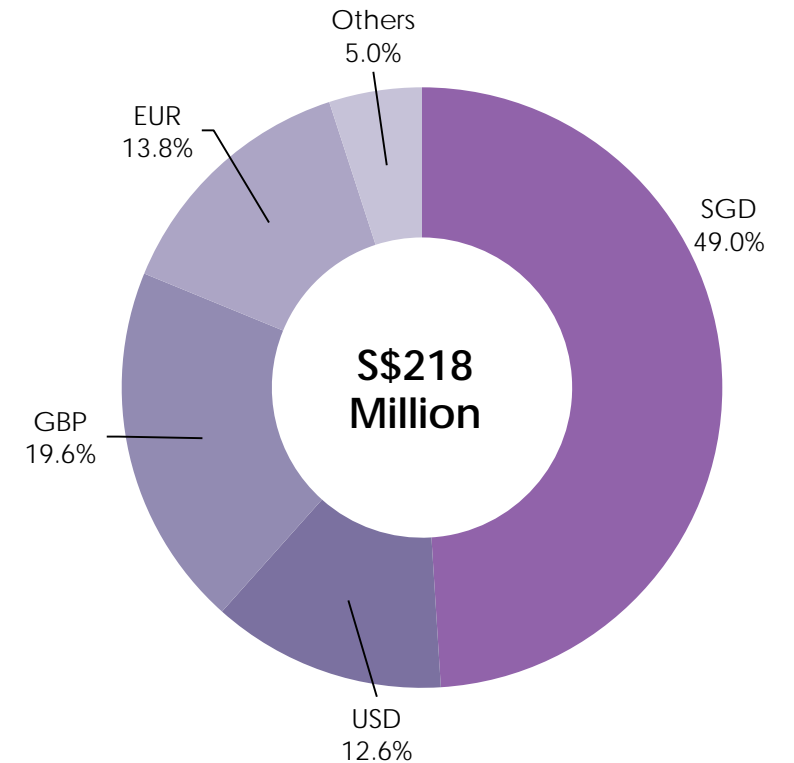
Debt breakdown by currency



Debt breakdown by maturity and type



Cash and Cash Equivalents By Currency



Note:

(1) Breakdown includes amortized transaction costs.

Stock Information

Stock Information

Dividend History

Stock Information

(As at 10 April 2018)

	OHL SP
Price	S\$0.495
Market Cap	S\$2.00b
PE	9.4x
PB	1.6x
Free float	19.67%

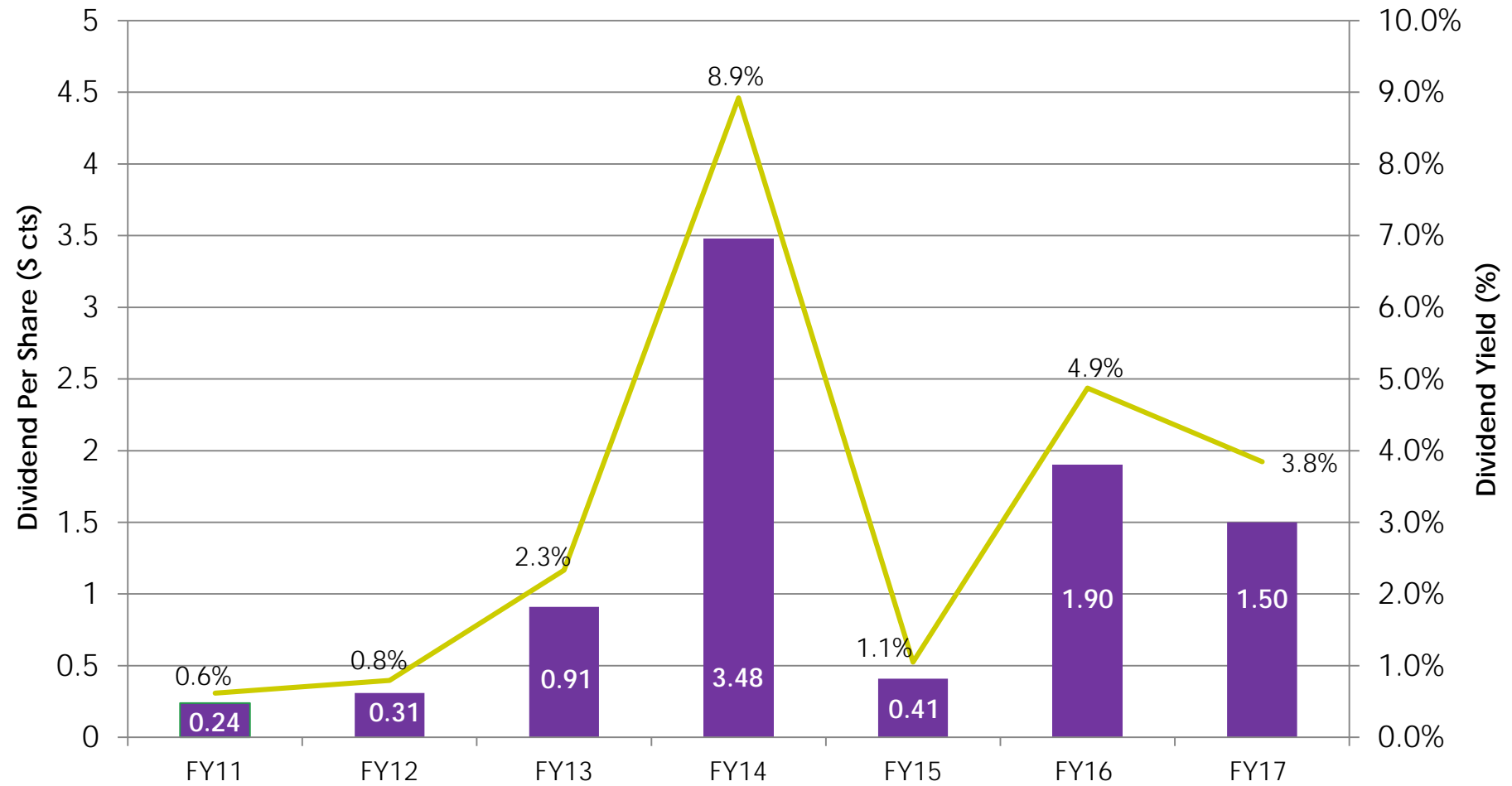
(As at 19 April 2018)

Top Shareholders	% Holding
Ching Chiat Kwong	41.12
Low See Ching	27.59



Stock performance, Bloomberg, as of 10 April 2018

Dividend History





Dublin Landings, Ireland

Thank you

