



Corporate Update

First Half Year ended
31 December 2024



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I. Company Overview



Shareholding & Corporate Structure

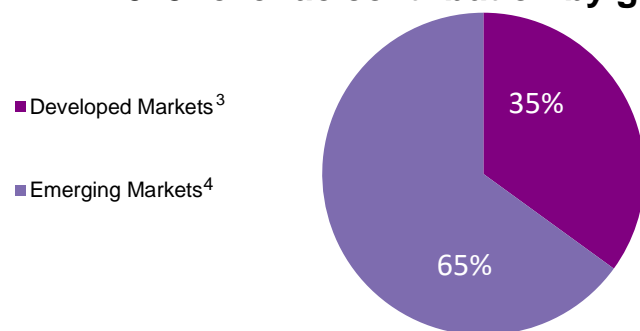


Oxley Holdings Limited – Who we are



Development Projects	Investment and Hotel Properties	
International	Singapore	International
<ul style="list-style-type: none"> • Riverscape in London, UK • Dublin Landings in Ireland • Dublin Arch in Ireland • Oxley Towers KLCC in Malaysia • The Peak in Cambodia • The Palms in Cambodia • Sino-Singapore Health City in Gaobeidian, China • Others 	<ul style="list-style-type: none"> • Novotel & Mercure Singapore on Stevens • The Rise @ Oxley • Space @ Tampines • Floravista 	<ul style="list-style-type: none"> • Shangri-La Hotel in Cambodia • SO Sofitel Kuala Lumpur Hotel in Malaysia • The Langham, Kuala Lumpur in Malaysia • Others
<ul style="list-style-type: none"> • GAV: S\$2.0bn¹ 	<ul style="list-style-type: none"> • GAV: S\$1.2bn² 	<ul style="list-style-type: none"> • GAV: S\$0.4bn²

1HFY2025 revenue contribution by geography



S\$115.2mn Revenue recognized in 1HFY2025

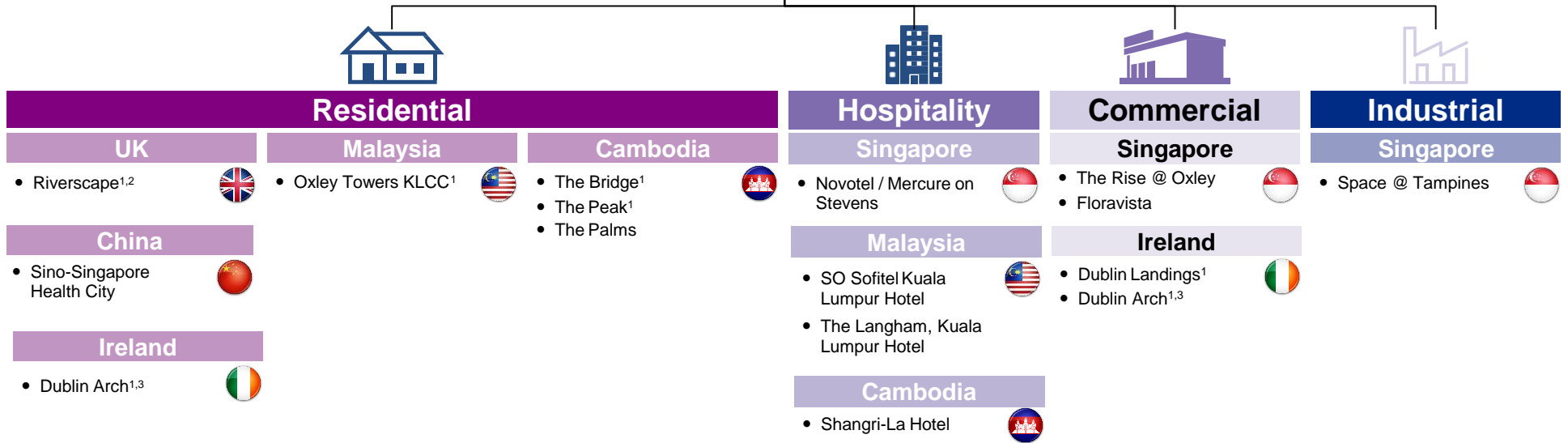
Notes:

1. Gross asset value ("GAV") for development projects calculated as of 31 December 2024 based on effective stakes in remaining Gross development value ("GDV") and future progress billings; and effective stake of potential development value of land bank.
2. GAV for investment and hotel properties are calculated based on sum of Oxley's effective stake on valuation of the properties.

3. Includes Singapore, United Kingdom and Ireland.
4. Includes Cambodia, Malaysia, and others.



Full suite developer with a diversified portfolio of asset classes



Oxley Towers KLCC, Malaysia



Riverscape, United Kingdom



Dublin Arch, Ireland



The Peak Shangri-La Hotel, Cambodia



Space @ Tampines, Singapore

Source: Company Information

1. Mixed-use development that includes commercial and/or hospitality units
2. Formerly known as Deanston Wharf
3. Formerly known as Project Connolly



II. Sales Progress



Riverscape, London

Overview of Oxley's Overseas Development Projects with total unbilled revenue of S\$2.3 billion

(S\$mn unless otherwise stated)

Project	Country	Status of Project	TOP	% Sold ¹	Future Progress Billings (Eff. Stake)	Remaining GDV (Eff. Stake)
Riverscape	United Kingdom	Launched	2024	78%	44	72
The Peak	Cambodia	Launched	2023	91%	2	51
Oxley Towers KLCC	Malaysia	Launched	Progressively from 2025	52%	215	433
Trinity Wellnessa	Malaysia	Launched	2025	99%	12	* ₄
Trinity Sensoria	Malaysia	Launched	2028	4%	3	61
Sino-Singapore Health City ²	China	Launched	TBA	17%	1	43
Sino-Singapore Health City ³	China	Launched	TOP-ed	83%	* ₄	5
Dublin Landings	Ireland	Launched	TOP-ed	99%	-	7
The Palms	Cambodia	Launched	TOP-ed	87%	37	12
The Bridge	Cambodia	Launched	TOP-ed	93%	1	18
Sub-total (launched projects)					315	702
Dublin Arch	Ireland	Not launched	TBA	-	-	1,146
Section 16	Malaysia	Not launched	TBA	-	-	118
Sub-total (future projects)					-	1,264
Total unbilled revenue					315	1,966



Source: Company Information as of 10 January 2025 except for progress billings which is as of 31 December 2024

1. % is computed based on sold value over the project gross development value
2. Phase 2 of stage 1 development – Residential
3. Phase 1 of stage 1 development – Residential
4. Less than S\$1million

III. Future Growth



Key Pipeline Projects

Dublin, Ireland

Dublin Arch (formerly known as Project Connolly) is the busiest railway station in Dublin, Ireland, and is a focal point in the Irish rail network. On the North side of the River Liffey, it provides InterCity, Enterprise and commuter services to the north, north-west, south-east and south-west

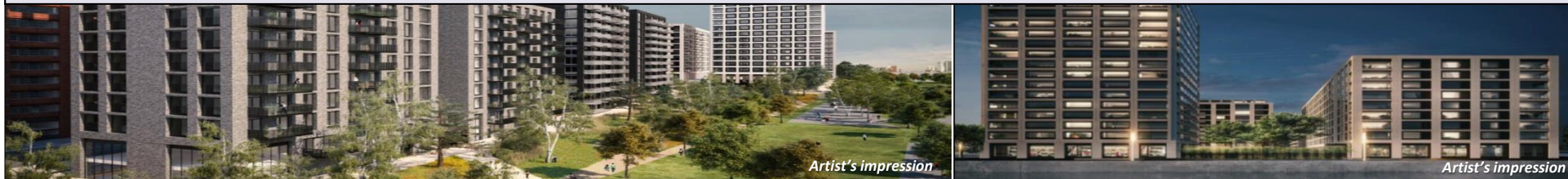
Property name: Dublin Arch	Group's Stake: 90%	Type: Mixed development with residential units, office blocks & a hotel
Location: Connolly Station	Land Area: 1.96 hectares	EST Launch Date: 2H2025
Tenure: 300 years leasehold	EST GDV: S\$1.3bn*	Expected TOP: TBA
Gross Floor Area (sqm): 118,617		



London, United Kingdom

Riverscape (formerly known as Deanston Wharf) is located adjacent to Oxley's flagship Royal Wharf London development and it overlooks Lyle Park and the River Thames. Riverscape is a joint development between Ballymore and Oxley Holdings

Property name: Riverscape	Group's Stake: 50%	Type: Mixed residential and commercial
Location: Bradfield Road, London, E16 2AX	Land Area (sqm): 22,830	Launched date: Nov 2021
Tenure: 999 years leasehold	EST GDV: S\$666mn*	TOP: 2024
Gross Floor Area (sqm): 79,033	Sales Secured: S\$521mn	



Key Pipeline Projects

Malaysia

Oxley Towers KLCC development is located in the middle of Kuala Lumpur City Centre precinct, in close proximity to the iconic Petronas Twin Towers.

Property name: Oxley Towers KLCC	Group's Stake: 100%#	Type: Mixed development with hotel, residential units, an office tower & retail podium linking all the towers
Location: Kuala Lumpur	EST GDV: S\$895m*	Launched date: Dec 2018
Tenure: Freehold	Sales Secured: S\$462mn	Expected TOP: progressively from 2025
Land Area: 12,554 sqm		



Property name: Trinity Wellnessa / Trinity Sensoria	Group's Stake: 45%	Units: 1,200 residential
Location: Selangor	EST GDV: S\$226mn*	Launched date: Oct 2022 (Wellnessa) Launched date: Nov 2024 (Sensoria)
Tenure: Freehold	Sales Secured: S\$88mn	Expected TOP: 2025-2028 (in 2 phases)
Land Area (sqm): 41,602		



Note: * Subject to modification.

The Langham, Kuala Lumpur, a hotel within the Oxley Towers KLCC project is only 70% owned by Oxley

Key Pipeline Projects

Malaysia

Property name: Section 16

Location: Selangor

Tenure: Freehold

Land Area (sqm): 19,098

Group's Stake: 40%

EST GDV: S\$236mn*

Type: Mixed development

EST Launch date: 2025

Expected TOP: 2028



THANK YOU

