

Artist's Impression



Dublin Landings, Ireland



OXLEY HOLDINGS LIMITED

11 NOVEMBER 2016



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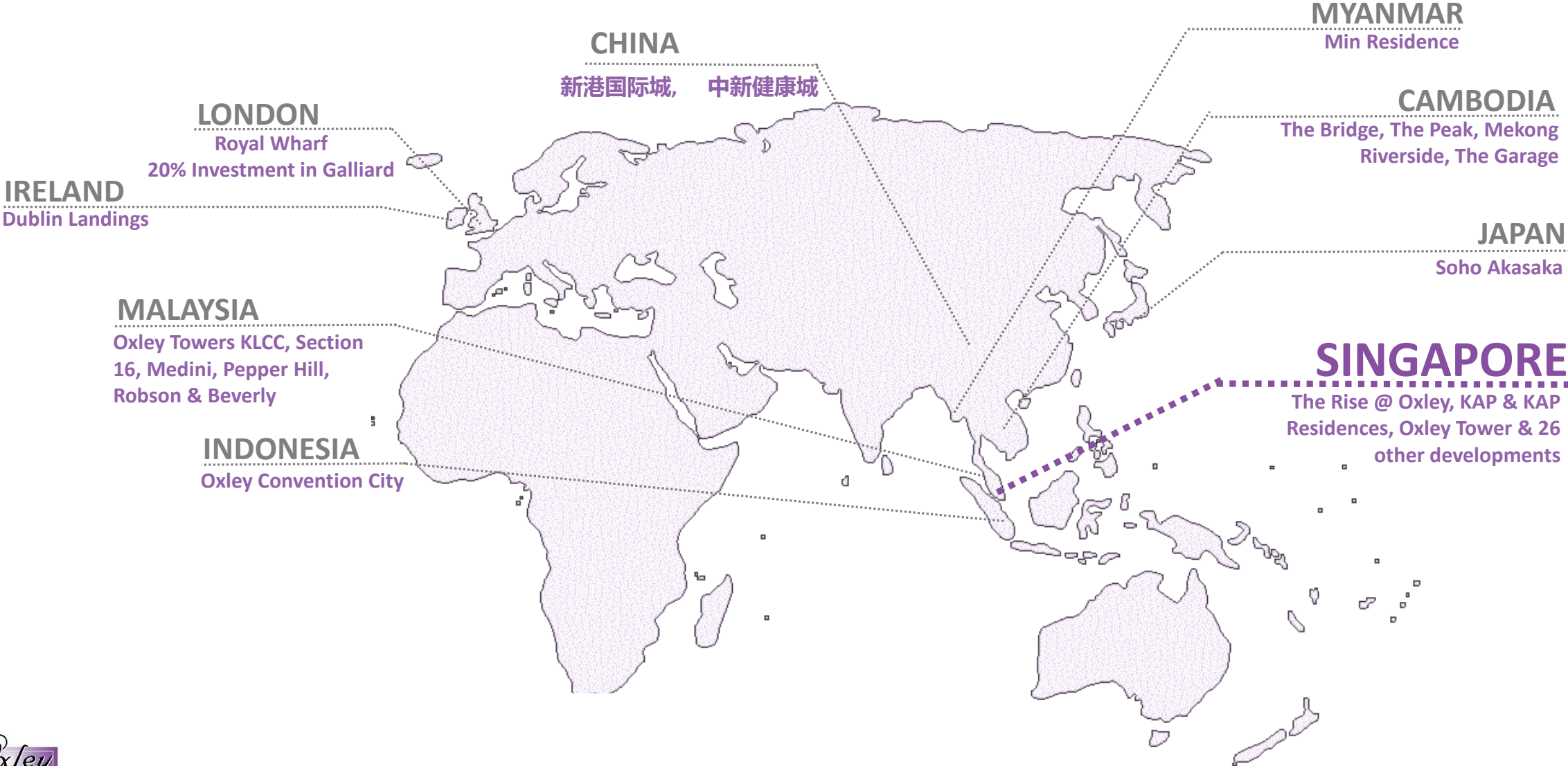
Group Overview

Oxley Holdings Limited

- ✓ Listed on SGX-ST Catalist Board in October 2010 and transferred to SGX-ST Mainboard in **February 2013**
- ✓ Approximately **S\$1.36 billion Market Cap** as at 31 October 2016
- ✓ Developer of quality **residential, commercial** and **industrial** projects at competitive prices
- ✓ Developments located at **choice areas** with **easy access** and prominent **lifestyle elements**
- ✓ Business presence across **nine geographical markets** – Singapore, UK, Cambodia, Malaysia, Ireland, Indonesia, China, Japan and Myanmar
- ✓ **Launched** 29 development projects in Singapore, 1 in UK and 2 in Cambodia
- ✓ **Investment portfolio** in Singapore, Japan and United Kingdom
- ✓ **Unbilled contract value** as at 30 September 2016: **S\$2.66 billion** (Singapore: S\$0.9 billion | Overseas: S\$1.76billion)

Group Overview

Our Presence



Group Overview

Our Strength



Group Overview

Operations Portfolio

Singapore

United Kingdom

Cambodia

Malaysia

China

Ireland

Indonesia

Myanmar

Development Portfolio Singapore



- ✓ Launched a total of **29** residential, commercial and industrial development
- ✓ Development portfolio of **460,141 sqm** GFA
- ✓ Quality residential properties at competitive prices
- ✓ Developments are usually located in bustling and dynamic areas
- ✓ Sold more than **\$500 million for Oxley Tower** (excluding the 12 reserved units)

Development Portfolio Singapore

Launched and completed projects (as at 30 Sep 2016)

No.	Project Name	Type	GFA	Percentage Sold	TOP Year
1	Parc Somme	Mixed	1,629	100%	2012
2	Suites@Katong	Mixed	2,797	100%	2012
3	Loft@Rangoon	Mixed	1,453	100%	2013
4	Loft@Stevens	Residential	1,889	100%	2013
5	Arcsphere	Industrial	2,529	100%	2013
6	Oxley Bizhub 2	Industrial	30,942	99%	2013
7	Oxley Bizhub	Industrial	87,126	99%	2013
8	The Commerze@Irving	Industrial	11,730	100%	2013
9	Loft@Holland	Residential	1,580	100%	2014
10	Viva Vista	Mixed	9,013	100%	2014
11	Vibes@Kovan	Mixed	2,157	100%	2014
12	Vibes@East Coast	Mixed	7,125	100%	2014

Development Portfolio Singapore

**Launched and
completed
projects**
(as at 30 Sep 2016)

No.	Project Name	Type	GFA	Percentage Sold	TOP Year
13	Robinson Square	Commercial	4,755	100%	2014
14	RV Point	Mixed	2,038	100%	2015
15	Suites@Braddell	Residential	1,552	100%	2015
16	Eco-Tech@Sunview	Industrial	70,432	100%	2015
17	The Promenade@Pelikat	Mixed	19,471	100%	2015
18	Devonshire Residences	Residential	3,835	100%	2015
19	Vibes@Upp Serangoon	Residential	3,052	100%	2016
20	Presto@Upp Serangoon	Residential	1,820	100%	2016
21	Midtown Residences / The Midtown	Mixed	16,853	99%	2016
22	NEWest	Mixed	25,149	100%	2016
23	Oxley Edge	Mixed	3,226	100%	2016

Development Portfolio Singapore

**Launched but
not yet
completed
projects**
(as at 30 Sep 2016)

No.	Project Name	Type	GFA	Percentage Sold	TOP Year
24	KAP Residences / KAP	Mixed	17,161	99%	2016
25	Oxley Tower	Commercial	16,839	100%	2016
26	The Flow	Commercial	6,527	66%	2017
27	The Rise@Oxley – Residences	Residential	10,712	73%	2017
28	Floraville / Floraview / Floravista	Mixed	12,434	63%	2017
29	T-Space	Industrial	84,315	32%	2019
Total Launched			460,141		

**Completed
project yet to be
launched**
(as at 30 Sep 2016)

No.	Project Name	Type	GFA	Percentage Sold	TOP Year
30	Joo Chiat	Mixed	897	-	2016

Development Portfolio Singapore

Completed Projects



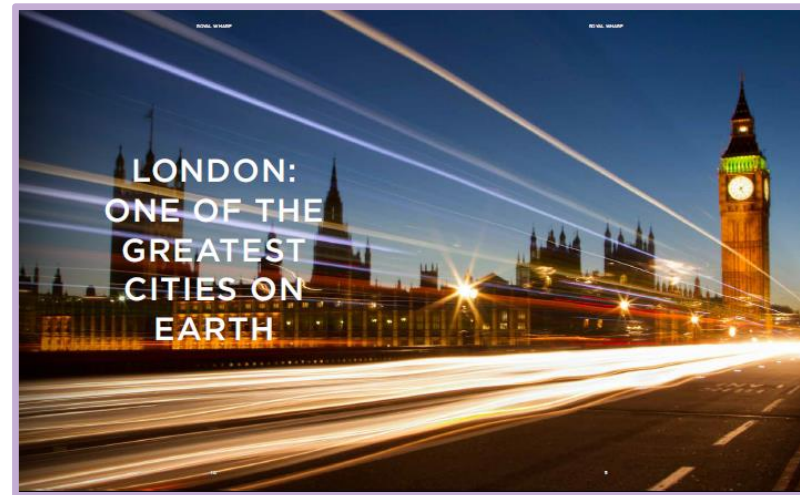
Projects Under Development



Development Portfolio

United Kingdom

- ✓ Developing a **363,000 sqm waterfront township** in East London along **River Thames**
- ✓ Collaborating with **Ballymore**, one of London's property development company, to develop **3,400 homes**
- ✓ Expecting Royal Wharf **Phase 1, Phase 2 and Phase 3 completion** in **2017, 2018** and **2020** respectively
- ✓ Launched more than **3,171** home units at Royal Wharf and sold more than **85%** of the launched units
- ✓ **Unbilled contract value** as at 30 September 2016: **S\$1.54 billion**
- ✓ Successfully **handed over 16 units of townhouses** in October 2016



Development Portfolio

United Kingdom



Property Name	Royal Wharf
Location	North Woolwich Road, London, United Kingdom
Type	Township Development
Acquisition Date	November 2013
Launched	Phase 1A (Mar 14), Phase 1B (Jun 14), Phase 2 (Sep 14) Phase 3 (Oct 16)
Tenure	Freehold & Leasehold
Land Area (sq m)	149,734
Gross Floor Area (sq m)	~ 363,000
Residential Units	Total :3,385
Units Sold	85%
Group's Stake	100%
Target Completion	2017 (Phase 1) / 2018 (Phase 2) / 2019 (Phase 3)

Key Features

- ✓ A residential-led mixed-use development with over 500 metres of River Thames frontage, located in London's Royal Docks
- ✓ 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.

Awards

- ✓ RESI Awards 2015 – Development of The Year
- ✓ The Wharf Award 2015 - Winner

Development Portfolio Cambodia

- Established **strong relationships** with local property developer
- Developing a portfolio of **69,309 sqm** land area in Phnom Penh
- **Launched 2 mixed-use development projects**, The Bridge, and The Peak
- The Bridge is expecting its **completion in 2018**
- The Peak is expecting its **completion in 2020**
- The **1st** developer to introduce SOHO concept in Cambodia
- Building the **1st Shangri-La hotel** in Phnom Penh within The Peak
- **Unbilled contract value** as at 30 September 2016: **S\$0.21 billion** (for The Bridge and The Peak)
- Launched The Peak (Phase 1) in October 2015 and sold close to **51%***
- Preview for The Peak (Phase 2) in May 2016

(*As of Oct 2016)



Development Portfolio Cambodia

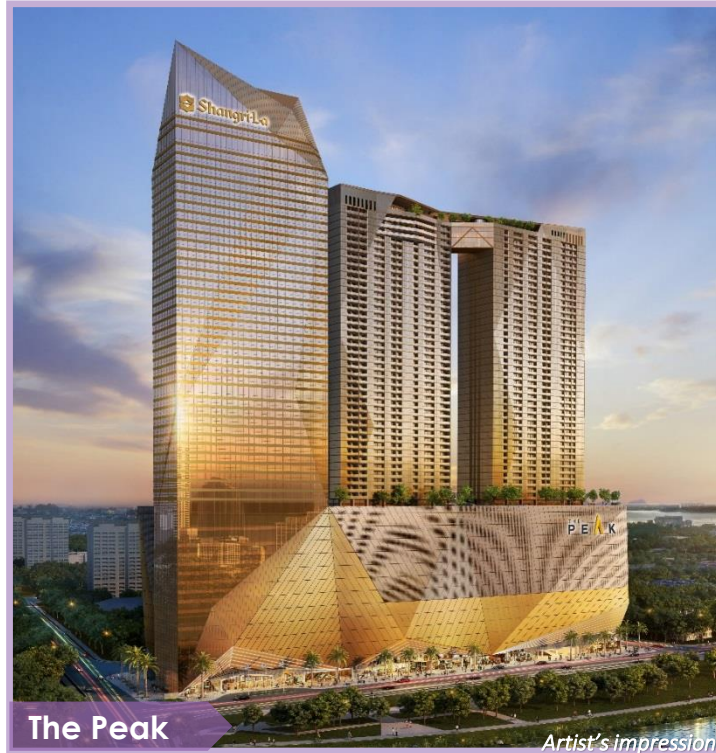


Property Name	The Bridge
Location	Village No.14, National Assembly Street, Tonle Bassac Commune, Chamkarmorn District, Phnom Penh, Cambodia
Type	Mixed Residential & Commercial Development
Launched	March 2014 - Residential June 2014 – SOHO May 2016 – Retail
Tenure	Freehold
Land Area (sq m)	10,090
Gross Floor Area (sq m)	150,399
Residential / SOHO / Retail Units	733 / 963 / 166
Units Sold	Residential 96%, SOHO 74%, Retail 65% (Oct 2016)
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

Development Portfolio Cambodia



Property Name	The Peak
Location	Village No 14, Sam Dach Hun Sen Road, Tonle Bassac Commune, Chamkamorn District, Phnom Penh, Cambodia
Type	Mixed Residential & Commercial Development
Launched	Sep 2015 – Residential (Phase 1) May 2016 – Residential (Phase 2)
Tenure	Freehold
Land Area (sq m)	12,609
Gross Floor Area (sq m)	208,750
Description	2 residential towers 1 commercial tower with Shangri-La Hotel and offices 1 5-storey retail podium
Units Sold	Phase 1: 51%, Phase 2: 10% (Oct 2016)
Group's Stake	79%

Key Features

- ✓ A 3 tower 55-storey mixed-use development comprising residential, hotel, offices and retail components in the heart of Phnom Penh
- ✓ The first Shangri-La Hotel in Phnom Penh
- ✓ 2 levels of landscape sky decks in the development

Development Portfolio Cambodia

Upcoming launches

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 (Mekong Riverside)	Freehold	Residential	37,689	79%	2QCY2017
2	Street #84, Phum #13, Sangkat Srah Chork, Khan Daun Penh, Phnom Penh (The Garage)	Freehold	Mixed	8,921	79%	4QCY2017

* Subject to authorities approval



Development Portfolio Malaysia

- ✓ **Established strong relationships** with local land owners
- ✓ Developing a portfolio of **239,263 sq m** land area in Malaysia
- ✓ 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**
- ✓ Planning for
 - 2 hotel towers with service apartment, 1 office tower and 1 retail podium in **Kuala Lumpur**
 - 1 Mixed-use development 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**

Development Portfolio 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 + 30 years	Mixed	17,280	100%	TBC
2	No. Hakmilik 354, Lot 904, Bt 6 Jalan Damansara, Mukim Sungai Buluh, Daerah Petaling, Negeri Selangor	Freehold	Mixed	20,234	100%	4Q CY2017
3	Geran Mukim 1146, Lot 46, Kuala Lumpur	Freehold	Residential	7,710	50%	TBC
4	Mukim 18, Daerah Timor Laut, Penang**	Freehold	Residential	119,876	70%	TBC
5	(KLCC) Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur	Freehold	Mixed	12,575	100%	1Q CY2017
6	Lot 347 GM269 Bandar Ulu Kelang, Daerah Gombok, Negeri Selangor**	Freehold	Residential	61,588	50%	4Q CY2017

* Subject to authorities approval

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



Development Portfolio Malaysia



Property Name	Oxley Towers Kuala Lumpur City Centre
Location	(KLCC) Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur
Type	Mixed Residential & Commercial Development
Expected Launch	1Q CY 2017
Tenure	Freehold
Land Area (sq m)	12,575
Approx. Gross Floor Area (sq m)	175,979
Description	Jumeirah Kuala Lumpur Hotel :181 keys Jumeirah Kuala Lumpur Residences : 267 units So Sofitel Hotel : 207 keys So Sofitel Kuala Lumpur Residences : 590 units 1 office tower 1 retail podium
Group's Stake	100%

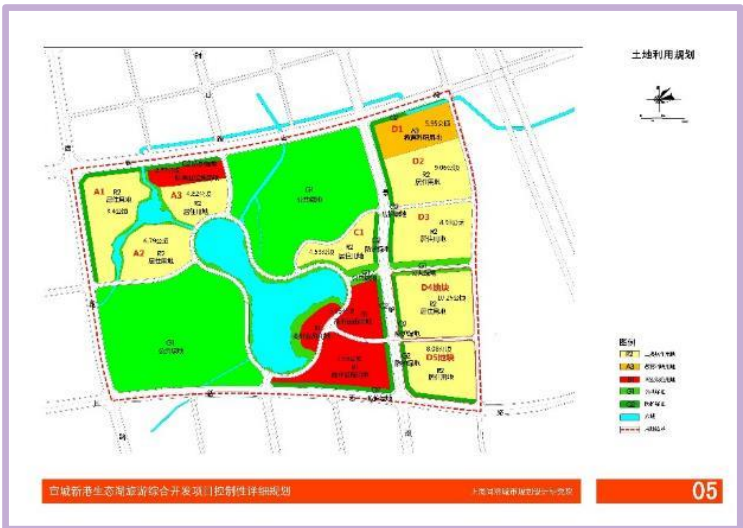
Key Features

- ✓ Strategically located within close proximity to Kuala Lumpur's iconic Petronas Twin Towers and Kuala Lumpur Convention Centre
- ✓ Along Jalan Ampang Kuala Lumpur

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, An Hui Province** with **Sunway Group**
- ✓ A **27.5% stake** in Gaobeidian mixed-use development
- ✓ Developing a **Sports Village theme** mixed-use development with approx. **1,234,006 sq m GFA** in **Gaobeidian, Hebei Province**

Development Portfolio China



Property Name	新港国际城 (Xin Gang Guo Ji Cheng)
Location	North of Rixin West Road, Xuanzhou 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	35%
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

Development Portfolio China



Property Name	Gaobeidian
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) <ul style="list-style-type: none"> - Rock climbing stadium - Green Food Agriculture zone - Redevelopment of Residential area
Expected Launch	TBC
Tenure*	40/50/70 years (leaseholds for the development with the Township vary)
Land Area (sq m) – approx.*	Plot 17 – 82,000 sqm Plot 20 – 140,001 sqm Plot 21 – 73,334 sqm Plot 22 – 98,000 sqm
Gross Floor Area (sq m)	1,234,006 sqm
Group's Stake	27.5%

* 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 Ireland



- ✓ Won a 2.35 ha mixed development site in the North Wall Quay bidding process
- ✓ Agreement for lease with Ireland's **National Asset Management Agency (NAMA)** to develop and dispose (by way of letting or otherwise) the **2.35 ha** mixed development
- ✓ 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

Development Portfolio

Other Projects to be Launched

Indonesia

- ✓ Developing a **land area** of **20,000** sq m in Batam
- ✓ Proposing to develop a **mixed-use development** comprising of residential, hotels ,commercial and convention hall, known as Oxley Convention City together with joint venture partner
- ✓ **Expected to launch in 4QCY2016**



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
- ✓ Named as **Min Residence**, comprising residential and commercial units, **expected to launch in 1QCY2017**



Investment Portfolio

Singapore

United Kingdom

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%
Completion Date	June 2015
Lease Status	94% leased out

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	Soho Akasaka
Location	Lot Numbers 1603 and 1604, Akasaka 2-chome, Minato-ku, Tokyo, Japan
Type	Residential Condominium Development
Acquisition Date	June 2015
Tenure	Freehold
Land Area (sq m)	165
Gross Floor Area (sq m)	651
No. of Units	21
Group's Stake	100%
Lease Status	95.78% leased out

Investment Portfolio

United Kingdom



- ✓ Acquired a **20%** stake in **Galliard (Group)** Limited in July 2015
- ✓ Galliard Group is a **leading UK developer founded in 1992**
- ✓ With **vertical integrated business model** comprising development, construction, commercial and home letting services
- ✓ Galliard Group is a key player in London's property transformation directing at regenerating, rejuvenating and reinventing the city
- ✓ A **current portfolio** of over 7000 residential units and hotel suites, plus approximately 650,000 sqft of commercial floor space across London and Southern England
- ✓ **Unbilled contract value** over **£1billion** as at **31 October 2016**
- ✓ **Outstanding track records:** Great Scotland Yard, St James's Club & Hotel, Baltimore Tower, The Chilterns

Hospitality Portfolio

Singapore

Malaysia

Cambodia

Hospitality Portfolio Singapore

Novotel on Stevens & Ibis on Stevens



Ibis on Stevens

- ✓ 528 rooms
- ✓ Lobby bar/café
- ✓ Gymnasium

Novotel on Stevens

- ✓ 254 rooms
- ✓ 300-seat ballroom
- ✓ Meeting facilities
- ✓ F&B outlets
- ✓ Fitness Centre
- ✓ Swimming Pool

Hospitality Portfolio Malaysia



Jumeirah Kuala Lumpur Hotel

- ✓ 181 keys
- ✓ Occupying the upper floors of Tower 2
- ✓ All-day dining restaurant
- ✓ Fine dining restaurant
- ✓ Lounge and Bar
- ✓ Club Executive and a Talise wellness facility (spa, fitness club and swimming pool)



So Sofitel Kuala Lumpur Hotel

- ✓ 207 keys
- ✓ Occupying the lower floors of Tower 1
- ✓ 4 F&B outlets
- ✓ Pool with deck and terrace
- ✓ So Fit gym
- ✓ So Spa
- ✓ Signature Club Lounge
- ✓ Business Centre

Hospitality Portfolio Cambodia



Shangri-La Hotel, Phnom Penh

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

Financial Highlights

Historical Revenue & Gross Margin

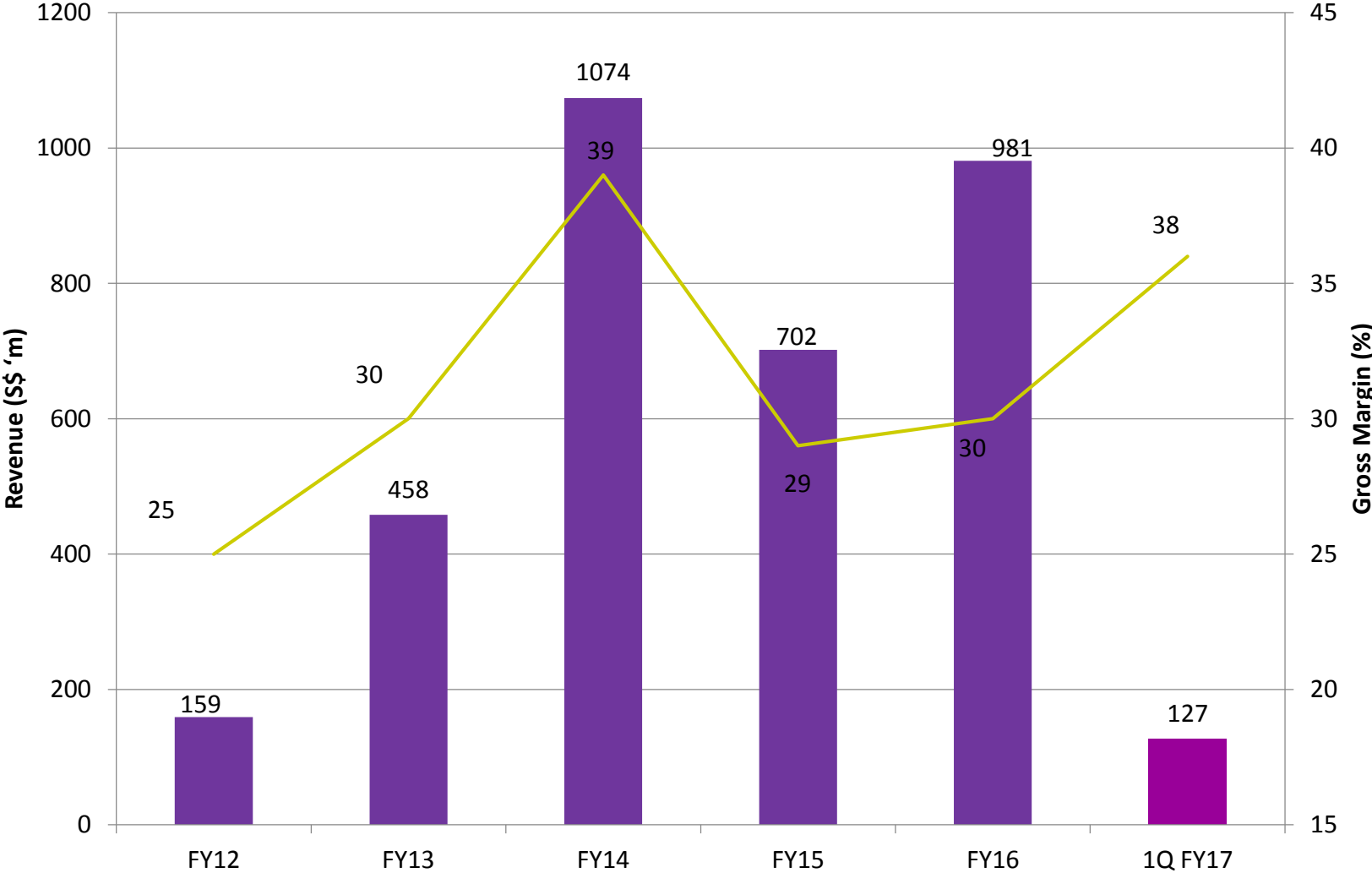
Comprehensive Income

Financial Position

Key Financial Ratios

Debt Profile and Un-leveraged Property Assets

Historical Revenue & Gross Margin

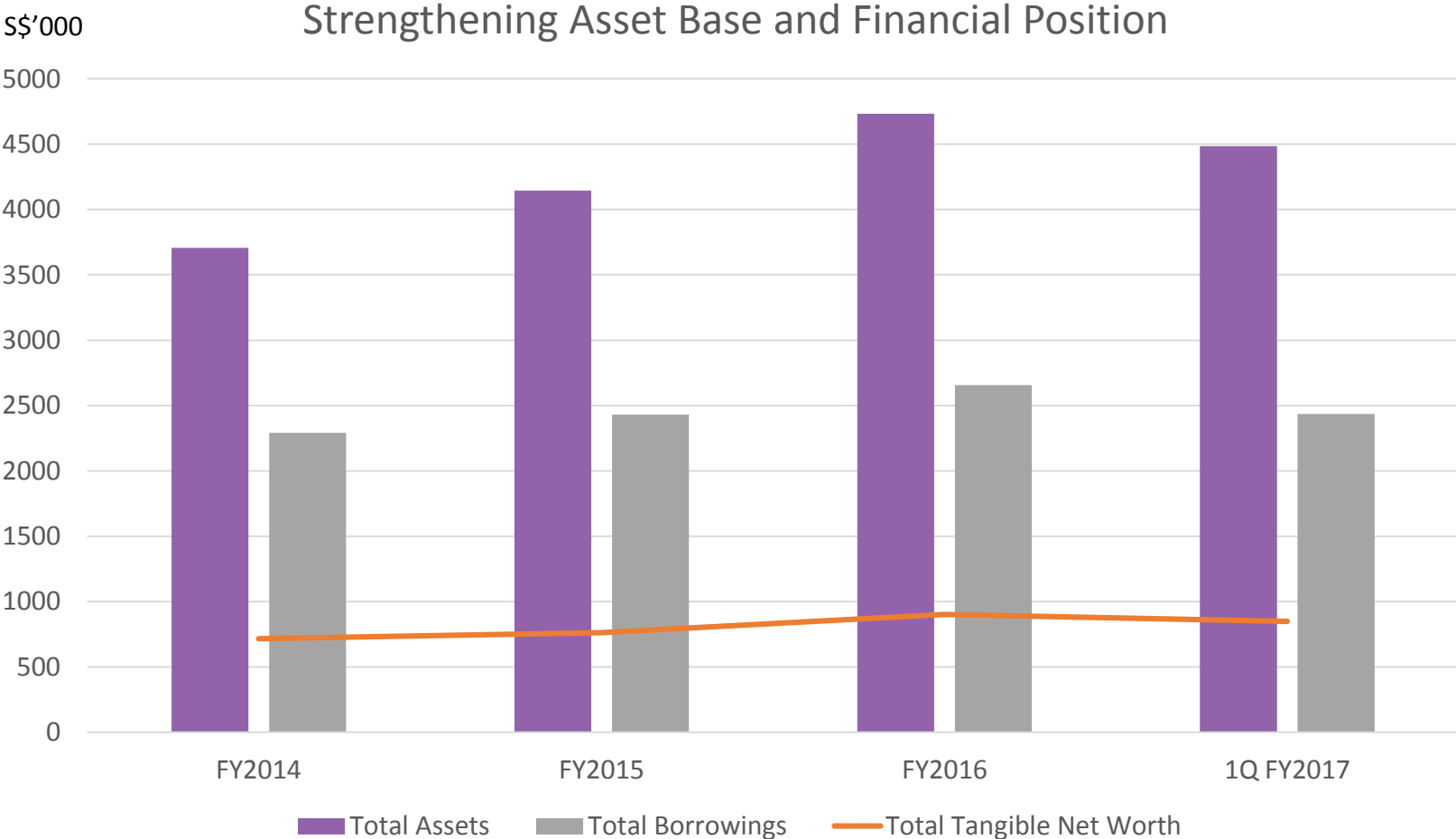


Comprehensive Income

Consolidated (S\$'000)	First Quarter Ended			Full year Ended		
	30-Sep-16	30-Sep-15		30-Jun-16	30-Jun-15	
	(Unaudited)	(Unaudited)	% Δ	(Audited)	(Audited)	% Δ
Revenue	126,459	435,894	(71%)	981,361	701,800	40%
Gross Profit	47,538	104,203	(54%)	293,871	204,110	44%
Operating Profit *	28,293	86,392	(67%)	338,190	193,138	75%
Finance Costs	(9,365)	(12,628)	(26%)	(54,513)	(41,039)	33%
Share of Profit from JV and associate	816	10,457	(92%)	79,729	20,434	290%
Profit before Tax	19,744	84,221	(77%)	363,406	172,533	111%
Profit after Tax	15,339	76,756	(80%)	295,395	132,690	123%

* Before finance costs and share of profit from JV

Financial Position



Financial Position

Consolidated (\$\$ million)	As At			
	(Audited) 30-Jun-14	(Audited) 30-Jun-15	(Audited) 30-Jun-16	(Unaudited) 30-Sep-2016
Cash & Cash Equivalents	359.9	344.0	551.3	367.1
Development Properties	2,143.3	2,478.9	2,460.7	2,288.3
Total Assets	3,707.2	4,143.7	4,732.5	4,484
Current Borrowings	299.3	822.8	1,420.9	1,509.8
Non-Current Borrowings	1,991.0	1,608.1	1,234.6	924.2
Total Borrowings *	2,290.3	2,430.9	2,655.5	2,434.0
Net Borrowings **	1,930.4	2,086.9	2,104.2	2,066.9
Total Liabilities	3,006.2	3,353.3	3,767.3	3,521.3
Total Equity	701.1	790.4	965.2	962.7
Total Tangible Net Worth (TNW) ***	715.4	762.0	901.9	848.1

* Of the total bank borrowings of \$\$2.4billion (30 June 2016: \$\$2.7 billion), \$\$109.3 million (30 June 2016: \$\$188.2million) 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

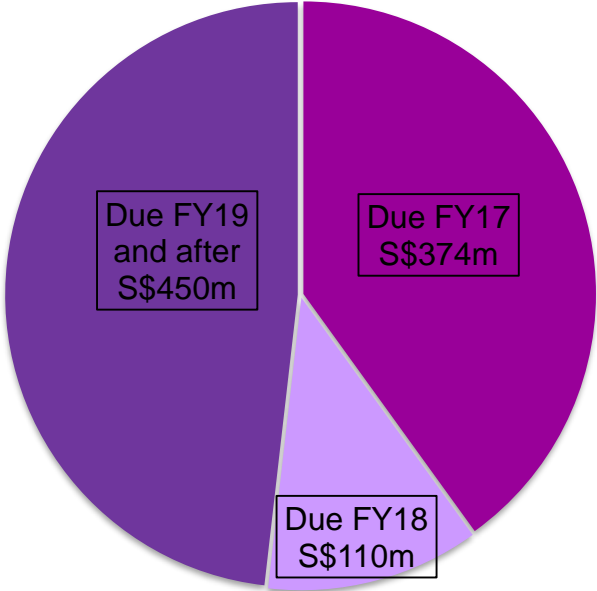
*** Equity, attributable to owners of the parent less deferred tax assets plus deferred tax liabilities

Key Financial Ratios

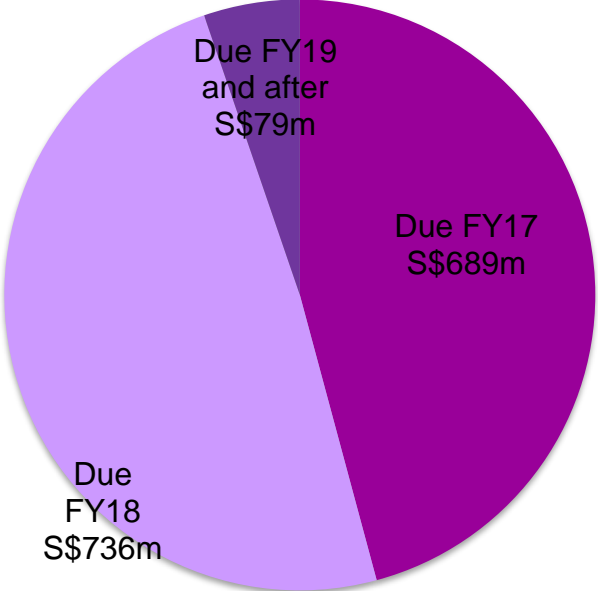
Consolidated	Full Year Ended 30-Jun-16	First Quarter Ended 30-Sep-16
	(Audited)	(Unaudited)
Gross Margin	29.9%	37.6%
Operating Margin	34.5%	22.4%
Net Margin (Profit After Tax)	30.1%	12.1%
EBITDA / Interest Expense	5.7x	1.1x
Total Borrowings / Total Assets	0.56x	0.54x
Net Borrowings / Total Assets	0.44x	0.46x
Total Borrowings / Total TNW	2.94x	2.87x
Net Borrowings / Total TNW	2.33x	2.44x
Total Borrowings / Total Equity	2.75x	2.53x

Debt Profile and Un-leveraged Property Assets

Corporate Debt



Project Debt



Un-leveraged property assets include

- ✓ Japan Akasaka
- ✓ Malaysia : Section 16 land and Medini Land
- ✓ Cambodia : 3 pieces of land

Note - Data as of 30 September 2016

Business Strategic Direction

Asset-like developer

Success

Business Strategic Direction

Asset-Light Developer

- ✓ Transforming into an asset-light developer:
 - Development experiences
 - Strong track record
 - Latest land purchase for development in year 2014
 - Manage to acquire land from landowners to form joint venture partnership where landowners contribute their land and we contribute our expertise



Business Strategic Direction

Success

- ✓ Successfully form joint venture partnerships with landowners from:
 - Cambodia (The Bridge), Indonesia (Oxley Convention City), Myanmar (Min Residences), Penang and Selangor
- ✓ Great success from Royal Wharf, the development of township also enable us to win the tender for a mixed development site in Ireland (Dublin Landings)

Stock Information

Stock Information

Dividend History

Stock Information

(As at 09 November 2016)

OHL SP

Price	S\$0.465
Market Cap	S\$1.36b
PE	6.71x
PB	1.80x
Free float	16%

Top Shareholders

% Holding

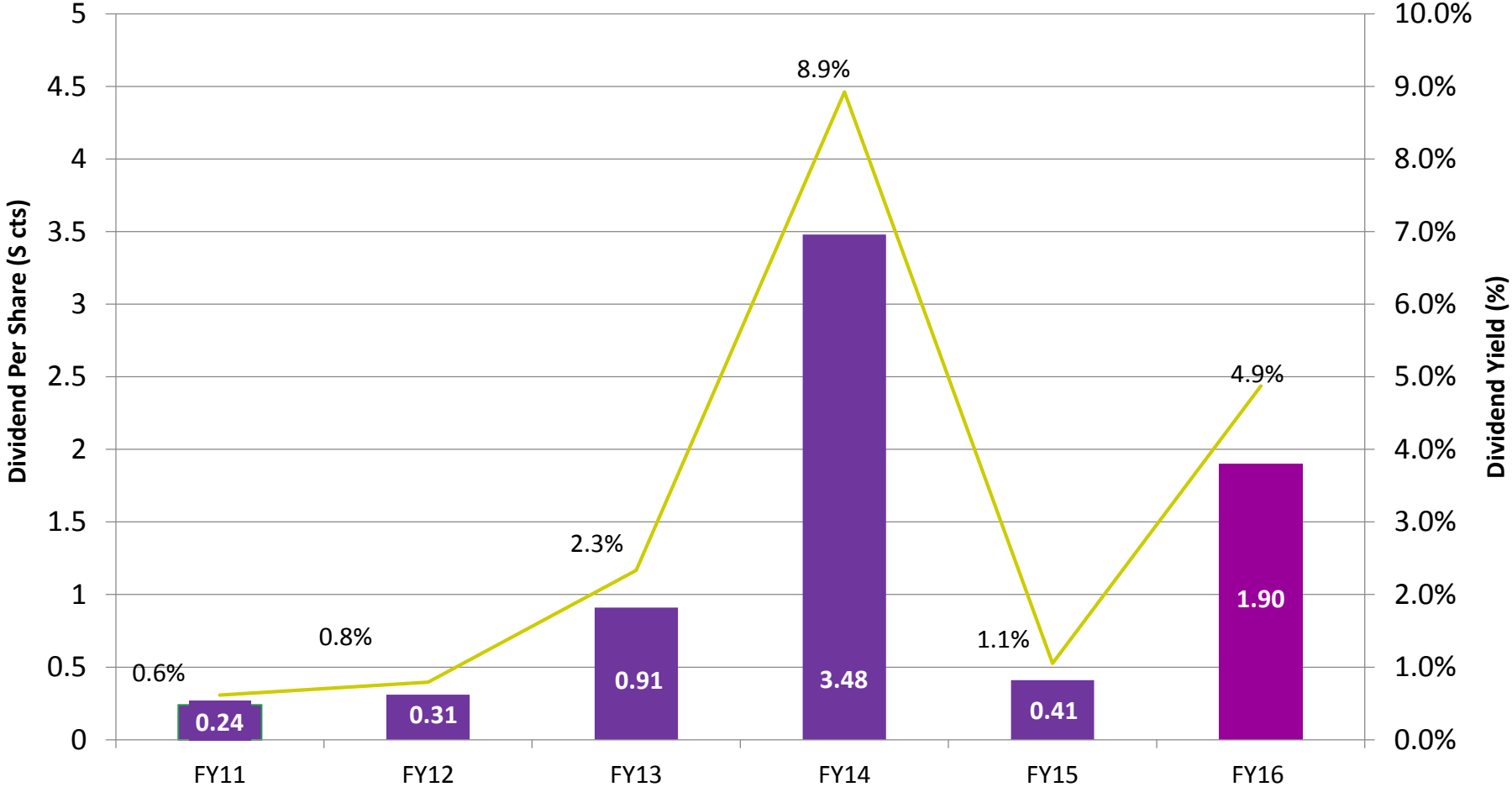
Ching Chiat Kwong	43.06
Low See Ching	28.90

Source – Bloomberg, as of 09 November 2016



Stock performance, Bloomberg, as of 09 Nov 2016

Stock Information



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