



Oxley Holdings Limited
Company Registration Number 201005612G

For immediate release

Oxley achieved revenue of \$1,233 million and gross profit of \$245 million in FY2020

- ***Net profit of \$13.1 million for FY2020, excluding fair value losses on investment properties and financial instrument, non-recurring losses recognized on the (i) sale of asset at 30 Raffles Place (which generated an overall profit of \$130.0 million for the Group) and (ii) disposal of investment in an associated company, and unrealised foreign currency losses on US\$ denominated obligations***
- ***Reported net loss for FY2020 was \$275.1 million, inclusive of non-recurring losses and impacts to the construction progress at the development projects across Singapore and overseas, amidst COVID-19 pandemic***
- ***Repaid and reduced the debt obligations by \$630.0 million during FY2020***
- ***Construction activities have steadily resumed on all sites in Singapore and overseas***
- ***High visibility on:***
 - o ***Incoming cash flows from projects due for completions in the United Kingdom, Ireland and Cambodia by the third quarter of FY2021***
 - o ***Revenue recognition and progress billings from the Singapore development projects in FY2021 as construction activities picked up***
- ***In Singapore, 3,109 units have been sold as of August 2020, representing 79.3% of Singapore development portfolio***
- ***As at mid-August 2020, the Group has unbilled contract value of \$3.4 billion to be collected progressively***
- ***Proposed final ordinary dividend of 0.5 cent per share and special dividend of 1.0 cent per share in celebration of 10th anniversary of the company incorporation***

Singapore and Hong Kong, 28 August 2020 – Oxley Holdings Limited (“Oxley”, and together with its subsidiaries, the “Group”), a home-grown property developer with business presence in 11 geographical markets, announced its financial results for the financial year ended 30 June 2020 (“FY2020”) today.



Oxley Holdings Limited
Company Registration Number 201005612G

Financial Review

The Group reported total revenue of \$1,233.0 million for FY2020, an increase of 80% compared to \$686.1 million for FY2019, mainly due to higher revenue from the development projects in Cambodia, the United Kingdom and Singapore, in addition to a new 9-month revenue contribution from a wholly-owned subsidiary in Australia.

Gross profit was \$244.5 million for FY2020 compared with \$138.8 million the previous financial year, an increase of 79% primarily due to profits earned from the completion of the development projects in Cambodia and the United Kingdom, and progressive revenue recognised from the Singapore projects. Gross profit margin of 20% was comparable year-on-year. In FY2020, higher gross profit margin from the Cambodia project was primarily offset by lower profit margin at the wholly-owned Australian construction company.

The Group recorded a net loss after tax of \$275.1 million for FY2020, compared to a net profit after tax of \$96.0 million in FY2019, primarily due to:

- (a) fair value loss of \$48.7 million on the investment properties in Singapore by independent external valuers in accordance with the Group's accounting policy, due to COVID-19 pandemic;
- (b) non-recurring losses of \$210.7 million on:
 - (i) disposal of investment in an associated company, Galliard Group. In 2H FY2020, the Group divested its 18.8% stake in Galliard Group as part of the Group's plan to streamline its portfolio, divest non-core assets and enhance financial flexibility; and
 - (ii) a receivable of proceeds from final completion of the share sale of Oxley Beryl Pte Ltd, a company holding the asset at 30 Raffles Place, in June 2020. This was mainly due to unfavorable circumstances due to COVID-19 pandemic. The share sale generated a profit of \$130.0 million for the Group, and
- (c) unrealised foreign exchange losses of \$23.7 million primarily from US\$ denominated EMTNs due to the appreciation of US dollar against Singapore dollar.



Oxley Holdings Limited
Company Registration Number 201005612G

In June 2020, the Group completed the sale of entire stake in Oxley Beryl Pte Ltd, the owner of the property at 30 Raffles Place (formerly known as Chevron House). The Group received proceeds of \$168.3 million, net of a retention sum of \$38.0 million which added to the Group's cash flow position. During FY2020, the Group generated positive cash flows of \$689.6 million from operating and investing activities and repaid more than \$630.0 million of retail bonds and bank borrowings from internally generated funds.

A final dividend of 1.50 Singapore cents per share is recommended for FY2020. Together with the interim dividend 0.32 Singapore cents that was paid in March 2020, full year dividend for FY2020 is 1.82 Singapore cents per share.

Operational Review

In the last six months of FY2020, the Group's operations were hampered by the lockdown of varying degree in Singapore and overseas arising from the outbreak of COVID-19 virus. Construction progress is expected to be delayed by 4 to 6 months at the Singapore, Ireland and Malaysia development projects while the development projects in the United Kingdom and Cambodia have managed to catch up on the delay caused by the partial lock-down and safe distancing measures.

In Singapore, the Group has launched 11 development projects since April 2018 and the response received from buyers has been overwhelming. As of August 2020, 3,109 units or 79.3% have been sold and total sales secured amounted \$3.5 billion. Two of the Group's projects - Sea Pavilion Residences and The Addition (TOP achieved in April 2020) are 100% sold. Barring any unforeseen circumstances, the Group estimates the projects to be fully sold within the following 12 to 15 months.

During the "circuit-breaker" period, the Group used virtual showrooms to showcase the layout of the apartment units to potential buyers. After relaxation of the "circuit-breaker" control measures in early June, the Group experienced pent-up demand for the residential units. During the period April to early August 2020, Oxley issued more than 280 option-to-purchase to the buyers, garnering sales of more than \$330.0 million.

Since the lifting of the "circuit-breaker" restrictions, all the Group's construction sites in Singapore have gradually returned to full operation, and the Group can look to higher revenue, profit recognition as well as progressive billings of the sold units in the new financial year.



Oxley Holdings Limited
Company Registration Number 201005612G

Though the hospitality sector has been badly hit by the pandemic, the Group's hotels on Stevens Road have been fully functional and generated positive cash flows from operations during this time period. The hotels are signed up as facilities to provide accommodation to those who have been served with Stay Home Notices and the arrangement is expected to continue to end of the year.

The Royal Wharf project which is more than 98% sold is expected to be fully completed and sold before end of Q2 FY2021. The residential blocks at Dublin Landings which have been sold to Greystar will be progressively completed by Q3 FY2021. The Peak project in Cambodia that is 87% sold has just achieved TOP for the retail component while the residential and office towers are targeted for completion by Q3 FY2021. On completion of these projects, the Group will recognise all the revenue and to receive the remaining sale proceeds to strengthen the Group's cash flow position.

“The COVID-19 is a global pandemic that has disrupted businesses and lifestyle in and all around the world. In Singapore, the government has announced approximately \$93 billion (16% of 2019 GDP) of support schemes to assist local businesses and employees during this challenging time.

“Oxley has rapidly adjusted to the new COVID-19 landscape and the Group's operations have resumed. As the external environment will be fluid, the Group will adopt appropriate measures to minimize disruptions to the Group's business activities, complete all projects expeditiously so that revenue and cash flows can continue to flow into the Group.”

***Mr. Ching Chiat Kwong
Executive Chairman and CEO***



Oxley Holdings Limited
Company Registration Number 201005612G

About Oxley Holdings Limited

Oxley Holdings Limited is a home-grown property developer with a diversified portfolio including property development, property investment and project management. Oxley is listed on the Main Board of the SGX-ST and has a market capitalisation of approximately S\$949.2 million on 25 August 2020.

The Group currently has a business presence across eleven geographical markets including Singapore, the United Kingdom (the "UK"), Ireland, Cambodia, Malaysia, Indonesia, China, and Myanmar.

Since Oxley's incorporation in March 2010, the Group has launched a portfolio of 48 projects, and completed 33 projects. It is currently developing a waterfront township development in London, UK, two mixed-use developments in Phnom Penh, Cambodia, and the largest mixed-use development in the business district of Dublin, Ireland. Oxley's developments are typically located in choice areas that are easily accessible. Most of its projects incorporate retail elements, and lifestyle features and facilities.

For more information on Oxley, please visit www.oxley.com.sg.

Analyst and Media, please contact

Equity Consulting Group

Mr Mark LEE / Mr Eric HAN

Email: oxley@equityconsultinggroup.com.sg

Tel: (65) 6385 9956