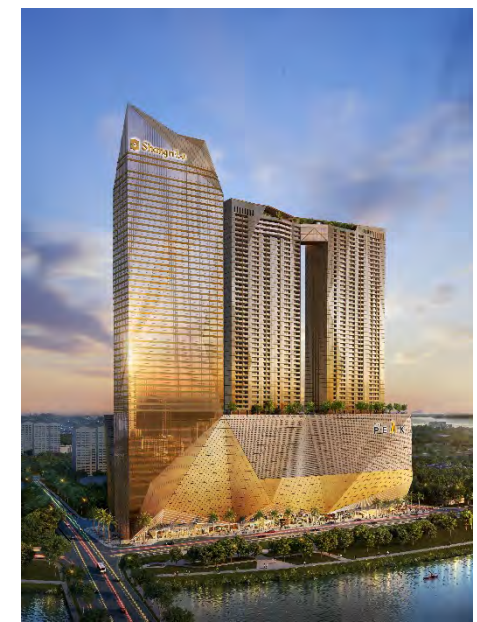




Oxley Holdings Limited

22 October 2015



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Group Overview



Investment Portfolio



Development Portfolio



Hospitality Portfolio



Project Management 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

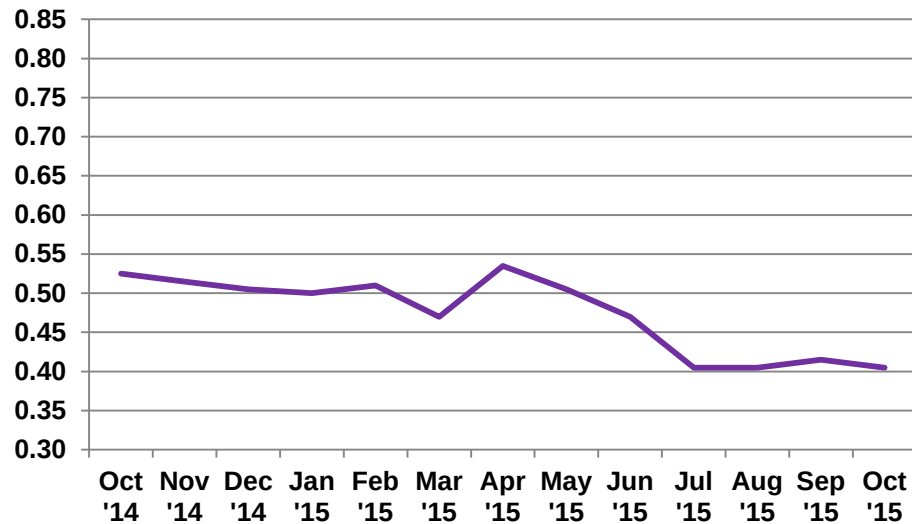
Deputy Chief Executive Officer

- 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 22 Oct 2015

Substantial Shareholders	Stake
Mr Ching Chiat Kwong	~ 43%
Mr Low See Ching	~ 29%
Mr Tee Wee Sien	~12%

Group Overview – Oxley Holdings Limited



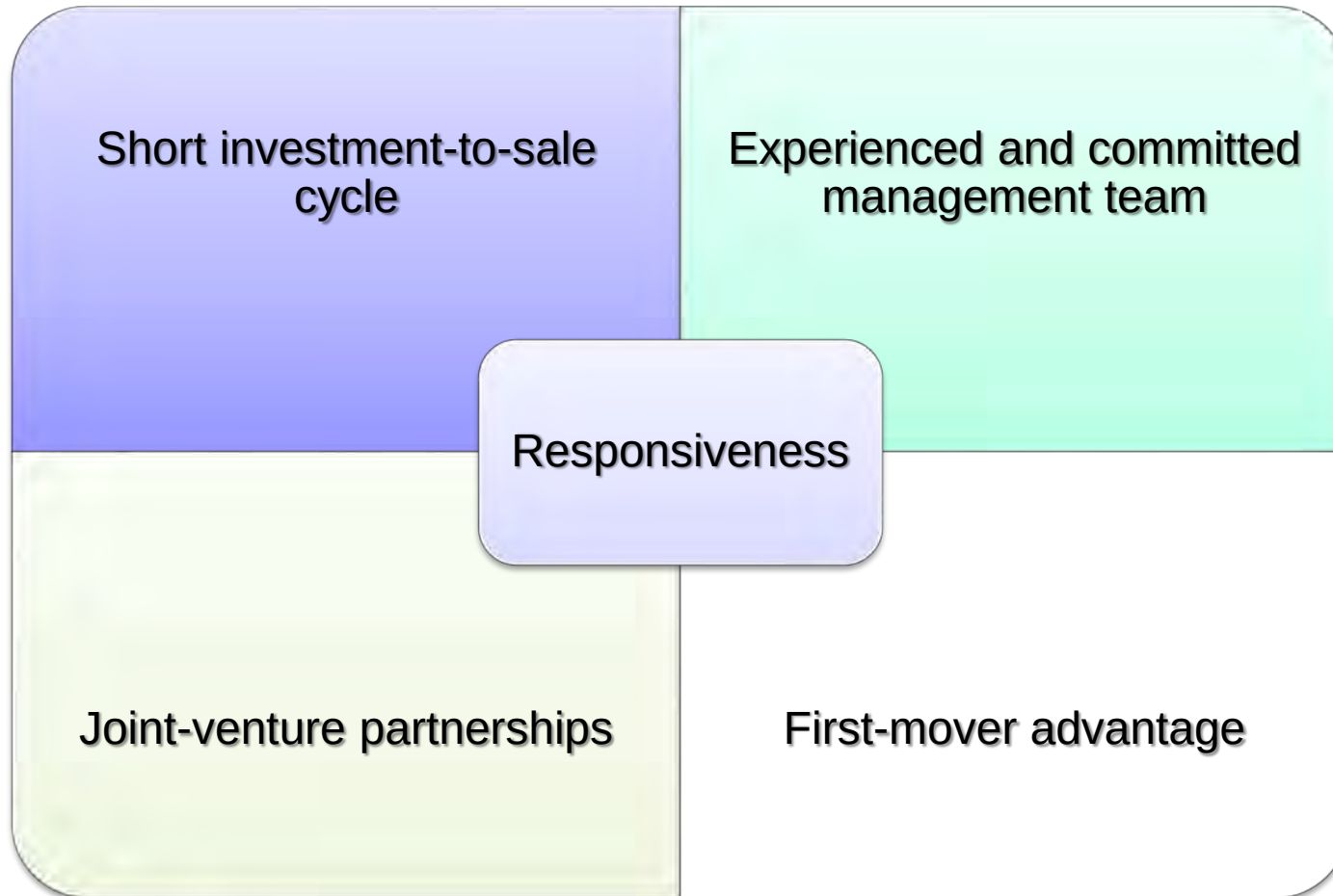
Profile

- Listed on SGX-ST Catalist Board in October 2010
- Transferred to SGX-ST Mainboard in **February 2013**
- Approximately **S\$1.2 billion Market Cap** as at 21 October 2015
- , Developer of quality **residential commercial** and **industrial** projects at competitive prices
- Developments usually located in **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** 28 development projects in Singapore, 1 in UK and 2 in Cambodia
- **Investment property portfolio** in Singapore and Japan
- **Unbilled contract value** as at 30 Sep 2015: **S\$3.3 billion** (Singapore: S\$1.6 billion | Overseas: S\$1.7 billion)

Group Overview – Oxley Holdings Limited



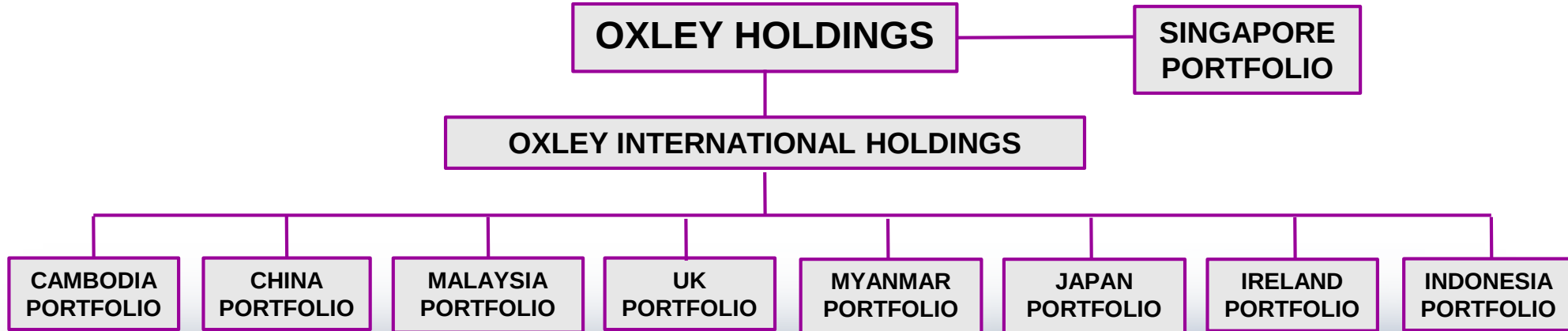
Investment Merits



Group Overview – Oxley Holdings Limited



Corporate Structure





Group Overview



Investment Portfolio



Development Portfolio



Hospitality Portfolio



Project Management Portfolio



Financial Highlights





Development Portfolio

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



Development Portfolio - SINGAPORE



- Launched a total of **28** residential, commercial and industrial development
- Development portfolio of **376,723 sq m** GFA
- Quality residential properties at **competitive prices**
- Developments are usually located in **bustling** and **dynamic** areas
- Expecting **TOP in FY2016**: 3 Mixed Developments, 3 Residential Developments and 2 Commercial Developments
- Booked in **> \$500 million for Oxley Tower** (excluding the 12 reserved units)



Flora Vista . Floraview



The Rise@Oxley . The Rise @
Oxley Residences



Oxley Tower

Development Portfolio - Singapore



Singapore Development Portfolio	Completed	Expecting TOP in FY2016	Expecting TOP in FY2017	Expecting TOP in FY2018	Projects yet to be launched
	GFA (sq m)	GFA (sq m)	GFA (sq m)	GFA (sq m)	Land Area (sq m)
Mixed	26,212	65,596	29,595	10,712	593
Residential	5,021	8,707	-	-	-
Industrial	202,759	-	-	-	27,395
Commercial	4,755	-	23,366	-	-
Total	238,747	74,303	52,961	10,712	27,988

Expecting TOP:

FY2016: The Promenade@Pelikat, Presto@Upp Serangoon, Vibes@Upp Serangoon, Devonshire Residences, Midtown Residences/The Midtown, NEWest, Oxley Edge, Joo Chiat

FY2017: KAP Residences/KAP, Floraville / Floraview / Floravista, Oxley Tower, The Flow

FY2018: The Rise@Oxley

Projects yet to be launched: 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

Projects yet to be launched – Singapore



Location	339 – 339C Joo Chiat Road
Type	Mixed Residential & Commercial Development
Acquisition Date	April 2012
Expected Launch	2016
Tenure	Freehold
Approx. Land Area (sq m)	593
Gross Floor Area (sq m)	897
Residential Units	4
Shop Units	1
Group's Stake	100%

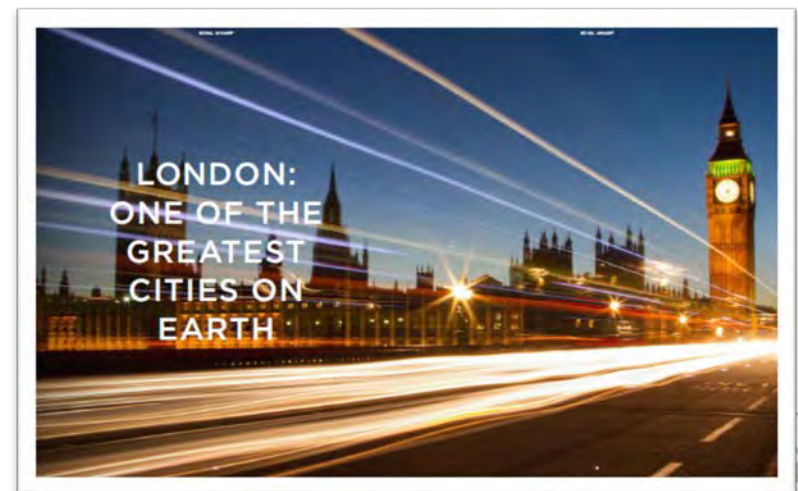


Location	Tampines North Drive 1
Type	Industrial
Expected Launch	2015
Tenure	30 years
Approx. Land Area (sq m)	27,395
Description	Business 2 development with heavy parking space
Warehouse units	251
Group's Stake	49%

Development Portfolio – United Kingdom



- Developing a **363,000 sq m 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 completion** in **2017** and **2018** respectively
- Launched more than **2,000 home** units at Royal Wharf and **sold** more than **80%** of the launched units
- **Unbilled contract value** as at 30 Sep 2015: **S\$1.6 billion**



Launched Project – United Kingdom



Computer Rendering



Construction progress as at 15 Oct 2015

Awards

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

Property Name	Royal Wharf
Location	North Woolwich Road, London, United Kingdom
Type	Township Development
Acquisition Date	November 2013
Launched	March 2014 – Phase 1A June 2014 – Phase 1B September 2014 – Phase 2
Tenure	Freehold & Leasehold
Land Area (sq m)	149,734
Gross Floor Area (sq m)	~ 363,000
Residential Units	Total :3,385
Units Sold	Phase 1A: 99% Phase 1B: 86% Phase 2: 78%^
Group's Stake	100%
Target Completion	2017 (Phase 1) / 2018 (Phase 2)

^ exclude 92 units launched under Phase 2

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
- **Launched 2 mixed-use development projects**, The Bridge, and The Peak
- The Bridge is expecting its **completion** in **2018**
- 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 Sep 2015: **S\$0.1 billion** (for The Bridge)



Launched Projects – Cambodia



Artist's impression



Construction progress as of Sep'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	March 2014 - Residential June 2014 - SOHO
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 - 96% SOHO units - 71%
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

Launched Projects – Cambodia



Property Name	The Peak
Location	Village 14, Sangkat Tonle Bassac, Khan Chamkamor, Phnom Penh
Type	Mixed Residential & Commercial Development
Launched	Sep 2015 – Residential (Phase 1)
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: Residential (507 units) - 40%
Group's Stake	75%

Key Features

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

Projects yet to be launched - 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

* 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**, in Malaysia
- Planning for
 - ❑ 2 hotel towers with service apartment, 1 office tower and 1 retail podium in **Kuala Lumpur**
 - ❑ 1 hotel tower, 1 SOHO tower and 1 office tower 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 MOU with **Sofitel So**, a luxury lifestyle hotel brand for a hotel tower in Kuala Lumpur

Projects yet to be launched – 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%	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	12,575	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

Project yet to be launched – Malaysia

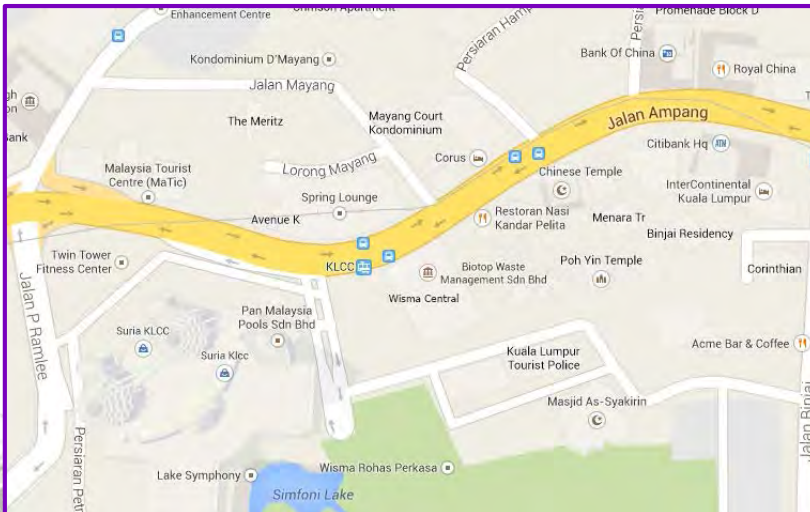


Property Name	KLCC (Oxley Tower) ^
Location	(KLCC) Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur
Type	Mixed Residential & Commercial Development
Launched	TBA
Tenure	Freehold
Land Area (sq m)	12,575
Approx. Gross Floor Area (sq m)	175,979
Description	1 190-room Jumeirah Kuala Hotel with 273-unit Jumeirah Kuala Lumpur Residences tower 1 hotel tower & branded residences 1 office tower 1 retail podium
Group's Stake	100%

^ for illustrative purposes only

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, Anhui Province** with **Sunway Group**

Hui Province with Sunway Group

- 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**

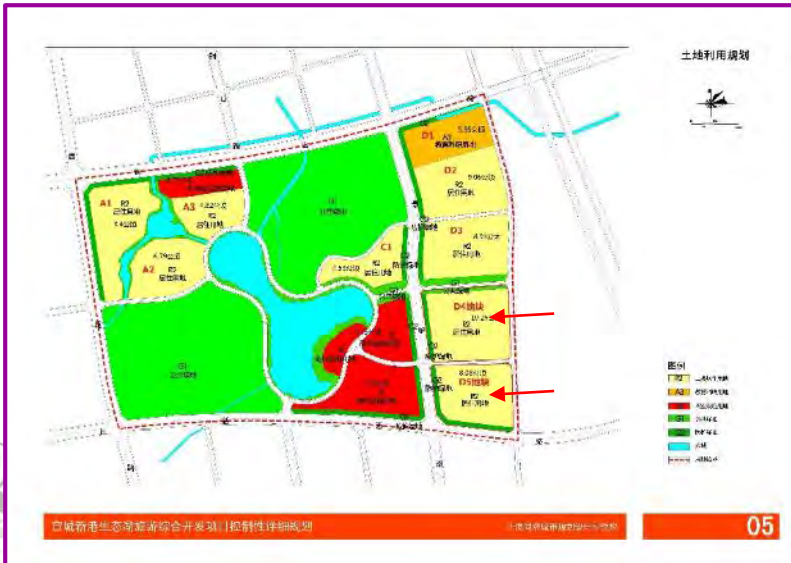
Gaobeidian, Hebei Province



Launched Project – People's Republic of 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	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

Project yet to be launched – People's Republic of 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) - 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 – Ireland (project yet to be launched)



- **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 and dispose (by way of letting or otherwise) 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



Development Portfolio – Indonesia (project yet to be launched)



- Developing a **land area** of **20,000 sq m** in Batam
- Providing construction, development, financial administration, management and operation of a **commercial and residential** development in Batam, Indonesia
- Proposing to develop a **mixed-use development** comprising of residential, hotels ,commercial and convention hall



Group Overview

Investment Portfolio

Development Portfolio

Hospitality Portfolio

Project Management Portfolio

Financial Highlights



Project Management Portfolio – Myanmar (project yet to be launched)



- 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 towards end of 2015**





Group Overview



Investment Portfolio



Development Portfolio



Hospitality Portfolio



Project Management Portfolio



Financial Highlights



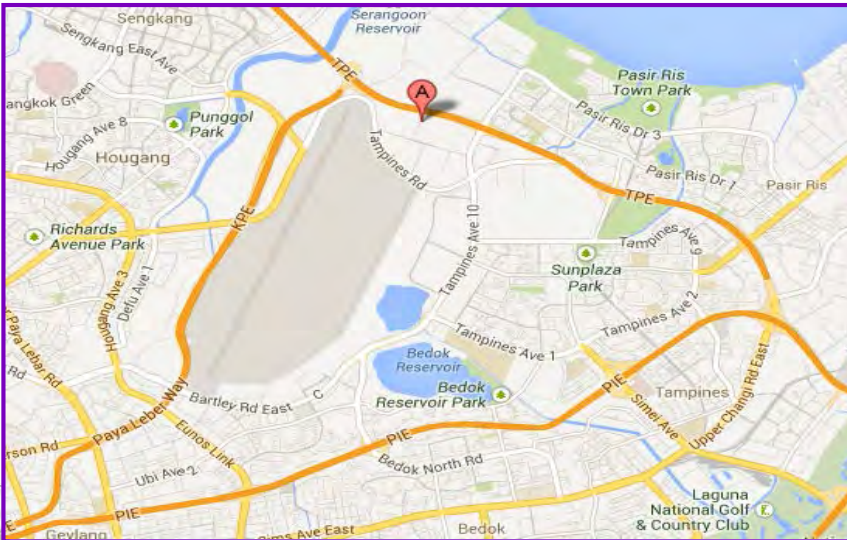


Investment Portfolio

- Singapore
 - Japan
- United Kingdom



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	July 2015
Lease Status	77% 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



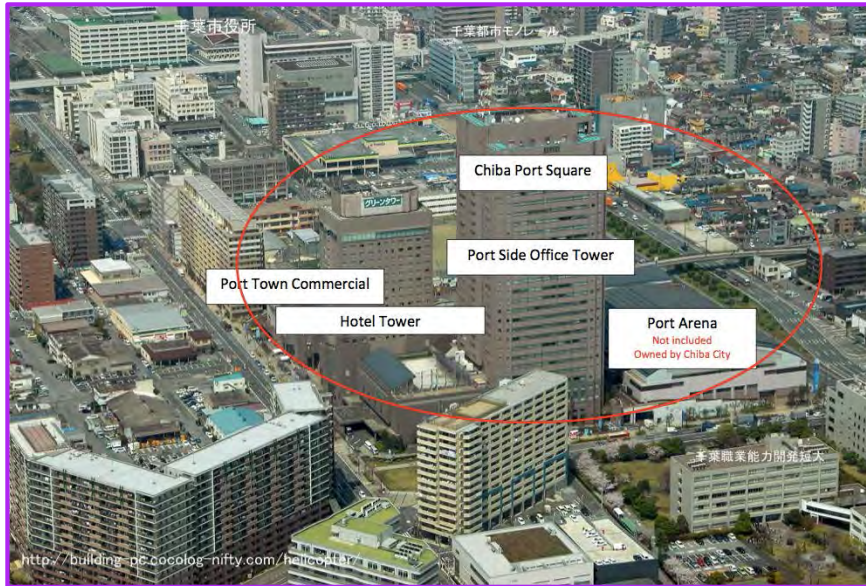
Property Name	Novotel Singapore on Stevens* / Ibis Singapore on Stevens*
Location	30 Stevens Road
Type	Hotel Development
Acquisition Date	March 2013
Tenure	103 years leasehold
Land Area (sq m)	18,477
Gross Floor Area (sq m)	29,564
No. of Hotel Rooms	254 / 528
Group's Stake	100%



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

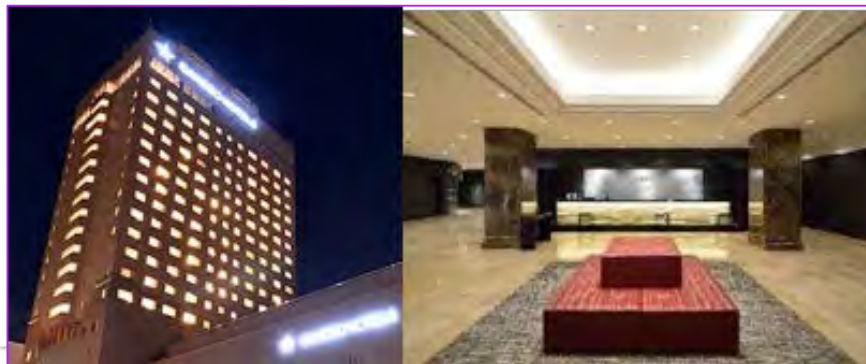
Investment Portfolio – Japan



Property Name	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)
Gross Yield	5.5% p.a.
Group's Stake	100%

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



Candeo Hotels Chiba façade and lobby

Investment Portfolio – United Kingdom (Galliard Group)



- Acquired a **20%** stake in **Galliard (Group) Limited**
- 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 5,900 homes, hotels, retail premises, and commercial properties
- **Outstanding track records**: Great Scotland Yard, St James's Club & Hotel, Baltimore Tower, The Chilterns





Group Overview



Development Portfolio



Project Management Portfolio



Investment Portfolio



Hospitality Portfolio



Financial Highlights



Novotel on Stevens & Ibis on Stevens



Novotel on Stevens

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

Ibis on Stevens

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

Jumeirah Kuala Lumpur Hotel



- ✓ 190 rooms & suites
- ✓ Occupying the upper floors of the tower
- ✓ All-day dining restaurant
- ✓ Fine dining restaurant
- ✓ Lounge and Bar
- ✓ Club Executive and a Talise wellness facility (spa, fitness club and swimming pool)



Shangri-La Hotel, Phnom Penh

- ✓ Five-star international hotel
- ✓ 300 rooms & suites



Candeo Hotels Chiba



- ✓ 21 floors
- ✓ 270 rooms
- ✓ 3 basement floors
- ✓ open-air hot public bath
- ✓ Indoor public bath
- ✓ coin-operated laundry facilities



Group Overview

Investment Portfolio

Development Portfolio

Hospitality Portfolio

Project Management Portfolio

Financial Highlights



Financial Highlights – Comprehensive Income



Consolidated (S\$'000)	Full Year Ended			First Quarter Ended		
	(Audited)	(Audited)		(Unaudited)	(Unaudited)	
	30-Jun-14	30-Jun-15	% Δ	30-Sep-14	30-Sep-15	% Δ
Revenue	1,074,116	701,800	(35%)	120,335	433,890	261%
Gross Profit	423,376	204,110	(52%)	40,274	102,199	154%
Operating Profit *	398,572	163,310	(59%)	31,011	84,947	174%
Finance Costs	(32,743)	(41,039)	25%	(9,401)	(12,628)	34%
Share of Profit from JV	11,538	20,434	77%	3,988	10,457	162%
Profit Before Tax	377,367	142,705	(62%)	25,598	82,776	223%
Profit After Tax	306,866	107,328	(65%)	19,634	75,311	284%

* before finance costs and share of profit from JV

Financial Highlights – Financial Position



Consolidated (S\$'000)	As At			
	(Audited) 30-Jun-13	(Audited) 30-Jun-14	(Audited) 30-Jun-15	(Unaudited) 30-Sep-15
Cash & Cash Equivalents	436,460	359,920	343,974	293,140
Development Properties	1,293,471	1,355,239	1,829,602	1,724,844
Total Assets	2,676,401	3,424,308	3,880,800	3,872,854
Current Borrowings	396,764	299,312	822,773	524,401
Non-Current Borrowings	1,173,192	1,991,037	1,608,115	1,883,361
Total Borrowings *	1,569,956	2,290,349	2,430,888	2,407,762
Net Borrowings **	1,133,496	1,930,429	2,086,914	2,114,622
Total Liabilities	2,287,894	2,959,123	3,310,703	3,218,191
Total Equity	288,507	465,185	570,097	654,663
Total Tangible Net Worth (TNW) ***	239,588	436,247	510,391	556,003

* of the total bank borrowings of S\$2.41 billion (30 June 2015: S\$2.43 billion), \$250.10 million (30 June 2015: S\$277.45 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



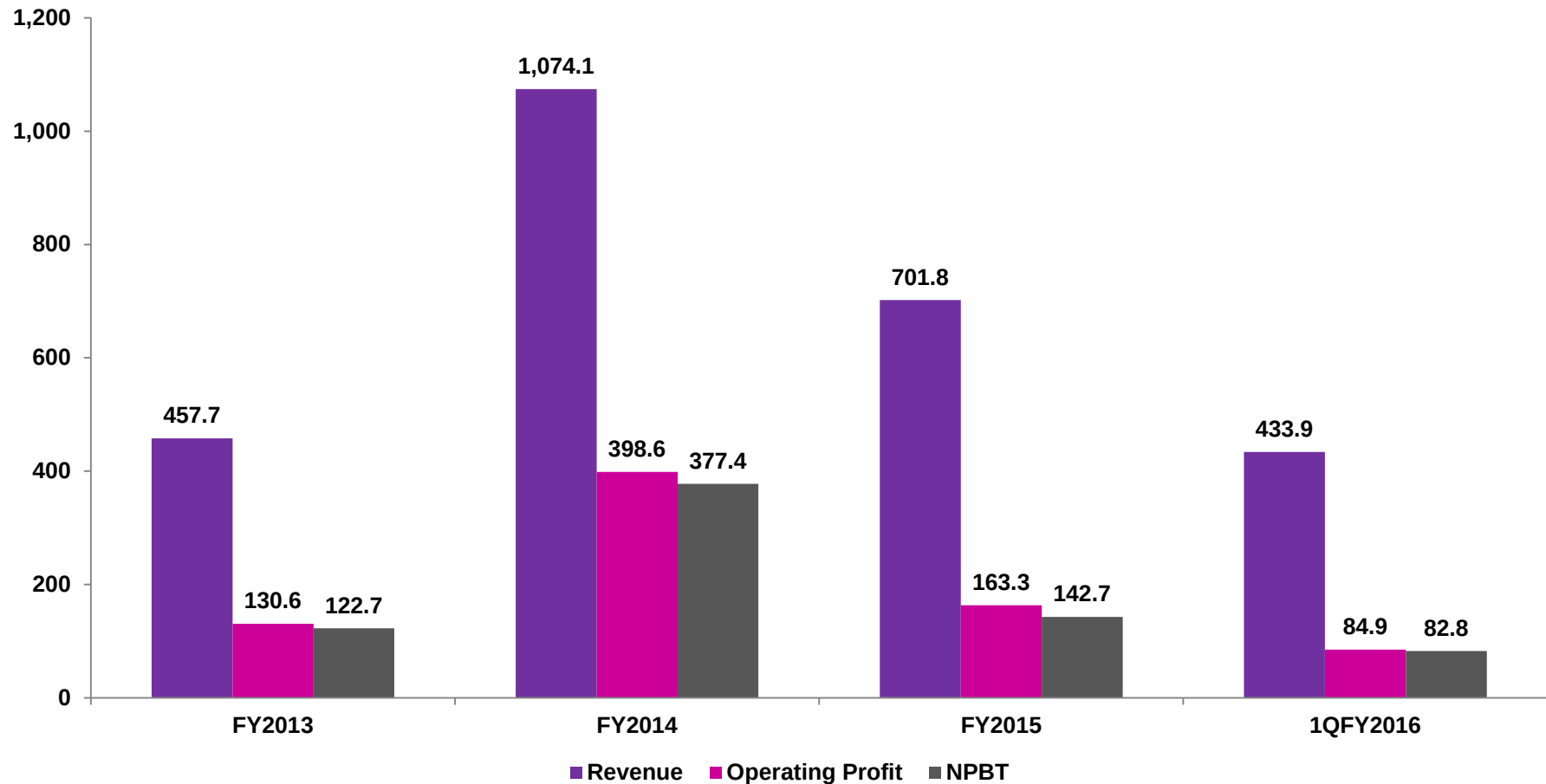
Consolidated	Full Year Ended (Audited)			First Quarter Ended (Unaudited)
	30-Jun-13	30-Jun-14	30-Jun-15	30-Sep-15
Gross Margin	30.2%	39.4%	29.1%	23.6%
Operating Margin	28.5%	37.1%	23.3%	19.6%
Net Margin (Profit After Tax)	22.7%	28.6%	15.3%	17.4%
EBITDA / Interest Expense	15.5x	12.2x	4.9x	8.4%
Total Borrowings / Total Assets	0.59x	0.67x	0.63x	0.62x
Net Borrowings / Total Assets	0.42x	0.56x	0.54x	0.55x
Total Borrowings / Total TNW	6.55x	5.25x	4.76x	4.33x
Net Borrowings / Total TNW	4.73x	4.43x	4.09x	3.80x
Total Borrowings / Total Equity	5.44x	4.92x	4.26x	3.68x

Financial Highlights – Financial Performance



Delivering Growth in Revenue and Profit

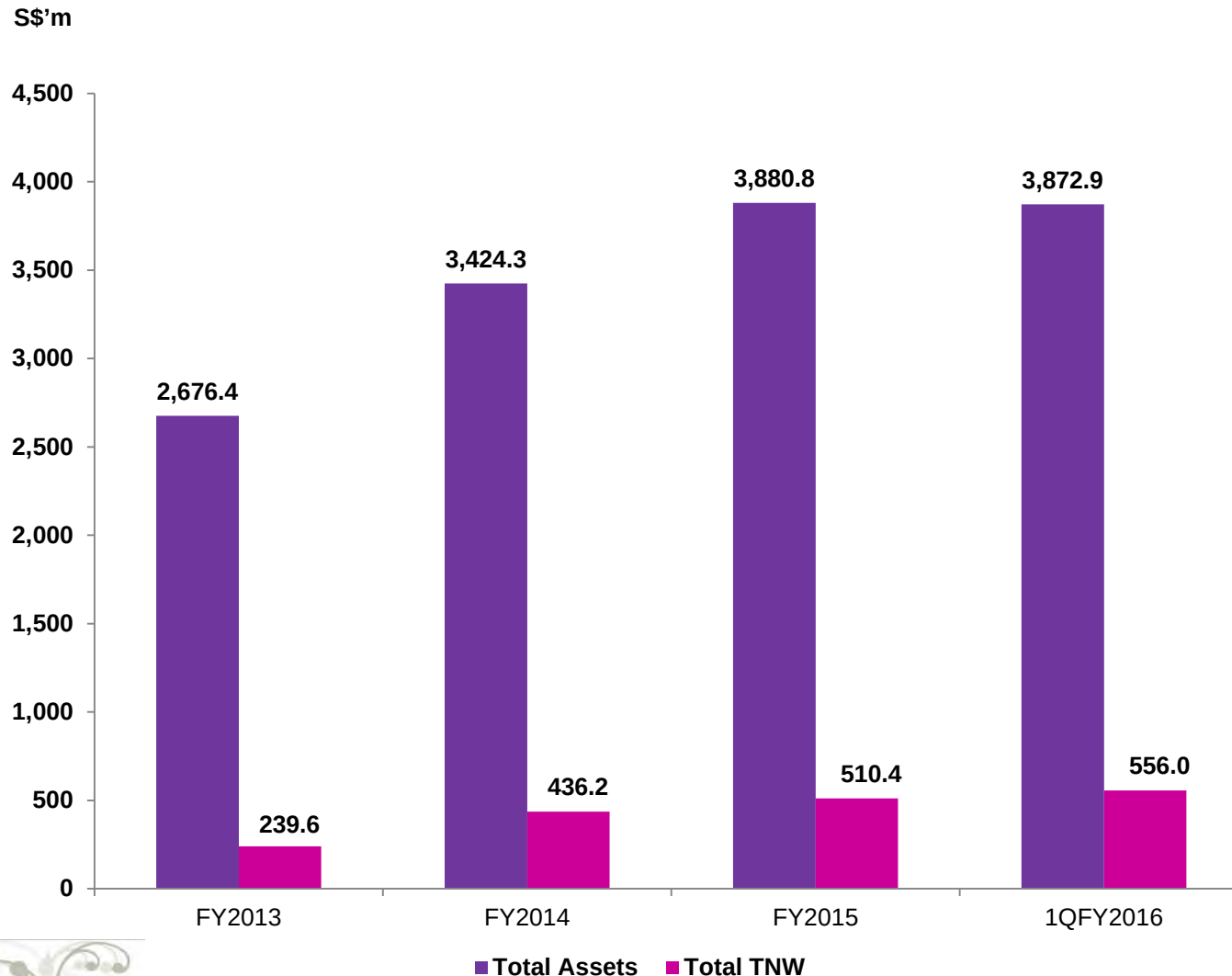
S\$m



Financial Highlights – Financial Performance



Strengthening Asset Base and Financial Position





Oxley Holdings Limited
Thank you

