



Corporate Presentation

August 2019



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Presenters

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Executive Chairman and
CEO



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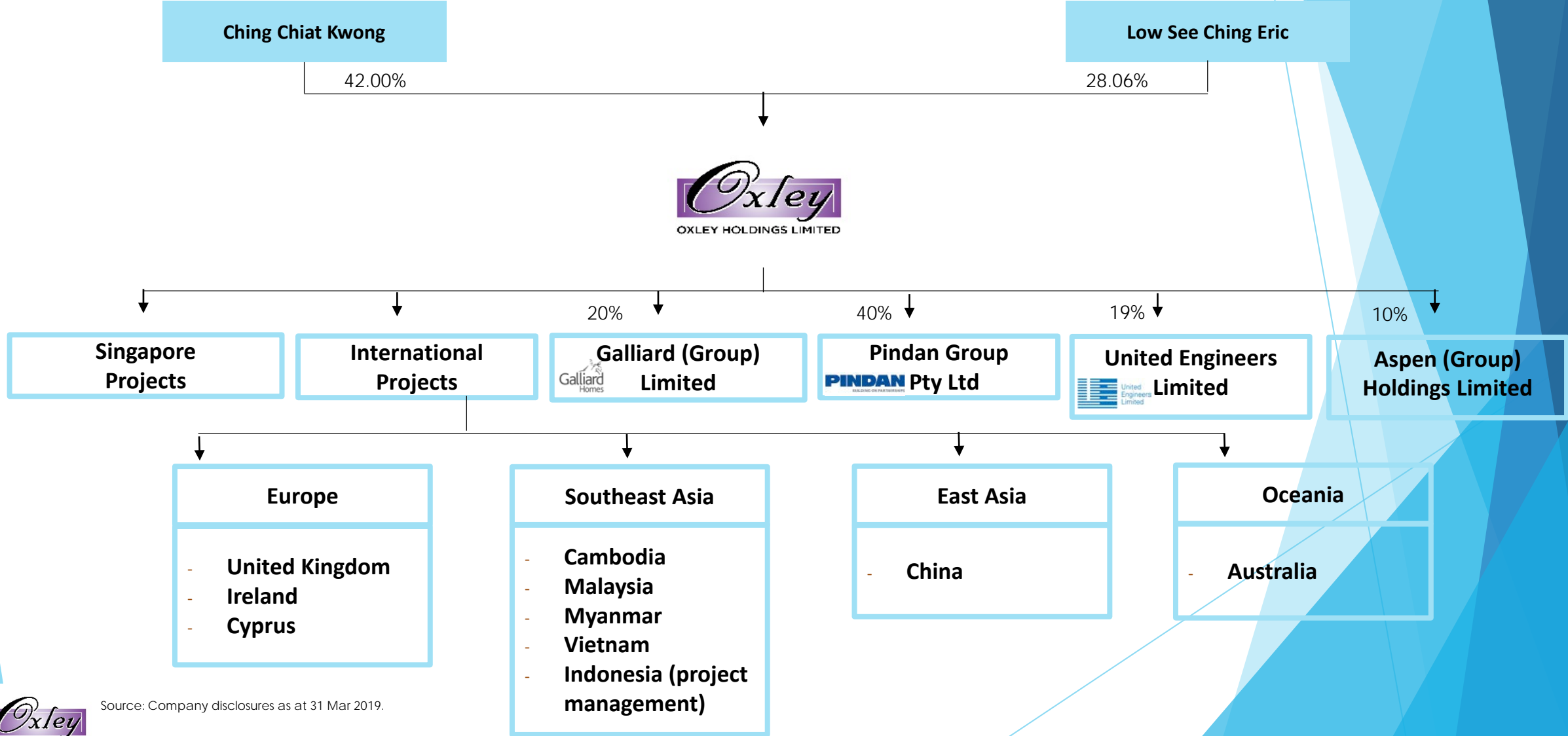
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1. Group Overview

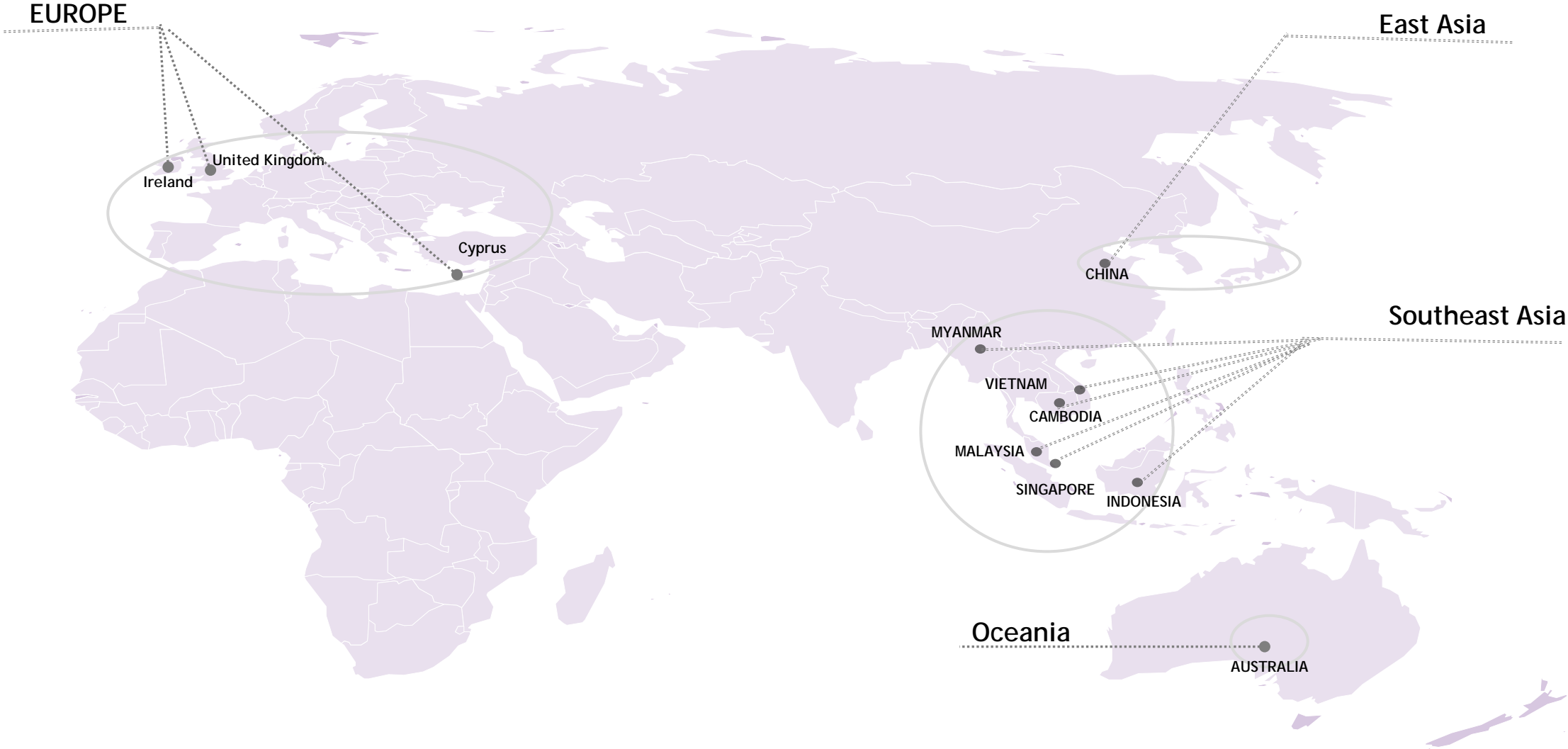
- Shareholding & Corporate Structure
- Geographical Presence Across 11 Countries

Shareholding & Corporate Structure



Source: Company disclosures as at 31 Mar 2019.

Geographical Presence Across 11 Countries



2. Key Highlights

- Full Suite Developer
- Oxley's Next Phase of Strategic Growth

Full Suite Developer



TOWNSHIP DEVELOPMENT
Royal Wharf



TRANSIT-ORIENTED DEVELOPMENT
Yangon Central Railways Station



FINANCIAL DISTRICT
Dublin Landings



SPORTS & HEALTH CITY
Gaobeidian



HOTEL
Novotel/ Mercure Singapore on Stevens



RESIDENTIAL
Riverfront Residences



COMMERCIAL & OFFICE
30 Raffles Place

* Photos are Artist's Impression

3. Operations Overview

- Development Portfolio
- Investment Portfolio
- Mergers and Acquisitions

Development Portfolio

Sales Milestone – Singapore since year 2018

Project	Unit sold	% sold	Revenue
The Verandah Residences	170/170	100% sold	SGD 249 million
Sixteen35 Residences	60/60	100% sold	SGD 56 million
Sea Pavilion Residences	24/24	100% sold	SGD 33 million
Affinity at Serangoon	300/300 (phase 1) 279/350 (phase 2)	100% sold 80% sold	SGD 626 million
Riverfront Residences	800/800 (phase 1) 60/60 (phase 2) 239/340 (phase 3)	100% sold 100% sold 70% sold	SGD 1,045 million
The Addition	23/26	88% sold	SGD 32 million
Mayfair Gardens	156/215	73% sold	SGD 240 million
Mayfair Modern	37/50 (phase 1)	74% sold	SGD 65 million
Kent Ridge Hill Residences	221/250 (phase 1)	88% sold	SGD 257 million
1953	34/58 (phase 1)	59% sold	SGD 49 million
INSPACE	7/42 (phase 1)	17% sold	SGD 11 million



**Total Sales attained =
SGD 2.663 Billion
[2410 out of 3923 units
sold]**

Remaining Revenue of Singapore Projects

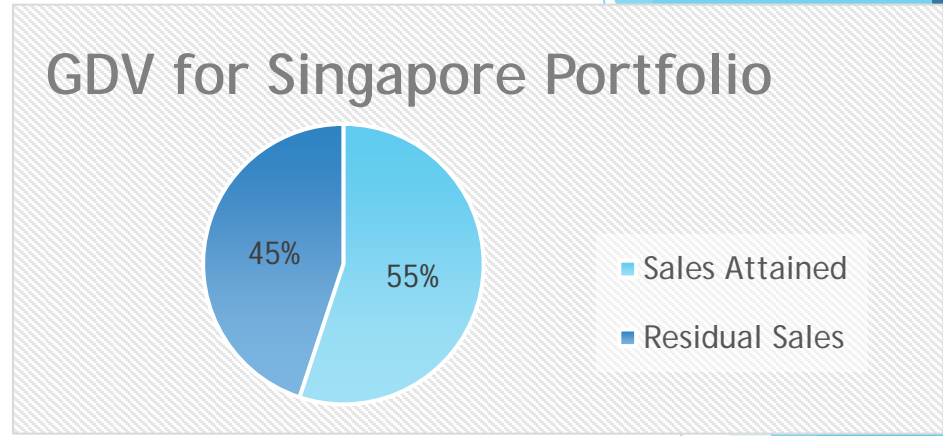
Project	Launch Date	Top Date	Remaining Revenue
The Verandah Residences	Launched	4 th q 2020	None
Sea Pavilion Residences	Launched	1 st q 2020	None
Sixteen35 Residences	Launched	4 th q 2020	None
Affinity at Serangoon	Launched	3 rd q 2022	1,297 million – 626 million = 671 million
Riverfront Residences	Launched	3 rd q 2022	1,516 million – 1,045 million = 471 million
Parkwood Residences	2019	3 rd q 2021	28 million
Kent Ridge Hill Residences	Launched	4 th q 2021	800 million – 257 million = 543 million
Mayfair Gardens	Launched	4 th q 2021	593 million – 304 million = 289 million
Mayfair Modern	Launched		
The Addition	Launched	2 nd q 2020	37 million - 32 million = 5 million
1953	Launched	4 th q 2021	112 million - 49 million = 63 million
INSPACE	Launched	4 th q 2021	139 million – 11 million = 128 million

**Approximately
SGD 2.17 Billion
worth of local
projects to be
launched.**

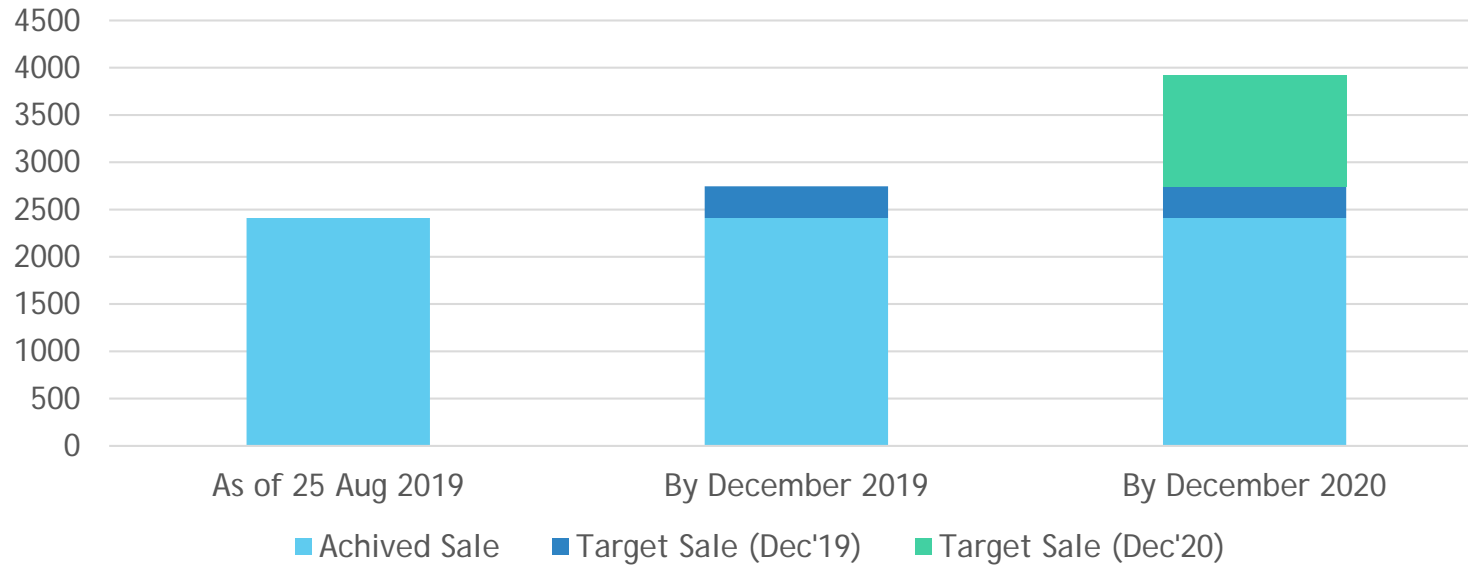
Exposure - Singapore Projects

GDV for Singapore Portfolio

Sales Attained	Residual Sales
S\$ 2.66 Billion	S\$ 2.17 Billion



Sales Target



- Since April 2018, we have achieved sales of 2,410 units as of 25 August 2019.
- We target to achieve cumulative sales of 2,750 units by end of December 2019.
- We target to sell out all 3,923 units by end of December 2020.

The recent URA draft masterplan of 2019 has also inject new investment and selling angle our Singapore Projects.

Draft Master Plan 2019 – Singapore Projects

Mayfair – 5 Minutes walk from Future Integrated Transport Hub and Nature attractions

The completion of coast-to-coast, Rifle Range Nature Park and the Rail Corridor will spur rejuvenation of the former Bukit Timah Fire station and Beauty World as gateways to surrounding nature and heritage attractions.

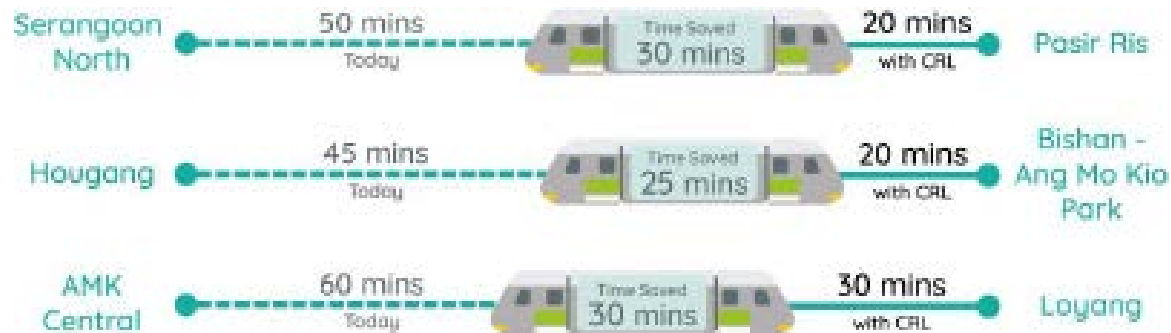
Riverfront – Relocation of Paya Lebar Airbase

With the relocation from 2030 onwards, the surrounding industrial developments can progressively be transformed into a highly liveable and sustainable new town with immense possibilities.

Thomson-East Coast Line (TEL) and Cross Island Line (CCL)

The residents of the North-east will enjoy shorter and more convenient commutes. With the completion of Residents of the North-East will enjoy shorter and more convenient commutes. With the completion of the TEL and CCL, the region will be served by 5 MRT lines by 2035

Affinity - Upcoming Serangoon North station on Cross Island line - Estimated 4mins walk



MAYFAIR
GARDENS | MODERN

RIVERFRONT
RESIDENCES

AFFINITY
AT SERANGOON

Draft Master Plan 2019 – Singapore Projects

Kent Ridge Hill – A new major gateway and location for urban living along Singapore’s southern coast

1. Power-up Pasir Panjang - Relocation of port

The site for Pasir Panjang Power Station is free up for future development when the station goes underground.

2. Pasir Panjang Linear Park - Greater southern waterfront

The upcoming park will connect West Coast Park to Labrador Nature Reserve to form part of the Greater Southern Waterfront.

3. Development of Pulau Brani - new entertainment offerings and attraction.

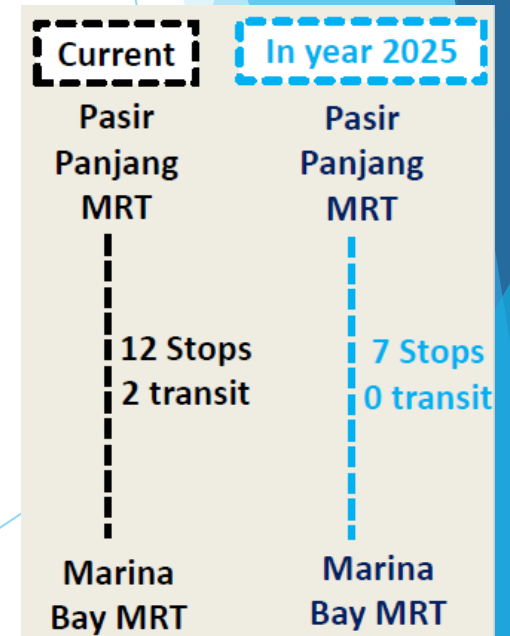
The upcoming development of Pulau Brani together with Sentosa will offer new entertainment offerings and attraction.

Circle Line

Commuters will be able to enjoy a direct route between Pasir Panjang and Kent Ridge and key employment areas in the CBD, as well as upcoming developments in the Marina Bay area with the closed loop CCL6 targeted to complete in 2025.



Artist's impression of future Pasir Panjang Linear Park © National Parks Board



Development Portfolio – Singapore



Riverfront Residences

Stake: 35%
Tenure: 99-year leasehold
Est GDV: S\$1.5 billion
No. of units:
1472 (residential)
6 (commercial)
Sold: 1,099 units
Phase 1 – 100%
Phase 2 – 100%
Phase 3 – 70%

Affinity at Serangoon

Stake: 40%
Tenure: 99-year leasehold
Est GDV: S\$1.3 billion
No. of units:
1052 (residential)
5 (commercial)
Sold: 579 units
Phase 1 – 100%
Phase 2 – 80%



Development Portfolio – Singapore (continued)



Kent Ridge Hill Residences

Stake: 100%

Tenure: 99-year leasehold

Est GDV: S\$800 million

No. of units: 548

Sold: 221 units

Phase 1 – 88%

Artist's impression

Mayfair Gardens / Modern

Stake: 100%

Tenure: 99-year leasehold

Est GDV: S\$593 million

No. of units: 386

Sold: 193 units

Mayfair Gardens: 73%

Mayfair Modern : Phase 1 - 74%



Artist's impression

Development Portfolio – Singapore (continued)



The Verandah Residences

Stake: 100%

Tenure: Freehold

GDV: S\$249 million

No. of units: 170

Sold: 170 units (100%)

1953

Stake: 100%

Tenure: Freehold

Est GDV: S\$112 million

No. of units:

58 (residential)

14 (commercial)

Sold: 34 units

Phase 1 – 59%



Development Portfolio – Singapore (continued)



Sixteen35 Residences

Stake: 100%

Tenure: 99-year leasehold

GDV: S\$56 million

No. of units: 60

Sold: 60 units (100%)

Parkwood Residences

Stake: 100%

Tenure: Leasehold

Est GDV: S\$28 mil

No. of units: 18



Development Portfolio – Singapore (continued)



The Addition

Stake: 100%
Tenure: Freehold
Est GDV: S\$37 million
No. of units: 26
Sold: 23 units (88%)



INSPACE

Stake: 49%
Tenure: Freehold
Est GDV: S\$139 million
No. of units: 84
Sold: 7 units
Phase 1 – 17%



Sea Pavilion Residences

Stake: 100 %
Tenure: Freehold
GDV: S\$33 million
No. of units: 24
Sold: 24 units (100%)

Sales Milestone – Overseas since year 2018

Project	% sold	Revenue
Royal Wharf	152 units sold	SGD 158 million
Dublin Landings	Office Block No. 1, 2, 4 and 5; Part of Block B and E	SGD 1 billion
KLCC (So Sofitel Resi)	174/200 87%	SGD 110 million
The Palms	65/116 (phase 1) 56%	SGD 49 million
The Peak (Retail)	787/1,094 72%	SGD 560 million
The Peak (Resi)	1,006/1,014 99%	

**Total Sales attained =
SGD 1.877 Billion**

Timeline of launches - Overseas Projects

Project	Launch Date	Top Date	Remaining Revenue
Royal Wharf	Launched	2019 - 2020 (in phases)	SGD 226 million
Deanston Wharf	TBC	2024	SGD 647 million
Dublin Landings (Residential and office)	Launched	2018 - 2020 (in phases)	SGD 180 million
Connolly	4 th q 2019	2025	SGD 1300 million
KLCC (Residential and commercial)	Launched	4 th q 2021 - 2022	SGD 735 million
Cyprus	2020	1 st q 2021	SGD 736 million
The Palms	Launched	2020	SGD 89 million
The Peak (Residential, retail and SOHO)	Launched	3 rd q 2019 - 2020	SGD 104 million
Thao Dien Residential Project	2019	4 th q 2021	SGD 104 million
Section 16	2 nd q 2020	TBC	SGD 166 million

**Approximately
SGD 4.3 Billion
worth of overseas
projects to be
launched.**

Development Portfolio – Overseas: United Kingdom



Artist's impression

Royal Wharf

Stake: 100%

Tenure: Freehold

Est GDV: S\$2.7 billion

No. of units: 3,385

Sold: 3,170 units (94%)

Deanston Wharf

Stake: 50%

Tenure: 999-year leasehold

Est GDV: S\$647 million

No. of units: 769



Artist's impression

Development Portfolio – Overseas: Cambodia



The Bridge

Stake: 50%

Tenure: Freehold

Est GDV: S\$563 million

No. of units: 2,477 (comprise of residential, SOHO and retail units)

Sold: 2,406 units (97%)

The Peak

Stake: 79%

Tenure: Freehold

Est GDV: S\$706 million

No. of units: 2,358
(comprise of residential,
SOHO and retail units)

Sold: 2,043 units (87%)



Development Portfolio – Overseas: Cambodia (continued)



The Palms

Stake: 79%

Tenure: Freehold

Est GDV: S\$137 million

No. of units: 220

Sold: 65 units

Phase 1 – 56%



The Garage

Stake: 79%

Tenure: Freehold

Est GDV: S\$398 million

No. of units: TBD

Development Portfolio – Overseas: Ireland



Dublin Landings

Stake: 84% (residential), 79.5% (office)

Tenure: 300 year-leasehold

Est GDV: S\$1.2 billion

Sold: Office Block No. 1, 2, 4, 5, Part of Block B and E

Total consideration: S\$ 1.0 billion



Connolly

Stake: 90%

Tenure: 300 year-leasehold

Est GDV: S\$1.3 billion

No. of units/ type: 1,358 accommodation related units; mixed-use development

Development Portfolio – Overseas: China



中新健康城

Gaobeidian / Sino-Singapore Health City

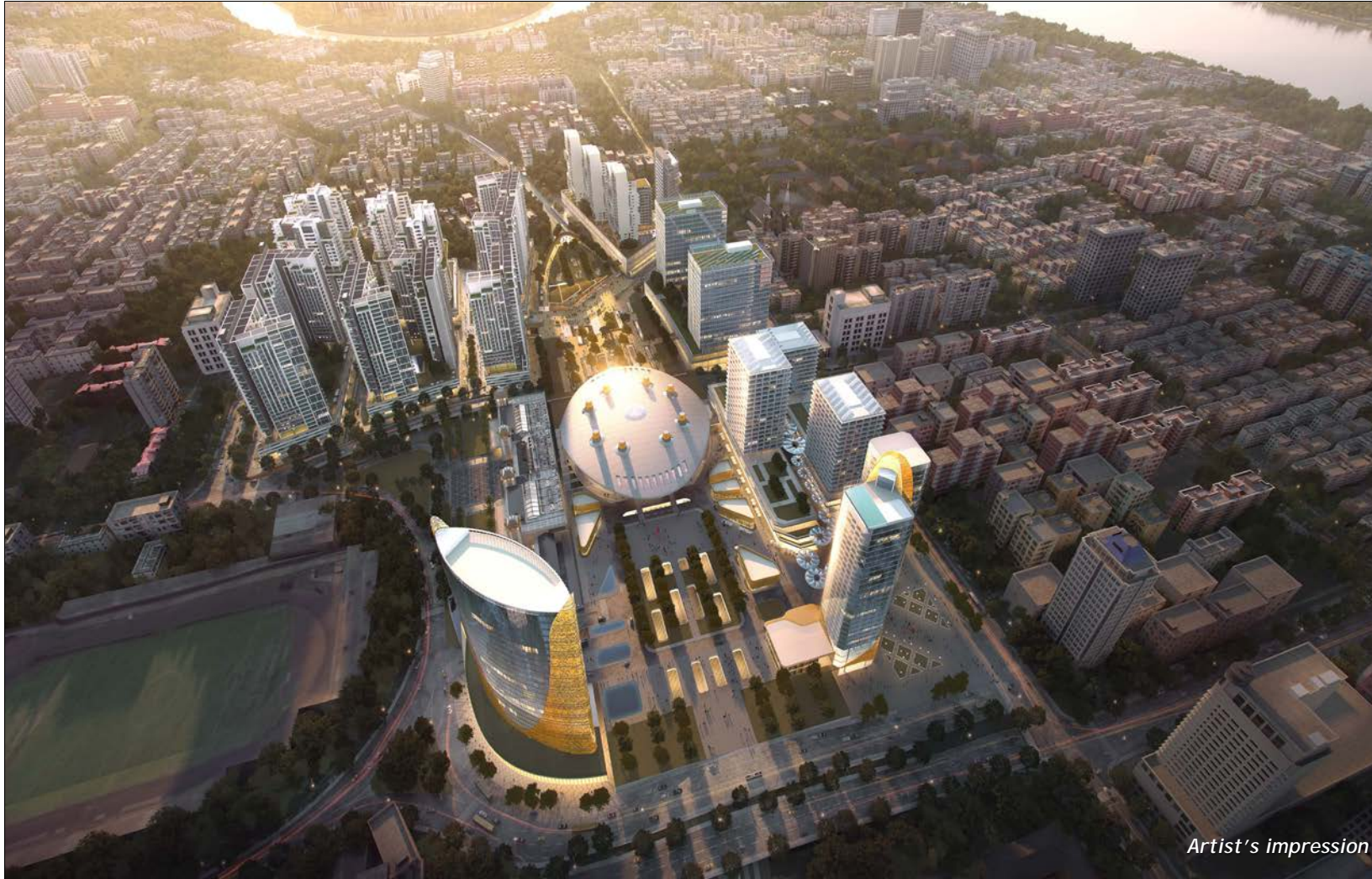
Stake: 27.5%

Tenure: 40/50/70-year leasehold (varied across the developments within the Township)

Est GDV: S\$4 billion

No. of units: Township development with 50,000 residential units

Development Portfolio – Overseas: Myanmar



**Yangon Central Railways
Station Area
Comprehensive
Development Project**
Stake: 30%
Tenure: Leasehold
Est GDV S\$3.3 billion
Type: Transit-oriented
development

Development Portfolio – Overseas: Vietnam



Mozac

Stake: 36%

Tenure: Land – Freehold*

*Freehold

50-year leasehold

50-year leasehold

- If residential units were sold to locals

- If residential units were sold to foreigners

- Retail spaces

Est GDV: S\$104 million

No. of units: 270 residential units and 300 sqm of retail spaces

Development Portfolio – Overseas: Vietnam



Artist's impression

WATERFRONT HAMLET

Stake: 80%

Tenure: Land – 50 years leasehold for all sectors *

*Freehold - If residential units were sold to locals.

Est GDV: S\$781 million (Based on phase 1 of development)

Type: Mixed residential township development

Development Portfolio – Overseas: Cyprus



Limassol Oxley
Cyprus Development
Stake: 50%
Tenure: Freehold
Est GDV: S\$736 million
No. of units: 100

Development Portfolio – Overseas: Malaysia



Jumeirah Resi & SO Sofitel Resi

Stake: 100%

Tenure: Freehold

No. of units:

267 (Jumeirah Resi)

590 (SO Sofitel Resi)

Sold: 174 units

So Sofitel Resi: Phase 1 - 87%

Oxley Towers, Kuala Lumpur City Centre - Office & Retail

Stake: 100%

Tenure: Freehold



Investment Portfolio

Investment Portfolio – Commercial & Office – Singapore



30 Raffles Place

Stake: 17.65%

Tenure: 99-year leasehold since Dec 1989 (69 years remaining)

Land Area (sqm): 2,778

Net Lettable Area (sqm): Increase from 24,273 (current) to 33,622 (with asset enhancement initiative (“AEI”))

Indicative Valuation: S\$1.025 billion (on completion of AEI works)

Sold: 29 April 2019 (entered into a sale and purchase agreement)

1st Completion: 7 June 2019 (transferred 82.35% shares to buyer)

Total consideration: S\$1.025 billion*

*subject to certain adjustments in accordance with the terms of the SPA (the “Proposed Sale”). Completion of the Proposed Sale is subject to the fulfilment of certain conditions including completion of asset enhancement initiative (“AEI”) works and divestment of the retail and banking units.

Investment Portfolio – Industrial – Singapore



Space @ Tampines

Stake: 70%

Tenure: 30-year leasehold

Land Area (sqm): 38,800

Gross Floor Area (sqm): 65,893

Occupancy: 93%

Indicative Valuation: S\$200 million

Investment Portfolio – Commercial – Singapore



The Rise @ Oxley

Stake: 100%

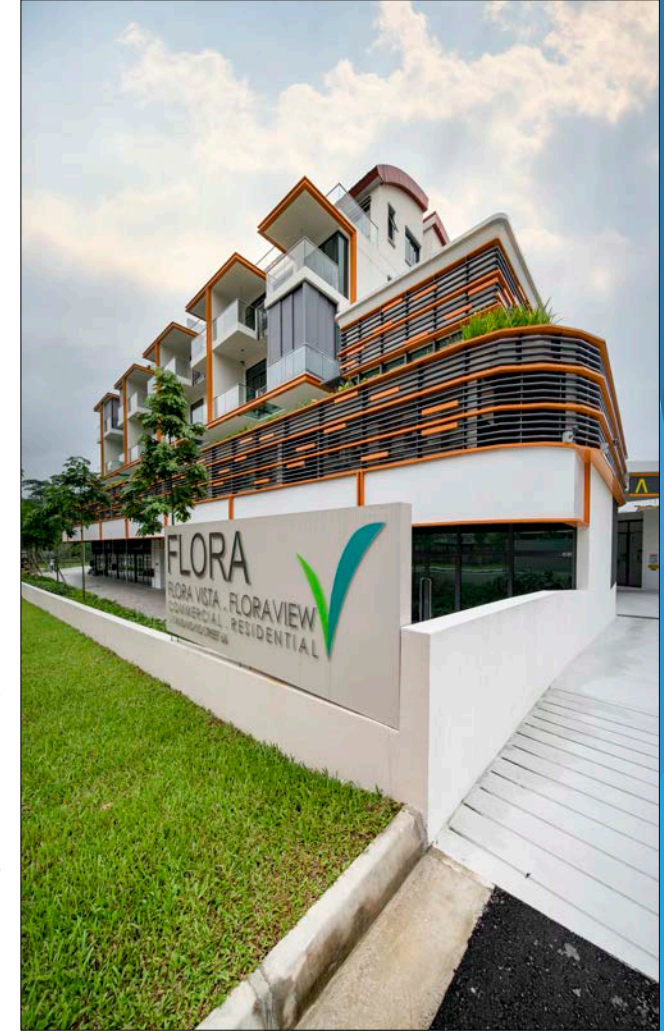
Tenure: Freehold

Land Area (sqm): 2,381

Gross Floor Area (sqm): 1,529

No. of commercial units: 29

Indicative Valuation: S\$75 million



Floravista

Stake: 55%

Tenure: Freehold

Land Area (sqm): 5,721

Gross Floor Area (sqm): 1,400

No. of commercial units: 26

Indicative Valuation: S\$53 million

Investment Portfolio – Hospitality – Singapore



Novotel Singapore on Stevens/ Mercure Singapore on Stevens

Stake: 100%

Tenure: Freehold

No. of rooms:

Novotel - 254; Mercure – 518

No. of commercial units: 11

Indicative Valuation: **S\$1.053 billion**

Hotel : S\$0.953 billion

Commercial: S\$0.100 billion

Investment Portfolio – Hospitality – Overseas



Shangri-La Hotel

Location: Cambodia

Stake: 79%

Tenure: Freehold

No. of rooms: 300

Indicative Valuation: S\$150 million



Limassol Oxley

Cyprus Development

Location: Cyprus

Stake: 50%

Tenure: Freehold

No. of rooms: 250

Indicative Valuation: S\$128 million

Investment Portfolio – Hospitality – Overseas



SO Sofitel Kuala Lumpur Hotel

Stake: 100%

Tenure: Freehold

No. of rooms: 210

Indicative Valuation: S\$134 million

Jumeirah Kuala Lumpur Hotel

Stake: 100%

Tenure: Freehold

No. of rooms: 186

Indicative Valuation: S\$152 million



Mergers and Acquisitions

Key Investment – United Engineers & Aspen (Group)

Oxley Holdings has acquired 19% of United Engineers for more than S\$341 million

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, UE Bizhub Tower (Anson Road), and Rochester Mall.



UE Square
Clemenceau Avenue (999 years)



UE Bizhub Tower
Anson Road (Freehold)



Oxley Holdings has acquired more than 10% of Catalist-listed Aspen Group for more than S\$23 million.

Company profile:

Aspen (Group) Holdings Limited (“AGH”) is a company incorporated in Singapore and is listed on the Catalist of the Singapore Exchange Securities Trading Limited (the “SGX-ST”). AGH, together with its subsidiaries (collectively, the “AGH Group”), is a property development group based in Malaysia with a focus on developing affordable residential and mixed development properties at strategic locations, with quality infrastructure and amenities, which target middle-income mass market purchasers.

In June 2019, Oxley, together with AGH entered into a conditional sale and purchase agreement to acquire freehold land of 29.05 acres in Paya Terubong, Penang, Malaysia.

Key Associates – Galliard (Group) & Pindan Group

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.



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



The Heights,
Kardinya

Viridian China
Green, Subiaco

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

Overview of Group's Exposure

Overview of Oxley's Development Portfolio

As at 26 August 2019

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)
Sea Pavilion Residences	Singapore	100%	33.2	9.5	23.7	23.7	33.2	-	-
The Verandah Residences	Singapore	100%	248.9	74.3	174.6	174.6	248.9	-	-
Affinity at Serangoon	Singapore	40%	626.1	96.1	530.0	212.0	1,297.2	671.1	268.4
Riverfront Residences	Singapore	35%	1044.8	218.2	826.6	289.3	1,516.1	471.3	165.0
1953	Singapore	100%	49.3	7.0	42.3	42.3	111.6	62.3	62.3
Sixteen35 Residences	Singapore	100%	55.5	14.9	40.6	40.6	55.5	-	-
Parkwood Residences	Singapore	100%	-	-	-	-	28.0	28.0	28.0
The Addition	Singapore	100%	31.7	6.8	24.9	24.9	36.8	5.1	5.1
Mayfair Gardens / Modern	Singapore	100%	304.4	45.5	258.9	258.9	592.8	288.4	288.4
Kent Ridge Hill Residences	Singapore	100%	256.8	33.6	223.2	223.2	799.8	543.0	543.0
INSPACE	Singapore	49%	11.3	2.6	8.7	4.3	138.5	127.2	62.3
Sub-total (Singapore)			2,662.0	508.5	2,153.5	1,293.8	4,858.4	2,196.4	1,422.5

Overview of Oxley's Development Portfolio (continued)

As at 26 August 2019

Project	Country	Effective Stake (%)	Sales Secured (S\$m)	Recognised Billings	Future Progress Billings	Future Progress Billings Effective Stake (S\$m)	Total Estimated GDV	Remaining GDV	Remaining GDV Effective
Royal Wharf	UK	100%	2,497.8	1,915.9	581.9	581.9	2,723.4	225.6	225.6
Deanston Wharf	UK	50%	-	-	-	-	646.5	646.5	323.3
Sub-total			2,497.8	1,915.9	581.9	581.9	3,369.9	872.1	548.9
Dublin Landings	Ireland	84% /79.5%	1,002.5	433.3	569.2	452.5	1,182.9	180.3	230.9
Connolly	Ireland	90%	-	-	-	-	1,300.0	1,300.0	1,170.0
Sub-total			1,002.5	433.3	569.2	452.5	2,482.9	1,480.3	1,400.9
The Peak	Cambodia	79%	602.3	252.6	349.7	276.3	706.4	104.1	82.2
The Palms	Cambodia	79%	48.2	14.1	34.1	26.9	137.4	89.2	70.6
The Garage	Cambodia	79%	-	-	-	-	398.1	398.1	314.5
The Bridge	Cambodia	50%	526.4	465.1	61.3	30.8	562.9	36.5	18.3
Sub-total			1,176.9	731.8	445.1	334.0	1,804.8	627.9	485.6
Oxley Towers Kuala Lumpur	Malaysia	100%	110.4	23.8	86.6	86.6	845.4	735.0	735.0
Section 16	Malaysia	100%	-	-	-	-	166.3	166.3	166.3
Medini	Malaysia	100%	-	-	-	-	212.4	212.4	212.4
Pepper Hill	Malaysia	70%	-	-	-	-	690.9	690.9	483.6
Robson	Malaysia	50%	-	-	-	-	23.2	23.2	11.6
Beverly	Malaysia	50%	-	-	-	-	257.1	257.1	128.6
Sub-total			110.4	23.8	86.6	86.6	2,195.3	2,084.9	1,737.5
Oxley Convention City	Indonesia	10%	50.4	13.2	37.2	3.7	352.5	302.1	30.2
Sub-total			50.4	13.2	37.2	3.7	352.5	302.1	30.2
Yangon Central Railways Station	Myanmar	30%	-	-	-	-	3,300.0	3,300.0	990.0
Sub-total			-	-	-	-	3,300.0	3,300.0	990.0
Thao Dien Residential Project	Vietnam	36%	-	-	-	-	103.8	103.8	37.4
Waterfront Hamlet	Vietnam	80%	-	-	-	-	781.0	781.0	624.8
Sub-total			-	-	-	-	884.8	884.8	662.2
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
Sub-total (Overseas)			4,838.0	3,118.0	1,720.0	1,458.7	19,126.2	14,288.1	7,323.3
			7,500.0	3,626.5	3,873.5	2,752.5	23,984.6	16,484.5	8,745.8

S\$3.9 billion of unbilled contract that will be billed progressively
Remaining GDV of S\$16.5 billion in our portfolio

Substantial earnings visibility going forward
 Significant amount of land bank that will contribute to future growth

4. Financial Overview

- Financial Policy & Target
- Financial Results
- Credit Metrics
- Debt Profile
- Stock Information & Dividend History

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)	Fourth Quarter Ended			Full Year Ended		
	30-Jun-19	30-Jun-18	%	30-Jun-19	30-Jun-18	%
	(Unaudited)	(Audited)		(Unaudited)	(Audited)	
Revenue	100	233	-57%	686	1,189	-42%
Gross profit	23	28	-18%	135	186	-27%
Operating profit *	78	131	-40%	282	267	6%
Finance costs	(26)	(24)	5%	(101)	(65)	56%
Share of results from associates and joint ventures, net of tax	(21)	30	N.M.	(20)	103	N.M.
Profit before tax	31	137	-77%	161	305	-47%
Profit after tax	25	138	-82%	144	282	-49%

* Before finance costs and share of results from associates and joint ventures, net of tax

Consolidated Financial Position

(S\$ million)	(Audited) 30-Jun-2017	As at (Audited) 30-Jun-2018	(Unaudited) 30-Jun-2019
Cash & Cash Equivalents	414	255	474
Development Properties	2,013	2,144	2,693
Total Assets	4,608	5,995	6,194
Current Borrowings	609	246	1,342
Non-Current Borrowings	1,849	3,214	2,238
Total Borrowings ⁽¹⁾	2,458	3,460	3,580
Net Borrowings ⁽²⁾	2,044	3,205	3,106
Total Liabilities	3,519	4,518	4,683
Total Equity	1,089	1,477	1,511
Total Tangible Net Worth (TNW) ⁽³⁾	1,130	1,502	1,571

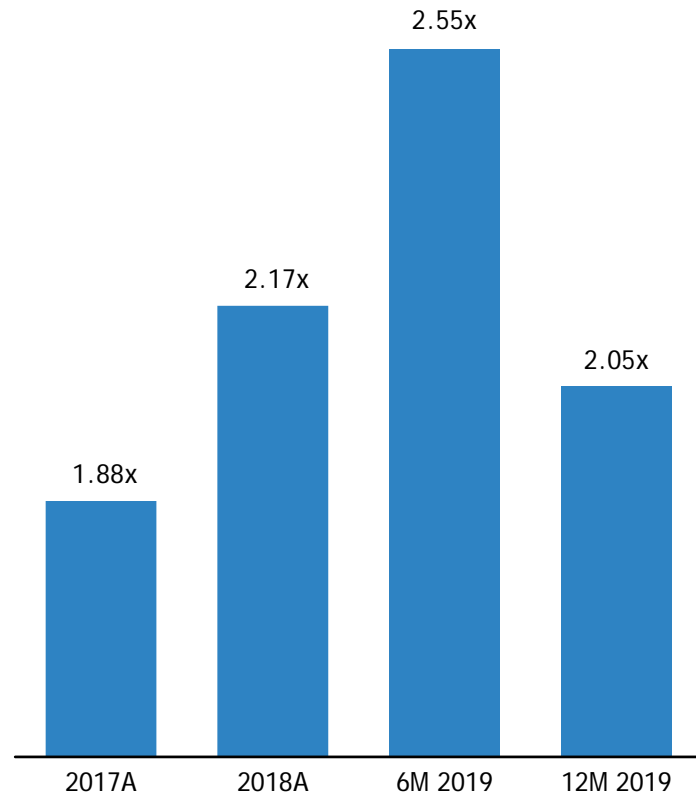
(1) Of the total bank borrowings of S\$3.6 billion (30 June 2018: S\$3.5 billion), S\$52.4 million (30 June 2018: S\$56.0 million) is secured by several guarantees given by the non-controlling shareholders of the subsidiaries.

(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.

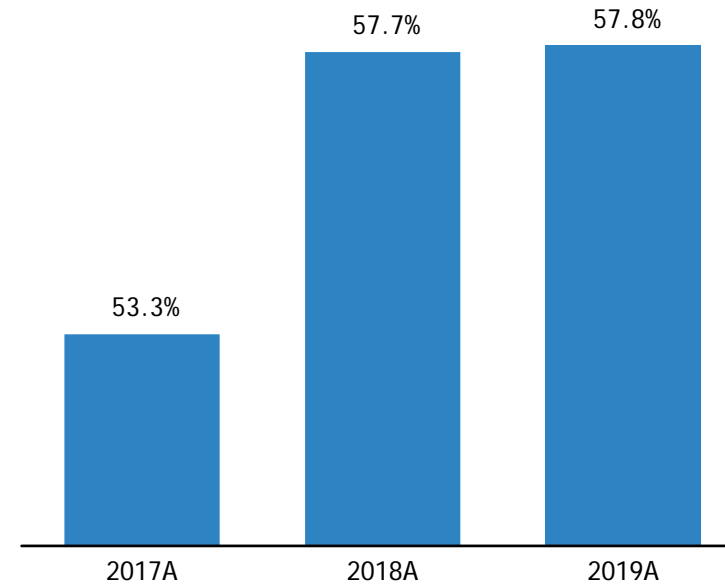
Credit Metrics

Total net debt / Equity

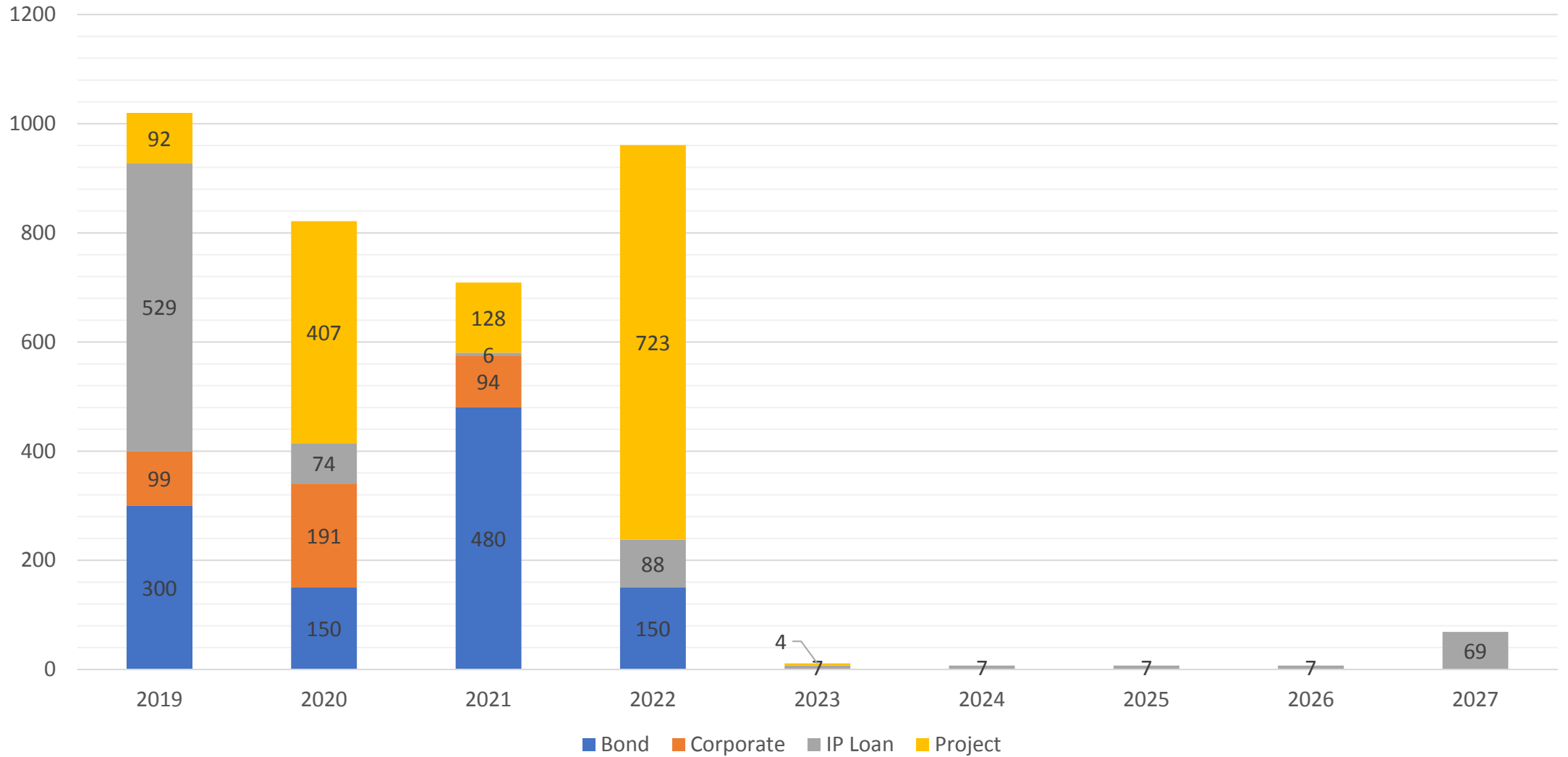


Source: Company information.

Total debt / Assets



Debt Maturity Profile



Debt Maturity Profile is computed on calendar basis

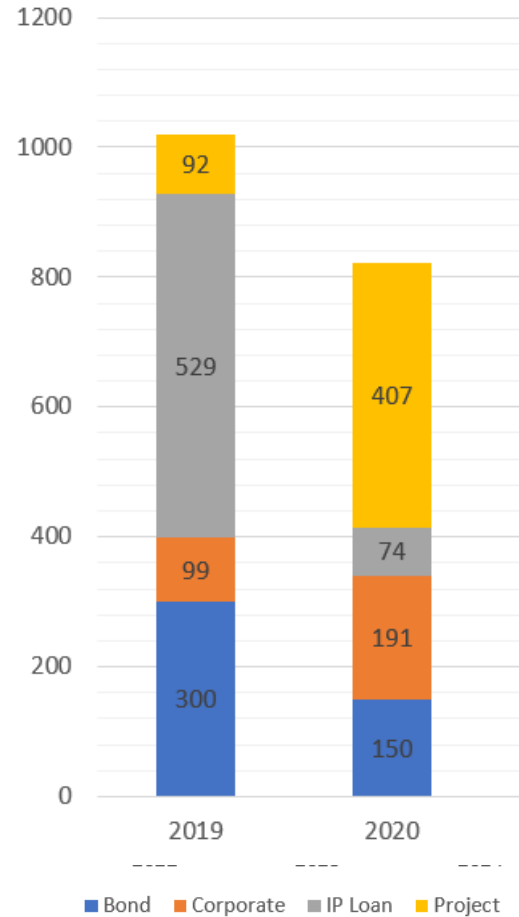
Debt Maturity Profile – 2019 and 2020

2019 Debt Repayment

- Project Debts will be repaid from project account, using proceeds collection from buyer as company have good pre-sales from project launch.
- Debt on Investment Property:
 - i. Novotel and Mercure hotel debt to be refinanced
- MTN Bond and Corporate Loan will be repaid using proceeds collected from below:
 - i. Initial sales consideration received from the sale of Chevron House Excess
 - ii. Dublin Block A4 and A5 contracted sales proceeds and potential A3 sales proceeds
 - iii. Surplus of refinancing from Novotel and Mercure debt
 - iv. Funds received for Oxley's stake from TOP of The Peak Cambodia retail units

* Excess cash will be conserved for future debt repayment.

Debt Maturity Profile for Oxley Group



2020 Debt Repayment

- Project Debts will be repaid from project account, using proceeds collection from buyer as company have good pre-sales from project launch. Project debt includes repayment of Royal Wharf project debt with sales proceeds expected to be received from handover of units in 2020.
- Debt on Investment Property :
 - i. Chevron House debt to be taken over by new shareholder upon completion of sale as part of sales consideration paid.
- MTN Bond and Corporate Loan will be repaid using :
 - i. Remaining sales consideration from sale of Chevron House upon handover of building, plus sale of banking & retail hall
 - ii. Funds received for Oxley's stake from TOP of The Peak Cambodia residential units
 - iii. Dublin Block B and E sales (estimated to complete by May 2020)
 - iv. Refinancing of asset backed corporate loans
- Excess cash from previous years will be used towards debt repayment as well.

* Excess cash will be conserved for future debt repayment.

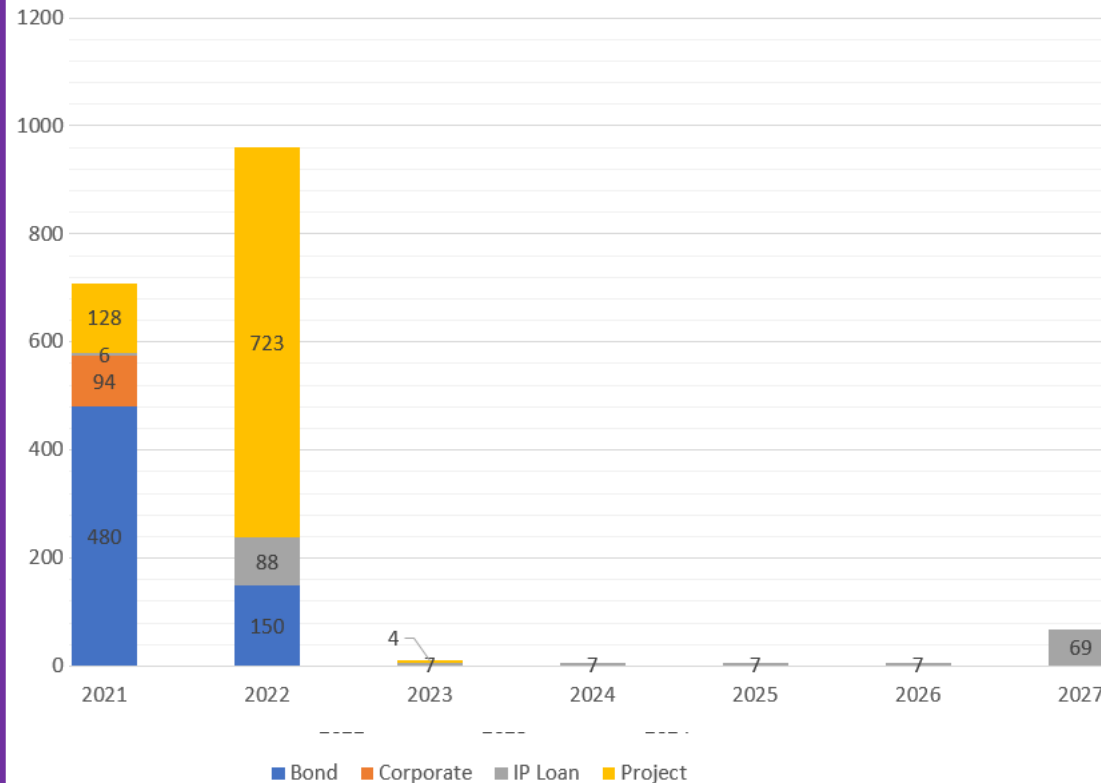
Debt Maturity Profile – 2021 to 2023

2021 Debt Repayment

- Corporate Debt, Project Debt and MTN Bond will be repaid using :
 - i. Revenue received from 1st batch of Singapore projects which will TOP in 2021, assuming projects are 100% sold by TOP
 - ii. Remaining proceeds received from Royal Wharf project from handover of balance units in 2021
- Excess cash from previous years will be used towards debt repayment as well.

* Excess cash will be conserved for future debt repayment.

Debt Maturity Profile for Oxley Group



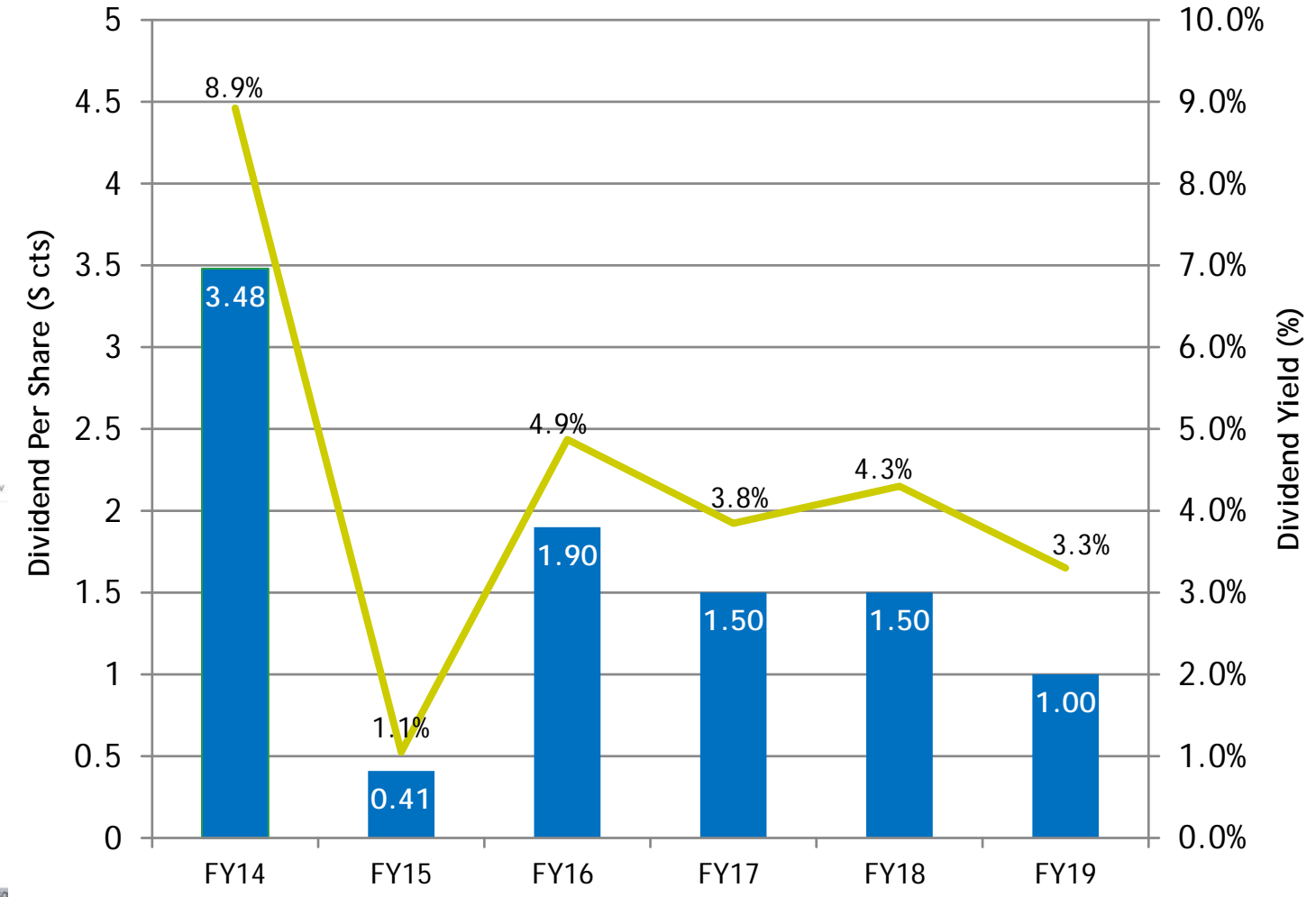
2022 - 2023 Debt Repayment

- Project Debts and MTN Bond in 2022 will be repaid using revenue received from 2nd batch of Singapore projects which will TOP in 2022, assuming projects are 100% sold by TOP.

* Excess cash will be conserved for future debt repayment.

Stock Information & Dividend History

(As at 26 Aug 2019)	OHL SP
Price	S\$0.305
Market Cap	S\$1.3b
PE	4.80x
PB	0.86x
Free float	18.59%



Thank you

