



Corporate Update

First Half Year ended
31 December 2025



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I. Company Overview



Shangri-La, The Peak



Shangri-La, The Peak

Shareholding & Corporate Structure

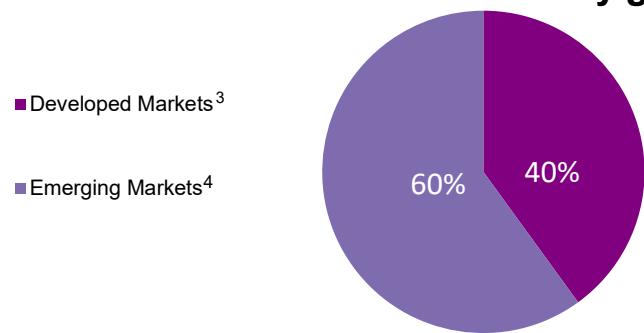


Oxley Holdings Limited – Who we are



Development Projects		Investment and Hotel Properties			
International		Singapore		International	
<ul style="list-style-type: none"> Riverscape in London, United Kingdom 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/ Kuala Lumpur Hotel in Malaysia The Langham, Kuala Lumpur in Malaysia Others 	
<ul style="list-style-type: none"> • GAV: S\$1.8bn¹ 		<ul style="list-style-type: none"> • GAV: S\$1.2bn² 		<ul style="list-style-type: none"> • GAV: S\$0.4bn² 	

H1 FY2026 revenue contribution by geography



S\$97.4mn Revenue recognized in H1 FY2026

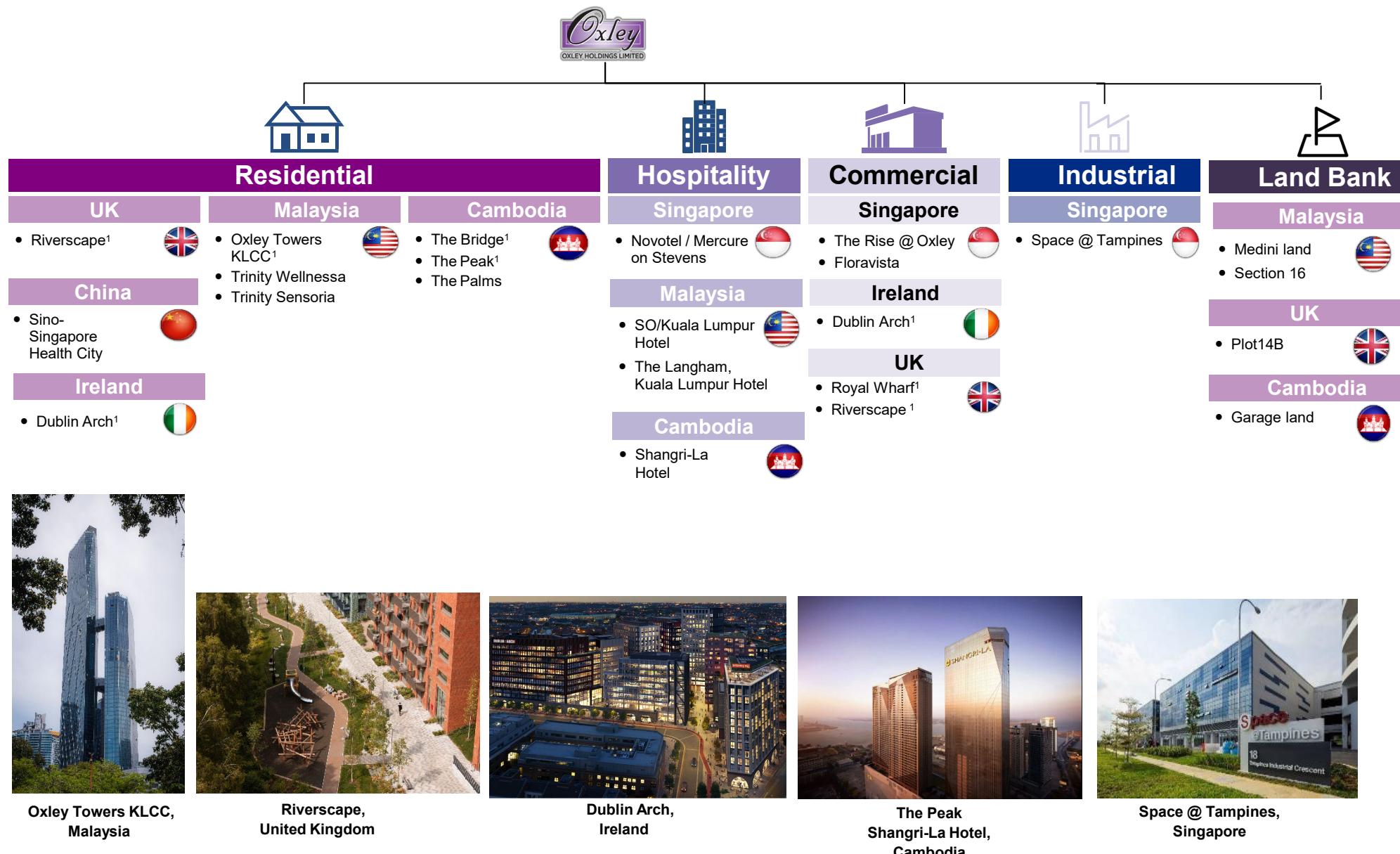
Notes:

1. Gross asset value ("GAV") for development projects calculated as of 31 December 2025 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.

Our Presence



Source: Company Information

1. Mixed-use development that includes commercial and/or hospitality units

Project Highlights

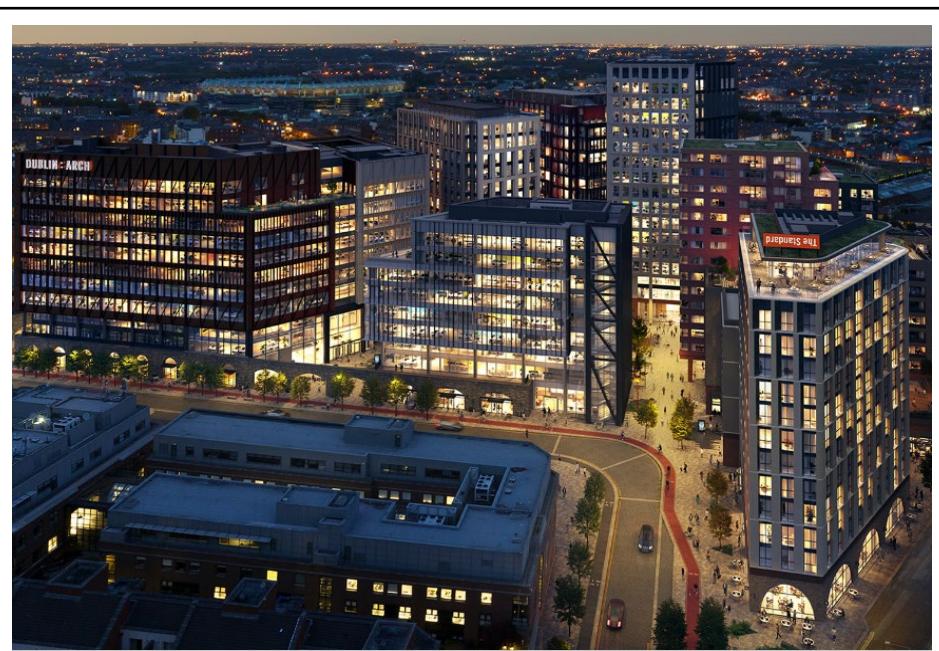


**Oxley Towers KLCC,
Malaysia**

Oxley Towers KLCC is a freehold property covering a land area of approximately 12,554 sqm and is located in the middle of the Kuala Lumpur City Centre precinct. Sharing the same skyline with the iconic Petronas Twin Towers, the development is also within easy reach of the Maxis Tower and the Kuala Lumpur Convention Centre.

The development comprises two hotel towers with residences, an office tower and a retail podium linking all the three towers.

The first tower will offer a 226-room SO/ Kuala Lumpur Hotel and a 590-unit SO/Kuala Lumpur Residences, while the second tower, a 198-room The Langham, Kuala Lumpur hotel and 267-unit Jewel Residences.



Dublin Arch, Ireland

Oxley has entered into an agreement with the Irish Government to develop a site at Connolly Station, Ireland, of approximately 2 hectares land area. Connolly Station is one of the most central and highly accessible locations in Dublin City Centre with approximately 30,000 commuter volume per day.

The Connolly development is planned to be a mixed-used development comprising residential units, office blocks and a hotel.

Project Highlights



**The Peak
Shangri-La Hotel,
Cambodia**

The five-star luxury Shangri-La Hotel is the first in Phnom Penh, Cambodia. Fashioned in a refined French art déco style, Shangri-La Phnom Penh offers convenience and sweeping views of the city and Mekong River at every turn. A top dining destination, Shangri-La Phnom Penh is also home to Altitude, Cambodia's highest sky bar and Shang Palace, a 50-year-old Chinese cuisine heritage brand.

It is conveniently located near the capital city's main sightseeing attractions as well as Preah Sisowath Quay, a popular restaurant and nightlife district, and a stone's throw away from the Diamond Island Convention and Exhibition Centre.

Hotel guests will get to enjoy a host of specialty shops, chic culinary restaurants and exciting entertainment at the retail mall next door.



**Riverscape,
United Kingdom**

Riverscape is located adjacent to Oxley's flagship Royal Wharf London development. It is easily accessible and well-connected to the public transport network, supported with great resident amenities and overlooks Lyle Park and the River Thames.

Riverscape comprises of 769 new homes, 1,125 sqm of commercial floorspace and a 170 metre-long expansion to the adjoining Lyle Park.

Project Highlights



**Space @ Tampines,
Singapore**

Space@Tampines is a part 3-storey and part 7-storey ramp-up B2 Clean industrial development built on a 30-year leasehold land. It comprises 71 warehouse units and a canteen with an approximate GFA of 65,892 sqm.

Space@Tampines is located at 18 Tampines Industrial Crescent at the intersection of Tampines Expressway (TPE) and Tampines Avenue 10 and is close to Changi, Loyang, Tampines and Seletar Industrial Estates. This ramp-up property provides the ideal business space solution for companies under the category of Clean & Light and B2 Industries. It has LHN Space Resources Pte Ltd as its master tenant for Levels 2 to 7 space since obtaining its TOP in June 2015.



**Novotel & Mercure @ Stevens,
Singapore**

Having commenced operations in late 2017, Novotel Singapore on Stevens and Mercure Singapore on Stevens are the Group's maiden foray into the hospitality business. Strategically located near Scotts Road and Orchard Road shopping belts, Novotel Singapore on Stevens offers 254 rooms, meeting rooms which cater to seminars, corporate functions and banquets with capacity of up to 500 persons, F&B amenities, a shared fitness centre and swimming pool while Mercure Singapore on Stevens has 518 rooms, F&B amenities, and a swimming pool.

II. Strategic Focus



What we want to do:

Solely focus on Property Development

- Solely focus on **property development** in focus market which is the core strength of the Group.

Market Focus in Singapore/ Malaysia/ United Kingdom/ Ireland

- **Singapore** to be our primary market, alongside **Malaysia, United Kingdom and Ireland**.
- Progressively **exit from emerging markets – China / Cambodia**

Sell off investment properties and hotels

- **Free up cashflow over the next 6 to 18 months** for land acquisition for property development in focus market.

Capital Recycling

- Avoid engaging in investment properties and hotels to reduce gearing and **optimize cashflows**.

III. Sales Progress



Overview of Oxley's Overseas Development Projects with total unbilled revenue of S\$2.1 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	91%	1	30
The Peak	Cambodia	Launched	2023	90%	2	53
Oxley Towers KLCC	Malaysia	Launched	2025	62% ⁵	107	370
Trinity Wellnessa	Malaysia	Launched	2025	99%	1	* ⁴
Trinity Sensoria	Malaysia	Launched	2028	35%	23	46
Sino-Singapore Health City ²	China	Launched	TOP-ed	85%	* ⁴	5
Sino-Singapore Health City ³	China	Launched	TBA	21%	* ⁴	39
The Palms	Cambodia	Launched	TOP-ed	91%	31	8
The Bridge	Cambodia	Launched	TOP-ed	97%	1	8
Sub-total (launched projects)					166	559
Dublin Arch	Ireland	Not launched	TBA	-	-	1,181
Section 16	Malaysia	Not launched	TBA	-	-	102
Plot 14B	United Kingdom	Not launched	TBA	-	-	96
Sub-total (future projects)					-	1,379
Total unbilled revenue					166	1,938

Source: Company sales information as of December 2025

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

IV. Future Growth

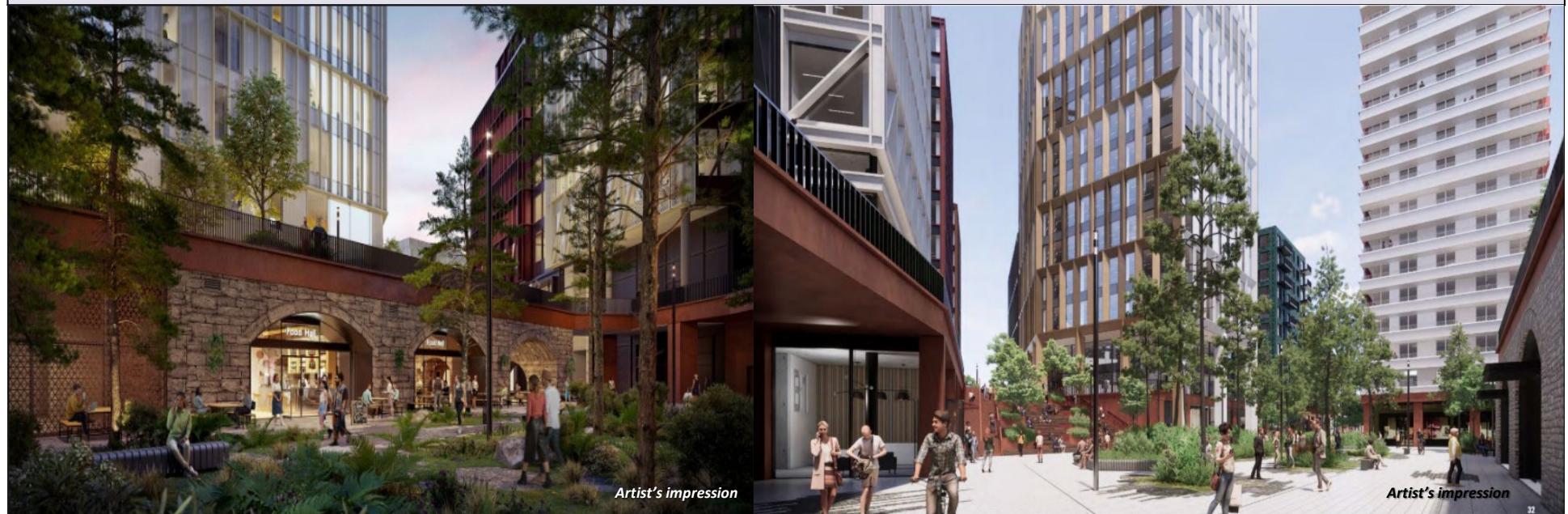


Future Projects

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: TBA
Tenure: 300 years leasehold	EST GDV: S\$1.1bn*	Expected TOP: TBA
Gross Floor Area (sqm): 118,617		



Future Projects

Malaysia

Property name: Trinity Activerse
(Formerly known as Section 16)

Location: Selangor

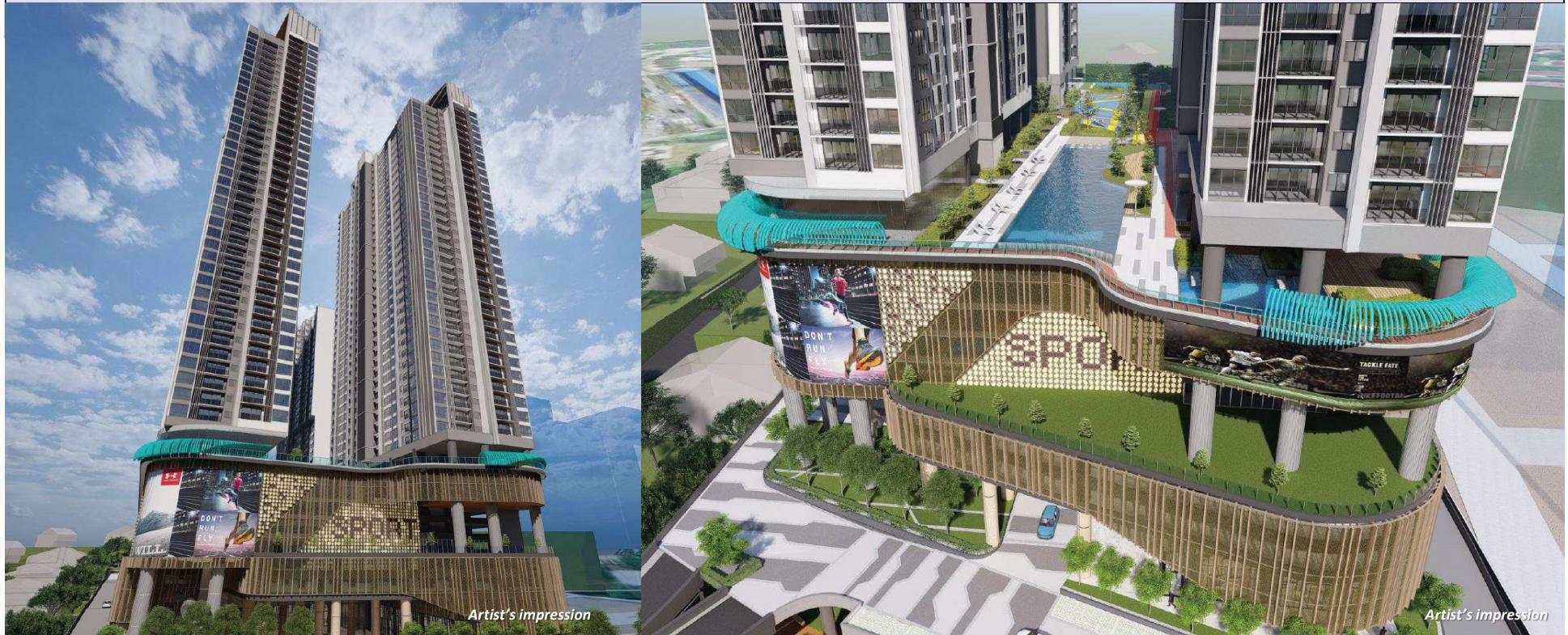
Tenure: Freehold

Group's Stake: 40%

EST GDV: S\$249mn*

Type: Mixed development

EST Launch date: 2026



Future Projects

United Kingdom

Property name: Plot 14B*	Group's Stake: 100%	Type: Residential development
Location: London, adjacent to Royal Wharf	Land Area: 0.32ha	EST Launch Date: TBA
Tenure: Freehold	EST GDV: S\$96mn*	Expected TOP: TBA
Gross Floor Area (sqm): 10,976		



**THANK
YOU**