



## Corporate Update

Second Half and  
Full Year ended  
30 June 2025



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# I. Company Overview



Shangri-La, The Peak



Shangri-La, The Peak

# Shareholding & Corporate Structure

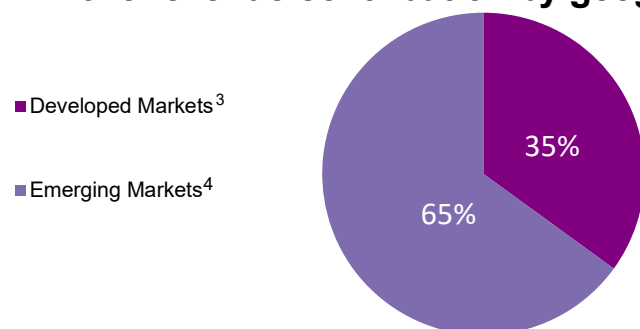


# Oxley Holdings Limited – Who we are



Development Projects		Investment and Hotel Properties	
International	Singapore	International	
<ul style="list-style-type: none"> <li>• Riverscape in London, United Kingdom</li> <li>• Dublin Arch in Ireland</li> <li>• Oxley Towers KLCC in Malaysia</li> <li>• The Peak in Cambodia</li> <li>• The Palms in Cambodia</li> <li>• Sino-Singapore Health City in Gaobeidian, China</li> <li>• Others</li> </ul>	<ul style="list-style-type: none"> <li>• Novotel &amp; Mercure Singapore on Stevens</li> <li>• The Rise @ Oxley</li> <li>• Space @ Tampines</li> <li>• Floravista</li> </ul>	<ul style="list-style-type: none"> <li>• Shangri-La Hotel in Cambodia</li> <li>• SO/ Kuala Lumpur Hotel in Malaysia</li> <li>• The Langham, Kuala Lumpur in Malaysia</li> <li>• Others</li> </ul>	
• <b>GAV:</b> S\$1.8bn <sup>1</sup>	• <b>GAV:</b> S\$1.2bn <sup>2</sup>	• <b>GAV:</b> S\$0.4bn <sup>2</sup>	

## FY2025 revenue contribution by geography



**S\$313.6mn** Revenue recognized in FY2025

### Notes:

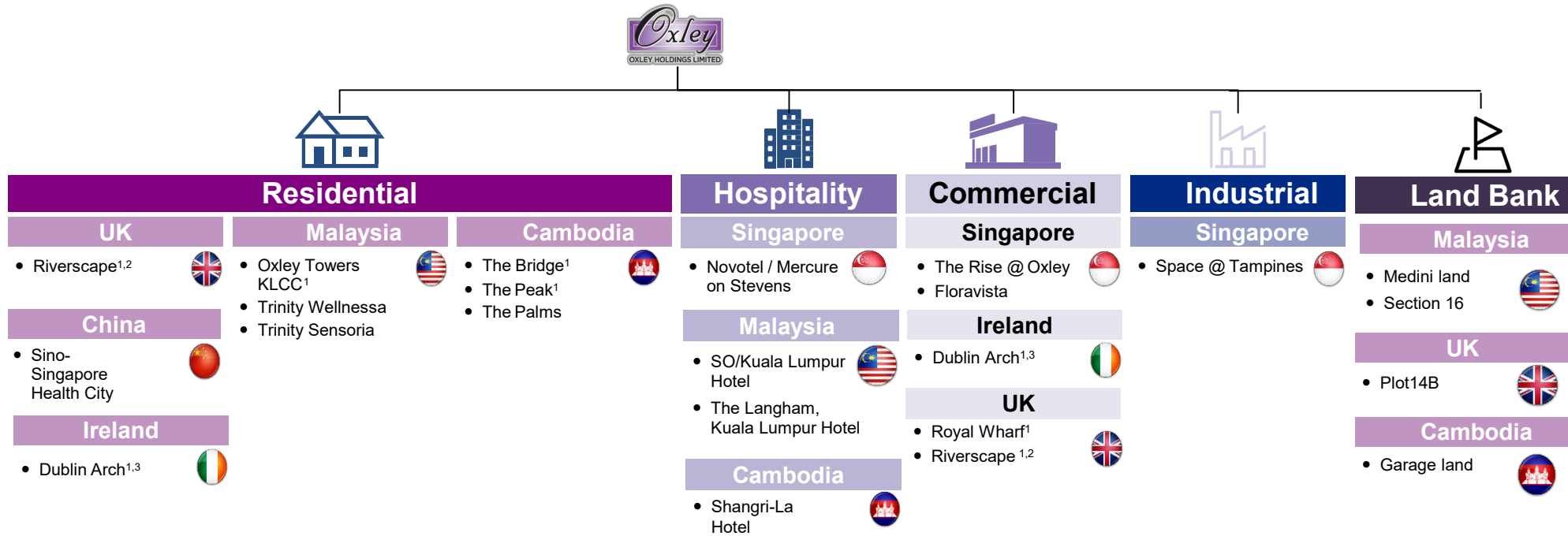
1. Gross asset value ("GAV") for development projects calculated as of 30 June 2025 based on effective stakes in remaining Gross development value ("GDV") and future progress billings; and effective stake of potential development value of land bank.
2. GAV for investment and hotel properties are calculated 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.

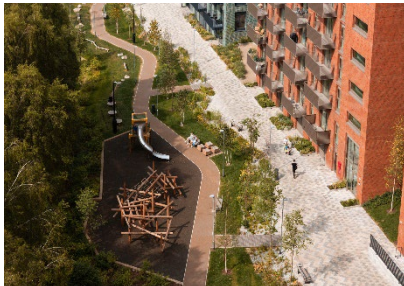




# Our Presence



Oxley Towers KLCC,  
Malaysia



Riverscape,  
United Kingdom



Dublin Arch,  
Ireland



The Peak  
Shangri-La Hotel,  
Cambodia



Space @ Tampines,  
Singapore



## II. Strategic Focus





## What we want to do:

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### 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/ United Kingdom/ Ireland

- **Singapore** to be our primary market, alongside the **United Kingdom** and **Ireland**, where the Group has a good and proven track record.
- Progressively **exit from emerging markets** – **China / Malaysia/ 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**.



# Market Focus

## Singapore

- Home market with deep expertise and established tracked record of 42 completed projects.
- The low-interest rate environment encourages and supports market activity and transaction volumes.
- Strong demand for residential development in Singapore, driven by urbanization and government incentives.

## United Kingdom

- Foreign Investment & Safe-Haven Appeal on Prime Central London property<sup>1</sup>
- Tracked record at Royal Wharf township development and Riverscape project.
- The Group holds a land bank adjacent to the Royal Wharf development, earmarked for future development.

## Ireland

- Resilient Residential Prices with Dublin apartment prices increasing 6.9% YoY<sup>2</sup>
- Tight Rental Market Supports Development<sup>3</sup>
- Office Market Showing Early Recovery<sup>4</sup>
- Policy shift aimed at unlocking housing supply nationwide<sup>5</sup>
- Established tracked record with Dublin Landings project, in partnership with NAMA

Source:

1. <https://moneyweek.com/investments/property/is-prime-property-making-a-comeback-as-a-safe-haven-asset>
2. <https://www.cso.ie/en/releasesandpublications/ep/p-rppi/residentialpropertypriceindexmay2025/>
3. <https://www.irishtimes.com/business/2025/05/19/irish-average-rents-cross-2000-for-first-time-as-rate-of-increase-speeds-up/>
4. <https://www.cbre.ie/insights/figures/dublin-office-market-q2-2025>
5. <https://irishbuildingmagazine.ie/2025/08/13/government-orders-councils-to-open-more-land-for-housing-as-builders-warn-of-supply-squeeze/>

### 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 <sup>1</sup>	Future Progress Billings (Eff. Stake)	Remaining GDV (Eff. Stake)
Riverscape	United Kingdom	Launched	2024	87%	8	44
The Peak	Cambodia	Launched	2023	90%	2	55
Oxley Towers KLCC	Malaysia	Launched	Progressively from 2025	58% <sup>5</sup>	108	393
Trinity Wellnessa	Malaysia	Launched	2025	99%	2	* <sub>4</sub>
Trinity Sensoria	Malaysia	Launched	2028	18%	14	53
Sino-Singapore Health City <sup>2</sup>	China	Launched	TBA	19%	* <sub>4</sub>	39
Sino-Singapore Health City <sup>3</sup>	China	Launched	TOP-ed	84%	* <sub>4</sub>	5
The Palms	Cambodia	Launched	TOP-ed	91%	39	8
The Bridge	Cambodia	Launched	TOP-ed	97%	* <sub>4</sub>	10
<b>Sub-total (launched projects)</b>					<b>173</b>	<b>607</b>
Dublin Arch	Ireland	Not launched	TBA	-	-	1,134
Section 16	Malaysia	Not launched	TBA	-	-	100
Plot 14B	United Kingdom	Not launched	TBA	-	-	96
<b>Sub-total (future projects)</b>					<b>-</b>	<b>1,330</b>
<b>Total unbilled revenue</b>					<b>173</b>	<b>1,937</b>



Source: Company sales Information as of August 2025

1. % is computed based on sold value over the project gross development value
2. Phase 2 of stage 1 development – Residential
3. Phase 1 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:** Section 16

**Location:** Selangor

**Tenure:** Freehold

**Land Area (sqm):** 19,098

**Group's Stake:** 40%

**EST GDV:** S\$249mn\*

**Type:** Mixed development

**EST Launch date:** 2026

**Expected TOP:** TBA





# 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**