





Oxley Holdings Limited

22 August 2014



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 **Group Overview**

 **Operations Review**

 **Financial Highlights**

 **Outlook**



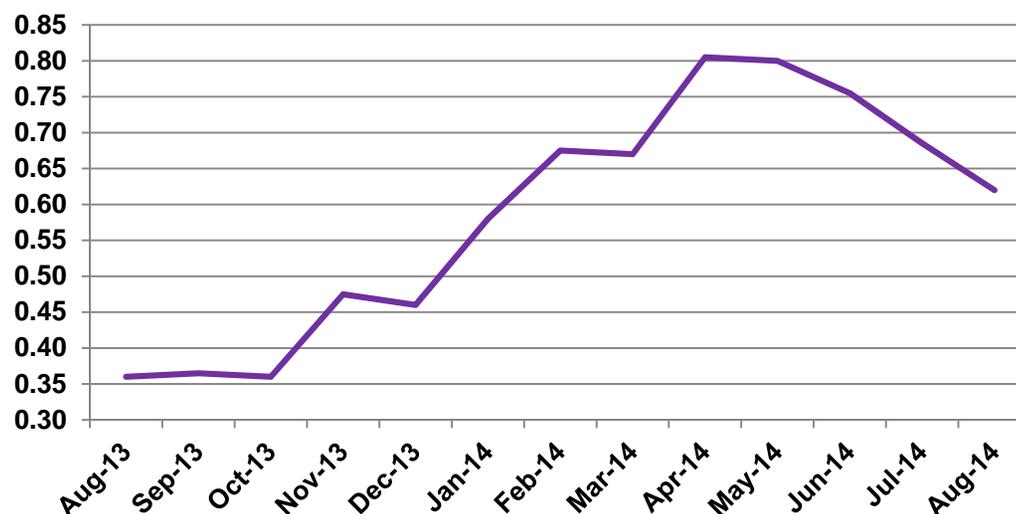
Overview of Oxley Holdings Limited



Overview

Profile	<ul style="list-style-type: none"> • Developer of quality residential, commercial and industrial projects at competitive prices • Developments usually located in prime areas with easy access and prominent lifestyle elements • Local portfolio of 27 residential, industrial and commercial projects to date • Overseas portfolio comprising projects in Malaysia, Cambodia, People's Republic of China and the UK • Target market: homebuyers who value the finer side of life, aspiring and established entrepreneurs, discerning investors
Listing Date	<ul style="list-style-type: none"> • Listed on SGX-ST Catalist Board in October 2010 • Transferred to SGX-ST Mainboard in February 2013
Market Cap	<ul style="list-style-type: none"> • Approximately S\$2.0 billion as at 21 August 2014

Stock Price Performance*



*stock price taken on 15th of every month

Substantial Shareholders as at 21 August 2014

Substantial Shareholders	Stake
Mr Ching Chiat Kwong	~ 42%
Mr Low See Ching	~ 28%
Mr Tee Wee Sien	~12%

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

Judy Ching

General Manager

- Possesses nearly 30 years of experience in the marketing and management of residential, commercial and industry property.
- Held key positions at Savills Residential, Paradiz Investment and LCD Property, as well as managerial position at Tuan Sing Holdings prior to Oxley
- Responsible for the general operations of the Group, including the smooth execution of property development projects

Ng Kok Peng

Financial Controller

- Has more than 10 years of combined experience in audit, finance and accounting
- Worked with Deloitte & Touche LLP, and Foo Kon Tan Grant Thornton LLP prior to Oxley
- Member of the ISCA & FCCA (UK)
- Responsible for the overall financial and accounting functions of the Group.

Carol Ng

Administrative Manager

- Has more than 10 years of industry experience in administration, sales and marketing support activities
- Responsible for the Group's overall office administration and sales and marketing support activities.

Lindsay Tan

Quantity Survey Manager

- Possesses more than 10 years of industry experience in handling of project tenders, contractor quotations, quality control and claims
- Responsible for supporting the Group's quality control effort, preparing handover documents to unit owners as well as handling customers' claims on defective works.

Oxley International Holdings Pte Ltd



- Wholly-owned subsidiary of Oxley Holdings Limited
- Holding company for the Group's projects outside of Singapore
- Launched:
 - Royal Wharf in the UK
 - The Bridge in Cambodia
 - Xin Gang Guo Ji Cheng in People's Republic of China



Strategy & Plans (Singapore)



Residential

- Participate in government land sales (GLS) tenders for larger sites, with a focus on vibrant and accessible districts
- Explore potential acquisitions, joint-ventures or strategic-alliance opportunities, where synergistic value to the Group exists

Commercial / Industrial

- Offer unique strata-titled commercial and industrial projects with lifestyle features and retail elements



Strategy & Plans (Overseas)



- Acquire land plots of good potential
- Bring Oxley's refreshing concepts of **lifestyle mixed-developments** overseas
- Explore the possibility of developing entire **townships**, especially on large plots (e.g. Royal Wharf)
- Harness established relationships and extensive network to seek out like-minded **joint-venture partnerships**



Land Acquisition Criteria



Location

- Prime areas and easily accessible by public transport

Environment

- Potential for inclusion of amenities to inject vibrancy into the vicinity

Typical tenure

- Residential: freehold / 999 yrs
- Industrial: 30 – 60 years
- Commercial: freehold



Investment Merits

- Responsiveness to changing trends
- Short investment-to-sale cycle
- Focus on core competency
 - design, construction and sales activities outsourced to professionals
- Established relationships and extensive network
- Experienced and committed management team with more than 10 years of experience each
- Mitigated risks
 - joint-venture partnerships for larger projects





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Projects in Singapore

- Completed Projects
- Launched Projects



Completed Projects



Residential

No	Project Name	Tenure	No. of units (residential / shops)	Land Area (sq ft)	GFA (sq ft)	Sold (%)	TOP
1	Parc Somme	99 yrs	30 / 5	5,576	17,539	100%	2012
2	Suites@Katong	FH	51 / 8	11,195	30,106	100%	2012
3	Loft@Rangoon	FH	24 / 3	4,930	15,645	100%	2013
4	Loft@Stevens	FH	44 / 0	13,972	20,329	100%	2013
5	Loft@Holland	FH	41 / 0	12,099	17,004	100%	2014
6	Viva Vista	FH	144 / 106	39,030	97,022	100%	2014

Industrial

No	Project Name	Tenure	No. of units (industrial / shops)	Land Area (sq ft)	GFA (sq ft)	Sold (%)	TOP
1	Oxley Bizhub	60 yrs	728 / 0	375,158	937,825	99%	2013
2	Oxley Bizhub 2	60 yrs	271 / 0	133,237	333,092	99%	2013
3	Arcsphere	FH	19 / 0	10,882	27,223	100%	2013
4	The Commerze@Irving	60 yrs	67 / 64	36,092	126,263	100%	2013

Launched Projects



Residential

No	Project Name	Tenure	No. of units (residential / shops)	Land Area (sq ft)	GFA (sq ft)	Sold (%)	Expected TOP
1	Vibes@Kovan	FH	36 / 5	7,782	23,219	100%	2014
2	Vibes@East Coast	FH	117 / 28	25,974	76,694	100%	2014
3	Devonshire Residences	FH	84 / 0	13,401	41,291	100%	2014
4	Presto@Upper Serangoon	FH	36 / 0	6,301	19,595	100%	2014
5	Vibes@Upper Serangoon	FH	60 / 0	10,731	32,848	100%	2014
6	RV Point	999 yrs	36 / 9	5,457	21,934	100%	2014
7	Suites@Braddell	FH	33 / 0	11,927	16,699	100%	2014
8	The Promenade@Pelikat	FH	164 / 270	69,552	209,789	100%	2015
9	Oxley Edge	FH	45 / 5	9,365	34,723	92%	2015
10	Midtown Residences / The Midtown	99 yrs	160/107	57,047	181,409	97%	2016
11	NEWest	956 yrs	136 / 141	164,666	270,706	82%	2016
12	Floraville / Floraview / Floravista	FH	140 / 28	88,796	133,835	26%	2017
13	KAP Residences / KAP	FH	142 / 107	59,576	184,914	99%	2017

Launched Projects



Industrial

No	Project Name	Tenure	No. of units (industrial / shops)	Land Area (sq ft)	GFA (sq ft)	Sold (%)	Expected TOP
1	Eco-tech@Sunview	30 yrs	424 / 1 Canteen	303,251	758,126	74%	2016

Commercial

No	Project Name	Tenure	No. of units (office / shops)	Land Area (sq ft)	GFA (sq ft)	Sold (%)	Expected TOP
1	Robinson Square	FH	33 / 5	4,542	51,177	97%	2015
2	Oxley Tower	FH	104 / 133	16,033	181,252	95%	2017
3	The Flow	FH	0 / 56	22,147	70,186	52%	2017

Completed Projects (Residential)



Parc Somme	
62 Somme Road	
Acquisition Date	Dec 2009
Launch Date	Apr 2010
Tenure	99 years
Gross Floor Area (sq ft)	17,539
Residential Units	30
Shop Units	5
Units Sold	100 %
Group's Stake	100 %
TOP	2012

Suites @ Katong	
263 Tanjong Katong Road	
Acquisition Date	Dec 2009
Launch Date	Apr 2010
Tenure	Freehold
Gross Floor Area (sq ft)	30,106
Residential Units	51
Shop Units	8
Units Sold	100%
Group's Stake	51%
TOP	2012

Loft @ Rangoon	
113 Rangoon Road	
Acquisition Date	Feb 2010
Launch Date	Jun 2010
Tenure	Freehold
Gross Floor Area (sq ft)	15,645
Residential Units	24
Shop Units	3
Units Sold	100%
Group's Stake	100%
TOP	2013

Completed Projects (Residential)



Loft @ Stevens	
68 Stevens Road	
Acquisition Date	Jun 2010
Launch Date	Feb 2011
Tenure	Freehold
Gross Floor Area (sq ft)	20,329
Residential Units	44
Shop Units	-
Units Sold	100%
Group's Stake	60%
TOP	2013

Loft @ Holland	
151 Holland Road	
Acquisition Date	May 2010
Launch Date	Jan 2011
Tenure	Freehold
Gross Floor Area (sq ft)	17,004
Residential Units	41
Shop Units	-
Units Sold	100%
Group's Stake	67.5%
TOP	2014

Viva Vista	
3 South Buona Vista Road	
Acquisition Date	Jun 2009
Launch Date	Aug 2010
Tenure	Freehold
Gross Floor Area (sq ft)	97,022
Residential Units	144
Shop Units	106
Units Sold	100%
Group's Stake	100%
TOP	2014

Completed Projects (Industrial)



Oxley BizHub

61/63/65/67/69/71/73 Ubi Road One	
Acquisition Date	Aug 2010
Launch Date	Apr 2011
Tenure	60 years
Gross Floor Area (sq ft)	937,825
Light Industrial Units	728
Shop Units / Canteen	-
Units Sold	99%
Group's Stake	100%
TOP	2013

Oxley BizHub2

62 Ubi Road One	
Acquisition Date	Feb 2011
Launch Date	Oct 2011
Tenure	60 years
Gross Floor Area (sq ft)	333,092
Light Industrial Units	271
Shop Units / Canteen	-
Units Sold	99%
Group's Stake	55%
TOP	2013

Arcsphere

124 Lor 23 Geylang Road	
Acquisition Date	Dec 2010
Launch Date	Sep 2011
Tenure	Freehold
Gross Floor Area (sq ft)	27,223
Light Industrial Units	19
Shop Units / Canteen	-
Units Sold	100%
Group's Stake	100%
TOP	2013

The Commerze @ Irving

1 Irving Road	
Acquisition Date	Jun 2011
Launch Date	Feb 2012
Tenure	60 years
Gross Floor Area (sq ft)	126,263
Light Industrial Units	67
Shop Units / Canteen	64
Units Sold	100%
Group's Stake	55%
TOP	2013

Launched Projects (Residential)



Vibes @ Kovan	
93 Kovan Road	
Acquisition Date	May 2010
Launch Date	Jan 2011
Tenure	Freehold
Gross Floor Area (sq ft)	23,219
Residential Units	36
Shop Units	5
Units Sold	100%
Group's Stake	100%
Target Completion	2014

Vibes @ East Coast	
308 Telok Kurau Road	
Acquisition Date	May 2010
Launch Date	Jun 2011
Tenure	Freehold
Gross Floor Area (sq ft)	76,694
Residential Units	117
Shop Units	28
Units Sold	100%
Group's Stake	66%
Target Completion	2014

Devonshire Residences	
55 Devonshire Road	
Acquisition Date	Apr 2010
Launch Date	Mar 2011
Tenure	Freehold
Gross Floor Area (sq ft)	41,291
Residential Units	84
Shop Units	-
Units Sold	100%
Group's Stake	52%
Target Completion	2014

Presto @ Upper Serangoon	
528 Upper Serangoon Road	
Acquisition Date	Oct 2010
Launch Date	Apr 2012
Tenure	Freehold
Gross Floor Area (sq ft)	19,595
Residential Units	36
Shop Units	-
Units Sold	100%
Group's Stake	100%
Target Completion	2014

Launched Projects (Residential)



Vibes @ Upper Serangoon	
488 Upper Serangoon Road	
Acquisition Date	Oct 2010
Launch Date	May 2012
Tenure	Freehold
Gross Floor Area (sq ft)	32,848
Residential Units	60
Shop Units	-
Units Sold	100%
Group's Stake	100%
Target Completion	2014

RV Point	
233 River Valley Road	
Acquisition Date	Feb 2010
Launch Date	Oct 2010
Tenure	999 years
Gross Floor Area (sq ft)	21,934
Residential Units	36
Shop Units	9
Units Sold	100%
Group's Stake	100%
Target Completion	2014

Suites @ Braddell	
56 Braddell Road	
Acquisition Date	Oct 2010
Launch Date	Jun 2011
Tenure	Freehold
Gross Floor Area (sq ft)	16,699
Residential Units	33
Shop Units	-
Units Sold	100%
Group's Stake	100%
Target Completion	2014

The Promenade @ Pelikat	
183 Jalan Pelikat	
Acquisition Date	May 2011
Launch Date	Apr 2012
Tenure	Freehold
Gross Floor Area (sq ft)	209,789
Residential Units	164
Shop Units	270
Units Sold	100%
Group's Stake	90%
Target Completion	2015

Launched Projects (Residential)



Oxley Edge	
308 River Valley Road	
Acquisition Date	Nov 2010
Launch Date	Mar 2013
Tenure	Freehold
Gross Floor Area (sq ft)	34,723
Residential Units	45
Shop Units	5
Units Sold	92%
Group's Stake	100%
Target Completion	2015

Midtown Residences / The Midtown	
1189 Upper Serangoon Road	
Acquisition Date	Jun 2012
Launch Date	Apr 2013
Tenure	99 years
Gross Floor Area (sq ft)	181,409
Residential Units	160
Shop Units	107
Units Sold	97%
Group's Stake	50%
Target Completion	2016

NEWest	
1 & 3 West Coast Drive Singapore	
Acquisition Date	May 2012
Launch Date	May 2013
Tenure	956 years
Gross Floor Area (sq ft)	270,706
Residential Units	136
Shop Units	141
Units Sold	82%
Group's Stake	55%
Target Completion	2016



Launched Projects (Residential)



Floraville / Floraview / Floravista

2 Cactus Road
1/3/5/7 Ang Mo Kio Street 66

Acquisition Date	Mar 2012
Launch Date	Jul 2013 / Jan 2014 / Oct 2013
Tenure	Freehold
Gross Floor Area (sq ft)	133,835
Residential Units	140
Shop Units	28
Units Sold	26%
Group's Stake	55%
Target Completion	2017

KAP Residences / KAP

9 & 11 King Albert Park

Acquisition Date	Oct 2012
Launch Date	May 2013
Tenure	Freehold
Gross Floor Area (sq ft)	184,914
Residential Units	142
Shop Units	107
Units Sold	99%
Group's Stake	55%
Target Completion	2017

Launched Projects (Industrial / Commercial)



Eco-tech @ Sunview	
1 Sunview Road	
Acquisition Date	Oct 2012
Launch Date	Aug 2013
Tenure	30 years
Gross Floor Area (sq ft)	758,126
Light Industrial Units	424
Shop Units / Canteen	0 / 1
Units Sold	74%
Group's Stake	51%
Target Completion	2016

Robinson Square	
144 Robinson Road	
Acquisition Date	Dec 2010
Launch Date	Nov 2011
Tenure	Freehold
Gross Floor Area (sq ft)	51,177
Office Units	32
Shop Units	6
Restaurant Units	-
Gym / Spa Unit	1
Units Sold	97%
Group's Stake	100%
Target Completion	2015

Oxley Tower	
138 Robinson Road	
Acquisition Date	Sep 2010
Launch Date	Apr 2012
Tenure	Freehold
Gross Floor Area (sq ft)	181,252
Office Units	104
Shop Units / Cafes	121 / 8
Restaurant Units	3
Gym / Spa Unit	1
Units Sold	95%
Group's Stake	100%
Target Completion	2017

The Flow	
66 East Coast Road	
Acquisition Date	Mar 2012
Launch Date	Jun 2013
Tenure	Freehold
Gross Floor Area (sq ft)	70,186
Clinic Units	11
Shop Units	34
Restaurant Units	10
Food Court	1
Units Sold	52%
Group's Stake	100%
Target Completion	2017



Projects in Singapore

- Pipeline Projects



Pipeline Projects



Residential

No.	Project Name	Tenure	No. of units (residential / shops)	Land Area (sq ft)	GFA (sq ft)	Expected Launch
1	The Rise@Oxley	FH	120 / 29	25,630	107,648	2014
2	339 – 339C Joo Chiat Road	FH	4 / 1	6,383	11,475	2014

Industrial*

No.	Project Name	Tenure	No. of units (warehouses)	Land Area (sq ft)	GFA (sq ft)
3	Space@Tampines	30 years	71	417,643	709,263

Commercial / Hospitality*

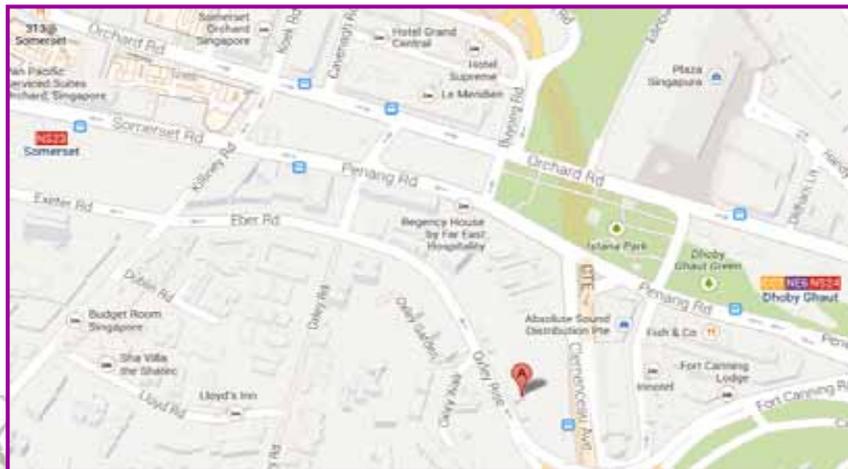
No.	Project Name	Tenure	No. of hotel rooms	Land Area (sq ft)	GFA (sq ft)
4	Novotel Singapore on Stevens / Ibis Singapore on Stevens	103 years	782	198,889	318,222

* Investment properties which will not be launched for sale

Pipeline Projects - Residential



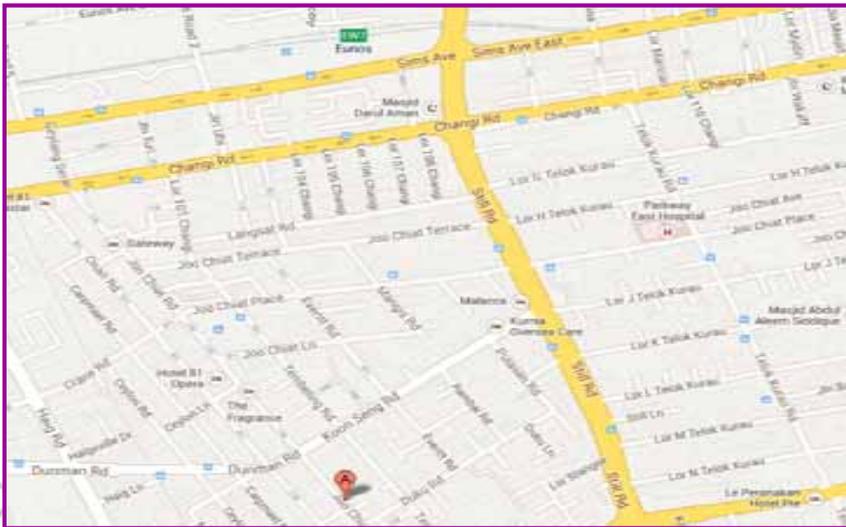
Property Name	The Rise@Oxley
Location	71 / 73 / 73A Oxley Rise
Type	Mixed Residential & Commercial Development
Acquisition Date	May 2012
Expected Launch	2014
Tenure	Freehold
Land Area (sq ft)	25,630
Gross Floor Area (sq ft)	107,648
Residential Units	120
Shop Units	29
Group's Stake	100%



Key Features

- Strategically located in downtown Singapore, near the Istana, Plaza Singapura, The Cathay, Fort Canning Park, Dhoby Ghaut MRT station, as well as the Orchard Road shopping belt
- Former site of the Meyer Manesseh Hebrew School, this mixed development will comprise strata-titled retail shops and residential units.
- Good access to major expressways such as CTE, and a short drive away from the CBD

Pipeline Projects - Residential



Property Name	TBC
Location	339 – 339C Joo Chiat Road
Type	Mixed Residential & Commercial Development
Acquisition Date	April 2012
Expected Launch	2014
Tenure	Freehold
Land Area (sq ft)	6,383
Gross Floor Area (sq ft)	11,475
Residential Units	4
Shop Units	1
Group's Stake	100%

Key Features

- Prime, freehold location in Eastern Singapore between Geylang Serai and Marine Parade Road.
- Nearby amenities include 112 Katong, Parkway Parade, East Coast Park and Eunos MRT Station and Bus Interchange
- Good access to major expressways such as ECP and PIE

Pipeline Projects - Industrial



Property Name	Space@Tampines*
Location	Plot 3, Tampines Industrial Crescent
Type	Industrial
Acquisition Date	September 2012
Tenure	30 years leasehold
Land Area (sq ft)	417,643
Gross Floor Area (sq ft)	709,263
Warehouse Units	71
Group's Stake	70%

* This is an investment property which will not be launched for sale



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

Pipeline Projects – Hospitality



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 ft)	198,889
Gross Floor Area (sq ft)	318,222
No. of Hotel Rooms	254 / 528
Group's Stake	100%

** This is an investment property which will not be launched for sale*



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



Overseas Projects

- Launched Projects
- Pipeline Projects

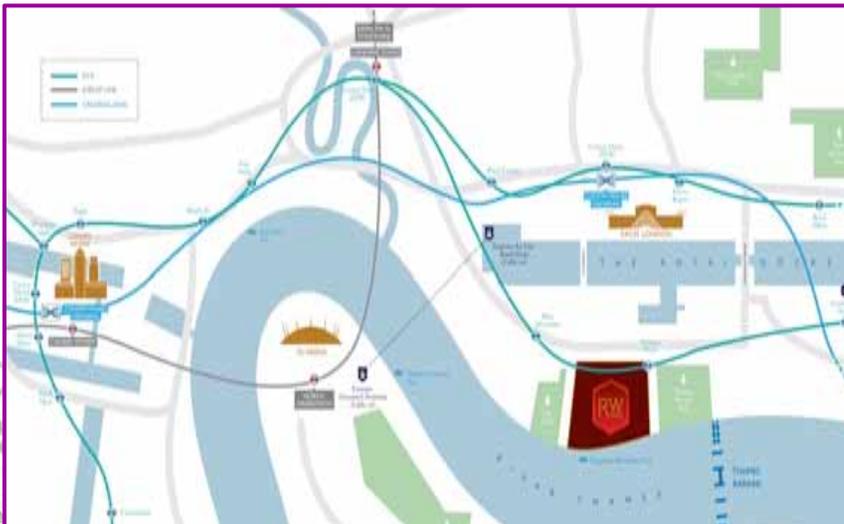


Launched Projects – UK



Property Name	Royal Wharf
Location	North Woolwich Road, London, United Kingdom
Type	Township Development
Acquisition Date	November 2013
Launched	March 2014
Tenure	Freehold & Leasehold
Land Area (sq m)	149,734
Gross Floor Area (sq m)	~ 363,000
Residential Units	Total :3,385 - Phase 1: 811
Units Sold	Phase 1: 99% **
Group's Stake	100%
Target Completion	2016 (Phase 1)

*** Pending exchange of contracts for 11 units*



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.

Launched Projects – Cambodia



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	June 2014
Tenure	Freehold
Land Area (sq m)	10,090
Gross Floor Area (sq m)	150,399
Residential Units	762
Units Sold	Phase 1: 81%
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 – 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	20% *
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

* Note : Sales figures as at 31 July 2014

Pipeline Projects



Malaysia Land Parcels

No	Project Name	Tenure	Land Area (sq m)	Group's Stake	Expected Launch
1	Plot B3 & B5 Iskandar, Johor	99 years	17,280	100%	TBC
2	No. Hakmilik 354, Lot 904, Bt 6 Jalan Damansara, Mukim Sungai Buluh, Daerah Petaling, Negeri Selangor	Freehold	20,234	100%	TBC
3	Geran Mukim 1146, Lot 46, Kuala Lumpur	Freehold	7,710	50%	TBC
4	Mukim 18, Daerah Timor Laut, Penang*	Freehold	119,876	70%	TBC
5	(KLCC) Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur	Freehold	12,586	100%	TBC
6	Lot 347 GM269 Bandar Ulu Kelang, Daerah Gombok, Negeri Selangor*	Freehold	61,588	70%	TBC

* Oxley does not own the land. JV agreement pertains to development rights

Pipeline Projects



Cambodia Land Parcels

No	Project Name	Tenure	Land Area (sq m)	Group's Stake	Expected Launch
7	Mekong River Land ,Phnom Penh	Freehold	37,689	75%	TBC
8	The Garage Land, Phnom Penh	Freehold	8,921	75%	TBC
9	Land Near Naga , Phnom Penh	Freehold	12,609	75%	TBC

China Land Parcels

No	Project Name	Tenure	Land Area (sq m)	Group's Stake	Expected Launch
10	Gaobeidian, Hebei Province	70 years*	393,335*	20%	TBC

* This is subject to the relevant authorities approval

Pipeline Projects – Malaysia



Property Name	KLCC (Oxley Tower)
Location	(KLCC) Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur
Type	Mixed Hotel & Service Apartment, Office and Commercial Development
Acquisition Date	November 2013
Tenure	Freehold
Land Area (sq m)	12,586
Gross Floor Area (sq m)	TBC
Net Floor Area (sq m)	TBC
Group's Stake	100%



Key Features

- Strategically located within close proximity to Kuala Lumpur's iconic Petronas Twin Towers and Suria KLCC
- Building of hotel towers with serviced apartments,
- 1 office tower, and
- Podium retail mall

Pipeline Projects – Cambodia



Property Name	The Garage
Location	Street #84, Phum #13, Sangkat Srah Chork, Khan Daun Penh, Phnom Penh, Cambodia
Type	Mixed Retail, Hotel & Residential Development
Acquisition Date	November 2013
Tenure	Freehold
Land Area (sq m)	8,921
Gross Floor Area (sq m)	TBC
Net Floor Area (sq m)	TBC
Group's Stake	75%

Key Features

- Strategically located near Phnom Penh's bustling Riverside Esplanade and Wat Phnom, a popular tourist attraction.
- Comprises two hotel towers with serviced apartments, and retail mall.
- Set to revitalise existing urban setting with new hotel, F&B, shopping and entertainment choices.



-  **Group Overview**
-  **Operations Review**
-  **Financial Highlights**
-  **Outlook**



Comprehensive Income



Consolidated (S\$'000)	Full Year Ended		% Δ	(Unaudited) Fourth Quarter Ended		
	(Audited)	(Unaudited)		30-Jun-13	30-Jun-14	% Δ
	30-Jun-13	30-Jun-14		30-Jun-13	30-Jun-14	% Δ
Revenue	457,693	1,074,116	135%	277,321	82,853	(70%)
Gross Profit	138,437	423,376	206%	90,935	22,848	(75%)
Operating Profit *	130,642	398,572	205%	82,443	23,618	(71%)
Finance Costs	(8,452)	(32,743)	287%	(3,462)	(11,281)	226%
Share of Profit from JV	543	11,538	2025%	(210)	2,937	1499%
Profit Before Tax	122,733	377,367	207%	78,771	15,274	(81%)
Profit After Tax	103,903	306,866	195%	67,171	13,905	(79%)

* before finance costs and share of profit from JV

Financial Position



Consolidated (S\$'000)	As At			
	(Audited) 30-Jun-11	(Audited) 30-Jun-12	(Audited) 30-Jun-13	(Unaudited) 30-Jun-14
Cash & Cash Equivalents	112,652	205,135	436,460	359,920
Development Properties	720,822	1,323,881	1,293,471	1,355,239
Total Assets	856,117	1,603,575	2,676,401	3,424,308
Current Borrowings	13,545	177,356	396,764	299,312
Non-Current Borrowings	616,692	809,883	1,173,192	1,969,520
Total Borrowings	630,237	987,239	1,569,956	2,268,832
Net Borrowings *	517,585	782,104	1,133,496	1,908,912
Total Liabilities	719,053	1,450,933	2,387,894	2,959,123
Total Equity	137,064	154,507	288,507	465,185
Total Tangible Net Worth (TNW) **	134,604	145,056	239,588	436,247

* total borrowings net of cash and cash equivalents

** equity, attributable to owners of the parent less deferred tax assets plus deferred tax liabilities

Key Financial Ratios

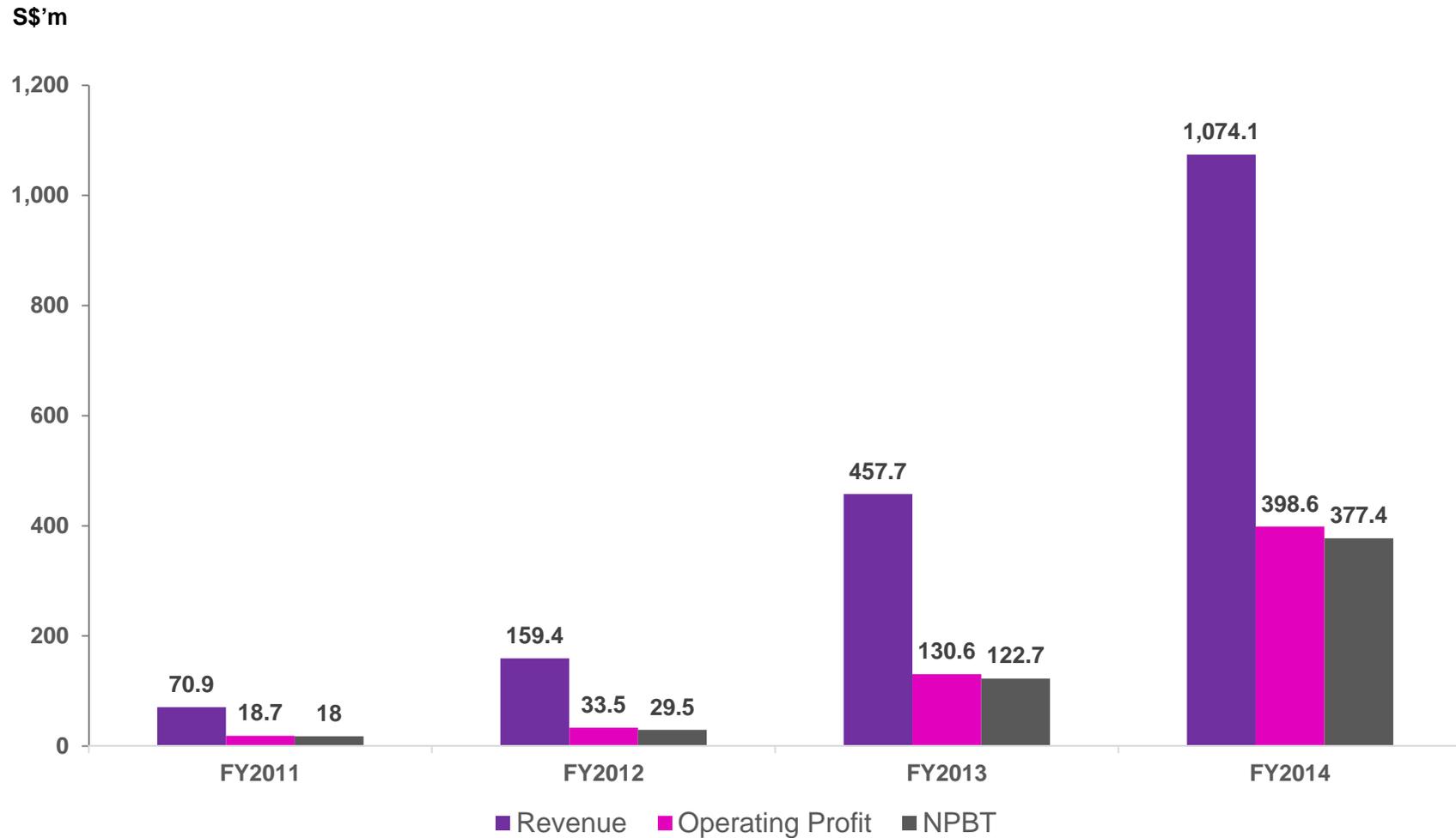


Consolidated (\$'000)	(Audited) 30-Jun-11	(Audited) 30-Jun-12	(Audited) 30-Jun-13	(Unaudited) 30-Jun-14
Gross Margin	34.8%	24.6%	30.2%	39.4%
Operating Margin	26.4%	21.0%	28.5%	37.1%
Net Margin (Profit After Tax)	20.6%	14.9%	22.7%	28.6%
EBITDA / Interest Expense	24.8x	8.2x	15.5x	12.2x
Total Borrowings / Total Assets	0.74x	0.62x	0.59x	0.66x
Net Borrowings / Total Assets	0.60x	0.49x	0.42x	0.56x
Total Borrowings / Total TNW	4.68x	6.81x	6.55x	5.20x
Net Borrowings / Total TNW	3.85x	5.39x	4.73x	4.38x
Total Borrowings / Total Equity	4.60x	6.39x	5.44x	4.88x

Financial Performance



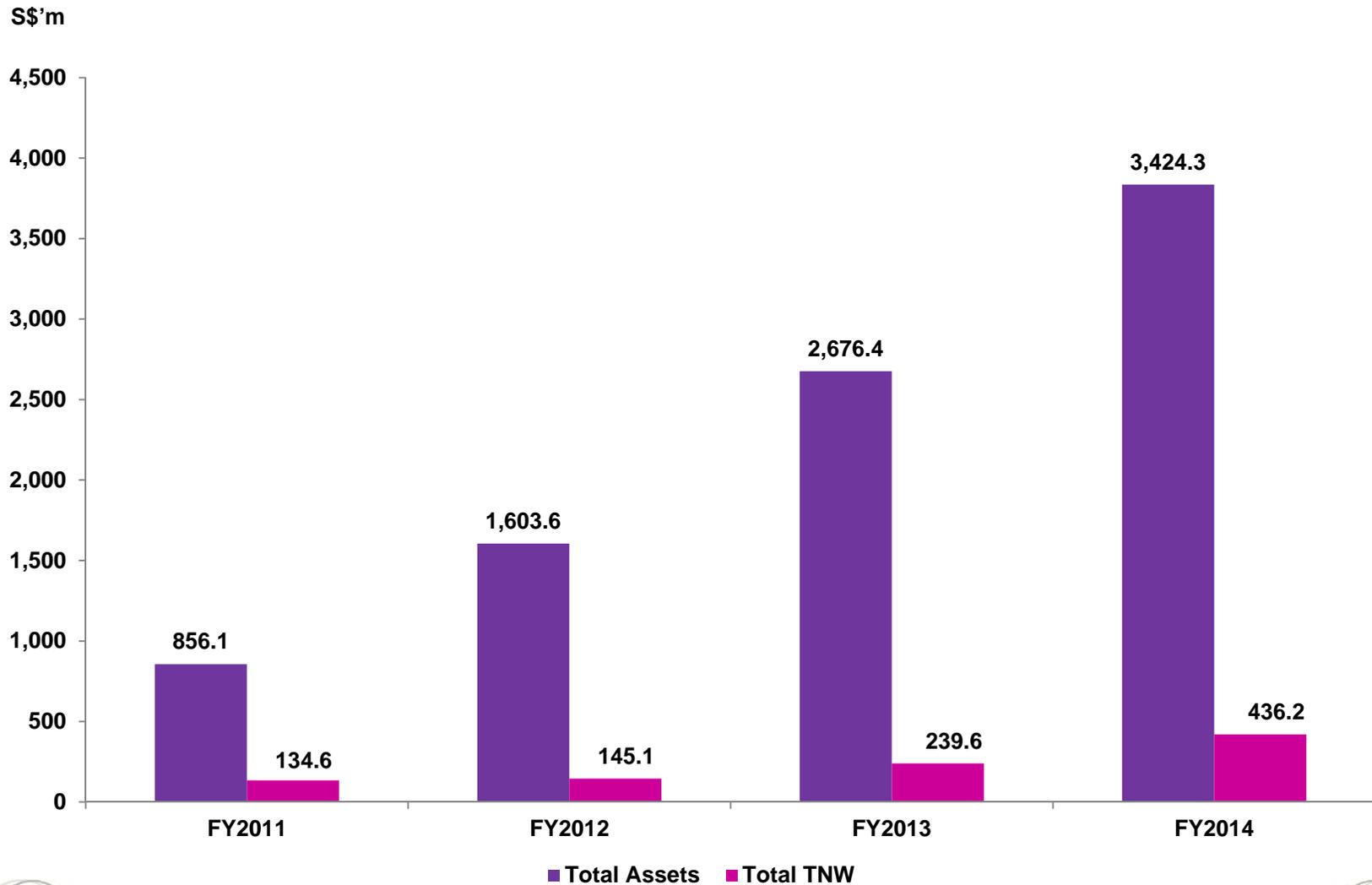
Delivering Steady Growth in Revenue and Profit



Strengthening Asset Base and Financial Position



Strengthening Asset Base and Financial Position





- **Group Overview**
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Impact of Property Cooling Measures

- Anti-speculation measures may cap near-term demand
 - Additional Buyer's Stamp Duty raised by 5% to 7%
 - Higher cash down payments for 2nd and subsequent loans, from 10% to 25%
 - Tighter Loan-to-Value (LTV) ratio on 2nd housing loan from 60% to 50%
- Curbs demand from speculators, but not genuine homebuyers

Group's Position

- Effects of the latest bout of cooling measures on Group's position is partially mitigated as most of the projects in its portfolio are fully sold
- Early to mid-stage revenue recognition for 12 of 17 Group's launched but uncompleted projects in Singapore
 - Revenue recognition on remaining 1 project yet to commence and remaining 4 projects upon completion
- Revenue recognition on 3 projects launched in the UK, Cambodia, and People's Republic of China, upon completion

Key Demand Drivers

The **good take-up rates** on the Group's industrial projects are driven by the following factors:-

- Low interest rate environment
- Choice locations and key lifestyle elements and amenities
- Wider market reach as a result of lower price quantum as compared to residential segment
- Shift in investor demand after the Government's implementation of anti-speculative measures on the residential segment
- Expected and sustained rise in industrial property prices and rental rates in view of Singapore's projected economic growth

Key Demand Drivers

- Continued growth in visitor arrivals driven by Singapore's reputation:-
 - As a safe leisure destination, with an annual line-up of international sports, arts and entertainment events
 - In providing world-class medical facilities and services
 - Of a corruption-free and efficient government, along with good business governance and practices
 - As an educational hub catering to students in Asia





Oxley Holdings Limited

Thank You

