



## OXLEY HOLDINGS LIMITED

(Incorporated in the Republic of Singapore under Registration No. 201005612G)

---

### ACQUISITION OF PROPERTY IN CHIBA PREFECTURE, JAPAN

---

#### Introduction

The Board of Directors (the “**Board**”) of Oxley Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) is pleased to announce that the Company had on 4 November 2014 entered into a booking confirmation for the acquisition (the “**Acquisition**”) of the property known as Chiba Port Square located at 113-5 Tonyacho, Chuo-ku, Chiba Prefecture, Japan (the “**Property**”), at the purchase price of JPY3,550,000,000, from Masuya Home Company Ltd (the “**Vendor**”).

#### Description of Property

The Property consists of:

- (i) a 28-floor office building known as Portside Tower, with 3 basement floors;
- (ii) an 8-floor commercial retail building known as Port Town, with 2 basement floors; and
- (iii) a 21-floor hotel known as Candeo Hotel, with 3 basement floors and 270 rooms.

The Property has a site area of 20,072.5 square metres, of which 19,178.5 square metres comprise freehold land and 894 square metres comprise leasehold land. The Group intends to hold the Property for investment purposes.

#### Purchase Price

The purchase price of JPY3,550,000,000 (the “**Purchase Price**”) was arrived at on a willing buyer-willing seller basis after taking into account current market prices of properties in the surrounding area and the Group’s assessment of the Property’s earnings potential. No formal valuation of the Property has yet been conducted.

A sum of JPY710,000,000, being 20% of the Purchase Price, has been paid as booking fee. The balance of the Purchase Price is expected to be paid upon completion of the Acquisition which is scheduled to take place towards the end of December 2014.

#### Funding of Acquisition

The Acquisition will be funded by internal resources and bank borrowings.

#### Preliminary Terms of the Acquisition

The formal sale and purchase agreement is targeted to be executed around mid-November 2014.

The Vendor and the Company have agreed that the Property shall be purchased on an “as-is” basis.

#### Financial Effects

The Acquisition is a transaction carried out in the ordinary course of the Group’s business. The Purchase Price of JPY3,550,000,000 (equivalent to approximately S\$40 million) constitutes approximately 2.5% of the Company’s market capitalisation as at 5 November 2014 of S\$1.59 billion, based on a share capital of 2,948,219,971 shares and closing share price of S\$0.54 per share.

The Acquisition is not expected to have a material impact on the earnings per share or net tangible assets per share of the Company for the current financial year ending 30 June 2015.

Interests of Directors and Controlling Shareholders

None of the Directors or controlling shareholders of the Company has any interest, directly or indirectly, in the Acquisition, save through his shareholding in the Company (if any).

By Order of the Board

Ching Chiat Kwong  
Executive Chairman and CEO  
6 November 2014