



Oxley Holdings Limited

November 2013



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



Overview of Oxley Holdings Limited



Overview

Profile

- Property development company specialising in the development of quality residential, commercial and industrial projects at competitive prices
- Developments usually located in prime areas with easy access and prominent lifestyle elements
- Target market
 - young and trendy home buyers who value quality living and the finer things in life
 - small and medium enterprise owners looking to purchase their own office premise

Listing Date

- Listed on SGX-ST Catalist Board in October 2010
- Transferred to SGX-ST Mainboard in February 2013

Market Cap

- Approximately S\$1.34 billion as at 12 November 2013

Price Performance of Oxley Holdings Limited



Substantial Shareholders as at 12 November 2013

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

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 Singapore residential property projects prior to listing of Oxley Holdings
- Led the Group to complete its IPO on SGX Catalyst in October 2010

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

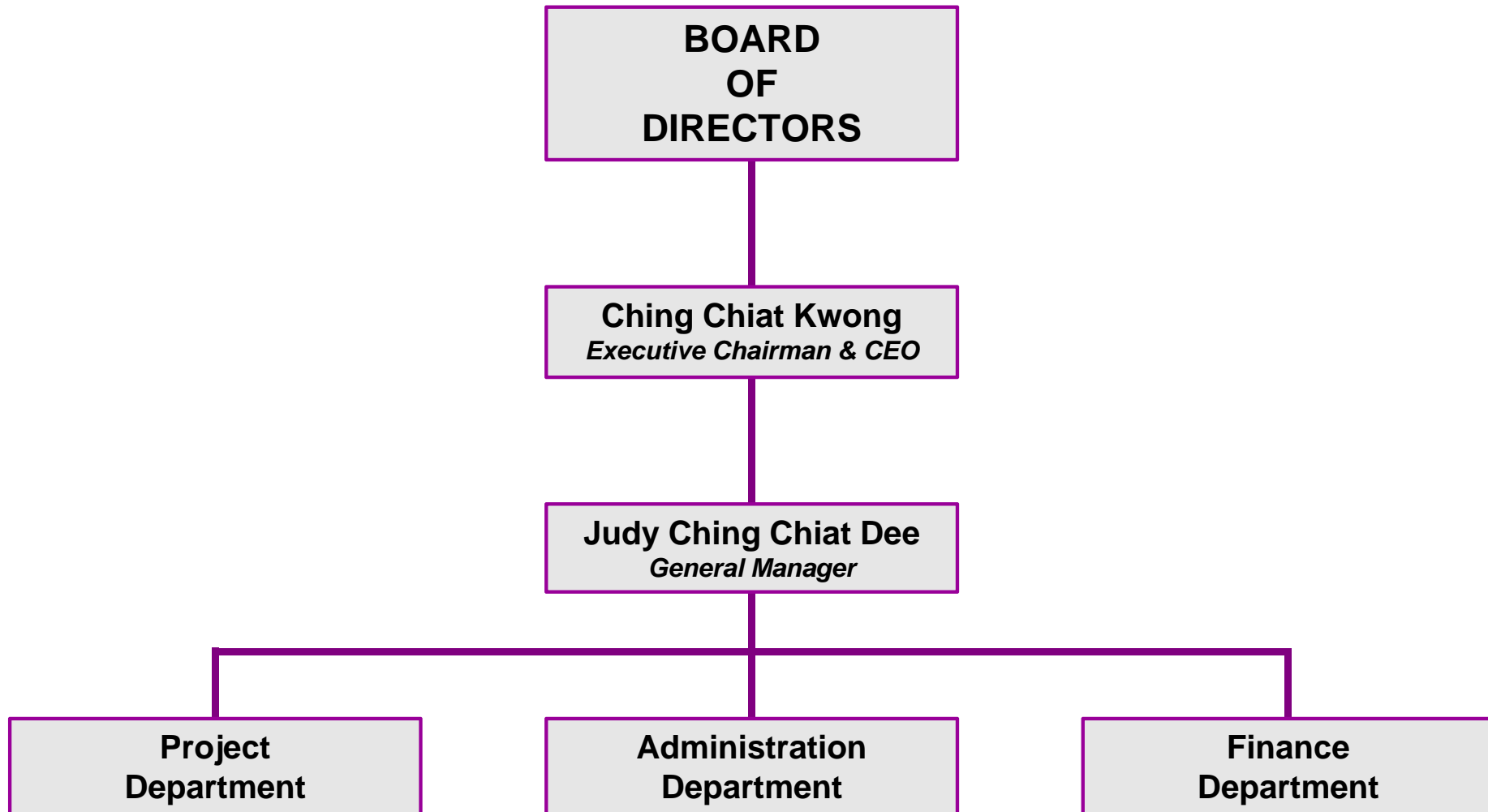
- Has more than 10 years of industry experience in administration, sales and marketing support activities
- Responsible for the Group's overall office administration and sales and marketing support activities.

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.

Management Reporting Structure



Residential

- Maintain a sustainable land bank for a development pipeline of 3-5 years
- 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



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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Operations Review

Launched Projects

- Residential
- Industrial
- Commercial



Summary of Launched Projects



Residential

No	Project Name	Tenure	No. of units (residential / shops)	Land Area (sq ft)	GFA (sq ft)	Sold (%)	Expected TOP
1	Loft@Holland	FH	41 / 0	12,099	17,004	100%	2013
2	Loft@Stevens	FH	44 / 0	13,972	20,329	100%	TOP
3	Suites@Braddell	FH	33 / 0	11,927	16,699	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	Devonshire Residences	FH	84 / 0	13,401	41,291	100%	2014
7	Suites@Katong	FH	51 / 8	11,195	30,106	100%	TOP
8	Parc Somme	99 yrs	30 / 5	5,576	17,539	100%	TOP
9	Loft@Rangoon	FH	24 / 3	4,930	15,645	100%	TOP
10	Viva Vista	FH	144 / 106	39,030	97,022	100%	2014
11	RV Point	999 yrs	36 / 9	5,457	21,934	100%	2014
12	Vibes@Kovan	FH	36 / 5	7,782	23,219	100%	2014
13	Vibes@East Coast	FH	117 / 28	25,974	76,694	100%	2013
14	The Promenade@Pelikat	FH	164 / 270	69,552	209,789	100%	2015
15	Oxley Edge	FH	45 / 5	9,365	34,723	84%	2015
16	Midtown Residences / The Midtown	99 yrs	160/107	57,047	181,409	90%	2016
17	NEWest	956 yrs	136 / 141	164,666	270,706	79%	2016
18	KAP Residences / KAP	FH	142 / 107	59,576	184,914	99%	2017
19	Floraville	FH	50	27,130	41,582	44%	2016

Summary of Launched Projects



Industrial

No	Project Name	Tenure	No. of units (industrial / shops)	Land Area (sq ft)	GFA (sq ft)	Sold (%)	Expected TOP
1	Oxley Bizhub	60 yrs	728 / 0	375,158	937,825	99%	TOP
2	Oxley Bizhub 2	60 yrs	271 / 0	133,237	333,092	99%	TOP
3	Arcsphere	FH	19 / 0	10,882	27,223	100%	TOP
4	The Commerze@Irving	60 yrs	66 / 65	36,092	126,263	100%	2014
5	Eco-tech@Sunview	30 yrs	424 / 1 Canteen	303,251	758,126	56%	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	32 / 6	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	48%	2017

Launched 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

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%
Target Completion	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

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

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	2013

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%
Target Completion	2014

Launched Projects – Residential



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

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

Launched Projects – Residential



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

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	84%
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	90%
Group's Stake	50%
Target Completion	2016

Launched Projects – Residential



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	79%
Group's Stake	55%
Target Completion	2016

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

Floraville	
2 Cactus Road	
Acquisition Date	Mar 2012
Launch Date	Aug 2013
Tenure	Freehold
Gross Floor Area (sq ft)	41,582
Residential Units	50
Shop Units	0
Units Sold	44%
Group's Stake	55%
Target Completion	2016

Launched 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
Units Sold	99%
Group's Stake	100%
TOP	2013

Oxley BizHub 2	
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
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
Units Sold	100%
Group's Stake	100%
TOP	2013

Launched Projects – Industrial



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	66
Shop Units / Canteen	64 + 1
Units Sold	100%
Group's Stake	55%
Target Completion	2014

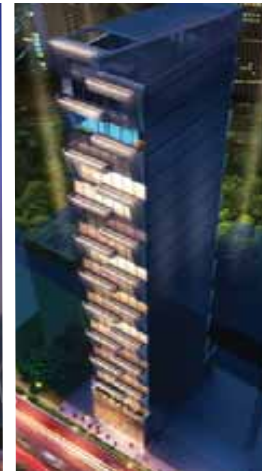


Eco-tech@Sunview

Sunview Road

Acquisition Date	Oct 2012
Launch Date	Aug 2013
Tenure	30 years
Gross Floor Area (sq ft)	758,126
Light Industrial Units	424
Canteen	1
Units Sold	56%
Group's Stake	51%
Target Completion	2016

Launched Projects – Commercial



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
Cafes Units	-
Restaurant Units	10
Food Court	1
Units Sold	48%
Group's Stake	100%
Target Completion	2017

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	121
Cafes Units	8
Restaurant Units	3
Gym / Spa Unit	1
Units Sold	95%
Group's Stake	100%
Target Completion	2017

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	5
Cafes Units	-
Restaurant Units	-
Gym / Spa Unit	1
Units Sold	97%
Group's Stake	100%
Target Completion	2015



Operations Review

Pipeline Projects

- Residential
- Industrial
- Commercial
- Overseas Land Parcels



Projects in Pipeline - Domestic



Residential

No.	Project Name	Tenure	No. of units (residential / shops)	Land Area (sq ft)	GFA (sq ft)	Expected Launch
1	Floraview / Floravista	FH	90/28	61,666	92,253	2013
2	The Rise@Oxley	FH	TBC	25,630	107,648	2013
3	339 – 339C Joo Chiat Road	FH	TBC	6,383	11,475	2014

Industrial

No.	Project Name	Tenure	No. of units (industrial / shops)	Land Area (sq ft)	GFA (sq ft)
4	Plot 3, Tampines Industrial Crescent*	30 years	TBC	417,643	709,263

Commercial / Hospitality

No.	Project Name	Tenure	No. of units (hotel / shops)	Land Area (sq ft)	GFA (sq ft)
5	30 Stevens Road*	103 years	TBC	198,889	318,222

**Investment properties which will not be launched for sale*

Projects in Pipeline - International



Malaysia Land Parcels

No	Project Name	Tenure	Land Area (sq m)	Group's Stake	Expected Launch
6	Plot B3 & B5 Iskandar, Johor	99 years	17,280	100%	TBC
7	No. Hakmilik 354, Lot 904, Bt 6 Jalan Damansara, Mukim Sungai Buluh, Daerah Petaling, Negeri Selangor	Freehold	20,234	100%	TBC
8	PN39183 Lot 754, Jalan Hang Tuah, Seksyen 56, Kuala Lumpur	99 years	19,158	100%	TBC
9	Geran Mukim 1146, Lot 46, Kuala Lumpur	Freehold	7,794	50%	TBC
10	Mukim 18, Daerah Timor Laut, Penang*	Freehold	119,876	70%	TBC

Cambodia Land Parcels

No	Project Name	Tenure	Land Area (sq m)	Group's Stake	Expected Launch
11	Mekong River Land ,Phnom Penh	Freehold	37,687	75%	TBC
12	The Garage Land, Phnom Penh	Freehold	8,923	75%	TBC
13	Land Near Naga , Phnom Penh	Freehold	12,609	75%	TBC
14	2nd Land Near Naga, Phnom Penh*	Freehold	10,165	50%	TBC

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

Projects in Pipeline - International



China Land Parcels

No	Project Name	Tenure	Land Area (sq m)	Group's Stake	Expected Launch
15	Parcel 1, Xuancheng Economic & Technical Development Zone, Anhui Province	Until Mar '82	102,506	10%	TBC
16	Parcel 2, Xuancheng Economic & Technical Development Zone, Anhui Province	Until Mar '82	80,599	10%	TBC

London Land Parcel

No	Project Name	Tenure	Land Area (sq m)	Group's Stake	Expected Launch
17	The Royal Wharf, London, United Kingdom	FH /LH	149,734	100%	TBC

Projects in Pipeline – Residential



Property Name	Floraview / Floravista
Location	1/3/5/7 Ang Mo Kio Street 66
Type	Mixed Residential & Commercial Development
Acquisition Date	March 2012
Expected Launch	4 th Quarter 2013
Tenure	Freehold
Land Area (sq ft)	61,666
Gross Floor Area (sq ft)	92,253
Residential Units	90
Shop Units	28
Land Price	S\$96.2 million*
Group's Stake	55%

Key Features

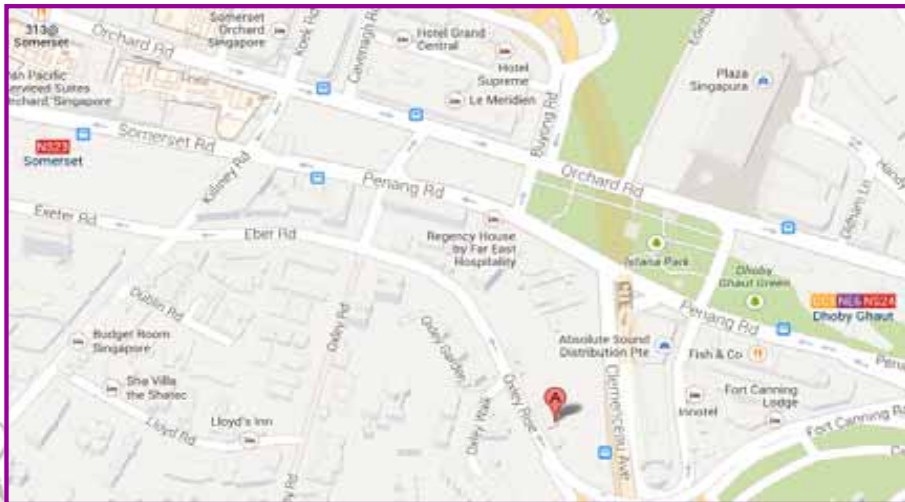
- Strategically located near reputable schools, Singapore Island Country Club, Seletar Country Club as well as Yio Chu Kang MRT station
- Formerly known as Seletar Garden, this mixed development will comprise strata-titled retail shops and residential units
- Good access to major expressways such as CTE and SLE

*Land price includes Floraville which was launched in August 2013

Projects in Pipeline – Residential



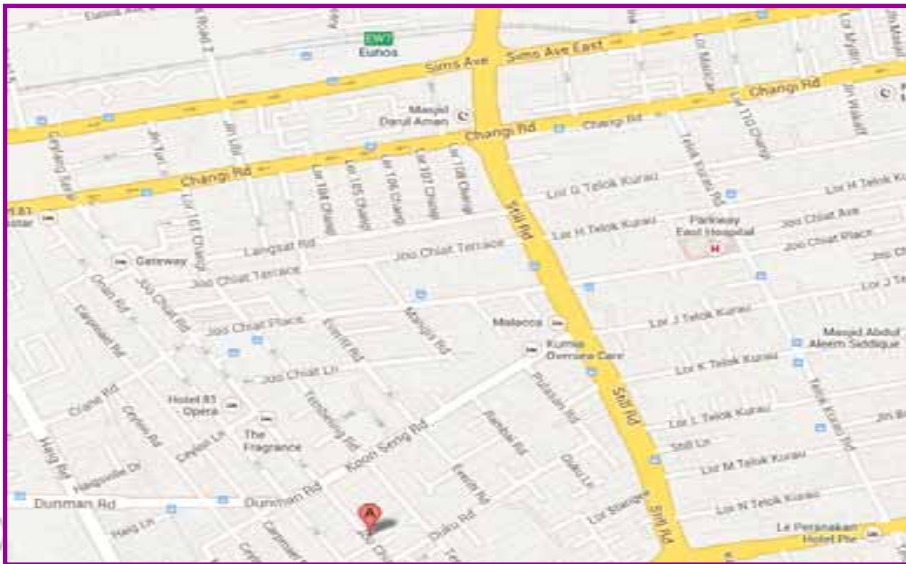
Property Name	The Rise@Oxley
Location	71 / 73 / 73A Oxley Rise
Type	Mixed Residential & Commercial Development
Acquisition Date	May 2012
Expected Launch	4 th Quarter 2013
Tenure	Freehold
Land Area (sq ft)	25,630
Gross Floor Area (sq ft)	107,648
Residential Units	TBC
Shop Units	TBC
Land Price	S\$130 million
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

Projects in Pipeline – 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	TBC
Shop Units	TBC
Land Price	S\$8 million
Group's Stake	100%

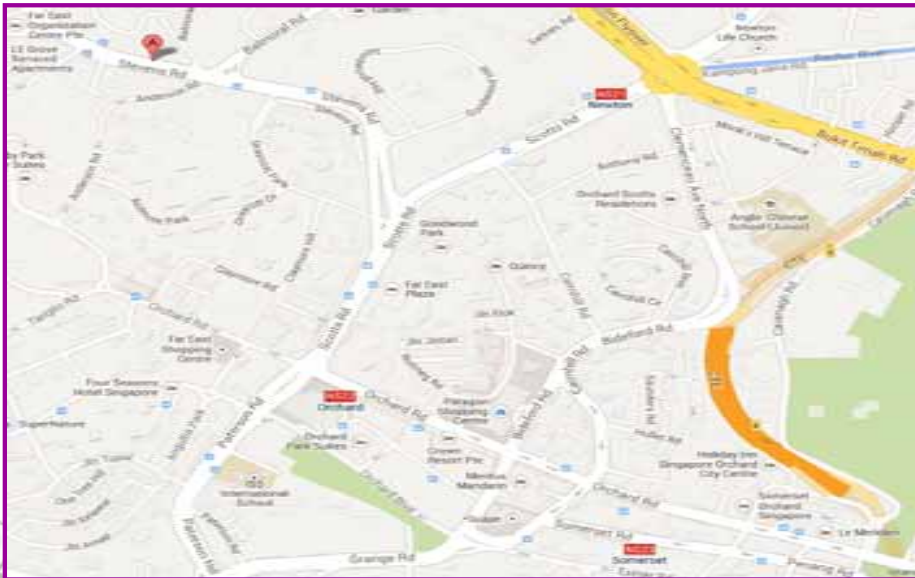
Key Features

- 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

Projects in Pipeline – Commercial / Hospitality



Property Name	TBC
Location	30 Stevens Road
Type	Mixed Hotel & Commercial Development
Acquisition Date	March 2013
Tenure	103 years leasehold
Land Area (sq ft)	198,889
Gross Floor Area (sq ft)	318,222
Hotel Units	TBC
Shop Units	TBC
Land Price	S\$318 million
Group's Stake	100%



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 734 hotel units as well as retail shops
- Good access to major expressways such as CTE, and a short distance away from Orchard and Newton MRT stations

Projects in Pipeline – Industrial



Property Name	TBC
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
Light Industrial Units	TBC
Land Price	S\$55 million
Group's Stake	70%

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

Projects in Pipeline – Residential (Cambodia)



Property Name	The Bridge
Location	Phum #14, Sangkat Tonle Bassac, Khan Chamkarmoun, Phnom Penh Capital, Kingdom of Cambodia
Type	Mixed Residential & Commercial Development
Acquisition Date	N/A
Expected Launch	TBC
Tenure	Freehold
Land Area (sq m)	10,152
Gross Floor Area (sq m)	TBC
Residential Units	792
Shop Units	630
Office Units	984
Land Price	Not applicable (joint-venture agreement on development rights)
Group's Stake	50%

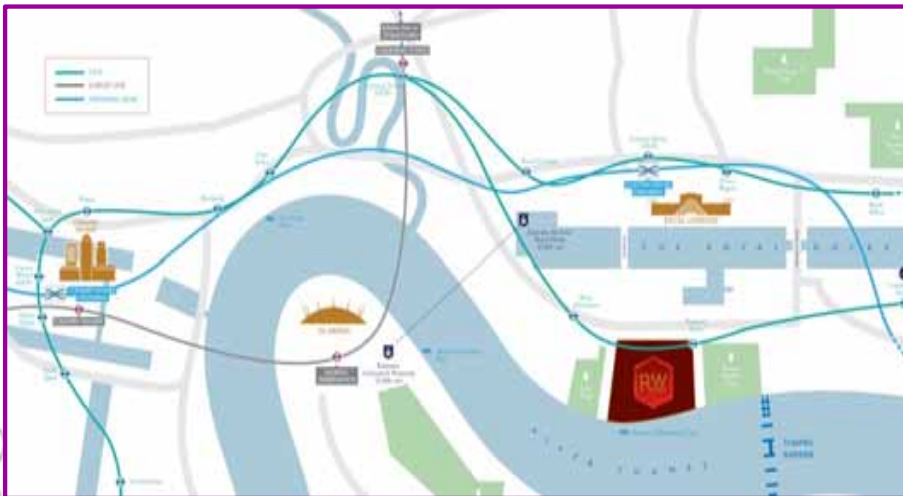
Key Features

- A 45-storey mixed-use development comprising residential, retail and commercial units in the heart of Phnom Penh
- Modern apartments and penthouses with spacious balconies, roof terraces and full facilities
- Grade A and Soho office units with high ceiling, dedicated lift system. Commercial units are interlinked with restaurants and the gymnasium

Projects in Pipeline – Residential (UK)



Property Name	The Royal Wharf
Location	North Woolwich Road, London, United Kingdom
Type	Mixed Residential & Commercial Development
Acquisition Date	November 2013
Expected Launch	TBC
Tenure	Freehold & Leasehold
Land Area (sq m)	149,734
Gross Floor Area (sq m)	363,000
Residential Units	TBC
Shop Units	TBC
Land Price	£200 million
Group's Stake	100%



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.



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Comprehensive Income



Consolidated (S\$'000)	Financial Year Ended		% Δ	(Unaudited) First Quarter Ended		
	(Audited)	(Audited)				
	30-Jun-12	30-Jun-13		30-Sep-12	30-Sep-13	% Δ
Revenue	159,368	457,693	187%	50,035	685,955	1271%
Gross Profit	39,152	138,437	254%	11,414	328,103	2775%
Operating Profit *	33,531	130,642	290%	11,628	311,501	2579%
Finance Costs	(4,085)	(8,452)	107%	(1,459)	(4,137)	184%
Share of Profit from JV	54	543	906%	259	(77)	-130%
Profit Before Tax	29,500	122,733	316%	10,428	307,287	2847%
Profit After Tax	23,732	103,903	338%	8,458	251,403	2872%

* before finance costs and share of profit from JV

Financial Position



Consolidated (\$'000)	As At			
	(Audited) 30-Jun-11	(Audited) 30-Jun-12	(Audited) 30-Jun-13	(Unaudited) 30-Sep-13
Cash & Cash Equivalents	112,652	205,135	436,460	637,705
Development Properties	720,822	1,019,110	1,293,471	1,011,876
Total Assets	856,117	1,605,440	2,676,401	2,981,499
Current Borrowings	13,545	177,356	396,764	217,819
Non-Current Borrowings	616,692	809,883	1,173,192	1,663,866
Total Borrowings	630,237	987,239	1,569,956	1,881,685
Net Borrowings *	517,585	782,104	1,133,496	1,243,980
Total Liabilities	719,053	1,450,933	2,387,894	2,456,740
Total Equity	137,064	154,507	288,507	524,759
Total Tangible Net Worth (TNW) **	134,604	145,056	239,588	492,693

* 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

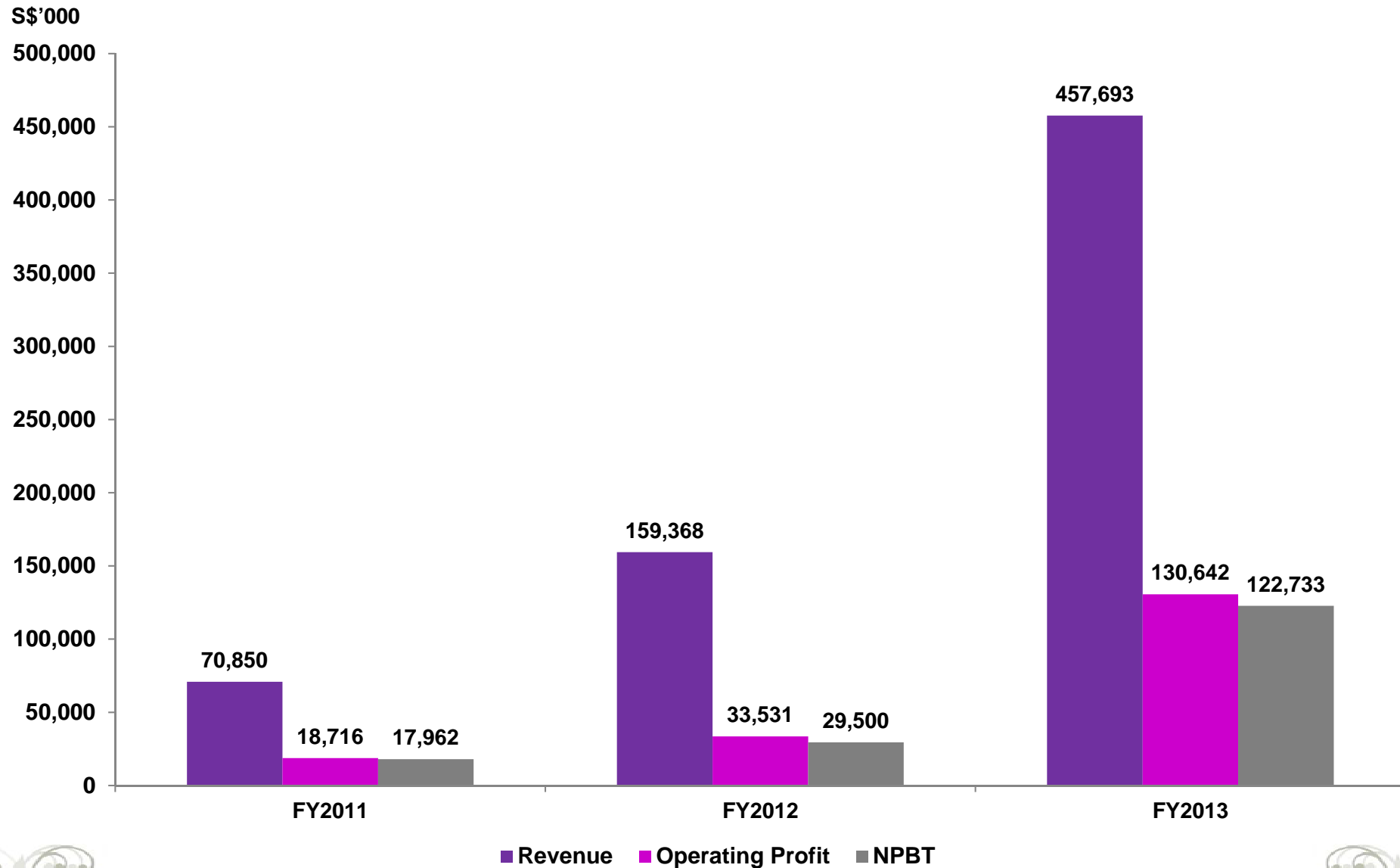


Consolidated (\$'000)	(Audited) 30-Jun-11	(Audited) 30-Jun-12	(Audited) 30-Jun-13	(Unaudited) 30-Sep-13
Gross Margin	34.8%	24.6%	30.2%	47.8%
Operating Margin	26.4%	21.0%	28.5%	45.4%
Net Margin (Profit After Tax)	20.6%	14.9%	22.7%	36.7%
EBITDA / Interest Expense	24.8x	8.2x	15.5x	75.3x
Total Borrowings / Total Assets	0.74x	0.61x	0.59x	0.63x
Net Borrowings / Total Assets	0.60x	0.49x	0.42x	0.42x
Total Borrowings / Total TNW	4.68x	6.81x	6.55x	3.82x
Net Borrowings / Total TNW	3.85x	5.39x	4.73x	2.52x
Total Borrowings / Total Equity	4.60x	6.39x	5.44x	3.59x
Total Tangible Net Worth (TNW)	134,604	145,056	239,588	492,693

Steadily Delivering Financial Performance



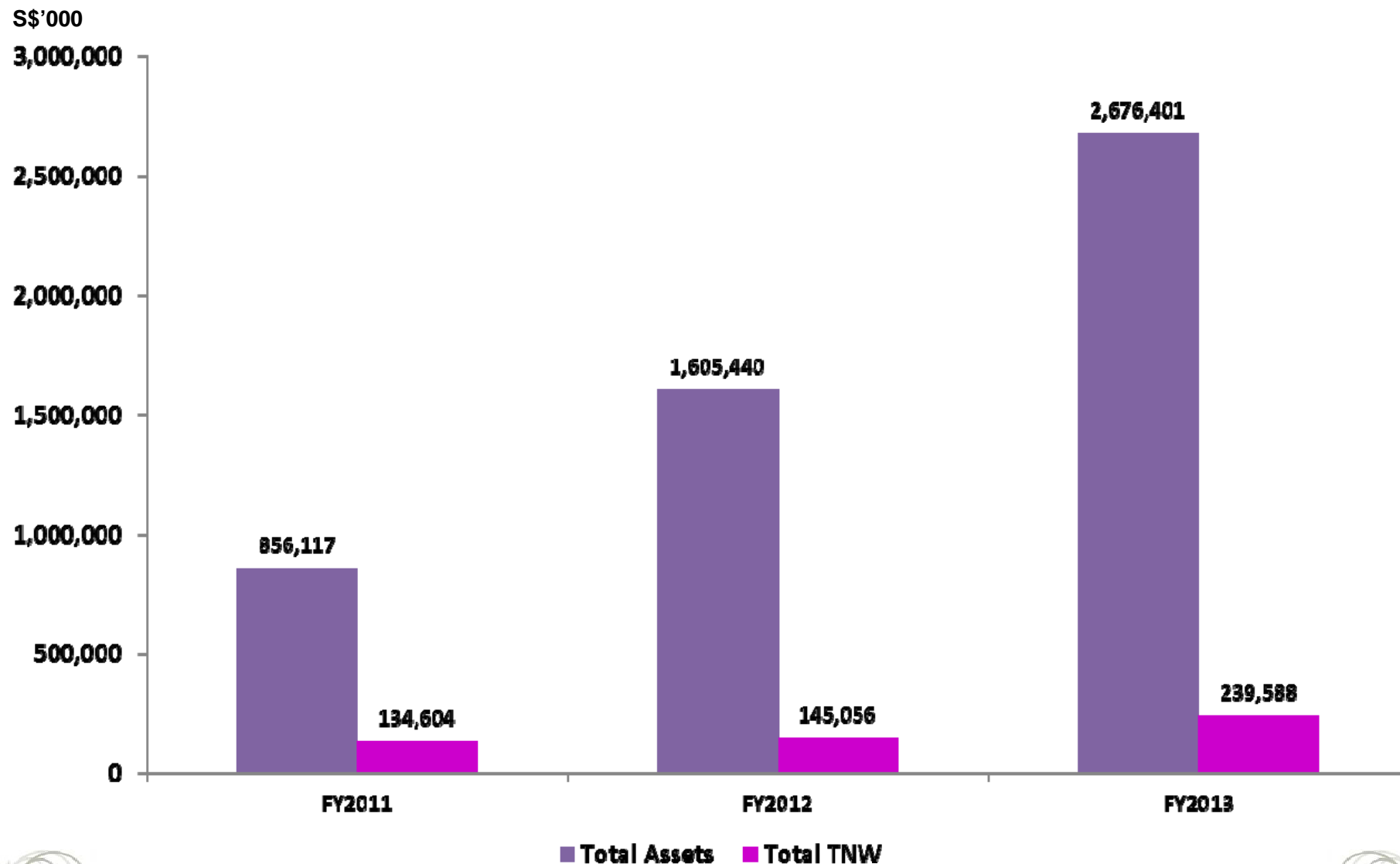
Steady Growth in Revenue, Profit and Profitability



Strengthening Asset Base and Financial Condition



Expanding Asset Base and Stable Financial Condition





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



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 downpayments 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 projects in its portfolio are fully sold
- Early to mid-term stage revenue recognition for 14 of the Group's 15 projects launched
 - Revenue recognition on remaining 6 projects yet to commence
 - Sale on these projects expected to contribute positively to Group financial performance through 2015

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 from residential segment after the latest bout of Government anti-speculative measures
- 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

