



OXLEY HOLDINGS LIMITED

Company Registration Number 201005612G

News Release

OXLEY INTRODUCES SOHO CONCEPT IN PHNOM PENH

- ✓ Launches 963 SOHO units in maiden mixed-development - 'The Bridge'
- ✓ Opens showroom in Phnom Penh and sales gallery in Singapore
- ✓ Kicks off construction of development with groundbreaking ceremony



Ribbon-cutting ceremony for the opening of The Bridge's showroom

Oxley Holdings' CEO Ching Chiat Kwong (first from left) at today's ribbon-cutting ceremony in Phnom Penh with Tan Teck Kee (Executive Director, Worldbridge Land), Guest of Honour H.E., Im Chhunlim (Senior Minister, Ministry of Land Management, Urban and Construction), H.E., General Sao Sokha (Deputy Commander in Chief of Royal Cambodian Armed Forces and Commander of Royal Gendarmery of Cambodia), and Oknha Sear Rithy, (Chairman, Worldbridge Land).

Singapore, 12 June 2014 – Homegrown lifestyle property developer, Oxley Holdings Limited ("Oxley" or "the Company") today marked yet another corporate milestone with the introduction of the Small-Office-Home-Office ("SOHO") property concept in Phnom Penh during the official launch of *The Bridge* in Cambodia this morning. This is the Company's maiden project in

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Cambodia, through a joint venture with prominent local property developer, Worldbridge Land (Cambodia) Co., Ltd.

Upon its completion in 2018, *The Bridge* will feature contemporary elements that are new to Cambodia's architectural landscape, such as full-glass paneling across the entire SOHO tower façade. It will also feature a swimming pool, gymnasium, playground, as well as round-the-clock security. Standing a proud 45-storeys tall, the mixed development will be the largest and tallest to be built in Cambodia where high rise residential buildings are usually built up to about 16 storeys. *The Bridge* will comprise 963 SOHO units, along with 762 residential apartments and 627 retail units. The details of the SOHO and residential units are as follows:

TYPE	NO. OF UNITS	FLOOR AREA	STARTING PRICE
SOHO	963	46 m ² – 78 m ²	USD 100,000
Residential*			
- 1 Bedroom	463	67 m ² – 71 m ²	USD 153,000
- 2 Bedroom + Study	186	98 m ² – 110 m ²	USD 218,000
- 3 Bedroom	93	109 m ²	USD 240,000
- Penthouse (2 to 4 Bedrooms)	20	130 m ² – 262 m ²	USD 300,000

*All residential units come with a 3-year guaranteed rental return of 6% per annum for foreign buyers.

Mr Ching Chiat Kwong, Chairman & CEO of Oxley, said, "We are bringing an icon into Phnom Penh. *The Bridge* is one of our most exciting projects to date. The sheer scale of the project, together with the new lifestyle that we are introducing through the SOHOs, is expected to change Phnom Penh's property scene going forward."

In conjunction with the official launch of the development, the Company opened its showroom in Phnom Penh giving prospective buyers an actual glimpse into the possible configurations of the residential and SOHO apartments. Sales of the residential units prior to the official launch have been encouraging, with more than 400 residential units, and more than 100 SOHO units taken up since the Company began accepting bookings in April and June respectively. While the majority of buyers are Cambodians, *The Bridge* has also drawn buyers from Singapore, Taiwan, Malaysia and China. As at 6pm today, more about 500 residential units and more than 200 SOHO units have been sold.



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Located just two minutes away from Preah Sihanouk Boulevard, *The Bridge* occupies one of the most sought-after addresses in town and offers convenient access to prime entertainment and shopping districts. Surrounding the development are historical landmarks such as the National Monument, National Assembly Building, Ministry of Foreign Affairs, Australian and Russian embassies as well as the NagaWorld Hotel and Entertainment Complex which houses the country's reputed Naga World casino. The development also offers a panoramic 360-degree view of the Bassac River, Diamond Island and city skyline of Phnom Penh.

Coinciding with its official launch, the Company also kicked off the construction of *The Bridge* with a groundbreaking ceremony attended by several dignitaries, including guest-of-honour H.E. Im Chhunlim, Senior Minister, Ministry of Land Management, Urban and Construction; General Sao Sokha, Deputy to General Commander, Royal Cambodian Army; H.E. Sok Siphana, Adviser to the Royal Government of Cambodia and H.E Pa Socheatevong, Governor of Board of Governors of Phnom Penh.

The Bridge is the second overseas project to be launched by Oxley following its successful launch of the waterfront-township development, Royal Wharf in the UK in March 2014. The Company currently also has several other pipeline projects in Cambodia, Malaysia and China.

The Bridge's sales gallery in Singapore will open from Saturday, 14 June 2014, and is located at 390 Orchard Road, #16-01, Palais Renaissance. Interested viewers may visit the gallery between 12pm and 6pm daily thereon. Oxley is offering foreign buyers of the development's residential units a 3-year guaranteed rental return of 6% per annum.

About Oxley Holdings Limited

Oxley Holdings is a property developer specialising in the development of quality mixed-residential, commercial and industrial projects at competitive prices. Oxley's developments cater to the growing needs of young and trendy home buyers who value quality living and a finer lifestyle, as well as small and medium enterprise owners looking to purchase their own office premises. Oxley's property developments are usually located at prime areas that are easily accessible and which feature prominent lifestyle elements. The Company's distinctive portfolio of developments includes KAP Residences/KAP, Midtown Residences/The Midtown, Devonshire Residences, Loft@Holland, Viva Vista, Oxley BizHub and Oxley BizHub 2 as well as Oxley Tower and Robinson Square. Beyond Singapore shores, Oxley also has a portfolio of pipeline projects in the UK, Cambodia, Malaysia and China.



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