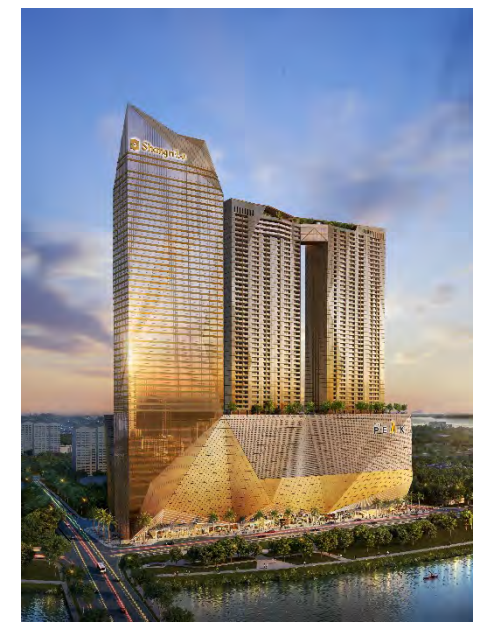




Oxley Holdings Limited

8 June 2016



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Group Overview



Operations



Financial Highlights



Business Outlook



Stock Information



Group overview – Oxley Holdings Limited

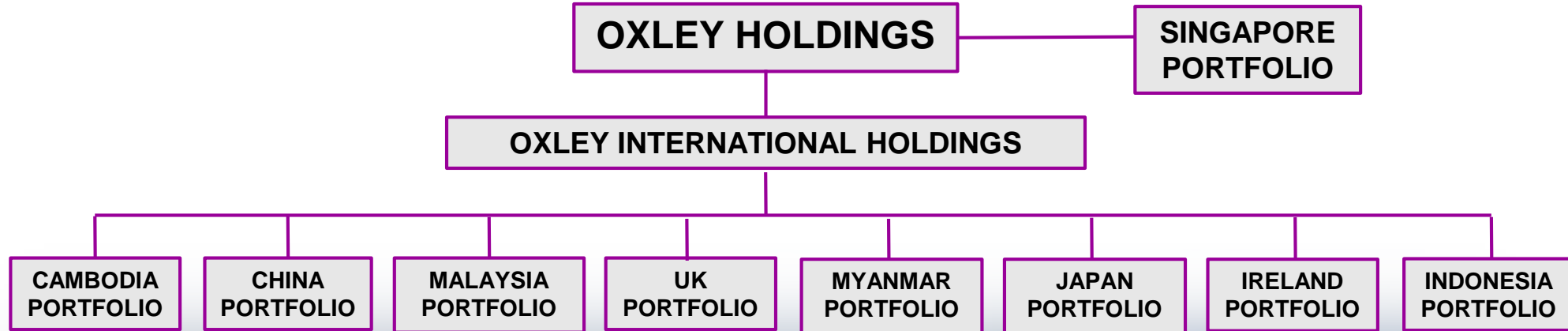


- Listed on SGX-ST Catalist Board in October 2010 and transferred to SGX-ST Mainboard in **February 2013**
- Approximately **S\$1.26 billion Market Cap** as at 31 May 2016
- Developer of quality **residential, commercial** and **industrial** projects at competitive prices
- Developments located at **choice areas** with **easy access** and prominent **lifestyle elements**
- Business presence across **nine geographical markets** – Singapore, UK, Cambodia, Malaysia, Ireland, Indonesia, China, Japan and Myanmar
- **Launched** 29 development projects in Singapore, 1 in UK and 2 in Cambodia
- **Investment portfolio** in Singapore and United Kingdom
- **Unbilled contract value** as at 31 March 2016: **S\$3.20 billion** (Singapore: S\$1.40 billion | Overseas: S\$1.78billion)

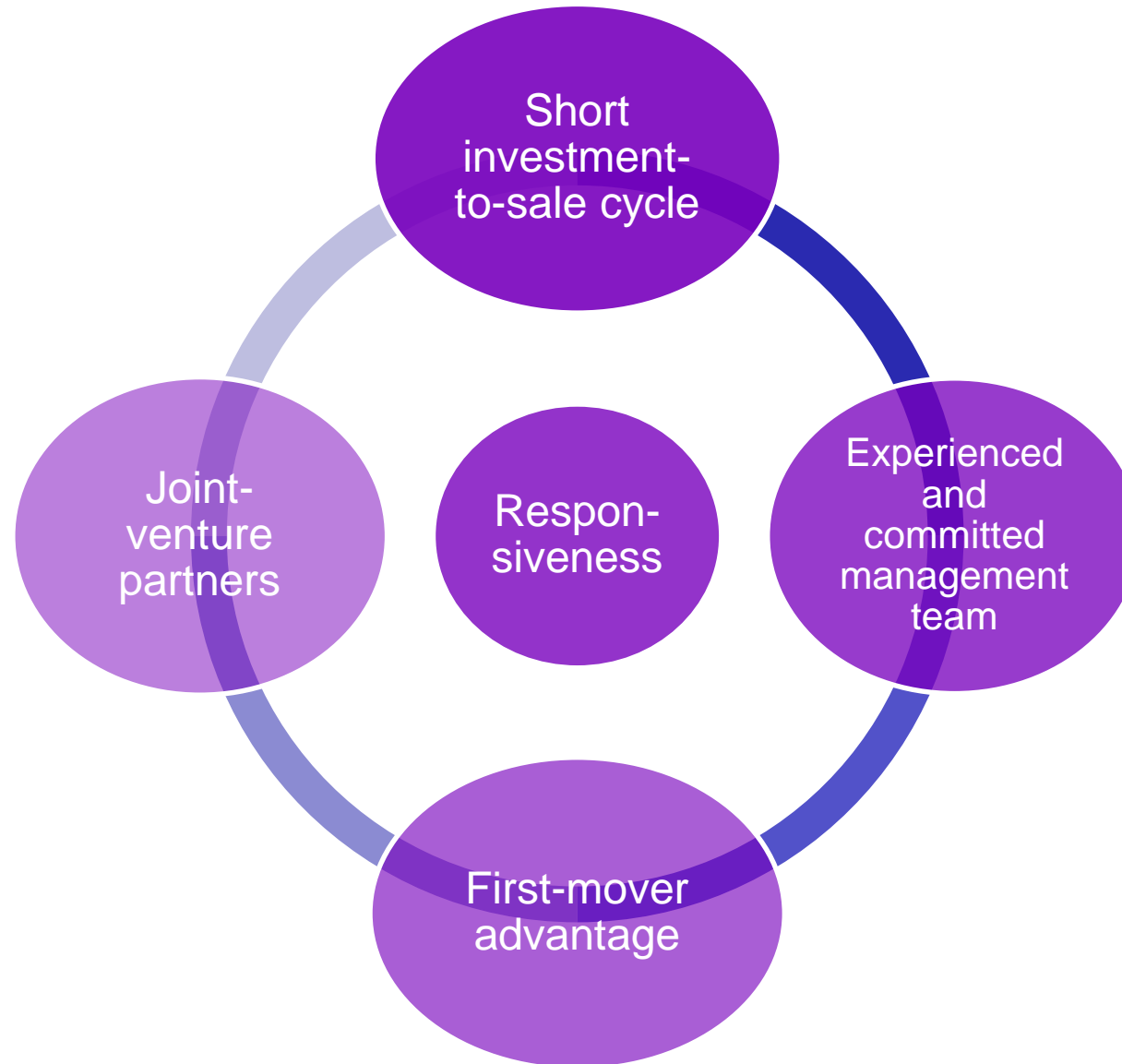
Group overview – Oxley Holdings Limited



Corporate Structure



Competitive strengths





Group Overview



Operations



Financial Highlights



Business Outlook



Stock Information





Operations Portfolio

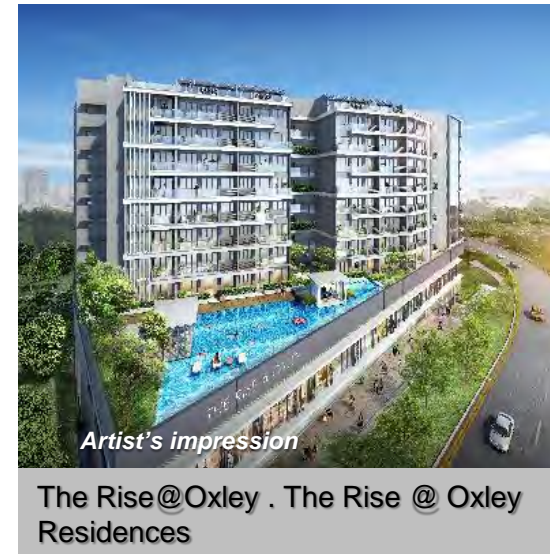
- Singapore
- United Kingdom
- Cambodia
- Malaysia
 - China
 - Ireland
- Indonesia
- Myanmar



Development portfolio - Singapore



- Launched a total of **29** residential, commercial and industrial development
- Development portfolio of **460,141 sqm** GFA
- Quality residential properties at **competitive prices**
- Developments are usually located in **bustling** and **dynamic** areas
- Expecting **TOP in FY2016**: 1 Mixed Development
- Sold more than **\$500 million for Oxley Tower** (excluding the 12 reserved units)



Development portfolio - Singapore



A. Launched and completed projects (as at 31 May 2016)

No.	Project Name	Type	GFA	Percentage Sold	TOP Year
1	Parc Somme	Mixed	1,629	100%	2012
2	Suites@Katong	Mixed	2,797	100%	2012
3	Loft@Rangoon	Mixed	1,453	100%	2013
4	Loft@Stevens	Residential	1,889	100%	2013
5	Arcsphere	Industrial	2,529	100%	2013
6	Oxley Bizhub 2	Industrial	30,942	99%	2013
7	Oxley Bizhub	Industrial	87,126	99%	2013
8	The Commerze@Irving	Industrial	11,730	100%	2013
9	Loft@Holland	Residential	1,580	100%	2014
10	Viva Vista	Mixed	9,013	100%	2014
11	Vibes@Kovan	Mixed	2,157	100%	2014
12	Vibes@East Coast	Mixed	7,125	100%	2014
13	Robinson Square	Commercial	4,755	97%	2014
14	RV Point	Mixed	2,038	100%	2015
15	Suites@Braddell	Residential	1,552	100%	2015
16	Eco-Tech@Sunview	Industrial	70,432	100%	2015
17	The Promenade@Pelikat	Mixed	19,471	100%	2015
18	Devonshire Residences	Residential	3,835	100%	2015
19	Vibes@Upp Serangoon	Residential	3,052	100%	2016
20	Presto@Upp Serangoon	Residential	1,820	100%	2016
21	Midtown Residences / The Midtown	Mixed	16,853	99%	2016

B. Launched but not yet completed projects (as at 31 May 2016)

No.	Project Name	Type	GFA	Percentage Sold	TOP Year
22	NEWest	Mixed	25,149	100%	2016
23	Oxley Edge	Mixed	3,226	98%	2016
24	KAP Residences / KAP	Mixed	17,161	99%	2016
25	Oxley Tower	Commercial	16,839	95%	2016
26	The Flow	Commercial	6,527	57%	2017
27	The Rise@Oxley – Residences	Residential	10,712	62%	2017
28	Floraville / Floraview / Floravista	Mixed	12,434	57%	2017
29	T-Space	Industrial	84,315	20%	2019
	Total Launched		460,141		

C. To be launched

No.	Project Name	Type	GFA	Percentage Sold	TOP Year
30	Joo Chiat	Mixed	897	-	2016

Development portfolio - Singapore



Completed projects

Artist's impression



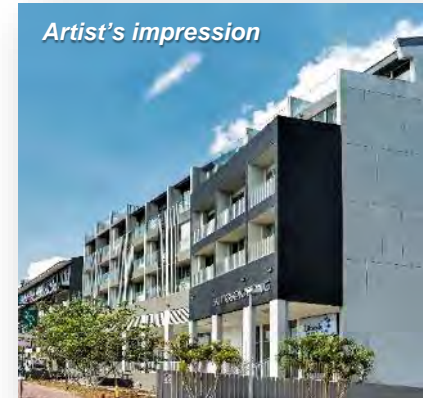
The Commerze@Irving

Artist's impression



Oxley Bizhub

Artist's impression



Suites@Katong

Projects under development

Artist's impression



NEWest

Artist's impression



KAP / KAP Residences

Artist's impression

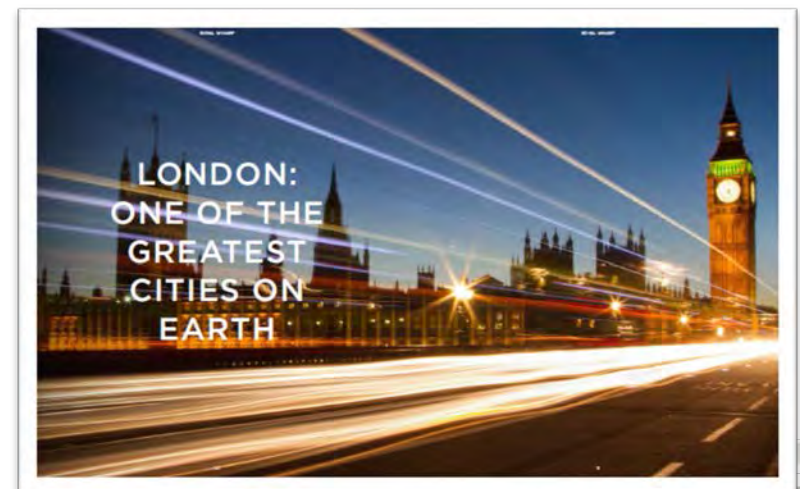


The Flow

Development portfolio – United Kingdom



- Developing a **363,000 sqm waterfront township** in East London along **River Thames**
- Collaborating with **Ballymore**, one of London's property development company, to develop **3,400 homes**
- Expecting Royal Wharf **Phase 1, Phase 2 and Phase 3 completion** in **2017, 2018** and **2019** respectively
- Launched more than **2,000 home** units at Royal Wharf and **sold** more than **88%** of the launched units
- **Unbilled contract value** as at 31 Mar 2016: **S\$1.6 billion**



Launched project – United Kingdom



Artist's impression



Construction progress as of June 2016

Awards

- RESI Awards 2015 – Development of The Year
- The Wharf Award 2015 - Winner

Property Name	Royal Wharf
Location	North Woolwich Road, London, United Kingdom
Type	Township Development
Acquisition Date	November 2013
Launched	Phase 1A (Mar 14), Phase 1B (Jun 14), Phase 2 (Sep 14)
Tenure	Freehold & Leasehold
Land Area (sq m)	149,734
Gross Floor Area (sq m)	~ 363,000
Residential Units	Total :3,385
Units Sold	87%
Group's Stake	100%
Target Completion	2017 (Phase 1) / 2018 (Phase 2)

Key Features

- A residential-led mixed-use development with over 500 metres of River Thames frontage, located in London's Royal Docks
- 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.

Development portfolio - Cambodia



- Established **strong relationships** with local property developer
- Developing a portfolio of **69,309 sqm** land area in Phnom Penh
- **Launched 2 mixed-use development projects**, The Bridge, and The Peak
- The Bridge is expecting its **completion** in **2018**
- The Peak is expecting its **completion** in **2020**
- The **1st** developer to introduce SOHO concept in Cambodia
- Building the **1st Shangri-La hotel** in Phnom Penh within The Peak
- **Unbilled contract value** as at 31 Mar 2016: **S\$199 million** (for The Bridge and The Peak)
- Launched The Peak (Phase 1) in October 2015 and sold close to 50% *
- Launched The Peak (Phase 2) in May 2016 and sold close to 23%*

(As of 31 May 2016)



Launched projects – Cambodia



Artist's impression



Construction progress as of Sep'15

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	March 2014 - Residential June 2014 - SOHO
Tenure	Freehold
Land Area (sq m)	10,090
Gross Floor Area (sq m)	150,399
Residential / SOHO Units	733 / 963
Units Sold	Residential 94%, SOHO 70% (31 May , 2016)
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 – Cambodia



Property Name	The Peak
Location	Village No 14, Sam Dach Hun Sen Road, Tonle Bassac Commune, Chamkamorn District, Phnom Penh, Cambodia
Type	Mixed Residential & Commercial Development
Launched	Sep 2015 – Residential (Phase 1) May 2016 – Residential (Phase 2)
Tenure	Freehold
Land Area (sq m)	12,609
Gross Floor Area (sq m)	208,750
Description	2 residential towers 1 commercial tower with Shangri-La Hotel and offices 1 5-storey retail podium
Units Sold	Phase 1: 50%, Phase 2: 23% (31 May, 2016)
Group's Stake	75%

Key Features

- A 3 tower 55-storey mixed-use development comprising residential, hotel, offices and retail components in the heart of Phnom Penh
- The first Shangri-La Hotel in Phnom Penh
- 2 levels of landscape sky decks in the development

Projects to be launched - Cambodia



Upcoming launches

No	Location	Tenure	Development Type*	Land Area (sq m)	Group's Stake	Expected Launch
1	National Road #1, Kdei Takoy Village, Sangkat Veal Sbov, Khan Meanchey, Phnom Penh	Freehold	Residential	37,689	75%	1QCY2017
2	Street #84, Phum #13, Sangkat Srah Chork, Khan Daun Penh, Phnom Penh	Freehold	Mixed	8,921	75%	4QCY2016

* Subject to authorities approval



- **Established strong relationships** with local land owners
- Developing a portfolio of **239,263 sq m** land area in Malaysia
- Building the first **Jumeirah Kuala Lumpur Hotel** and **Jumeirah Living Kuala Lumpur Residences**, as well as **So Sofitel Hotel** and **So Sofitel Kuala Lumpur Residences**
- Planning for
 - ❑ 2 hotel towers with service apartment, 1 office tower and 1 retail podium in **Kuala Lumpur**
 - ❑ 1 Mixed-use development in **Johor**
 - ❑ 4 blocks of apartment and Linked houses and Clubhouse above carpark podium in **Selangor**
 - ❑ 1 block of hotel and SOHO, 1 block of serviced apartment and 2 blocks of office with carpark and retail podium in **Selangor**

Projects to be launched – Malaysia



Malaysia Land Parcels

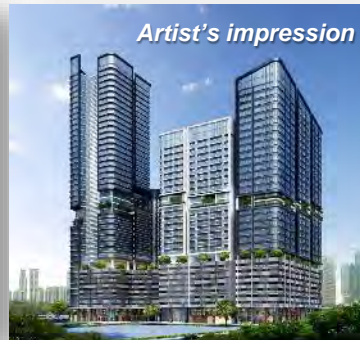
No	Location	Tenure	Development Type*	Land Area (sq m)	Group's Stake	Expected Launch
1	Plot B3 & B5 Iskandar, Johor	99 + 30 years	Mixed	17,280	100%	TBC
2	No. Hakmilik 354, Lot 904, Bt 6 Jalan Damansara, Mukim Sungai Buluh, Daerah Petaling, Negeri Selangor	Freehold	Mixed	20,234	100%	TBC
3	Geran Mukim 1146, Lot 46, Kuala Lumpur	Freehold	Residential	7,710	50%	TBC
4	Mukim 18, Daerah Timor Laut, Penang**	Freehold	Mixed	119,876	70%	TBC
5	(KLCC) Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur	Freehold	Mixed	12,575	100%	3Q 2016
6	Lot 347 GM269 Bandar Ulu Kelang, Daerah Gombok, Negeri Selangor**	Freehold	Residential	61,588	70%	Mid 2016

* Subject to authorities approval

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



Mixed-use development in KL



Mixed-use development in Johor

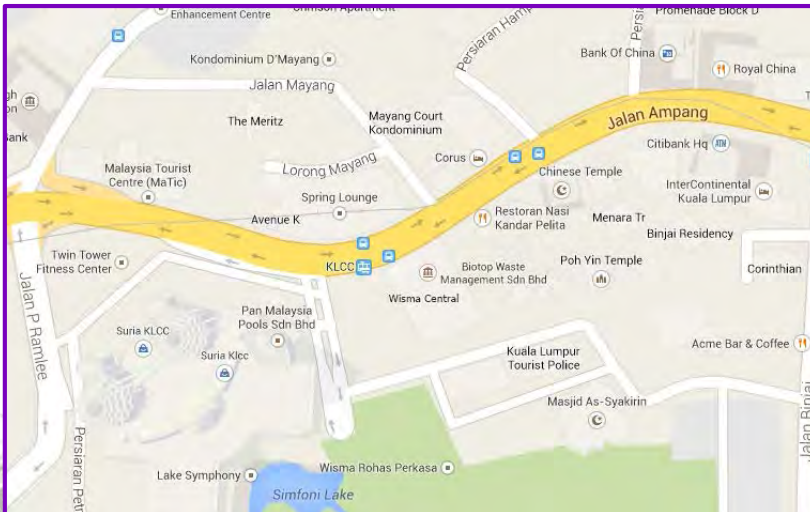


Residential development in Selangor



Mixed-use development in Selangor

Project to be launched – Malaysia



Property Name	Oxley Towers Kuala Lumpur City Centre[^]
Location	(KLCC) Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur
Type	Mixed Residential & Commercial Development
Expected Launch	3Q CY 2016
Tenure	Freehold
Land Area (sq m)	12,575
Approx. Gross Floor Area (sq m)	175,979
Description	Jumeirah Kuala Lumpur Hotel :181 keys Jumeirah Kuala Lumpur Residences : 267 units So Sofitel Hotel : 207 keys So Sofitel Kuala Lumpur Residences : 590 units 1 office tower 1 retail podium
Group's Stake	100%

[^] for illustrative purposes only

Key Features

- Strategically located within close proximity to Kuala Lumpur's iconic Petronas Twin Towers and Kuala Lumpur Convention Centre
- Along Jalan Ampang Kuala Lumpur

Development portfolio – China



- Venture into China through **joint partnerships**
- A **10% stake** in Xuancheng residential development
- Developing a **242,540 sq m GFA** residential development consisting of **2,078** units in **Xuancheng, Anhui Province** with **Sunway Group**
- A **27.5% stake** in Gaobeidian mixed-use development
- Developing a **Sports Village theme** mixed-use development with approx. **1,234,006 sq m GFA** in

Gaobeidian, Hebei Province



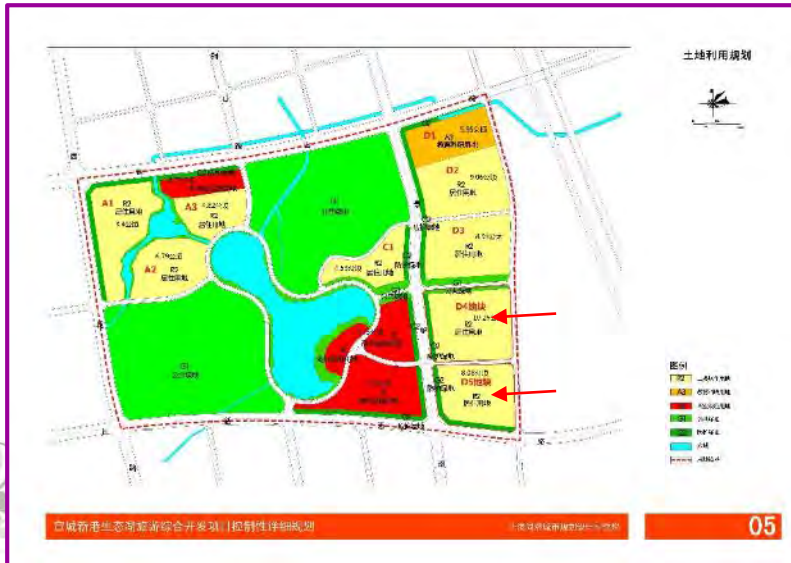
Launched project – China



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	35%
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



Project to be launched –China



Property Name	Gaobeidian
Location	Plots 17, 20, 21 & 22 Shangdong New Town, An Tai Road, Gaobeidian, Hebei Province, People's Republic of China
Type	Sports Village (mixed-use development) <ul style="list-style-type: none"> - Rock climbing stadium - Green Food Agriculture zone - Redevelopment of Residential area
Expected Launch	TBC
Tenure*	70 years (TBC)
Land Area (sq m) – approx.*	Plot 17 – 82,000 sqm Plot 20 – 140,001 sqm Plot 21 – 73,334 sqm Plot 22 – 98,000 sqm
Gross Floor Area (sq m)	1,234,006 sqm
Group's Stake	27.5%

** Subject to authorities approval*

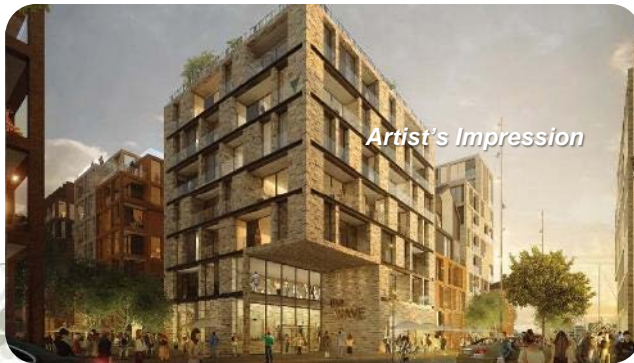
Key Features

- Development comprises of the world's highest man-made rock climbing wall standing at 48.88 metre
- Green Food Zone is a combination of expertise from China and Singapore
- Strategically located along Jinggang'ao Expressway which connects Gaobeidian to Beijing and other main cities in China

Development portfolio – Ireland (to be launched)



- **Won** a 2.35 ha mixed development site in the North Wall Quay bidding process
 - Agreement for lease with Ireland's **National Asset Management Agency (NAMA)** to develop and dispose (by way of letting or otherwise) the **2.35 ha** mixed development
- **Next to** the proposed new headquarters of the **Central Bank of Ireland**
 - Developing a **60,000 sq m Grade A office** and over 200 apartments development in Dublin central business area



Indonesia

- Developing a **land area** of **20,000** sq m in Batam
- Proposing to develop a **mixed-use development** comprising of residential, hotels ,commercial and convention hall, known as Oxley Convention City together with joint venture partner
- **Expected to launch in 3Q2016**



Myanmar

- Developing a **land area** of **12,889 sq m** in Yangon
- Providing construction, management, and consultancy services for a **20-storey mixed development** in Yangon
- Named as **Min Residence**, comprising residential and commercial units, **expected to launch in 4Q2016**



Artist's impression – Myanmar project



Investment Portfolio

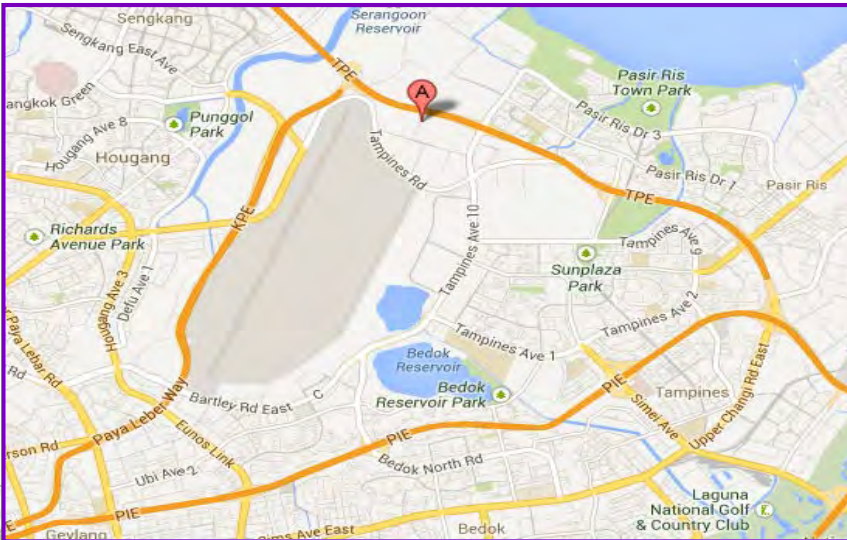
- Singapore
- United Kingdom
 - Japan



Investment portfolio – Singapore



Property Name	Space@Tampines*
Location	Plot 3, Tampines Industrial Crescent
Type	Industrial
Acquisition Date	September 2012
Tenure	30 years leasehold
Land Area (sq m)	38,800
Gross Floor Area (sq m)	65,893
Warehouse Units	71
Group's Stake	70%
Completion Date	June 2015
Lease Status	91% leased out



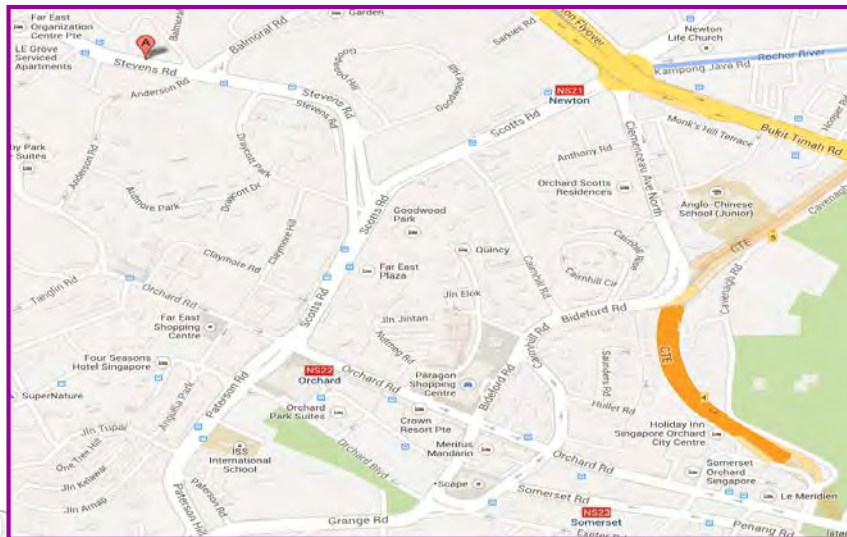
Key Features

- 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

Investment portfolio – Singapore



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 m)	18,477
Gross Floor Area (sq m)	29,564
No. of Hotel Rooms	254 / 528
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 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

Investment Portfolio – Japan



Property Name	Soho Akasaka
Location	Lot Numbers 1603 and 1604, Akasaka 2-chome, Minato-ku, Tokyo, Japan
Type	Residential Condominium Development
Acquisition Date	June 2015
Tenure	Freehold
Land Area (sq m)	165
Gross Floor Area (sq m)	651
No. of Units	21
Group's Stake	100%

Investment portfolio – United Kingdom (Galliard Group)



- Acquired a **20%** stake in **Galliard (Group) Limited** in July 2015
- Galliard Group is a **leading UK developer founded in 1992**
- With **vertical integrated business model** comprising **development, construction, commercial** and **home letting services**
- Galliard Group is a key player in London's property transformation directing at regenerating, rejuvenating and reinventing the city
- A **current portfolio** of over 8000 residential units and hotel suites, plus approximately 685,000 sqft of commercial floor space across London and Southern England
- **Outstanding track records:** Great Scotland Yard, St James's Club & Hotel, Baltimore Tower, The Chilterns





Hospitality Portfolio

- Singapore
- Malaysia
- Cambodia



Novotel on Stevens & Ibis on Stevens



Ibis on Stevens

- ✓ 528 rooms
- ✓ Lobby bar/café
- ✓ Gymnasium

Novotel on Stevens

- ✓ 254 rooms
- ✓ 300-seat ballroom
- ✓ Meeting facilities
- ✓ F&B outlets
- ✓ Fitness Centre
- ✓ Swimming Pool



Jumeirah Kuala Lumpur Hotel

- ✓ 181 keys
- ✓ Occupying the upper floors of the tower
- ✓ All-day dining restaurant
- ✓ Fine dining restaurant
- ✓ Lounge and Bar
- ✓ Club Executive and a Talise wellness facility (spa, fitness club and swimming pool)



So Sofitel Kuala Lumpur Hotel

- ✓ 207 keys
- ✓ Occupying the lower floors of the tower
- ✓ 4 F&B outlets
- ✓ Pool with deck and terrace
- ✓ So Fit gym
- ✓ So Spa
- ✓ Signature Club Lounge
- ✓ Business Centre



Shangri-La Hotel, Phnom Penh

- ✓ Luxury International hotel
- ✓ 300 rooms & suites
- ✓ Chinese & Specialty Restaurant
- ✓ Ballroom
- ✓ Function Rooms
- ✓ Lounge Bar
- ✓ Roof Top Bar





Group Overview

Operations

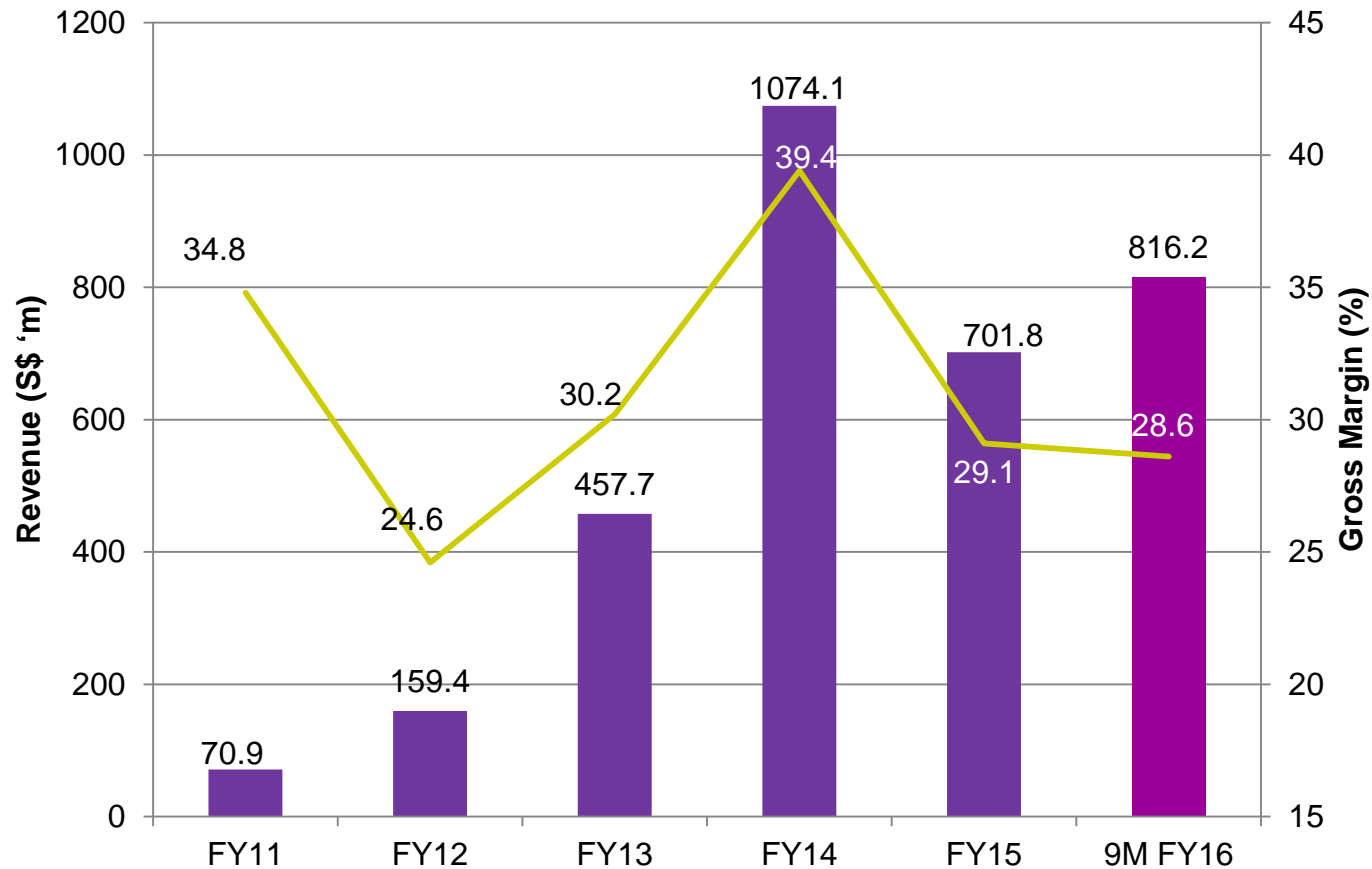
Financial Highlights

Business Outlook

Stock information



Historical revenue and gross margin



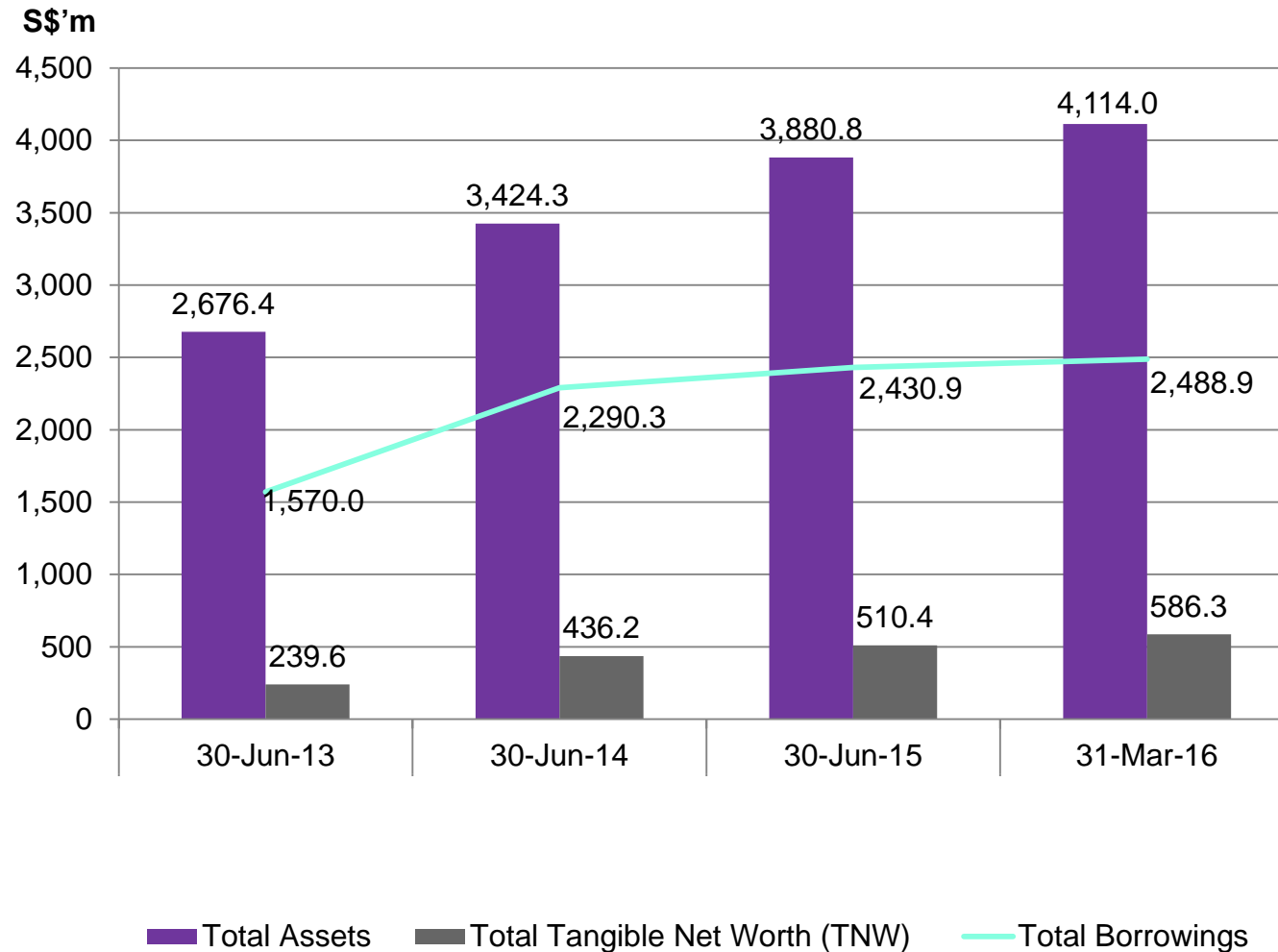
Comprehensive income



Consolidated (S\$'000)	3QFY2016 Ended		% Δ	9MFY2016 Ended		% Δ
	31-Mar-16	31-Mar-15		31-Mar-16	31-Mar-15	
	(Unaudited)	(Unaudited)		(Unaudited)	(Unaudited)	
Revenue	202,583	152,187	33	816,248	508,022	61
Gross Profit	64,445	45,357	42	233,740	141,116	66
Operating Profit *	92,583	38,564	140	241,227	116,171	108
Finance Costs	(14,400)	(10,923)	32	(40,075)	(30,254)	32
Share of Profit from JV and associate	8,162	4,000	104	45,084	12,042	274
Profit before Tax	86,345	31,641	173	246,236	97,959	151
Profit after Tax	72,250	22,687	218	206,957	73,272	182

* Before finance costs and share of profit from JV

Strengthening Asset Base and Financial Position



Financial position



Consolidated (S\$ million)	As At			
	(Audited) 30-Jun-13	(Audited) 30-Jun-14	(Audited) 30-Jun-15	(Unaudited) 31-Mar-16
Cash & Cash Equivalents	436.5	359.9	344.0	454.1
Development Properties	1,293.5	1,355.2	1,829.6	1,816.7
Total Assets	2,676.4	3,424.3	3,880.8	4,114.0
Current Borrowings	396.8	299.3	822.8	1,136.6
Non-Current Borrowings	1,173.2	1,991.0	1,608.1	1,352.3
Total Borrowings *	1,570.0	2,290.3	2,430.9	2,488.9
Net Borrowings **	1,133.5	1,930.4	2,086.9	2,034.8
Total Liabilities	2,287.9	2,959.1	3,310.7	3,403.0
Total Equity	288.5	465.2	570.1	711.0
Total Tangible Net Worth (TNW) ***	239.6	436.2	510.4	586.3

* Of the total bank borrowings of S\$2.5billion (30 June 2015: S\$2.4 billion), S\$197.9 million (30 June 2015: S\$277.5million) is secured by several guarantees given by the non-controlling shareholders of the subsidiaries which are not wholly owned by the Company

** 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

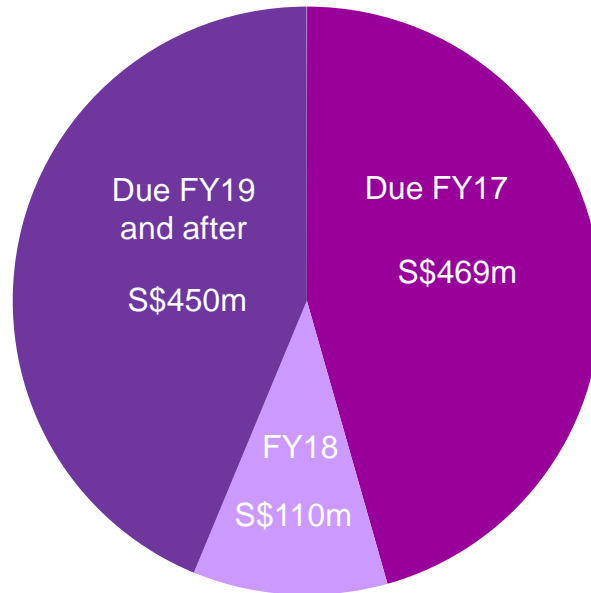


Consolidated	Full Year Ended (Audited)			9MFY2016 Ended (Unaudited)
	30-Jun-13	30-Jun-14	30-Jun-15	31-Mar-16
Gross Margin	30.2%	39.4%	29.1%	28.6%
Operating Margin	28.5%	37.1%	23.3%	29.6%
Net Margin (Profit After Tax)	22.7%	28.6%	15.3%	25.4%
EBITDA / Interest Expense	15.5x	12.2x	4.9x	7.3x
Total Borrowings / Total Assets	0.59x	0.67x	0.63x	0.60x
Net Borrowings / Total Assets	0.42x	0.56x	0.54x	0.49x
Total Borrowings / Total TNW	6.55x	5.25x	4.76x	4.24x
Net Borrowings / Total TNW	4.73x	4.43x	4.09x	3.47x
Total Borrowings / Total Equity	5.44x	4.92x	4.26x	3.50x

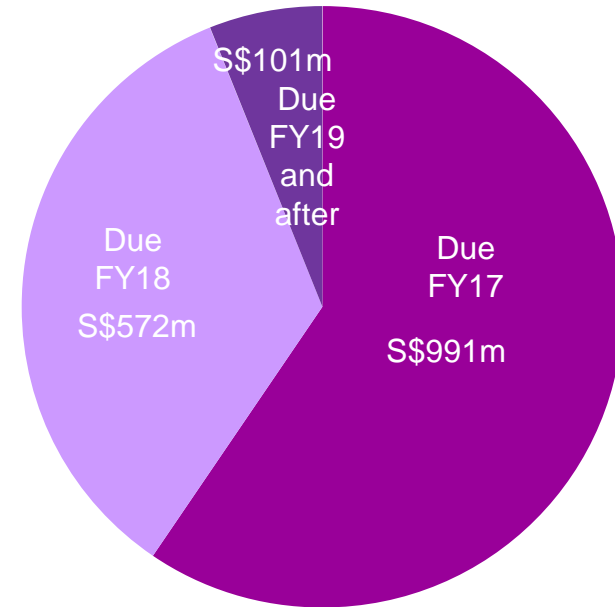
Debt profile and un-leveraged property assets



Corporate Debt



Project Debt



Un-leveraged property assets include

- Japan Akasaka
- Malaysia : Section 16 land and Medini Land
- Cambodia : 3 pieces of land

Note - Data as of 31 May 2016



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Singapore

- Novotel Singapore on Stevens and Ibis Singapore on Stevens, with a combined gross development value of S\$900 million, are on track to **commence operations by 2017** and are expected to significantly improve Oxley's **source of recurring income**.
- The high occupancy rate of 91% at Oxley's investment property, Space@Tampines, will continue to provide **a stable recurring income** to the Group.

London

- Townhouses and apartments from Phase 1 will be progressively handed over to buyers **from August 2016 to mid-2017** and Oxley expects to recognise approximately **£400 million** in receivables upon completion.

Ireland

- The Group's Dublin development, comprising **four commercial blocks** and **seven residential blocks**, obtained planning approval from the Dublin City Council for the development of the first commercial block in November 2015.
- Construction for the **first commercial block** commenced in December 2015.
- Subject to the receipt of planning approval from the Dublin City Council, construction of all 11 blocks is expected to be completed by 2019.

Cambodia

- Broke ground for its second Cambodian project, The Peak, in May 2016 and launched the second residential tower comprising 507 units.
- Tower 1 of The Peak Residences almost 50% sold
- Launched The Bridge's retail units in Singapore at the end of May 2016. Subject to approval from the relevant authorities, Oxley's remaining two development sites in Phnom Penh will be launched in due course

Malaysia

- Oxley Towers Kuala Lumpur City Centre expected to commence construction by the end of 2016.
- Plans to launch the development in 2016, subject to market conditions

Other Markets

- Plans to launch Min Residences in Yangon, Myanmar and the Oxley Convention City in Batam, Indonesia in 2016



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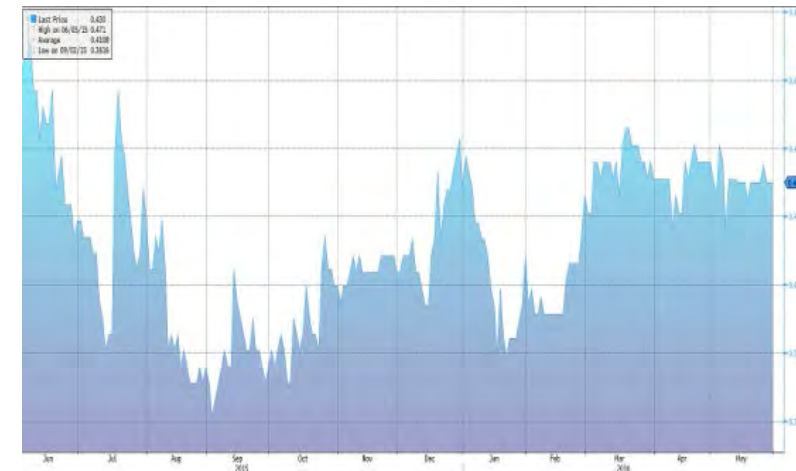


Stock information



(As at 6 June 2016)	OHL SP
Price	S\$0.430
Market Cap	S\$1260.1 m
PE	8.5x
PB	2.3x
Free float	16%

Source – Bloomberg, as of 6 June 2016

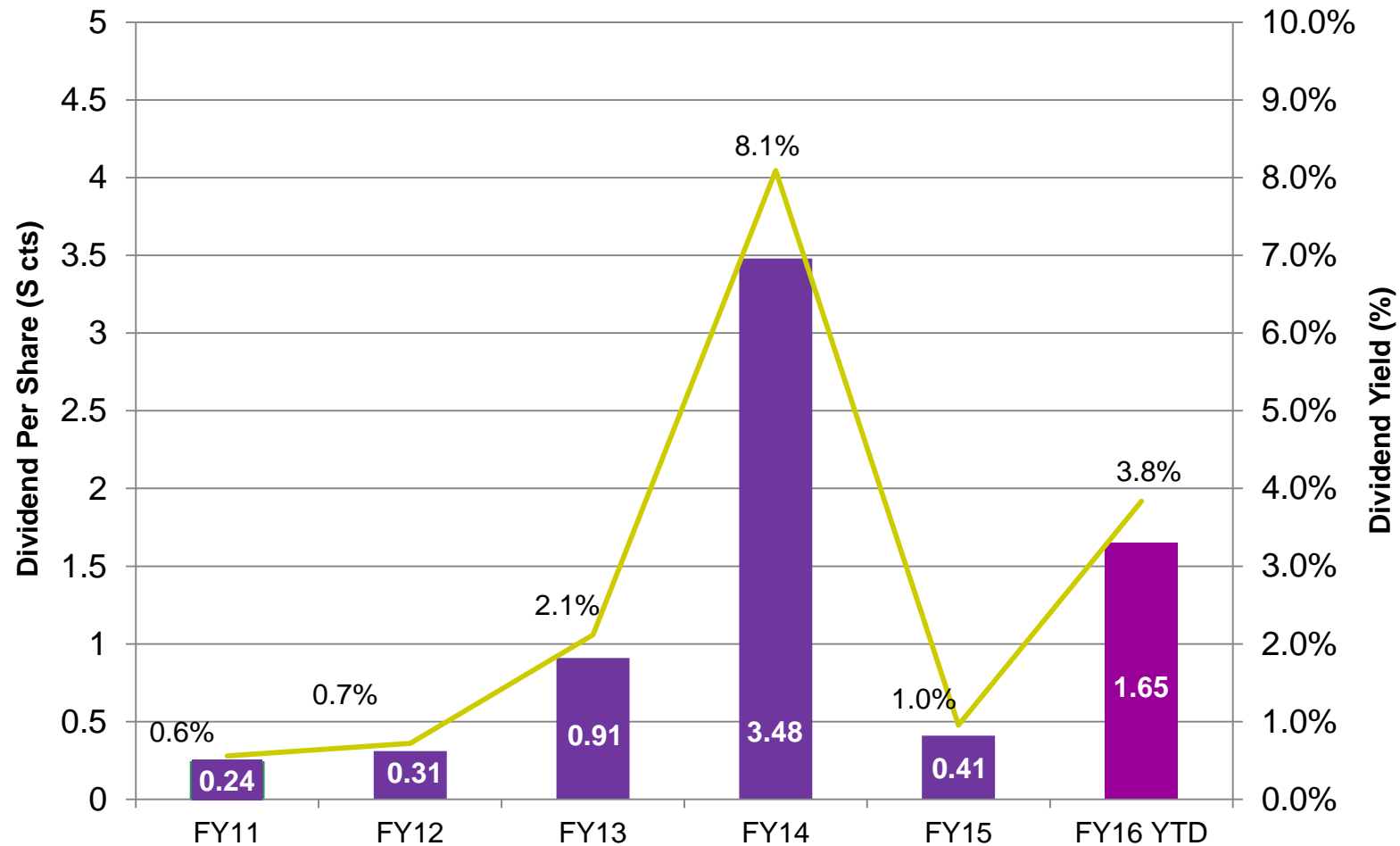


Note – 52-week stock price, Bloomberg, as of 6 June 2016

Top 3 Shareholders	% Holding
Ching Chiat Kwong	42.96
Low See Ching	28.85
Tee Wee Sien	12.15

Source – Bloomberg, as of 6 June 2016

Dividend history



Source – Bloomberg



Oxley Holdings Limited
Thank you

