

Artist's Impression

OXLEY CORPORATE PRESENTATION



Dublin Landings, Ireland

5 May 2017

Presenters



Mr. Ching Chiat Kwong

Executive Chairman and
CEO



Mr. Low See Ching Eric

Deputy CEO and Executive
Director



Mr. Ooi Chee Eng

Financial Controller

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1. Group Overview

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- Business Strategy

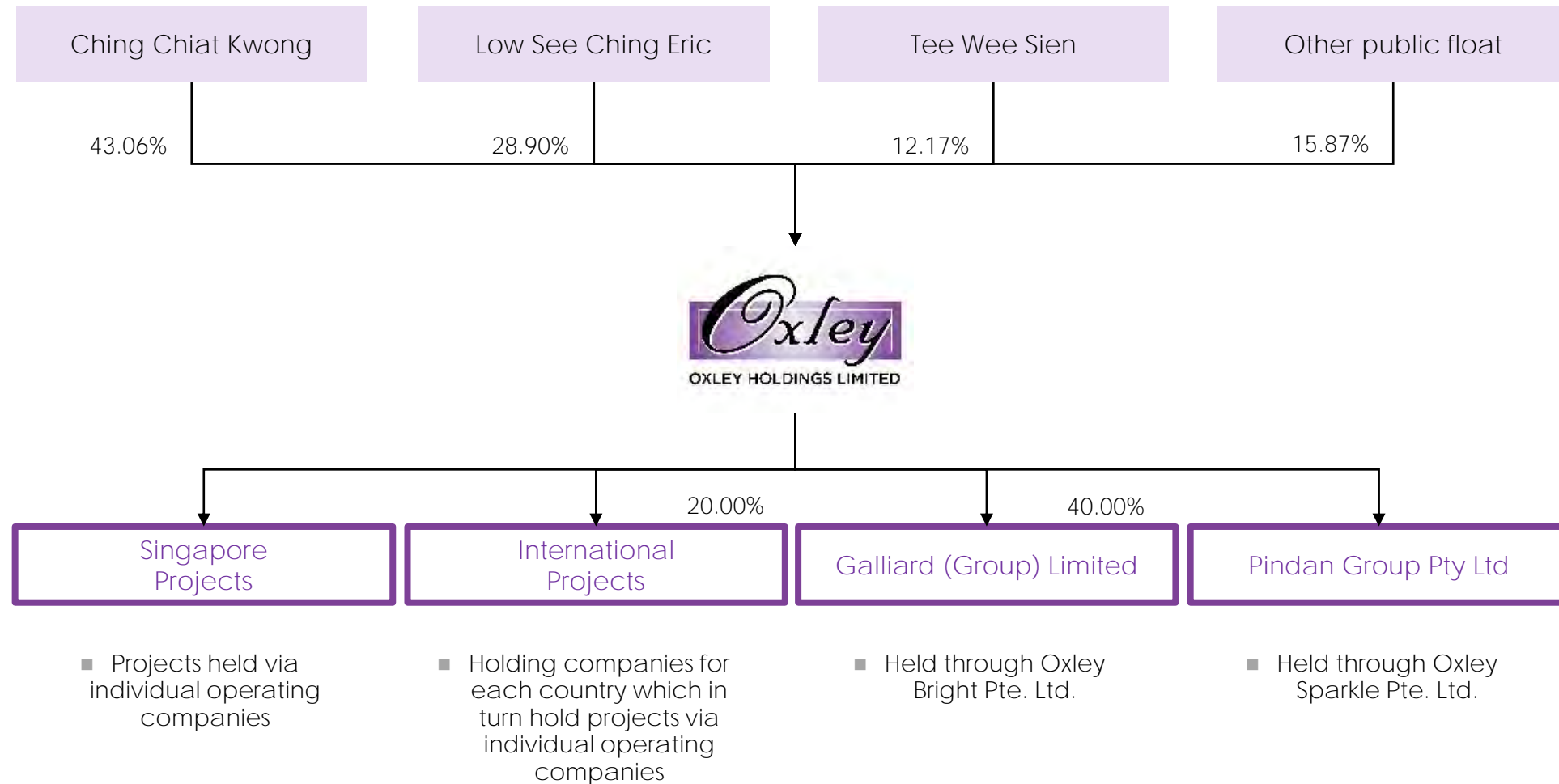
Group Overview

An Established Developer with a Diversified Portfolio

- ✓ Listed on SGX-ST since 2010
- ✓ Approximately S\$1.58 billion market capitalisation as at 2 May 2017
- ✓ Develop quality residential, commercial, hospitality, retail and industrial properties worldwide
- ✓ Developments mainly located at choice areas with easy access to prominent lifestyle elements
- ✓ Business presence across ten geographical markets – Singapore, United Kingdom (“UK”), Cambodia, Malaysia, Ireland, Indonesia, China, Japan, Myanmar and Australia
- ✓ Completed 27 property developments across Singapore with 11 ongoing developments across Singapore, the UK, Malaysia, Cambodia, Ireland and Indonesia
- ✓ Investment portfolios in Singapore, Japan, UK and Australia
- ✓ S\$2.36bn of unbilled contracts ⁽¹⁾

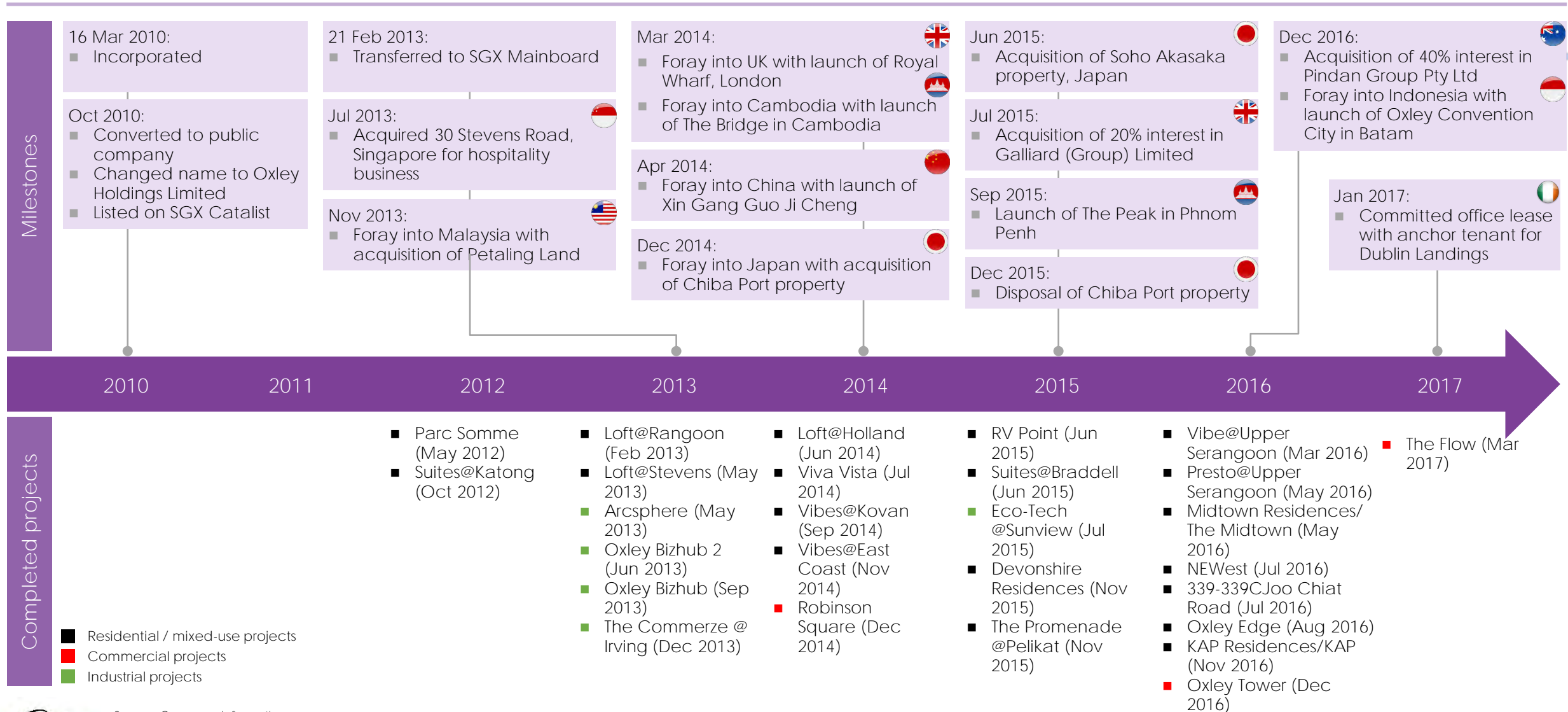
Group Overview

Shareholding & Corporate Structure



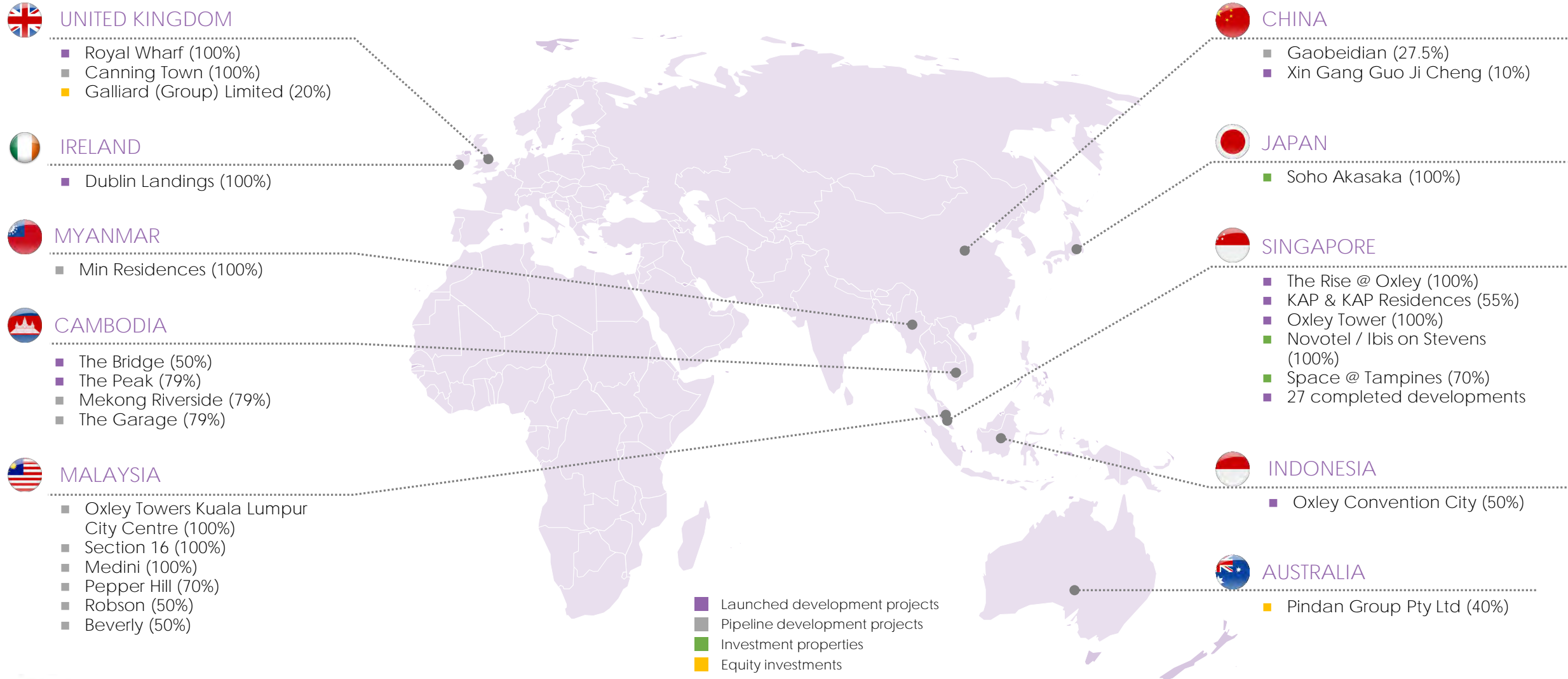
Group Overview

Key Milestones



Group Overview

Geographical Presence Across 10 Countries



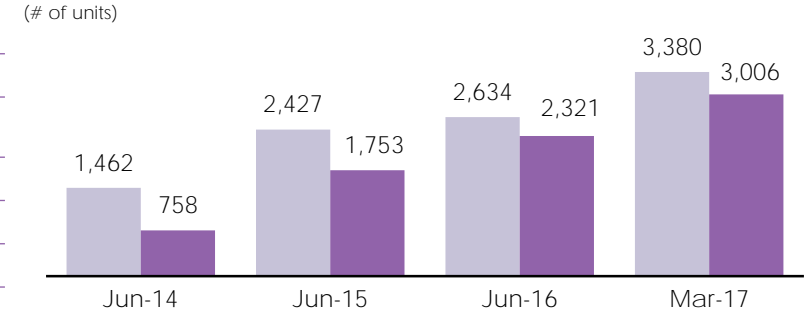
Group Overview

Strong Sales Ability

Royal Wharf



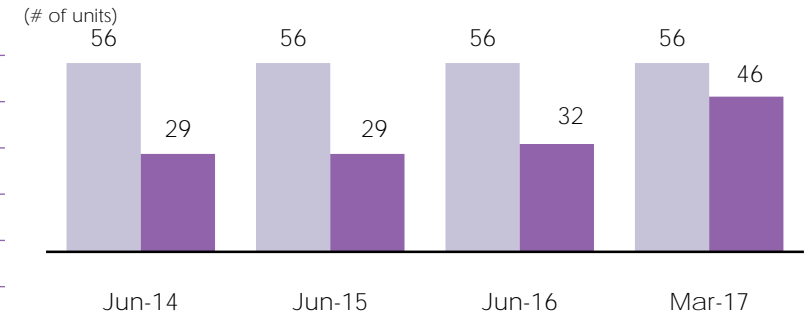
Description	■ Waterfront mixed-use development located along the River Thames with quick access to Central London
Location	■ North Woolwich Road, United Kingdom
Launch / TOP	■ Mar-14, Jun-14, Sep-14 and Feb-16/ 2017 – 2020 (due to various project phases)
Oxley's stake (%)	■ 100%
Tenure	■ Freehold and leasehold
GFA (sqm)	■ 363,000
Units	■ 3,380 residential



The Flow



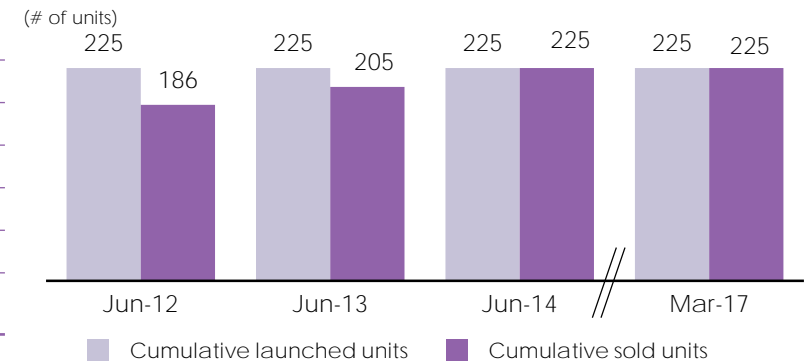
Description	■ Retail-focused development located along East Coast Road offering a variety of mezzanine style shops
Location	■ 66 East Coast Road, Singapore
Launch / TOP	■ Jun-13 / 2017
Oxley's stake (%)	■ 100%
Tenure	■ Freehold
GFA (sqm)	■ 6,528
Units	■ 34 shops / 10 restaurants / 11 clinics / 1 food court



Oxley Tower



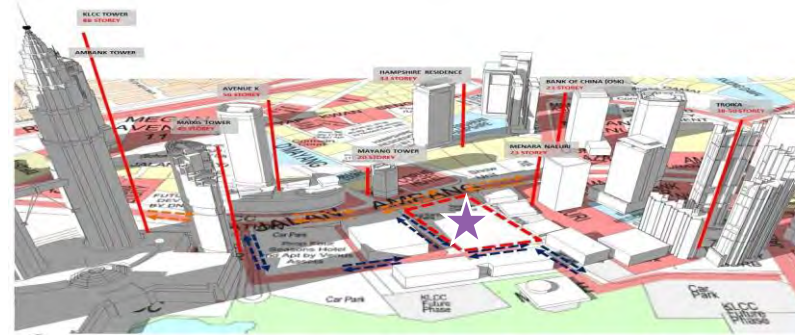
Description	■ 32-storey flagship commercial development located at the junction of Robinson Road and McCallum Street
Location	■ 138 Robinson Road, Singapore
Launch / TOP	■ Apr-12 / 2016
Oxley's stake (%)	■ 100%
Tenure	■ Freehold
GFA (sqm)	■ 16,839
Units	■ 121 shops / 8 cafes / 4 restaurants



Group Overview

Iconic developments in multiple countries

Oxley Towers Kuala Lumpur City Centre



Description	■ Mixed-use development strategically located in close proximity to the Petronas Twin Towers and KL Convention Centre
Location	■ Lot 99, Section 0058 Mukim Bandar Kuala Lumpur
Launch / TOP	■ To be determined
Oxley's stake (%)	■ 100%
Tenure	■ Freehold
GFA (sqm)	■ 175,979
Units	■ To be determined

The Peak



Description	■ 55-storey mixed-use development comprising 2 residential towers, one commercial tower and the Shangri-La Phnom Penh Hotel
Location	■ Village No. 14, Sam Dach Hun Sen Road, Tonle Bassac Commune, Chamkamorn District, Phnom Penh
Launch / TOP	■ Sep-15 – 2017 / 2020
Oxley's stake (%)	■ 79%
Tenure	■ Freehold
GFA (sqm)	■ 208,750
Units	■ 1,014 residential units, 300 keys, 250 office units

Dublin Landings



Description	■ Mixed-use development located within block 8 of the Docklands Strategic Development Zone
Location	■ 72-80 North Wall Quay, Dublin
Launch / TOP	■ Yet to be launched / 2018-20
Oxley's stake (%)	■ 100%
Tenure	■ Leasehold – 300 years from 23-Dec-14
GFA (sqm)	■ 99,564
Units	■ To be determined

Group Overview

Business Strategy

5 Improve capital efficiency and diversify funding sources

- Disciplined approach to land acquisition by entering into joint ventures or strategic alliances with landowners for the pooling of financial resources and management expertise in the project developments, which reduces the risks undertaken by the Group
- Allows the Group to commit lower amounts of capital while enjoying strong cash flows when the Group launches and sells the properties
- Diversify its funding sources and optimise its cost of capital by monitoring the markets for favourable opportunities to build up its capital resources
- Pre-sale proceeds from the sale of residential units can be used to partially fund the development costs of the project components

4 Continue to develop innovative projects to meet changing market demand

- Ongoing efforts in conducting in-depth market research and analysis helps the Group to identify trends and potential development opportunities in each of its key property markets. This allows the Group to adjust its development strategy accordingly
- Continue to leverage on its brand name and experience in developing high-quality, premium properties
- Continue its current practice of collaborating with renowned architects and designers to create architecturally inspiring and unique projects with attractive yet practical floor plans and design



1 Maintain a strong pipeline of new development sites across multiple geographies

- Identify suitable land sites to support a development pipeline of about three to five years on a continued basis
- Focus on identifying sites that are located at vibrant and accessible areas with well-developed amenities,
- Continue its disciplined approach to site acquisition by entering into joint ventures or strategic alliances with landowners
- Identify and access new business opportunities that allow it to acquire or develop larger development sites at premier locations, through both government land sale programmes as well as public and private tenders

2 Diversify its portfolio earnings across geographies and property segments

- Actively explores overseas markets for opportunities to expand its businesses
- Intends to widen its asset portfolio to include more hospitality assets, particularly in emerging markets
- Expects to continue to retain a portion of its commercial and industrial property developments for lease
- Increase recurring rental income streams to augment its property development business
- Intends to widen its asset portfolio to include more hospitality assets

3 Build strategic alliances and partnerships

- Forming strategic alliances with suitable partners to create synergies with the existing business and complement the Group's multi national business strategy
- Better management of expansion and development risks while leveraging on partners' local experiences and best practices to gain access to new markets and solidify the Group's operating presence

2. Key Highlights

- Established property developer with proven track record and strong brand recognition
- Quality products located in choice areas
- Experienced and dedicated management team supported by local execution capabilities
- Capital efficient business model
- Partnership with established players
- Ability to efficiently manage the property development process

Key Highlights

Established property developer with proven track record and strong brand recognition

Ability to execute and deliver value

34

Projects launched⁽¹⁾

27

Projects completed⁽¹⁾

11

No. of countries with an operating presence

S\$2.4bn

Of unbilled contracted value⁽²⁾

>1.5x

Increase in market cap since IPO⁽³⁾

12-18 months

Time from site acquisition to launch

Award-winning development



Top 10 Developers
BCI Asia Awards, Singapore
Novotel / Ibis on Stevens
2015



Development of the Year
RESI Awards, London
Royal Wharf
2015



Winner (Industrial)
Singapore Property Awards
FIABCI-Singapore
Space @ Tampines
2016



Winner (Residential)
Wharf Property Award
Royal Wharf
2015



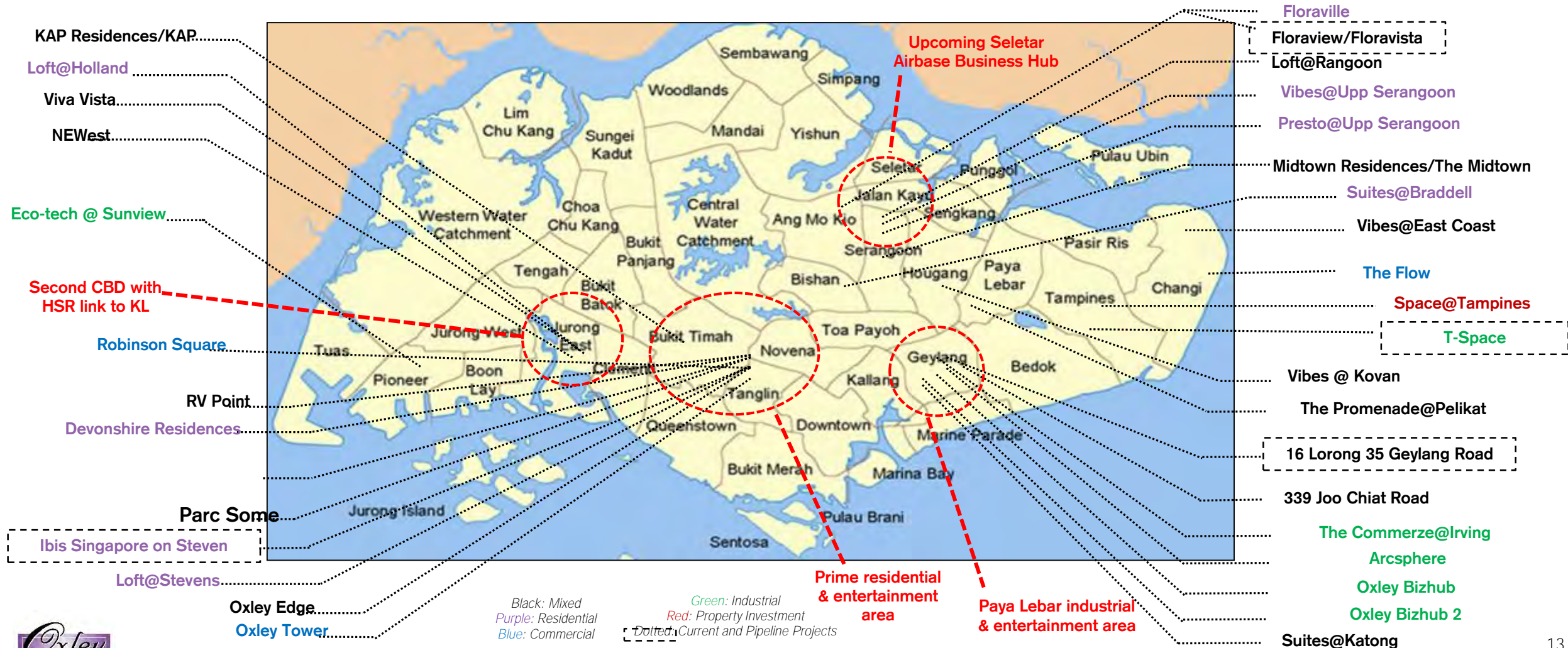
Winner (Industrial)
Singapore Property Awards
FIABCI-Singapore
Oxley Bizhub
2015



Key Highlights

Quality Products Located in Choice Areas

The Group specialises in developments with prominent lifestyle features at accessible locations with developed amenities for young home buyers who aspire towards having a modern and vibrant home environment. Most of its developments are in choice locations within the cities they are located.

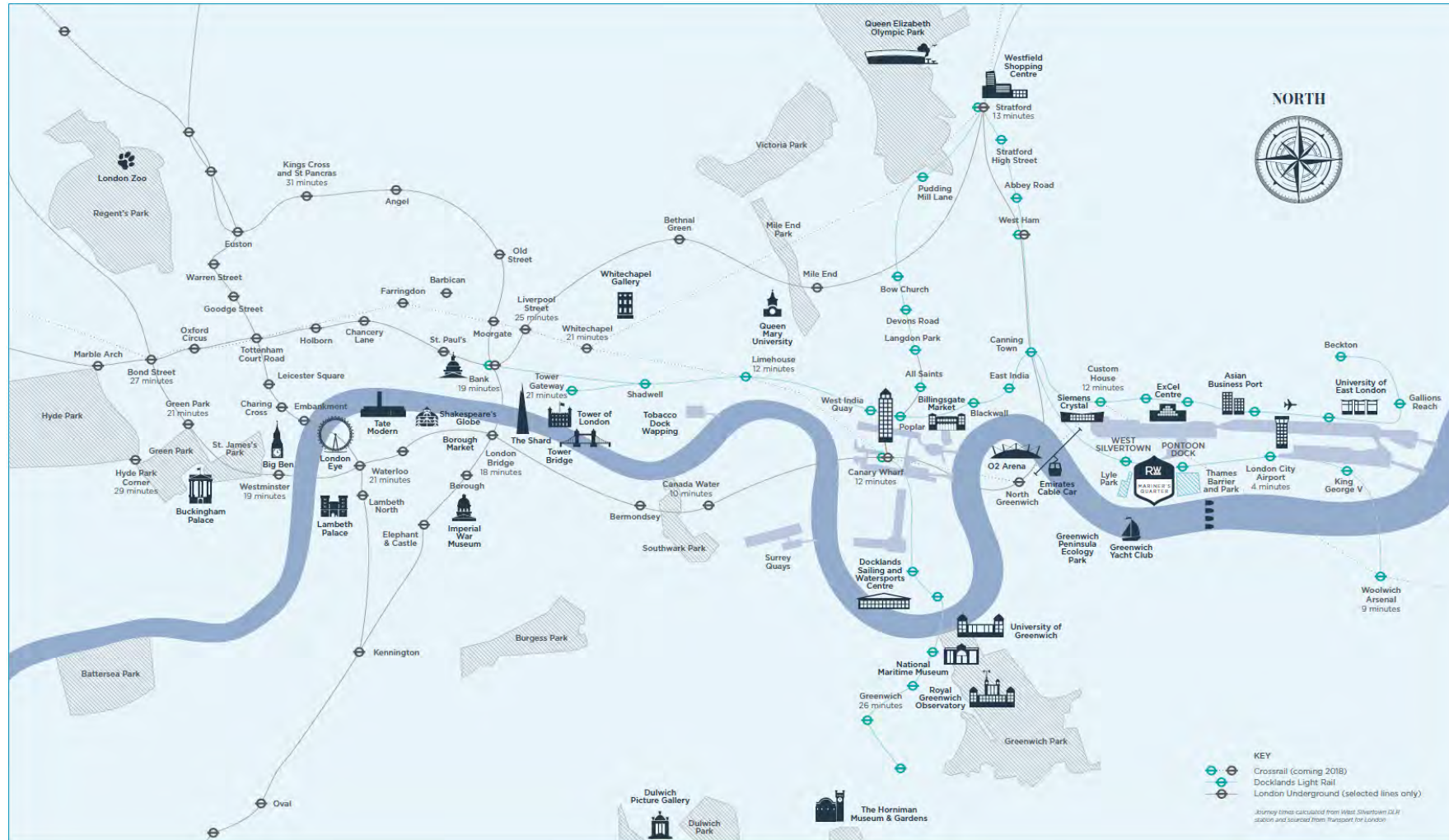


Key Highlights

Quality Products Located in Choice Areas (continued)

The Group specialises in developments with prominent lifestyle features at accessible locations with developed amenities for young home buyers who aspire towards having a modern and vibrant home environment. Most of its developments are in choice locations within the cities they are located.

Royal Wharf, London



Source: Royal Wharf Sales Brochure

Key Highlights

Quality Products Located in Choice Areas (continued)

The Group specialises in developments with prominent lifestyle features at accessible locations with developed amenities for young home buyers who aspire towards having a modern and vibrant home environment. Most of its developments are in choice locations within the cities they are located.

The Bridge and The Peak Phnom Penh, Cambodia



Source: Sales Brochure of the Bridge and The Peak

Key Highlights

Quality Products Located in Choice Areas (continued)

The Group specialises in developments with prominent lifestyle features at accessible locations with developed amenities for young home buyers who aspire towards having a modern and vibrant home environment. Most of its developments are in choice locations within the cities they are located.

Oxley Towers Kuala Lumpur City Centre, Malaysia



Key Highlights

Quality Products Located in Choice Areas (continued)

The Group specialises in developments with prominent lifestyle features at accessible locations with developed amenities for young home buyers who aspire towards having a modern and vibrant home environment. Most of its developments are in choice locations within the cities they are located.

Dublin Landings North Wall Quay, Ireland



Source: Dublin Landings Sales Brochure

Key Highlights

Experienced and dedicated management team supported by local execution capabilities

	Name and Designation	Past Experience	Years in Industry
	Ching Chiat Kwong <i>Executive Chairman & CEO</i>	<ul style="list-style-type: none"> Invested in, developed and successfully launched 13 residential property projects in various parts of Singapore 	20
	Low See Ching Eric <i>Executive Director & Deputy CEO</i>	<ul style="list-style-type: none"> Invested in, developed and launched five property development projects in Singapore, namely Residences@ Jansen at Jansen Road, Urban Lofts at Rangoon Road, Vetro at Mar Thoma Road, The Verve at Jalan Rajah and The Aristo@Amber at Amber Road 	17
	Judy Ching <i>General Manager</i>	<ul style="list-style-type: none"> Spent five years with LCD Property Management Pte. Ltd., where her last position held was Senior Manager (Marketing & Leasing) Spent about 1.5 years as General Manager of Paradiz Investment Ltd Was a Senior Manager with Savills Residential Was a Marketing Manager and spent some 22 years with Tuan Sing Holdings Limited 	30

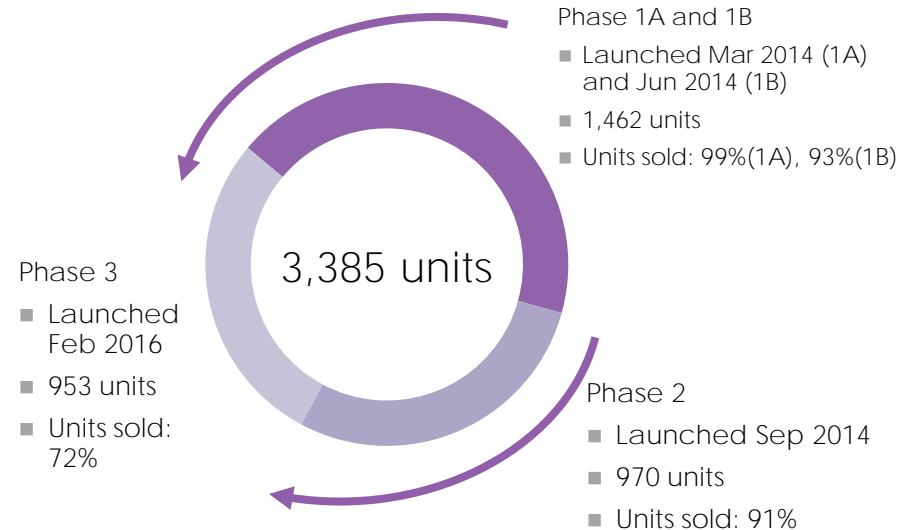
	Name and Designation	Past Experience	Years in Industry
	Ooi Chee Eng <i>Financial Controller</i>	<ul style="list-style-type: none"> Spent five years with Achieva Limited, where he was initially employed as Group Finance Manager and subsequently rose to the rank of Group Financial Controller Held managerial positions in the finance divisions of United Fiber System Ltd and SunMoon Food Ltd Worked in Neptune Orient Lines Ltd, Sime Darby Singapore and HK Region and KPMG Singapore 	15
	Lim Chee Chong <i>Executive Director Oxley Holdings (Malaysia) Sdn. Bhd.</i>	<ul style="list-style-type: none"> More than 16 years experience in project management, development of hotels, residential and commercial properties About 4 years at Fragrance Group Limited and related companies in several positions, such as Director of Property Development, Executive Director, and Project Director Over 3 years at Global Premium Hotels Limited as Executive Director and Chief Executive Officer 	16

Key Highlights

Capital efficient business model

“Self-sustaining” development model

Royal Wharf case study



- ✓ Cash flow from Phase 1 used to fund Phase 2 and Phase 3 development
- ✓ Helps to lighten capital requirements and reduce debt financing
- ✓ Alleviate need for further capital contribution from Oxley
- ✓ Total project cash flows up-streamed to Oxley ListCo upon project completion

Growing recurring income and selective disposal

Current portfolio of investment properties

Novotel / Ibis		Location:	■ 30 Stevens Road
		TOP:	■ 2017
		Tenure:	■ 103 years leasehold
		Oxley Stake:	■ 100%
		GFA (sqm):	■ 29,548
		Rooms:	■ 254/528
		Operator:	■ Novotel / Ibis
Space @ Tampines		Location:	■ No. 18 Tampines Industrial Crescent
		TOP:	■ June 2015
		Tenure:	■ 30 years leasehold
		Oxley Stake:	■ 70%
		GFA (sqm):	■ 65,893
		Main tenant:	■ LHN Space Resources Pte Ltd
		Warehouse units:	■ 71
Soho Akasaka		Location:	■ Akasaka 2-chome, Minato-ku, Tokyo
		Acquired in:	■ June 2015
		Tenure:	■ Freehold
		Oxley Stake:	■ 100%
		GFA (sqm):	■ 651

Disposed investment properties

Chiba Port Square		Location:	■ Chiba Prefecture
		Acquired in:	■ December 2014
		Sold in:	■ December 2015
		Oxley Stake:	■ 100%
		GFA (sqm):	■ 147,949
		Sale price:	■ US\$60m
		Purchase price:	■ JPY3.55bn (US\$32m) ⁽¹⁾

Key Highlights

Partnership with Established Partners

Strong alliances and JVs with reputable local & international partners

Company	Brief Corporate Profile	Area of Cooperation	Years of Cooperation
Ballymore Group	One of London's largest real estate developers	Royal Wharf, London	3 years since 2014
Galliard (Group) Limited	London's largest privately-owned residential developer & 2 nd largest house builder	20% stake	1.8 years since Jul 2015
Sino Great Wall International Engineering Co., Ltd. (wholly-owned subsidiary of Sino Great Wall Co., Ltd)	A leading Chinese property construction contractor	Main contractor for the Bridge	3 years since May 2014
Econpile Holdings Berhad	Piling and foundation specialist in Malaysia	Foundation and substructure works for Oxley Towers Kuala Lumpur City Centre	10 months since June 2016
Lian Beng Group	One of Singapore's major home-grown building construction groups	a. JV Partner for Space@Tampines, Eco-Tech@Sunview and Midtown Residences/The Midtown b. Main contractor for Midtown Residences/The Midtown and Oxley Tower	4 years since 2013
Pindan Group Pty Ltd	One of the leading property and construction companies in Western Australia.	40% stake	5 months since Dec 2016



Key Highlights

Partnership with Established Players (continued)

Strong alliances and JVs with reputable local & international partners



- ✓ 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
- ✓ A current portfolio of over 8,500 residential units and hotel suites, plus approximately 750,000 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



- ✓ Acquired 40% stake in Pindan Group Pty Ltd in 2016
- ✓ Pindan, established in 1977, is one of the leading property and construction companies in Western Australia
- ✓ Pindan is also one of the top 20 largest commercial construction companies in Australia
- ✓ Pindan has an annual turnover in excess of A\$353million as well as over A\$1billion work on hand

Key Highlights

Ability to efficiently manage the property development process

	Effective project management of business processes	Key parties / Partners / Contractors
Site evaluation and assessment	<ul style="list-style-type: none"> ■ Identification and assessment of potential development sites from public tenders, SG's land sales programme, and private sales ■ Factors evaluated include price, accessibility, and vibrancy of site etc 	<ul style="list-style-type: none"> ■ Oxley Holdings ■ Ballymore ■ Galliard Homes
Acquisition of sites	<ul style="list-style-type: none"> ■ Oxley will then proceed to bid for or offer to acquire the available site based on a pre-determined price range to ensure the profitability of acquiring the site for property development 	<ul style="list-style-type: none"> ■ Oxley Holdings ■ Ballymore ■ Galliard Homes
Appointment of professional consultants	<ul style="list-style-type: none"> ■ Management will engage a team of consultants, architects, interior designers, surveyors, mechanical electrical, civil and structural engineers ■ Approvals, licences and building plan clearances necessary for the sale and construction of the project are also be obtained at this stage 	<ul style="list-style-type: none"> ■ Acumen Portfolio Solutions ■ DP Engineers ■ Meinhardt ■ DP Architects ■ Veritas
Marketing and sales	<ul style="list-style-type: none"> ■ Management is responsible for the marketing strategy of projects while external consultants will be engaged in execution including media advertising, and the design, production and distribution of promotional materials. ■ Showrooms will also be constructed for launch 	<ul style="list-style-type: none"> ■ ERA ■ Huttons ■ JLL ■ Chestertons ■ Knight Frank ■ CBRE
Construction and development of projects	<ul style="list-style-type: none"> ■ Prior to the commencement of construction, a main contractor is selected and appointed based on a variety of factors ■ The Group's management and project teams manage and closely supervise the progress of each construction stage of the project with the assistance of professional consultants 	<ul style="list-style-type: none"> ■ Econpile ■ Pindan Contracting ■ Lian Beng Group ■ Sino Great Wall Construction Engineering ■ Galliard Homes

3. Operations Overview

- Development Portfolio
- Investment Portfolio
- Hospitality Portfolio
- Key Associates

Operations Overview

Development Portfolio - Singapore

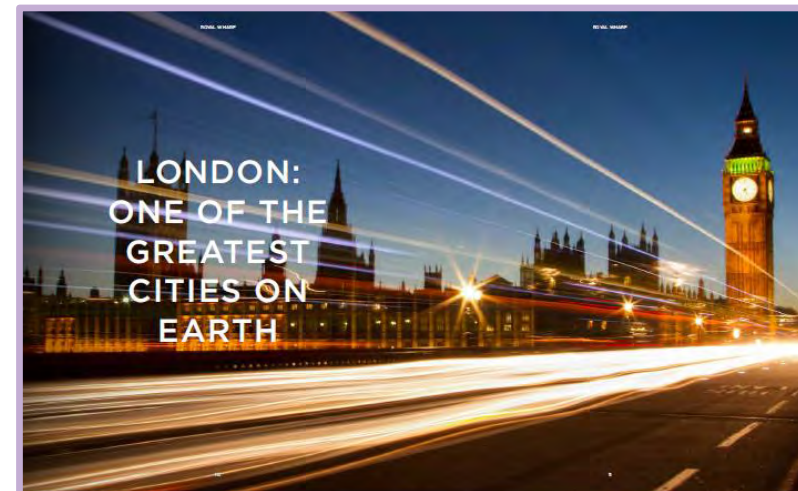


- ✓ Launched a total of 30 projects including residential, commercial and industrial properties
- ✓ Development portfolio of 460,843 sqm GFA
- ✓ Quality residential properties offered at competitive prices
- ✓ Developments mainly located in bustling and dynamic areas
- ✓ Combined sales of more than \$500 million from Oxley Tower, which obtained its TOP on 9 December 2016

Operations Overview

Development Portfolio – United Kingdom

- ✓ Developing a 363,000 sqm waterfront township (known as Royal Wharf) in East London along River Thames
- ✓ Collaborating with Ballymore, one of London's property development company, to develop more than 3,000 homes
- ✓ Expected phase completions in 2017, 2019 and 2020
- ✓ More than 89% of total units sold*
- ✓ S\$1.69 billion of unbilled contract*
- ✓ Successfully handed over 45 units of townhouses*



Operations Overview

Development Portfolio – United Kingdom (continued)



Property Name	Royal Wharf
Location	North Woolwich Road, London, United Kingdom
Type	Township Development
Acquisition Date	December 2013
Launched	Phase 1A (Mar 14), Phase 1B (Jun 14), Phase 2 (Sep 14) Phase 3 (Feb 16)
Tenure	Freehold & Leasehold
Land Area (sq m)	149,734
Gross Floor Area (sq m)	~ 363,000
Residential Units	3,385
Units Sold	Phase 1A: 99%; Phase 1B: 93%; Phase 2: 91%; Phase 3: 71%
Group's Stake	100%
Target Completion	2016 - 2017 (Phase 1) / 2018 - 2019 (Phase 2) / 2019 - 2020 (Phase 3)

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.

Awards

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

Operations Overview

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**, namely, “The Bridge”, and “The Peak”
- ✓ “The Bridge” is expecting its **completion** by **2018**
- ✓ “The Peak” is expecting its **completion** by **2020**
- ✓ **1st** developer to introduce SOHO concept in Cambodia
- ✓ **1st Shangri-La hotel** in Phnom Penh to be built in “The Peak”
- ✓ **S\$0.25 billion** of unbilled contract*



Operations Overview

Development Portfolio – Cambodia (continued)



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 May 2016 – Retail
Tenure	Freehold
Land Area (sq m)	10,090
Gross Floor Area (sq m)	150,399
Residential / SOHO / Retail Units	746 / 963 / 630
Units Sold	Residential: 97%, SOHO: 74%, Retail: 62% (Phase 1)
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
- ✓ 5 minutes from Preah Sihanouk Boulevard and 2 minutes from Diamond Island

Operations Overview

Development Portfolio – Cambodia (continued)



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) Nov 2016 – Office (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 (Residential): 52%, Phase 2 (Residential): 16%, Phase 2 (Office): 10%
Group's Stake	79%

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

Operations Overview

Development Portfolio – Cambodia (continued)

Upcoming launches

No	Location	Tenure	Development Type*	Land Area (sq m)	Group's Stake	Expected Launch#
1	The Mekong Land at National Road 1, Kdey Takoy Village, Veal Sbov Commune, Mean Chey District, Phnom Penh (Mekong Riverside)	Freehold	Residential	37,689	79%	2QCY2017
2	The Garage Land at Street 84, Village 13, Srah Chork Commune, Daun Penh District , Phnom Penh (The Garage)	Freehold	Mixed	8,921	79%	4QCY2017

* Subject to authorities approval

Subject to changes



Operations Overview

Development Portfolio – Malaysia

- ✓ Established strong relationships with local land owners
- ✓ Developing a portfolio of 238,147 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 with a retail podium in Kuala Lumpur
 - 1 Mixed-use development in Johor
 - 1 residential development in Selangor
 - 1 block of mixed-use development consisting of SOHO, service apartment and town villa with carpark and retail podium in Selangor
 - 1 residential development in Penang (Pepper Hill)

Operations Overview

Development Portfolio – Malaysia (continued)

Malaysia Land Parcels

No	Location	Tenure	Development Type*	Land Area (sq m)	Group's Stake
1	Grant No. 27706, Lot 99, Section 0058 Mukim Bandar, Kuala Lumpur, Daerah Kuala Lumpur ("Oxley Towers Kuala Lumpur City Centre")	Freehold	Mixed	12,575	100%
2	Plot B3 & B5 Iskandar, Johor ("Medini")	99 + 30 years	Mixed	17,300	100%
3	No. Hakmilik 1038, Lot 26315, Bt 6 Jalan Damansara, Daerah Petaling, Bandar Petaling Jaya, Negeri Selangor ("Section 16")	Freehold	Mixed	19,098	100%
4	Geran Mukim 1146, Lot 46, Kuala Lumpur ("Robson")	Freehold	Residential	7,710	50%
5	Mukim 18, Daerah Timor Laut, Penang ("Pepper Hill")	Freehold	Residential	119,876	70% ¹
6	Lot 347, GM269 Bandar Ulu Kelang, Daerah Gombok, Negeri Selangor ("Beverly")	Freehold	Residential	61,588	50%

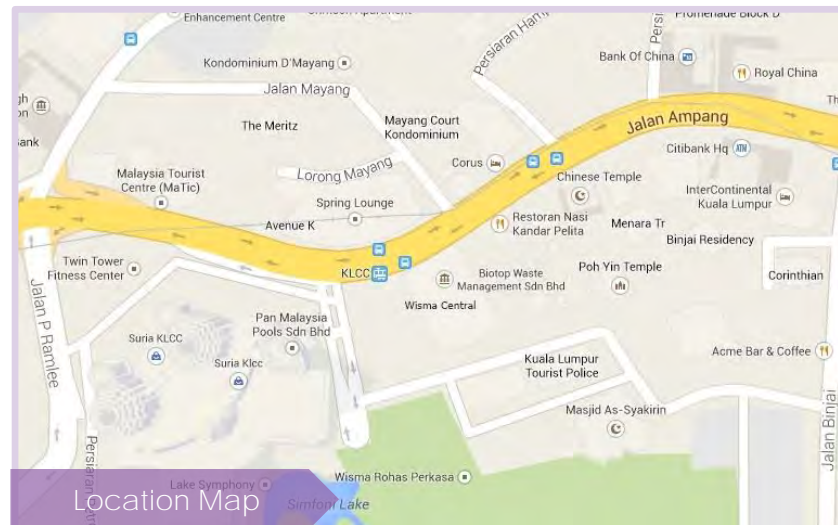
* Subject to authorities approval

¹ The group does not own the land. It has the right to develop the property pursuant to a joint venture agreement



Operations Overview

Development Portfolio – Malaysia (continued)



Property Name	Oxley Towers Kuala Lumpur City Centre
Location	Grant No. 27706, Lot 99, Section 0058 Mukim Bandar Kuala Lumpur, Daerah Kuala Lumpur
Type	Retail, Commercial, Hotel & Residential Development
Expected Launch	2017
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%

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

Operations Overview

Development Portfolio – Ireland



- ✓ 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 of Ireland 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
- ✓ Agreement for lease with National Treasury Management Agency to lease Levels 3 to 8 of Block D1 Dublin Landings

Operations Overview

Development Portfolio – Indonesia



Property Name	Oxley Convention City
Location	Jalan Raja Haji Fisabillilah Batam
Type	Mixed Residential & Commercial Development
Launched	Dec 2016 – Residential, Commercial (Phase 1)
Tenure	35 Years HGB, subject to renewal
Land Area (sq m)	20,000
Construction Floor Area (sq m)	191,420
Description	3 Residential towers 1 Hotel tower 1 Office tower
Units Sold	Phase 1: 51% sold
Group's Stake	50%

Key Features

- ✓ Integrated development complemented by world-class convention centre, business tower, exclusive hotel, exciting retails and F&B avenues, vibrant collection of shop units and three 32-storey towers of luxurious residences
- ✓ Strategically located at the heart of Batam's financial district
- ✓ A stone's throw away from the major banks and mere minutes away to the popular Nagoya shopping and food district

Operations Overview

Development Portfolio – China

Venture into China through joint partnerships:

1. 27.5% stake in Gaobeidian mixed-use development
 - ✓ Developing a Sports Village theme mixed-use development with approx. approved 1,234,006 sq m GFA in Gaobeidian, Hebei Province
 - ✓ Within China's newly-announced third special economic zone, Xiongan New Area, causing residential prices in the vicinity to shoot up to RMB 20,000 psm
 - ✓ Expected gross development value (RMB30 billion) significantly exceeds total cost of investment (RMB500 million)
2. 10% stake in Xin Gang Guo Ji Cheng residential development with Sunway Group
 - ✓ 2,078 units residential development with total GFA of 242,000 sqm in Xuancheng, Anhui Province

Operations Overview

Development Portfolio – China (continued)



Property Name	中新健康城 (Gaobeidian / Sino-Singapore Health City)
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	Phase 1: 2017
Tenure*	40/50/70 years (leaseholds for the development with the Township vary)
Land Area (sq m) – approx.*	5.3 million
Gross Floor Area (sq m)	1,234,006 ^
Group's Stake	27.5%

* Subject to authorities approval

^ The relevant authorities have approved development plans for approximately 1,234,006 sq m of the GFA within Gaobeidian.

Operations Overview

Development Portfolio – China (continued)



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

Operations Overview

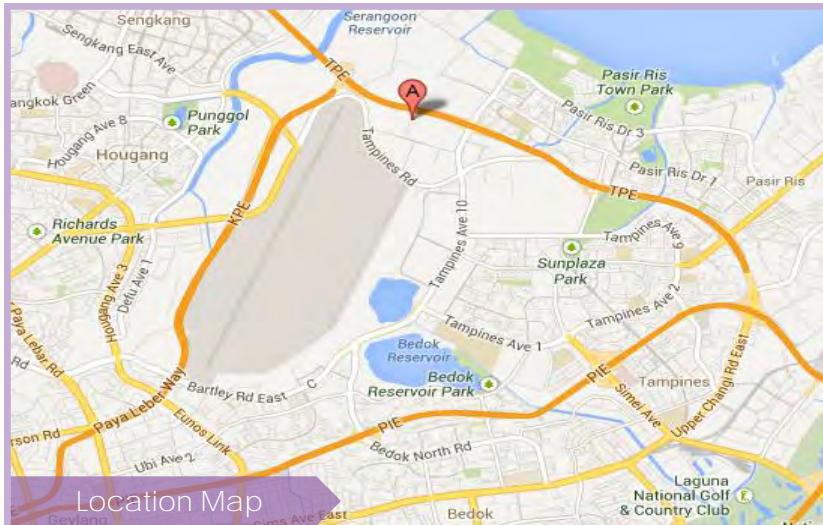
Development Portfolio – Myanmar

- ✓ Constructing a **land area** of **12,889 sq m** in Yangon
- ✓ Providing construction, management, and consultancy services for a **20-storey mixed-use development** in Yangon
- ✓ Named as **Min Residences**, comprising residential and commercial units, **expected to launch in 2Q/3Q CY2017**



Operations Overview

Investment Portfolio – Singapore



Property Name	Space@Tampines
Location	No. 18, 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
Occupancy	95%

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

Operations Overview

Investment Portfolio – Singapore (continued)



Property Name	Novotel Singapore on Stevens/ Ibis Singapore on Stevens
Location	30 Stevens Road
Type	Hotel and Commercial development
Acquisition Date	March 2013
Tenure	103 years leasehold
Land Area (sq m)	18,477
Gross Floor Area (sq m)	Hotel 26,197 sq m / Commercial 3,351 sq m
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

Operations Overview

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%
Occupancy	100%

Operations Overview

Hospitality Portfolio – Singapore

Novotel on Stevens & IBIS on Stevens



Novotel Singapore on Stevens

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

IBIS Singapore on Stevens

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

Operations Overview

Hospitality Portfolio – Malaysia



Jumeirah Kuala Lumpur Hotel

- ✓ 181 keys
- ✓ Occupying the upper floors of Tower 2
- ✓ 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 Tower 1
- ✓ 4 F&B outlets
- ✓ Pool with deck and terrace
- ✓ So Fit gym
- ✓ So Spa
- ✓ Signature Club Lounge
- ✓ Business Centre

Operations Overview

Hospitality Portfolio – Cambodia



Shangri-La Hotel, Phnom Penh

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

Operations Overview

Key Associates – Galliard (Group) Limited

- Founded in 1992, Galliard Group has played a key role in London's property transformation, directing at regenerating, rejuvenating and reinventing the city. This includes a portfolio of over 8,500 residential units and hotel suites plus circa 750,000 ft of commercial floor space across London and southern England, with an additional over 3,600 units subject to planning approval.
- The Galliard Group business comprises four business divisions, namely,
 - [Galliard Homes](#) which undertakes sales and marketing for the Galliard Group's portfolio of homes,
 - [Galliard Construction](#) which handles commercial, residential and mixed-use developments, and construction for joint venture projects and third party developments,
 - [Galliard Commercial](#) which develops hotels, commercial and retail premises, and undertakes joint venture projects and third party work,
 - [Galliard Homes Letting](#) (in partnership with Life Residential) which handles tenancy and re-sale transactions and operates from 13 London branches with investor relation offices located in Singapore, Hong Kong and Cape Town. It currently lets and manages over 3000 London apartments for investors in over 50 countries worldwide with sales transactions amounting to circa £100,000,000 per annum.

	Gross Development Value (GBPm)	No of units
Galliard Homes		
Current developments	1,501	6,459
Upcoming development	485	3,639
Galliard Construction		
Current developments	1,117	5,938
Upcoming development	935	5,252
Galliard Commercial		
Current developments	98	546
Upcoming development	N.A.	N.A.
Galliard Homes Letting		
Current developments	4.2	2,762
Upcoming development	N.A.	N.A.

Operations Overview

Key Associates – Pindan Group Pty Ltd

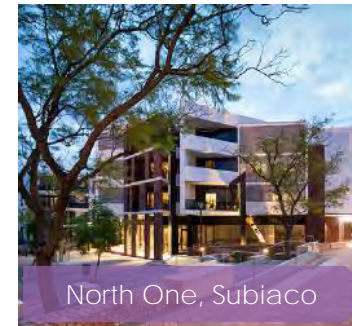
Established in 1977, Pindan has prospered as one of the leading property and construction companies in Western Australia. It is now

- 35th largest commercial construction company in Australia
- top 20 biggest movers in residential starts in Australia
- largest semi-detached dwelling builder in Western Australia and 4th largest nationally
- largest multi-unit builder in Western Australia, and 5th largest nationally
- 4th largest home builder in Western Australia, and the 17th largest nationally

Pindan has a truly integrated business, with its operations including the following:

- [Pindan Constructions](#) – small to medium commercial construction, grouped dwellings & apartments as well as large scale residential construction across all sectors throughout Perth, Peel and South West regions. Design and construct services.
- [Pindan Contracting](#) – regional and remote civil, commercial, residential and mining works and housing & infrastructure maintenance throughout WA and NT. Design and construct services.
- [Pindan Asset Management](#) – maintenance works and services across the Pilbara and Mid West/Gascoyne regions of Western Australia.
- [Pindan Modular](#) – modular & transportable construction, manufactures steel frames and trusses.
- [Pindan Capital](#) – property funds management.
- [Development Management](#) - feasibility, site acquisition, planning & development management service.
- [Pindan Realty](#) – project marketing & sales, commercial and residential property management and strata management.
- [Switch Homes](#) – residential home construction.

Headquartered in Perth, Pindan employs approximately 380 full-time staff with additional office locations in the Perth metropolitan region, the South West, Pilbara and Mid West regions of Western Australia as well as the Northern Territory, Brisbane, Sydney and Shanghai, China.



4. Financial Overview

- Financial Policy and Target
- Profitability and Cash Flow Generation
- Financial Position
- Credit Metrics
- Debt and Liquidity Profile

Financial Overview

Financial Policy and Target

Leverage

- Declining total debt / capitalisation
- Maintain as much unencumbered assets as possible for future funding flexibility

Liquidity

- Maintain access to multiple funding sources including bank loans and capital market funds
- Maintain cash balance of at least 10% of revenue at Group level to meet working capital needs

Investment

- Focus only on companies and projects within core business, geographical regions and areas of competency
- Comprehensive analysis and approval process in place to assess overall risk and return of each investment

Dividend

- Maintain a flexible dividend policy with having sufficient cash on hand as the critical consideration
- Payout level to be based on overall cash position, financial situation and future development needs

Hedging

- Maintain natural hedge as much as possible with respect assets/liabilities and revenue/expense
- Hedging to be done only with creditworthy counterparties if need be

Consolidated Comprehensive Income

(S\$ million)	Third Quarter Ended			Nine months Ended		
	31-Mar-17	31-Mar-16		31-Mar-17	31-Mar-16	
	(Unaudited)	(Unaudited)	% Δ	(Unaudited)	(Unaudited)	% Δ
Revenue	387	203	91%	1,119	816	37%
Gross Profit	92	66	40%	342	238	43%
Operating Profit *	72	94	(24%)	278	246	13%
Finance Costs	(12)	(14)	(20%)	(34)	(40)	(15%)
Share of (Loss)/Profit from JV and associates	2	8	(74%)	(2)	45	(103%)
Profit before Tax	62	88	(29%)	242	251	(3%)
Profit after Tax	46	74	(38%)	184	211	(13%)

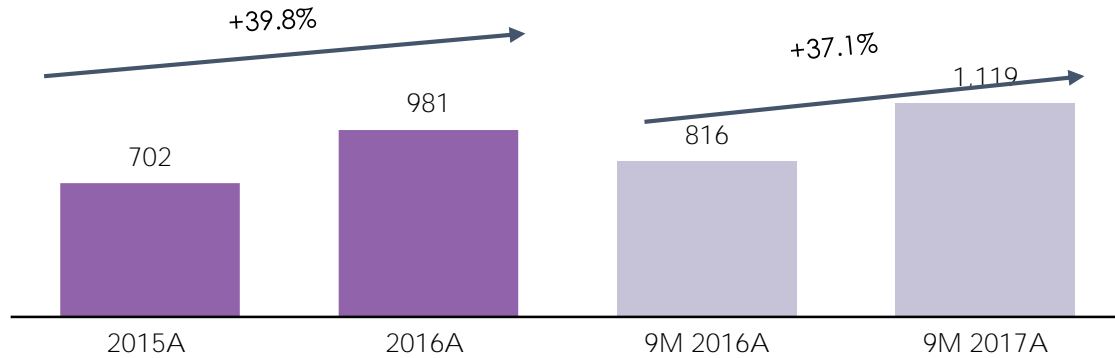
* Before finance costs and share of (loss)/profit from JV and associates

Financial Overview

Profitability and Cash Flow Generation

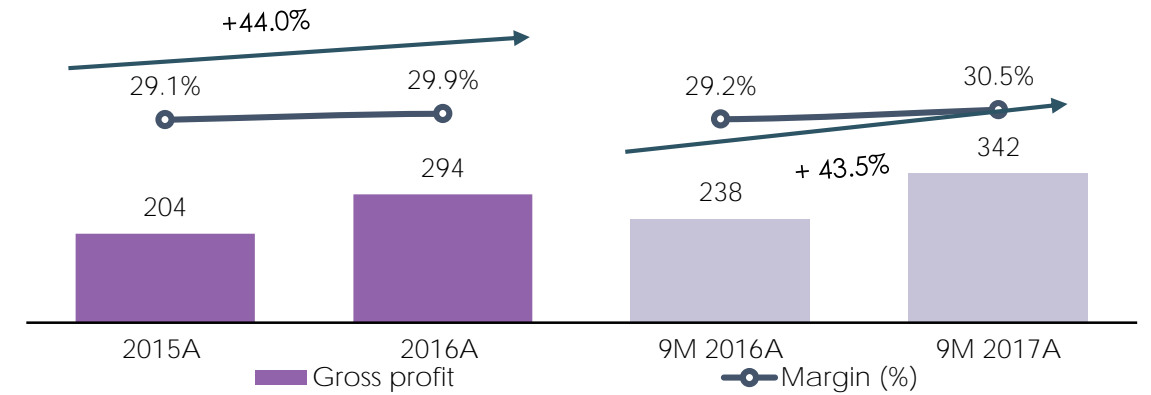
Revenue

(S\$ m | FYE 30 Jun)



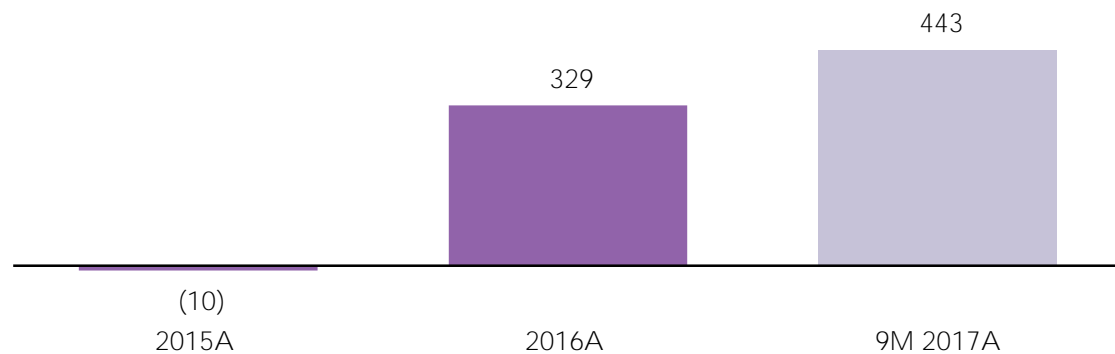
Gross profit

(S\$ m | FYE 30 Jun)



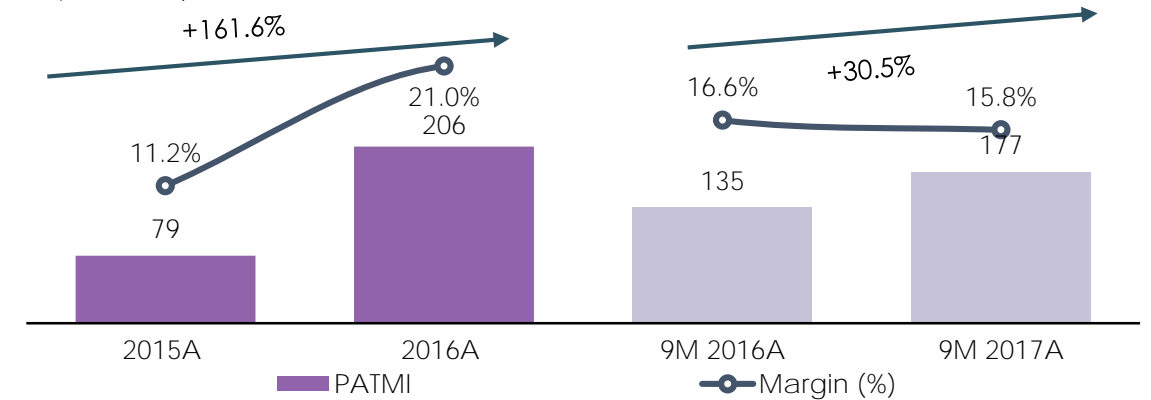
Cash flow from operations

(S\$m | FYE 30 Jun)



PATMI

(S\$ m | FYE 30 Jun)



Consolidated Financial Position

(\$ million)	As At			
	(Audited) 30-Jun-14	(Audited) 30-Jun-15	(Audited) 30-Jun-16	(Unaudited) 31-Mar-2017
Cash & Cash Equivalents	360	344	551	236
Development Properties	2,143	2,479	2,461	1,850
Total Assets	3,707	4,144	4,732	4,167
Current Borrowings	299	823	1,421	791
Non-Current Borrowings	1,991	1,608	1,235	1,428
Total Borrowings *	2,290	2,431	2,656	2,219
Net Borrowings **	1,930	2,087	2,105	1,983
Total Liabilities	3,006	3,353	3,767	3,120
Total Equity	701	790	965	1,047
Total Tangible Net Worth (TNW) ***	715	762	902	989

* Of the total bank borrowings of S\$2.2billion (30 June 2016: S\$2.7 billion), S\$57.0 million (30 June 2016: S\$188.2million) 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

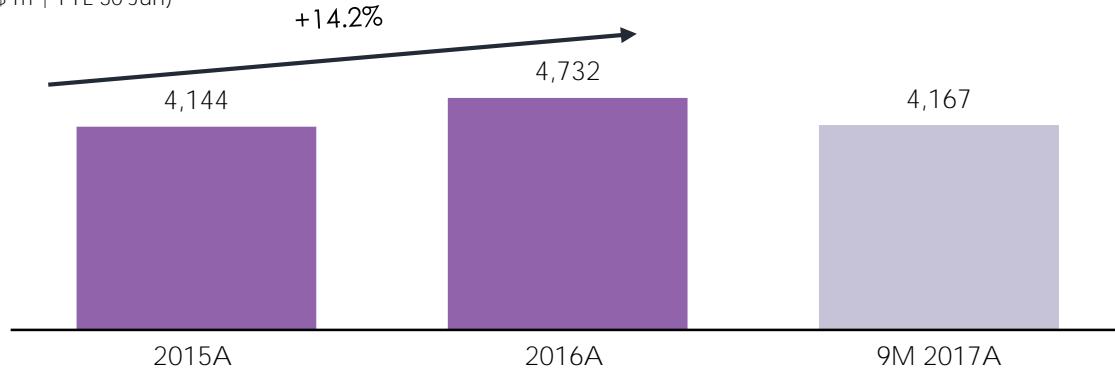
*** Equity, attributable to owners of the parent less deferred tax assets plus deferred tax liabilities

Financial Overview

Financial Position

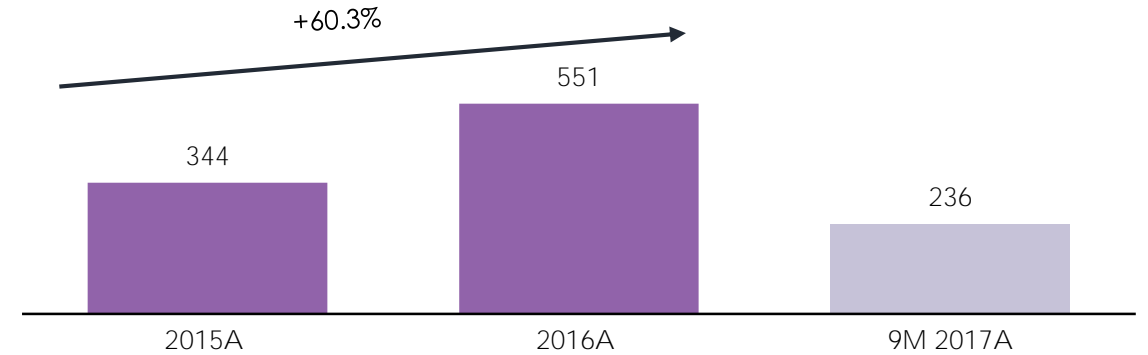
Total assets

(\$\$ m | FYE 30 Jun)



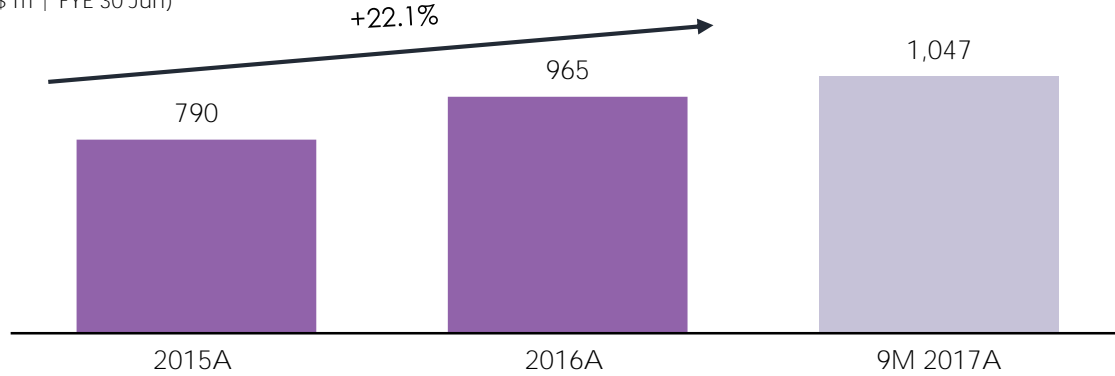
Cash and cash equivalents

(\$\$ m | FYE 30 Jun)



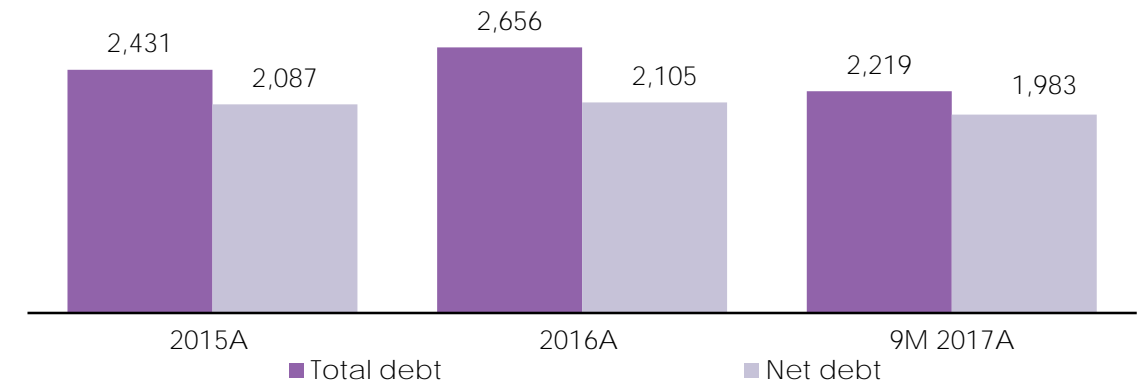
Total equity

(\$\$ m | FYE 30 Jun)



Total debt and net debt

(\$\$ m | FYE 30 Jun)

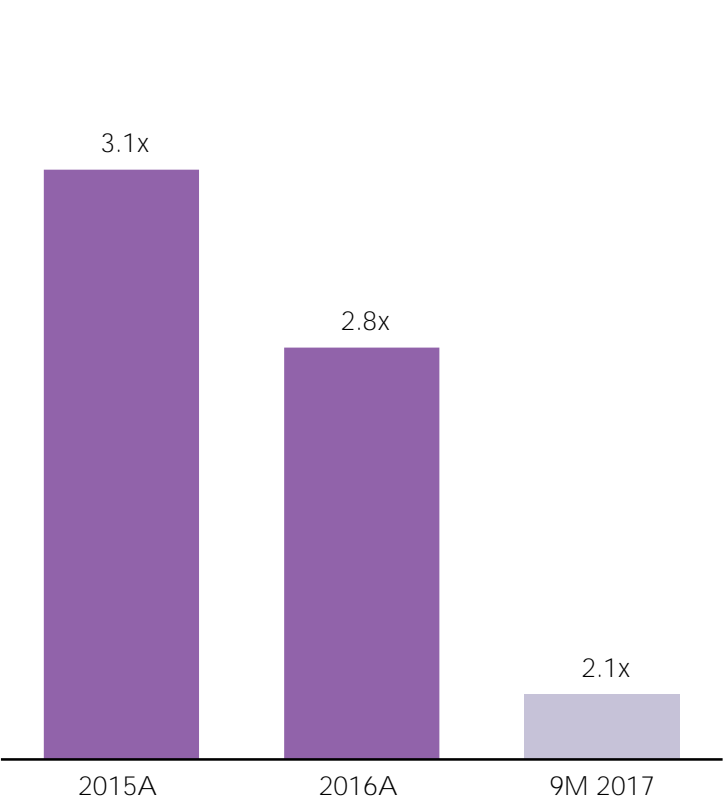


Financial Overview

Credit Metrics

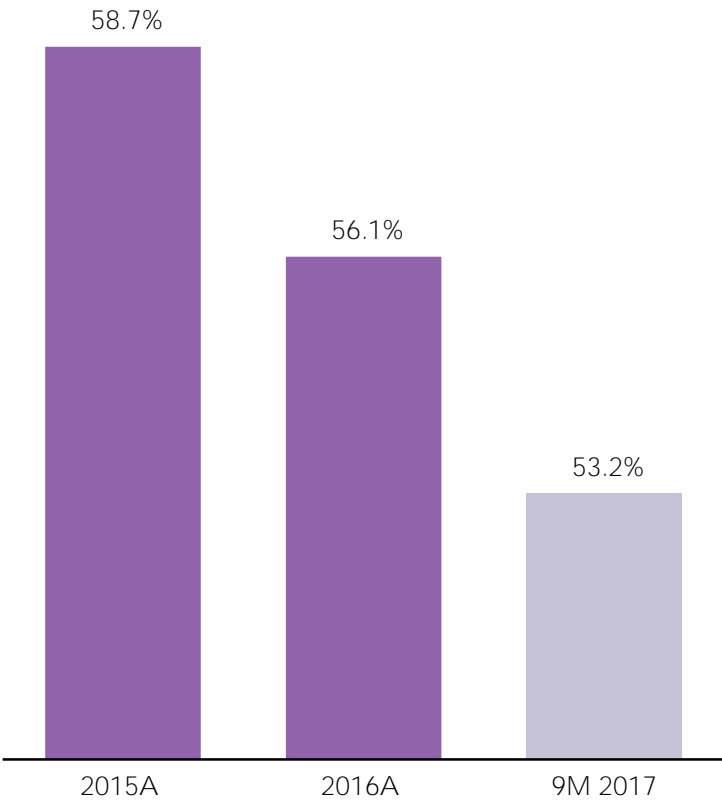
Total debt / Equity

(x | FYE 30 Jun)



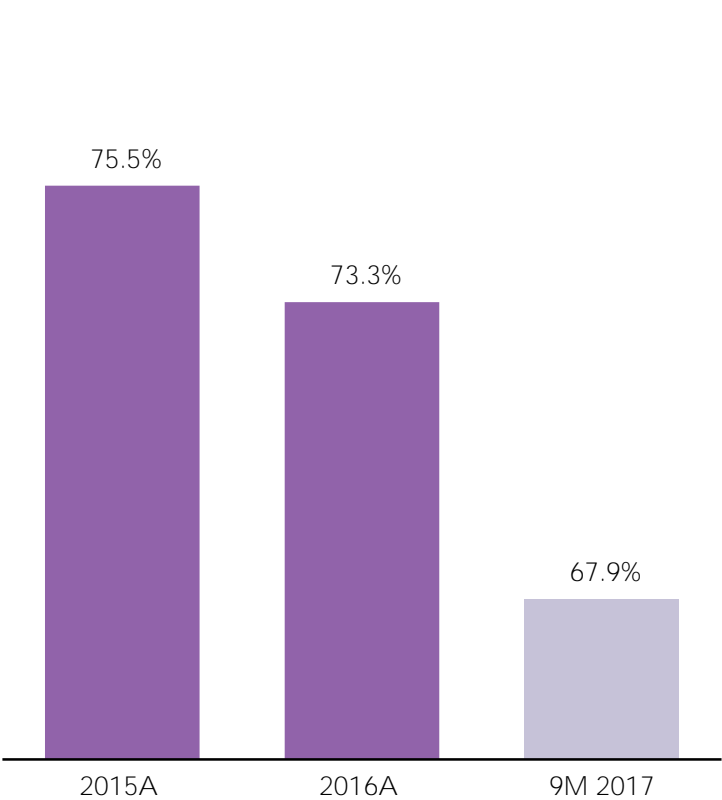
Total debt / Assets

(% | FYE 30 Jun)



Total debt / Capitalisation

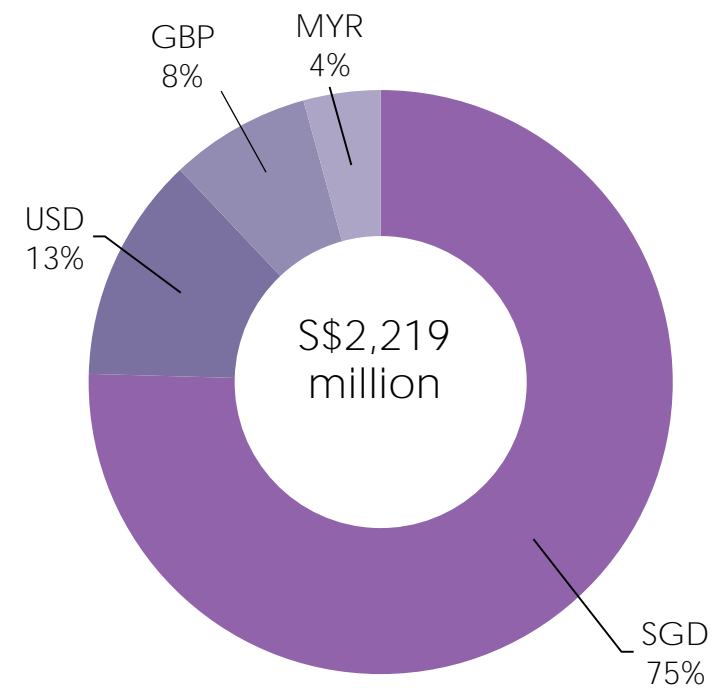
(x | FYE 30 Jun)



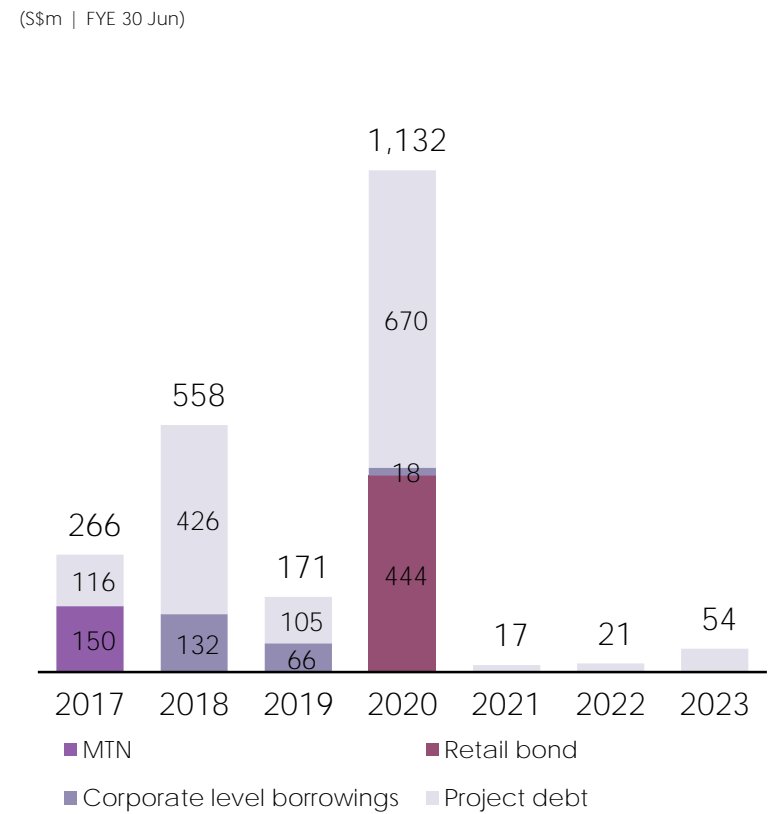
Financial Overview

Debt and Liquidity Profile as at 31 March 2017

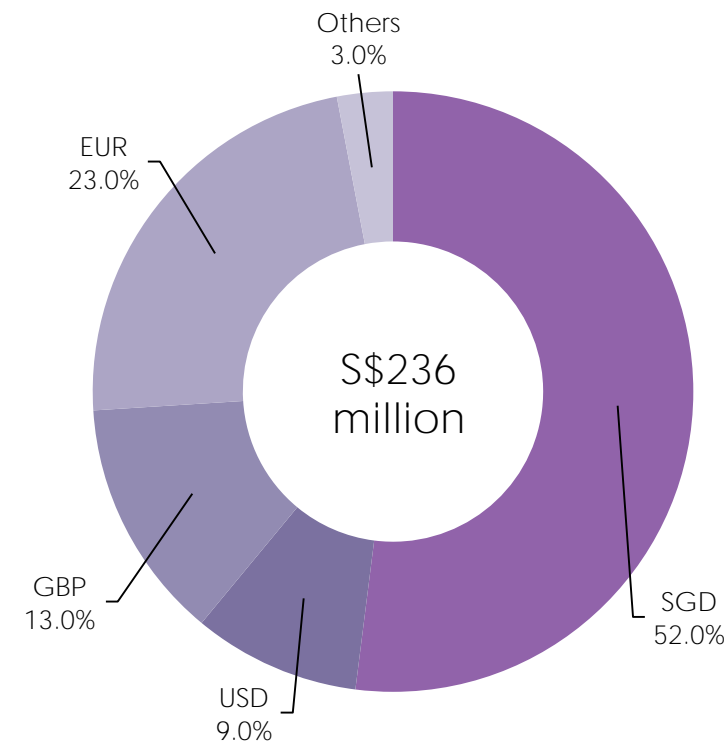
Debt breakdown by currency



Debt breakdown by maturity and type



Cash and Cash Equivalents By Currency



5. Appendix

- Completed Projects
- Current & Planned Projects

Appendix

Completed Projects – Singapore



Residential/mixed-use residential projects

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Residential Units	Shop Units	Launch Date	Units Sold (%)	Group's Stake (%)	Year of TOP
1	Parc Somme	Dec-09	99 years	1,629	30	5	Apr-10	100	100	2012
2	Suites@Katong	Dec-09	Freehold	2,797	51	8	Apr-10	100	51	2012
3	Loft@Rangoon	Feb-10	Freehold	1,454	24	3	Jun-10	100	100	2013
4	Loft@Stevens	Jun-10	Freehold	1,889	44	-	Feb-11	100	60	2013
5	Loft@Holland	May-10	Freehold	1,580	41	-	Jan-11	100	67.5	2014
6	Viva Vista	Jun-09	Freehold	9,013	144	106	Aug-10	100	100	2014
7	Vibes@Kovan	May-10	Freehold	2,157	36	5	Jan-11	100	100	2014
8	Vibes@East Coast	May-10	Freehold	7,125	117	28	Jun-11	100	66	2014
9	RV Point	Feb-10	999 years	2,018	36	9	Oct-10	100	100	2015
10	Suites@Braddel	Oct-10	Freehold	1,552	33	-	Jun-11	100	100	2015
11	Devonshire Residences	Apr-10	Freehold	3,835	84	-	Mar-11	100	52	2015
12	The Promenade@Pelikat	May-11	Freehold	19,473	164	270	Apr-12	100	90	2015
13	Vibes@Upper Serangoon	Oct-10	Freehold	3,050	60	-	May-12	100	100	2016
14	Presto@Upper Serangoon	Oct-10	Freehold	1,820	36	-	Apr-12	100	100	2016
15	Midtown Residences/ The Midtown	Jun-12	99 years	16,853	160	107	Apr-13	99	50	2016
16	Oxley Edge	Nov-10	Freehold	3,226	45	5	Mar-13	100	100	2016
17	NEWest	May-12	956 years	25,130	136	141	May-13	100	55	2016
18	KAP Residences/KAP	Oct-12	Freehold	17,146	142	107	May-13	99	55	2016
19	339-339C Joo Chiat Road	Apr-12	Freehold	763	4	1	-	100	100	2016

Appendix

Completed Projects – Singapore (cont'd)



Commercial projects

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Office Units	Shop Units	Launch Date	Units Sold (%)	Group's Stake (%)	Year of TOP
1	Robinson Square	Dec-10	Freehold	4,753	32	5 Shops 1 Gym	Nov-11	100	100	2014
2	Oxley Tower	Sep-10	Freehold	16,839	104	121 Shops 8 Cafes 4 Restaurants	Mar-12	100	100	2016
3	The Flow	Mar-12	Freehold	6,528	-	34 Shops 10 Restaurants 11 Clinics 1 Food Court	Jun-13	82	100	2017

Industrial projects

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Office Units	Shop Units	Launch Date	Units Sold (%)	Group's Stake (%)	Year of TOP
1	Oxley BizHub	Aug-10	60 years from 15 Nov 2011	87,126	726	2 Canteens 1 gymnasium, swimming pool and gardens	Apr-11	99	100	2013
2	Arcsphere	Dec-10	Freehold	2,529	19	-	Sep-11	100	100	2013
3	Oxley BizHub 2	Feb-11	60 years from 10 Jun 2011	30,944	270	1 Canteen	Sep-11	100	55	2013
4	The Commerze@Irving	Jun-11	60 years from 26 Sep 2011	11,735	66	51 Shops 13 Restaurants 1 Canteen	Feb-12	100	55	2013
5	Eco-tech @Sunview	Oct-12	30 years from 25 Jan 2013	70,432	424	1 Canteen	Aug-13	100	51	2015

Appendix

Current & Planned Projects – Singapore



Residential/mixed-use residential projects

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Residential Units	Shop Units	Launch Date	Units Sold (%)	Group's Stake (%)	Estimated Year of TOP
1	Floraville/Floraview/Floravista	Mar-12	Freehold	12,420	140	28	Aug-13	84	55	2017 ⁽¹⁾
2	The Rise@Oxley Residences/ The Rise@Oxley	May-12	Freehold	10,712	120	29	Residential: Oct-14 Commercial: Yet to be launched	Residential: 83 Commercial: N.A.	100	2017

Note:
(1) Floraville was completed in March 2017, while Floraview/Floravista are expected to be completed during the 3rd quarter of 2017.

Industrial projects

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Light Industrial Units	Shop Units	Launch Date	Units Sold (%)	Group's Stake (%)	Estimated Year of TOP
1	T-Space	N.A. ⁽¹⁾	30 years	84,315	1 Canteen Heavy Vehicle Parking Space		Mar-16	39	49	2019

Note:
(1) The Group acquired an interest and is participating in the development of T-Space through its subscription of shares in Goldprime Land Pte. Ltd.

Appendix

Current & Planned Projects – Singapore (cont'd)



Property investment

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Warehouse Units	Group's Stake (%)	Year of TOP
1	Space@Tampines	Sep-12	Leasehold of 30 years from 10 December 2012	65,893	71	70	2015

Hospitality

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Hotel Rooms	Group's Stake (%)	Estimated Year of TOP	Estimated Year of Commencement of Operations
1	Novotel Singapore on Stevens	Jul-13	Leasehold of 103 years from 18 July 2013	29,548	254	100	2017	2017
	Ibis Singapore on Stevens				528			

Appendix

Current & Planned Projects – United Kingdom



United Kingdom

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Development Type	Launch Date ⁽¹⁾	Units Sold (%)	Group's Stake (%)	Year of completion
1	North Woolwich Road, London ("Royal Wharf")	Dec-13	Freehold and Leasehold	363,000	Township	Phase 1A (811 units): Mar-14	99	100	2016 – 2017
						Phase 1B (651 units): Jun-14	93	100	2016 – 2017
						Phase 2 (965 units): Sep-14	91	100	2018 – 2019
						Phase 3 (953 units): Feb-16	70	100	2019 – 2020
						Phase 4: Yet to be launched	N.A.	100	To be determined
2	Units 1 – 8 Deanston Wharf, Canning Town, London ("Canning Town")	Jul-15	999 years from 24 June 1987	60,000	Residential	Yet to be launched	N.A.	100	To be determined

Note:
 (1) The initial launch date of each phase of Royal Wharf. The residential units in each phase has been launched in stages.

Appendix

Current & Planned Projects – Malaysia



Malaysia

No.	Property Name ⁽¹⁾	Year of Acquisition	Tenure	Approximate Land Area (sq m)	Development Type	Group's Stake (%)
1	No. Hakmilik 1038, Lot 26315, Bt 6 Jalan Damansara, Daerah Petaling, Bandar Petaling Jaya, Negeri Selangor, Malaysia ("Section 16")	2013	Freehold	19,098	Retail, commercial and residential	100
2	Grant No. 27706, Lot 99, Section 0058 Mukim Bandar, Kuala Lumpur, Daerah Kuala Lumpur, Malaysia ("Oxley Towers Kuala Lumpur City Centre")	2014	Freehold	12,575 ¹	Retail, commercial, hotel and residential	100
3	Plot B3 & B5 Iskandar, Johor, Malaysia ("Medini")	2014	99 years from 15 February 2008 with a 30-year option to extend	17,300	Mixed-use development	100
4	Mukim 18, Daerah Timor Laut, Penang, Malaysia ⁽²⁾ ("Pepper Hill")	N.A.	Freehold	119,876	Residential	70% ²
5	Geran Mukim 1146, Lot 46, Kuala Lumpur, Malaysia ⁽³⁾ ("Robson")	N.A.	Freehold	7,710	Residential	50 ³
6	Lot 347, GM 269 Bandar Ulu Kelang, Daerah Gombak, Negeri Selangor, Malaysia ⁽⁴⁾ ("Beverly")	N.A.	Freehold	61,588	Residential	50 ⁴

Notes:

(1) Approximate Gross Floor Area is 175,979 sqm.

(2) The Group does not own the land. It has the right to develop the property pursuant to a joint venture agreement.

(3) The Group's 50% stake is by subscription of 50% of share in Posh Properties Sdn Bhd, who is the legal owner of the land.

(4) The Group's 50% stake is by subscription of 50% of share in Peninsular Teamwork Sdn Bhd, who is the legal owner of the land.



Myanmar

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Development Type	Launch Date	Units Sold (%)	Group's Stake (%)	Estimated Year of TOP
1	Min Residences	N.A.	N.A.	91,985	Commercial and residential	Yet to be launched	N.A.	100	To be determined

Appendix

Current & Planned Projects – Other International



Cambodia

No.	Property Name	Year of acquisition	Tenure	Approximate Gross Floor Area (sq m)	Development Type	Number of Units	Launch Date	Units Sold (%)	Group's Stake (%)	Estimated Year of TOP
1	Village No. 14 National Assembly Street, Tonle Bassac Commune, Chamkarmorn District ⁽¹⁾ ("The Bridge")	N.A.	Freehold	150,399	Residential	746	Mar-14	97	50	2018
					SOHO	963	Jun-14	74		
					Retail	630	May-16	62 ⁽²⁾		
2	Village No.14 Sam Dach Hun Sen Roas, Tonle Bassac Commune, Chamkarmorn District ("The Peak")	2013	Freehold	208,750	Residential	Phase 1: 507 Phase 2: 507	Phase 1: Sep-15 Phase 2: May-16	Phase 1: 52 Phase 2: 16	79	2020
					Hotel	300 ⁽³⁾	–	–		
					Office	250	Nov-16	10		
					Retail	To be determined	Yet to be launched	–		
3	The Mekong Land at National Road 1, Kdey Takoy Village, Veal Sbov Commune, Mean Chey District ⁽⁴⁾ ("Mekong Riverside")	2013	Freehold	To be determined ⁽⁶⁾	Residential ⁽⁵⁾	To be determined	Yet to be launched	–	79	To be determined
4	The Garage Land at Street 84, Village 13, Srah Chork Commune, Daun Penh District ⁽⁴⁾ ("The Garage")	2013	Freehold	To be determined ⁽⁷⁾	Residential, hotel and retail ⁽⁵⁾	To be determined	Yet to be launched	–	79	To be determined

Note:

(1) Property to be developed pursuant to the joint venture agreement between the Group and WorldBridge Land (Cambodia) Co., Ltd. ("Worldbridge").

(2) Percentage of units sold for the 398 retail units launched under Phase 1 of The Bridge.

(3) The number of units is subject to change depending on the design and layout of the development.

(4) These developments have been given unofficial project names in this Offering Circular for illustrative purposes only.

(5) Subject to the necessary approvals from the relevant authorities being obtained.

(6) The approximate land area of Mekong Riverside is 37,689 sq m.

(7) The approximate land area of The Garage is 8,921 sq m.



Ireland

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Development Type	Launch Date	Units Sold (%)	Group's Stake (%)	Estimated Year of TOP
1	Dublin Landings, North Wall Quay	N.A.	Leasehold of 300 years from 23 December 2014	Investment property: 65,145	Commercial	Oct-16	N.A.	100	Blk D: 2018 Blk A: 2019
				Development property: 34,886	Residential	Yet to be launched			2019 - 2020

Appendix

Current & Planned Projects – Other International (cont'd)



Indonesia

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Development Type	Launch Date	Units Sold (%)	Group's Stake (%)	Estimated Year of TOP
1	Oxley Convention City	N.A.	Leasehold	191,420	Commercial, hotel and residential	Dec-16	Phase 1: 51%	50	2021



China

No.	Property Name	Tenure	Approximate Gross Floor Area (sq m)	Development Type	Number of units	Launch Date	Units Sold (%)	Group's Stake (%)	Estimated Year of TOP
1	North of Rixin West Road, Xuanzhou District, Xuancheng, Anhui Province ("Xin Gang Guo Ji Cheng") ⁽¹⁾	Leasehold tenure expiring on 23 March 2082	242,540 ⁽²⁾	Residential	2,078 ⁽³⁾	Phase 1: May-14 Phase 2: Yet to be launched	Phase 1: 35% –	10	To be determined
2	Plots 17, 20, 21 & 22 Shangdong New Town An Tai Road, Gaobeidian, Hebei Province ("Gaobeidian") ⁽⁴⁾	Leasehold tenure of 40/50/70 years ⁽⁵⁾	1,234,006 ⁽⁶⁾	Township	To be determined	Yet to be launched	–	27.5	To be determined

Notes:

- (1) The Group does not own Xin Gang Guo Ji Cheng. It holds its 10 per cent interest in Xin Gang Guo Ji Cheng through a joint venture with Sunway Group and other third parties.
(2) The approximate gross floor area of the residential units, subject to approval from the relevant authorities.
(3) The number of residential units may be subject to change depending on the design and layout of the development.
(4) The Group does not own Gaobeidian. It holds a 27.5 per cent. interest in Gaobeidian through a joint venture with Beijing Jin Hua Tong Da Real Estate Development Co., Ltd.
(5) The leaseholds for the developments within Gaobeidian may vary and are subject to the approval of the relevant authorities.
(6) The relevant authorities have approved development plans for approximately 1,234,006 sq m of the gross floor area within Gaobeidian.



Japan

No.	Property Name	Acquisition Date	Tenure	Approximate Gross Floor Area (sq m)	Residential Units	Group's Stake (%)
1	Soho Akasaka, Japan	Jun-15	Freehold	651	21	100

Stock Information

Stock Information

Dividend History

Stock Information

(As at 2 May 2017)	OHL SP
Price	S\$0.550
Market Cap	S\$1.58b
PE	6.32x
PB	1.74x
Free float	16%

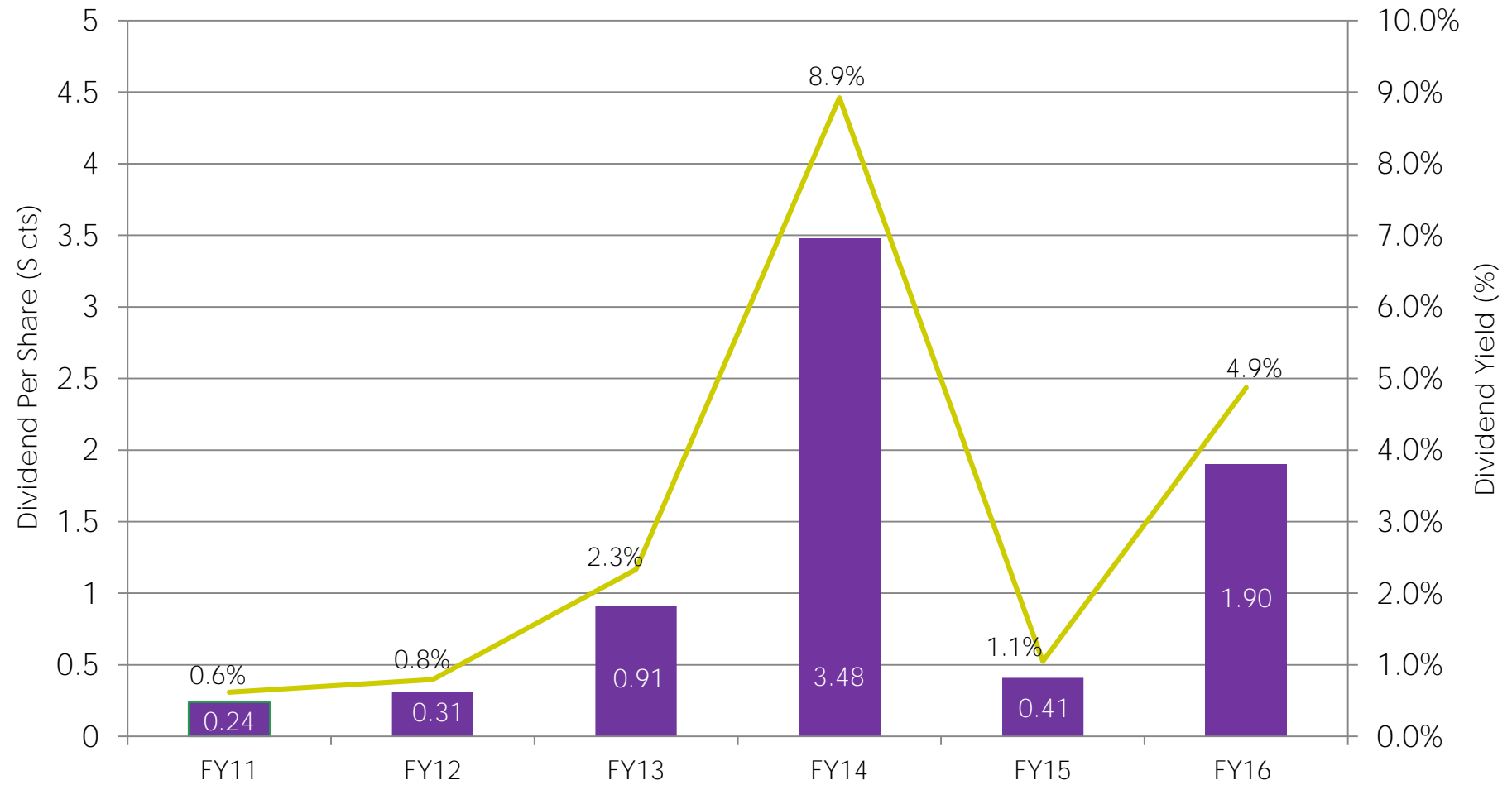
Top Shareholders	% Holding
Ching Chiat Kwong	43.06
Low See Ching	28.90

Source – Bloomberg, as of 2 May 2017



Stock performance, Bloomberg, as of 2 May 2017

Stock Information





Dublin Landings, Ireland

Thank you

