



OXLEY HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)

(Company Registration No. 201005612G)

(The "Company")

Unaudited Second Quarter and Half Year Financial Statements
and Dividend Announcement For the Financial Period Ended
31 December 2015

1(a) **Statement of Comprehensive Income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year**

(The figures have not been audited or reviewed by the auditors)

	Group Second Quarter Ended		% Change Increase/ (Decrease)	Group Half Year Ended		% Change Increase/ (Decrease)
	31-Dec-15 S\$'000	31-Dec-14 S\$'000		31-Dec-15 S\$'000	31-Dec-14 S\$'000	
Revenue	177,771	235,500	-25%	613,665	355,835	72%
Cost of Sales	(110,679)	(180,015)	-39%	(444,370)	(260,076)	71%
Gross Profit	67,092	55,485	21%	169,295	95,759	77%
Other Items of Income						
Other Income	643	1,055	-39%	1,180	1,508	-22%
Interest Income	1,412	1,257	12%	2,695	1,457	85%
Other Credits	12,914	-	N.M.	3,774	6,194	-39%
Other Items of Expense						
Marketing and Distribution Costs	(4,253)	(2,539)	68%	(7,985)	(5,768)	38%
Administrative Expenses	(9,137)	(3,800)	140%	(13,275)	(5,668)	134%
Finance Costs	(13,047)	(9,930)	31%	(25,675)	(19,331)	33%
Other Charges	(4,974)	(4,862)	2%	(7,040)	(15,875)	-56%
Share of Profit From Equity-Accounted Joint Venture and Associate	26,465	4,054	553%	36,922	8,042	359%
Profit Before Tax	77,115	40,720	89%	159,891	66,318	141%
Income Tax Expense	(17,719)	(9,769)	81%	(25,184)	(15,733)	60%
Profit Net of Tax	59,396	30,951	92%	134,707	50,585	166%
Other Comprehensive Income:						
Exchange Differences on Translating Foreign Operations, Net of Tax	(4,758)	157	N.M.	5,700	303	N.M.
Other Comprehensive Income for the Period	(4,758)	157	N.M.	5,700	303	N.M.
Total Comprehensive Income	54,638	31,108	76%	140,407	50,888	176%
Profit Net of Tax Attributable to:						
-Owners of the Parent	46,009	22,222	107%	81,071	32,366	150%
-Non-Controlling Interests	13,387	8,729	53%	53,636	18,219	194%
Profit Net of Tax	59,396	30,951	92%	134,707	50,585	166%
Total Comprehensive Income Attributable to:						
-Owners of the Parent	41,250	22,387	84%	86,778	32,679	166%
-Non-Controlling Interests	13,388	8,721	54%	53,629	18,209	195%
Total Comprehensive Income	54,638	31,108	76%	140,407	50,888	176%

1(a)(i) **Profit Before Income Tax is arrived after crediting/ (charging) the following:**

	Group Second Quarter Ended		% Change Increase/ (Decrease)	Group Half Year Ended		% Change Increase/ (Decrease)
	31-Dec-15 S\$'000	31-Dec-14 S\$'000		31-Dec-15 S\$'000	31-Dec-14 S\$'000	
Rental Income	2,887	348	730%	5,165	752	N.M.
Interest Income	1,412	1,257	12%	2,695	1,457	N.M.
Interest Expenses (including interest expense accounted for in cost of sales)	(22,370)	(15,031)	49%	(40,702)	(27,101)	50.19%
Depreciation of Plant and Equipment	(125)	(41)	205%	(237)	(138)	71.74%
Depreciation of Investment Properties	(1,418)	-	N.M.	(2,863)	-	N.M.
Foreign Exchange Adjustment Losses, Net	(4,972)	(4,358)	14%	(7,038)	(15,875)	-55.67%
Fair Value Gains (Losses) on Financial Instruments, Net	12,098	(506)	N.M.	2,947	6,154	-52.11%

Note:

(1) N.M. = Not Meaningful

1(b)(i) A Statement of Financial Position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	Group As At		Company As At	
	31-Dec-15 S\$'000	30-Jun-15 S\$'000	31-Dec-15 S\$'000	30-Jun-15 S\$'000
ASSETS				
Non-Current Assets:				
Plant and Equipment	1,118	1,212	252	179
Investment Properties	665,534	647,111	-	-
Investments in Subsidiaries	-	-	25,035	25,035
Investments in Joint Ventures	69,995	37,138	66,707	33,564
Investment in Associate #	108,615	-	490	-
Available-for-sale Financial Assets	2,508	3,326	-	-
Other Receivables	28,863	26,044	278,140	180,451
Deferred Tax Assets	3,611	3,695	-	-
Total Non-Current Assets	880,244	718,526	370,624	239,229
Current Assets:				
Development Properties	1,791,773	1,829,602	-	-
Trade and Other Receivables	881,562	965,421	1,027,790	1,014,673
Other Assets	24,015	23,277	151	149
Available-for-sale Financial Assets	-	-	503	-
Cash and Cash Equivalents	576,772	343,974	30,438	2,861
Total Current Assets	3,274,122	3,162,274	1,058,882	1,017,683
Total Assets	4,154,366	3,880,800	1,429,506	1,256,912
EQUITY AND LIABILITIES				
Equity Attributable to Owners				
Share Capital	163,880	163,880	163,880	163,880
Foreign Currency Translation Reserve	10,325	4,618	-	-
Retained Earnings	356,317	302,075	148,643	149,211
Equity Attributable to Owners	530,522	470,573	312,523	313,091
Non-Controlling Interests	151,560	99,524	-	-
Total Equity	682,082	570,097	312,523	313,091
Non-Current Liabilities:				
Other Financial Liabilities	1,762,796	1,608,115	374,804	445,966
Deferred Tax Liabilities	60,040	43,513	-	-
Total Non-Current Liabilities	1,822,836	1,651,628	374,804	445,966
Current Liabilities:				
Income Tax Payable	12,414	20,110	1,201	1,201
Trade and Other Payables	270,629	240,165	592,135	272,003
Other Financial Liabilities	845,934	822,773	148,843	224,651
Other Liabilities	520,471	576,027	-	-
Total Current Liabilities	1,649,448	1,659,075	742,179	497,855
Total Equity and Liabilities	4,154,366	3,880,800	1,429,506	1,256,912

On 24 July 2015, the Group completed its acquisition of 20% equity interest in Galliard (Group) Ltd ("Galliard"), a London-based property developer. Management has accounted for the Group's investment in Galliard as an associate. The fair values of identifiable assets acquired and liabilities assumed from the acquisition of Galliard and its subsidiaries, joint ventures and associates (collectively, the "Galliard Group") are recorded on a provisional basis and are subject to changes upon completion of the purchase price allocation exercise as required under FRS 103, Business Combinations. The purchase price allocation exercise is expected to be completed not later than 12 months from the date of acquisition.

1(b)(ii) Aggregate amount of group's bank borrowings and debt securities

Amount repayable in one year or less, or on demand

As At 31 December 2015		As At 30 June 2015	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
623,016	222,918	598,121	224,652

Amount repayable after one year

As At 31 December 2015		As At 30 June 2015	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
1,093,262	647,681	1,087,814	495,451

Total bank borrowings and debt securities above amounted to S\$2,586.88 million (30 June 2015: S\$2,406.04 million).

The total bank borrowings and debt securities above exclude the fair value adjustments on financial instruments (arising from mark-to-market position of the currency swaps at the end of the financial period) of S\$21.85 million (30 June 2015: S\$24.85 million) classified in other financial liabilities.

Of the total bank borrowings and debt securities of S\$2.59 billion (30 June 2015: S\$2.41 billion), S\$217.71 million (30 June 2015: S\$277.45 million) is secured by several guarantees given by the non-controlling shareholders of the subsidiaries which are not wholly owned by the Group.

Details of collaterals

The above bank borrowings are secured by:

- a) First legal mortgage on the relevant development properties.
- b) Legal assignment of all rights, title and interests in the construction contract, insurance policies and performance bonds (if any), in respect of the proposed developments.
- c) Corporate guarantees by the Company and non-controlling shareholders of non-wholly owned subsidiaries.

Note:

The above borrowings do not include interest bearing and non-interest bearing advances from non-controlling shareholders of the subsidiaries (which are not wholly owned by the Company) of S\$60.01 million as at 31 December 2015 (30 June 2015: S\$81.91 million). These advances were included in trade and other payables and they were unsecured and without fixed repayment terms. Some of the advances were subordinated to the bank borrowings.

Unsecured borrowings repayable in one year or less and after one year includes medium term notes of S\$763.06 million as at 31 December 2015 (30 June 2015: S\$720.10 million), due in financial years 2016, 2017, 2019 and 2020.

OXLEY HOLDINGS LIMITED

Company Registration No. 201005612G

1(c) A statement of cash flow (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group		Group	
	Second Quarter Ended		Half Year Ended	
	31-Dec-15 S\$'000	31-Dec-14 S\$'000	31-Dec-15 S\$'000	31-Dec-14 S\$'000
<u>Cash Flows From Operating Activities:</u>				
Profit Before Tax	77,115	40,720	159,891	66,318
Adjustments for:				
Depreciation of Plant and Equipment	125	41	237	138
Depreciation of Investment properties	1,418	-	2,863	-
Interest Income	(1,412)	(1,257)	(2,695)	(1,457)
Finance costs	13,047	9,930	25,675	19,331
Fair Value (Gains) Losses on Financial Instruments	(12,098)	506	(2,947)	(6,154)
Share of Profit from Equity-Accounted Joint Venture and Associate	(26,465)	(4,054)	(36,922)	(8,042)
Net Effect of Exchange Rate Changes	(2,463)	8,731	8,370	10,197
Operating Cash Flows Before Changes in Working Capital	49,267	54,617	154,472	80,331
Development Properties	(69,837)	(146,027)	47,206	(324,789)
Trade and Other Receivables	97,581	(15,413)	83,859	133,639
Other Assets	(156)	22,818	(738)	21,331
Trade and Other Payables	9,550	31,021	30,464	34,403
Other Liabilities	40,015	22,715	(55,556)	88,769
Net Cash Flows Generated From (Used in) Operations	126,420	(30,269)	259,707	33,684
Income Taxes Paid	(13,658)	(28,046)	(16,269)	(28,109)
Net Cash Flows Generated From (Used in) Operating Activities	112,762	(58,315)	243,438	5,575
<u>Cash Flows From Investing Activities:</u>				
Purchase of Plant and Equipment	(92)	(94)	(135)	(121)
Acquisition of Investment Properties	(4,584)	(21,429)	(13,600)	(37,790)
Investment in an Associate	-	-	(105,450)	-
Dividend from associate	614	-	614	-
Decrease in Available -for-sale Financial Assets	7,638	-	818	-
Interest Income Received	1,412	1,257	2,695	1,457
Receivables, Non-current increase	(2,819)	-	(2,819)	-
Net Cash Flows Generated From (Used in) Investing Activities	2,169	(20,266)	(117,877)	(36,454)
<u>Cash Flows From Financing Activities:</u>				
Dividends Paid to Non-Controlling Interests	(390)	(755)	(1,593)	(755)
Dividends Paid to Equity Owners	(26,829)	(5,307)	(26,829)	(5,307)
Repayment to Non-Controlling Interests	(501)	(25,442)	-	(37,290)
Advances from Directors	-	439	-	439
Proceeds from New Borrowings	285,976	168,460	882,978	253,226
Repayment of Borrowings	(83,965)	(66,064)	(714,286)	(134,751)
Interest Expense Paid	(3,245)	(34,938)	(30,641)	(57,471)
Net Cash Flows Generated From Financing Activities	171,046	36,393	109,629	18,091
Net Increase (Decrease) in Cash and Cash Equivalents	285,977	(42,188)	235,190	(12,788)
Effects of Exchange Rate Changes on the Balance of Cash Held in Foreign Currency	(2,345)	(650)	(2,392)	(1,385)
Cash and Cash Equivalents at Beginning of Period	293,140	388,585	343,974	359,920
Cash and Cash Equivalents at End of Period	576,772	345,747	576,772	345,747

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

GROUP	ATTRIBUTABLE TO OWNERS				Non-Controlling Interests S\$'000	TOTAL EQUITY S\$'000
	Share Capital S\$'000	Retained Earnings S\$'000	Foreign Currency Translation Reserve S\$'000	Total S\$'000		
Current Period:						
Balance as at 1 July 2015	163,880	302,075	4,618	470,573	99,524	570,097
Dividends paid	-	-	-	-	(1,203)	(1,203)
Total Comprehensive Income for the Period	-	35,062	10,466	45,528	40,241	85,769
Balance as at 30 September 2015	163,880	337,137	15,084	516,101	138,562	654,663
Dividends Paid	-	(26,829)	-	(26,829)	(390)	(27,219)
Total Comprehensive Income for the Period	-	46,009	(4,759)	41,250	13,388	54,638
Balance as at 31 December 2015	163,880	356,317	10,325	530,522	151,560	682,082
Previous Period:						
Balance as at 1 July 2014	163,880	246,474	88	410,442	54,743	465,185
Total Comprehensive Income for the Period	-	10,144	148	10,292	9,488	19,780
Balance as at 30 September 2014	163,880	256,618	236	420,734	64,231	484,965
Dividends Paid	-	(5,307)	-	(5,307)	(755)	(6,062)
Total Comprehensive Income for the Period	-	22,222	165	22,387	8,721	31,108
Balance as at 31 December 2014	163,880	273,533	401	437,814	72,197	510,011

COMPANY	Share Capital S\$'000	Retained Earnings S\$'000	TOTAL EQUITY S\$'000
Current Period:			
Balance as at 1 July 2015	163,880	149,211	313,091
Total Comprehensive Income for the Period	-	12,961	12,961
Balance as at 30 September 2015	163,880	162,172	326,052
Dividends Paid	-	(26,829)	(26,829)
Total Comprehensive Income for the Period	-	13,300	13,300
Balance as at 31 December 2015	163,880	148,643	312,523
Previous Period:			
Balance as at 1 July 2014	163,880	145,159	309,039
Total Comprehensive Income for the Period	-	11,411	11,411
Balance as at 30 September 2014	163,880	156,570	320,450
Dividends Paid	-	(5,307)	(5,307)
Total Comprehensive Income for the Period	-	(9,964)	(9,964)
Balance as at 31 December 2014	163,880	141,299	305,179

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year

There had been no changes in the Company's share capital since 30 September 2015.

There were no outstanding convertibles or treasury shares held by the Company as at 31 December 2015 and 31 December 2014.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

	As At 30 December 2015	As At 30 June 2015
No. of issued shares excluding treasury shares	2,948,219,971	2,948,219,971

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable.

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by auditors.

3 Where the figures have been audited or reviewed, the auditor' report (including any qualifications or emphasis of a matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

Other than the adoption of the new and revised Financial Reporting Standards ("FRS") which came into effect for the financial year ending 30 June 2016, there were no changes in accounting policies and methods of computation adopted in the financial statements for the current reporting period as compared to the most recent audited financial statements for the financial year ended 30 June 2015.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of the change

The transfer to the new or revised standards from the effective dates does not result in material adjustments to the financial position, results of operations, or cash flows of the Group for the financial year ending 30 June 2016.

6 Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends

Earnings per ordinary share for the period is computed based on profit, net of tax, attributable to owners of the parent:-

	Group			
	Second Quarter Ended		Half Year Ended	
	31-Dec-15	31-Dec-14	31-Dec-15	31-Dec-14
Earnings per ordinary share				
(a) Based on the weighted average number of ordinary shares in issue	1.56 cents	0.75 cents	2.75 cents	1.10 cents
Weighted average number of ordinary shares in issue	2,948,219,971	2,948,219,971	2,948,219,971	2,948,219,971
(b) On a fully diluted basis				
Weighted average number of ordinary shares in issue	2,948,219,971	2,948,219,971	2,948,219,971	2,948,219,971

7 Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares at the end of the:-

- (a) current financial period reported on; and**
- (b) immediately preceding financial year.**

	Group As At		Company As At	
	31-Dec-2015	30-Jun-15	31-Dec-2015	30-Jun-15
Net asset value per ordinary share based on total number of issued shares	17.99 cents	15.96 cents	10.60 cents	10.62 cents
Number of shares in issue	2,948,219,971	2,948,219,971	2,948,219,971	2,948,219,971

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Profit or Loss Review

Revenue

2Q2016 vs 2Q2015

The revenue of S\$177.77 million for 2Q2016 was mainly due to the rental income generated by the investment properties and recognition of revenue using the percentage of completion method from sold units in 6 mixed-residential projects in Singapore namely, Oxley Edge, The Promenade@Pelikat, NEWest, Floraville/Floraview/ Floravista, KAP and KAP Residences, and The Rise @ Oxley due to progress made in the construction of these developments.

HY2016 vs HY2015

The revenue of S\$613.67 million for HY2016 was mainly due to the rental income generated by the investment properties, and by revenue recognition based on percentage of completion method, from progress made in the construction of 7 mixed-residential projects namely, Oxley Edge, The Promenade@Pelikat, NEWest, Floraville/Floraview/ Floravista, KAP & KAP Residences, The Rise @ Oxley and Devonshire Residences. Revenue was also recognised using the completion of construction method, from an industrial development, Eco-tech @ Sunview.

Cost of Sales

2Q2016 vs 2Q2015

The cost of sales of S\$110.68 million for 2Q2016 was mainly driven by recognition of construction costs using the percentage of completion method relating to the sold units in 6 mixed-residential projects namely, Oxley Edge, The Promenade@Pelikat, NEWest, Floraville/Floraview/ Floravista, KAP and KAP Residences, and The Rise @ Oxley due to progress made in the construction of these developments.

HY2016 vs HY2015

The cost of sales of S\$444.37 million for HY2016 was mainly due to cost recognition, based on percentage of completion method, from the progress made in the construction of 7 mixed-residential projects namely, Oxley Edge, The Promenade@Pelikat, NEWest, Floraville/Floraview/ Floravista, KAP & KAP Residences, The Rise @ Oxley and Devonshire Residences. Cost of sales was also recognised using the completion of construction method, from an industrial development, Eco-tech @ Sunview.

Other Items of Income

2Q2016 vs 2Q2015

Other income decreased by S\$0.41 million mainly due to a derivative income from option of S\$0.46 million recognised in 2Q2015. There was no such derivative income in 2Q2016.

Other credits increased by S\$12.91 million mainly due to the fair value gain of S\$12.10 million on financial instrument arising from marked-to-market position of the currency swap.

HY2016 vs HY2015

The increase in interest income of S\$1.24 million was mainly attributed to the increase in fixed deposit interest income and increase in interests from advances to non-controlling shareholders of the subsidiaries.

Other credits decreased by S\$2.42 million mainly due to lower fair value gain on financial instrument arising from marked-to-market position of the currency swap.

Other Items of Expense

2Q2016 vs 2Q2015

Marketing and distribution expenses increased by S\$1.71 million, due to the increase in advertisement expenses of S\$1.08 million and increase in showflat expenses of S\$0.63 million.

Administrative expenses increased by S\$5.34 million mainly due to the increase in accruals of CEO's incentive bonus of S\$2.74 million and increase in bond issuance expenses of S\$0.51 million.

Finance costs increased by S\$3.12 million due to increases in interest expense and amortisation of transaction cost on medium term notes and bank loans of S\$2.06 million and S\$1.25 million, respectively.

HY2016 vs HY2015

Marketing and distribution expenses increased by S\$2.22 million, due to the increase in advertisement expenses of S\$0.42 million, and increase in showflat expenses of S\$1.80 million.

Administrative expenses increased by S\$7.61 million, mainly due to the increase in accruals of CEO's incentive bonus of \$4.75 million, withholding tax and property tax paid of S\$0.78 million, and increase in bond issuance expenses of S\$0.51 million.

Finance costs increased by S\$6.34 million mainly due to increase in interest on bank loans of S\$4.75 million and amortisation of transaction cost on medium term notes and bank loans of S\$1.53 million.

Other charges decreased by S\$8.84 million mainly due to decrease in foreign exchange adjustment loss of S\$8.84 million.

Profit before tax

2Q2016 vs 2Q2015

Profit before tax increased to S\$77.12 million in 2Q2016 from S\$40.72 million in 2Q2015. This was mainly attributable to an increase in gross profit of S\$11.61 million, increase in share of profit from equity-accounted joint venture and associate of S\$22.41 million, increase in interest income of S\$0.16 million, and increase in other credits of S\$12.91 million. The aforesaid were partially offset by decrease in other income of S\$0.41 million, increase in marketing and distribution costs of S\$1.71 million, increase in administrative expenses of S\$5.34 million and increase in finance costs of S\$3.12 million.

HY2016 vs HY2015

Profit before tax increased to S\$159.90 million in HY2016 from S\$66.32 million in HY2015. This was mainly attributable to an increase in gross profit of S\$73.54 million, increase in share of profit from equity-accounted joint venture and associate of S\$28.88 million, increase in interest income of S\$1.24 million and decrease in other charges of S\$8.84 million. The aforesaid were partially offset by decrease in other income of S\$0.33 million, decrease in other credit of S\$2.42 million, increase in marketing and distribution costs of S\$2.22 million, increase in administrative expenses of S\$7.61 million and increase in finance costs of S\$6.34 million.

Statement of Financial Position Review

31 December 2015 vs 30 June 2015

Non-Current Assets

Non-current assets increased by S\$161.72 million mainly due to increase in investment in associate of S\$108.62 million, increase in investment properties of S\$18.42 million, increase in investments in joint ventures of S\$32.86 million and increase in other receivables of S\$2.82 million, partly offset by decrease in plant and equipment of S\$0.09 million, decrease in available-for-sale financial assets of S\$0.82 million and decrease in deferred tax assets of S\$0.08 million.

Current Assets

Current assets increased by S\$111.85 million mainly due to increase in cash and cash equivalents of S\$232.80 million and increase in other assets of S\$0.74 million, partly offset by decrease in development properties of S\$37.83 million and decrease in trade and other receivables of S\$83.86 million.

Non-Current Liabilities

Non-current liabilities increased by S\$171.21 million mainly due to the increase in borrowings of S\$154.68 million and increase in deferred tax liabilities of S\$16.53 million.

Current Liabilities

Current liabilities decreased by S\$9.63 million due to decrease in other financial liabilities of S\$55.56 million and decrease in income tax payable of S\$7.70 million, partially offset by increase in trade and other payables of S\$30.46 million and increase in other financial liabilities of S\$23.16 million.

Cash Flow Review

2Q2016

The net cash flows generated from operating activities for 2Q2016 was S\$112.76 million. This was mainly due to profit before tax of S\$77.12 million, decrease in trade and other receivables of S\$97.58 million, increase in other liabilities of S\$40.02 and increase in trade and other payables of S\$9.55 million, partly offset by increase in development properties of S\$69.84 million, increase in other assets of S\$0.16 million and income tax paid of S\$13.66 million.

The net cash flows generated from investing activities for 2Q2016 was S\$2.17 million. This was mainly due to decrease in available-for-sale financial assets of S\$7.64 million derived from the partial proceeds on the disposal of the property in Japan, interest income received of S\$1.41 million and dividend from associate of S\$0.61 million, which were partly offset by acquisition of investment properties of S\$4.58 million and increase in non-current receivables of S\$2.82 million.

The net cash flows generated from financing activities was S\$171.05 million and this was mainly due to proceeds from new borrowings of S\$285.98 million, partially offset by repayment of borrowings of S\$83.97 million, dividend paid to equity owners of S\$26.83 million and interest expense paid of S\$3.25 million.

HY2016

The net cash flows generated from operating activities for HY2016 was S\$243.44 million and this was mainly due to profit before tax of S\$159.89 million, decrease in development properties of S\$47.21 million, decrease in trade and other receivables of S\$83.86 million and increase in trade and other payables of S\$30.46 million, partially offset by increase in other assets of S\$0.74 million, decrease in other liabilities of S\$55.56 million and income tax paid of S\$16.27 million.

The net cash flows used in investing activities was S\$117.88 million. This was mainly due to investment in associate of S\$105.45 million, acquisition of investment property of S\$13.60 million, partially offset by interest income received of S\$2.70 million, decrease in available-for-sale financial assets of S\$0.82 million and dividend from associate of S\$0.61 million.

The net cash flows generated from financing activities was S\$109.63 million. This was mainly due to the proceeds from new borrowings of S\$882.98 million, partially offset by dividend paid to equity owners of S\$26.83 million, repayment of borrowings of S\$714.29 million and interest paid of S\$30.64 million.

9 Where a forecast, or a prospect statement, had been previously disclosed to shareholders, any variance between it and the actual results

The Group's results for the second quarter ended 31 December 2015 are in line with the Company's commentary in paragraph 10 of the announcement of the results for the first quarter ended 30 September 2015 on 19 October 2015.

10 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The factors that may significantly affect the Group in the next 12 months are as follows:

- i. The continual impact of the various property market cooling measures introduced by the Singapore government.
- ii. The health of the Singapore economy.
- iii. The recovery of the global economy, especially in China, Europe and USA.
- iv. The economic and political climate of the countries where the Group's overseas property development projects are located.
- v. The fluctuations of the various currencies, especially the United States dollar, Malaysian Ringgit and British Pound against the Singapore dollar.

To-date, the Group has launched 31 projects and has completed 18 projects. The percentage (%) sold as shown below is computed based on the number of units sold as of 31 Dec 2015.

No	Project Name	Type of Development	Revenue recognition method	Unit sold (%)
Singapore				
1	Presto@Upper Serangoon	Residential	Percentage of completion	100%
2	Vibes@Upper Serangoon	Residential	Percentage of completion	100%
3	Oxley Tower	Commercial	Completion of construction	95%
4	Oxley Edge	Residential and Commercial	Percentage of completion	98%
5	The Midtown & Midtown Residences	Residential and Commercial	Percentage of completion	99%
6	NEWest	Residential and Commercial	Percentage of completion	94%
7	kap & kap Residences	Residential and Commercial	Percentage of completion	99%
8	The Flow	Commercial	Completion of construction	52%
9	Floraville/ Floraview/ Floravista	Residential and Commercial	Percentage of completion	44%
10	The Rise@Oxley Residences	Residential	Percentage of completion	42%
Overseas				
11	Royal Wharf - Phase 1A	Residential	Completion of construction	98%
	- Phase 1B	Residential	Completion of construction	86%
	- Phase 2	Residential	Completion of construction	76%
12	The Bridge - Phase 1 - residential units	Residential	Completion of construction	96%
	- SOHO Units	SOHO	Completion of construction	74%
13	The Peak - Phase 1	Residential	Completion of construction	47%

As at 31 December 2015, subject to cancellation of contracts and excluding projects for which contract value had been fully collected the Group's total unbilled contract value amounted to S\$3.19 billion.

Barring any unforeseen circumstances and subject to the factors listed above, the Group continues to be cautiously optimistic on the business outlook for the next 12 months.

11 If a decision regarding dividend has been made:-

(a) Whether an interim (final) ordinary dividend has been declared (recommended)

An interim dividend in respect of the financial year ending 30 June 2016 has been declared.

(b) (i) Amount per share

0.75 Singapore cent per ordinary share.

(ii) Previous corresponding period

None

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country whether the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

The dividend is tax exempt in the hands of shareholders.

(d) The date the dividend is payable.

Payment of the interim tax exempt dividend will be made on 16 February 2016.

(e) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined.

Notice is hereby given that the Share Transfer Book and Register of Members of the Company will be closed from 5.00 p.m. on 5 February 2016 for the preparation of dividend payment. Duly completed and stamped registrable transfers received by the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01, Singapore Land Tower, Singapore 048623 up to 5.00 p.m. on 5 February 2016 will be registered to determine shareholders' entitlements to the interim tax exempt dividend.

Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with ordinary shares in the capital of the Company as at 5.00 p.m. on 5 February 2016 will be entitled to the interim tax exempt dividend.

12 If no dividend has been declared/recommended, a statement to that effect

Not applicable.

13 Interested Person Transactions

Name of interested persons	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)		Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)	
	2Q2016 S\$'000	HY2016 S\$'000	2Q2016 S\$'000	HY2016 S\$'000
"Oxley Construction Pte. Ltd." for construction of property development projects.	-	-	170	935

14. CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(5) OF THE LISTING MANUAL

We, Ching Chiat Kwong and Low See Ching, being Directors of the Company, do hereby confirm, on behalf of the Board of Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Board which may render the unaudited financial statements for the second quarter ended 31 December 2015 to be false or misleading in any material aspect.

On behalf of the Board of Directors

Ching Chiat Kwong
Executive Chairman and CEO
Date: 28th January 2016

Low See Ching
Deputy CEO
Date: 28th January 2016