



OXLEY HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)

(Company Registration No. 201005612G)

(The "Company")

Unaudited Fourth Quarter and Full Year Financial Statements
and Dividend Announcement For the Financial Year Ended
30 June 2018

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		% Change	Group		% Change
	Fourth Quarter Ended			Full Year Ended		
	30-Jun-18	30-Jun-17	Increase/ (Decrease)	30-Jun-18	30-Jun-17	Increase/ (Decrease)
	S\$'000	S\$'000		S\$'000	S\$'000	
Revenue	233,055	224,327	4%	1,188,613	1,343,019	-11%
Cost of Sales	(205,206)	(179,678)	14%	(1,003,023)	(956,822)	5%
Gross Profit	27,849	44,649	-38%	185,590	386,197	-52%
Other Items of Income						
Other Income	3,106	1,433	117%	8,809	2,900	204%
Interest Income	3,373	1,104	206%	5,758	2,526	128%
Other Gains	156,580	39,253	299%	142,110	21,118	573%
Other Items of Expense						
Marketing and Distribution Costs	(8,601)	(3,216)	167%	(14,538)	(11,003)	32%
Administrative Expenses	(15,557)	(10,521)	48%	(52,345)	(42,589)	23%
Finance Costs	(24,439)	(7,757)	215%	(64,597)	(41,639)	55%
Other Losses	(35,027)	(9,497)	269%	(8,492)	(18,321)	-54%
Share of Profit From Equity-Accounted Associates and Joint Ventures	29,654	1,816	N.M.	103,044	263	N.M.
Profit Before Income Tax	136,938	57,264	139%	305,339	299,452	2%
Income Tax Credit/ (Expense)	629	(13,632)	N.M.	(23,216)	(71,802)	-68%
Profit Net of Tax	137,567	43,632	215%	282,123	227,650	24%
Other Comprehensive Income/ (Loss):						
<u>Items that will not be reclassified subsequently to profit or loss</u>						
Gain on Revaluation of Properties, Net of Tax	27,282	71,787	-62%	30,098	73,114	-59%
	27,282	71,787	-62%	30,098	73,114	-59%
<u>Items that may be reclassified subsequently to profit or loss</u>						
Gain on Available-for-Sale Investments	18,825	-	100%	12,286	-	100%
Exchange (Loss)/ Gain on Translating Foreign Operations	(1,123)	10,852	-110%	24,499	1,291	1798%
	17,702	10,852	63%	36,785	1,291	2749%
Total Other Comprehensive Income	44,984	82,639	-46%	66,883	74,405	-10%
Total Comprehensive Income	182,551	126,271	45%	349,006	302,055	16%
Profit/ (Loss) Net of Tax Attributable to:						
-Owners of the Company	137,701	41,543	231%	285,028	218,105	31%
-Non-Controlling Interests	(134)	2,089	N.M.	(2,905)	9,545	N.M.
Profit Net of Tax	137,567	43,632	215%	282,123	227,650	24%
Total Comprehensive Income/ (Loss) Attributable to:						
-Owners of the Company	182,764	124,166	47%	351,938	292,525	20%
-Non-Controlling Interests	(213)	2,105	N.M.	(2,932)	9,530	N.M.
Total Comprehensive Income	182,551	126,271	45%	349,006	302,055	16%

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

	Group		% Change	Group		% Change
	Fourth Quarter Ended			Full Year Ended		
	30-Jun-18	30-Jun-17	Increase/ (Decrease)	30-Jun-18	30-Jun-17	Increase/ (Decrease)
	S\$'000	S\$'000		S\$'000	S\$'000	
Rental Income	11,612	2,904	300%	22,033	10,882	102%
Interest Income	3,373	1,104	206%	5,758	2,526	128%
Interest Expenses (including interest expense accounted for in cost of sales)	(26,041)	(9,544)	173%	(73,373)	(62,360)	18%
Gain on Sale of Investment Property	20,652	-	100%	21,152	-	100%
Depreciation of Properties, Plant and Equipment	(5,726)	(298)	1821%	(14,068)	(670)	2000%
Impairment on Development Properties - Loss	-	(9,496)	-100%	(462)	(18,280)	-97%
Foreign Exchange (Losses) / Gains, Net	(32,603)	17,945	-282%	(1,129)	1,998	-157%
Fair Value Gain on Investment Properties, Net	111,224	16,269	N.M.	117,829	16,274	N.M.
Fair Value Gain on Financial Instruments, Net	26,055	4,324	N.M.	1,862	1,514	23%

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	
	30-Jun-18 S\$'000	30-Jun-17 S\$'000	30-Jun-18 S\$'000	30-Jun-17 S\$'000
ASSETS				
Non-Current Assets				
Property, Plant and Equipment	971,918	910,639	2,816	2,811
Investment Properties	1,213,551	484,723	-	-
Investments in Subsidiaries	-	-	40,807	30,074
Investments in Associates	211,652	179,140	490	490
Investments in Joint Ventures	75,176	37,022	16,074	13,074
Deferred Tax Assets	1,530	846	-	-
Other Receivables	167,036	31,046	1,385,080	602,405
Available-For-Sale Financial Assets	380,905	2,239	362,330	-
Total Non-Current Assets	3,021,768	1,645,655	1,807,597	648,854
Current Assets				
Inventories*	52	-	-	-
Development Properties	2,143,716	2,012,651	-	-
Trade and Other Receivables	417,293	481,166	722,211	1,163,138
Other Assets	39,517	50,269	4,839	300
Asset Classified as Held for Sale	118,162	4,606	-	-
Cash and Cash Equivalents	254,980	413,545	30,830	37,181
Total Current Assets	2,973,720	2,962,237	757,880	1,200,619
Total Assets	5,995,488	4,607,892	2,565,477	1,849,473
EQUITY AND LIABILITIES				
Equity				
Share Capital	242,050	163,880	242,050	163,880
Treasury Shares	(2,575)	(9,517)	(2,575)	(9,517)
Retained Earnings	925,621	690,347	170,505	264,059
Foreign Currency Translation Reserve	(2,691)	(27,217)	-	-
Other Reserves	273,329	227,316	15,915	-
Equity Attributable to Owners of the Company	1,435,734	1,044,809	425,895	418,422
Non-Controlling Interests	41,282	44,072	-	-
Total Equity	1,477,016	1,088,881	425,895	418,422
Non-Current Liabilities				
Deferred Tax Liabilities	68,076	86,498	-	-
Other Financial Liabilities	3,213,762	1,849,558	402,934	344,437
Total Non-Current Liabilities	3,281,838	1,936,056	402,934	344,437
Current Liabilities				
Income Tax Payable	38,239	108,628	-	1,577
Trade and Other Payables	475,771	469,063	1,545,570	919,484
Other Financial Liabilities	246,761	609,565	191,078	165,553
Other Liabilities	475,863	395,699	-	-
Total Current Liabilities	1,236,634	1,582,955	1,736,648	1,086,614
Total Liabilities	4,518,472	3,519,011	2,139,582	1,431,051
Total Equity and Liabilities	5,995,488	4,607,892	2,565,477	1,849,473

* Relate to consumables in hotel operations which commenced from Oct 2017.

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 30 June 2018		As At 30 June 2017	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
142,364	104,000	471,444	137,905

Amount repayable after one year

As At 30 June 2018		As At 30 June 2017	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
2,035,767	1,177,995	888,801	959,838

Total bank borrowings and debt securities above amounted to S\$3,460.13 million (30 June 2017: S\$2,457.99 million).

The total bank borrowings and debt securities above exclude the carrying amounts of derivatives of S\$0.40 million (30 June 2017: S\$1.13 million) classified under other financial liabilities.

Details of collaterals

The above bank borrowings are secured by:

- a) First legal mortgages on the relevant property, plant and equipment, investment properties and development properties.
- b) Legal assignment of all rights, title and interests in the construction contracts, insurance policies and performance bonds (if any), tenancy agreements and sale and purchase agreements in respect of the proposed developments., property, plant and equipment and investment properties.
- c) Corporate guarantees by the Company
- d) Corporate guarantees by non-controlling shareholders of non-wholly owned subsidiaries for bank borrowings amounting to S\$56.03 million (30 June 2017: S\$43.94 million).

Note:

The above borrowings do not include advances from non-controlling shareholders of certain subsidiaries of S\$58.32 million as at 30 June 2018 (30 June 2017: \$76.62 million). These advances, included in trade and other payables, are unsecured and without fixed repayment terms. Some of the advances are subordinated to the bank borrowings.

Unsecured borrowings include medium term notes and retail bonds of S\$1,074.26 million as at 30 June 2018 (30 June 2017: S\$852.07 million), due in financial years 2020 to 2022.

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	
	Fourth Quarter Ended		Full Year Ended	
	30-Jun-18 S\$'000	30-Jun-17 S\$'000	30-Jun-18 S\$'000	30-Jun-17 S\$'000
<u>Cash Flows From Operating Activities:</u>				
Profit Before Income Tax	136,938	57,264	305,339	299,452
Adjustments for:				
Depreciation of Property, Plant and Equipment	5,726	298	14,068	670
Plant and Equipment Written-Off	-	87	89	88
Impairment Loss on Development Properties	-	9,496	462	18,280
Bad debt written-off	-	-	302	-
Interest Income	(3,373)	(1,104)	(5,758)	(2,526)
Finance Costs	24,439	7,757	64,597	41,639
Fair Value Gain on Financial Instruments	(26,055)	(4,324)	(1,862)	(1,514)
Fair Value Gain on Investment Properties	(111,224)	(16,269)	(117,829)	(16,274)
Gain on Disposal of Property, Plant and Equipment	-	(10)	-	(16)
Gain on Sale of Investment Properties	(20,652)	-	(21,152)	-
Share of Profit From Equity-Accounted Associates and Joint Ventures	(29,654)	(1,816)	(103,044)	(263)
Net Effect of Exchange Rate Changes	(1,826)	(14,120)	(11,828)	(19,103)
Operating Cash Flows Before Changes in Working Capital	(25,681)	37,259	123,384	320,433
Inventories	1,271	-	(52)	-
Development Properties	(226,831)	(148,778)	(130,862)	470,459
Trade and Other Receivables	60,658	5,459	94,499	(165,004)
Other Assets	8,950	(24,383)	15,891	(28,743)
Trade and Other Payables	91,766	110,117	25,006	102,293
Other Liabilities	8,528	38,473	80,164	(209,805)
Cash Flows (Used In)/ Generated From Operations	(81,339)	18,147	208,030	489,633
Income Taxes (Paid)/ Refunded	(15,984)	165	(98,111)	(28,345)
Net Cash Flows (Used In)/ Generated From Operating Activities	(97,323)	18,312	109,919	461,288
<u>Cash Flows From Investing Activities:</u>				
Additions of Property, Plant and Equipment	(8,893)	(35,723)	(43,075)	(124,302)
Additions of Investment Properties	(83,798)	(25,956)	(862,497)	(54,562)
Increase in Available-for-Sale Financial Assets	(78,656)	-	(362,657)	-
Investments in Associates	3,124	-	(2,214)	(33,576)
Investments in Joint Ventures	-	(8)	(3,000)	(4,089)
Dividends from Associates and Joint Ventures	34,041	17,710	35,670	18,246
Advances to Joint Ventures	(23,716)	-	(162,309)	-
Proceeds from Disposal of Property, Plant and Equipment	-	97	-	122
Proceeds from Sale of Investment Properties	194,922	-	200,522	3,200
Other Receivables, Non-current	10,383	353	26,319	1,585
Interest Income Received	3,373	1,104	5,758	2,526
Net Cash Flows Generated From/ (Used In) Investing Activities	50,780	(42,423)	(1,167,483)	(190,850)
<u>Cash Flows From Financing Activities:</u>				
Proceeds from issuance of new shares, by way of cash	-	-	79,968	-
Share issuance cost	(355)	-	(1,798)	-
Dividends Paid to Non-Controlling Interests	-	(75,942)	-	(146,219)
Purchase of Treasury Shares	(2,575)	-	(2,575)	(1,662)
Placement of Treasury Shares	-	-	13,146	-
Dividends Paid to Equity Owners	(29,116)	(8,776)	(49,754)	(30,717)
Advances from/(to) Non-Controlling Shareholders	786	70,708	(48,924)	63,342
Return of Capital Contribution to Non-Controlling Shareholders	(965)	(490)	(965)	(490)
Increase in Capital Contribution by Non-Controlling Shareholders	-	694	1,107	694
Proceeds from Borrowings	235,632	1,274,055	1,656,935	1,647,747
Repayment of Borrowings	(94,832)	(1,029,156)	(655,012)	(1,842,624)
Interest Expense Paid	(25,651)	(32,592)	(95,154)	(100,160)
Net Cash Flows Generated From/ (Used in) Financing Activities	82,924	198,501	896,974	(410,089)
Net Increase/ (Decrease) in Cash and Cash Equivalents	36,381	174,390	(160,590)	(139,651)
Effects of Exchange Rate Changes on the Balance of Cash Held in Foreign Currencies	192	2,827	2,025	1,943
Cash and Cash Equivalents at Beginning of Period	218,407	236,328	413,545	551,253
Cash and Cash Equivalents at End of Period	254,980	413,545	254,980	413,545

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 OF THE COMPANY								Non-Controlling Interests S\$'000	TOTAL EQUITY S\$'000
	Share Capital S\$'000	Treasury Shares S\$'000	Retained Earnings S\$'000	Foreign Currency Translation Reserve S\$'000	Assets Revaluation Reserve S\$'000	Fair Value Reserve S\$'000	Other Reserve S\$'000	Total S\$'000		
Current Period:										
Balance as at 1 July 2017	163,880	(9,517)	690,347	(27,217)	227,316	-	-	1,044,809	44,072	1,088,881
Issue of share capital	79,968	-	-	-	-	-	-	79,968	-	79,968
Placement of Treasury Shares	-	9,517	-	-	-	-	3,629	13,146	-	13,146
Share Issue Expenses	(1,443)	-	-	-	-	-	-	(1,443)	-	(1,443)
Dividends paid	-	-	(49,786)	-	-	-	-	(49,786)	-	(49,786)
Increase in Capital Contributed by Non-Controlling Interest	-	-	-	-	-	-	-	-	1,107	1,107
Total Comprehensive Income/(Loss) for the Period	-	-	147,327	25,570	2,816	(6,539)	-	169,174	(2,719)	166,455
Balance as at 31 March 2018	242,405	-	787,888	(1,647)	230,132	(6,539)	3,629	1,255,868	42,460	1,298,328
Purchase of Treasury Shares	-	(2,575)	-	-	-	-	-	(2,575)	-	(2,575)
Share Issue Expenses	(355)	-	-	-	-	-	-	(355)	-	(355)
Dividends paid	-	-	32	-	-	-	-	32	-	32
Increase in Capital Contributed by Non-Controlling Interest	-	-	-	-	-	-	-	-	-	-
Return of Capital Contribution to Non-Controlling Interest	-	-	-	-	-	-	-	-	(965)	(965)
Total Comprehensive Income/(Loss) for the Period	-	-	137,701	(1,044)	27,282	18,825	-	182,764	(213)	182,551
Balance as at 30 June 2018	242,050	(2,575)	925,621	(2,691)	257,414	12,286	3,629	1,435,734	41,282	1,477,016
Previous Period:										
Balance as at 1 July 2016	163,880	(7,855)	502,959	(28,523)	154,202	-	-	784,663	180,557	965,220
Dividends paid	-	-	(21,941)	-	-	-	-	(21,941)	(70,277)	(92,218)
Purchase of Treasury Shares	-	(1,662)	-	-	-	-	-	(1,662)	-	(1,662)
Return of Capital Contribution to Non-Controlling Interest	-	-	-	-	-	-	-	-	(490)	(490)
Issue of Share Capital	-	-	-	-	-	-	-	-	571	571
Total Comprehensive Income/(Loss) for the Period	-	-	176,562	(9,530)	1,327	-	-	168,359	7,425	175,784
Balance as at 31 March 2017	163,880	(9,517)	657,580	(38,053)	155,529	-	-	929,419	117,786	1,047,205
Dividends paid	-	-	(8,776)	-	-	-	-	(8,776)	(75,942)	(84,718)
Increase in Capital Contributed by Non-Controlling Interest	-	-	-	-	-	-	-	-	123	123
Total Comprehensive Income for the Period	-	-	41,543	10,836	71,787	-	-	124,166	2,105	126,271
Balance as at 30 June 2017	163,880	(9,517)	690,347	(27,217)	227,316	-	-	1,044,809	44,072	1,088,881
COMPANY	Share Capital S\$'000	Treasury Shares S\$'000	Retained Earnings S\$'000	Fair Value Reserve S\$'000	Other Reserve S\$'000	TOTAL EQUITY S\$'000				
Current Period:										
Balance as at 1 July 2017	163,880	(9,517)	264,059	-	-	418,422				
Issue of share capital	79,968	-	-	-	-	79,968				
Share Issue Expenses	(1,443)	-	-	-	-	(1,443)				
Placement of Treasury Shares	-	9,517	-	-	3,629	13,146				
Dividends Paid	-	-	(49,786)	-	-	(49,786)				
Total Comprehensive Expense for the Period	-	-	(30,931)	(6,539)	-	(37,470)				
Balance as at 31 March 2018	242,405	-	183,342	(6,539)	3,629	422,837				
Share Issue Expenses	(355)	-	-	-	-	(355)				
Purchase of Treasury Shares	-	(2,575)	-	-	-	(2,575)				
Dividends Paid	-	-	32	-	-	32				
Total Comprehensive (Expense)/ Income for the Period	-	-	(12,869)	18,825	-	5,956				
Balance as at 30 June 2018	242,050	(2,575)	170,505	12,286	3,629	425,895				
Previous Period:										
Balance as at 1 July 2016	163,880	(7,855)	119,657	-	-	275,682				
Purchase of Treasury Shares	-	(1,662)	-	-	-	(1,662)				
Dividends Paid	-	-	(21,941)	-	-	(21,941)				
Total Comprehensive Income for the Period	-	-	65,735	-	-	65,735				
Balance as at 31 March 2017	163,880	(9,517)	163,451	-	-	317,814				
Dividends Paid	-	-	(8,776)	-	-	(8,776)				
Total Comprehensive Income for the Period	-	-	109,384	-	-	109,384				
Balance as at 30 June 2017	163,880	(9,517)	264,059	-	-	418,422				

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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed 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 issued share capital since 31 March 2018 save for the purchase of a total of 5,700,000 shares by the Company and held as treasury shares during the fourth quarter ended 30 June 2018.

The Company had no outstanding convertibles and no subsidiary holdings as at 30 June 2018 and 30 June 2017.

As at 30 June 2018, the Company held 5,700,000 treasury shares (30 June 2017: 22,745,400), constituting 0.14% of the total number of ordinary shares outstanding (30 June 2017: 0.78%).

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 Jun 2018	As At 30 June 2017
No. of issued shares excluding treasury shares	4,042,750,338	2,925,474,571

1(d)(iv)

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

There were no sales, transfers, cancellation and/or use of treasury shares by the Company during the fourth quarter period ended 30 June 2018.

1(d)(v)

A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on

There were no sales, transfers, cancellation and/or use of subsidiary holdings during the fourth quarter period ended 30 June 2018.

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 in Singapore ("FRS") which came into effect from the financial year beginning 1 July 2017, 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 2017.

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 ended 30 June 2018.

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			
	Fourth Quarter Ended		Full Year Ended	
	30-Jun-18	30-Jun-17	30-Jun-18	30-Jun-17
Earnings per ordinary share				
(a) Based on the weighted average number of ordinary shares in issue	3.40 cents	1.08 cents	7.27 cents	5.65 cents
Weighted average number of ordinary shares in issue (excluding treasury shares)	4,044,134,953	3,861,626,433	3,922,848,953	3,862,522,783
(b) On a fully diluted basis	3.40 cents	1.08 cents	7.27 cents	5.65 cents
Weighted average number of ordinary shares in issue (excluding treasury shares)	4,044,134,953	3,861,626,433	3,922,848,953	3,862,522,783

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		Company	
	30-Jun-18	30-Jun-17	30-Jun-18	30-Jun-17
Net asset value per ordinary share based on total number of issued shares (excluding treasury shares)	35.51 cents	35.71 cents	10.53 cents	14.30 cents
Number of shares in issue (excluding treasury shares)	4,042,750,338	2,925,474,571	4,042,750,338	2,925,474,571

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

Group revenue rose 4% to \$233.1 million in 4Q 2018 due mainly to higher revenue contribution from the project in United Kingdom, and new revenue streams from (i) Novotel/Mercure Singapore on Stevens which began operation during the financial year and (ii) Chevron House in Singapore, partially reduced by lower revenue from the Singapore development projects due to timing of the project completion.

Group revenue decreased by 11% to \$1,189 million in financial year 2018 (FY2018) due mainly to lower completion and handover of development projects in Singapore, partially offset by (i) higher revenue contribution from the project in United Kingdom and revenue from (ii) the newly opened hotels at Stevens Road and (iii) newly acquired property, Chevron House.

Gross profit margin

Gross profit margins for 4Q 2018 and FY2018 were 12% and 16% respectively, compared with margins of 20% and 29% in the prior periods, due mainly to timing of completion of the Singapore and overseas development projects of varying margins.

Other Gains

Other gains in 4Q 2018 include (i) fair value gain of \$111.2 million comprising mainly of gain on revaluation of Chevron House, (ii) reversal of fair value loss on financial instrument of \$24.2 million, and (iii) gain on sale of an investment property in Ireland of \$20.2 million.

Other gains for FY2018 include mainly fair gain on revaluation of Chevron House and gain on sale of an investment property in Ireland.

Marketing and Distribution Costs

In 4Q 2018 and FY2018, the increase in marketing and distribution costs over previous year was mainly attributable to higher show flat expenses for the new projects in Singapore and Cambodia, commission for the sale of an investment property in Ireland, in addition to sales & marketing expenses incurred by the hotels at Stevens Road which opened in 2Q 2018.

Administrative Expenses

In 4Q 2018 and FY2018, the increase in administrative expenses over previous year was due mainly to expenses from the hotels at Stevens Road opened in the middle of the financial year 2018.

Finance Costs

In FY2018, finance costs increased 55% to \$64.6 million due mainly to (i) increase in amount of bank loans and bonds to support the Group's acquisitions of properties and quoted securities, and for loans extended to joint ventures, and (ii) higher interest rates, in line with the interest rate hikes by the US Federal Reserve. Relative to 4Q 2017, the increase in finance cost in 4Q 2018 was attributable to the aforementioned reasons in addition to a finance cost reclassification made in 4Q 2017.

Other Losses

Other losses in 4Q 2018 of \$35.0 million include mainly reversal of foreign exchange gain on the US dollar denominated balances. Other losses in FY2018 of \$8.5 million include mainly defect rectification cost relating to the completed properties and exchange loss on translation of foreign currency balances.

Share of Profit from Equity-Accounted Associated and Joint Ventures

The increase in share of profit from equity-accounted associates and joint ventures was due mainly to higher results from Galliard Group Limited, Goldprime Land Pte Ltd and The Bridge project at Oxley Diamond (Cambodia) Co., Ltd.

Profit Before Income Tax

The pre-tax profit for 4Q 2018 and FY2018 of \$136.9 million and \$305.3 million respectively exceeded previous years due to the reasons stated above.

Income Tax Credit/ (Expense)

The tax credit for 4Q 2018 was due mainly to the reversal of deferred tax liability no longer required.

Net assets and gearing

As at 30 June 2018, the shareholders' fund of \$1,435.7 million represented an increase of 37.4% or \$390.9 million over the previous financial year due to profit recognized in FY2018 and issuance of new shares during the year. The net assets value per share of the Group remained comparable to the previous year despite an increase in the number of shares issued by 1.1 billion due mainly to bonus share issuance.

The Group's gearing ratio of 2.23 as at 30 June 2018 was lower than 2.45 as at 31 March 2018, but above 1.96 as at 30 June 2017 as the Group increased the bank loans and bond financings to support acquisitions of new assets to invest in its future growth.

Statement of Financial Position Review

Investment Properties

The Group acquired Chevron House in the middle of the financial year 2018 which contributed to the increase in investment properties.

Investments in Joint Ventures and Other Receivables

The increases reflect the Group's investments in joint ventures which were set up during the year for the development of Singapore properties and Other Receivables relate mainly to shareholders' loans given to the joint ventures.

Available-For-Sale Financial Assets

The increase in available-for-sale financial assets arose from the Group's purchases of quoted securities.

Asset Classified as Held for Sale

The assets classified as held for sale relates to a property in Ireland that has been earmarked for sale after the financial year-end.

Income Tax Liabilities

The decrease in income tax liabilities of 65% or \$70.4 million was due mainly to the settlement of tax liabilities during FY2018 on completion of several significant development projects in Singapore in the previous year.

Cash Flow Review

In FY2018, the Group generated net cash flow from operating activities of \$109.9 million. This came from the Group's profit before tax, after adjusting for the non-cash items of the Group.

During the financial year, the Group also invested in Chevron House, a Grade A commercial building in Singapore and acquired quoted securities, in addition to advances to the joint ventures for development of properties in Singapore, resulting in cash outflow of \$1,167.5 million from investing activities, significantly above \$190.9 million invested in FY2017.

The investing activities were supported by cash flow from financing activities of \$897.0 million including proceeds from share issuance, bank borrowings and bond issuances.

These activities resulted in a net cash outflow of \$160.6 million for FY2018 as the Group invested significantly in assets to position for the next phase of growth.

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 fourth quarter and full year ended 30 June 2018 are in line with the Company's commentary in paragraph 10 of the announcement of the results for the third quarter ended 31 March 2018 reported on 27 April 2018.

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 Singapore economy grew at 3.9% on a year-on-year basis in the second quarter of 2018, easing from the 4.5% growth in the previous quarter, according to the Ministry of Trade and Industry. According to the Monetary Authority of Singapore, GDP growth forecast for 2018 is maintained at "2.5 to 3.5%", unchanged from the previous forecast though there is tailwind from the trade tension.

The recent property cooling measures will affect sentiments in the Singapore residential property market, though the impact will be more pronounced on the mid to high end segments.

Statistics from Singapore Tourism Board show that tourist arrivals to Singapore grew by 7.6% to 9.2 million in the first 6 months of 2018. Steady growth in Singapore tourism will benefit the Novotel/Mercure hotels which opened in the middle of the financial year 2018.

Oxley's performance in the overseas markets will be affected by the local political, economy and regulatory policies as well as the global economic condition and foreign exchange fluctuations. The outlook for the major overseas market is stable though the escalating trade tensions and fund outflow from the emerging markets to the United States may dampen the economies.

The pace of interest rate hikes by US Federal Reserve has an indirect impact on Singapore interest rates and will affect Oxley's cost of borrowings and consumers' propensity to take on debts for real estate purchases.

As at 30 June 2018, subject to cancellation of contracts and excluding projects for which contract value had been fully accounted, the Group's total unbilled contract value amounted to S\$1.8 billion of which approximately S\$0.5 billion was attributable to the projects in Singapore and S\$1.3 billion to overseas projects.

	Singapore S\$ million	Overseas S\$ million	Total S\$ million
Unbilled contract value at 1 April 2018	145.80	1,437.90	1,583.70
Add: New sales in 4Q 2018	489.40	457.70	947.10
Less: Progress billing in 4Q 2018	(188.50)	(583.00)	(771.50)
Unbilled contract value* at 30 June 2018	<u>446.70</u>	<u>1,312.60</u>	<u>1,759.30</u>

* Includes unbilled contract value of joint ventures and associates

11 If a decision regarding dividend has been made:-

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

A final dividend in respect of the financial year ended 30 June 2018 has been recommended.

(b) (i) Amount per share

Name of Dividend	Proposed Final Dividend
Dividend Type	Cash
Dividend amount per ordinary share	0.78 Singapore cent
Tax Rate	One tier tax exempt

(ii) Previous corresponding period

Name of Dividend	Final Dividend
Dividend Type	Cash
Dividend amount per ordinary share	0.70 Singapore cent
Tax Rate	One tier tax exempt

(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.

To be announced at later date.

(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.

To be announced at later date.

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)	
	4Q2018 S\$'000	FY2018 S\$'000	4Q2018 S\$'000	FY2018 S\$'000
Purchase of property at Balestier Road: - Owen Private Limited	-	38,000	N.A.	N.A.

Additional Information Required for Full Year Announcement

- 14 **Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.**

Business segments

	Property Development S\$'000	Investment Properties S\$'000	Hotel S\$'000	Corporate S\$'000	Group S\$'000
<u>FY2018</u>					
Segment Revenue					
Sales to External Customers	1,145,333	-	21,247	-	1,166,580
Rental Income	-	20,814	1,219	-	22,033
	1,145,333	20,814	22,466	-	1,188,613
Segment Results					
Share of Profit from Equity-Accounted Joint Ventures and Associates	132,586	6,494	(16,415)	(2,374)	120,291
Fair Value Gain on Financial Instruments	-	-	-	103,044	103,044
Fair Value Gain on Financial Instruments	(2)	(424)	253	2,035	1,862
Fair Value Gains on Investment Properties	-	117,829	-	-	117,829
Gain on sale of investment property	-	21,152	-	-	21,152
Interest Income	614	638	-	4,506	5,758
Finance Costs	(3,369)	(15,261)	(14,312)	(31,655)	(64,597)
Profit Before Tax	129,829	130,428	(30,474)	75,556	305,339
Income Tax (Expense)/Credit	(42,339)	16,674	4,582	(2,133)	(23,216)
Profit Net of Tax	87,490	147,102	(25,892)	73,423	282,123
<u>Other Significant Items</u>					
Depreciation Expenses	(269)	(1)	(11,890)	(1,908)	(14,068)
Fair Value Gains on Investment Properties	-	117,829	-	-	117,829
Impairment of Development Properties	(462)	-	-	-	(462)
<u>Assets</u>					
Segment Assets	2,752,285	1,410,706	920,359	244,405	5,327,755
Investment in Joint Ventures and Associates	-	-	-	286,828	286,828
Available-for-Sale Financial Assets	-	-	-	380,905	380,905
Total Assets	2,752,285	1,410,706	920,359	912,138	5,995,488
Segment Assets Include:					
Additions to:					
Property, Plant and Equipment	1,130	-	40,837	1,108	43,075
Investment Properties	-	862,497	-	-	862,497
<u>Liabilities</u>					
Segment Liabilities	1,475,632	765,242	560,669	1,716,929	4,518,472

Additional Information Required for Full Year Announcement

14 Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year (cont'd)

Business segments

	Property Development S\$'000	Investment Properties S\$'000	Hotel S\$'000	Corporate S\$'000	Group S\$'000
<u>FY2017</u>					
Segment Revenue					
Sales to External Customers	1,332,137	-	-	-	1,332,137
Rental Income	-	10,882	-	-	10,882
	<u>1,332,137</u>	<u>10,882</u>	<u>-</u>	<u>-</u>	<u>1,343,019</u>
Segment Results	323,941	1,156	(5,698)	1,115	320,514
Share of Profits from Equity-Accounted Joint Ventures and Associates	-	-	-	263	263
Fair Value Gains on Financial Instruments	(4)	(88)	(831)	2,437	1,514
Fair Value Gains on Investment Properties	-	16,274	-	-	16,274
Interest Income	1,514	-	2	1,010	2,526
Finance Costs	(5,314)	(3,785)	(144)	(32,396)	(41,639)
Profit/(Loss) Before Tax	<u>320,137</u>	<u>13,557</u>	<u>(6,671)</u>	<u>(27,571)</u>	<u>299,452</u>
Income Tax Expense	(64,102)	(3,597)	-	(4,103)	(71,802)
Profit/(Loss) Net of Tax	<u><u>256,035</u></u>	<u><u>9,960</u></u>	<u><u>(6,671)</u></u>	<u><u>(31,674)</u></u>	<u><u>227,650</u></u>
<u>Other Significant Items</u>					
Depreciation Expenses	(251)	(3)	-	(416)	(670)
Fair Value Gains on Investment Properties	-	16,274	-	-	16,274
Impairment of Development Properties	(18,280)	-	-	-	(18,280)
<u>Assets</u>					
Segment Assets	2,553,263	560,184	857,896	418,148	4,389,491
Investment in Joint Ventures and Associates	-	-	-	216,162	216,162
Available-for-Sale Financial Assets	-	-	-	2,239	2,239
Total Assets	<u><u>2,553,263</u></u>	<u><u>560,184</u></u>	<u><u>857,896</u></u>	<u><u>636,549</u></u>	<u><u>4,607,892</u></u>
Segment Assets Include:					
Additions to:					
Property, Plant and Equipment	286	4	117,864	6,148	124,302
Investment Properties	-	54,562	-	-	54,562
<u>Liabilities</u>					
Segment Liabilities	<u><u>1,302,478</u></u>	<u><u>235,150</u></u>	<u><u>538,450</u></u>	<u><u>1,442,933</u></u>	<u><u>3,519,011</u></u>

Additional Information Required for Full Year Announcement

- 15 **In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

Please refer to the review of performance in paragraph 8 and paragraph 10.

- 16 A breakdown of sales as follows:

<u>Group</u>	FY2018 \$'000	FY2017 \$'000	% increase / (decrease)
(a) Sales reported for first half year	716,716	732,192	-2%
(b) Operating profit after tax before deducting minority interests reported for first half year	114,169	138,514	-18%
(a) Sales reported for second half year	471,897	610,827	-23%
(b) Operating profit after tax before deducting minority interests reported for second half year	167,954	89,136	88%

- 17 A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

	FY2018 (S\$'000)	FY2017 (S\$'000)
Total Annual Dividend		
Ordinary Shares	60,649	44,041
Preference Shares	-	-
Total	60,649	44,041

The proposed final tax exempt (one-tier) dividend of 0.78 cents Singapore cent per ordinary share in respect of FY2018 is subject to shareholders' approval at the forthcoming AGM.

18 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer

Name	Age	Family relationship with any director, CEO and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Judy Ching Chiat Dee	59	Sister of Ching Chiat Kwong (Executive Chairman & CEO and a Controlling Shareholder)	General Manager of the Company-responsible for property development projects and operations of the Group - position held since June 2011	None

19. CONFIRMATION PURSUANT TO RULE 720(1) OF THE LISTING MANUAL

The Company confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7 of the Listing Manual) under Rule 720(1) of the Listing Manual.

By order of the Board

Ching Chiat Kwong
Executive Chairman and CEO
24th August 2018