



Oxley Holdings Limited
Company Registration Number 201005612G

For immediate release

99% of Singapore Development Residential Units Sold

Singapore and Hong Kong, 04 July 2022– Oxley Holdings Limited ("Oxley", and together with its subsidiaries, the "Group"), a home-grown property developer with business presence in 8 geographical markets, would like to provide an update on the Group's operations.

Singapore						
S/N	Project Name	TOP	Total GDV	% Sold	Unbilled Contract Values (Eff. Stake)	Remaining GDV (Eff. Stake)
1	Riverfront Residences	4Q2022	1,525	100%	284	-
2	Affinity at Serangoon	1Q2023	1,305	100%	304	1
3	Kent Ridge Hill Residences	4Q2022	815	96%	446	35
4	Mayfair Gardens	4Q2022	326	98%	188	8
5	Mayfair Modern	4Q2022	273	92%	140	23
6	INSPACE	3Q2022	147	100%	34	-
7	1953	3Q2022	118	75%	53	30
8	Parkwood Residences	4Q2022	30	57%	14	13
Sub-total					1,463	110

*S\$m unless otherwise stated

In Singapore, as at 27 June 2022, approximately 99% or 3,593 units (excluding fully completed and sold projects) of the Group's residential units have been sold. Construction progress of the Singapore projects is on schedule with the easing of COVID-19 related control measures. Out of the remaining 8 Singapore projects, 7 are expected to achieve TOPs within the next 6 months.



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Overseas							
S/N	Project Name	Country	TOP	Total GDV	% Sold	Unbilled Contract Values (Eff. Stake)	Remaining GDV (Eff. Stake)
1	Connolly Station - Phase 1	Ireland	2025	600	-	-	540
2	Connolly Station - Phase 2	Ireland	2025	800	-	-	720
3	Riverscape	UK	2025	683	35%	97	221
4	Trinity Wellnessa	Malaysia	2025	90	30%	11	28
5	Trinity Enlivea	Malaysia	2027	154	0%	-	69
6	Oxley Towers KL- SO Sofitel Residence	Malaysia	2024	437	36%	108	278
7	Oxley Towers KL- Jumeirah Residence	Malaysia	2024	220	0%	-	220
8	Oxley Towers KL- Office	Malaysia	2024	161	4%	4	154
9	Oxley Towers KL- Retail	Malaysia	2024	63	0%	-	63
10	The Peak	Cambodia	2023	692	91%	9	51
11	The Palms	Cambodia	2022	129	75%	46	23
12	Gaobeidian – Phase 1 of Stage 1 – Residential	China	TBA	136	73%	27	10
13	Gaobeidian – Phase 2 of Stage 1 – Residential	China	TBA	218	3%	2	58
14	Others					1	1,696
Sub-total						305	4,131
Total						1,768	4,241

*S\$mn unless otherwise stated

In the overseas market, there is S\$305 million of unbilled contract value to be recognised. The Group will recognise the revenue of overseas projects upon TOP.

Looking forward, the Group intends to focus its property development activities in developed countries, such as the United Kingdom and Ireland, that are relatively more politically stable and transparent.



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Riverscape (formerly known as Deanston Wharf) is located adjacent to Oxley's flagship Royal Wharf London development. It is easily accessible and well-connected to the public transport network, supported by great resident amenities, and overlooks Lyle Park and River Thames. Riverscape will deliver 769 new homes, 1,125 sqm of commercial floorspace and a 170-metre long expansion to the adjoining Lyle Park. The total GDV is S\$683 million. The sales of the Riverscape project is ongoing. In November 2021, the Group entered into a deal to sell 207 affordable housing units at Riverscape for around GBP51 million. As at 27 June 2022, almost 60% of the launched private residential units has been sold.

Connolly Station or Dublin Connolly is the busiest railway station in Dublin, Ireland, and is a focal point in the Irish route network. On the North side of River Liffey, it provides InterCity, Enterprise and commuter services to the north, north-west, south-east and south-west of the country. The Connolly development will be a mixed-used development comprising residential units, office blocks and a hotel. The GDV of the project is estimated to be S\$1.4 billion.

The Group has begun construction of the Riverscape and Connolly Station projects and the TOP is expected to be by 2025.

The Group has made arrangements for the proposed sale of assets in Vietnam. The proceeds from the sale, if completed, will contribute positively to the cash flows of the Group in 3Q 2022.

“With the completion of the Singapore and overseas development projects, Oxley looks forward to a bountiful harvest in 2022/2023. The Group’s strategy of focusing on developed markets with higher profit margins as well as lowering its gearing ratio will propel Oxley forward to the next stage of sustainable growth.”

Mr. Ching Chiat Kwong
Executive Chairman and CEO



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About Oxley Holdings Limited

Oxley Holdings Limited is a home-grown property developer with a diversified portfolio including property development, property investment and project management. Oxley is listed on the Main Board of the SGX-ST.

The Group currently has a business presence across 8 geographical markets including Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, the People's Republic of China and Vietnam. The Group specialises in the development of quality residential, commercial, industrial and hospitality projects.

Since Oxley's incorporation in March 2010, the Group has launched a portfolio of 50 projects, and completed 36 projects across various countries, demonstrating its comprehensive execution capabilities.

For more information on Oxley, please visit www.oxley.com.sg

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