



**OXLEY HOLDINGS LIMITED**  
Company Registration Number 201005612G

---

## **NEWS RELEASE**

### **OXLEY HOLDINGS' PLACEMENT TRANCHE OF 4-YEAR 5.15% BONDS OVERSUBSCRIBED WITHIN FIRST DAY OF LAUNCH**

- ***Size of Placement tranche increased to S\$50 million to meet strong interest and closed within first day of launch***
- ***Due to re-allocation, size of Public Offer tranche is now S\$100 million***
- ***Public Offer remains open till 16 May 2016, 12 noon***
- ***In the event of oversubscription, size of Offer may be increased to up to S\$300 million***

**Singapore, 11 May 2016** – Oxley Holdings Limited (“**Oxley**” or the “**Guarantor**”, and together with its subsidiaries, the “**Group**”), announced today that its retail bond offering of 4-year 5.15% p.a. retail bonds (the “**Bonds**”) to private banking, institutional and other investors (the “**Placement**”) has been oversubscribed within the first day of its launch. The Bonds will be issued via its wholly-owned subsidiary Oxley MTN Pte. Ltd. (the “**Issuer**”).

Within a day of launching the offer of the Bonds on 10 May 2016 to the public in Singapore and to private banking, institutional and other investors (the “**Offer**”), the Placement received valid applications of more than S\$25 million in aggregate principal amount of Bonds.

In view of the strong interest received, S\$25 million in aggregate principal amount of Bonds from the offer of up to S\$125 million in aggregate principal amount of Bonds to the public in Singapore (the “**Public Offer**”) was re-allocated to the Placement such that S\$50 million and S\$100 million in aggregate principal amount of Bonds are being offered under the Placement and the Public Offer, respectively.

Oxley's Executive Chairman and CEO, Mr. Ching Chiat Kwong, said, "We would like to extend our appreciation to the private banking and institutional investors for the support and faith in our bond offering. We believe this oversubscription illustrates investors' confidence in our well-balanced business model and capital management strategy and hope that the bond offering will resonate well with retail investors."

While applications for Bonds under the Placement have closed, applications for Bonds under the Public Offer remain open until 12 noon on 16 May 2016. In the event of oversubscription in the Public Offer, the Issuer and the Guarantor reserve the right to increase the issue size under the Offer to up to S\$300 million. The Issuer will, if so agreed with DBS Bank Ltd. ("**DBS Bank**") as the sole lead manager and bookrunner for the Offer (the "**Sole Lead Manager and Bookrunner**"), have the absolute discretion to re-open the Placement, subject to the maximum issue size under the Public Offer and the Placement not exceeding S\$300 million.

Should the total subscriptions exceed the total offer size of the Public Offer, subscriptions will be subject to balloting, which is expected to take place on 17 May 2016.

Applications for Bonds under the Public Offer are subject to a minimum of S\$2,000 per application and retail investors may subscribe for higher amounts in integral multiples of S\$1,000 through the ATMs of DBS Bank (including POSB), OCBC Bank and the UOB Group<sup>1</sup>, the internet banking websites of DBS Bank, OCBC Bank and the UOB Group<sup>1</sup>, and the mobile banking interface of DBS Bank.

---

<sup>1</sup> *United Overseas Bank and its subsidiary, Far Eastern Bank Limited.*

The Bonds are expected to be issued on 18 May 2016 and commence trading on the Main Board of the Singapore Exchange Securities Trading Limited (the “SGX-ST”) at 9.00 a.m. on 19 May 2016.<sup>2</sup>

– END –

### **About Oxley Holdings Limited**

Oxley Holdings Limited is a homegrown property developer and the Group is principally engaged in the business of property development and property investment, with an overseas presence across eight geographical markets. Oxley was listed on the Catalist Board of the SGX-ST on 29 October 2010 and transferred to the Main Board of the SGX-ST on 21 February 2013. Oxley has a market capitalisation of approximately S\$1.30 billion<sup>3</sup>.

The Group's diversified business portfolio comprises property development projects in Singapore, the United Kingdom (“UK”), Ireland, Cambodia, Malaysia, Indonesia and China; investment properties in Singapore and Japan; provision of project management and consultancy services in Myanmar; and provision of property management and hospitality services.

---

<sup>2</sup>*This timeline is only indicative and is subject to change. As at 3 May 2016, the Issuer does not expect the timeline to be modified. However, the timeline may be extended, shortened or modified by the Issuer to such duration as it may (at its absolute discretion) think fit, with the approval of the SGX-ST (if required) and the agreement of the Sole Lead Manager and Bookrunner, and subject to any limitation under any applicable laws. In particular, the Issuer will, if so agreed with the Sole Lead Manager and Bookrunner, have the absolute discretion to close the Public Offer and/or the Placement early, and to re-open the Placement. The Issuer will, through the Guarantor, publicly announce any changes to the timeline through an SGXNET announcement to be posted on the website of the SGX-ST at <<http://www.sgx.com>>. If the Issuer decides to re-open the Placement, the Issuer will also, through the Guarantor, publicly announce the dates and times of the re-opening of the Placement through an SGXNET announcement to be posted on the website of the SGX-ST at <<http://www.sgx.com>>.*

<sup>3</sup> As at 3 May 2016.

Since Oxley's incorporation, the Group has launched 32 property development projects, including *Oxley Tower*, *KAP Residences/KAP*, and *The Rise@Oxley Residences* in Singapore, two mixed-use development projects, *The Bridge* and *The Peak*, in Phnom Penh, Cambodia, as well as a waterfront township development, *Royal Wharf*, in London, UK.

The Group's total unbilled contract value amounted to approximately S\$3.20 billion, of which approximately S\$1.40 billion is attributable to its projects in Singapore and approximately S\$1.80 billion is attributable to its overseas projects.<sup>4</sup> Approximately S\$2.05 billion of the total unbilled contract value relates to eight development projects which are expected to receive temporary occupation permit or be completed in the next 12 months.

The Group has plans to develop one upcoming development in Singapore, one in the UK, one in Ireland, two in Cambodia, six in Malaysia and one in Indonesia.

The Group has five upcoming hotels, namely, *Novotel Singapore on Stevens* and *Ibis Singapore on Stevens* in Singapore, both expected to complete construction in 2017; *Jumeirah Kuala Lumpur Hotel* and *So Sofitel Kuala Lumpur Hotel* in Malaysia, both expected to complete construction in 2021; and a Shangri-La hotel in Phnom Penh, Cambodia, expected to complete construction in 2020.

Additionally, through a wholly-owned subsidiary, Oxley Bright Pte. Ltd., Oxley has a 20% stake in Galliard (Group) Limited ("**Galliard**"), a leading property developer in the UK and the second largest developer in London measured by unit construction. Galliard and its subsidiaries currently have a business portfolio of over 8,000 residential units and hotel suites, plus approximately 685,000 square feet of commercial floor space across London and southern England, with an additional 2,649 units subject to planning approval.

For more information on Oxley, please visit [www.oxley.com.sg](http://www.oxley.com.sg).

---

<sup>4</sup> As at 31 March 2016, subject to cancellation of contracts and excluding projects for which contract value has been fully accounted.

**NOT FOR RELEASE OR DISTRIBUTION IN OR INTO THE UNITED STATES.** *The information in this news release is qualified in its entirety by, and should be read in conjunction with, the full text of the offer information statement dated 9 May 2016 (the “Offer Information Statement”). Capitalised terms used herein but not otherwise defined shall have the meanings given to them in the Offer Information Statement.*

*Anyone wishing to subscribe for the Bonds should read the Offer Information Statement in full and must make an application in the manner set out in the Offer Information Statement.*

*Investors should note that their investment in the Bonds involves risks including the risk that the Issuer and/or the Guarantor may default in the payment of any principal or coupon under the Bonds. Also, the market value of the Bonds, which are fixed income securities, is susceptible to fluctuations in interest rates as well as other factors such as the financial condition of the Issuer and the Guarantor. Accordingly, if the Bonds are sold before their due date of maturity, investors may realise a loss on their initial investment. As some bonds may not have an active secondary market, there is no assurance that investors will be able to sell their bonds if they wish to realise their investment prior to the due date of maturity of the Bonds. Nothing in this news release shall be construed as a recommendation to purchase or subscribe for the Bonds by the Sole Lead Manager and Bookrunner or any of the Participating Banks.*

*This news release is not, and does not purport to be, investment advice. You should also consult your own investment, business, legal, tax, financial and other professional advisers to assist you in determining the suitability of the Bonds for you as an investment. You should make an investment only after you have determined that such investment is suitable for your financial investment objectives. You should consider carefully whether the Bonds are suitable for you in light of your experience, objectives, financial position and other relevant circumstances.*

*This news release is not a prospectus nor does it constitute an invitation or offer to acquire, purchase or subscribe for the Bonds. This news release may not be forwarded to any other person and may not be reproduced in any manner whatsoever. Any forwarding, distribution or reproduction of this news release in whole or in part is unauthorised.*

*This news release is for information only and neither this news release nor any copy thereof may be published or distributed, directly or indirectly, in whole or in part, in or into the United States or to U.S. persons (as defined in Regulation S under the Securities Act (as defined below) (“Regulation S”)) and this news release does not constitute an offer of securities for sale into the United States or any jurisdiction in which such offer is not authorised or to any person to whom it*

is unlawful to make such an offer. The Bonds and the guarantee given by the Guarantor (the “**Guarantee**”) have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”) or under any securities laws of any state or other jurisdiction of the United States and subject to certain exceptions, may not be offered, sold or delivered, directly or indirectly, within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S). The Bonds and the Guarantee are being offered, sold or delivered outside the United States in “offshore transactions” (as defined in Regulation S) to non-U.S. persons in reliance on, and in compliance with, Regulation S. You represent, agree and acknowledge that you are not a U.S. person (as defined in Regulation S) or acting for the account or benefit of a person within the United States or a U.S. person (as defined in Regulation S), and are purchasing the Bonds and the Guarantee in an “offshore transaction” (as defined in Regulation S) and acknowledge and agree that such purchase is not a result of any directed selling efforts (as defined in Regulation S) in the United States. There will be no public offer of the Bonds and the Guarantee in the United States. Any failure to comply with this restriction may constitute a violation of the United States securities laws. For a description of certain restrictions on the resale or transfer of the Bonds, see the section entitled “**Subscription and Sale**” in the Offer Information Statement.

In the event of any ambiguity, discrepancy or omission between this news release and the Offer Information Statement and/or the product highlights sheet dated 9 May 2016, the contents of the Offer Information Statement shall apply and prevail.

**Media Contacts:**

**Citigate Dewe Rogerson, i.MAGE**

Winston Choo

TEL: +65 9068 2099

Email: [winston.choo@citigatedrimage.com](mailto:winston.choo@citigatedrimage.com)

Amelia Lee

TEL: +65 9781 3518

Email: [amelia.lee@citigatedrimage.com](mailto:amelia.lee@citigatedrimage.com)

**Oxley Holdings Limited**

Ooi Chee Eng

TEL: +65 6438 0202

Email: [cheeeng.ooi@oxley.com.sg](mailto:cheeeng.ooi@oxley.com.sg)

Joanne Teo

TEL: +65 6438 3407

Email: [joanne.teo@oxleyinternational.com.sg](mailto:joanne.teo@oxleyinternational.com.sg)