

(Company Registration No.: 201420225D)  
(Incorporated in the Republic of Singapore on 10 July 2014)

**FOR IMMEDIATE RELEASE**

## **Newly listed LHN Limited secures master lease for 18 Tampines Industrial Crescent**

**Singapore, 17 April 2015** – Newly listed on the SGX-ST Catalist Board on 13 April 2015, **LHN Limited** (“LHN”, and together with its subsidiaries and associated companies, the “Group”) today announced that its wholly-owned subsidiary, LHN Space Resources Pte Ltd, has entered into a seven-year master lease agreement with Oxley Bliss Pte Ltd for 18 Tampines Industrial Crescent, with an option to renew the lease for another seven years.

Expected to be awarded a Temporary Occupation Permit in late May or early June this year, 18 Tampines Industrial Crescent comprises a 3-storey and a 7-story ramp-up building. It has been classified as a B2 Clean Industrial property, which makes it an ideal business space solution for multiple industrial uses such as factory, warehouse, storage facility, ancillary office and showroom.

The property has a permissible net lettable area of more than 440,000 square feet and is strategically situated at the intersection of Tampines Expressway and Tampines Avenue 10 opposite IKEA, Courts Megastore and Giant Hypermart. It is easily accessible and conveniently close to the logistics hubs of Changi, Loyang, Tampines and Seletar Industrial Estates, which is an advantage for potential tenants who require such services.

LHN’s master lease covers the second and third floors of the 3-storey block and floors two to seven of the 7-storey block. With this new master lease, the Group has already started to deliver on one of its IPO promises, which is to grow its portfolio across its commercial, industrial and residential property segments in Singapore.

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*Mr. Kelvin Lim, Executive Chairman & Group Managing Director of LHN Limited said, "We are very pleased to make this announcement just five days after listing. We intend to work very hard to continue the momentum by securing even more long-term master leases so as to deliver results to our shareholders.*

*"The Group expects the rental rates for 18 Tampines Industrial Crescent to remain stable despite the steady increase of industrial rents elsewhere in Singapore over the years. We are seeing encouraging signs that potential tenants also recognise the property as a competitive option when compared against other industrial spaces in the same vicinity. We have received many enquiries and are in advance negotiations with several prospective tenants who have expressed a strong interest to lease space at the property."*

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**Caption: Rendering of 18 Tampines Industrial Crescent's façade**

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### **About LHN Limited**

LHN Limited (the “**Company**”, and together with its subsidiaries and associated companies, the “**Group**”) is a real estate management services group with the distinguishing ability to generate value for its landlords and tenants through its expertise in space optimisation.

The Group currently has three (3) main business segments, namely: (i) space optimisation business; (ii) facilities management business; and (iii) logistics services business, which are fully integrated and complement one another.

Under its space optimisation business, the Group secures master leases of unused, old and under-utilised commercial, industrial and residential properties and through re-designing and planning, transforms them into more efficient usable spaces, which are then leased out by the Group to its tenants. Space optimisation generally allows the Group to enhance the value of properties by increasing their net lettable area as well as potential rental yield per square feet.

The Group’s facilities management business offers security services, car park management services and property maintenance services such as cleaning, landscaping, pest control, repair and general maintenance principally to the properties it leases and manages, as well as to external parties.

Under its logistics services business, the Group provides transportation services and container depot management services. The Group transports mainly ISO tanks, containers, base oil and bitumen, and provides container depot management services which include container surveying by IICL-certified inspectors, on-site repair and storage of empty general purpose and refrigerated containers (reefer) at 27 Benoi Sector.

The Group currently operates mainly in Singapore, Indonesia, Thailand and Myanmar.

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### **Issued for and on behalf of LHN Limited by August Consulting**

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*LHN Limited (the “**Company**”) was listed on Catalist of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 13 April 2015. The initial public offering of the Company was sponsored by PrimePartners Corporate Finance Pte. Ltd. (the “**Sponsor**”).*

*This press release has been prepared by the Company and its contents have been reviewed by the Sponsor for compliance with the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this press release.*

*This press release has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this press release, including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this press release.*

*The contact person for the Sponsor is Mr Thomas Lam, Associate Director, Continuing Sponsorship, at 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318, telephone (65) 6229 8088.*

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