

**SIM LIAN GROUP LIMITED**

(Company Registration No. 200004760C)

COMPLETION OF PORTFOLIO ACQUISITION IN AUSTRALIA

The Board of Directors (the "Board") of Sim Lian Group Limited (the "Company" and collectively with its subsidiaries, the "Group") refers to the announcement dated 24 February 2014 relating to the proposed acquisition of portfolio of five investment grade neighbourhood shopping centres in Australia.

The Board is pleased to announce that on 28 March 2014, the Foreign Investment Review Board ("FIRB") had given its approval to the Group to purchase the following shopping centres:-

s/n	Shopping Centre Location	State
1.	Lake Munmorah	New South Wales
2.	Jordan Springs	New South Wales
3.	Lucas	Victoria
4.	Tarneit Gardens	Victoria
5.	Rothwell	Queensland

Pursuant to the abovesaid approval from FIRB, the acquisition of the abovementioned shopping centres except for the shopping centre at Rothwell, Queensland has been completed on 30 April 2014.

The completion date for the acquisition of the shopping centre at Rothwell, Queensland is expected to be before 30 May 2014.

By Order of the Board
Sim Lian Group Limited

Ang Lay Hua
Company Secretary
2 May 2014

