LIAN BENG GROUP LTD
Registration No. 199802527Z

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

The Board of Directors (the "**Board**") of Lian Beng Group Ltd (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce the following transactions that occurred during the six-month financial period from 1 June 2022 to 30 November 2022 ("**1H2023**") pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited:

LIAN BENG GROUP LTD

A. ACQUISITIONS

1. **(a) Incorporation of Recess Time (LK) Pte. Ltd.**
(b) Increase in Share Capital of Recess Time (LK) Pte. Ltd.

Leng Kee Autopoint Pte. Ltd. ("**Leng Kee Autopoint**"), a subsidiary of the Company, had incorporated a company in Singapore, named Recess Time (LK) Pte. Ltd. ("**Recess Time**") on 8 July 2022. Recess Time is principally engaged in the food and beverage business.

On incorporation, Recess Time had an initial issued and paid-up share capital of S$100 divided into 100 ordinary shares. Subsequently on 2 September 2022, Recess Time issued 900 ordinary shares comprising S$900, of which 410 ordinary shares were issued to Leng Kee Autopoint and 490 ordinary shares to independent third parties.

Leng Kee Autopoint now holds 510 ordinary shares in the share capital of Recess Time, representing 51% of the total issued and paid-up shares of Recess Time. The share capital of Recess Time has increased to S$1,000 comprising 1,000 ordinary shares.

Both the incorporation and increase in share capital of Recess Time were funded internally and were not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the financial year ending 31 May 2023.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction, save for their shareholdings (if any) in the Company.

2. **(a) Incorporation of Cool N Lite (LK) Pte. Ltd.**
(b) Increase in Share Capital of Cool N Lite (LK) Pte. Ltd.

Leng Kee Autopoint, a subsidiary of the Company, had incorporated a company in Singapore, named Cool N Lite (LK) Pte. Ltd. ("**Cool N Lite**") on 23 August 2022. Cool N Lite is principally engaged in the installation of thermal and sound insulation (including solar control films) for motor vehicles.

On incorporation, Cool N Lite (LK) had an initial issued and paid-up share capital of S$100 divided into 100 ordinary shares. Subsequently on 18 October 2022, Cool N Lite issued 100 ordinary shares comprising S$100, of which 2 ordinary shares were issued to Leng Kee Autopoint and 98 ordinary shares to an independent third party.

Leng Kee Autopoint now holds 102 ordinary shares in the share capital of Cool N Lite, representing 51% of the total issued and paid-up shares of Cool N Lite. The share capital of Cool N Lite has increased to S$200 comprising 200 ordinary shares.

Both the incorporation and increase in share capital of Cool N Lite were funded internally and were not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the financial year ending 31 May 2023.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction, save for their shareholdings (if any) in the Company.

3. **(a) Incorporation of Autosprint (LK) Pte. Ltd.**
(b) Increase in Share Capital of Autosprint (LK) Pte. Ltd.

Leng Kee Autopoint, a subsidiary of the Company, had incorporated a company in Singapore, named Autosprint (LK) Pte. Ltd. ("**Autosprint**") on 23 August 2022. Autosprint is principally engaged in the business of repair and maintenance of motor vehicles.

On incorporation, Autosprint had an initial issued and paid-up share capital of S$100 divided into 100 ordinary shares. Subsequently on 25 October 2022, Autosprint issued 100 ordinary shares comprising S$100, of which 2 ordinary shares were issued to Leng Kee Autopoint and 98 ordinary shares to an independent third party.

Leng Kee Autopoint now holds 102 ordinary shares in the share capital of Autosprint, representing 51% of the total issued and paid-up shares of Autosprint. The share capital of Autosprint has increased to S$200 comprising 200 ordinary shares.

Both the incorporation and increase in share capital of Autosprint were funded internally and were not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the financial year ending 31 May 2023.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction, save for their shareholdings (if any) in the Company.

4. **Acquisition of Shares in Food Empire Real Estates Pte. Ltd.**

The Company announced on 31 August 2022 that, Lian Beng (Harrison) Pte. Ltd., a wholly-owned subsidiary of the Company, had acquired 100% of the ordinary shares of Food Empire Real Estates Pte. Ltd. from Future Enterprises Pte. Ltd. (the "**Acquisition**"). Accordingly, Food Empire Real Estates Pte. Ltd. has become a wholly-owned subsidiary of Lian Beng (Harrison) Pte. Ltd..

Please refer to the Company's announcements dated 14 April 2022, 9 June 2022, and 31 August 2022 in relation to the Acquisition for more information.

5. **Incorporation of Goldprime (Ubi) Pte. Ltd.**

The Company had incorporated a subsidiary in Singapore, named Goldprime (Ubi) Pte. Ltd. ("**Goldprime**") on 9 November 2022.

Goldprime has an initial issued and paid-up capital of S$100 divided into 100 ordinary shares and is principally in investment holding.

The incorporation of Goldprime was funded internally and was not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the financial year ending 31 May 2023.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction, save for their shareholdings (if any) in the Company.

B. CESSATION

Striking-off of LB Property Pte. Ltd.

LB Property Pte. Ltd. ("**LB Property**"), a wholly-owned subsidiary of the Company incorporated in Singapore, had on 23 August 2022 applied to the Accounting and Corporate Regulatory Authority to have the name to be struck off from the Register of Companies pursuant to Section 344A of the Companies Act 1967 of Singapore. LB Property has been struck off from the register on 5 December 2022.

The voluntary striking off of LB Property was not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the financial year ending 31 May 2023.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction, save for their shareholdings (if any) in the Company.

SLB DEVELOPMENT LTD. ("SLB", together with its subsidiaries, the "SLB Group")

(a) During 1H2023 and as at the date of this announcement, SLB Group has incorporated the following subsidiaries:

Company Name	Place of Incorporation	Date of Incorporation	Issued and Paid-up Capital	Principal Activities	Equity Interest Held by the SLB Group
Wealthbliss Pte. Ltd.	Singapore	11/11/2022	$100	Investment holding	100%
Wealthbliss Development Pte. Ltd.	Singapore	11/11/2022	$100	Investment holding/ Property development	51%
Blissful Development Pte. Ltd.	Singapore	9/1/2023	$100	Investment holding/ Property development	100%

The incorporation of these entities is not expected to have any material impact on the earnings per share or the net tangible assets per share of the SLB Group for the current financial year ending 31 May 2023.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction, save for their shareholdings (if any) in the Company.

(b) On 10 January 2023, SLB Group's wholly-owned subsidiary company, Blissful Development Pte. Ltd. ("**BDPL**") has, together with H10 Pte. Ltd. ("**H10**") and Kim Seng Heng Realty Pte Ltd ("**KSHR**", a wholly owned subsidiary of KSH Holdings Limited ("**KSH**")), incorporated a company (the "**Incorporation**"), Ultra Trinity Investment Pte. Ltd. ("**UTIPL**"), with an issued and paid-up share capital of 30 ordinary shares of S$1.00 each. Following the Incorporation, UTIPL became a 33.3%-owned company of the SLB Group.

The principal activities of UTIPL are (i) property development and (ii) holding of assets for investment.

Mr Ong Pang Aik, Chairman and Managing Director of the Company, holds less than 1% shareholding in KSH. Ms Ong Lay Koon, Executive Director of the Company, holds less than 1% shareholding in KSH. Mr Ko Chuan Aun, an independent director and shareholder of the Company, is also an independent director of KSH.

Save as disclosed, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction, save for their shareholdings (if any) in the Company.

BY ORDER OF THE BOARD

Ong Pang Aik BBM (L)
Chairman and Managing Director
12 January 2023