HEETON HOLDINGS LIMITED

RYOBI KISO HOLDINGS LTD.

KSH Holdings Limited

聯明集團有限公司
LIAN BENG GROUP LTD

Joint Press Release
(For Immediate Release)

CONSORTIUM COMMENCES WORK TO CREATE A SUSTAINABLE URBAN DESTINATION FOR ITS PROMINENT 2.45-ACRE SITE IN LEEDS, UK

Singapore, 6 September 2017 – Heeton Holdings Limited ("Heeton"), KSH Holdings Limited ("KSH"), Lian Beng Group Ltd ("Lian Beng") and Ryobi Kiso Holdings Ltd. ("Ryobi Kiso") are pleased to announce that the first phase of a new regeneration scheme at Bridge Street in Leeds began today.

Mr. Eric Teng, the CEO of Heeton Holdings Ltd, the Singapore-based property developer leading the consortium behind this landmark project, led the commencement of work celebrations.

The scheme will create a sustainable urban destination on the 2.45-acre site that was once occupied by British Gas prior to their relocation to Holbeck. The scheme is set in an ideal location in the city centre, close to the Victoria Gate shopping centre and the emerging creative quarter.

Central to the first phase of the scheme will be a new hotel to be operated by major hotel chain, Hampton by Hilton, who signed a deal for a new 14-storey hotel last year. The 192-

bedroom hotel, which has an anticipated opening date of 2019, will also include meeting rooms, a conference venue, a gym, a bar and a restaurant.

A potential second phase of the overall masterplan would provide a significant number of new homes, responding to the strong demand within Leeds for high-quality, centrally-located accommodation.

Miss Judith Blake, Leader of Leeds City Council, said: ***"It's very exciting to see this new development on the Bridge Street site get underway. Leeds continues to grow at an impressive rate and the demand for new hotels and residential properties is high."***

"I am confident that the scheme will help continue the regeneration to the north-eastern area of the city centre, which has already started with developments such as Victoria Gate to the south. It will help provide an attractive link from the city centre to this rejuvenated part of the city."

#End of Release#

About Heeton Holdings Limited (Bloomberg: HTON:SP ; Reuters: HEET.SI)

Heeton Holdings Limited ("Heeton" or the "Group") ("喜敦控股有限公司") is a realestate conglomerate focused onproperty development, investment andmanagement. Established in 1976, thecompany was listed on the Stock Exchange of Singaporein September 2003, andhas since extended its business frontiersbeyond Singapore to Thailand, Australia,Japan, Malaysia, Vietnam and the UnitedKingdom.

As a boutique property developer, Heetonenjoys a reputation for distinctive andhigh quality developments in the choicestdistricts of some of the world's majorcities including Singapore, London andBangkok. Heeton has also formed strongpartnerships with other established realestate groups to develop propertieslocally and internationally. Most recently,the company led a consortium in theacquisition of a 2.45-acre mixed-use sitein the heart of Leeds, UK. With the planfor six buildings forming an importantcomponent of a regional gentrificationscheme spearheaded by Leeds CityCouncil, the project will be the Group'slargest and most ambitious developmentundertaking to date.

Heeton's growth in the property industryis underpinned by a stable real estateportfolio that includes commercialproperties (shopping malls and servicedoffices) and hotels. Heeton enteredthe hospitality sector in 2011 with theacquisition of the Mercure Hotel Pattaya,Thailand. Following an aggressiveexpansion programme the company'shotel portfolio has now increased to eight properties world-wide, with two others in the pipeline. The sector is a relatively new areaof focus for Heeton but it has becomea primary business segment for thegroup; going forward, developing thehotel division will be a key priority forHeeton, with the objective of becominga prominent player on the internationalhospitality stage.

For more information on the Company, please visit http://www.heeton.com

About Lian Beng Group Ltd

Established in 1973, Lian Beng Group Ltd is one of few Singapore's major home-grown construction groups with integrated civil engineering and construction support service capabilities. The Group is principally involved in the construction of residential, industrial and commercial projects, and civil engineering projects as a main contractor.

As a Building and Construction Authority (BCA) Grade A1 contractor in General Building, Lian Beng can tender for public sector building projects of unlimited contract value, while its A2 grade in Civil Engineering allows it to tender for engineering projects of up to $85 million in contract value. Based on years of experience and impeccable track record, the Group has established a reputation in managing large-scale and complex construction projects.

Lian Beng also engages in other construction related activities such as the provision of scaffolding and engineering services, supply of ready-mix concrete and asphalt premix, leasing of equipment and machinery, reinforcement bar fabrication, sourcing and management of construction materials and training of foreign construction labour.

Apart from construction, Lian Beng also engages in property development locally and overseas, mostly through joint ventures. Some of its completed and ongoing property development projects include Lincoln Suites, M-Space, Spottiswoode Suites, The Midtown & Midtown Residences, NEWest, KAP Residences, Eco-tech@Sunview and Hexacube. The Group also has a few property investment projects locally and overseas which include Prudential Tower. In addition, Lian Beng presently operates two local workers' dormitories, both through joint ventures.

The Group, an advocate for sustainable living, was awarded with the Green Mark Platinum award by BCA in 2010 for its project at 29 Harrison Road, the Group's headquarters building.

Lian Beng Group Ltd was listed on the Main Board of the Singapore Exchange in 1999.

For more information, please visit http://www.lianbeng.com.sg

About KSH Holdings Limited

KSH Holdings Limited ("KSH", 金成兴控股有限公司, or the "Group") is a well-established Construction, Property Development and Property Investment group incorporated in 1979 and listed on the Mainboard of the SGX-ST since February 8, 2007.

KSH is an A1-graded contractor under BCA CW01, with the ability to tender for Public Sector construction projects of unlimited value, and is a main contractor for both public and private sectors in Singapore. KSH also has an A2 grading under BCA's CW02 category for civil engineering, which allows KSH to tender for Public Sector projects for values of up to S$85 million.

KSH has a proven capability of handling construction projects across a broad spectrum of industries and its projects have performed well in CONQUAS, a standard assessment system on the quality of building projects. For the construction of Fullerton Bay Hotel and NUS University Town's Education Resource Centre, KSH had received two BCA Construction Excellence Awards in May 2013.

Since listing, KSH had broadened its business portfolio and grown its geographical presence. Beyond its core construction business, the Group is also actively engaged in property development and investment with residential, mixed and commercial projects geographically diversified across the Asia-Pacific and Europe regions.

For more information on the Company, please visit http://www.kimsengheng.com

About Ryobi Kiso Holdings Ltd. (Bloomberg: RYO.SP; Reuters: RKHL.SI)

Established in 1990,Ryobi Kiso Holdings Ltd. ("Ryobi Kiso" or the "Group")("菱备基础控股有限公司") is a leading ground engineering solutions provider principally engaged in Bored Piling and Eco-

friendly Piling and Geoservices comprising of eco-friendly piling; environmental protection engineering;geotechnical engineering services; and sale of Geoproducts.

It is one of the piling contractors in Singapore registered with L6 financial grading with the Building and Construction Authority of Singapore, allowing it to tender for public sector piling projects of unlimited contractualvalue. Armed with over 25 years of track record in Singapore, Ryobi Kiso has built a strong portfolio comprising of many prominent projects from different sectors and a diverse clientele base over the years. To date, the Group has completed more than 600 projects.

Underpinned by its quality products and services, the Group has developed strong rapport and relationships with its clientele, many of whom are loyal customers. Ryobi Kiso's strengths lie in the dynamic synergies between itself and its clients based on forward planning, innovative solutions and an uncompromising focus on quality and excellence.

For more information on the company, please visit www.ryobi-kiso.com

---

For Media, please contact

CAPITAL ACCESS COMMUNICATIONS PTE LTD:

Neo AikKee
Email: aikkee@capitalaccess.com.sg
Mobile: +65 9793 0504

Edwin Lee
Email:edwinlee@capitalaccess.com.sg
Mobile: +65 9660 7361