

## LOW KENG HUAT (SINGAPORE) LIMITED (Reg. No 196900209G)

Purchase of Balance Units in Balestier Tower by Newfort Alliance (Moulmein) Pte. Ltd.

The Board of Directors of Low Keng Huat (Singapore) Limited (“LKHS” or the “Company”) wishes to announce that our subsidiary, Newfort Alliance (Moulmein) Pte. Ltd (“Newfort”) has today exercised options to purchase 36 Balance Units (“Balance Units”) at Balestier Tower (the “Acquisition”).

Newfort is the subsidiary of LKHS to undertake the Acquisition and the redevelopment of the Property (as defined below). LKHS has 99% equity interest while Tan JingWen (Chen JingWen) has 1% equity interest in Newfort.

Newfort had earlier purchased and completed the purchase of the following 15 commercial units and 1 residential unit (“Purchased Units”) on 28 August 2013 in the Property and paid the total sum of \$77,363,100.00 –

Purchased Units	The following strata lots, all of Town Subdivision 29 in the Property, namely:- <ul style="list-style-type: none"><li>U1174M, U1173C, U1172L, U1171X, U1170N, U1169L, U1181T, U1180P, U1179A, U1178T, U1177P, U1176V, U1175W, U1182A, U1184N and U1220V</li></ul>
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For the reference purpose only, the brief details of the Acquisition are as follows:

(a)	Property	All the strata lots and common property comprised in Strata Title Plan No. 1815 in the development known as “Balestier Tower” situated on the whole of Lot 690C of Town Subdivision 29.
(b)	Balance Units	The following 36 strata lots, all of Town Subdivision 29 in the Property being all the remaining units in the Property, namely:- <ul style="list-style-type: none"><li>U1183K, U1185X, U1186L, U1194P, U1190C, U1187C, U1195T, U1191M, U1188M, U1196A, U1192W, U1189W, U1197K, U1193V, U1198N, U1208N, U1199X, U1209X, U1200C, U1210K, U1201M, U1211N, U1202W, U1212X, U1203V, U1213L, U1204P, U1214C, U1205T, U1215M, U1206A, U1216W, U1207K, U1217V, U1218P and U1219T.</li></ul>
(c)	Tenure of the Land	Statutory Land Grant

(d)	Total land Area of Property	Approximately 2,785.8 square metres
(e)	Purpose	Redevelopment of the Property into a mixed residential and commercial development.
(f)	Purchase Price for Balance Units	S\$63,906,966.00

Upon the completion of the purchase of the Balance Units together with the Purchased Units, Newfort would be the registered owner of all the units in the Property.

The Acquisition and subsequent redevelopment of the Property will be financed by internal resources and/or the borrowings from financial institution.

The Acquisition is not expected to have a material financial impact on the LKHS Group's consolidated earnings and net tangible assets per share or earnings per share of the Company and its subsidiary for the financial year ending 31 January 2015.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above matter other than through their shareholding interest in the Company.

BY ORDER OF THE BOARD

Chin Yeok Yuen  
Company Secretary  
8 July 2014