



LIAN BENG GROUP LTD
Registration No. 199802527Z

(A) INCREASE IN SHARE CAPITAL OF SUBSIDIARY

(B) PROPOSED ACQUISITION OF PROPERTY IN MELBOURNE BY A SUBSIDIARY

(A) INCREASE IN SHARE CAPITAL OF SUBSIDIARY

The Board of directors (the "Board") of Lian Beng Group Ltd (the "Company", and together with its subsidiaries, the "Group") wishes to announce that its wholly-owned subsidiary, Goldprime Realty Pte. Ltd. ("Goldprime") has increased its issued and paid-up capital from S\$10 to S\$100.

The Company and Datapulse Investment Pte. Ltd. ("Datapulse") have subscribed for 70 ordinary shares and 20 ordinary shares respectively in Goldprime, satisfied by an aggregate cash of S\$90.

Following the aforesaid subscription, the Company now holds 80 ordinary shares in the capital of Goldprime, representing 80% of the entire paid-up share capital of Goldprime.

The aforesaid subscription is not, in itself, expected to have any material impact on the earnings and net tangible assets per share of the Group for the current financial year ending 31 May 2016.

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

(B) PROPOSED ACQUISITION OF PROPERTY IN MELBOURNE BY A SUBSIDIARY

1. Introduction

Further to the announcement on 9 October 2015, the Board of Directors of Lian Beng Group Ltd (the "Company", and together with its subsidiaries, the "Group") wishes to announce that Lian Beng (St Kilda) Pty Ltd ("LBSTK"), a wholly-owned subsidiary of Goldprime in Australia, had entered into a Contract of Sale of Real Estate ("Contract of Sale") with 19 vendors ("Vendors") for the proposed acquisition of the property at Units 1 to 19 of 596 St Kilda Road, Melbourne, Australia (the "Property") ("Proposed Acquisition").

2. Information on the Property

The Property is a freehold property with a total site area of approximately 1,803.6 sq m, with a three storey residential complex comprising 19 separately titled apartments. The Property is situated on the southern precinct of St Kilda Road, having two street frontages.

Charter Keck Cramer ("Charter") has been commissioned by the Company to value the Property. The independent valuation of the Property conducted by Charter is A\$24,350,000.

3. Purchase Consideration

The aggregate purchase consideration for the purchase of Property is approximately A\$24,350,000 ("Purchase Consideration"). The Purchase Consideration was arrived at on a

willing-buyer and willing-seller basis taking into account the independent valuation of A\$24,350,000 of the Property conducted by Charter, location, condition, tenure, potential yield, potential redevelopment of the Property and current market prices of the properties in the surrounding vicinity of the Property.

The Purchase Consideration will be satisfied in the following manner:

- (a) a deposit of A\$2,435,000 (being 10% of the Purchase Consideration) will be paid by the Company to the Vendors on the execution of the Contract of Sale;
- (b) the balance of the Purchase Consideration of A\$21,915,000 (being 90% of the Purchase Consideration) will be paid upon completion of the Proposed Acquisition.

4. Rationale

The Company intends to redevelop the Property into a residential development of approximately 200 units.

As the Proposed Acquisition is in line with the Group's ordinary course of business, Chapter 10 of the Singapore Exchange Securities Trading Limited's listing manual does not apply to the Proposed Acquisition.

5. Material Conditions

The Contract of Sale constitutes a binding contract for the sale and purchase of the Property on the terms and conditions set forth in the Contract of Sale. The Contract of Sale is subject to and conditional on obtaining the approval of the Foreign Investment Review Board of Australia.

The sale and purchase of the Property shall be completed on or before 60 days from the Contract of Sale, or such other date as the parties may mutually agree to in writing.

6. Source of Funds

The Company will be financing the purchase of the Property through bank borrowings and internal resources.

7. Financial Effects

The purchase of the Property is not expected to have any material impact on the financial performance of the Company and its subsidiaries for the current financial year ending 31 May 2016.

8. Interest of Directors and Controlling Shareholders

As at the date of this announcement, Mr Low Beng Tin, the Company's Independent Director holds 1,583,800 ordinary shares in aggregate, representing approximately 0.24% shareholding interest (direct and indirect) in Datapulse Technology Limited, the holding company of Datapulse.

As at the date of this announcement, the Company holds 65,000,000 ordinary shares, representing 9.9% of the entire paid up share capital of Datapulse Technology Limited.

Save as disclosed above, as at the date of this announcement, none of the other directors or controlling shareholders of the Company has any interest, direct or indirect, in the Proposed Acquisition, save for their shareholdings in the Company.

9. Documents for Inspection

Copies of the Contract of Sale and valuation report of the Property by Charter are available for inspection during normal business hours at the registered office of the Company at 29 Harrison Road, Singapore 369648 for 3 months from the date of this Announcement.

By Order of the Board

Ong Pang Aik
Chairman and Managing Director
19 October 2015