



LIAN BENG GROUP LTD
Registration No. 199802527Z

INVESTMENT IN JOINT VENTURE COMPANY AND PURCHASE OF PROPERTY

The Board of Directors (the “**Board**”) of Lian Beng Group Ltd (the “**Company**” and together with its subsidiaries, the “**Group**”) is pleased to announce the following:

(A) INVESTMENT IN JOINT VENTURE COMPANY

- (1) Wealth Land Pte. Ltd., a wholly-owned subsidiary of the Company has entered into a joint venture arrangement to incorporate Fairmont Land Pte. Ltd. (“**Fairmont**”) with the allotment and issuance of 100 ordinary shares of S\$1.00 each for cash consideration in the capital of Fairmont as follows:-

Name of Member	Number of Shares allotted and issued	Percentage of shareholdings
(i) Heeton Capital Pte. Ltd.	55	55
(ii) Leeds Investment & Development Pte. Ltd.	15	15
(iii) KSH Global Investment Pte. Ltd.	15	15
(iv) Wealth Land Pte. Ltd.	15	15

- (2) Fairmont owns the entire issued and paid-up share capital of Ultra Assets Holdings Limited (“**Ultra Assets**”), a company incorporated in the British Virgin Island, following the transfer of 2 ordinary shares of US\$1.00 each in Ultra Assets from Heeton Capital Pte. Ltd. to Fairmont.
- (3) Heeton Capital Pte. Ltd. is a wholly-owned subsidiary of Heeton Holdings Limited.
- (4) Leeds Investment & Development Pte. Ltd. is 75%-owned by Ryobi Development Pte. Ltd., a wholly-owned subsidiary of Ryobi Kiso Holdings Ltd, and the balance 25% shares of Leeds Investment & Development Pte. Ltd. is held by four individuals.
- (5) KSH Global Investment Pte. Ltd. is wholly-owned by Kim Seng Heng Realty Pte Ltd, a wholly-owned subsidiary of KSH Holdings Limited.

(B) PURCHASE OF PROPERTY

Ultra Assets has on 3 July 2015 completed the purchase of the freehold property known as land and buildings on the north side of New York Road, Leeds as registered at the Land Registry under title number WYK592211, United Kingdom (the “**Property**”).

The above investment in Fairmont and the purchase of the Property in proportion to the Company's shareholding in Fairmont were funded through internal resources and external borrowings and are not expected to have any material impact on the net tangible assets and earnings per share of the Company and the Group for the current financial year ending 31 May 2016.

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

BY ORDER OF THE BOARD

Ong Pang Aik
Chairman and Managing Director

13 July 2015