



LIAN BENG GROUP LTD

Registration No. 199802527Z

ACQUISITION OF 29 RANWELL LANE, FORTITUDE VALLEY IN BRISBANE AUSTRALIA FOR HOTEL DEVELOPMENT

Further to the announcement of the Company dated 2 July 2014, the Board of Directors of Lian Beng Group Ltd (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that Fortitude Valley (Hotels) Pty Ltd ("**FVH**"), a wholly-owned subsidiary of Prospere Holdings Pte Ltd, has completed the purchase of Lot 7 on RP 9541, a freehold property at 29 Ranwell Lane Fortitude Valley, QLD4006 in Brisbane, Australia (the "**Property**"), at a consideration of Australian Dollar 5.50 million or approximately S\$6.38 million (the "**Consideration**"). The purchase hereafter referred to in this announcement as the "**Acquisition**".

FVH intends to develop the Property into a 23-storey hotel tower consisting of 198 rooms.

FVH is effectively held by the Group and Heeton Holdings Limited in the proportion of 30% and 70% respectively.

The Group financed the Consideration by internal funds and/or external borrowings.

The Acquisition is not expected to have any material impact on the Group's net tangible assets or earnings per share for the financial year ending 31 May 2015.

None of the Directors or the controlling shareholders of the Company has any interest, direct or indirect, in the Acquisition other than through their respective shareholdings in the Company (if any).

By Order of the Board

Ong Pang Aik
Chairman and Managing Director
18 August 2014