



LIAN BENG GROUP LTD
Registration No. 199802527Z

PROPOSED JOINT VENTURE

The Board of directors (the "Board") of Lian Beng Group Ltd (the "Company", and together with its subsidiaries, the "Group") wishes to announce that Goldprime Investment Pte. Ltd. ("Goldprime"), a wholly-owned subsidiary of the Company, intends to enter into a formal agreement with Oxley Holdings Limited ("Oxley Holdings"), and Unique Consortium Pte. Ltd. ("Unique Consortium"), each an unrelated third party, pursuant to which Oxley Holdings, Unique Consortium and Goldprime shall participate in the share capital of Oxley YCK Pte. Ltd. ("Oxley YCK") in the proportion of 55:35:10 respectively, for the redevelopment of the Property (as defined below).

Oxley YCK had submitted the tender for the collective purchase (the "Acquisition") of all the units and common property in the development known as Seletar Garden (the "Property") at the purchase price of S\$96,188,000 and had been duly accepted via a letter of acceptance by the vendors of the Property on 7 March 2012.

The Property, located at 2A/B to 20A/B Cactus Road in Singapore, is a freehold development currently comprising 10 mezzanine retail/residential units on the ground floor and 20 residential apartments on the upper floors. The site area is 6,791.1 square meters and is zoned for "Residential with Commercial at 1st Storey" with a gross plot ratio of 1.4 and an allowable height of up to 4 storeys. Oxley YCK intends to redevelop the Property, subject to obtaining all the necessary approvals from the relevant authorities.

The Group will finance its share of the cost of the Acquisition by internal funds and/or bank borrowings.

The aforesaid joint venture 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 2012.

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

By Order of the Board

Ong Pang Aik
Chairman and Managing Director
9 March 2012