



LIAN BENG GROUP LTD
Registration No. 199802527Z

ACQUISITION OF PROPERTY KNOWN AS 'DRAGON MANSION'

The Board of Directors of the Company (the "Company", and together with its subsidiaries, the "Group") wishes to announce that its 50% owned joint venture company, Spottiswoode Development Pte. Ltd ("Spottiswoode") has on 17 November 2011 entered into a conditional contract for the collective purchase (the "Acquisition") of all the units in the development known as "Dragon Mansion" at Blk 14, Spottiswoode Park Road (the "Property"), at the purchase price of S\$130 million. The Acquisition is subject to approval by the Strata Titles Board.

The Property which is currently an 18-storey residential block comprising 68 residential units and is within walking distance to the Tanjong Pagar and Outram Park MRT Stations. The subject site offers excellent accessibility being a short drive away from the CBD, Marina Bay Sands and Resorts World Singapore Integrated Resorts. Amenities are easily available and the accessibility to the rest of the island is further enhanced by major arterial roads in the vicinity. The land area is 38,618 sq ft site and is zoned for 'Residential' use with a gross plot ratio of 2.8 and can be built up to 36 storeys. The freehold site has a potential gross floor area of up 118,943 sq ft including 10% bonus gross floor area for balconies. Spottiswoode 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 Acquisition is not expected to have any material impact on the net tangible assets per share and earning per share of the Group for the financial year ending 31 May 2012.

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

By Order of the Board

Ong Pang Aik
Director
17 November 2011