



## **KSH Holdings Limited**

(Company Registration Number: 200603337G)  
(Incorporated in the Republic of Singapore on 9 March 2006)

### **NEWS RELEASE**

#### **KSH HOLDINGS SECURES NEW CONTRACT WORTH S\$126.8 MILLION**

- **Secures first contract from Lippo Marina Collection Pte. Ltd., for the construction of luxury condominium housing development, Marina Collection, at Sentosa Cove**
- **Existing order books of more than S\$770 million**

*Singapore, April 17, 2008* – KSH Holdings Limited (“KSH” or the “Group”) (“KSH 控股有限公司”), a well-established construction, property development and property management group, today announced that it has secured its first contract from Lippo Marina Collection Pte. Ltd. (“Lippo”). The contract, worth approximately S\$126.8 million, is for the construction of Lippo’s luxury condominium housing development, Marina Collection, at Sentosa Cove.

With this additional construction project, the existing order books of the Group’s construction business exceed S\$770 million. The unfulfilled contract value for all existing contracts on hand is expected to be completed by December 2010.

Said Mr. Choo Chee Onn (“朱峙安”), Executive Chairman and Managing Director of KSH Holdings, “This is our fifth high-end luxury residential project at Sentosa Cove. Including this newly awarded Marina Collection, we now have four ongoing residential projects on hand. Together, these developments reaffirm that our efforts at managing high-end luxury projects have been noticed and are paying off with new contract wins from new customers such as Lippo.

“Including this project, our total contract value in less than four months since the beginning of this year has exceeded S\$354.5 million, as compared to approximately S\$510 million for the entire year of 2007.”

## **DETAILS OF MARINA COLLECTION**

Kim Seng Heng Engineering Construction (Pte) Ltd ("KSHEC"), the Group's 100% owned subsidiary in Singapore, was awarded the contract by Lippo for the construction of a condominium housing development with 3 blocks of 4-storey residential flats. The condominium comes with attached attics, a basement carpark, swimming pool and communal facilities.

Construction work is scheduled to commence in April 2008 and is expected to be completed within 26 months.

Commented Mr Choo, "We plan to continue to maintain a good mix of construction projects across multiple industry segments, which include not only high-end luxury residential projects, but also other high profile projects in the commercial and industrial segments. At present, S\$257 million or approximately 33.3% of our order books are in commercial and industrial segments.

"We are grateful to our excellent pool of suppliers and sub-contractors for helping us maintain a high standard of quality and cost competitiveness. Despite rising material costs and increasing shortages of construction resources, we have secured essential raw materials and services for all our projects on hand. Taking steel for example, we have procured the required quantity of steel for all of our current projects. This enables us to contain our construction cost. Capitalising on this advantage and building on our excellent track record, we look forward to greater business opportunities in the buoyant construction industry in Singapore."

Besides the newly awarded Marina Collection contract at Sentosa Cove, the Group's current residential projects on hand include three developments at Sentosa Cove. Among them are The Coast worth approximately S\$121 million, and Turquoise worth approximately S\$64.8 million, both awarded by reputable property developer and long-time customer Ho Bee Group. Another recently awarded project, Seascape At Sentosa Cove which is worth S\$121.2 million, was awarded by Seaview (Sentosa) Pte Ltd, a joint venture company with equal equity interest between Ho Bee Group and IOI Group. Other residential projects on hand include the recently awarded Madison Residences at Bukit Timah Road by Keppel Land Realty worth S\$53 million, another high-end condominium residential project at Orange Grove Road awarded by Ho Bee Group, worth approximately S\$53 million; and a contract for the construction of landed housing at Old Holland Road from developer Brisbane Development Pte Ltd worth more than S\$32 million.

Besides residential projects, the Group also has other prestigious high profile projects in commercial and industrial segments, such as the mega shopping complex at Tampines Central 1 worth S\$86 million; commercial and hotel development project at Collyer Quay from Hong Kong-listed property developer Sino Land Limited worth approximately S\$120 million; as well as industrial developments at New Industrial Road and Genting Lane from Ho Bee Group worth approximately S\$30 million.



## **About KSH Holdings Limited**

KSH Holdings is a well-established construction, property development and property management group with over 28 years of experience in the construction industry. Its principal activities are construction in Singapore and Malaysia, and property development and property management in the PRC and Singapore. The Group acts as main contractors in construction projects in both the public and private sectors in Singapore, and in the private sector in Malaysia. Its wholly-owned subsidiary, Kim Seng Heng Engineering Construction (Pte) Ltd, is currently registered with the Building and Construction Authority (“BCA”) with an A1 grading under the category CW01 for general building, which is currently the highest grade for contractors’ registration in this category, and allows it to tender for public sector construction projects of unlimited value.

Some of the Group’s notable private sector construction projects in Singapore include One<sup>o</sup> 15 Marina Club, The Coast and The Berth By The Cove, at Sentosa; and others like The Spectrum, Montview, the Mustafa Shopping Centre extension and the restoration of Far East Square. Its public sector portfolio includes The Frontier Community Place, Choa Chu Kang Sports Complex, Nanyang Polytechnic and Tanah Merah Ferry Terminal. The Group entered the construction industry in Malaysia in June 2006 and secured a S\$32 million contract that same month for the construction of an assembly plant in Selangor.

The Group has an established presence in the PRC since 1997, where it is principally engaged in property development and property management. It has developed two properties in the PRC, being Tianxing Riverfront Square in Tianjin, which was developed by its subsidiary, Tianjin Tianxing Real Estate Development Co., Ltd. and managed by its property management arm, Tianjin Tianxing Property Management Co., Ltd., and Liang Jing Ming Ju in Beijing, which was developed by its associated company, Beijing Jin Hua Tong Da Real Estate Development Co., Ltd.

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On behalf of the Board

Choo Chee Onn  
Executive Chairman & Managing Director

April 17, 2008

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