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聯明集團有限公司
LIAN BENG GROUP LTD

NEWS RELEASE

82% OF CONSORTIUM'S HIGHLY ANTICIPATED LINCOLN SUITES SNAPPED UP WITHIN FOUR DAYS OF SOFT LAUNCH

- Official launch targeted for this weekend (Oct 31 – Nov 1)

Singapore, October 26, 2009 - Koh Brothers Group Limited (“Koh Brothers Group”), Heeton Holdings Limited (“Heeton Holdings”), KSH Holdings Limited (“KSH Holdings”) and Lian Beng Group Ltd (“Lian Beng Group”) (collectively known as the “Consortium”), announced that the soft launch of the highly anticipated joint development, *Lincoln Suites*, was very well-received.

Lincoln Suites, a 30-storey, freehold, 175-unit luxury twin tower condominium development conveniently located along Kiang Guan Avenue, off Newton Road, held its soft launch to invited guests on October 22, 2009.

About 82% or 46 units of the 56 units under Phase 1 were snapped up by the close of the weekend (October 24 – 25, 2009). This comprised 15 studio units and 31 1-to-3 bedroom units.

Said Mr Francis Koh, CEO and Managing Director of Koh Brothers, “We are very encouraged by the enthusiastic response to our soft launch. With our collaborative efforts, Lincoln Suites is uniquely created as the epitome of luxury, urban contemporary living. The development is aesthetically appealing, especially to trendy singles, young cosmopolitan families and upwardly mobile executives and professionals.

“Targeted to be officially launched this weekend and expected to be completed by end 2014, Lincoln Suites, with its architectural brilliance, made possible by working with top-notch architects and designers, coupled with a tasteful choice of luxury finishes, will appeal to all buyers.

“In addition, with its excellent location, within close proximity to two shopping and dining experiences in both Novena and Orchard, work areas, medical facilities, as well as a host of well-regarded local and international schools less than 2 km away, we believe that Lincoln Suites is very attractively priced.”

To be developed on a land area of 59,986 sq ft, this 175-unit luxury development will comprise 44 studio units, 124 1- to 4-bedroom units, four duplexes and three penthouses, with sizes ranging from approximately 463 sq ft to 5,490 sq ft. Less than two minutes’ walk from the Novena MRT Station and directly across the popular Goldhill Plaza and United Square Shopping Mall and just a five minutes’ drive away from Orchard Road, Lincoln Suites is slated to dazzle the neighbourhood with its balance of high glamour and cutting edge technology.

About Koh Brothers Group Limited

Listed on SGX Mainboard in August 1994, Koh Brothers is a well-established construction, property development and specialist engineering solutions provider, which was started as a sole proprietorship in 1960 by Mr Koh Tiat Meng. Today, the Group has more than 40 subsidiaries, JV and associated companies spread over Singapore, PRC, Indonesia, Malaysia and Vietnam.

Over the years, the Group has undertaken numerous construction and infrastructure projects with its A1 grading by the Building and Construction Authority (“BCA”). It is currently the highest grade for contractors’ registration in this category, and allows the Group to tender for public sector construction projects of unlimited value. In addition, the Group has developed a name for itself as a niche real estate developer, with an established reputation for quality and innovation.

Koh Brothers' diversified businesses present them with multiple revenue streams, with operating synergies arising from its three core areas of expertise:

- Real Estate;
- Construction and Building Materials; and
- Leisure & Hospitality.

Real Estate

The Group's Real Estate division provides quality property developments with specialised themes at choice locations. Koh Brothers Development Pte Ltd ("KBD"), established in 1993, a wholly-owned subsidiary of Koh Brothers Group, is our flagship company for the Group's Real Estate division.

KBD is noted for its 'lifestyle-and-theme' developments. For example, its Starville project was the first to introduce a star-gazing observatory, complete with an astronomy theme. Launched in June 2003, this project is a joint venture between KBD and AIG Lengkong Investment Limited, a member of American International Group Inc. Earlier projects include The Montana, in which KBD became the first developer to introduce state-of-the-art home automation features, broadband cable and an infinity pool. The Montana, launched in November 1999, is a 108-unit luxury freehold apartment located off River Valley Road. In October 2006, it also launched its four-units-only luxurious, freehold bungalow project, "Bungalows @ Caldecott", uniquely designed with a number of firsts in Singapore such as bathrooms studded with Swarovski wall crystals, Avant-Garde sanitary fittings incorporating luxury brand names like Visentin, and a specially-designed Water Conservation System.

In April 2006, it announced the acquisition of Hilton Tower, located in the prime freehold Leonie Hill area, for S\$79.2 million together with Heeton Land Pte Ltd. It is now the site for the premium condominium, The Lumos.

In June 2007, Koh Brothers Group Limited, Heeton Holdings Ltd, KSH Holdings Limited and Lian Beng Group Ltd formed a consortium with equal shares each and were successfully awarded the prime Lincoln Lodge site at 1/3 Kiang Guan Avenue, off Newton Road in District 11. The site has been earmarked for another luxurious condominium project.

Fiorenza, another prized freehold development by KBD, was launched in April 2009. Inspired by the passionate Italian culture with its bold artistic tastes, unrestrained luxury and a free-spirited lifestyle, this Avant-Garde development, located at Florence Road, is expected to receive its TOP in December 2012.

Other completed projects include:

- The highly successful Sun Plaza, located next to Sembawang MRT station, which introduced a sun flower theme. The residential block in Sun Plaza has been fully sold and the retail mall is currently held as an investment with high occupancy;
- The Capri, an 18-unit residential development, is situated along the prime Stevens Road; and
- The Sierra, an 18-storey residential development comprising 60 units located in the established and popular enclave of Mount Sinai.

Construction and Building Materials

This division leads in providing a complete and diverse range of infrastructure project management, products, services and solutions for the construction industry. Current projects include the Downtown Line 1 Bugis Station, Punggol Waterway Parts One and Two, the Common Service Tunnel at the Business Financial Centre, and the River Valley High School and Hostel.

The iconic Marina Barrage was successfully completed in October 2008.

The Building Materials division provides total ready-mix concrete solutions to the construction industry. The supply chain includes cement, ready-mix concrete, equipment rental and various types of products such as pre-cast elements and interlocking concrete blocks.

Leisure & Hospitality

This division provides 'no-frills' hospitality services through its Oxford Hotel brand name with more than 130 hotel rooms.

About Heeton Holdings Limited

Heeton Holdings Limited was established in 1976, as a private company engaged in the ownership, lease and operation of retail malls and wet markets, property investments, as well as the development of small to medium sized niche property projects. Heeton became a public listed company in September 2003.

Heeton has expanded substantially over the years from wet markets to retail malls; from apartments and cluster housing projects to hi-end luxurious Residential projects. Recently, Heeton has divested its wet market operations and aim to concentrate and expand further on property developments and investments.

Property Development/Property Investment

Since its formation, the company has been renowned for its unique property developments aimed at discerning home buyers.

The Group made its inroads into the property sector with its maiden project at Mandai Garden in 1968. Subsequently, Hong Heng Garden and Heeton Park, which are medium sized residential projects developed by the Group in the 1980s, were milestones that established its presence in the Real Estate industry.

Some of its completed and ongoing projects include:

DLV, a prestigious 25-unit residential development built on the site of the former Chinese Embassy, located at 70 Dalvey Road, off Stevens Road. The luxurious apartments are equipped with recreational facilities which include a futuristic glass swimming pool and a “floating” gymnasium. The interiors are pampered with fittings and furnishings from leading European brands and state-of-the-art home automation systems.

EL CENTRO, a 13-storey residential block of 39 apartments with a commercial unit on the ground floor located at 11 Kee Seng Street, off Tanjong Pagar Road, in close proximity to Tanjong Pagar MRT station.

The ELEMENT@STEVENS, an exclusive five-storey block comprising a 17-unit residential development with basement carpark and recreational facilities - situated in the heart of the city along Stevens Road.

THE LUMOS, a JV development with Koh Brothers in the prestigious Leonie Hill residential area, consisting of 53 luxurious apartments and penthouses within two 36-storey towers connected by a central zone of vertical Sky Gardens.

Heaton’s latest hi-end luxurious Residential project located at **74 Grange Road**, will comprise 29 luxury apartments and penthouses within a 16-storey block. The interiors of these branded apartments and penthouses, together with the common areas and landscaping, will be designed by “Yoo Inspired by Starck”. Yoo is the interior design and branding company co-founded by world-renowned designer Philippe Starck and famous developer John Hitchcox.

Amongst Heeton's portfolio of investment properties held for rental incomes include:

- SUN PLAZA, a suburban shopping mall located beside the Sembawang MRT station and the bus interchange;
- THE WOODGROVE, a suburban mall located at Woodlands Avenue 1; and
- TAMPINES MART, a shopping mall with wet market operations located at Tampines Street 32.

More details can be found at [/www.heeton.com](http://www.heeton.com)

About KSH Holdings Limited

KSH is a well-established Construction, Property Development and Property Management group. Incorporated in 1979, the Group has 29 years of experience in the Singapore construction industry and is backed by an impressive track record, both in Public and Private Sector construction projects. The Group is 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 the Group to tender for Public Sector construction projects of unlimited value. The most recent contract secured by the Group was a S\$83.4 million contract from the National University of Singapore (“NUS”) for the construction of two blocks of residential colleges and five blocks of common facility buildings for the NUS University Town.

Besides acting as main contractor for both the Public and Private Construction sectors in Singapore, and for the Private sector in Malaysia, KSH is also involved in Property Development and Property Management in the PRC as well as in Singapore (via a joint venture). The Group currently has completed two property developments in the PRC – Tianxing Riverfront Square in Tianjin (currently held as an investment property), and Liang Jing Ming Ju in Beijing, which are developed by its associated company, JHTD. The Group also has a property management arm, TTX Property Management, which manages Tianxing Riverfront Square.

More details can be found at www.kimsengheng.com

About Lian Beng Group Ltd

Established in 1973, Lian Beng Group is one of Singapore's major homegrown building construction groups with integrated civil engineering, engineering and construction support service capabilities. The Group is principally involved in the construction of residential, industrial, institutional and commercial projects, as well as civil engineering projects as main contractor. Among its recent contract wins was a \$101 million contract for the construction of Waterfront Key, a 437-unit private residential development.

With over 30 years of experience, Lian Beng has established a reputation for its ability to handle large and technically complex projects. One example is 8 @ Mt Sophia, which sits atop an existing MRT track, and which required the preservation of a heritage home located just beside the property. Also noteworthy was the construction of The Lakeshore condominium, which boasts a 108-metre long, irregularly shaped swimming pool that runs through the centre of the development, connecting all of its 10 towers.

Lian Beng's track record of private condominium construction projects includes Ferraria Park Condominium, Northwoods and Sixth Avenue Residences. The Group is currently also engaged in design-and-build projects such as Emerald Hill Residences, Kovan Residences and Grand Duchess at St. Partick's. Its wholly-owned subsidiary, Millenium International Builders, has also been awarded a contract for the construction of the prestigious Ritz-Carlton Residences, Singapore, Cairnhill project.

More details can be found at www.lianbeng.com.sg

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