



KSH Holdings Limited

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

PROPOSED JOINT VENTURE

The Board of Directors (the **%Board+**) of KSH Holdings Limited (the **%Company+** and together with its subsidiaries, the **%Group+**) is pleased to announce the following:

- (1) Kim Seng Heng Realty Pte Ltd (**%KSHR+**), a wholly-owned subsidiary of the Company has entered into a memorandum of understanding and intends to enter into a formal agreement and participate in a joint venture with Heeton Homes Pte. Ltd. (**%HH+**), a wholly-owned subsidiary of Heeton Holdings Limited (**%Heeton Holdings+**) and Zap Piling Pte. Ltd. (**%ZAP+**).
- (2) KSHR, HH and ZAP shall own 40%, 30% and 30% of the entire issued and paid-up share capital of Unique Resi Estate Pte. Ltd. (**%Unique Resi+**) respectively. Unique Resi is currently a wholly-owned subsidiary of Heeton Holdings with the issued and paid-up capital of S\$2.00.
- (3) Unique Resi had on 29 June 2012 been awarded the tender for the purchase the freehold land parcel located at 121C Whitley Road, Singapore 297815 (the **%Property+**) at a purchase price of S\$31,000,000 (the **%Acquisition+**).
- (4) The Property currently comprises a single storey bungalow which is sited on land area of approximately 21,900 square feet that is zoned for 2-storey mixed landed residential. Unique Resi intends to redevelop the Property, subject to obtaining all the necessary approvals from the relevant authorities.
- (6) Funding of Acquisition

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

(7) Financial Effects

The aforesaid joint venture is not in, itself, expected to have any material impact on the Group's net tangible assets or earnings per share for the financial year ending 31 March 2013.

(8) Interests of Directors and Controlling Shareholders

None of the Directors or controlling shareholders of the Company has any direct or indirect interests in the above transaction save for their shareholdings in the Company.

(9) The Company will keep shareholders informed as and when there are further developments on the proposed joint ventures.

BY ORDER OF THE BOARD

Choo Chee Onn
Executive Chairman and Managing Director
2 July 2012