



## KSH HOLDINGS LIMITED

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

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### PROPOSED ACQUISITION OF PROPERTY IN KLANG, NEGERI SELANGOR, MALAYSIA

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#### INTRODUCTION

Further to the announcement dated 2 December 2013, the Board of Directors of KSH Holdings Limited (the "**Company**"), and together with its subsidiaries, the "**Group**"), wishes to announce that Klang City Development Pte Ltd, ("**KCD**"), a 40% owned associated company of the Group, has through a nominee company incorporated in Malaysia, entered into a Sales and Purchase Agreement to acquire 26 plots of freehold land measuring approximately 679,460 square feet held under:-

1. Geran 190186 to 190205, Lot No. 128219 to 128238;
2. HS(D) 102496, PT No. 110156;
3. HS(D) 146546, PT No. 140591;
4. HS(D) 146547, PT No. 140592;
5. HS(D) 135783, PT No. 129225;
6. HS(D) 135784, PT No. 129226; and
7. HS(D) 135786, PT No. 129228.

located in Mukim Klang, Daerah Klang, Negeri Selangor (the "**Property**") (the "**Proposed Acquisition**").

The total purchase consideration for the Proposed Acquisition is MYR 91,727,100 (approximately S\$36.0 million) (the "**Purchase Consideration**").

The Purchase Consideration will be contributed by the shareholders of KCD in proportion to their respective shareholdings. The Group's proportionate share of the Purchase Consideration amounts to approximately S\$14.4 million, which will be funded by proceeds from Floating Rate Notes issued by the Company and external bank borrowings.



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### **THE PROPERTY**

The Property may potentially be developed into a mixed development, with a potential plot ratio of 1:5, including hotel, serviced apartment, SOHO and shopping mall. The Property will form part of a proposed business park, which is expected to be developed as an all-inclusive business enclave with a unique mix of residential and commercial spaces.

### **RATIONALE FOR THE PROPOSED ACQUISITION**

The Proposed Acquisition is in line with the Group's strategy to further expand the Group's regional presence and its foray in the Malaysian market. The Proposed Acquisition will also provide a good opportunity for the Group to continue building its track record and reputation in Malaysia.

The Proposed Acquisition is expected to be completed within 6 months from the date of the Sales and Purchase Agreement.

### **FINANCIAL EFFECTS**

The Proposed Acquisition is not expected to have any material impact on the earnings per share or net tangible assets per share of the Group for the current financial year ending 31 March 2014.

### **INTEREST OF DIRECTORS AND CONTROLLING SHAREHOLDERS**

None of the directors or substantial shareholders of the Company has any interest, direct or indirect, in the Proposed Acquisition, save for their shareholdings in the Company.

By Order of the Board

#### **CHOO CHEE ONN**

Executive Chairman and Managing Director

15 January 2014