



HEETON HOLDINGS LIMITED



RYOBI KISO HOLDINGS LTD.



KSH HOLDINGS LIMITED



聯明集團有限公司
LIAN BENG GROUP LTD

Joint Press Release

(For Immediate Release)

CONSORTIUM UNVEILS MASTERPLAN FOR PROMINENT SITE IN LEEDS, UK AND OBTAINED APPROVAL FOR 182-ROOM HOTEL

- *This major milestone was achieved following the consortium's previous announcement¹ on its acquisition of the prominent site in Leeds, United Kingdom on 13 July 2015*
- *First phase of the masterplan had been approved by the Leeds City Council's city plans panel to refurbish and extend an existing office building at the south of the site into a 182-room hotel*
- *The second phase includes a mix of business units, business incubator spaces, cafes and other amenities as well as 780 high-quality residential units*
- *Subsequent phase of the masterplan was proposed and is subject to further consultations and reviews from the locals and authorities.*

Singapore, 2 August 2016 – Heeton Holdings Limited (“Heeton”), KSH Holdings Limited (“KSH”), Lian Beng Group Ltd (“Lian Beng”) and Ryobi Kiso Holdings Ltd. (“Ryobi Kiso”) are pleased to announce today that their jointly-acquired prominent site in Leeds, United Kingdom have obtained approval for the first phase of the proposed masterplan from the Leeds City Council's city plans panel.

¹ Please refer to the SGX announcement made on 13 July 2015

The first phase of the plan involves the refurbishment and extension of the existing office building at the south of the site and transforming it into a 182-room hotel, with ancillary restaurant and gym. The hotel will have an internal floor space of 78,490 square feet and 61 car parking spaces for staff and guests.

With this approval, demolition across the site is now underway, with enabling works and the main building works scheduled to be rolled out seamlessly in 2017.

Additionally, the consortium has been in discussions with internationally recognised hotel brands, and targets to capture the demand from increasing visitor numbers following a number of high quality retail and leisure projects in the city centre.

The consortium has proposed the second phase of the masterplan, which comprises of approximately 780 apartments, cafés and creative workspaces, set within extensive and varied green spaces. A total of five new towers, ranging from 11 to 41 storeys will be constructed. This proposed masterplan will be presented to the locals for their feedback in the coming weeks followed by approval from the local authorities.

Commenting on the approval, Mr Eric Teng (“丁行洲”), Heeton’s Chief Executive Officer, remarked: ***“We are delighted with this latest approval from the local authorities. We are proud to have this opportunity to contribute a prominent and beautiful addition to the city skyline. We are committed to provide sustainable developments for the Leeds’ community. Over the long term, we are positive about the prospects of Leeds as UK continues its regeneration effort in the northern part of the country.”***

Mr Ong Pang Aik (王邦益), Lian Beng’s Executive Chairman and Managing Director, commented, ***“We are pleased with the progress of the development on the site and look forward to obtaining the approval from the Leeds City Council on the consortium’s Phase 2 plans in the coming months.”***

Mr. Choo Chee Onn (“朱峙安”), Executive Chairman and Managing Director of KSH, said, ***“The approval for the consortium’s masterplan marks an important milestone for our prominent mixed-use project in Leeds, which will extend an integrated work and lifestyle offering to the Leeds community. We are confident that the development will provide unique differentiated value that is relevant to the evolving needs of Leeds while it undergoes an urban transformation.”***

Mr Ong Tiong Siew (“翁長修”), Chief Executive Officer and Executive Director of Ryobi Kiso Holdings Ltd. added: ***“This will be an exciting project as the completed development will create an integrated and vibrant new community within the Leeds City Centre. This project has also been well received and supported by locals, authorities and stakeholders. Given its strategic location, we are confident that this project will be very popular amongst the locals and visitors to the city.”***

#End of Release#

About Heeton Holdings Limited (Bloomberg: HTON:SP ; Reuters: HEET.SI)

Heeton Holdings Limited (“喜敦控股有限公司”) was established in July 1976 and is currently listed on the mainboard of the Singapore Exchange.

Heeton is focussed on property development, property investment and hospitality. The Group has expanded its presence internationally from Singapore to United Kingdom, Thailand, Japan, Malaysia, Australia and Vietnam.

Heeton has a niche in developing distinctive and high quality residential properties in Singapore's prime districts. Among its completed projects are iLiv@Grange, DLV at Dalvey Road, The Element@Stevens, detached and semi-detached houses along Holland Road while Onze@Tangjong Pagar is currently under construction.

Heeton has formed strong partnerships with other established property developers to develop properties locally and overseas. Some of these include The Lumos at Leonie Hill, Lincoln Suites off Newton Road, The Boutiq at Killiney Road, Sky Green at MacPherson Road and KAP and KAP Residences at King Albert Park and more recently, High Park Residences at Fernvale Road in Sengkang and an executive condominium development, Westwood Residences.

Heeton's stable of investment properties include Sun Plaza, The Woodgrove, Tampines Mart, 223@Mountbatten in Singapore, Adam House, a serviced office building in London, United Kingdom as well as a mixed use property that comprises hotel, residential and retail in Sapporo, Japan.

Heeton's operating hotel portfolio include Hotel ibis Styles London Kensington in Earls Court, ibis Budget Bradford, ibis Hotel Gloucester and Holiday Inn Express Hotel Manchester City Centre in United Kingdom, as well as Mercure Hotel and Hotel Baraquda Pattaya, MGallery Collection, located in a popular tourist district in Pattaya, Thailand.

For more information on the Company, please visit <http://www.heeton.com>

About Lian Beng Group Ltd

Established in 1973, Lian Beng Group Ltd is one of few Singapore's major home-grown construction groups with integrated civil engineering and construction support service capabilities. The Group is principally involved in the construction of residential, industrial and commercial projects, and civil engineering projects as a main contractor.

As a Building and Construction Authority (BCA) Grade A1 contractor in General Building, Lian Beng can tender for public sector building projects of unlimited contract value, while its A2 grade in Civil Engineering allows it to tender for engineering projects of up to \$85 million in contract value. Based on years of experience and impeccable track record, the Group has established a reputation in managing large-scale and complex construction projects.

Lian Beng also engages in other construction related activities such as the provision of scaffolding and engineering services, supply of ready-mix concrete and asphalt premix, leasing of equipment and

machinery, reinforcement bar fabrication, sourcing and management of construction materials and training of foreign construction labour.

Apart from construction, Lian Beng also engages in property development, mostly through joint ventures. Some of its completed and ongoing property development projects include Lincoln Suites, M-Space, Spottiswoode Suites, The Midtown & Midtown Residences, NEWest, KAP Residences, Eco-tech@Sunview and Hexacube. The Group also has a few property investment projects which include Prudential Tower. In addition, Lian Beng has also developed and presently operates a workers' dormitory, through a joint venture, at Mandai Estate.

The Group, an advocate for sustainable living, was awarded with the Green Mark Platinum award by BCA in 2010 for its project at 29 Harrison Road, the Group's headquarters building. The Group was also awarded the 2014 International Construction Award by the Global Trade Leaders' Club and the BCA Quality Excellence Award (Gold) 2015, amongst several other awards, testifying its established reputation in the industry.

Lian Beng Group Ltd was listed on the Main Board of the Singapore Exchange in 1999.

For more information, please visit <http://www.lianbeng.com.sg>.

About KSH Holdings Limited

KSH Holdings Limited ("KSH Holdings" or the "Group") ("金成兴控股有限公司") is a well-established Construction, Property Development and Property Investment group that was incorporated in 1979 and listed on the Mainboard of SGX-ST since February 2007.

KSH is an A1-graded contractor under BCA CW01, with the ability to tender for Public Sector construction projects of unlimited value, and is a main contractor for both the public and private sectors in Singapore. KSH also has an A2 grading under BCA's CW02 category for civil engineering, which allows KSH to tender for Public Sector projects for values of up to \$85 million.

KSH has a proven capability of handling construction projects across a broad spectrum of industries and its projects have performed well in CONQUAS, a standard assessment system on the quality of building projects. For the construction of Fullerton Bay Hotel and NUS University Town's Education Resource Centre, KSH had received two BCA Construction Excellence Awards in May 2013.

Since listing, KSH had broadened its business portfolio and grown its geographical presence. Beyond its core construction business, the Group is also actively engaged in property development and investment with projects geographically diversified across the Southeast Asia and Asia Pacific regions.

For more information on the Company, please visit <http://www.kimsengheng.com>

About Ryobi Kiso Holdings Ltd. (Bloomberg: RYO.SP; Reuters: RKHL.SI)

Established in 1990, Ryobi Kiso is a leading ground engineering solutions provider specialising in Bored Piling and Eco-friendly Piling and Geoservices comprising of eco-friendly piling; environmental protection engineering; geotechnical engineering services; and sale of Geoproducts.

It is one of the piling contractors in Singapore registered with L6 financial grading with the Building and Construction Authority of Singapore, allowing it to tender for public sector piling projects of unlimited contractual value. Armed with over 25 years of track record in Singapore, the Group has completed more than 600 projects in the public and private sectors comprising residential, commercial, institutional, industrial, infrastructure and environmental protection projects.

Ryobi Kiso is one of the first companies in Singapore to introduce eco-friendly piling technologies and equipment such as Screwed Spun Piling and Press Grouted Spun Piling and is also one of the first few companies in Asia outside Japan to commercially utilise the patented TRD machine for Environmental Protection Engineering projects.

For more information on the company, please visit www.ryobi-kiso.com

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