



## **KSH Holdings Limited**

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

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### **ACQUISITION OF FREEHOLD SITE AT MERGUI ROAD**

The Board of Directors of KSH Holdings Limited (“KSH”) is pleased to announce that Mergui Development Pte. Ltd., a company incorporated on 21 November 2007, and fully owned by Kim Seng Heng Realty Pte Ltd (“KSHR”), has successfully acquired the prime freehold site at Mergui Road (“the Site”), for a total consideration of S\$120 million (“Purchase Price”). KSHR is a wholly-owned subsidiary of KSH.

The Site has a land area of about 74,355 square feet, with a plot ratio of 2.8, which would permit a total gross floor area of approximately 208,196 square feet.

The Purchase Price for the Property was arrived at after taking into account various commercial factors including the development potential, location of the Property, and the recent transacted prices for properties in the vicinity.

This prime site has the potential for redevelopment into a high-rise residential block comprising about 142 units of luxurious apartments averaging 1,250 square feet each.

The acquisition and purchase of the Property will be financed through internally generated funds and bank borrowings. KSH is currently in negotiation with other investors to form a joint venture to develop this prime residential Site.

The acquisition is not expected to have a material impact on the Group’s net tangible assets or earnings per share for the financial year ending 31 March 2008.

None of the directors or controlling shareholders of KSH has any direct or indirect interests in the above transaction.

On behalf of the Board

Choo Chee Onn  
Executive Chairman & Managing Director

21 November 2007