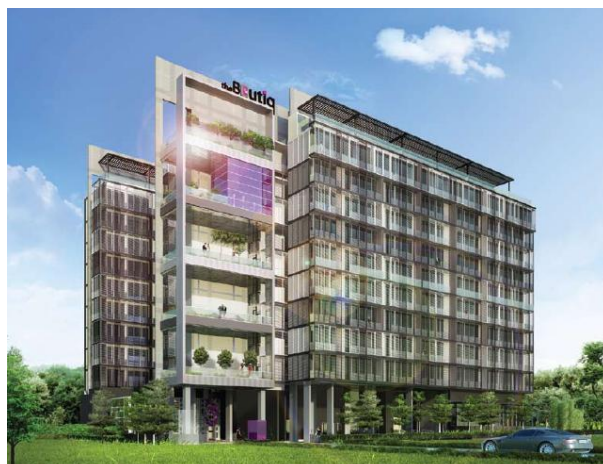

NEWS RELEASE

CONSORTIUM TO SOFT LAUNCH LUXURY DEVELOPMENT AT KILLINEY ROAD – THE BOUTIQ

SINGAPORE, 20 April 2011 – A consortium comprising **Heeton Holdings** (喜敦控股有限公司), **KSH Holdings** (KSH 控股有限公司), and **TEE International** (特毅国际有限公司), will soft-launch its latest luxury residential development, *The Boutiq*, at 143/145 Killiney Road today. The companies respectively hold 45%, 35% and 20% stakes in the development project.

The 39,972 sq ft freehold development occupies the historic Mitre Hotel site, and is nestled in a serene residential enclave just minutes away from the Orchard Road shopping belt and Somerset MRT station. It also lies in close proximity to the central business district, a host of retail, dining and entertainment hotspots, as well as world-class medical centres.



Artist's Impression of *The Boutiq*
143/145 Killiney Road

Mr. Danny Low (劉易琮), COO and Executive Director of Heeton, said, “Our collaboration with KSH Holdings and TEE International has resulted in a development that is set to revitalise the Killiney neighbourhood, and raise the bar in luxury urban living standards. With its prime location, five-star hotel facilities such as porte-cochere, concierge, welcome lounge, and well-designed lifestyle spaces, *The Boutiq* will be a compelling proposition for young professionals and cosmopolitan globe-trotters – anyone who appreciates the finest things in life. This is in line with Heeton’s focus on developing high-end boutique projects with a well thought-out theme and that are a cut above the rest. We will continue to source for ideal land sites for the development of more unique projects.”



The architectural design of the development draws inspiration from chic boutique hotels around the world. Mr. Jason Pomeroy, Director of Broadway Malyan Asia explains, “*The Boutiq* answers the call for luxury lifestyle urban living whilst balancing such needs with the green agenda. Orientation, and the abundance of natural light and ventilation that this brings, is coupled with recreational 'sky gardens' that punctuate every floor and provide a multi level forum for the residents to relax, play or interact.”

The Boutiq is a luxury retreat destination and trendy inner-city abode rolled into one. Entering its luscious compound will be akin to entering a high-end boutique hotel; residents will be greeted by an art glass sculpture created by internationally-acclaimed Australian glass sculptor, Ms. B. Jane Cowie. Inspired by the colours and forms of organic wild flowers, the glass sculpture, with its transparency and elegance, carries a sense of quiet beauty, complementing the tranquil nature of the development. Residents can also select from the development’s comprehensive suite of facilities, which includes a lap pool, aqua gym, gourmet pavilion, hydrotherapy lounge, tanner fountain, and putting green.

More leisure and fitness pursuits await at *The Boutiq’s* five levels of sky terraces, aptly named the Relaxation Lounge, Adrenaline Alcove, Al Fresco Wine & Dine, Health & Fitness Milieu and the Spa Sanctuary. These five distinct spaces have been specially carved out to offer added recreational space and choice for residents to relax and rejuvenate, or wine and dine in the company of good friends and family.

Mr. Choo Chee Onn (朱峙安), Executive Chairman and Managing Director of KSH Holdings, said, “Understanding the lifestyle needs of new-generation professionals, we have tailored *The Boutiq* to be an inner-city sanctuary that offers both the conveniences of city-living and the serenity of a private haven. We believe that this would appeal to the young and successful professional who would enjoy a bustling social life as well as desire a home where they can recharge after a long day’s work.”



Comprising two 10-storey blocks, the development will house 130 one to two-bedroom apartment units and one to three-bedroom penthouses ranging from 506 sq ft to 2853 sq ft. Each unit has been exquisitely designed with superior quality fittings and finishing, boasting renowned brands such as Gaggenau, Poggenpohl, Hansgrohe, and Duravit.

Mr. C. K. Phua (潘然钦), Group Chief Executive and Managing Director of TEE International, added, “Elements of innovation, functionality and aesthetics are inbuilt into every aspect of *The Boutiq*, right from the moment residents enter the gates to the time they step into their homes. Each unit is carefully designed to not only maximise the use of space and enhance one’s privacy, but to also offer the luxurious views of the development’s lush and tranquil surroundings. So whether you are a home-owner or an investor, *The Boutiq* will definitely offer enduring value.”

Phase One will see the launch of 52 units of *The Boutiq*. Thus far, about 75% of this has been taken up at the average price of \$2,350 psf. The development is expected to receive its Temporary Occupation Permit for the development by December 2014.

The Boutiq’s show suite is located at 143/145 Killiney Road and is open daily from 10am to 7pm, starting today.

About Heeton Holdings Limited

Heeton Holdings is a niche developer of distinctive residential properties that are exquisite in architectural design and outstanding in quality.

Most of the Group’s projects are situated in Singapore’s prime districts. Among its completed projects are DLV at Dalvey Road, The Element@Stevens, as well as detached and semi-detached houses along Holland Road. Heeton has also joined hands with other local and regional developers to develop properties locally and in the region. Some of these include The Lumos at Leonie Hill, Lincoln Suites off Newton Road, Twins at Damansara Heights (Malaysia).

Heeton prides itself on building exceptional and uniquely designed homes that measure up to international standards. As testament to its commitment to innovation and cutting-edge design, the Group has brought in yoo, a world-renowned design company co-founded by designer Philippe Starck and British developer John Hitchcox, to design the interiors and landscaping of iLiv@Grange.

Heeton is also engaged in property investment. Its current portfolio of investment property includes Sun Plaza, El Centro, The Woodgrove and Tampines Mart. For more information, please visit www.heeton.com



About KSH Holdings Limited

Listed on the Main Board of SGX-ST on February 8, 2007, KSH is a well-established Construction, Property Development and Property Management group. Incorporated in 1979, the Group has 32 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 Group is also registered with an A2 grading under BCA's CW02 category for civil engineering, which allows it to tender for Public Sector projects for values of up to S\$85.0 million.

The Group was recently awarded a contract of S\$49.1 million from the Ministry of Education Singapore for the construction of one new primary school along Punggol Place and one new primary school along Anchorvale Link. Ongoing construction projects carried out by the Group include a S\$70.6 million contract to construct a luxury freehold condominium, Centennia Suites along Kim Seng Road, a S\$83.4 million contract from the National University of Singapore ("NUS") for the construction of the University Town's two blocks of residential colleges and five blocks of common facility buildings. Other ongoing projects include the construction of Watten Residences as well as a four-storey Education Resource Centre at the NUS University Town.

Besides acting as a 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 People's of Republic of China ("PRC") as well as in Singapore (via joint ventures).

More details can be found at www.kimsengheng.com

About TEE International Limited

TEE International Limited ("TEE") was established in the 1980s, and grew from a general Electrical Contractor to a recognised Engineering and Integrated Real Estate and Facilities Management Group that it is today.

Listed on the SGX Mainboard, TEE has operations spanning Singapore, Thailand and Malaysia. TEE continues to focus on its core Engineering specialisation, complemented by its Integrated Real Estate and Facilities Management business.

As part of its Property Development wing, TEE aims to provide well-designed, quality homes to cater to the aspirations and lifestyles of city dwellers in Singapore and Thailand.

TEE's growing and notable property portfolio, include:-

- The Thomson Duplex, a 6-unit boutique residential apartment created for city living with a touch of space.
- Cantiz@Rambai, a 12-unit boutique residential apartment inspired by the cantilever concept.
- 31 and 31A Dunsfold Drive, a pair of detached dwelling house each with an attic and basement.
- 448 East Coast Road, a 28-unit residential apartment, located in close proximity to Marine Parade, Katong Road and East Coast Parkway.
- Chewathai Ratchaprarop, a 26-storey, 325-unit high-rise residential condominium located at downtown Bangkok, Thailand.



-
- *The Surawong, a joint development with United Motor Works (Siam) Public Company Limited an associate of Hup Soon Global Corporation Limited, is a 8-storey, 52-unit residential condominium located at the Surawongse Road, Bangkok, Thailand.*
 - *Chewathai Ramkhamhaeng, a 33-storey, 535-unit high-rise residential condominium located at one of the busiest roads in Bangkok, Thailand.*

TEE's investment portfolio includes industrial building purposely build for the NORDAM Group, one of the largest independently-held aerospace companies in the world. In Singapore, TEE has designed, built and is currently managing the Marina Bay Dormitory (formerly known as Marina Bay Sands Workers' Accommodation), which comprises communal blocks complete with recreational facilities that house up to 4,000 workers. Outside of Singapore, TEE also manages facilities in Thailand.

Currently, TEE is the Electrical Contractor for the North and South Podium for the Marina Bay Sands Integrated Resort Development. It is also the Contractor for Mechanical, Electrical, Plumbing, Sanitary and Fire Protection Systems Works at Asia Tower One, which when completed, the building will be a 'Grade A' commercial building as per Singapore's Building Construction Authority (BCA) standards. Both projects totalled approximately SGD249 million in contract value. Beyond Singapore, TEE has secured its first mega project outside of Singapore - the design, engineering and development of up to 1,500 units of terrace houses in Brunei Darussalam for a contract sum of BND147.5 million.

More details can be found at www.teeintl.com

For more details on *The Boutiq*, please refer to the appended factsheet.

For media enquiries, please contact Boardroom Communications Pte Ltd:

Ms Vicki Loh

+65 6230 9780 (DID) / +65 9832 5425 (H/P)

Email: vicki.loh@boardroomlimited.com

Ms June Yong

+65 6230 9799 (DID) / +65 9007 0007(H/P)

Email: june.yong@boardroomlimited.com

LOCATION MAP – THE BOUTIQ

143/145 Killiney Road, Singapore 239573/ 239565



FACT SHEET – THE BOUTIQ

Developer	: Unique Development Pte. Ltd.
Description	: 2 blocks of 10-storey, 130 residential units with basement carparks, swimming pool and communal facilities
Expected Date of TOP	: 31 Dec 2014
Expected Date of Legal Completion	: 31 Dec 2017
Tenure of Land	: Estate in Perpetuity (Freehold)
Site Area	: 39,972 sq ft

Unit Types:

Type	No. of Bedrooms	Area (sq ft)	No. of Units
A	1	506 – 700	42
B	2	732 – 1529	78
PH	Penthouse (1, 2, 3-Bedroom)	1174 – 2853	10

Recreational Facilities:

- | | |
|---|---|
| <ul style="list-style-type: none"> a) Porte-Cochere b) Designer Glass Sculpture c) Concierge Counter d) Welcome Lounge e) Water Court f) Reading Alcove g) Lap Pool h) Wet Lounge i) Hydrotherapy Lounge j) Gourmet Pavilion k) Cabana l) Sun Deck m) Aqua Gym | <ul style="list-style-type: none"> n) Tanner Fountain o) Sauna p) Kid's Paradise q) Discovery Maze r) Meditation Niche s) Putting Green t) 5 Sky Gardens: <ul style="list-style-type: none"> • 2nd floor – Relaxation Lounge • 4th floor – Adrenaline Alcove • 6th floor – Al Fresco Wine & Dine • 8th floor – Health & Fitness Milieu • 10th floor – Spa Sanctuary |
|---|---|

- Ends -