



KSH Holdings Limited

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

PROPOSED DISPOSAL OF PROPERTY OWNED BY AN ASSOCIATED COMPANY

1. INTRODUCTION

The Board of Directors (the “**Board**”) of KSH Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that 186 Wickham Street (Residential) Pty Ltd (“**186 Wickham**”), a 15%-owned associated company of the Group, have entered into a Put and Call Option Deed and Deed of Variation of Put and Call Option Deed with W & R Property Pty Ltd (the “**Purchaser**”), for the disposal of Lot 1 on RP69275, a freehold land located at 186 Wickham Street, Fortitude Valley QLD 4006 in Brisbane, Australia (the “**Property**”).

186 Wickham is a wholly-owned subsidiary of Wickham 186 Pty Ltd, which is in turn wholly-owned by Wickham Invesco Pte Ltd, a 15%-owned associated company of the Group.

Completion of the sale and purchase of the Property is expected to take place during the first calendar quarter of 2022 (“**Completion**”).

2. INFORMATION ON THE PROPERTY

The Property was acquired by the 186 Wickham in 2014 as part of a mixed-use development scheme. The Property is effectively held by Heeton Holdings Limited, Lian Beng Group Ltd (“**LBG**”) and the Group in the proportions of 55%, 30% and 15% respectively.

The book value of the Property as at 30 June 2021 is AUD\$7,250,000. No independent valuation of the Property was performed in respect of this transaction.

3. INFORMATION ON THE PURCHASER

The Purchaser is an Australian entity and is not related to any member or associate of the Group nor any of the directors or controlling shareholders of the Company.

4. RATIONALE FOR THE DISPOSAL

The viability of the project in relation to the Property has been undermined by the increasing complexities of real estate development in Australia, and in the ordinary course of trading activities. The decision to dispose the Property was agreed by the shareholders of 186 Wickham.

5. CONSIDERATION

The total consideration amount of AUD12,740,000 (the "**Consideration**") for the Property was arrived at on a willing-buyer, willing-seller basis after arm's length negotiations between the 186 Wickham and the Purchaser, and after taking into account the book value of the Property, the Group's cost of investments and current market conditions.

A deposit of AUD210,000 has been received and is held in escrow by legal counsel. The balance of the Consideration shall be paid on Completion.

6. RELATIVE FIGURES UNDER RULE 1006 OF THE LISTING MANUAL

As the relative figures computed on the applicable bases under Rule 1006 of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**Listing Manual**") do not exceed 5.0%, the proposed disposal of the Property (the "**Disposal**") is a non-discloseable transaction under Rule 1008 of the Listing Manual.

7. FINANCIAL EFFECTS

The Disposal is not expected to have any material impact on the net tangible assets per share or earnings per share of the Company for the current financial year ending 31 March 2022.

8. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the directors or controlling shareholders of the Company has any interest, direct or indirect, in the Disposal, other than through their respective shareholding interests (if any) in the Company.

Mr. Ko Chuan Aun, an independent director of the Company, is also an independent director and shareholder of LBG.

BY ORDER OF THE BOARD

CHOO CHEE ONN

Executive Chairman and Managing Director

7 October 2021