



LIAN BENG GROUP LTD
Registration No. 199802527Z

PROPOSED DISPOSAL OF PROPERTY BY SUBSIDIARY

1. Introduction

The Board of Directors of Lian Beng Group Ltd (the "Company", and together with its subsidiaries, the "Group") wishes to announce that the Company's wholly-owned subsidiary, Lian Beng Franklin Investment Pty Ltd ("Vendor") had entered into a contract of sale ("Contract of Sale") with 50 Franklin St Pty Ltd, as trustee of 50 Franklin ST Unit Trust ("Purchaser") for the proposed disposal of the property at 50 Franklin Street, Melbourne Victoria 3000, Australia ("Property") ("Proposed Disposal").

2. Information on the Property

The Property is a freehold property with 18 storey office building comprising 18 strata lots situated in the central business district of Melbourne.

3. Sale Consideration

The aggregate sale consideration for the disposal of Property is A\$90,150,000 ("Sale Consideration"). The Sale Consideration was arrived at on a willing-buyer and willing-seller basis taking into account the book value of the Property and current market prices of the properties in the surrounding vicinity of the Property.

The Sale Consideration will be satisfied in the following manner:

- (a) a deposit of A\$9,015,000 (being 10% of the Sale Consideration) will be received by the Company from the Purchaser on the execution of the Contract of Sale;
- (b) the balance of the Sale Consideration of A\$81,135,000 (being 90% of the Sale Consideration) will be received by the Company from the Purchaser upon completion of the Proposed Disposal.

4. Rationale

The Proposed Disposal is an opportunity for the Group to realise good value for its investment and enhance the Group's financial position. As the Proposed Disposal is in line with the Group's ordinary course of business and is of a revenue nature, Chapter 10 of the Singapore Exchange Securities Trading Limited's listing manual does not apply to the Proposed Disposal.

5. Material Conditions

The Contract of Sale constitutes a binding contract for the sale and purchase of the Property on the terms and conditions set forth in the Contract of Sale. The Contract of Sale is subject to and conditional on obtaining the approval of the Foreign Investment Review Board of Australia.

The sale and purchase of the Property shall be completed within 30 days from the Contract of Sale or 5 business days after the Foreign Investment Review Board approval has been obtained, whichever is later.

6. Interest of Directors and Controlling Shareholders

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Proposed Disposal, save for their shareholdings (if any) in the Company. The Purchaser is not related to any of the Directors or Controlling Shareholders of the Company.

BY ORDER OF THE BOARD

Ong Pang Aik
Chairman and Managing Director
26 December 2017