



LIAN BENG GROUP LTD
Registration No. 199802527Z

PROPOSED JOINT VENTURE

The Board of directors (the "Board") of Lian Beng Group Ltd (the "Company", and together with its subsidiaries, the "Group") wishes to announce that Luxe Development Pte. Ltd. ("Luxe"), a wholly-owned subsidiary of the Company, intends to enter into a formal agreement with Oxley Holdings Limited ("Oxley Holdings"), and Unique Rezi. Pte. Ltd. ("Unique Rezi"), each an unrelated third party, pursuant to which Oxley Holdings, Unique Rezi and Luxe shall participate in the share capital of Oxley Sanctuary Pte. Ltd. ("Oxley Sanctuary") in the proportion of 55:30:15 respectively, for the redevelopment of the Property (as defined below).

Oxley Sanctuary had on 10 April 2012 exercised an option to purchase the units comprised in 11 King Albert Park, Singapore 598292 (the "Property") from Valewood Investments Pte Ltd at a purchase price of S\$150,000,000 (the "Acquisition").

The Property comprises a freehold commercial building which is sited on land area of 5,534.8 square metres that is zoned for residential and commercial use. Oxley Sanctuary intends to redevelop the Property, subject to obtaining all the necessary approvals from the relevant authorities.

The Group will finance its share of the cost of the Acquisition by internal funds and/or bank borrowings.

The aforesaid joint venture is not, in itself, expected to have any material impact on the earnings and net tangible assets per share of the Group for the current financial year ending 31 May 2012.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction.

By Order of the Board

Ong Pang Aik
Chairman and Managing Director
10 April 2012