



LIAN BENG GROUP LTD

Company Registration No. 199802527Z

SALE OF PROPERTY TO ASSOCIATE AND/OR RELATIVE OF INTERESTED PERSONS

The Board of Directors of Lian Beng Group Ltd ("the Company", and together with its subsidiaries, the "Group") wishes to announce that its 55%-owned subsidiary, Lian Beng – Centurion (Mandai) Pte Ltd has granted options (the "Options") to associate and/or relative of interested persons (as defined under the Listing Manual) for the purchase of ramp-up factory units at Mandai Estate, which is being developed in its project known as M Space. The details of the transaction are as follows:-

Name of Purchaser	Unit No.	Sale Price (net after discount)	Discount
Evergrande Realty & Development Pte Ltd	#01-01	S\$1,798,240	-
Evergrande Realty & Development Pte Ltd	#01-02	S\$1,194,740	2.9%
Swee Yick Foodstuffs (S) Pte Ltd	#01-03	S\$1,202,120	2.3%
Sinmah Poultry Processing (S) Pte Ltd	#01-04	S\$1,155,380	2.4%
Sinmah Poultry Processing (S) Pte Ltd	#01-05	S\$1,155,380	2.4%

The Directors of the Company, Mr Ong Pang Aik, Ms Ong Lay Huan and Ms Ong Lay Koon are also directors and shareholders of Evergrande Realty & Development Pte Ltd. The aggregate sale price of S\$2,992,980 payable by Evergrande Realty & Development Pte Ltd represents approximately 1.6% of the Group's audited net tangible assets as at 31 May 2011.

Mr Chiew Hock You is the director and shareholder of Swee Yick Foodstuffs (S) Pte Ltd and Sinmah Poultry Processing (S) Pte Ltd. Mr Chiew is the brother-in-law of Mr Ong Pang Aik, Ms Ong Lay Huan and Ms Ong Lay Koon.

The Options were granted on the basis of the same pricing and discount offered to the public and no special or preferential terms were accorded to aforesaid associate and/or relative of interested persons for the purchase of the units.

The terms of the above sale have been reviewed and approved by the Audit Committee and the Board of Directors of the Company. The terms of the above sale are considered fair and reasonable and are not prejudicial to the interests of the Company and minority shareholders.

The Directors of the Company, Mr Ong Pang Aik, Ms Ong Lay Huan and Ms Ong Lay Koon, have abstained from the Board's review and approval process for the above sale transactions.

BY ORDER OF THE BOARD
Ong Pang Aik
Chairman and Managing Director
14 June 2012