

HOCK LIAN SENG HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
Co. Registration No. 200908903E

AWARD OF TENDER FOR RESIDENTIAL SITE AT DAIRY FARM ROAD AND SETTING UP OF A NEW COMPANY

The Board of Directors of Hock Lian Seng Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) is pleased announce that its wholly-owned subsidiary, First Shine Properties Pte Ltd (“FSP”), together with Meadows Bright Development Pte Ltd (“MBD”), have been awarded the tender by the Urban Redevelopment Authority (“URA”) for a residential site at Dairy Farm Road (the “Site”) at the tender price of S\$244,318,000 on 25 September 2012.

The Site has a land area of approximately 188,863.0 sq ft with a maximum gross floor area of 396,621.1 sq ft and has a lease term of 99 years. The Site is located in an established private residential area, is easily accessible via the BKE and the PIE expressways and near to the Hillview MRT station currently under construction. It is also near to CHIJ Our Lady Queen of Peace and Chestnut Drive Secondary School. FSP and MBD intend to develop the Site, subject to obtaining the necessary approvals from the relevant authorities, into a mid-range condominium of approximately 400 units. The Site presents an excellent opportunity to create a quality residential development catering to the affluent lifestyle of the locality.

A special purpose company, Bukit Timah Green Development Pte Ltd (“BTG”), has been incorporated on 26 September 2012 with paid up capital of S\$1,000,000. BTG is a 50:50 joint venture company between FSP and MBD (“Joint Venture”). FSP and MBD intends to enter into a joint venture agreement to regulate their relationship in relation to, amongst other things, the Joint Venture and acquisition and development of the Site.

BTG, subject to the approval of URA, shall undertake the development of the Site.

The Group will fund its share of the cost of acquisition of the Site and intended development by internal resources and bank borrowings.

The Joint Venture will enable the Group to participate in a sizeable residential development project, leverage on the financial and management experience of its joint venture partners.

The Joint Venture is not in itself expected to have a material impact on the Group’s net tangible assets and earnings per share for the financial year ending 31 December 2012.

None of the directors or controlling shareholders has any interest, direct or indirect, in the Joint Venture or development of the Site, save for their shareholdings in the Company.

BY ORDER OF THE BOARD

Seah Hai Yang
Company Secretary

Date: 26 September 2012