



ENBLOC ACQUISITION OF CAIRNHILL MANSION

The Board of Directors of Low Keng Huat (Singapore) Limited (“**LKHS**” or the “**Company**”; and together with its subsidiaries, the “**Group**”) wishes to announce that LKHS has entered into a Sale & Purchase Agreement on 14 February 2018 (“**SPA**”) with the owners of the units (“**Vendors**”) in the development known as Cairnhill Mansion (the “**Development**”) who have consented to the collective sale of their units in the Development for the proposed enbloc sale and acquisition (“**Proposed Acquisition**”) of the Development for a total purchase consideration of S\$362,000,000 (“**Purchase Consideration**”).

Brief details of the Development are as follows:

- (a) Tenure : Freehold
- (b) Land Area : Approximately 43,103 square feet
- (c) Plot ratio : Approximately 3.63
- (d) Location : 69 Cairnhill Road Singapore 229675 situated on Land Lot No. 819C Town Subdivision 27

The Proposed Acquisition is in the ordinary course of the Group’s business, and would enable the Group to replenish its land bank for residential developments in Singapore. A new wholly owned subsidiary, Glopeak Development Pte Ltd, has been incorporated by the Company with the intention to purchase and redevelop the land on which the Development is situated.

After the successful completion of the Proposed Acquisition, the land on which the Development is situated will be redeveloped into a high rise residential condominium with condominium facilities (“**Proposed Redevelopment**”). The Proposed Redevelopment is expected to yield approximately 200 residential units.

As at the date of the SPA, a sum equivalent to 5% of the Purchase Consideration being the deposit payable under the terms of the SPA has been paid into the Vendors’ solicitor’s conveyancing account opened pursuant to the Conveyancing & Law of Property (Conveyancing) Rules 2011 to hold as stakeholders pending completion of the Proposed Acquisition. Completion of the Proposed Acquisition is subject to satisfaction of conditions precedent as set out in the SPA including amongst others, the Vendors obtaining sale order approving the collective sale of the Development in accordance with the Land Titles (Strata) Act.

The Purchase Consideration was arrived at on a “willing-buyer” and “willing-seller” basis after taking into consideration various commercial factors, including without limitation the location and potential of the Development and prevailing market conditions.

The Proposed Acquisition and the Proposed Redevelopment will be financed by internal resources and external borrowings; and is not expected to have material impact on the Group’s net tangible assets or earnings per share for the financial year ending 31 January 2019.

None of the Company’s Directors or controlling shareholders has any interest, direct or indirect, in the SPA and/or the Proposed Acquisition.

The Company will make further announcements in relation to the Proposed Acquisition, as and when there are material developments.

By Order of the Board

Chin Yeok Yuen
Company Secretary
14 February 2018