



LIAN BENG GROUP LTD
Registration No. 199802527Z

DISPOSAL OF INTEREST IN BRADFORD PCH LIMITED

1. INTRODUCTION

The Board of Directors of Lian Beng Group Ltd (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce the disposal of its entire shareholding interest in Bradford PCH Limited (“**Bradford PCH**”), a company incorporated in the United Kingdom (the “**Disposal**”), which has been completed.

Bradford PCH was a wholly-owned subsidiary of Bradford Prince Court Hotel Limited (now known as Bradford CR Limited), which is effectively held by Fairmont Land Pte. Ltd. (“**Fairmont Land**”), a 15%-owned associated company held by the Group. Fairmont Land is effectively held by Heeton Holdings Limited, the Group and KSH Holdings Limited (“**KSH**”) in the proportion of 70%, 15% and 15% respectively.

2. INFORMATION ON BRADFORD PCH

Bradford PCH has an issued and paid-up share capital comprising 100 shares of £1.00 each. It is the registered proprietor of the ibis Budget Bradford Hotel, Prince Court, Canal Rd, Bradford BD1 4SJ, United Kingdom (the “**Property**”), one of the Group’s hospitality assets in the United Kingdom.

3. CONSIDERATION

Pursuant to the terms of the definitive agreement, the consideration for the Disposal was approximately £1.84 million (approximately S\$3.40 million) (“**Consideration**”) and has been received on completion of the Disposal.

The Consideration was arrived at on a willing-buyer, willing-seller basis after taking into account the adjusted net asset value of Bradford PCH as at completion of the Disposal, and the agreed aggregate value of the Property and goodwill of £1.78 million (approximately S\$3.30 million).

4. DISPOSAL

The Property was acquired in December 2015 for £1.6 million and operated as an 86-key economy standard hotel. The Disposal is in line with the Group’s plans to rationalise its investment strategy and streamline its portfolio. Following the Disposal, the Group ceased to hold any shareholding interest in Bradford PCH.

5. FINANCIAL EFFECTS

The Disposal is not expected to have any material impact on the net tangible assets per share or earnings per share of the Company for the current financial year ending 31 May 2022.

6. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

Mr Ong Pang Aik, Chairman and Managing Director of the Company, has a shareholding interest not exceeding 1% in KSH. Ms Ong Lay Koon, Executive Director of the Company, has a shareholding interest not exceeding 1% in KSH. Mr Low Beng Tin, an independent director and shareholder of the Company, has a shareholding interest not exceeding 1% in KSH. Mr Ko Chuan Aun, an independent director and shareholder of the Company, is also an independent director of KSH.

Save as disclosed, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Disposal, save for their shareholding (if any) in the Company.

BY ORDER OF THE BOARD

Ong Pang Aik ^{BBM (L)}
Chairman and Managing Director
10 November 2021