



First Quarter Financial Statement And Dividend Announcement

First Quarter financial statements on consolidated results for the period ended 31 August 2017.

These figures have not been audited.

PART I INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS.

1(a)(i) An income statement and statement of comprehensive income, or a statement of Comprehensive income for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.

	The Group		
	3 months ended 31 August 2017 S\$'000	3 months ended 31 August 2016 S\$'000	% Increase /(Decrease)
Revenue	37,181	70,801	-47.5%
Cost of sales	(24,772)	(52,263)	-52.6%
Gross profit	12,409	18,538	-33.1%
Other operating income	10,455	3,351	212.0%
Distribution expenses	(348)	(1,033)	-66.3%
Administrative expenses	(5,344)	(5,780)	-7.5%
Other operating expenses	(4,003)	(5,442)	-26.4%
Finance costs	(3,242)	(2,103)	54.2%
Share of results of associates	1,192	6,020	-80.2%
Share of results of joint ventures	1,993	2,052	-2.9%
Profit before taxation	13,112	15,603	-16.0%
Taxation	(3,060)	(2,088)	46.6%
Profit for the period	10,052	13,515	-25.6%
Other comprehensive income:			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Foreign currency translation gain	3,479	425	718.6%
Net gain on fair value changes of available-for-sale financial assets	2,890	1,058	173.2%
Other comprehensive income for the period, net of tax	6,369	1,483	329.5%
Total comprehensive income for the period	16,421	14,998	9.5%
Profit attributable to:			
Owners of the Company	8,942	12,661	-29.4%
Non-controlling interests	1,110	854	30.0%
	10,052	13,515	-25.6%
Total comprehensive income attributable to:			
Owners of the Company	15,189	14,064	8.0%
Non-controlling interests	1,232	934	31.9%
	16,421	14,998	9.5%

1(a)(i) The following items (with appropriate breakdowns and explanations), if significant, must either be included in the income statement or in the notes to the income statement for the current financial period reported on and the corresponding period of the immediately preceding financial year.

	The Group		
	3 months ended 31 August 2017 S\$'000	3 months ended 31 August 2016 S\$'000	% Increase /(Decrease)
Other income including interest income	1,986	3,106	-36.1%
Gain on disposal of property, plant and equipment	144	95	51.6%
Depreciation of property, plant and equipment	(3,641)	(4,015)	-9.3%
Dividend income from investment securities	127	85	49.4%
Loss on foreign exchange, net	(2,058)	(2,176)	-5.4%
Gain on disposal of investment property	7,772	-	*NM
Impairment loss on investment securities	-	(950)	*NM

*Not Meaningful

1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	The Group S\$'000		The Company S\$'000	
	31-Aug-17	31-May-17	31-Aug-17	31-May-17
<u>Non-current assets</u>				
Property, plant and equipment	60,317	63,577	1	1
Investment properties	711,325	703,860	-	-
Investment in joint ventures	19,006	34,540	6,220	6,220
Investment in subsidiaries	-	-	75,299	75,299
Investment in associates	43,858	43,970	200	200
Amounts due from associates	45,000	45,000	-	-
Deferred tax assets	156	249	-	-
Other assets	214	260	-	-
Amounts due from third parties	2,496	3,357	-	-
Investment securities	137,471	119,494	20,140	17,860
	1,019,843	1,014,307	101,860	99,580
<u>Current assets</u>				
Construction work-in-progress in excess of progress billings	3,801	4,811	-	-
Development properties	185,528	161,431	-	-
Investment property held for sale	-	26,283	-	-
Inventories	4,444	4,297	-	-
Trade receivables	58,592	59,093	-	-
Other receivables and deposits	30,266	32,384	3,929	7,443
Prepayments	1,809	1,923	94	5
Amounts due from affiliated companies	-	1	-	-
Amounts due from subsidiaries	-	-	280,749	257,247
Amounts due from joint ventures	66,721	37,260	36,810	10,897
Amounts due from associates	89,170	100,095	18,843	18,843
Investment securities	3,325	7,515	-	-
Cash and cash equivalents	145,991	187,804	4,975	39,426
	589,647	622,897	345,400	333,861
<u>Current liabilities</u>				
Progress billings in excess of construction work-in-progress	64,664	59,704	-	-
Trade and other payables	171,262	173,565	103	39
Accruals	16,766	17,582	253	196
Amounts due to associates	717	1,361	76	76
Amounts due to joint ventures	4,027	17,817	-	-
Amounts due to subsidiaries	-	-	268,065	257,679
Bank loans	222,345	258,174	-	-
Bills payable	309	-	-	-
Obligations under hire purchase	2,939	3,780	-	-
Provision for taxation	11,647	8,673	22	19
	494,676	540,656	268,519	258,009
Net current assets	94,971	82,241	76,881	75,852
<u>Non-current liabilities</u>				
Refundable rental deposits	2,308	2,109	-	-
Amounts due to subsidiaries	-	-	9,050	10,103
Bank loans	425,207	422,325	-	-
Obligations under hire purchase	2,881	3,224	-	-
Deferred tax liabilities	1,208	1,240	-	-
	431,604	428,898	9,050	10,103
Net assets	683,210	667,650	169,691	165,329
<u>Equity attributable to owners of the Company</u>				
Share capital	82,275	82,275	82,275	82,275
Treasury shares	(17,777)	(17,777)	(17,777)	(17,777)
Capital reserve	(220)	(220)	-	-
Foreign currency translation reserve	255	(3,102)	-	-
Fair value adjustment reserve	8,429	5,539	7,980	5,700
Retained earnings	530,446	521,504	97,213	95,131
	603,408	588,219	169,691	165,329
Non-controlling interests	79,802	79,431	-	-
Total equity	683,210	667,650	169,691	165,329
	-	-	-	-

1(b)(ii) **Aggregate amount of group's borrowings and debt securities.**

Amount repayable in one year or less, or on demand

As at 31 August 2017

Secured (S\$)	Unsecured (S\$)
224,495,000	-

As at 31 May 2017

Secured (S\$)	Unsecured (S\$)
261,954,000	-

Amount repayable after one year

As at 31 August 2017

Secured (S\$)	Unsecured (S\$)
429,186,000	-

As at 31 May 2017

Secured (S\$)	Unsecured (S\$)
425,549,000	-

Details of any collateral

As at 31 August 2017, the Group's borrowings of S\$653.7 million (31 May 2017 : S\$687.5 million) are secured by the Group's freehold and leasehold properties, development properties, investment properties, barges, tugboats, plant, machinery and motor vehicles and investment securities. The bank facilities of the subsidiary companies are also secured by corporate guarantees from the Company.

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	The Group (S\$'000) 3 months ended 31-Aug-17	The Group (S\$'000) 3 months ended 31-Aug-16
Cash flows from operating activities		
Profit before taxation	13,112	15,603
Adjustments for:-		
Depreciation of property, plant and equipment	3,641	4,015
Amortisation of other asset	46	46
Write back on inventories written down	-	(48)
Dividend income from investment securities	(127)	(85)
Gain on disposal of property, plant and equipment	(144)	(95)
Gain on disposal of investment property	(7,772)	-
Gain on disposal of subsidiary	(1)	-
Net fair value (gain)/loss on investment securities	(58)	10
Impairment loss on investment securities	-	950
Gain on sale of investment securities	(315)	(16)
Interest income	(1,113)	(2,356)
Interest expense	3,242	2,103
Unrealised exchange differences	15	(89)
Asset written off	-	2
Bad debt written off	3	-
Share of results of associates and joint ventures	(3,186)	(8,072)
Operating cash flows before changes in working capital	7,343	11,968
Changes in working capital :-		
Development properties	(23,342)	(17,641)
Construction work-in-progress	5,781	(1,116)
Inventories	(147)	1,447
Trade receivables	501	8,529
Other receivables and deposits	2,618	(20,564)
Prepayments	114	404
Trade payables, other payables and accruals	(2,925)	10,309
Balances with joint ventures and associates	2,827	(3,766)
	(14,573)	(22,398)
Cash flows used in operations	(7,230)	(10,430)
Income tax paid	(42)	-
Interest paid capitalised in development properties	(754)	(628)
Net cash flows used in operating activities	(8,026)	(11,058)
Cash flows from investing activities		
Interest received	453	1,904
Dividend income from investment securities	127	85
Dividend income from associates	1,273	5,700
Dividend income from joint ventures	17,710	40,750
Additional investment in investment securities	(19,184)	(15,751)
Purchase of property, plant and equipment	(406)	(499)
Purchase of investment properties	(5,076)	(10,105)
Proceeds from disposal of property, plant and equipment	167	505
Repayment by / (loan to) associates	3,955	(1,819)
Repayment of loan from third parties	861	1,761
Proceeds from disposal of investment property	35,191	-
Proceeds from disposal of investment securities	8,817	11,519
Net cash flows from investing activities	43,888	34,050
Cash flows from financing activities		
Interest paid	(3,242)	(2,103)
Proceeds from bank loans and bills payable	14,094	16,649
Repayment of hire purchase creditors	(1,184)	(1,642)
Repayment of bank loans	(46,732)	(3,260)
Loan from non-controlling interest of a subsidiary	60	-
Loan / repayment of loan to joint ventures	(39,801)	(27,800)
Dividend paid to a non-controlling interest of a subsidiary	(861)	(1,761)
Net cash flows (used in) / from financing activities	(77,666)	(19,917)
Net (decrease)/ increase in cash and cash equivalents	(41,804)	3,075
Cash and cash equivalents at beginning of the period	187,804	160,127
Effect of exchange rate changes on cash and cash equivalents	(9)	49
Cash and cash equivalents at end of the period	145,991	163,251

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediate preceding financial year.

Group									
	Share Capital	Treasury share	Capital reserve	Translation Reserve	Fair Value Adjustment Reserve	Retained earning	Non-controlling interest	Total equity	
	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	
Balance as at 1 June 2017	82,275	(17,777)	(220)	(3,102)	5,539	521,504	79,431	667,650	
Profit for the period	-	-	-	-	-	8,942	1,110	10,052	
<u>Other comprehensive income</u>									
Net gain on fair value changes of available-for-sale financial assets	-	-	-	-	2,890	-	-	2,890	
Foreign currency translation gain	-	-	-	3,357	-	-	122	3,479	
Other comprehensive income for the period, net of tax	-	-	-	3,357	2,890	-	122	6,369	
Total comprehensive income for the period	-	-	-	3,357	2,890	8,942	1,232	16,421	
<u>Contribution by and distribution to owners</u>									
Dividend paid to non-controlling shareholder of subsidiary	-	-	-	-	-	-	(861)	(861)	
Balance as at 31 August 2017	82,275	(17,777)	(220)	255	8,429	530,446	79,802	683,210	
Balance as at 1 June 2016	82,275	(17,777)	(220)	(97)	(2,138)	483,256	84,281	629,580	
Profit for the period	-	-	-	-	-	12,661	854	13,515	
<u>Other comprehensive income</u>									
Net gain on fair value changes of available-for-sale financial assets	-	-	-	-	1,058	-	-	1,058	
Foreign currency translation gain	-	-	-	345	-	-	80	425	
Other comprehensive income for the period, net of tax	-	-	-	345	1,058	-	80	1,483	
Total comprehensive income for the period	-	-	-	345	1,058	12,661	934	14,998	
<u>Contribution by and distribution to owners</u>									
Dividend paid to non-controlling shareholder of subsidiary	-	-	-	-	-	-	(1,761)	(1,761)	
Balance as at 31 August 2016	82,275	(17,777)	(220)	248	(1,080)	495,917	83,454	642,817	
					Company				
	Share Capital	Treasury Share	Fair Value Adjustment Reserve	Retained earning	Total equity				
	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000				
Balance as at 1 June 2017	82,275	(17,777)	5,700	95,131	165,329				
Profit for the period	-	-	-	2,082	2,082				
<u>Other comprehensive income</u>									
Net gain on fair value changes of available-for-sale financial assets	-	-	2,280	-	2,280				
Other comprehensive loss for the period, net of tax	-	-	2,280	-	2,280				
Total comprehensive income for the period	-	-	2,280	2,082	4,362				
Balance as at 31 August 2017	82,275	(17,777)	7,980	97,213	169,691				
Balance as at 1 June 2016	82,275	(17,777)	(1,869)	40,426	103,055				
Profit for the period	-	-	-	38,861	38,861				
<u>Other comprehensive income</u>									
Net gain on fair value changes of available-for-sale financial assets	-	-	1,869	-	1,869				
Other comprehensive income for the period, net of tax	-	-	1,869	-	1,869				
Total comprehensive loss for the period	-	-	1,869	38,861	40,730				
Balance as at 31 August 2016	82,275	(17,777)	-	79,287	143,785				

- 1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year**

	Number of shares (excluding treasury shares)	Share Capital (S\$)
As at 1 June 2017	499,689,200	82,275,000
Shares buyback during the financial period	-	-
As at 31 August 2017	499,689,200	82,275,000

As at 31 August 2017, the Company held 30,070,800 ordinary shares as treasury shares (31 August 2016: 30,070,800).

As at 31 August 2017, the Company had nil subsidiary holdings (31 August 2016: nil).

Total number of issued shares of the Company excluding treasury shares as at 31 August 2017 and 31 August 2016 were 499,689,200 and 499,689,200 shares respectively.

Save for the foregoing, there are no other changes in the Company's share capital arising from rights issue, bonus issue, share buyback, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since 1 June 2017.

- 1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

	31-Aug-17	31-May-17
Total number of shares	529,760,000	529,760,000
Treasury shares	(30,070,800)	(30,070,800)
Total number of issued shares, excluding treasury shares	499,689,200	499,689,200

- 1(d)(iv) A statement showing all sales, transfer, cancellations and/or use of treasury shares as at the end of the current financial period reported on.**

There were no sales, transfers, disposals, cancellations and/or use of treasury shares by the Company during the financial period ended 31 August 2017 (1 June 2016 to 31 August 2016: Nil)

- 1(d)(v) A statement showing all sales, transfer, disposals, cancellations and/or use of subsidiary holdings as at the end of the current financial period reported on.**

Nil

- 2 Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard).**

The figures have not been audited nor reviewed by the Company's auditors.

- 3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).**

Not Applicable

- 4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with the audited financial statements as at 31 May 2017, except for those disclosed in paragraph 5.

- 5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

The Group adopted the new/revised FRS and interpretations of FRS ("INT FRS") that are effective for annual periods beginning on or after 1 June 2017. Changes to the Group's accounting policies have been made as required, in accordance with transitional provisions in respective FRS and INT FRS. The adoption of new/revised FRS and INT FRS did not result in any substantial changes to the Group's accounting policies or any significant impact on the Group's financial statements.

6 Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

Earnings per share attributable to equity holders of the Company (cents per share)	3 months ended	
	31-Aug-17	31-Aug-16
(a) On a basic basis	1.79	2.53
(b) On a fully diluted basis	1.79	2.53

Group's profit attributable to the owners of the Company (S\$'000)	8,942	12,661
Weighted average number of shares excluding treasury shares	499,689,200	499,689,200

7 Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year.

	Group		Company	
	As at 31-Aug-17	As at 31-May-17	As at 31-Aug-17	As at 31-May-17
Net asset value per ordinary share (cents)	120.76	117.72	33.96	33.09
Issue share capital excluding treasury shares	499,689,200	499,689,200	499,689,200	499,689,200

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

A) Comprehensive Income Statements

The Group reported a 47.5% or \$33.6 million decrease in revenue from \$70.8 million in 1Q17 to \$37.2 million in 1Q18. The decrease in revenue was mainly due to a decrease in revenue generated from the construction segment.

The Group's gross profit decreased to \$12.4 million from \$18.5 million in line with decrease of revenue.

Other operating income increased to \$10.5 million in 1Q18 from \$3.4 million in 1Q17 mainly due to gain on disposal of investment property at 247 & 249 Collins Street, Melbourne, Australia by Lian Beng Ventures (Melbourne) Pty Ltd.

Distribution, administrative and other operating expenses decreased in 1Q18 in line with decrease of revenue.

Finance costs increase from \$2.1 million in 1Q2017 to \$3.2 million in 1Q2018 mainly due to borrowings to finance the investment in investment properties and investment securities.

The share of results of associates declined from \$6.0 million in 1Q17 to \$1.2 million in 1Q18 mainly due to decrease in profits of associates.

Taxation increased by 46.6% from \$2.1 million in 1Q17 to \$3.1 million in 1Q18 was mainly due to higher taxation on disposal of investment property at 247 & 249 Collins Street, Melbourne, Australia by Lian Beng Ventures (Melbourne) Pty Ltd.

After taking into account the above, the Group recorded a 25.6% decrease in profit after taxation of \$10.1 million for 1Q18, compared to \$13.5 million for 1Q17.

B) Financial Position Statements

Property, plant and equipment decreased from \$63.6 million to \$60.3 million mainly due to depreciation of property, plant and equipment being offset by addition during the quarter.

Investment in joint ventures decreased to \$19.0 million in 1Q18 from \$34.5 million in FY17 mainly due to dividend received from joint venture offset by the increase in share of profits of joint ventures.

Long term investment securities increased to \$137.5 million in 1Q18 from \$119.5 million in FY17 mainly due to acquisition of investment securities that was offset by the disposal of bonds.

Development properties increased to \$185.5 million in 1Q18 from \$161.4 million in FY17 mainly due to the development costs incurred from the industrial developments located at Tampines North Drive 1.

Investment property held for sale decreased from \$26.3 million in FY17 due to the completion of the disposal of 247 & 249 Collins Street, Melbourne, Australia by Lian Beng Ventures (Melbourne) Pty Ltd.

Amount due from joint ventures increased to \$66.7 million for 1Q18 from \$37.3 million in FY17 mainly due to loan to the joint venture to finance the purchase of a commercial and retail property known as Wilkie Edge for investment purpose which the Group has a 50% equity stake.

Amounts due from associates decreased to \$89.2 million in 1Q18 from \$100.1 million in FY17 due to repayments from associates being offset against new loans to associates.

Short term investment securities decreased to \$3.3 million in 1Q18 from \$7.5 million in FY17 mainly due to redemption of corporate bonds.

Amount due to joint ventures decreased to \$4.0 million in 1Q18 from \$17.8 million in FY17 mainly due to dividend declared by joint venture offset by the amount due to the joint venture.

Total borrowings decreased from \$687.5 million in FY17 to \$653.7 million in 1Q18 mainly due to loan repayments associated with the development properties namely, Mandai Foodlink, 4 retail properties located in HDB heartland centrals and investment property at 247 and 249 Collins Street being offset by proceeds from bank loans.

C) Cash Flow Statements

Net cash used in operating activities of \$8.0 million in 1Q18 was mainly due to operating cash flow before changes in working capital of \$7.3 million and net working capital outflow of \$14.6 million after deducting payment of interest charges. Net working capital outflow was mainly due to increase in development properties being offsetted against a decrease in construction work-in-progress.

Net cash from investing activities of \$43.9 million in 1Q18 was mainly due to proceed from disposal of investment property at 247 & 249 Collins Street, Melbourne, Australia, proceeds from disposal of investment securities and dividend income from the joint venture, being offsetted by purchase of investment securities.

Net cash used in financing activities of \$77.7 million in 1Q18 was mainly attributable to repayment of bank loans of development property namely, Mandai Foodlink, 4 retail properties located in HDB heartland centrals and investment property at 247 and 249 Collins Street, Melbourne, Australia as well as loan or repayment of loan to joint ventures, that were offset by proceeds from bank loans and bill payable.

Overall, cash and cash equivalents stood at \$146.0 million as at 31 August 2017, compared to \$163.3 million as at 31 August 2016.

9 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

The Group's First Quarter Results is in line with the cautious market outlook previously announced in the paragraph 10 of the Full Year Results announcement.

10 A commentary at the date of the announcement of the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

The Ministry of Trade and Industry (MTI) announced on 11 August 17 that it has narrowed the GDP growth forecast for 2017 to 2.0 to 3.0%, from 1.0 to 3.0%. On 2 October 2017, URA released the flash estimate indicating that the private property prices in Aug-Sept 2017 rose 0.5% from the previous quarter, ending nearly four years of decline.

In light of this, while the Group is cautiously optimistic of the outlook for the construction industry in the next 12 months, it will continue to tender for public and private sector projects leveraging on its strong track record and proven expertise, and explore investment opportunities to grow its recurring income that will complement its construction business. As at 31 August 2017, the Group's total outstanding value of construction projects in progress stood at \$661 million.

11 Dividend

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

None

(b) Corresponding Period of the Immediately Preceding Financial Year.

Any dividend declared for the corresponding period of the immediately preceding financial year?

None.

(c) Date payable.

No dividend has been declared/recommended during the financial period.

(d) Books closure date.

No dividend has been declared/recommended during the financial period.

12 If no dividend has been declared/recommended, a statement to that effect.

No dividend has been declared/recommended during the financial period.

13 If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

Not applicable as no IPT mandate has been obtained.

- 14 **Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)**

The Company confirms that it has procured the undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).

PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

- 15 **Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.**

Not applicable

- 16 **In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

Not applicable

- 17 **A breakdown of sales.**

Not applicable

- 18 **A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.**

Not applicable

BY ORDER OF THE BOARD

Ong Pang Aik
Chairman and Managing Director
12-Oct-2017

CONFIRMATION PURSUANT TO RULE 705(5) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

**For the announcement of unaudited financial statements
for the first quarter ended 31 August 2017**

We, Ong Pang Aik and Ong Lay Koon, being Directors of Lian Beng Group Ltd (the "Company"), do hereby confirm, for and on behalf of the Board of Directors of the Company, that, to the best of our knowledge, nothing has come to the attention of the Board which may render the unaudited first quarter financial results for the period ended 31 August 2017 to be false or misleading in any material aspect.

For and on behalf of the Board of Directors.

Ong Pang Aik
Chairman and Managing Director

Ong Lay Koon
Executive Director

12 October 2017