

NOTICE OF VALUATION OF REAL ASSETS::NOTICE OF VALUATION OF REAL ASSETS

Issuer & Securities

Issuer/ Manager

LIAN BENG GROUP LTD

Securities

LIAN BENG GROUP LTD - SG1G55870362 - L03

Stapled Security

No

Announcement Details

Announcement Title

Notice of Valuation of Real Assets

Date & Time of Broadcast

12-Jul-2021 18:38:24

Status

New

Announcement Sub Title

Notice of Valuation of Real Assets

Announcement Reference

SG210712OTHRCS DJ

Submitted By (Co./ Ind. Name)

Ong Pang Aik

Designation

Chairman and Managing Director

Description (Please provide a detailed description of the event in the box below)

Please refer to the valuation details below.

Additional Details

Valuation Details

Date of Valuation	Name of the Valuer	Description of Property	Valuation Currency	Valuation Amount
31/05/2021	SRE Global Pte. Ltd.	32, 34, 36 Mandai Estate, Westlite Mandai Dormitory, Singapore 729939, 729940 and 729941	Singapore Dollar	263,000,000
12/01/2021	Savills Valuation and	30 Tai Seng Street, BreadTalk IHQ,	Singapore	118,000,000

	Professional Services (S) Pte. Ltd.	Singapore 534013	Dollar	
31/05/2021	Knight Frank Pte Ltd	4190, Ang Mo Kio Avenue 6, Broadway Plaza, Singapore 569841	Singapore Dollar	62,000,000
31/05/2021	Knight Frank Pte Ltd	451, Clementi Avenue 3, #01-309, Singapore 120451	Singapore Dollar	42,000,000
31/05/2021	Knight Frank Pte Ltd	712 Ang Mo Kio Avenue 6, #01-4056, Singapore 560712	Singapore Dollar	40,000,000
31/05/2021	Knight Frank Pte Ltd	192, Lorong 4 Toa Payoh #01-674, Singapore 310192	Singapore Dollar	38,000,000
31/05/2021	Knight Frank Pte Ltd	166 Bukit Merah Central, #01-3527, Singapore 150166	Singapore Dollar	36,000,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	381 Joo Chiat Road, Singapore 427621	Singapore Dollar	27,000,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	25 Playfair Road, Singapore 367990	Singapore Dollar	15,500,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	65 Cairnhill Road, #06-01 The Ritz-Carlton Residences, Singapore 229721	Singapore Dollar	10,000,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	221 Balestier Road, #02-05, #03-04, #04-01 Rocca Balestier, Singapore 329928	Singapore Dollar	7,300,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	111, Emerald Hill Road, #05-02, 111 Emerald Hill, Singapore 229391	Singapore Dollar	5,250,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	111, Emerald Hill Road, #03-03, 111 Emerald Hill, Singapore 229391	Singapore Dollar	4,300,000
31/05/2021	Knight Frank Pte Ltd	221 Boon Lay Place, #01-140, #01-144 Boon Lay Shopping Centre, Singapore 640221	Singapore Dollar	3,300,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	1 Kiang Guan Avenue, #22-02 Lincoln Suites, Singapore 308380	Singapore Dollar	3,200,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	16 Spottiswoode Park Road, #36-07 Spottiswoode Suites, Singapore 088661	Singapore Dollar	2,000,000
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	38 Cairnhill Road, #15-06 The Laurels Singapore 229658	Singapore Dollar	1,460,000
31/05/2021	Savills Valuation and Professional Services	134 Serangoon Avenue 3, #15-15 The Scala, Singapore 554477	Singapore Dollar	1,550,000

	(S) Pte. Ltd.			
31/05/2021	Savills Valuation and Professional Services (S) Pte. Ltd.	76 Dakota Crescent, #18-13 Waterbank at Dakota, Singapore 399944	Singapore Dollar	1,120,000
19/05/2021	Chengdu Justice Real Estate Trade & Appraisal Co., Ltd	Unit 1503, Level 15, One Unit Block 10, Li Du Road 700, Gaoxin District, Chengdu City, China	Yuan Renminbi	2,441,300

[Valuation of Reports available for inspection at address during office hours](#)

29 Harrison Road, Lian Beng Building, Singapore 369648

[Reports available till date](#)

12/10/2021

[Additional Information](#)

In respect of the BreadTalk IHQ located at 30 Tai Seng Street, Singapore 534013, the Company has obtained confirmation from Savills Valuation and Professional Services (S) Pte. Ltd., that the market valuation remains valid and unchanged as at 31 May 2021.