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LHN LIMITED

賢能集團有限公司*

(Incorporated in the Republic of Singapore with limited liability)

(Hong Kong Stock Code: 1730)

(Singapore Stock Code: 410)

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is made by LHN Limited (the “Company”) pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, which requires a listed issuer to announce any information released to any other stock exchange on which its securities are listed at the same time as the information is released to that other exchange.

Please refer to the following pages of the document which has been published by the Company on the website of the Singapore Exchange Securities Trading Limited on 9 April 2019. In case of any inconsistency between the English version and the Chinese version, the English version shall prevail.

By Order of the Board

LHN Limited

Lim Lung Tieng

Executive Chairman and Group Managing Director

Singapore, 9 April 2019

As at the date of this announcement, the board of directors of the Company comprises Mr. Lim Lung Tieng and Ms. Lim Bee Choo as executive directors; and Ms. Ch’ng Li-Ling, Mr. Yong Chee Hiong and Mr. Chan Ka Leung Gary as independent non-executive directors.

* *For identification purpose only*

Serviced Residences at 150 Cantonment Road Singapore 089762

Singapore, 9 April 2019 – Real estate management services group LHN Limited (“**LHN**”, and together with its subsidiaries, the “**Group**”), wishes to update shareholders of the Company that we have secured a single tenant, Hmlet Township 2 Pte Ltd, (“**Hmlet**”) a subsidiary of Hmlet Pte Ltd, for the whole premises at 150 Cantonment Road (“**Property**”). Hmlet is a company that currently operates co-living spaces in Singapore, Hong Kong and Australia.

Located at 150 Cantonment Road, the Property is in the prime Tanjong Pagar/Cantonment Downtown Central Business District precinct and is conveniently located near to Tanjong Pagar MRT Station and Outram Park MRT Interchange. It has a site area of approximately 76,000 square feet, about the size of a football field, with a gross floor area of approximately 48,000 square feet. The Property was the former Keppel Primary School, before being used as the headquarters of the Corrupt Practices Investigation Bureau from 1998 to 2004.

The Group is currently working with Hmlet to fully customise the design and renovation of the Property to operate it as a Hmlet Serviced Residences, which will reposition the Property as a co-living space and value-add to the Property, unlocking its full potential. Additional facilities such as a raised deck pool, gym and an all-day in-house Cafe will be added to the Property. The Group targets to handover the Property to Hmlet in the third quarter of 2019.

The abovementioned is not expected to have any material financial impact on the consolidated net tangible asset per share and the consolidated earnings per share of the Group for the financial year ending 30 September 2019.

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About LHN Limited

LHN Limited (the “Company”, and together with its subsidiaries, the “Group”) is a real estate management services group, with the ability to generate value for its landlords and tenants through its expertise in space optimisation, and logistics service provider headquartered in Singapore.

The Group currently has three (3) main business segments, namely: (i) Space Optimisation Business; (ii) Facilities Management Business; and (iii) Logistics Services Business, which are fully integrated and complement one another.

Under its Space Optimisation Business, the Group primarily secures master leases of unused, old and under-utilised commercial, industrial and residential properties and through re-designing and planning, transforms them into more efficient usable spaces, which are then leased out by the Group to its tenants. Space optimisation generally allows the Group to enhance the value of properties by increasing their net lettable area as well as potential rental yield per square feet.

The Group’s Facilities Management Business offers security services, car park management services and property maintenance services such as cleaning, landscaping, provision of amenities and utilities, and repair and general maintenance principally to the properties it leases and manages, as well as to external parties.

Under its Logistics Services Business, the Group provides transportation services, container depot management services and container depot services. The Group transports mainly ISO tanks, containers, base oil and bitumen, provides container depot management services and provides container depot services which include container surveying, container cleaning, on-site repair and storage of empty general purpose and refrigerated containers (reefer).

The Group currently operates mainly in Singapore, Indonesia, Thailand, Myanmar, Cambodia and Hong Kong.

Issued for and on behalf of LHN Limited

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