



NEWS RELEASE

KOH BROTHERS AND HEETON HOLDINGS JOINTLY UNVEIL S\$33.0 MILLION ASSET ENHANCEMENT AT SUN PLAZA

- *Well-placed to tap on rejuvenation of the Sembawang/North region*
- *Suburban mall currently fully-operational and close to full occupancy*
- *Direct accessibility from Sembawang MRT station leading to the second floor of Sun Plaza*
- *Enhanced tenant mix to offer comprehensive lifestyle experience, attracting well-known names including KFC, Kopitiam, McDonald's, National Library Board, NTUC Fairprice, BreadTalk and Challenger*
- *Ergonomically-designed 158,000 sq ft mall to add over 5,700 sq ft of net lettable area with 103 units*



The revamped Sun Plaza has expanded its lettable space and enhanced its tenant mix to offer shoppers a convenient and comprehensive lifestyle experience

Singapore, August 17, 2015 – Koh Brothers Group Limited (“Koh Brothers” or the “Group”) (“許兄弟有限公司”), a well-established construction, property development and specialist engineering solutions provider, jointly with boutique property developer Heeton Holdings Limited (“Heeton”), unveiled today a new-and-improved suburban mall in Sembawang, Sun Plaza, following a S\$33.0 million asset enhancement drive.

The six-storey Sun Plaza, a 50 : 50 joint venture partnership between Koh Brothers and Heeton, completed additions and alteration works that added 5,772 square feet (“sq ft”) to existing lettable space, bringing total net lettable area to approximately 158,000 sq ft.

To offer a comprehensive lifestyle experience, basement one of Sun Plaza has been converted into a food street, while levels four and five have been configured into a training hub to house various educational offerings including Kent Ridge Tutors, I Can Read, MPM Math, Just Education and the National Library Board.

The enhanced tenant mix will include a large variety of popular Food and Beverage (“F&B”) as well as lifestyle brands. F&B tenants will include KFC, McDonald’s, Breadtalk/Toast Box, Ya Kun, Swensen’s, Old Street Bak Kut Teh, Fish & Co and Sakae Sushi while lifestyle brands will include Challenger, Tom & Stefanie, Eu Yan Sang, and GNC.

Mr. Francis Koh (“许庆祥“), Managing Director and Group CEO of Koh Brothers, commented: “Sun Plaza will feature an all-refreshing concept, with modern clean lines to create a contemporary ambience that will appeal to the new profile of shoppers and families. The iconic yellow, or ‘sunshine beam’, will be retained to exude the cozy, warm and bright ‘personality’ of the new mall, all with a sense of dynamism. With the enhanced tenant mix coupled with the mall’s improved direct accessibility from Sembawang MRT station, we are optimistic Sun Plaza will attract higher consumer traffic.

“Sun Plaza, centrally located within Sembawang town, is poised to capitalise on the changing demographics and lifestyle of residents around the Sembawang/North region of Singapore. Housing estates in this area are being rejuvenated through the “Remaking Our Heartland” exercise launched by the Housing & Development Board to boost community life in the North and provide a good catchment mix of residents, students and working population. With a growing residential population and the future Sembawang Community Hub in place, this will add even more vibrancy to this area. Sun Plaza’s trade mix will be geared towards capturing the patronage of this young family audience.”

Added Mr. Vince Toh, Chief Executive Officer and Managing Director of Heeton Holdings: “This asset enhancement exercise, which started in November 2013, is in line with our strategy to enhance the yields of our investment properties through a retail and tenant mix revamp and optimisation of space utilisation.

“We are delighted to have achieved close to full occupancy even before the makeover of the mall and are delighted to have secured well-known names including NTUC Fairprice, National Library Board and Kopitiam – our anchor tenants occupying over 25,000 sq ft, 17,000 sq ft and 11,000 sq ft of space, respectively.

“The new mall, conveniently located right next to Sembawang MRT and Sembawang Bus Interchange, will offer six levels of great shopping in a spacious and well laid-out format. Sun Plaza aims to be a one-stop shopping hub to bring together a good mix of F&B, retail, lifestyle, beauty, wellness, services, enrichment and learning offerings to discerning consumers.

“We are confident that the timely enhancement of Sun Plaza will stand it in good stead to meet with the overall development and revitalisation of the North region, placing the mall in a strategically advantageous position to meet demands from a new profile of shoppers.”

About Koh Brothers Group Limited

Listed on SGX Mainboard in August 1994, Koh Brothers Group is a well-established construction, property development and specialist engineering solutions provider, which was started as a sole proprietorship in 1966 by Mr. Koh Tiat Meng. Today, the Group has more than 40 subsidiaries, joint venture companies and associated companies spread over Singapore, PRC, Indonesia, and Malaysia.

Over the years, the Group has undertaken numerous construction and infrastructure projects with its A1 grading by the Building and Construction Authority (“BCA”). It is currently the highest grade for contractors’ registration in this category, and allows the Group to tender for public sector construction projects of unlimited value. In addition, the Group has developed a name for itself as a niche real estate developer, with an established reputation for quality and innovation.

Koh Brothers Group’s diversified businesses present them with multiple revenue streams from three core areas:

- Construction and Building Materials;
- Real Estate; and
- Leisure and Hospitality.

In 2013, the Group also broadened its reach into the environmental engineering sector, with a strategic acquisition of 41% stake in SGX Catalist-listed Koh Brothers Eco Engineering Ltd (formerly known as Metax Engineering Corporation Ltd) (“Koh Eco”).

Construction and Building Materials

This division leads in providing a complete and diverse range of infrastructure project management, products, services and solutions for the construction industry.

Major projects that have been successfully completed are the iconic Marina Barrage in 2008; Punggol Waterway Parts One and Two in 2011; Downtown Line 1 Bugis Station in 2013; makeover of Geylang River in 2014 and Lincoln Suites – a luxurious condominium project at Kiang Guan Avenue, off Newton Road, in District 11. This division had also completed the construction of the Common Service Tunnel at the Business Financial Centre and public housing at Choa Chu Kang.

This division was also awarded a number of projects which are currently ongoing. In April 2012, Koh Brothers, through a joint venture, was awarded a S\$54.6 million contract by the national water agency, PUB, for the construction of a used water lift station at PUB's Jurong Water Reclamation Plant. In November 2012, Koh Brothers secured a S\$30.9 million contract from Changi Airport Group for a proposed retention pond at Changi Airport. In 2012, Koh Brothers also began the construction of Parc Olympia, a condominium project. In February 2013, Koh Brothers secured a S\$99.8 million contract from the PUB to carry out improvement works to the existing trapezoidal canal and crossings at the Bukit Timah First Diversion Canal (Bukit Timah Road to Holland Green). In February 2014, Koh Brothers also won a construction contract worth S\$98.0 million to build a HDB BTO Project in Yishun.

The Building Materials division provides total ready-mix concrete solutions to the construction industry. The supply chain includes cement, ready-mix concrete, equipment rental and various types of products such as pre-cast elements and interlocking concrete blocks.

Real Estate

The Group's Real Estate division provides quality property developments with specialised themes at choice locations. Koh Brothers Development Pte Ltd ("KBD"), established in 1993, a wholly-owned subsidiary of Koh Brothers, is our flagship company for the Group's Real Estate division.

KBD is noted for its 'lifestyle-and-theme' developments. For example, its Starville project was the first to introduce a star-gazing observatory, complete with an astronomy theme. Launched in June 2003, this project is a joint venture between KBD and AIG Lengkong Investment Limited, a member of American International Group Inc. Earlier projects include The Montana, in which KBD became the first developer to introduce state-of-the-art home automation features, broadband cable and an infinity pool. The Montana, launched in November 1999, is a 108-unit luxury freehold apartment located off River Valley Road. In October 2006, it also launched its four-units-only luxurious, freehold bungalow project, "Bungalows @ Caldecott", uniquely designed with a number of firsts in Singapore such as bathrooms studded with Swarovski wall crystals, Avant-Garde sanitary fittings incorporating luxury brand names like Visentin, and a specially-designed Water Conservation System. In April 2006, it announced the acquisition of Hilton Tower, located in the prime freehold Leonie Hill area, for S\$79.2 million together with Heeton Land Pte Ltd. It is now the site for the premium condominium, The Lumos.

In June 2007, Koh Brothers, Heeton Holdings Ltd, KSH Holdings Limited and Lian Beng Group Ltd formed a consortium with equal shares each and were successfully awarded the prime Lincoln Lodge site at 1/3 Kiang Guan Avenue, off Newton Road in District 11. The site has been redeveloped to the luxurious condominium project, Lincoln Suites, which features sky-high elevated gyms, wireless multi – room music systems and thematic communal dining facilities. Lincoln Suites was launched in October 2009.

Fiorenza, another prized freehold development by KBD, was launched in April 2009. Inspired by the passionate Italian culture with its bold artistic tastes, unrestrained luxury and a free-spirited lifestyle, this Avant-Garde development, located at Florence Road, received its TOP in June 2011.

Parc Olympia, a sporting themed condominium in Flora Drive was launched in July 2012. The 99-year, 486-unit development offers over 60,000 sq ft of wide-range sporting area and facilities, with special facilities including a synthetic jogging track, a rock-climbing wall, an air-conditioned badminton court, a skate park and even a putting green for golf-lovers.

Other completed projects include:

- The highly successful Sun Plaza, located next to Sembawang MRT station, which introduced a sunflower theme. The residential block in Sun Plaza has been fully sold and the retail mall is currently held as an investment with high occupancy;
- The Capri, an 18-unit residential development, is situated along the prime Stevens Road; and
- The Sierra, an 18-storey residential development comprising 60 units located in the established and popular enclave of Mount Sinai.

Leisure and Hospitality

This division provides 'no-frills' hospitality services through its Oxford Hotel brand name with more than 130 hotel rooms.

Environmental Engineering Sector

Through Koh Brothers' majority stake in Koh Eco, the Group is able to offer EPC services for water and wastewater treatment and hydro-engineering projects. With over 35 years of EPC experience, Koh Eco has been involved in many public and private sector projects in Singapore, Indonesia, Malaysia and Thailand. In 2008, Koh Eco extended their EPC business into the palm oil refining industry with the acquisition of WS Bioengineering Pte. Ltd. ("WS Bio"), whose principal business is the engineering and construction of biofuel and palm oil refining facilities.

About Heeton Holdings Limited (Bloomberg: HTON:SP ; Reuters: HEET.SI)

Heeton Holdings is engaged in property development and property investment. As a boutique property developer, the Group has a niche focus on developing distinctive and high quality residential properties in Singapore's prime districts. Among its completed projects are DLV at Dalvey Road, The Element@Stevens, detached and semi-detached houses along Holland Road.

Heeton has also formed strong partnerships with other established property developers to develop properties locally and in the region. Some of these include The Lumos at Leonie Hill, Lincoln Suites off Newton Road, The Boutiq at Killiney Road, Sky Green at MacPherson Road and KAP and KAP Residences at King Albert Park.

Heeton prides itself on building exceptional and uniquely designed homes that measure up to international standards. As testament to its commitment to innovation and cutting-edge design, the Group has brought in yoo, a world-renowned design company co-founded by designer Philippe Starck and British developer John Hitchcox, to design the interiors and landscaping of iLiv@Grange.

Heeton's stable of investment property includes Sun Plaza, The Woodgrove and Tampines Mart and the recently acquired office building, Adam House in London. Heeton's hotel portfolio includes Hotel ibis Styles London Kensington in Earls Court, London, as well as Mercure Hotel and Hotel Baraquada Pattaya, MGallery Collection, located in a popular tourist district in Pattaya, Thailand, as managed by the international French hotel operator, Accor.

For more information on the Company, please visit <http://www.heeton.com/>

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