

NEWS RELEASE

KOH BROTHERS TO LAUNCH FIRST CONDOMINIUM PROJECT WITH STAR-GAZING OBSERVATORY – STARVILLE – AT KEMBANGAN VICINITY

Koh Brothers Group Limited (“Koh Brothers”), has offered a sneak preview of its 250-unit freehold residential project, “Starville”, ahead of its official launch this Saturday, June 14, 2003.

The first condominium with a rooftop star-gazing observatory, Starville, located at Lengkong Tiga is attractively priced at an average of S\$538 psf for its first phase of development comprising 68 units. Knight Frank is the sole marketing agent for this development.

Developed on a land area of 136,358 sq ft, Starville comprises of five 12-storey blocks with unit sizes ranging from 1-bedroom of about 538 sq ft to 4-bedroom of 1,550 sq ft and penthouses of up to 2,422 sq ft. The penthouses will each have a private rooftop terrace (see Factsheet for more information).

Likely to be completed by end 2005, Starville is conveniently located near the Kembangan MRT station. This modern freehold condominium is complemented with lush landscaping and a theme revolving around the constellation of stars. Each block is named after a constellation – AQUILA, BOOTES, CENTAURUS, DRACO and EQUULEUS - and adorned with constellation-inspired features and sculptures. A distinctively noticeable style of this residence is its unique glass and steel facade, complete with lightings to create a starry-night effect.

Said Mr Francis Koh, Executive Director of Koh Brothers : “Starville is uniquely designed with star-features incorporated in the entire development. The first condominium to have a rooftop star-gazing observatory, Starville is designed to bring an educational twist to our residents.

Starville is our first move into the mass market as we see a strong growth potential in the upgraders’ market. We are excited about this development as it is very conveniently located within minutes from the Kembangan MRT station, and is a freehold development. This, we believe, would appeal to potential buyers who seek quality homes at affordable prices.”

Starville features a three-tier 70-metre “infinity” lap pool. Some of the other facilities available are a fun pool, a clubhouse with gym, a function room (convertible to a child care centre) and changing rooms; a tennis court, barbeque pits, children’s playground and basement parking.

Commented Mr Peter Ow, Executive Director of Knight Frank : “Starville is unique and we believe that its good quality and location, that is, close proximity to the Kembangan MRT, good schools such as Victoria Junior College, St Patrick’s Secondary School, as well as famous eateries in the East Coast area, make it a winning product.”

A total of four Toyota Corolla, 1.5 litre Auto, will be given away to the first 120 buyers of Starville units. One in every 30 buyers (of the first 120 buyers) will have a chance to drive away this new snippy model.

The site showroom at Lengkong Tiga is open daily from June 7, 2003, 10.00 am to 7.00 pm.

Background

Starville is a joint venture between Koh Brothers Development Pte Ltd (“KBD”), a wholly-owned subsidiary of Koh Brothers and AIG Lengkong Investment Limited

("AIG Lengkong"), a member of America International Group Inc. Both had entered into a joint venture agreement to each take up a 50% stake in Pencroft Investments Pte Ltd ("Pencroft") to develop this 250-unit project.

Acquired for S\$49.5 million in April last year, the 108,550 sq ft site at Lengkong Gardens is located along Lengkong Tiga, off Jalan Kembangan, and is near the Kembangan MRT station.

Established in 1993, KBD was the Group's real estate division, and started off with the development of two bungalow units. In 1995, its focus was shifted to prime freehold apartments and condominiums in districts 09, 10 and 11. KBD's latest project was The Montana, a 108-unit luxury freehold apartment located off River Valley Road, which was launched in November 1999 and has since been 100% sold. KBD's previous developments include The Capri and The Sierra.

About Koh Brothers Group Limited

Koh Brothers was established as a sole proprietorship in 1960 by Mr Koh Tiat Meng undertaking subcontracting works for civil engineering and building projects. Today, the Group has 61 subsidiaries, 4 JV companies and 11 associated companies in Singapore, China, Indonesia, Thailand, India, Malaysia, Vietnam and USA.

Over the years, the Group has also undertaken several projects in civil and marine engineering, and in addition, has developed a name for itself as a niche real estate developer, with an established reputation for quality.

Koh Brothers' diversified businesses present them with multiple revenue streams, with operating synergies arising from its six core areas of expertise:

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

FACTSHEET

Developer	:	Pencroft Investments Pte Ltd (Joint Venture between Koh Brothers Development Pte Ltd and AIG Lengkong Investment Limited.)
Location	:	60, 62, 64, 66, 68 Lengkong Tiga
Expected TOP Date	:	Dec 2006
Expected Legal Completion	:	Dec 2009
Recreational Facilities	:	Rooftop Observatory Three-tier 70m lap pool with infinity edge Children's Pool/Fun Pool Jacuzzi BBQ Pits Pavilions/Gazebos with seating area Children Playground Clubhouse with gym, function room, changing rooms Tennis Court Jogging Track Foot Reflexology Walk

CONSULTANTS

Architect	:	ADDP Architects
Interior Designer	:	Index Design Pte Ltd
Quantity Surveyor	:	Rider Hunt Levett & Bailey
Landscape Designer	:	Belt Collins International Pte Ltd
Civil Engineer	:	KTP Consultants Pte Ltd
M&E Engineer	:	United Project Consultants Pte Ltd
Accoustic Consultant	:	Acvicon Acoustics Consultants Pte Ltd

BROAD OVERVIEW OF TYPES OF UNITS

TYPE	NO. OF UNITS
1-Bedroom	34
2-Bedroom	11
3-Bedroom	174
4-Bedroom	11
Penthouses	20
Grand Total	250

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