

LEY CHOON GROUP HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No. 198700318G)
(the "Company")

SALE OF 61 SENOKO DRIVE SINGAPORE 758238

Reference is made to the announcement dated 30 October 2012 (the "**Announcement**") relating to the proposed sale of 61 Senoko Drive Singapore 758238 (the "**Sale**"). Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings given to them in the Announcement.

As stated in item 5(a)(iv) of the Announcement, the Sale is subject to, *inter alia*, the receipt of the approval from JTC to the sale of the Property, subject to the terms and conditions provided in the Option.

The Board of Directors of the Company wishes to announce that the Purchaser, namely, Jay Machinery Pte. Ltd. and/or its nominees, has not obtained the necessary approval from JTC and the Purchaser will not be able to exercise the Option.

BY ORDER OF THE BOARD

Toh Choo Huat
Executive Chairman and Chief Executive Officer
18 January 2013

*DMG & Partners Securities Pte Ltd was the financial adviser to the Company for the acquisition of the entire issued and paid-up share capital of Ley Choon Constructions and Engineering Pte Ltd (the "**Financial Adviser**"). The Financial Adviser assumes no responsibility for the contents of this announcement.*