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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)

DISCLOSEABLE TRANSACTION UNDER THE HONG KONG LISTING RULES COMPLETION OF THE ACQUISITIONS OF THE RIVER VALLEY PROPERTIES

Reference is made to the announcement of LHN Limited (the “**Company**”) dated 26 July 2023 (the “**Announcement**”). Capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement unless otherwise defined.

The Board is pleased to announce that on 4 October 2023, the River Valley Acquisitions were completed pursuant to the terms and conditions of the 286 Option to Purchase (for the acquisition of the property known as 286 River Valley Road #01-01, #02-01, #03-01, #04-01/02/03 Singapore 238327 comprised in Land Lot 99782X of Townsubdivision 20) and the 288 Option to Purchase (for the acquisition of the property known as 288 River Valley Road #01-01, #02-01, #03-01, #04-01 and #04-03 Singapore 238329 comprised in Land Lot 99781N of Townsubdivision 20). The River Valley Properties have a total land area of 388.4 sq.m. and are estate in fee simple properties.

As disclosed in the Announcement, the Purchaser, being an indirect wholly-owned subsidiary of the Company, had paid an aggregate deposit of S\$1,162,500 exclusive of GST to the 286 RV Vendor and the 288 RV Vendors as at 26 July 2023. The remaining balance of an aggregate of S\$22,087,500 exclusive of GST, being the total consideration for the River Valley Acquisitions exclusive of GST less the sum of the deposit, were paid to the 286 RV Vendor and the 288 RV Vendors on 4 October 2023 and funded through a combination of internal sources of funding and bank borrowings.

By order of the Board

LHN Limited

Lim Lung Tieng

Executive Chairman and Group Managing Director

Singapore, 4 October 2023

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**