



LionHub Group Limited

ABN 29 119 999 441
Level 3A, Hyde Park Tower
148 Elizabeth Street
Sydney NSW 2000

T:(61 2) 8281 3008
F:(61 2) 82813030
www.lionhub.com.au

ASX Release (ASX Code: LHB)

8 August 2017

Private Placement of Convertible Notes

LionHub Group Limited announces that it will be conducting a private placement of Convertible Notes to sophisticated investors initially to raise up to \$3.5 million. The proposed Notes terms are summarised in the attachment.

In the event of any shortfall on the \$3.5 million to be raised, S.LH Corporation Pte Ltd, a company associated with LHB's Chairman, Mr CK Kho, has agreed, subject to shareholder approval, to participate in the raising by subscribing up to \$1 million in fresh funds for Convertible Notes.

For further information:

Charles Lim, Chief Executive Officer + 612 8281 3008 or info@lionhub.com.au

About LionHub Group Limited

LionHub Group Limited is a publicly listed real estate development company focusing on technology park development in China. The Company's portfolio provides Australian investors with an early mover advantage in the mainland Chinese property sector.

LionHub enjoys the support of its major shareholder, the Lian Huat Group, with a 20 year history and extensive property interests across Singapore, Australia and China.

LionHub's focus is to provide an avenue for investors to exploit the potential offered by technology park developments in China, with the Company's first project being the Singapore Xuancheng Techno Park in Anhui Province. Following shareholder approval, in August 2015 the Company acquired a 100% working interest to develop the master plan and to construct and develop a second technology park on land known as Lu'An Singapore Eco-Park.

Anhui Province is located in central China, with a large population of 60 million in an area of 139,600 km². It lies in the hinterland of Yangtze Delta, with great economic development potential. The province is set to benefit from China's ongoing urbanisation of regional areas, with a current GDP per capita that is below the national level, and its proximity to the Shanghai, Zhejiang and Jiangsu growth belt as well as vast tourism and other resources such as transportation and a large population base.

Further information (including recent announcements and investor presentations) is available at the Company's web site: www.lionhub.com.au

LIONHUB GROUP LIMITED

NOTES TERMS

- (a) Class A Notes with a term of 5 years with interest of 9% per annum payable at the end of each quarter and on conversion or redemption;
- (b) Class B Notes with a term of 5 years with interest of 13.8% per annum payable on conversion or redemption.

The following terms and conditions would apply to both classes of notes:

- (a) Each Note will have a face value of \$0.05 and Notes shall be issued in batches having an aggregate face value of not less than \$20,000.00;
- (b) Notes would be unsecured;
- (c) LHB shall have the right to redeem the Notes by paying the full face value together with all accrued but unpaid interest (net of any withholding tax) in full at any time after 30 months following the date of issue, subject to giving each Noteholder not less than 21 day's notice in writing.
- (d) Notes will not be listed on ASX;
- (e) Subject to shareholder approval, the face value of the Notes together with any accrued but unpaid interest (net of any withholding tax) will be converted at 80% of the volume weighted average price of LHB's ordinary shares over the 15 trading days prior to the date of conversion;
- (f) Subject to shareholder approval, the Notes will be freely convertible at the option of each noteholder in multiples of 50,000 at any time during the term;
- (g) LHB will obtain shareholder approval to the convertibility of the Notes as soon as practicable following their issuance.
- (h) The Notes will be repayable on demand following the occurrence of an event of default;
- (i) LHB will deduct interest withholding tax on interest amounts where applicable.
- (j) The Notes Terms will otherwise comply with ASX Listing Rules.