



## 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](http://www.lionhub.com.au)

ASX Release (ASX Code: LHB)

28 November 2017

### Projects Update

LionHub Group Limited ("LionHub" – ASX Code: LHB) is pleased to provide the following update in respect of both the Xuancheng Singapore Techno-Park and the Lu'an Singapore Eco-Park development projects, both of which are located in Anhui Province, China:

#### Xuancheng Singapore Technology Park

The Company completed the acquisition of 40 mu (2.67 hectare) of land within the Xuancheng Singapore Technology Park site in June 2017 for industrial development in joint venture with KSL (XC) Pte Ltd ("KSL") for a total consideration of 4.89 m China Yuan (~A\$933,500).

KSL is a member of the Kao Lee Aluminium Group - an established Singapore-based company specialising in design, engineering, fabrication and installation of quality aluminium building façade systems with manufacturing capabilities in both Singapore and China.

Site earthworks were completed mid-November 2017. Site hoarding works are expected to be completed by the end of November and planning designs are expected to be submitted to the Planning Bureau by the end of this year. The Company will commence the application process for a construction permit at the earliest opportunity.

LionHub expects to receive a full rebate of the purchase price from the Xuancheng City Economic and Technological Development Zone Management Committee.

Xuancheng Singapore Techno-Park is situated within the Xuancheng Economic and Technological Development Zone, and will be developed to provide investors and the park's tenants with strategic access to the Chinese market.

Together with KSL, LionHub proposes to develop the Xuancheng Singapore Techno-Park to offer a mixture of logistical, industrial, commercial, incubator and residential properties for buyers, investors and tenants seeking to position themselves in one of China's most important emerging provinces without the higher costs typically associated with real estate and industrial parks along China's highly developed coastline.

The Company is also contemplating the possibility of further land acquisitions within the Xuancheng Economic and Technological Development Zone in conjunction with other joint venture parties.

#### Lu'An Singapore Eco-Park

The total contracted development rights relate to land area for the Lu'an Project of approximately 1.92 square kilometres. The Lu'an Project has an approved master plan and LionHub's intention is to adopt the plan to construct the Lu'an Singapore Eco-Park within the masterplan area in stages over a 5 year period. As part of the phased development program for the overall project, the commercial, marketing of industrial and logistics land were to be commenced first, while the innovation incubators and industrial and logistics enterprises expected to be developed in later phases.

Due to recent personnel changes in the local government authorities in Lu'an, the Company has experienced significant delays in finalising land approval issues within the master plan area in accordance with the terms of its development rights causing the Lu'an project to progress slower than expected. The Company is in ongoing dialogue with the

Development Zone Management Committee and believes that it is entitled to pursue development within the masterplan area. The Company will keep the market informed of material developments in this regard.

For further information:

Charles Lim, Chief Executive Officer + 612 8281 3008 or [info@lionhub.com.au](mailto: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 km<sup>2</sup>. 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](http://www.lionhub.com.au)*