



ASX Release
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ASX:LHB

LionHub Completes the Acquisition of its Second Technology Park in China

- **Acquisition of the Lu'An Singapore Creative Ecological and Industrial Park ("Eco-Park") in China completed**
- **LionHub to issue 59,090,909 shares at an issue price of A\$0.22 per share to Lian Keng Enterprises (representing approx A\$13m and a 37.5% premium over LionHub's 30 day WAP)**
- **Independent valuation advises market value ranges from approx A\$13 to A\$15m**

The board of LionHub Group Limited (ASX: **LHB** or **LionHub** or **the Company**) is pleased to advise the Company received shareholder approval for the acquisition of the Lu'An Singapore Creative Ecological and Industrial Park ("Eco-Park") in Anhui Province, People's Republic of China ("PRC") at its EGM in Sydney.

Lu'An city is located 50km west of the new Hefei Xin Qiao International Airport and the Eco-Park is located in the 'Eastern New Town' which is currently being developed by the Lu'An city government.

The project is the Company's second technology park development in China. With the Master Plan already approved for the Lu'An Eco-Park, first land sales will be a priority for the Company, with construction targeted to commence before the end of 2015 subject to government approval.

In November 2014, LionHub entered into a legally binding agreement with its substantial shareholder Lian Keng Enterprises Pte Ltd (LKE) to acquire 100% shareholding interest in Lian Huat (Lu'An) Pte Ltd (LH Lu'An) (currently a wholly owned subsidiary of LKE) and LH Lu'An's wholly owned subsidiary Lian Huat LA Pte Ltd (LA); entities incorporated in Singapore which have a 100% working interest to develop the master plan and to construct and develop the project.

To acquire its second technology park project, LionHub will issue 59,090,909 shares at an issue price of A\$0.22 per share to Lian Keng Enterprises, representing approximately A\$13 million and a 37.5% premium over LionHub's 30 day WAP of A\$0.16 prior to the announcement of the proposed transaction.

An independent valuation of the project was undertaken as part of the review of fair value of the transaction, and the Independent Valuer has advised that the Market Value of the Agreement as at the Valuation Date ranged from approximately A\$13 million to A\$15 million.

The Lu'An Singapore Eco-Park is to be developed as a modern industrial park with an ecologically-friendly focus. The 1.92km² Eco-Park will comprise a range of property types including residential developments, commercial, industrial, incubator as well as warehousing and logistics facilities.

Chief Executive Officer Charles Lim said the proposed Eco-Park will see the introduction of Singapore and Australian know-how to China, and will provide LionHub with the opportunity to showcase design and architectural styles from around the world.

The Eco-Park will form part of Lu'An city's vision to become a world class business and technology centre, and tenants of the Park are expected to benefit from the local government's support with various tax and investment incentives. The Eco-Park and its immediate environs are already attracting a range of other businesses and developments, including a major school and related education facilities and technology related developments.

Mr Lim said LionHub expected to end the year with activity ramping up at the Group's two projects, and with sales and marketing as well as planning underway for construction activity.

LionHub's flagship project, the Xuancheng Singapore Technology Park, which is also situated within the Anhui province in the Xuancheng Economic and Technological Development Zone, recently received approval of its Master Plan from the Urban and Rural Bureau of Xuancheng City.

"We have been focused on planning and finalising acquisitions this year. However, going forward LionHub Group will be busy with implementation and execution of our planning. As a result of our marketing campaigns we are already seeing an increase in interest in the Xuancheng and Lu'An parks from a range of investors. I look forward to keeping shareholders and the market updated as we develop both projects," Mr Lim said.

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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 (64% interest), 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 Technology 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 Creative Ecological and Industrial 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. Within the province, the Xuancheng Economic Trade and Development Zone has been designated by the Chinese government as an official national industrial transfer zone.

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