

FREIGHT LINKS EXPRESS HOLDINGS LIMITED
(Company Registration No: 198600061G)

THE PROPOSED SALE AND LEASEBACK OF THE FOLLOWING PROPERTIES:

- (1) 30 & 32 TUAS AVENUE 8 SINGAPORE 639246/639247;
 - (2) 218 PANDAN LOOP SINGAPORE 128408;
 - (3) 51 PENJURU ROAD SINGAPORE 609143;
 - (4) 33 & 35 PENJURU LANE SINGAPORE 609200/609202; AND
 - (5) 18 GUL DRIVE SINGAPORE 629468.
-

1. INTRODUCTION

The Board of Directors (the "**Board**") of Freight Links Express Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**") refers to its earlier announcement on 19 August 2010 in relation to its subscription of 51% equity interest in Sabana Investment Partners Pte. Ltd. ("**SIP**"). SIP is the holding company of Sabana Real Estate Investment Management Pte. Ltd., which will be (subject to receipt of relevant regulatory approvals) the manager (the "**REIT Manager**") of the proposed Sabana Shari'ah Compliant Industrial Real Estate Investment Trust to be established and authorised in Singapore (the "**Sabana REIT**").

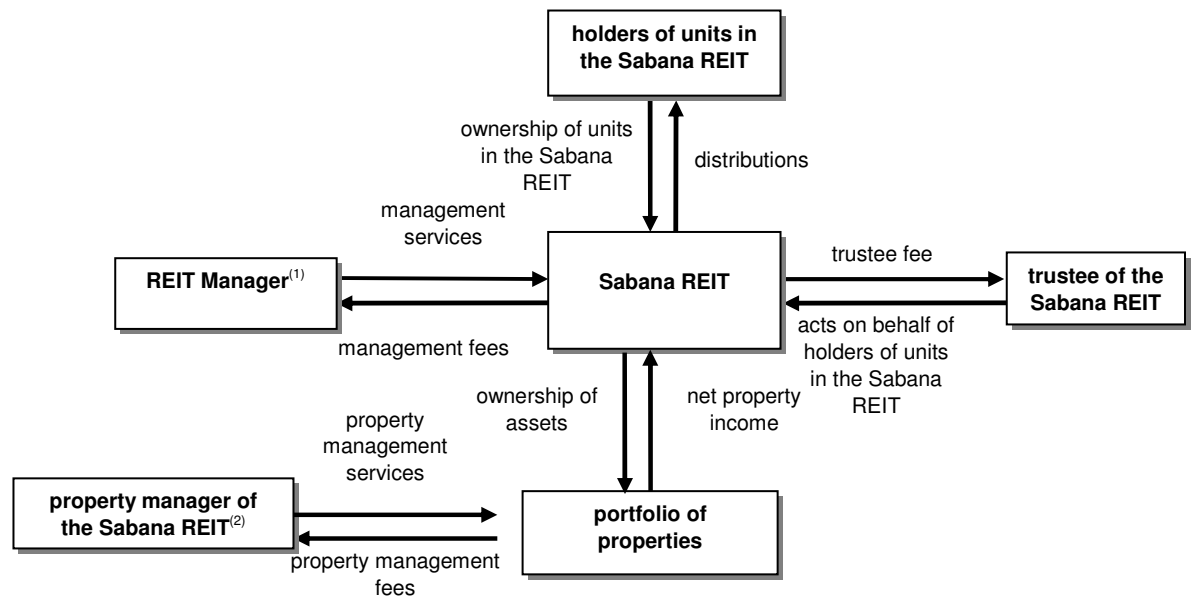
The Board is pleased to announce that five (5) of its subsidiaries (collectively, the "**Vendors**", and each, in respect of the relevant property it owns, the "**Relevant Vendor**") have each, on 11 October 2010, entered into put and call option agreements (the "**Option Agreements**", and in respect of each relevant property, the "**Relevant Option Agreement**") with SIP in connection with the proposed sale and leaseback arrangements (the "**Proposed Sale and Leaseback**") between each of the Relevant Vendors and SIP (for the benefit of the Sabana REIT) for the following properties and the mechanical and electrical equipment relating thereto (the "**Properties**" and each, in respect of the Relevant Option Agreement, the "**Relevant Property**"):

	Relevant Property	Relevant Vendor
1.	30 & 32 Tuas Avenue 8 Singapore 639246/ 639247	Freight Links Fabpark Pte. Ltd. (a wholly owned subsidiary of the Company)
2.	218 Pandan Loop Singapore 128408	Freight Links Express Air Systems Pte Ltd (an indirect wholly-owned subsidiary of the Company)
3.	51 Penjuru Road Singapore 609143	Freight Links Express Logisticcentre Pte Ltd (a wholly-owned subsidiary of the Company)

4.	33 & 35 Penjuru Lane Singapore 609200/609202	Freight Links Express Logisticpark Pte Ltd (an indirect wholly-owned subsidiary of the Company)
5.	18 Gul Drive Singapore 629468	LTH Logistics (Singapore) Pte Ltd (a 51%-owned subsidiary of the Company)

2. THE SABANA REIT

2.1 The Sabana REIT is a Singapore-based real estate investment trust to be established and authorised in Singapore principally to invest in income-producing real estate used for industrial purposes in Asia¹, as well as real estate-related assets. The structure of the Sabana REIT will be as follows:



Notes:

- (1) The REIT Manager is 100.0% owned by SIP. SIP is a company incorporated in Singapore, which is 51.0% owned by the Company, 45.0% owned by Blackwood Investment Pte. Ltd. and 4.0% owned by Tarian Capital Partners Pte. Ltd.
- (2) The property manager of the Sabana REIT is 100.0% owned by the REIT Manager.

The REIT Manager will be Sabana Real Estate Investment Management Pte. Ltd., which is 100.0% owned by SIP. SIP is a company incorporated in Singapore, which is 51.0% owned by the Company, 45.0% owned by Blackwood Investment Pte. Ltd. and 4.0% owned by Tarian Capital Partners Pte. Ltd. The shareholders of Blackwood Investment Pte. Ltd. are Mr Kevin Xayaraj, Mr Bobby Tay Chiew Sheng and Mr Aw Wei Been. Tarian Capital Partners Pte. Ltd. is an investment company established in late 2004, with a focus on Asia and the Middle East. The business activities of Tarian Capital Partners Pte. Ltd.

¹ Asia means Brunei Darussalam, Cambodia, Indonesia, Lao People's Democratic Republic, Malaysia, Myanmar, Philippines, Singapore, Thailand, Vietnam, People's Republic of China, Hong Kong Special Administrative Region, Taiwan, Republic of Korea, Democratic People's Republic of Korea, Japan, India and Democratic Socialist Republic of Sri Lanka.

include the provision of business and management consultancy services as well as investment holding. The REIT Manager will have general powers of management over the assets of the Sabana REIT. The REIT Manager's main responsibility will be to manage the Sabana REIT's assets and liabilities for the benefit of the unitholders of the Sabana REIT. The REIT Manager will also set the strategic direction of the Sabana REIT and give recommendations to the trustee of the Sabana REIT on the acquisition, divestment and/or enhancement of assets of the Sabana REIT in accordance with its stated investment policy.

The property manager of the Sabana REIT (the "**Property Manager**") will be Sabana Property Management Pte. Ltd., which is 100% owned by the REIT Manager. The Property Manager will be responsible for providing property management, lease management, marketing and administration of property tax services for the properties in the portfolio of the Sabana REIT.

The trustee of the Sabana REIT (the "**REIT Trustee**") will be HSBC Institutional Trust Services (Singapore) Limited. The REIT Trustee will hold the assets of the Sabana REIT on trust for the benefit of the unitholders of the Sabana REIT in accordance with the trust deed constituting the Sabana REIT. The REIT Trustee may exercise all the powers of a trustee and the powers that are incidental to the ownership of the assets of the Sabana REIT.

The Company will be the sponsor to the Sabana REIT. Concurrently with, but separate from the offering of units in the Sabana REIT (the "**Offering**") by the REIT Manager for subscription in connection with the listing of and quotation for units in the Sabana REIT on the Main Board of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), the Company will enter into a subscription agreement to subscribe for units in the Sabana REIT at the issue price of each of such units under the Offering (the "**Offering Price**") in an amount ranging between S\$20 million and S\$30 million, conditional upon the underwriting agreement in relation to the Offering having been entered into by the REIT Manager, the Company as sponsor to the Sabana REIT and the joint bookrunners (being The Hongkong and Shanghai Banking Corporation Limited, Daiwa Capital Markets Singapore Limited and United Overseas Bank Limited), and not having been terminated, pursuant to its terms on or prior to the date and time on which the units in the Sabana REIT are issued as settlement under the Offering (the "**Sponsor Subscription**"). The percentage of the total units in the Sabana REIT to be subscribed for by the Company pursuant to the Sponsor Subscription will be subject to variation depending on the Offering Price but will in any event not be more than five per cent. (5%) of the total units in the Sabana REIT.

Save for their interests in the Company as disclosed in paragraph 9.1 of this Announcement, none of the directors or the substantial shareholders of the Company will have any direct or indirect interests in the Sabana REIT.

3. THE PROPERTIES

The Properties comprise the following:

(a) 30 & 32 Tuas Avenue 8 Singapore 639246/639247

The Relevant Vendor of this Property is Freight Links Fabpark Pte. Ltd., a wholly-owned subsidiary of the Company. This Property is situated at Lot 2927N of Mukim 7 and was acquired by the Group in September 2005. This Property is a purpose-built factory complex, with a gross floor area ("**GFA**") of 14,757.29 m² and a land area of 14,599 m². The tenure for this Property is leasehold of 60 years commencing from 1 September 1996. This Property is currently fully tenanted out to a third party company.

(b) 218 Pandan Loop Singapore 128408

The Relevant Vendor of this Property is Freight Links Express Air Systems Pte Ltd, an indirect wholly-owned subsidiary of the Company. This Property is situated at Lot 5802A of Mukim 5 and was acquired by the Group in June 2005. This Property is an office building cum warehouse with cold room facilities, with a GFA of 4,679.9 m² and a land area of 8,982.7 m². The tenure for this Property is leasehold of 60 years commencing from 16 September 1989. This Property is currently fully tenanted out to a third party company.

(c) 51 Penjuru Road Singapore 609143

The Relevant Vendor of this Property is Freight Links Express Logisticcentre Pte Ltd, a wholly-owned subsidiary of the Company. This Property is situated at Lot 7829M of Mukim 5 and was owned by the Group in February 1999. This Property is a logistics warehouse cum office complex, with a GFA of 22,889.10 m² and a land area of 14,591.7 m². The tenure for this Property is leasehold of 60 years commencing from 1 January 1995. This Property is currently the headquarters of the Group, and is fully utilised by various companies of the Group.

(d) 33 & 35 Penjuru Lane Singapore 609200/609202

The Relevant Vendor of this Property is Freight Links Express Logisticpark Pte Ltd, an indirect wholly-owned subsidiary of the Company. This Property is situated at Lot 8480C of Mukim 5 with a land area of 25,756.04 m² and was acquired by the Group in January 1997. This Property was redeveloped in 2007 into a chemical warehouse cum office complex, with a GFA of 26,588.13 m². The tenure for this Property is leasehold of 61 years commencing from 16 February 1988. This Property is currently utilised by LTH Logistics (Singapore) Pte Ltd ("**LTH**"), which is a 51%-owned subsidiary of the Company.

(e) 18 Gul Drive Singapore 629468

The Relevant Vendor of this Property is LTH. This Property is situated at Lot 244C of Mukim 7 and was redeveloped by the Group in 2009. This Property is a chemical warehouse cum office complex, with a GFA of 12,344.78 m² and a land

area of 8,588.8 m². The tenure for this Property is leasehold of approximately 33 years commencing from 1 November 2004. This Property is fully utilised by LTH and VWR International Holdings Pte Ltd., a third party customer.

4. THE PROPOSED SALE AND LEASEBACK

4.1 Upon exercise by the Relevant Vendor of its put option or the REIT Trustee (as the purchaser nominated by SIP in accordance to the terms of the Relevant Option Agreement) of its call option, the Relevant Vendor and the REIT Trustee will enter into (a) a sale and purchase agreement governing the terms of the sale of the Relevant Property to the REIT Trustee (the "**Relevant Purchase Agreement**", and collectively, the "**Purchase Agreements**") and (b) a lease agreement governing the terms of the lease by the Relevant Vendor from the REIT Trustee of the Relevant Property subsequent to the sale (the "**Relevant Lease Agreement**", and collectively, the "**Lease Agreements**"). The rights of the Relevant Vendor and the REIT Trustee (as the purchaser nominated by SIP) to exercise the respective put or call options under the Relevant Option Agreement are subject to the fulfillment of certain conditions precedent which include:

- (i) (in respect of an exercise of the call option by the REIT Trustee) SIP having served a written notice on the Relevant Vendor (A) stating the name of the REIT Trustee appointed under the trust deed constituting the Sabana REIT as the trustee of the Sabana REIT, (B) nominating the REIT Trustee as the purchaser and assigning all of SIP's rights, benefits and interest in the Relevant Option Agreement to the REIT Trustee including the right to exercise the call option or to whom the put option may be exercised, as applicable, and to execute and enter into the Relevant Purchase Agreement, and (C) stating the REIT Manager's intention to lodge with the Monetary Authority of Singapore the preliminary prospectus in connection with the initial public offering of the units in the Sabana REIT;
- (ii) (in respect of an exercise of the call option by the REIT Trustee) the REIT Trustee concurrently exercising all call options granted for the Properties and certain other properties comprised in the initial property portfolio of the Sabana REIT (other than the Properties);
- (iii) the Relevant Option Agreement not having been rescinded in accordance with the terms of the Relevant Option Agreement; and
- (iv) the approval of shareholders of the Company to the Proposed Sale and Leaseback having been obtained by 12 November 2010 or such other later date as the Relevant Vendor and SIP or the REIT Trustee (as the case may be) may mutually agree to.

The rescission events include, *inter alia*, the failure to obtain:

- (a) the approval of Jurong Town Corporation ("**JTC**") and, where required by JTC, those authorities whose approval/clearance is required by JTC to (i) the sale of the Relevant Property by the Relevant Vendor to the REIT Trustee and (ii) the lease of the Relevant Property on Completion (as defined below) by the REIT

Trustee (as landlord) to the Relevant Vendor (as tenant) for such period as JTC may approve; and

- (b) the written confirmation from JTC that there is no subsisting breach by the Relevant Vendor of the relevant JTC lease in respect of the Relevant Property as at the date of such written confirmation,

by the date falling on the expiry of two (2) months from the date of the Relevant Option Agreement (or such later date as may be mutually agreed by the Relevant Vendor and SIP or the REIT Trustee (as the case may be) in writing).

4.2 Completion of the sale and purchase of the Relevant Property under the terms and conditions of the Relevant Purchase Agreement ("**Completion**") is subject to and conditional upon, *inter alia*:

- (a) the concurrent completion of the sale and purchase of the Properties and certain other properties comprised in the initial property portfolio of the Sabana REIT (other than the Properties) in accordance with the terms and conditions of the applicable sale and purchase agreements; and
- (b) the listing of the units in the Sabana REIT and commencement of trading of such units on the SGX-ST.

4.3 The other salient terms of the Option Agreements and the Purchase Agreements and the salient terms of the Lease Agreements include the following terms:

- (a) **Purchase Price** – The aggregate purchase price for the Properties (the "**Aggregate Purchase Price**") is S\$192.95 million. The purchase price for each of the Properties is as follows:

Relevant Property	Purchase Price	Aggregate Purchase Price
30 & 32 Tuas Avenue 8 Singapore 639246/ 639247	S\$24 million	S\$192.95 million
218 Pandan Loop Singapore 128408	S\$13.5 million	
51 Penjuru Road Singapore 609143	S\$42.5 million	
33 & 35 Penjuru Lane Singapore 609200/609202	S\$78.9 million	
18 Gul Drive Singapore 629468	S\$34.05 million	

The purchase price for each of the Properties is arrived at on a "willing-buyer, willing-seller" and on an arm's length basis taking into account:

- (i) in respect of each Property, the average of the independent valuation conducted on 1 July 2010 by Cushman & Wakefield VHS Pte. Ltd. ("**C&W**"), which was commissioned by the REIT Manager, and the other independent valuation conducted on 8 July 2010 (in respect of 33 & 35 Penjuru Lane Singapore 609200/609202) and 15 July 2010 (in respect of the other 4 Properties) by CKS Property Consultants Pte Ltd, which was commissioned by the REIT Trustee (the "**Independent Valuations**"); and
- (ii) the book value of each of the Properties as at 30 April 2010.

The Independent Valuations of the Properties was arrived at on the following basis:

- (A) the Independent Valuations by C&W were arrived at assuming the Relevant Vendor sells the Relevant Property on the open market, taking into account the new master leases, if any; and
- (B) the Independent Valuations by CKS were arrived at (1) having considered relevant general and economic factors and recent sales and leasing transactions of comparable properties that have occurred in the industrial market, and (2) having utilised the Discounted Cash Flow analysis, Capitalisation of Income Approach and Direct Comparison in undertaking their assessment of the Properties.

The Independent Valuations, average of the Independent Valuations and the book value of each of the Properties as at 30 April 2010 are set out as follows:

Property	Independent Valuation by C&W	Independent Valuation by CKS	Average Independent Valuation	Book Value
30 & 32 Tuas Avenue 8 Singapore 639246/639247	S\$24.0 million	S\$24.0 million	S\$24.0 million	S\$17.0 million
218 Pandan Loop Singapore 128408	S\$13.5 million	S\$13.5 million	S\$13.5 million	S\$8.7 million
51 Penjuru Road Singapore 609143	S\$42.5 million	S\$42.5 million	S\$42.5 million	S\$23.0 million
33 & 35 Penjuru Lane Singapore 609200/609202	S\$78.9 million	S\$78.9 million	S\$78.9 million	S\$27.0 million
18 Gul Drive Singapore 629468	S\$34.2 million	S\$33.9 million	S\$34.1 million	S\$15.3 million
Total	S\$193.1 million	S\$192.8 million	S\$193.0 million	S\$91.0 million

- (b) **Term** – The term of the lease of the Relevant Property under the Relevant Lease Agreement is 5 years.
- (c) **Rent** – The initial annual rent for the Relevant Property payable by the Relevant Vendor to the REIT Trustee (and the approximate monthly rent per square foot of GFA) is as follows:

Relevant Property	Initial Annual Rent	Monthly Rent Per Square Foot of GFA
30 & 32 Tuas Avenue 8 Singapore 639246/ 639247	S\$1.9 million	S\$1.00
218 Pandan Loop Singapore 128408	S\$1.1 million	S\$1.74
51 Penjuru Road Singapore 609143	S\$3.3 million	S\$1.12
33 & 35 Penjuru Lane Singapore 609200/609202	S\$6.2 million	S\$1.79
18 Gul Drive Singapore 629468	S\$2.7 million	S\$1.71

The annual rent is subject to 1.5% rental escalation each year.

5. MAJOR TRANSACTION

- 5.1 The Proposed Sale and Leaseback constitutes a major transaction requiring approval of shareholders of the Company under Rule 1014 of the SGX-ST Listing Manual as the relative figures computed on the bases set out in Rule 1006(a) and (c) exceed 20%, as set out below:

(a) **Net Asset Value Base under Rule 1006(a)**

The aggregate net book asset value of the Properties as at 30 April 2010 is S\$91.0 million, and amounts to approximately 62.7% of the Group's unaudited net asset value as at 30 April 2010.

(b) **Net Profits Base under Rule 1006(b)**

Not meaningful, as pursuant to the leaseback of the Properties by the Group from the REIT Trustee, the Group will continue to derive revenue from the Properties.

(c) **Market Capitalisation Base under Rule 1006(c)**

The Aggregate Purchase Price of S\$192.95 million amounts to approximately 129.3% of the market capitalisation of the Company as at 8 October 2010, being the market day immediately preceding the date of the Option Agreements on which ordinary shares in the capital of the Company ("**Shares**") were traded.

The market capitalisation of the Company as at 8 October 2010, being the market day immediately preceding the date of the Option Agreements on which Shares were traded was S\$149.2 million, based on (i) the issued share capital of 2,131,492,885 Shares and (ii) the closing price of each Share being 7 cents, as at 8 October 2010, being the market day immediately preceding the date of the Option Agreements on which Shares were traded.

(d) **Equity Securities Issued Base under Rule 1006(d)**

Not applicable as this is not an acquisition.

- 5.2 The Company intends to convene an extraordinary general meeting to seek the approval of its shareholders for the Proposed Sale and Leaseback.

6. FINANCIAL EFFECTS

- 6.1 **Assumptions** – The unaudited proforma financial effects of the sale of the Properties by the Group to the REIT Trustee (the "**Proposed Sale**"), that are set out in paragraph 6.2 below have been computed using the audited consolidated accounts of the Group for the financial year ended 30 April 2010, on the basis that:

- (a) out of the net cash consideration received pursuant to the Proposed Sale, the Group uses S\$57.5 million to partially prepay interest-bearing borrowings and S\$30 million for the Sponsor Subscription; and
- (b) the Proposed Sale and Leaseback has taken place.

As these financial effects are based on the Group's audited consolidated accounts for the financial year ended 30 April 2010 and are presented for illustration purposes only, they will not reflect the future financial position of the Group after the Proposed Sale and Leaseback has taken place in 2010.

- 6.2 The unaudited proforma financial effects of the Proposed Sale are set out as follows:

(a) Profits

The net book value of the Properties based on the latest announced audited consolidated accounts of the Company as at 30 April 2010, is approximately S\$91.0 million. The excess of the net proceeds over the book value of the Properties amounts to approximately S\$99.4 million. The proceeds from the Proposed Sale represent a one off net gain from the divestment of the Properties of approximately S\$95.3 million. According to the Singapore Financial Reporting

Standard 17 Leases ("**FRS 17 Leases**"), if the sale price of a property is above the fair value of the said property, the excess is required to be deferred and amortised over the period for which the said property is expected to be used. In relation to the Properties, the excess will be deferred and amortised over the term of the Lease Agreements, which is five (5) years. Therefore, the application of FRS 17 Leases will result in a deferment of the recognition of the net gain of \$93.1 million.

(b) Gearing

Assuming Completion had taken place on 30 April 2010, the Group's net borrowings of approximately S\$18.99 million will be a net cash position of S\$141.4 million and the gearing of the Group will improve from a net gearing of approximately 0.13 times to a net cash position.

(c) Net Tangible Assets

Assuming Completion had taken place on 30 April 2010, the effects on the consolidated NTA of the Group are as follows:

	Before the Proposed Sale	After the Proposed Sale
NTA (S\$)	144,298,000	239,603,511
NTA per Share (cents)	6.77	11.24

(d) Earnings

Assuming Completion had taken place on 1 May 2009, the effects on the consolidated earnings of the Group are as follows:

FY2010	Before the Proposed Sale	After the Proposed Sale
Profit after tax and minority interests (S\$)	13,851,000	23,435,110
Earnings per Share (cents)	0.65	1.10

7. **RATIONALE**

The Proposed Sale and Leaseback will enable the Group to realise the fair value of its investments in the Properties, whilst enabling the Group, through the leaseback arrangements, to have long term use of the Properties to provide warehousing cum office space to the Group and/or its customers as part of its logistics services business.

The Proposed Sale and Leaseback will enable the Group to participate in the Sabana REIT through its equity stakes in the REIT Manager and the Property Manager. This will generate additional income for the Group. Furthermore, the Group will derive a stable income stream from the Sabana REIT's distributions through the Company's holding of units in the Sabana REIT. The participation of the Company through its equity stakes in the REIT Manager and the Property Manager will broaden the Company's core logistics business and enhance the Company's ability to expand its business in Asia.

The sales proceeds can be deployed towards developing and expanding the existing logistics businesses of the Group, enabling the Group to pursue investment opportunities in the international logistics market, providing additional working capital, and reducing the Group's bank borrowings. The management intends to seek opportunities to acquire new related businesses that will broaden the earnings base of the Group.

8. **USE OF PROCEEDS**

The net proceeds from the Proposed Sale will amount to approximately S\$190.4 million (after deducting cost of divestment and expenses amounting to approximately S\$2.5 million). The Group intends to utilise the net proceeds for, *inter alia*, the Sponsor Subscription, to expand its logistics businesses, to explore acquisitions, for working capital purposes, make an early prepayment of outstanding bank loans and borrowings and to meet other corporate funding requirements of the Group. Pending the deployment of such net proceeds for the purposes mentioned above, they may be placed as deposits with financial institutions.

The Company will make periodic announcements on the use of proceeds from the Proposed Sale as and when the proceeds are materially disbursed. The Company will further provide a status report on the use of such proceeds in its annual report.

9. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

9.1 As at the date of this Announcement, the interests of the directors of the Company in the Shares as extracted from the Register of Directors' Shareholdings of the Company, and the interests of the substantial shareholders of the Company in the Shares, as extracted from the Register of Substantial Shareholders of the Company, are as follows:

Directors	Direct Interest		Deemed Interest		Total Interest	
	Number of Shares	% ⁽¹⁾	Number of Shares	% ⁽¹⁾	Number of Shares	% ⁽¹⁾
Khua Hock Su ⁽⁵⁾	–	–	1,052,441,591	49.38	1,052,441,591	49.38
Eric Khua Kian Keong ⁽³⁾	47,700,000	2.24	1,052,416,591	49.37	1,100,116,591	51.61
Henry Chua Tiong Hock	3,106,500	0.15	–	–	3,106,500	0.15
Thomas Woo Sai Meng	241,047	0.011	–	–	241,047	0.011
Sebastian Tan Cher Liang	–	–	–	–	–	–
Derek Loh Eu Tse	–	–	–	–	–	–
Substantial Shareholders						
Vibrant Capital Pte. Ltd. ⁽²⁾	1,052,416,591	49.37	–	–	1,052,416,591	49.37
Eric Khua Kian Keong	47,700,000	2.24	1,052,416,591	49.37	1,100,116,591	51.61
Lian Hup Holdings Pte Ltd ⁽⁴⁾	–	–	1,052,416,591	49.37	1,052,416,591	49.37
Khua Hock Su	–	–	1,052,441,591	49.38	1,052,441,591	49.38
Vincent Khua Kian Ann ⁽⁶⁾	–	–	1,052,416,591	49.37	1,052,416,591	49.37
Khua Kian Hua ⁽⁶⁾	–	–	1,052,416,591	49.37	1,052,416,591	49.37

Notes:

- (1) The percentage shareholding interest is based on the issued share capital of 2,131,492,885 Shares as at the date of this Announcement.
- (2) The shareholders of Vibrant Capital Pte. Ltd. ("**Vibrant**") consist of Lian Hup Holdings Pte. Ltd. ("**Lian Hup**") who owns a 49.0% shareholding in Vibrant, and Mr Eric Khua Kian Keong, who owns the remaining 51.0% shareholding.
- (3) Mr Eric Khua Kian Keong is deemed to be interested in 1,052,416,591 Shares held by Vibrant by virtue of his controlling interest in Vibrant.
- (4) Lian Hup is deemed to be interested in 1,052,416,591 shares held by Vibrant by virtue of its shareholding interest in Vibrant.
- (5) Mr Khua Hock Su is deemed to be interested in a total of 1,052,441,591 Shares, of which 1,052,416,591 Shares are held by Vibrant by virtue of his shareholding interests in Lian Hup and 25,000 Shares are held directly by his wife, Madam Lee Siew Choo.
- (6) Messrs Vincent Khua Kian Ann and Khua Kian Hua are deemed to be interested in 1,052,416,591 shares held by Vibrant by virtue of their respective shareholding interests in Lian Hup.

9.2 Save as disclosed in paragraph 9.1 of this Announcement, none of the other directors or substantial shareholders of the Company have any direct or indirect interest in the Proposed Sale and Leaseback.

10. ELIGIBILITY-TO-LIST LETTER RECEIVED FOR THE LISTING OF UNITS IN THE SABANA REIT

10.1 The Board is also pleased to announce that a conditional eligibility-to-list letter (the "**ETL**") was received on 8 October 2010 from the SGX-ST for the listing of and quotation for the units in the Sabana REIT on the Main Board of the SGX-ST.

10.2 The ETL is subject to, amongst others, the following conditions:

- (a) compliance with the SGX-ST's listing rules and requirements; and
- (b) receipt of all necessary regulatory approvals to operate the Sabana REIT including a capital markets services licence to be issued by the Monetary Authority of Singapore to the REIT Manager.

11. DOCUMENTS FOR INSPECTION

Copies of the following documents may be inspected at the registered office of the Company at 51 Penjuru Road #04-00 Freight Links Express Logisticentre Singapore 609143, during normal business hours for a period of 3 months commencing from the date of this announcement:

- (a) the Memorandum and Articles of Association of the Company;
- (b) the annual report of the Company for FY2010;
- (c) the valuation reports by C&W and CKS; and
- (d) the Option Agreements (which include the form of the Purchase Agreements and the Lease Agreements).

By Order of the Board
Freight Links Express Holdings Limited

Henry Chua
Executive Director & CCDO
11 October 2010