

Company Announcement



Boustead Singapore Limited
(Co. Reg. No. 197501036K)

63 Ubi Avenue 1, #06-01
Boustead House
Singapore 408937



BOUSTEAD SUBSIDIARY AWARDED S\$60M TURNKEY CONTRACT TO BUILD THE SINGAPORE FREEPORT

Singapore, 23 June 2008

Boustead Singapore Limited ("Boustead" or the "Company") is pleased to announce that its 91.7%-owned subsidiary, Boustead Projects Pte Ltd ("Boustead Projects") – a leading specialist in industrial real estate solutions – has been awarded a S\$60 million turnkey contract to build Phase 1 of The Singapore FreePort (the "FreePort"), a special state-of-the-art facility for The Singapore FreePort Real Estate Pte Ltd.

To be completed in the fourth quarter of 2009, the FreePort will be a truly dedicated ultra-high security space for the safe and secure storage, display and trade of the world's finest collections and valuables including fine art, jewellery, watches, diamonds, precious metals, antiques, vintage cars, wines, cigars, carpets and confidential archives. The FreePort was conceptualised and designed by Atelier d'Architecture 3BM3 led by Swiss architect Carmelo Stendardo, and its shareholders include the Singapore National Arts Council and the National Heritage Board.



Artist's impression of The Singapore FreePort; Phase 1 to be completed by 4Q 2009

The FreePort will be directly connected to Changi International Airport for the rapid and safe transfer of collections and valuables. With a gross floor area of approximately 22,500 square metres for Phase 1 (and an additional 24,000 square metres for Phase 2 to be completed in 2011), the FreePort will comprise strong rooms, huge vaults, showrooms, workshops, photo studios and private offices. In addition, the FreePort will boast cutting-edge building security technology from Siemens and the latest innovations in environmental sustainability. Two international contemporary renowned designers – Johanna Grawunder and Ron Arad – have been commissioned to develop the entire

external and internal lighting systems based on LED technology, as well as the design of the lobby, showrooms and furniture, which will provide the entire facility with an iconic and futuristic environment.

Advanced features of the FreePort include LED lighting, solar power, heat recovery air conditioning chillers to precisely control temperature and humidity, and insulated floor and wall panels, which are also waterproof, impervious to water vapour, non-combustible, acid resistant and vermin proof, among other characteristics.

Heralding the arrival of The FreePort, Mr Yves Bouvier, Chairman and co-founder of The Singapore FreePort Pte Ltd said, "The Singapore FreePort will be the ultimate freeport for the finest world collections and will strengthen Singapore's reputation as one of the world's leading financial centres. With a round-the-clock free trade zone made accessible to non-residents, we will provide the ideal environment for total confidentiality and secure tax-free storage, display and transactions."

Mr Alain Vandendorpe, President and co-founder of The Singapore FreePort Pte Ltd added, "The international market is looking forward to the completion of this Fort Knox state-of-the-art facility with great anticipation and we are near to full occupancy ratio 18 months before Phase 1 is even completed, with options being taken for Phase 2 already. The Singapore FreePort will be the perfect partner for international fine art collectors and dealers, auction houses, diamond dealers, banks, museums and sovereign state collections looking for a safe, stable and secure offshore location to store and trade their valuables collections and treasures. Our operations are to be conducted with the full support of key government agencies including the Economic Development Board, Singapore Customs, Singapore Police and the Civil Aviation Authority of Singapore, who have all been instrumental to launching this project."

The FreePort will be one of the first buildings in Singapore to fully integrate systems for solar power, water recycling and energy efficiency utilising landscaping features. The outstanding features are the hallmark of a building that will be energy efficient and environmentally-friendly, in line with the recent BCA Green Mark Scheme. The Green Mark Scheme is an important part of Singapore's strategic objective to become a leading global city in environmental sustainability.

Mr Wong Fong Fui, Chairman and Group CEO of Boustead said, "Boustead Projects is delighted to have been selected to deliver this very unique facility. This facility will be the new home for many precious art collections and treasures from all over the world. We will incorporate highly advanced and innovative technologies to ensure that The Singapore Freeport is a world-class facility."

Commenting on the Green Mark Scheme, Thomas Chu, Marketing Director of Boustead Projects said, "In April, the Building & Construction Authority made it compulsory for future buildings to comply with environmental sustainability regulations set out under the Green Mark Scheme. We are keen not only to meet the basic requirements of the Green Mark Scheme but also, to provide our clients with even 'greener' real estate solutions that allow them to significantly save on energy, water and maintenance costs over the long-term. We are proud to be one of the first movers in this area."

The above contract is expected to have a positive material impact on the profitability and earnings per share of the Company in the current financial year ending 31 March 2009. However, the contract is not expected to have a material impact on the net asset value per share in the current financial year.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above contract.

**Industrial Real Estate Solutions –
Recent Business Developments**

Location

Jun 2008	Awarded S\$60m turnkey contract for 22,500m ² The Singapore FreePort for The Singapore Freeport Real Estate Pte Ltd	Singapore
Mar 2008	Awarded S\$15m design-and-build contract for 19,700m ² integrated warehouse and office facility for Luxasia Distributor Services Pte Ltd	Singapore
Feb 2008	Sold long-term industrial leasehold facility (80 Alps Avenue, 50% joint venture) to AMB Singapore Logistics Center 2 Pte Ltd for S\$46m	Singapore
Sep 2007	Sold long-term industrial leasehold facility (40 Changi North Crescent) to AMB Changi North DC1 Pte Ltd for S\$12.4m	Singapore
Aug 2007	Awarded design, build and lease contract for 11,300m ² logistics facility for Panalpina Worldwide Transport (Singapore) Pte Ltd	Singapore
Jul 2007	Awarded S\$74m design-and-build contract for 41,200m ² high-tech development	Singapore
May 2007	Awarded S\$11m design-and-build contract for 13,900m ² logistics facility for Agility International Logistics Pte Ltd	Singapore
Apr 2007	Awarded design, build and lease contract for 11,000m ² production facility for Berg Propulsion Production Pte Ltd	Singapore
Mar 2007	Awarded S\$22m design-and-build contract for 20,300m ² production facility for global energy engineering corporation	Singapore
Mar 2007	Sold long-term industrial leasehold facility (101 Alps Avenue) to Airport Logistics Center SGP Pte Ltd for S\$27.5m	Singapore
Feb 2007	Awarded S\$19m design-and-build contract for 18,600m ² integrated production and technology facility for Qioptiq Singapore Pte Ltd	Singapore

About Boustead Singapore Limited

Established in 1828, Boustead Singapore Limited is a progressive global Infrastructure-Related Engineering Services and Geo-Spatial Technology Group listed on the Singapore Exchange. Focusing on the engineering and development of key infrastructure supporting economic growth in the public and private sectors of developing nations, our strong suite of Engineering Services comprises:

- Energy-Related Engineering;
 - Oil & Gas/Petrochemicals;
 - Solid Waste Energy Recovery;
- Water & Wastewater Engineering;
- Real Estate Solutions;
 - Industrial Real Estate Solutions; and
 - New Township.

Under our Geo-Spatial Technology arm, we provide professional services and exclusively distribute ESRI geo-spatial technology – the world’s leading geographic information systems and location intelligence solutions – to major markets across Australia and South East Asia. Our location intelligence solutions are essential to effectively plan, deploy and manage key infrastructure and resources in countries.

With a vast global network stretching across Asia, Australia, Europe, Africa and the Americas, Boustead is ready to serve the world. To date, Boustead has undertaken infrastructure-related projects in 75 countries globally.

Visit us at www.boustead.sg.

About Boustead Projects Pte Ltd

Boustead Projects Pte Ltd is a leading industrial real estate solutions provider in Singapore, with core engineering expertise in the design-and-build, and development of industrial facilities for multinational corporations and local enterprises. To date, Boustead Projects has constructed and developed more than 2,000,000 square metres of industrial real estate regionally. Boustead Projects’ operations cover Singapore, China, Malaysia and Vietnam.

About Singapore FreePort Pte Ltd

The Singapore FreePort Pte Ltd is a private company whose shareholders include the Singapore National Arts Council and the National Heritage Board. It operates a round-the-clock free trade zone modelled after the Swiss Freeport, an institution whose birth can be traced to the mid-19th century. Its operations are conducted with the support of the Economic Development Board, Singapore Customs, Singapore Police and the Civil Aviation Authority of Singapore.