

FOR IMMEDIATE RELEASE**M.E. Development L.L.C to acquire majority shareholding in Hitchins Group Ltd**

- **A New Strategic Venture to Drive Development Opportunities in the Middle East and the PRC**
- **Chairman and founder of the M.E. Development L.L.C. is Sheikh Tarek Mohammed Bin Laden, a key management figure and shareholder of the Mohammed Bin Laden Organization, as well as a shareholder of the Saudi Bin Laden Group (“SBG”)**

SINGAPORE, 20 SEPTEMBER 2006 – M.E. Development L.L.C. (“MED”) a leading real estate developer in the Middle East with their headquarters in Dubai, has signed an agreement to take up a majority stake in SGX-SESDAQ listed Hitchins Group Ltd (“Hitchins” or “the Company”), an integrated solutions company in the manufacture and sale of waterproofing and concrete protection materials, for building and concrete structures.

The strategic investment will be done via a combination of the following:

- I.) placement of new shares to MED;
- II.) grant of an option to subscribe for new shares to MED;
- III.) placement of new shares on a best efforts basis to investors, and
- IV.) a rights issue.

The corporate exercise, when completed, would raise in excess of SGD 19.0 million for the Company. It is proposed that the Company be renamed “M.E.D Singapore Limited,” or such other name as may be agreed between MED and the Company.

This corporate venture drives a new direction to capitalize on the booming property development industry in the Middle East. The Company will become one of the few listed

companies to provide a Singapore-based investment vehicle for local, Middle Eastern and international investors to tap into the growth opportunities offered there.

According to Hitchins' Managing Director, Mr Michael Wong, "We're excited by the large potential offered through this venture with MED that will strategically strengthen the Hitchins Group's position in the Middle East, adding to our current operations out of Singapore as well as the PRC."

"The Hitchins Group, as a leading waterproofing specialist with expertise in preservation, restoration and maintenance of buildings and concrete structures, is vital and complementary to our businesses. This venture is an important next step for both companies as it leverages on strengths to connect the Middle East property industry to a wealth of new products offered by Hitchins," said Dr Oussama Al-Dimashki, Managing Director of MED.

As a leading real estate developer in the Middle East, MED values the Group's technical expertise, experience and proficiencies for all its projects. Under the venture, MED will assist the Hitchins Group in tapping opportunities in the various property and infrastructure development projects in the Middle East, including those of MED's.

Some of the projects that MED is currently involved in, are two towers in the City of Arabia, two towers in the Sports City, one tower in the Business Bay, one building in the Discovery Garden in Dubai as well as three towers in Bahrain. These projects have completion value in excess of USD500 million.

With the set up of a strategic base here, it is possible to attract Middle Eastern investors to tap on the development growth opportunities in Singapore as well as in the region. MED can also leverage on Singapore's professional expertise in project development and management for its projects. MED is currently considering potential development opportunities here in Singapore.

For local investors, this strategic venture serves as a proxy for investors to participate in the growth opportunities in the Middle East.

About Hitchins Group Limited (“Hitchins”)

Incorporated in 1966, Hitchins’ core business is providing integrated solutions for the waterproofing and protection of building and concrete structures – from conducting research and development in chemicals used in the waterproofing and protection of building and concrete structures to manufacturing and installation of its waterproofing and concrete protection products. It was listed on SGX SESDAQ in 2003.

As the leading waterproofing specialist in Asia, through its network of over 30 applicators in 15 countries, Hitchins has been involved in various projects. These include infrastructure projects, commercial buildings, residential buildings, industrial buildings, and institutional buildings all across Asia. Hitchins was also instrumental in the restoration and protection of prominent monuments in Asia such as the Wat Arun, Temple of Dawn in Thailand and the Sitthaung Pagoda in Myanmar. They were also involved in refurbishment projects such as the Istana Nurul Iman (Sultan’s Palace) in Brunei.

More information on Hitchins is available on <http://www.hitchins.com/>

About Middle East Development L.L.C (“MED”)

MED is a leading real estate developer in the Middle East with their headquarters in Dubai. MED has a multi-faceted organization involved in real estate development, project management and investment. This encompasses development of land for residential, commercial, and industrial purposes as well as contracting, project finance, mergers and acquisitions. It has on-going projects having completion value in excess of US\$500 million.

Some of the property development projects that MED is currently actively involved in include:-

- (a) Arabian Crowne – City of Arabia, Dubai Land;
- (b) Windsor Tower – City of Arabia, Dubai Land;
- (c) Executive Tower E – Business Bay;

- (d) Red Residence – Dubai Sports City;
- (e) Kensington Royale – Dubai Sports City;
- (f) Toscana – Discovery Garden; and
- (g) Bahrain Diamond Plaza.

The controlling shareholder and Chairman of MED, Sheikh Tarek Mohammed Bin Laden is a key management figure as well as a shareholder of Mohammed Bin Laden Organization and Saudi Bin Laden Group (“SBG”). Mohammed Bin Laden Organization and SBG are leading conglomerates in the Middle East with extensive interest in a range of industries.

More information on MED is available on <http://www.med.ae/>

For more information, please contact:

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