



**ACQUISITION OF RESIDENTIAL SITE-PARADISE ISLAND, SENTOSA COVE**

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Ho Bee Investment Ltd (“HBI”) is pleased to announce that the Group has been awarded the Paradise Island site located at Sentosa Cove which was put up for sale by Sentosa Development Corporation through expression of interest.

This island with a land tenure of 99 years is sub-divided into 33 land parcels and has a total area of 247,849 sq ft. It is designated for the development of conventional bungalows with a plot ratio of 0.75. Total consideration for the site is S\$64,400,645 or S\$260 psf of land area. Sale & Purchase Agreement for the site has just been executed and the Group has made a 10% payment with the balance 90% payable in three months’ time.

Paradise Island is the second island and the fourth site in Sentosa Cove which the Group has acquired during the past 20 months. The first island being Coral Island, a proposed development consisting of 21 luxurious villas, each with a swimming pool and private berth. Marketing of Coral Island is targeted towards the fourth quarter of this year. The other two sites were The Berth by the Cove, a 200-unit condominium and The Berthside, a 8-unit terrace housing development. To-date, about 90% of The Berth by the Cove and 100% of The Berthside had been sold.

The land and development cost of this project will be financed by the Group’s internal funds and bank borrowings and is not expected to have any material impact on the Group’s consolidated earnings and net tangible assets per share of HBI in the current financial year ending 31<sup>st</sup> December 2005.

None of the directors or controlling shareholders of HBI has any direct or indirect interests in the above transaction.

On behalf of the Board

Desmond Woon  
Executive Director  
10 August 2005