



HO BEE GROUP HO BEE INVESTMENT LTD (Co. Regn. No. 198702381M)

PRESS RELEASE FOR THE ACQUISITION OF RESIDENTIAL SITE

Ho Bee Investment Ltd (“HBI”) is pleased to announce that the Group has succeeded in tendering for the collective sale of a 23-unit condominium located at No. 359 Holland Road, known as Evian Condominium at a price of \$21 million.

The subject development with a land area of 37,086 sq ft has a land tenure of 99 years with effect from 21 March 1983. It is situated in prime District 10 within a tranquil residential environment and yet a short distance away from the popular Holland Village and the prestigious Henry Park Primary School. With easy accessibility to both the CBD and Orchard Road, the site is also in close proximity to the soon-to-be launched condominium project of the Group, Montview, located at Mount Sinai Drive.

The Group plans to redevelop the existing property into a block of high-rise apartments of about 70 units. The sale of this residential site is subject to obtaining the following:

- 1) Outline Planning Permission from URA for the redevelopment of the property into a residential development with a gross plot ratio of 2.1;
- 2) In-principle approval from the Singapore Land Authority to the topping-up of the leasehold interest of the property to a fresh 99 years and
- 3) Approval by the Strata Title Board to the sale.

Upon receiving the above approvals, an estimated \$3.1 million differential premium will be payable for both the lease upgrading and intensification of the development site.

The land and development costs 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.

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
28 June 2005

