



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

**PRESS RELEASE FOR THE AWARD OF TENDER OF CORAL ISLAND,
SENTOSA COVE**

Ho Bee Investment Ltd (“HBI”) is very pleased to announce that the Group has been officially awarded the Coral Island on Sentosa Cove by Sentosa Development Corporation. Our successful bid of \$38,008,000/- for the island site with a total land area of 184,636 sq ft reflects a land value of approx \$206 psf. This is the first enbloc sale of bungalow land to a developer through a public tender by Sentosa Development Corporation.

The island site can be developed into 24 bungalows, each with an exclusive berth. The size of each bungalow plot varies from 6,000 sq ft to 9600 sq ft and there is flexibility to combine some of the plot sizes into a bigger plot to suit purchasers’ requirement.

To enhance the exclusivity and uniqueness of the island site, a very special colony of luxurious and exclusive bungalows will be built. The design of these bungalows will be based on a marriage of tropical architecture and marine theme with a resort landscape setting. We will spare no efforts to ensure that Coral Island will be the most exclusive resort in Sentosa Cove when fully developed in two to three years time.

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.

Our private preview of the condominium project on Sentosa Cove, “The Berth by the Cove” has been an overwhelming success with more than 80% of units released sold. With the Coral Island site now in hand, the Group will have a strong foothold on Sentosa Cove and this will set us in a favourable position to carve out a niche in developing premier water-front housing in Singapore.

On behalf of the Board
Desmond Woon
Executive Director
1 December 2004