

PRESS RELEASE

HO BEE LAND 1H2022 RESULTS ANNOUNCEMENT

- **1H2022 PATMI increases 42% to S\$149.9 million**
 - **Higher rental income primarily contributed by The Scalpel**
 - **Development profits boosted by sales from Sentosa Cove projects**
 - **Divestment gain on Munich Notes investment**
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SINGAPORE, 11 August 2022: Ho Bee Land Limited is pleased to announce a 42.0% year-on-year (y-o-y) increase in net profit after tax and non-controlling interests of S\$149.9 million for the half year ended 30 June 2022 (1H2021: S\$105.5 million).

Revenue increased by 13.3% y-o-y underpinned by S\$128.6 million rental income and S\$49.6 million sales revenue. Rental income increased by 12.9% y-o-y to S\$128.6 million (1H2021: S\$113.9 million) contributed mainly by the acquisition of The Scalpel in London in March 2022. Sales revenue increased 14.5% y-o-y to S\$49.6 million (1H2021: S\$43.4 million), predominantly attributable to higher sales from Turquoise in Sentosa Cove.

The Group recorded S\$16.0 million net fair value gain (1H2021: fair value loss of S\$3.7 million) on its investment properties portfolio. The net gain was derived as a result of the increase in the value of the portfolio in Singapore, which exceeded the fair value loss of the London portfolio.

Other operating income of S\$32.8 million included a realised gain on the Munich Notes investment of S\$30.8 million.

The y-o-y improvement in the Group's share of results of associates to S\$16.7 million (1H2021: S\$10.8 million) was mainly attributable to the Nanjing project in China, which started handing over units to buyers in 1H2022.

The Group's share of profits of S\$7.8 million (1H2021: S\$50.0 million) from jointly-controlled entities is largely derived from the sales of Seascape in Sentosa Cove. The decline was due to the absence of profits from Phase 2 of the Tangshan project in China, which had been fully handed over to buyers in 1H2021.

A one-off tax refund of S\$38.3 million was recorded in 1H2022, resulting in a net tax credit of S\$9.6 million in 1H2022 (1H2021: tax expense of S\$19.9 million).

As a result of the improved profitability, earnings per share for 1H2022 increased to 22.57 cents from 15.89 cents in 1H2021. Total shareholders' fund as of 30 June 2022 was S\$3.96 billion, representing a net asset value of S\$5.97 per share. Net gearing was 0.89 times as of 30 June 2022 (31 December 2021: 0.62 times). The increase in net gearing was largely attributable to additional bank borrowings to fund the acquisition of The Scalpel as well as the development sites in Australia.

Business Outlook

Mr. Nicholas Chua, CEO of the Group said: "We are pleased to report a resilient set of first half results despite the global macroeconomic uncertainties and challenges brought about by the Russia-Ukraine war and the new wave of Covid-19 infections. Our enlarged portfolio of investment properties after the acquisition of The Scalpel continues to underpin our profit. In addition, we have also recorded encouraging sales from our Sentosa Cove projects."

“The rising interest rates, inflation and volatility in foreign exchange rates could have an impact on the Company’s financial performance. Nevertheless, barring any further external shocks, we expect to remain profitable for the year.” Mr. Chua added.

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About Ho Bee Land Limited

Ho Bee Land Limited was listed on the Mainboard of the Singapore Exchange in 1999. Headquartered in Singapore, Ho Bee has property investments and developments in Singapore, Australia, China, United Kingdom and Germany. The company has a portfolio that covers many quality residential and commercial projects since its establishment in 1987.

In Singapore, Ho Bee is widely recognised as the pioneer developer of luxury homes in the exclusive residential enclave of Sentosa Cove. Other notable developments in Singapore include The Metropolis at one-north, the largest Grade A office development outside the Central Business District to-date, and Elementum, a cutting-edge biomedical sciences development slated to be completed by end-2023.

In London, the company has a portfolio of eight investment properties, including The Scalpel, Ropemaker Place and 1 St Martin's Le Grand.

More information about the company can be found on the company's website at www.hobee.com.

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