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PRESS RELEASE

HO BEE LAND FY2020 FULL YEAR RESULTS ANNOUNCEMENT

- **Full year profit declines by 59% to S\$137.1 million**
 - **Recurring income from prime office assets remains strong**
 - **Total proposed dividend remains at 10 cents per share**
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SINGAPORE, 26 February 2021: Ho Bee Land Limited today announced a net profit after tax and non-controlling interests (“PATMI”) of S\$137.1 million for the year ended 31 December 2020 (FY2019: S\$332.3 million), representing a year-on-year decline of 59%.

In FY2020, the Group recorded a net fair value loss of S\$32.8 million on its portfolio of investment properties in Singapore and London, as compared to a fair value gain of S\$243.7 million in FY2019. The net fair value loss represented less than 1% of the portfolio valuation. Excluding the fair value changes on investment properties and its related tax impact, the PATMI for FY2020 would have been S\$169.9 million (FY2019: S\$99.6 million).

The Group’s rental income continues to underpin the financial performance for the Group during the year. Despite the challenging COVID-19 environment, its rental

income increased 2.6% year-on-year to S\$215.0 million (FY2019: S\$209.5 million) largely due to positive rental reversions.

The Group's share of profits from its China associates in Shanghai and Zhuhai increased 406% year-on-year to S\$53.2 million (FY2019: S\$10.5 million). The strong year-on-year increase was attributable to more units being handed over to purchasers and the write-back of development costs in the current year.

The share of profits from the Group's jointly controlled entities recorded a year-on-year improvement to S\$2.2 million (FY2019: share of losses of S\$3.6 million). The increase was due to the profits recognised from the handover of units to purchasers of the Group's jointly owned Tangshan project in China. The increase could have been higher but for the Group's share of the write down in the net realizable value of Cape Royale in Sentosa amounting to S\$25.9 million (FY2019: nil).

Overall, the Group's earnings per share for FY2020 declined to 20.62 cents from 49.95 cents in FY2019. Total shareholders' fund as of 31 December 2020 was S\$3.62 billion, representing a net asset value of S\$5.46 per share. Net gearing was 0.64 times as of 31 December 2020.

Mr. Chua Thian Poh, Chairman and CEO of the Group said, "FY2020 was an exceptionally challenging year for many businesses. We are able to ride through the storm as a result of our resilient income base from our prime office assets in Singapore and London.

This strong foundation has enabled us to continue driving growth both in and outside of Singapore. During the year, we won a land site tender in one-north to develop a biomedical sciences facility. This would allow us to tap onto the rapidly growing biomedical sciences sector following the outbreak of the pandemic. The development will be seamlessly connected to The Metropolis through the lush greeneries of the Rail Corridor, creating a prominent gateway to one-north. In Australia, we established a

development team to pursue new growth opportunities, with a focus in master-planned residential communities.”

Proposed dividend

The Board is recommending a dividend of 10 cents per ordinary share, comprising a first and final dividend of 8 cents per share and a special dividend of 2 cents per share. The total proposed dividend of 10 cents per share is the same as the amount paid in the prior year.

Business Outlook

After more than one year of the Covid-19 outbreak, various parts of the world are still in lockdowns. The global economic outlook continues to be cautious and uncertain. However, with the vaccine roll-out globally, we hope that the worst of the pandemic is over.

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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 real estate development and investment company has a portfolio that covers many quality residential, commercial, and high-tech industrial projects since its establishment in 1987.

In Singapore, apart from being the leading developer of luxury homes in the exclusive residential enclave of Sentosa Cove, its portfolio of investment properties includes the commercial landmark in the one-north precinct, The Metropolis. Other investment properties include 1 St Martin's Le Grand, 60 St Martin's Lane, 39 Victoria Street, 110 Park Street, Apollo & Lunar House, 67 Lombard Street and Ropemaker Place in London.

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

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