



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

**ACQUISITION OF RESIDENTIAL SITE – THE BAYWATER COLLECTION,
SENTOSA COVE**

Ho Bee Investment Ltd (“HBI”) is very pleased to announce that the Group has been officially awarded three parcels of land located at Sentosa Cove (collectively known as “The Baywater Collection”) which was put up for sale by Sentosa Development Corporation through a public tender.

The subject site with a land tenure of 99 years has a total area of 276,467 sq ft. It is designated for a condominium development with a gross permissible plot ratio of 1.8419. Total consideration for the site is S\$325,200,000/- or S\$639 psf per plot ratio. A total of 262 dwelling units and 41 berths are allowed for the development.

This development project will be undertaken by Ho Bee Cove Pte Ltd; a newly incorporated company in which HBI will own 90% of the issued and paid-up capital while Engro Corporation Limited will hold the balance 10%.

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 31st December 2006.

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
16 January 2006