



**Ho Bee Land Limited**

(Co. Reg. No.: 198702381M)

**ANNOUNCEMENT**

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**ESTABLISHMENT OF WHOLLY OWNED SUBSIDIARY AND  
ACQUISITION OF 60 ST MARTIN'S LANE, LONDON WC2N 4JS**

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**HO BEE LAND LIMITED** ("HBL") is pleased to announce that its wholly owned subsidiary, HB St Martins Pte. Ltd. ("**HBSM**") has entered into a sale and purchase agreement with St Martin's Property Limited to acquire a freehold property known as 60 St Martin's Lane, London WC2 4JS (the "**Property**").

The property is located in the heart of the world renowned Covent Garden, one of London's most famous retail, entertainment and business districts. The property is also situated at a prime position on St Martin's Lane. It has an unrivalled public transport network with four London Underground Stations located nearby.

60 St Martin's Lane is a prime trophy office and retail building comprehensively redeveloped in 2011 behind a striking retained Portland Stone façade totaling 36,350 sq ft. Constructed around a modern steel frame, the building has been designed to exacting standards with an impressive and dramatic double height reception area complementing the contemporary feel of the surrounding area.

Internally, the building comprises six floors of high quality Grade A office accommodation and a substantial, well-configured retail/restaurant unit at ground and lower ground floor level providing an extensive frontage to St Martin's Lane. The office floors are visually spectacular offering virtually column free space and full height windows throughout providing excellent levels of natural light. The premises have been fully leased until year 2026, producing a current annual rental income of approximately £1.67 million. The annual income is highly reversionary with Q3 2016 rent review providing an opportunity for rent increase.

The total purchase consideration for the Property is £43.9 million which was arrived at on a willing-seller and willing-buyer basis. A 10% cash deposit has been paid and the balance will be payable in cash on completion which is scheduled on 12 November 2014. The Property is acquired for recurrent income and will be held as a long term investment.

HBSM is newly incorporated in Singapore and its principal activity is property investment.

The Chairman/Chief Executive Officer and controlling shareholder of HBL, Mr Chua Thian Poh, together with the executive directors, Mr Ong Chong Hua and Mr Desmond Woon Choon Leng have been appointed as directors of HBSM. Save as disclosed herein, none of the directors or controlling shareholders of HBL has any interest, direct or indirect, in the above transactions, other than through their shareholdings in HBL (if any).

The purchase of the Property will be financed by internal funds and bank borrowings and is not expected to have any material impact on the consolidated earnings per share and net tangible assets per share of the HBL Group for the financial year ending 31 December 2014.

By Order of the Board

Tan Sock Kiang  
Company Secretary  
24 October 2014