



MCL LAND AND HO BEE'S OFFER FOR THE EN-BLOC PURCHASE OF HOLLAND HILL MANSIONS ACCEPTED BY MAJORITY OWNERS

MCL Land Limited ("MCL Land ") and Ho Bee Investment Ltd ("Ho Bee") are pleased to announce that the tender by Calne Pte Ltd ("the Company") for all the strata units together with all the common property of the development at 10 Holland Hill, Holland Hill Mansions (the 'Property') has been accepted by the majority of the subsidiary proprietors (the "Majority Owners") holding not less than 80% of the share values of the strata lots of the Property on 28 November 2006. The en-bloc purchase price for the Property is S\$292 million.

MCL Land and Ho Bee will each hold a 50% interest in the Company, a company incorporated to own and develop the Property.

The freehold Property, with a total land area of 243,527 square feet and an allowable plot ratio of 1.6, is located in district 10 in a quiet enclave at Holland Hill near to the junction of Holland Road and Farrer Road. It is situated near Holland Village and is within a short driving distance to the Orchard Road shopping belt and the City.

A proposed development consisting of about 200 luxurious condominium units will be erected on the Property. With no development charge payable for the proposed development, the purchase price for the Property works out to be approximately \$749 psf per plot ratio. The purchase price for the Property was arrived at after taking into account various commercial factors including the development potential, location of the Property and the recent transacted prices for properties in the vicinity.

The sale of the Property is subject to the approval of the Strata Titles Board (the "Board") and the Company obtaining the qualifying certificate under the provisions of the Residential Property Act.

10% of the purchase price will be paid to the solicitors for the Majority Owners (the "Vendors' Solicitors") by 5th December 2006 and will be held by the Vendors' Solicitors as stakeholders pending completion.

The balance 90% of the purchase price will be paid on completion of the purchase, which is scheduled (i) 3 months after the date of the approval by the Board or (ii) 3 months after the Company's receipt of a written notice from the Majority Owners that all subsidiary proprietors have agreed to the sale of the Property.

The acquisition and development of the Property will be financed by internal funds and/or bank borrowings. The transaction is not expected to have any material effect on the consolidated earnings and net tangible assets per share of Ho Bee for the financial year ending 31 December 2006 as completion of the purchase is expected in 2007.

None of the directors or controlling shareholders of Ho Bee has any direct or indirect interests in the above transaction.

On behalf of the Board

Desmond Woon
Executive Director
29 November 2006