



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

Ho Bee Investment Ltd (“HBI”) is pleased to announce that Sentosa Cove Pte Ltd, on behalf of Sentosa Development Corporation, has officially awarded the last prime condominium site, land parcel C13 located at Sentosa Cove (known as “The Pinnacle Collection”) to HBI and its joint-tender partner, IOI Properties (Singapore) Pte. Ltd. (“IOI Properties”).

IOI Properties is a wholly owned subsidiary of IOI Properties Berhad, the property arm of IOI Corporation Berhad (“IOI Corp”), which is a leading integrated global supplier of palm oil products and one of the largest property development and investment groups in Malaysia. Both IOI Properties Berhad and IOI Corp are listed on the Main Board of the Bursa Malaysia Securities Berhad (Malaysian Stock Exchange).

The subject site with a land tenure of 99 years has a total area of 231,676 sq ft. It is designated for a 357-unit condominium development with a maximum height of twenty storeys and a gross permissible plot ratio of 2.6. Total consideration for the site is S\$1,097,499,999/- or approximately S\$1,822/- psf per plot ratio.

A special purpose company, Pinnacle (Sentosa) Pte. Ltd. (“PSPL”), has been incorporated to undertake the acquisition and development of the property. HBI and IOI Properties will hold 35% and 65% interest respectively in PSPL.

The land and development cost of this project will be financed by 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 2008.

None of the directors or controlling shareholders of HBI has any direct or indirect interests in the above transaction other than through their shareholdings, if any, in HBI.

On behalf of the Board

Desmond Woon
Executive Director
9 January 2008