



HO BEE INVESTMENT LTD

For Immediate Release

PRESS RELEASE

**Ho Bee posts a 31% increase in net profit to
S\$54.5m for first quarter ended March 2011**

SINGAPORE, 26 April 2011 – Ho Bee Investment Ltd has posted S\$54.5 million net profit after tax and minority interest for the first quarter ended 31 March 2011. This is an increase of 31% over the previous corresponding quarter. The increase was mainly attributed to the 32% rise in share of profit of jointly controlled entities, from S\$10.8 million to S\$14.2 million and the gains of S\$18.1 million from the sale of investment properties.

Group turnover for the first quarter of 2011 was lower by 15% from S\$92.4 million in the same period last year to S\$78.6 million. The drop in revenue was mainly due to lower recognition of revenue from property development.

Earnings per share rose 1.7 cents to 7.4 cents while total shareholders' fund as at 31 March 2011 amounted to S\$1.53 billion, representing a net asset value of S\$2.08 per share.

Property Development

Revenue from the Group's property development in the first quarter of 2011 was S\$71.5 million, 16% lower than the corresponding period last year. Contributions to revenue for the 1st quarter this year were from The Orange Grove and Trilight residential projects.

Seascape, the joint-venture project at Sentosa Cove has obtained Temporary Occupation Permit in February 2011.

Property Investment

Turnover on property investment for the 1st quarter of this year amounted to S\$5.1 million, marginally lower than the same period last year. This was primarily attributed the sale of four floors of office space at Samsung Hub in the last quarter of 2010.

Two retail units at Samsung Hub together with an industrial building, Platinum 28 was sold in the first quarter this year, yielding a gain of S\$18.1 million from the sales.

The Group has awarded the construction contract for the 1.2 million sq ft commercial project at One-North. Construction work has commenced and the project is expected to be fully completed by the 4th quarter of 2013.

Outlook

The Group has launched the sale of One Pemimpin, a high-tech industrial development project comprising 115 strata units which is located at Pemimpin Drive. To-date, 69% of the 64 units released have been sold.

Mr. Chua Thian Poh, Chairman & CEO of Ho Bee Group said that the sale of this industrial project, together with the progressive recognition of income from the residential projects sold, would contribute to the Group's earnings for the next quarter and the rest of the year.

About Ho Bee Investment Ltd

Ho Bee Investment Ltd is listed on the mainboard of the Singapore Exchange since 1999. 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.

It is the leading developer of luxury homes in the exclusive residential enclave of Sentosa Cove. Its treasury of residences in Sentosa Cove includes condominiums like The Berth, The Coast, Turquoise and Seascape and bungalow developments on Coral and Paradise Islands.

Some of the properties that are currently under development by Ho Bee include:

- Trilight, a 205-unit condominium in Newton Road;
- Parvis, a 248-unit condominium in Holland Hill (50:50 joint venture with MCL Land);
- Pinnacle Collection, a 302-unit condominium in Sentosa Cove (35:65 joint venture with IOI Land).
- 1.2 million sq ft commercial development in One-North; and
- One Pemimpin, a 115-unit high-tech industrial building in Pemimpin Drive.

Headquartered in Singapore, Ho Bee has also diversified its real estate business overseas with a focus in the major cities of London, Shanghai and Tangshan.

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

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