

Ho Bee Land Limited

(Co. Reg. No.: 198702381M)

ANNOUNCEMENT

**ESTABLISHMENT OF WHOLLY OWNED SUBSIDIARY
AND ACQUISITION OF 39 VICTORIA STREET, LONDON SW1**

HO BEE LAND LIMITED (“HBL”) is pleased to announce that its wholly owned subsidiary, HB Victoria Pte. Ltd. (“HBVPL”) has entered into a sale and purchase agreement with a subsidiary of British Land (the “**Seller**”) to acquire a freehold property known as 39 Victoria Street, London SW1 (the “**Property**”).

The Property is a 10-storey office building, totalling 98,000 square feet including retail space on the ground floor. British Land substantially refurbished the Property to a Grade A office building in 2013. It is let in its entirety to The Corporate Officer of The House of Commons in 2014 on a FRI (full repair and insurance) lease expiring in September 2029 with a break option in July 2026. The total annual rental is approximately £6 million. More details on the Property are set out in a press release which is announced concurrently.

The Property is acquired for recurrent income and will be held as a long term investment. The gross purchase consideration for the Property is £144 million (net price of about £139 million after deduction of rent free top-up) which was arrived at on a willing-seller and willing-buyer basis. A 5% cash deposit has been paid and the balance will be payable in cash on completion which is scheduled on 25 August 2015.

HBVPL 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 HBVPL. 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 2015.

By Order of the Board

Tan Sock Kiang
Company Secretary
29 July 2015