

Ho Bee Land Limited

(Co. Reg. No.: 198702381M)

PRESS RELEASE

For Immediate Release

**Ho Bee Land acquires a prime Grade A commercial building
in London for £129.3 million**

SINGAPORE, 20 June 2017. Mainboard-listed property group, Ho Bee Land Limited today announced that its wholly owned subsidiary, Stream Field Investments Limited has successfully completed the acquisition of Emmatown Properties Ltd (“**EPL**”) for £129.3 million (approximately S\$228 million).

EPL is registered in the British Virgin Islands and owns a freehold property situated at 67 Lombard Street, London EC3V 9LJ (the “**Property**”).

The Property is located at a prime location in the core of City of London. It is about 100 metres away from the Bank of England and the Royal Exchange. The location benefits from excellent transport links with convenient access to the rest of central London, commuter destinations and London’s airports.

The Property is a Grade A office building redeveloped in 2014 behind a classic retained 1930s red brick façade. Occupying a virtual island site of 0.32 acres, the Property provides 93,640 square feet of Grade A office space, restaurant and ancillary accommodation arranged over basement, lower ground, ground, and eight upper floors. The building has very high quality specifications and modern facilities which include the provision of 78 bike spaces and changing room facilities on the lower ground floor.

The Property is fully let to 6 tenants and over 50% let by income to Arthur J. Gallagher, a Fortune 500 company. It has a weighted average unexpired lease term of 10.2 years to expiry. The current total annual rental income is about £5.294 million (approximately S\$9.3 million). The acquisition price reflects a net yield of about 4.1%.

The Chairman and Chief Executive Officer of Ho Bee Land, Mr. Chua Thian Poh said, “The acquisition is part of the Group’s capital re-investment plan to upgrade its portfolio of London investment properties following the Group’s divestment of Rose Court in February this year.”

Mr Chua added, “Following the acquisition, the Group’s asset portfolio in London comprises six commercial buildings with a total investment value of about £645.8 million (approximately S\$1.14 billion). The average leases of our London portfolio are more than 5 years and this will enable us to ride through the uncertainties from the Brexit negotiations over the next 2 to 3 years. In the longer term, we believe London will continue to thrive as a global financial city.”

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About Ho Bee Land Limited

Ho Bee Land Limited was listed on the Mainboard of the Singapore Exchange in 1999. Headquartered in Singapore, Ho Bee also has property investments and developments in Australia, China and United Kingdom. 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.

In Singapore, apart from being the leading developer of luxury homes in the exclusive residential enclave of Sentosa Cove, its portfolio of investment properties includes the commercial landmark in the one-north precinct, The Metropolis. Other buildings in its portfolio of investment properties include 1 St Martin's Le Grand, 60 St Martin's Lane, 39 Victoria Street, 110 Park Street and Apollo & Lunar House in London.

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

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