Ho Bee Land Limited
(Co. Reg. No.: 198702381M)

ANNOUNCEMENT

SITE ACQUISITIONS IN AUSTRALIA

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1. INTRODUCTION

Ho Bee Land Limited ("**HBL**") wishes to announce that its wholly-owned subsidiaries, HB QLD Pty Ltd ("**HB QLD**") and HBL VIC Pty Ltd ("**HBL VIC**") have separately acquired five residential development sites in Australia (the "**Projects**"). The total acquisition price amounts to approximately A$96.6 million, and the Projects are expected to yield around 1,079 residential lots.

2. INFORMATION ON THE PROJECTS

Binnies Road, Ripley, Queensland – The 7.69-hectare site is strategically positioned between the economic hubs of Springfield and Ipswich. Ripley Valley is one of Australia's largest priority development areas, with the evolving satellite city offering a mix of residential, retail, business, and recreational spaces. This site is expected to yield approximately 127 residential lots.

Bayliss Road, South Ripley, Queensland – The 21.99-hectare site is situated near the Ripley Town Center in South Ripley. Supported by government initiatives, the area is earmarked for infrastructure enhancements, such as road upgrades. The site is expected to yield approximately 372 residential lots and a central park reserve.

Green Road, Park Ridge, Queensland – The 5.56-hectare site is located less than 40 kilometres from the Brisbane CBD. This popular district is well served by schools, shopping centres, parks, and recreational facilities. It is expected to yield approximately 95 residential lots when completed.

Norman Road, Donnybrook, Victoria – The 15.75-hectare site is in a well-regarded neighbourhood known for excellent amenities and good connectivity, with access to parks, recreational areas, retail shops, and cafes. It is expected to yield approximately 111 residential lots.

Ballan Road, Batesford, Victoria – The 23.59-hectare site is in an Urban Growth Zone land within the Creamery Road Precinct Structure Plan (PSP). This is the first PSP to be prepared for the Northern and Western Geelong Growth Areas. Expected to be finalised in 2026, amenities in the vicinity will be further enhanced in the future with government support for infrastructure development as part of the Greater Geelong Planning Scheme. There will be approximately 374 residential lots when completed, together with a primary school, community facilities, and park land.

3. RATIONALE FOR THE ACQUISITIONS

The Projects are in the Group's ordinary course of business and are in line with the objective of the Group to focus on developing master-planned communities in Queensland and Victoria.

4. FINANCIAL EFFECTS

These Projects will be financed by the Group's internal funds and bank borrowings. The Projects are not expected to have any material impact on the Group's consolidated earnings and net tangible assets per share of HBL for the financial year ending 31 December 2025.

5. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors and, to the best of the Directors' knowledge, none of the controlling shareholders of the Company (other than in their capacity as directors or shareholders of the Company, as the case may be) has any interests, directly or indirectly, in the Projects.

By Order of the Board

Li Xiangrun
Head of Finance & Company Secretary

12 November 2025