

**Ho Bee Land Limited**

(Co. Reg. No.: 198702381M)

**ANNOUNCEMENT**

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- (1) **ESTABLISHMENT OF NEW JOINT VENTURE COMPANY**  
(2) **JOINT RESIDENTIAL DEVELOPMENT IN WOLLERT, MELBOURNE**
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**1. INTRODUCTION**

Ho Bee Land Limited (“**HBL**”) wishes to announce that its wholly owned subsidiary, HB Oracle Pty Ltd (“**HB Oracle**”) has entered into a joint venture agreement (“**JVA**”) with Villa World Wollert Pty Ltd (“**Villa World**”) for a residential land subdivision development in Wollert, Melbourne, Australia (the “**Project**”).

**2. NEW JOINT VENTURE COMPANY**

Wollert JV Pty Ltd (“**Wollert JV**”) has been established as a special purpose company to undertake the Project. Wollert JV is registered in Queensland, Australia and its principal activity is property development. The shares of Wollert JV are held jointly by Villa World (51%) and HB Oracle (49%) (the “**JV Partners**”).

**3. INFORMATION ON THE PROJECT**

Pursuant to the JVA, the JV Partners undertake joint development of two land parcels situated at 40 & 60A Bodycoats Road, Wollert, Victoria, Melbourne (the “**Property**”). The Property was acquired by the JV Partners at A\$30 million.

The 16ha site is located adjacent to the future Wollert Town Centre and is less than 30 km from the CBD and under 20 km from Melbourne airport, The site will be developed into 285 land lots.

The land and development costs of the Project will be funded by the JV Partners in proportion to their equity holdings.

**4. RATIONALE FOR UNDERTAKING THE PROJECT**

The Project is in line with the Group’s strategy of geographical diversification and its capital recycling plan. The Project is part of HBL’s ordinary course of business.

**5. FINANCIAL EFFECTS**

The Project will be financed by HB Oracle using its internal funds and bank borrowings. The Project 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 2017.

**6. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS**

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).

By Order of the Board

Desmond Woon Choon Leng  
Executive Director

20 December 2017