

## LETTER TO SHAREHOLDERS

### HO BEE LAND LIMITED

(Incorporated in the Republic of Singapore)  
Company Registration No. 198702381M

### Registered Office:

9 North Buona Vista Drive  
#11-01 The Metropolis Tower 1  
Singapore 138588

### DIRECTORS:

Chua Thian Poh (Executive Chairman)  
Nicholas Chua Wee-Chern (Executive Director/Chief Executive Officer)  
Lim Swee Say (Lead Independent Director)  
Seow Choke Meng (Independent Non-Executive Director)  
Josephine Choo Poh Hua (Independent Non-Executive Director)  
Pauline Goh (Independent Non-Executive Director)  
Esmond Choo Liong Gee (Independent Non-Executive Director)  
Bobby Chin Yoke Choong (Non-Independent and Non-Executive Director)

7 April 2026

To: The Shareholders of Ho Bee Land Limited (the "**Company**")

Dear Shareholder

### PROPOSED RENEWAL OF THE SHARE BUYBACK MANDATE

#### 1. INTRODUCTION

- 1.1 **Notice of AGM.** We refer to the Notice of Annual General Meeting ("**AGM**") of the Company dated 7 April 2026 ("**Notice**") accompanying the Annual Report of the Company for the financial year ended 31 December 2025 ("**Annual Report 2025**") convening the 38<sup>th</sup> Annual General Meeting of the Company to be held on 29 April 2026 ("**2026 AGM**").
- 1.2 **Letter to Shareholders.** The purpose of this letter is to provide shareholders of the Company ("**Shareholders**") with information relating to Ordinary Resolution 7 on the proposed renewal of the Share Buyback Mandate (defined in paragraph 2.1 below) as proposed in the Notice.
- 1.3 **SGX-ST.** The Singapore Exchange Securities Trading Limited ("**SGX-ST**") takes no responsibility for the accuracy of any statements or opinions made or reports contained in this letter.
- 1.4 **Advice to Shareholders.** Shareholders who are in any doubt as to the course of action you should take, should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

#### 2. THE SHARE BUYBACK MANDATE

##### 2.1 Background and Rationale

Any purchase or acquisition of ordinary share(s) ("**share(s)**") by the Company will have to be made in accordance with, and in the manner prescribed by, the Companies Act 1967 ("**Companies Act**"), the Constitution, the rules of the Listing Manual of the SGX-ST ("**Listing Manual**"), and such other laws and regulations as may, for the time being, be applicable.

Shareholders had approved the renewal of a mandate ("**Share Buyback Mandate**") at the Annual General Meeting of the Company held on 28 April 2025 ("**2025 AGM**").

By way of renewal of the Share Buyback Mandate, the Directors of the Company ("**Directors**") seek approval to make purchases from time to time, in the aggregate, of up to 5% of the issued share capital of the Company (defined in paragraph 2.2.1) as at the date of the 2026 AGM, at share prices of up to but not exceeding the Maximum Price.

If approved, the Share Buyback Mandate will take effect from the date of the 2026 AGM and continue in force until the date of the next AGM or such date as the next AGM is required by law to be held, unless prior thereto, the share buyback is carried out to the full extent mandated or the Share Buyback Mandate is varied or revoked by Shareholders in a general meeting. The Share Buyback Mandate may be put to Shareholders for renewal at each subsequent AGM of the Company.

The rationale for the Company to undertake the purchase or acquisition of its shares is as follows:

- (a) The Directors constantly seek to increase Shareholders' value and to improve, *inter alia*, the return on equity of the Company and its subsidiaries (the "**Group**"). A share buyback at the appropriate price level is one of the ways through which the Group's return on equity may be enhanced.
- (b) Share buybacks provide the Company with a mechanism to facilitate the return of surplus cash over and above its ordinary capital requirements in an expedient and cost-efficient manner.
- (c) It will also provide the Directors with greater flexibility over the Company's share capital structure to enhance the earnings and/or net asset value per share.
- (d) The Directors further believe that share buybacks by the Company will help mitigate short-term market volatility, offset the effects of short-term speculation and bolster Shareholders' confidence.

If and when circumstances permit, the Directors will decide whether to effect the share purchases via Market Purchase or Off-Market Purchase, after taking into account the amount of surplus cash available, the prevailing market conditions and the most cost-effective and efficient approach. The Directors do not propose to carry out purchases pursuant to the Share Buyback Mandate to such an extent that would, or in circumstances that might, result in a material adverse effect on the financial position of the Group.

## 2.2 Authority and Limits on the Share Buyback Mandate

The authority and limitations placed on the Share Buyback Mandate, if renewed at the 2026 AGM, are substantially the same as previously approved by Shareholders at the 2025 AGM and are summarised below:

### 2.2.1 Maximum Number of Shares

Only shares which are issued and fully paid-up may be purchased or acquired by the Company. The maximum number of shares that may be purchased or acquired by the Company pursuant to the proposed Share Buyback Mandate shall not be more than 5% of the total number of issued shares of the Company as at the date of the 2026 AGM at which the proposed renewal of the Share Buyback Mandate is approved. Treasury shares and subsidiary holdings (as defined in the Listing Manual) will be disregarded for purposes of computing the 5% limit.

As at 9 March 2026 ("**Latest Practicable Date**"), the Company had 39,321,600 treasury shares and no subsidiary holdings.

**For illustrative purposes only**, based on 664,016,400 issued shares of the Company as at the Latest Practicable Date (disregarding the 39,321,600 treasury shares), and assuming that on or prior to the 2026 AGM (i) no further shares are issued or repurchased and held as treasury shares, and (ii) no shares are held as subsidiary holdings, not more than 33,200,820 shares (representing 5% of the issued shares of the Company as at the date of the 2026 AGM) may be bought by the Company pursuant to the proposed Share Buyback Mandate.

### 2.2.2 Duration of Authority

Purchases or acquisitions of shares may be made, at any time and from time to time, on and from the date of the 2026 AGM, at which the renewal of the Share Buyback Mandate is approved, up to:

- (a) the date on which the next annual general meeting of the Company is held or required by law to be held;
- (b) the date on which the purchases or acquisitions of shares by the Company pursuant to the Share Buyback Mandate are carried out to the full extent mandated; or
- (c) the date on which the authority conferred by the Share Buyback Mandate is varied or revoked;

whichever is the earliest.

### 2.2.3 Manner of Purchase of Shares

Purchase or acquisition of shares may be made by way of:

- (a) an on-market share buyback ("**Market Purchase**"), transacted through the SGX-ST's trading system through one or more duly licensed stockbrokers appointed by the Company for the purpose; and/or
- (b) an off-market share buyback ("**Off-Market Purchase**"), otherwise than on a securities exchange, in accordance with an equal access scheme as defined in Section 76C of the Companies Act.

### 2.2.4 Off-Market Purchase

The Directors may impose such terms and conditions that are not inconsistent with the Share Buyback Mandate, the Listing Manual, and the Companies Act as they consider fit in the interests of the Company in connection with or in relation to any equal access scheme or schemes. Under the Companies Act, an equal access scheme must satisfy all of the following conditions:

- (a) offers for the purchase or acquisition of shares shall be made to every person who holds shares to purchase or acquire the same percentage of their shares;
- (b) all of those persons shall be given a reasonable opportunity to accept the offers made; and
- (c) the terms of all the offers are the same, except that there shall be disregarded:
  - (i) differences in consideration attributable to the fact that offers may relate to shares with different accrued dividend entitlements;
  - (ii) (if applicable) differences in consideration attributable to the fact that offers relate to shares with different amounts remaining unpaid; and
  - (iii) differences in the offers introduced solely to ensure that each person is left with a whole number of shares.

Additionally, pursuant to the Listing Manual, in making an Off-Market Purchase, the Company must issue an offer document to all Shareholders, which must contain at least the following information:

- (a) the terms and conditions of the offer;
- (b) the period and procedures for acceptances; and
- (c) the information required under Rules 883(2), (3), (4), (5) and (6) of the Listing Manual.

### 2.2.5 Maximum Purchase Price

The purchase price (excluding brokerage, stamp duties, applicable goods and services tax and other related expenses) to be paid for the shares will be determined by the Directors.

However, the purchase price to be paid for a share must not exceed:

- (a) in the case of a Market Purchase, 105% of the Average Closing Price (as hereinafter defined); and
- (b) in the case of an Off-Market Purchase, 120% of the Highest Last Dealt Price (as hereinafter defined),

("Maximum Price") in either case, excluding brokerage, stamp duties, applicable goods and services tax and other related expenses.

For the above purposes:

"Average Closing Price" means the average of the closing market prices of a share over the five consecutive market days on which the transactions of the shares are recorded on the SGX-ST, preceding the day of the Market Purchase, and deemed to be adjusted for any corporate action that occurs during the relevant five-day period and the day on which the purchases are made;

"Highest Last Dealt Price" means the highest price transacted for a share recorded on the market day on which there were trades in the shares immediately preceding the day of the making of the offer pursuant to the Off-Market Purchase; and

**“day of the making of the offer”** means the date on which the Company makes an offer for the purchase of shares from Shareholders, stating the purchase price (which shall not be more than the Maximum Price calculated on the basis herein stated) for each share and the relevant terms of the equal access scheme for effecting the Off-Market Purchase.

### 2.3 Status of Purchased Shares

Shares purchased or acquired by the Company are, unless held as treasury shares to the extent permitted under the Companies Act (as set out below), deemed to be cancelled immediately on purchase or acquisition, and all rights and privileges attached to those shares will expire on cancellation. All shares purchased by the Company (other than treasury shares held by the Company to the extent permitted by the Companies Act) will be automatically delisted by the SGX-ST, and certificates in respect thereof will be cancelled and destroyed by the Company as soon as reasonably practicable following settlement of any such purchase. The total number of issued shares will be diminished by the number of shares purchased or acquired by the Company and which are not held as treasury shares.

### 2.4 Treasury Shares

Under the Companies Act, shares purchased or acquired by the Company may be held or dealt with as treasury shares. Some of the provisions on treasury shares under the Companies Act are summarised below:

- (a) The aggregate number of shares that may be held as treasury shares shall not at any time exceed 10% of the total number of issued shares of the Company.
- (b) Subject always to the Singapore Code on Take-overs and Mergers (“**Take-Over Code**”), treasury shares may, *inter alia*, be (a) sold for cash; (b) transferred for the purposes of or pursuant to any share scheme, whether for employees, directors or other persons; (c) transferred as consideration for the acquisition of shares in or assets of another company or assets of a person; (d) cancelled; or (e) sold, transferred or otherwise used for such other purposes as may be prescribed by the Minister for Finance.
- (c) The treasury shares will not confer upon the Company any right to attend or vote at meetings, nor any right to receive dividends and/or other distributions (whether in cash or otherwise) of the Company’s assets (including any distribution of assets to members on winding up). However, the allotment of shares as fully paid bonus shares in respect of treasury shares is allowed. A subdivision or consolidation of any treasury share into treasury shares of a greater or smaller amount is also allowed as long as the total value of the treasury shares after the subdivision or consolidation is the same as before.

### 2.5 Source of Funds

Under the Companies Act, any share buyback(s) pursuant to the proposed Share Buyback Mandate may be made out of the Company’s capital and/or distributable profits that are available for payment as dividends so long as the Company is solvent.

The Company intends to use internal sources of funds (comprising cash and fixed deposits) or bank borrowings or a combination of both to finance the purchase of its shares. The Directors do not propose to exercise the Share Buyback Mandate in such a manner and to such extent that the liquidity and capital adequacy position of the Group would be materially and adversely affected.

### 2.6 Tax Implications

Shareholders who are in doubt as to their respective tax positions or the tax implications of share purchases by the Company pursuant to the Share Buyback Mandate, or who may be subject to tax whether in or outside Singapore, should consult their own professional advisers.

### 2.7 Reporting Requirements under the Companies Act

Within 30 days of the passing of the resolution to approve the renewal of the Share Buyback Mandate, the Company shall lodge a copy of such resolution with the Accounting and Corporate Regulatory Authority.

The Company shall notify the Accounting and Corporate Regulatory Authority within 30 days of a purchase or acquisition of shares on the SGX-ST or otherwise. Such notification shall include, *inter alia*, the date of the purchase or acquisition, the number of shares purchased or acquired, the number of shares cancelled, the number of shares held as treasury shares, the Company’s issued share capital before and after the purchase or acquisition, the amount of consideration paid by the Company for the purchase or acquisition, and whether the shares were purchased or acquired out of the profits or the capital of the Company.

## 2.8 Listing Manual

Under the Listing Manual, a listed company may only purchase shares by way of a market acquisition at a price which is not more than 5% above the average closing market price, being the average of the closing market prices of the shares over the five consecutive market days, on which transactions in the share were recorded, before the day on which the purchases were made and deemed to be adjusted for any corporate action that occurs during the relevant five-day period and the day on which the purchases were made. The Maximum Price for a share in relation to Market Purchase by the Company, referred to in paragraph 2.2.5 of this letter, conforms to this restriction.

Although the Listing Manual does not prescribe a maximum price in relation to purchases of shares by way of Off-Market Purchase, the Company has set a cap of 20% above the Highest Last Dealt Price of a share as the Maximum Price for a share to be purchased or acquired by way of an Off-Market Purchase.

The Listing Manual also specifies that a listed company shall report all purchases or acquisitions of its shares to the SGX-ST not later than 9.00 a.m.:

- (a) in the case of a Market Purchase, on the market day following the day of purchase or acquisition of any of its shares; and
- (b) in the case of an Off-Market Purchase under an equal access scheme, on the second market day after the close of acceptances of the offer.

Such announcement (which must be in the form prescribed by the Listing Manual) shall, *inter alia*, include details of the date of the purchase, the total number of shares purchased, the number of shares cancelled, the number of shares held as treasury shares, the purchase price per share or the highest and lowest prices paid for such shares, as applicable, the total consideration (including stamp duties and clearing charges) paid or payable for the shares, the number of shares purchased as at the date of announcement (on a cumulative basis), the number of issued shares excluding treasury shares and subsidiary holdings after the purchase, the number of treasury shares held after the purchase and the number of subsidiary holdings after the purchase.

While the Listing Manual does not expressly prohibit any purchase of shares by a listed company during any particular time or times, because the listed company would be regarded as an "insider" in relation to any proposed purchase or acquisition of its issued shares, the Company will not undertake any purchase or acquisition of shares pursuant to the proposed Share Buyback Mandate at any time after a price-sensitive development has occurred or has been the subject of consideration and/or a decision of the Directors until such price-sensitive information has been publicly announced. In particular, in line with the best practices guide on securities dealings from the SGX-ST which has been adopted in Rule 1207(19) of the Listing Manual, the Company will not purchase or acquire any shares through Market Purchase or Off-Market Purchase during the period of one month immediately preceding the announcement of the Company's half-year and full-year results.

## 2.9 Listing Status

The Listing Manual requires a listed company to ensure that at least 10% of the total number of issued shares (excluding treasury shares, preference shares and convertible equity securities) in a class that is listed is at all times held by the public. The "public", as defined under the Listing Manual, are persons other than the directors, chief executive officer, substantial shareholders, or controlling shareholders of the listed company or its subsidiaries, as well as the associates (as defined in the Listing Manual) of such persons.

As at the Latest Practicable Date, there are 137,515,400 shares in the hands of the public (as defined above), representing 20.71% of the Company's issued share capital (excluding treasury shares). In undertaking any purchase of its shares through Market Purchase, the Directors will use their best efforts to ensure that a sufficient float in the hands of the public will be maintained so that the share buyback(s) will not:

- (a) adversely affect the listing status of the shares on the SGX-ST;
- (b) cause market illiquidity; or
- (c) adversely affect the orderly trading of shares.

## 2.10 Implications under the Take-over Code

Appendix 2 of the Take-over Code contains the Share Buy-Back Guidance Note applicable as at the Latest Practicable Date. The take-over implications arising from any purchase or acquisition by the Company of its shares are set out below:

### 2.10.1 Obligation to make a take-over offer

Any resultant increase in the percentage of voting rights held by a Shareholder and persons acting in concert with him, following any Share Buybacks, will be treated as an acquisition for the purposes of Rule 14 of the Take-over Code ("**Rule 14**"). Consequently, depending on the number of shares purchased or acquired by the Company and the number of shares (excluding treasury shares) in issue at that time, a Shareholder or group of Shareholders acting in concert with a Director could obtain or consolidate effective control of the Company and become obliged to make a take-over offer under Rule 14.

### 2.10.2 Persons acting in concert

Under the Take-over Code, persons acting in concert comprise individuals or companies who, pursuant to an agreement or understanding (whether formal or informal), cooperate, through the acquisition by any of them of shares in a company, to obtain or consolidate effective control of that company. Unless the contrary is established, persons who will be presumed to be acting in concert include the following:

- (a) the following companies:
  - (i) a company;
  - (ii) the parent company of (i);
  - (iii) the subsidiaries of (i);
  - (iv) the fellow subsidiaries of (i);
  - (v) the associated companies of any of (i), (ii), (iii) or (iv);
  - (vi) companies whose associated companies include any of (i), (ii), (iii), (iv) or (v); and
  - (vii) any person who has provided financial assistance (other than a bank in the ordinary course of business) to any of the above for the purchase of voting rights; and
- (b) a company with any of its directors (together with their close relatives, related trusts as well as companies controlled by any of the directors, their close relatives and related trusts). Close relatives include immediate family (i.e. parents, siblings, spouse and children), siblings of parents (i.e. uncles and aunts) as well as their children (i.e. cousins) and children of siblings (i.e. nephews and nieces).

The circumstances under which Shareholders (including Directors) and persons acting in concert with them respectively will incur an obligation to make a take-over offer under Rule 14 after a purchase or acquisition of shares by the Company are set out in Appendix 2 of the Take-over Code.

### 2.10.3 Effect of Rule 14 and Appendix 2 of the Take-over Code

In general terms, the effect of Rule 14 and Appendix 2 of the Take-over Code is that, unless exempted, Directors and persons acting in concert with them will incur an obligation to make a take-over offer for the Company under Rule 14 if, as a result of the Company purchasing or acquiring its shares, the voting rights of such Directors and their concert parties would increase to 30% or more, or if the voting rights of such Directors and their concert parties fall between 30% and 50% of the Company's voting rights, the voting rights of such Directors and their concert parties would increase by more than 1% in any period of six months. In calculating the percentages of voting rights of such Directors and their concert parties, treasury shares shall be excluded.

However, under Appendix 2 of the Take-over Code, a Shareholder will not be required to make a take-over offer under Rule 14 if, he is not acting in concert with the Directors; and as a result of the Company purchasing or acquiring its own shares, the voting rights of such Shareholder in the Company would increase to 30% or more, or, if such Shareholder holds between 30% and 50% of the Company's voting rights, the voting rights of such Shareholder would increase by more than 1% in any period of six months. Accordingly, such Shareholder need not abstain from voting in respect of the resolution authorising the Share Buyback Mandate.

#### 2.10.4 Advice to Shareholders

The Directors are not aware of any other fact(s) or factor(s) which suggest or imply that any particular person(s) and/or Shareholder(s) are, or may be regarded as, parties acting in concert such that their respective interests in voting shares should or ought to be consolidated, and consequences under the Take-over Code would ensue as a result of a purchase of shares by the Company pursuant to the Share Buyback Mandate.

None of the Directors are required to make a general offer pursuant to the Take-Over Code in the event that the Company undertakes share purchases of up to 5% of the issued shares as permitted under the proposed Share Buyback Mandate.

Further details of the interests of the Directors and Substantial Shareholders of the Company in the shares as at the Latest Practicable Date are set out in paragraph 3 of this letter.

**Shareholders who are in any doubt as to whether they would incur any obligations to make a take-over offer as a result of any purchase of shares by the Company pursuant to the proposed Share Buyback Mandate are advised to consult their professional advisers before they acquire any shares in the Company during the period when the proposed Share Buyback Mandate is in force.**

#### 2.11 Previous Share Buybacks

As at the Latest Practicable Date, the Company had not, in the previous 12 months, undertaken any purchases or acquisitions of shares pursuant to the Share Buyback Mandate approved previously by Shareholders.

#### 2.12 Financial effects of the Share Buyback Mandate

The financial effects on the Company and the Group arising from share buybacks which may be made pursuant to the proposed Share Buyback Mandate will depend on, *inter alia*, whether the shares are purchased or acquired out of profits and/or capital of the Company, the aggregate number of shares purchased or acquired, the consideration paid for such shares, whether the shares purchased or acquired are held as treasury shares or cancelled and the amount (if any) borrowed by the Company to fund the purchase or acquisition.

Under the Companies Act, share buybacks may be made out of the Company's profit and/or capital so long as the Company is solvent. Where the consideration paid by the Company for a share buyback is made out of profits, such consideration will correspondingly reduce the amount available for the distribution of cash dividends by the Company. Where the consideration paid by the Company for share buyback is made out of capital, the amount available for the distribution of cash dividends by the Company will not be reduced. In any case, no purchase or acquisition of shares, whether out of capital and/or profits will be made in circumstances which would have or may have a material adverse effect on the liquidity and capital adequacy position of the Group as a whole.

The financial effects of share buybacks on the Company and the Group, based on the audited financial statements of the Company and the Group for the financial year ended 31 December 2025 ("FY2025") are based on the assumptions set out below.

##### 2.12.1 Number of Shares Acquired or Purchased

Purely for illustrative purposes only, based on 703,338,000 shares in issue and disregarding 39,321,600 shares held in treasury as at the Latest Practicable Date, and assuming that on or prior to the 2026 AGM (i) no further shares are issued or repurchased and held as treasury, and (ii) no shares are held as subsidiary holdings, the purchase or acquisition by the Company of up to the maximum limit of 5% of its shares (disregarding the 39,321,600 shares held in treasury) will result in the purchase or acquisition of 33,200,820 shares pursuant to the proposed Share Buyback Mandate.

##### 2.12.2 Maximum Price to be paid for Share Buybacks

For illustrative purposes only:

- (a) In the case of a Market Purchase by the Company and assuming that the Company purchases or acquires the 33,200,820 shares at the Maximum Price of S\$2.32 for one share (being 5% above the average of the closing market prices of the shares for the five consecutive market days on which the shares were traded on the SGX-ST immediately preceding the Latest Practicable Date), the maximum amount of funds required for the purchase or acquisition of the 33,200,820 shares is S\$77,025,902 (excluding brokerage, commission, applicable goods and services tax and other related expenses).

- (b) In the case of an Off-Market Purchase by the Company and assuming that the Company purchases or acquires the 33,200,820 shares at the Maximum Price of S\$2.63 for one share (being the price equivalent to 20% above the highest price transacted for a share recorded on the market day on which there were trades in the shares immediately preceding the Latest Practicable Date), the maximum amount of funds required for the purchase or acquisition of the 33,200,820 shares is S\$87,318,157 (excluding brokerage, commission, applicable goods and services tax and other related expenses).

### 2.12.3 Illustrative Financial Effects

For illustrative purposes only and on the basis of the following assumptions, the financial effects on the Company's and the Group's audited consolidated financial statements for FY2025, are set out below:

- (a) the Maximum Price paid for shares acquired or purchased is as stated in paragraph 2.2.5 above;
- (b) as at the Latest Practicable Date, the Company has 39,321,600 treasury shares and no subsidiary holdings;
- (c) the Company has 664,016,400 issued and paid up shares (excluding the 39,321,600 treasury shares) as at the Latest Practicable Date, and assuming that on or prior to the 2026 AGM (i) no further shares are issued or repurchased and held as treasury shares, and (ii) no shares are held as subsidiary holdings;
- (d) the Company has as at 31 December 2025:
  - (i) share capital of approximately S\$156,048,000;
  - (ii) retained profits of approximately S\$2,048,524,000; and
  - (iii) cash and cash equivalents of approximately S\$23,005,000.

## Illustrative financial effects on the Group and the Company

	Group			Company		
	Audited Before Buyback (S\$'000)	Proforma After Buyback		Audited Before Buyback (S\$'000)	Proforma After Buyback	
		Market Purchase (S\$'000)	Off-Market Purchase (S\$'000)		Market Purchase (S\$'000)	Off-Market Purchase (S\$'000)
<b>As at 31 December 2025</b>						
Profit attributable to owners of the Company	100,204	100,204	100,204	42,377	42,377	42,377
Total equity/net asset value	3,767,659	3,690,633	3,680,341	2,133,251	2,056,225	2,045,933
Current assets	769,861	692,835	682,543	265,746	242,741	242,741
Current liabilities	676,426	676,426	676,426	73,390	127,411	137,703
Working capital	93,435	16,409	6,117	192,356	115,330	105,038
Total borrowings	2,526,130	2,526,130	2,526,130	443,566	497,587	507,879
Cash and cash equivalents	228,660	151,634	141,342	23,005	-	-
Number of shares ('000) as at Latest Practicable Date	664,016	630,816	630,816	664,016	630,816	630,816
Weighted average number of issued shares ('000)	664,016	630,816	630,816	664,016	630,816	630,816
<b>Financial Ratios</b>						
Net asset value per share (S\$)	5.67	5.85	5.83	3.21	3.26	3.24
Earnings per share (cents)	15.09	15.88	15.88	6.38	6.72	6.72
Current ratio (times)	1.14	1.02	1.01	3.62	1.91	1.76
Net gearing (times)	0.61	0.64	0.65	0.20	0.24	0.25

The illustrative financial effects above remain the same irrespective of whether:

- (a) The purchase of shares is made out of capital or profits; or
- (b) The purchased shares are held as treasury shares or are cancelled.

The financial effects set out above are for illustrative purposes only (based on the aforesaid assumptions). In particular, it is important to note that the above analysis is based on historical numbers for FY2025 and is not necessarily representative of future financial performance.

**Although the Share Buyback Mandate would authorise the Company to purchase or acquire up to 5% of the issued shares (excluding treasury shares and subsidiary holdings), the Company may not necessarily purchase or be able to purchase or acquire the entire 5% of the issued shares (excluding treasury shares and subsidiary holdings). In addition, the Company may cancel all or part of the shares repurchased or hold all or part of the shares repurchased in treasury.**

### 3. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

Based on the Register of Directors' Shareholdings and the Register of Substantial Shareholders, as at the Latest Practicable Date, the shareholdings of the Directors and Substantial Shareholders in the Company are as follows:

	Direct Interest		Deemed Interest	
	Number of shares	% of total issued shares <sup>(1)</sup>	Number of shares	% of total issued shares <sup>(1)</sup>
<b>Directors</b>				
Chua Thian Poh <sup>(2)</sup>	-	-	502,763,750	75.72
Nicholas Chua Wee-Chern	3,350,000	0.5	-	-
Lim Swee Say	-	-	-	-
Seow Choke Meng	-	-	-	-
Josephine Choo Poh Hua	-	-	-	-
Pauline Goh	-	-	-	-
Esmond Choo Liong Gee	-	-	-	-
Bobby Chin Yoke Choong	131,000	0.02	-	-
<b>Substantial Shareholders</b>				
Ho Bee Holdings (Pte) Ltd <sup>(3)</sup>	500,063,100	75.31	1,414,000	0.21

#### Notes:

- <sup>(1)</sup> Percentage of issued share capital is calculated based on 664,016,400 issued ordinary shares (excluding 39,321,600 treasury shares) in the share capital of the Company as at 9 March 2026.
- <sup>(2)</sup> Chua Thian Poh has a deemed interest in 500,063,100 shares held by Ho Bee Holdings (Pte) Ltd, 1,414,000 shares held by Kingdom Investment Holdings Pte. Ltd., and 1,286,650 shares held by his spouse, Mdm Ng Noi Hinoy.
- <sup>(3)</sup> Ho Bee Holdings (Pte) Ltd has a deemed interest in the 1,414,000 shares held by Kingdom Investment Holdings Pte. Ltd.

### 4. DIRECTORS' RECOMMENDATION

#### Proposed renewal of Share Buyback Mandate

The Directors are of the opinion that the proposed renewal of the Share Buyback Mandate is in the best interests of the Company. Accordingly, the Directors recommend that Shareholders vote in favour of Resolution 7 relating to the proposed renewal of the Share Buyback Mandate to be proposed at the 2026 AGM.

### 5. INSPECTION OF DOCUMENTS

The following documents are available for inspection at the registered office of the Company at 9 North Buona Vista Drive #11-01 The Metropolis Tower 1 Singapore 138588 during normal business hours from the date of this letter up to the date of the 2026 AGM:

- the Letter to Shareholders dated 7 April 2026;
- the Annual Report 2025; and
- the Constitution of the Company.

The Letter to Shareholders dated 7 April 2026 and the Annual Report 2025 may also be accessed at <https://www.sgx.com/securities/company-announcements> and <https://www.hobee.com/investors/annual-reports> respectively.

## 6. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this letter and confirm after making all reasonable enquiries that, to the best of their knowledge and belief, this letter constitutes full and true disclosure of all material facts about the Share Buyback Mandate, and the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this letter misleading. Where information in this letter has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this letter in its proper form and context.

Yours faithfully

For and on behalf of  
the Board of Directors of  
**Ho Bee Land Limited**

**Nicholas Chua**  
Executive Director  
Chief Executive Officer

**HO BEE LAND LIMITED**

(Incorporated in the Republic of Singapore)

Company Registration No. 198702381M

9 North Buona Vista Drive

#11-01 The Metropolis Tower 1

Singapore 138588

Tel: +65 6704 0888

[www.hobee.com](http://www.hobee.com)