PRESS RELEASE

HO BEE LAND 1H2026 RESULTS ANNOUNCEMENT

- **Revenue grew by 30% to S$230.5 million**
- **Net profit increased by 5% to S$52.9 million**

SINGAPORE, 7 August 2026: Ho Bee Land Limited ("**Ho Bee Land**" or the "**Group**") today announced its financial results for the half year ended 30 June 2026. Revenue grew 30% year-on-year to S$230.5 million (1H2025: S$177.7 million), driven by higher development sales and a steady increase in rental revenue. Net profit ("**Net Profit**") increased by 5% to S$52.9 million in 1H2026 (1H2025: S$50.5 million), impacted by increased tax, unrealised foreign exchange loss and lower fair value gains.

Development property sales revenue rose 84% to S$111.2 million in 1H2026 (1H2025: S$60.5 million), mainly attributable to higher settlements for the Group's projects in Australia. Rental income for the half year was S$119.2 million, an increase from S$117.2 million a year ago, reflecting the resilience of the Group's investment property portfolio.

Supported by stronger operating performance, earnings per share increased to 7.70 cents in 1H2026, compared with 7.50 cents in 1H2025. Net gearing remained stable at 0.61x.

On the sustainability finance front, the Group completed the issuance of a S$150 million 5-year Green Bond. This reflects its continued commitment to the integration of ESG considerations into its business and investment activities.

Business Outlook

Mr Nicholas Chua, Chief Executive Officer of the Group, said, “We are pleased to report a stronger set of results for the first half of 2026 despite ongoing geopolitical and macroeconomic uncertainties. Our Australian development business performed well and continues to grow. Our Singapore investment portfolio remained stable with high occupancy.

For our London investment portfolio, we continue to execute our value-creation strategy. We have embarked on asset enhancement at 67 Lombard Street and are in advanced preparations for the redevelopment of 1 St Martin's Le Grand. This will position both assets to benefit from occupiers’ ongoing flight to quality in a market with tight Grade A office supply.

In addition to enhancing our existing portfolio, we are exploring investment opportunities in new markets and asset classes. In this regard, we have invested in a convenience retail portfolio in the Netherlands and a hospitality fund in Japan.

Looking ahead, we will remain disciplined in our capital allocation, guided by prudent financial management and a steadfast commitment to creating sustainable long-term value for our shareholders.”

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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 Land has property investments and developments across the Asia Pacific and Europe.

The company has a portfolio that covers many quality residential and commercial projects since its establishment in 1987. In Singapore, Ho Bee Land is widely recognised as the pioneer developer of luxury homes in the exclusive residential enclave of Sentosa Cove. Other notable developments in Singapore include The Metropolis at one-north, the largest Grade A office development outside the Central Business District, and Elementum, a cutting-edge biomedical life-sciences facility.

The company has a portfolio of investment properties in London, including The Scalpel, Ropemaker Place, and 1 St Martin's Le Grand.

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