

Ho Bee Land Limited

(Co. Reg. No.: 198702381M)

ANNOUNCEMENT

DISPOSAL OF HB CENTRE 1 AND HB CENTRE 2

The Board of Directors of Ho Bee Land Limited (the “Company”) wishes to announce that the Company’s wholly-owned subsidiary, Ho Bee Realty Pte. Ltd., had on 7 March 2023 entered into a sale and purchase agreement with an unrelated third party (the “Purchaser”) to dispose of its properties (the “Properties”) at 12 Tannery Road, Singapore 347722 (“HB Centre 1”) and 31 Tannery Lane, Singapore 347788 (“HB Centre 2”) (the “Disposal”).

HB Centre 1 is a 10-storey high-tech industrial building with a gross floor area of 9,347 square metres and HB Centre 2 is an 8-storey light industrial building with a gross floor area of 3,701 square metres. The Properties are built on contiguous freehold land and have been held for long-term investment.

The Consideration for the Disposal is S\$115,000,000 (the “Consideration”) and will be satisfied wholly in cash. The Consideration was arrived at on an arm’s length basis, between a willing buyer and a willing seller.

As at the date of this announcement, the Purchaser has paid a sum of S\$11,500,000, being 10% of the Consideration, and the balance will be payable upon completion. The conditions for the Disposal were satisfied on 14 March 2023 and the transaction is now unconditional. Completion of the Disposal is expected to be on or before 27 June 2023.

The last independent valuation for the Properties was done in December 2022 for financial reporting purposes. Based on the last valuation of the Properties of S\$67,900,000, the gain on disposal is S\$47,100,000 before deducting selling expenses. This gain will be reflected in the group’s consolidated earnings and net tangible assets in the period that the Disposal is completed.

The Disposal is part of the group’s capital recycling strategy and is in its normal course of business. The proceeds from the Disposal shall be used for the general working capital purposes of the group.

None of the directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction, other than through their shareholdings in the Company (if any).

By Order of the Board
Nicholas Chua
Executive Director
Chief Executive Officer

15 March 2023