

Ho Bee Land Limited

(Co. Reg. No.: 198702381M)

ANNOUNCEMENT

**ANNUAL GENERAL MEETING TO BE HELD ON 28 APRIL 2021
RESPONSES TO SUBSTANTIAL AND RELEVANT QUESTIONS**

Ho Bee Land Limited (“**HBL**”) would like to thank shareholders for submitting their questions in advance of our 33rd Annual General Meeting (“**AGM**”) to be held by electronic means today at 10.30 am.

Responses to substantial questions which are relevant to the resolutions tabled for approval at the AGM

Due to the high volume of questions received resulting in overlaps in many of the questions asked, we will not be providing responses to every question received. Instead, we have set out our responses to your questions through the following themes:

- (i) Impact of Covid-19 on the Group
- (ii) New Projects
- (iii) Business Operations and Strategies

Please refer to our responses as set out in Appendix A.

Our Chairman & CEO, Mr Chua Thian Poh, will provide our responses to a few substantial questions at the AGM this morning.

By Order of the Board

Desmond Woon Choon Leng
Executive Director
28 April 2021

APPENDIX A

Theme	No.	Questions	Responses
Impact of Covid-19 on the Group	1	What is the UK future outlook after Brexit?	The UK economic outlook after Brexit was not as bad as many had predicted. The immediate concern is probably the negative impact Covid-19 has on the UK economy. In this respect, the UK has seen very good progress in its vaccination programme, which augers well for its economic recovery.
	2	Please give a brief update on the Germany investment.	<p>The German economy, like all other global economies, has been badly affected by the pandemic. However, the office investment market had proven to be relatively resilient especially for well-located projects in Munich and Berlin where our developments are.</p> <p>We expect to receive all approvals for the Munich project in 3Q2021 and construction will commence thereafter. Completion is expected in 2025.</p> <p>Construction works will commence for the Berlin project in 1Q2022 and be completed by 2023.</p>
	3	What is the overall property market outlook in Singapore and abroad? How does this determine Ho Bee Land's plan in diversification ahead?	The property market outlook in Singapore and overseas continues to be uncertain. With the vaccine roll-out globally, we hope that the worst of the pandemic is over. We will continue with our diversification plans and monitor the markets closely.
New Projects	4	Please provide an update on Mixed-Use Biomedical Sciences (BMS) Development.	Main contract for the Biopolis 6 project was awarded in April 2021. Construction works are expected to commence in June 2021 and the projected completion is 3Q2023.
	5	On Biopolis Phase 6 development:	
		a) What is your expected GFA after factoring in bonus GFA from various incentives like the Green Mark Platinum Award?	The total GFA for the project is about 41,400 sqm.
		b) Could you also share with us on what is the expected total development costs and projected Gross development value for this project?	The expected total development cost is approximately S\$425 million.

		c) I understand that 85% of GFA will be reserved for BMS usage, with balance 15% for office and complementary retail/F&B uses. Could you share on how much of the 15% space will be allocated to retail/F&B uses and how much for office?	The approximate breakdown of the space usage is as follows: BMS: 35,200 sqm Retail/F&B: 1,000 sqm Office: 5,200 sqm
		d) What is your expected rental rate for BMS space going forward?	The expected rental for BMS space is between S\$6.00 and S\$7.00 psf per month.
Business Operations and Strategies	6	Given that the largest shareholder of the Company, in excess of 75% of outstanding shares, does Ho Bee Land intend to follow CapitaLand's approach in privatizing its property development arm?	This is a matter for the major shareholder to consider.
	7	Is there any possibility of setting up a REIT since HB has a substantial portfolio of investment properties? This will enhance shareholders' value.	We are constantly reviewing ways to enhance shareholders' value, such as asset recycling, asset enhancement initiatives and the REIT option.
	8	a) What are the future prospects for the Sentosa Cove Developments that have been listed for sale for many years?	Waterfront homes in Sentosa Cove have scarcity value. Currently, our portfolio of units is more than 90% leased. At the opportune time, we will be releasing these units for sale. As the Covid-19 pandemic has helped to accentuate the benefits of living near nature, we have started to place some units in Turquoise for sale.
		b) What is the current book value of the residual, unsold units?	This is market sensitive and Company confidential information.
		c) The Group's interest in the Jointly Controlled Company that developed the Pinnacle provided for an additional allowance for foreseeable losses amounting to \$25.9 million. Is it the intention to now sell the remaining units at the reduced value?	The additional allowance for foreseeable losses provided was based on current valuation. As and when we decide to market the units, they will be sold at prevailing market prices then.
		d) With reference to the investment in March 2018 of up to EUR 40 million into the CS Real Estate SICAV-SIF I – Credit Suisse (Lux) European Property Fund II and an additional EUR 50 million by acquiring Notes issued by Clouse S.A., Compartment 29 (the Fund and the Notes collectively, the "Investments"), given Credit Suisse's recent losses in Greensill	The European Property Fund II and the related Clouse S.A., Compartment 29 are segregated accounts and have no exposure to the Greensill Capital related funds managed by Credit Suisse Asset Management. Therefore, our investments are not impacted.

		Capital and the high yield offered on the Notes, can the Board confirm that the Investments made involving EUR 90 million are sound and no loss is anticipated?	
	9	Could you share with us more details on what are the strategic value of some of the major investment properties (like The Metropolis, Ropemaker Place and St Martin's Le Grand) to the Group?	These properties form part of our investment portfolio which generate recurring income for the Group.