



Hiap Hoe Limited

(Registration No. : 199400676Z)
(Incorporated in Singapore)

JOINT ACQUISITION OF GOODLUCK VIEW AT TOH TUCK ROAD

1. Introduction

The Board of Directors of Hiap Hoe Limited (the "**Company**") wishes to announce that Wah Hoe Development Pte Ltd (wholly owned subsidiary of the Company) and SuperBowl Management Pte Ltd (wholly owned subsidiary of SuperBowl Holdings Limited), has tendered for freehold property in Strata Title Plan No. 881 namely:

- (a) 45 Toh Tuck Road (GoodLuck View) Singapore 596720
- (b) 47 Toh Tuck Road (GoodLuck View) Singapore 596722

comprised in Lot 344A of Mukim 5 (collectively the "**Development**") which is also known as "GoodLuck View" having an approximate site area of 123,955 square feet (the "Tender") and the Tender was successful.

2. The Consideration

The total purchase consideration for the Development is S\$73.3 million (the "**Consideration**"). The Consideration was arrived at on a willing buyer willing seller basis after taking into account various commercial factors including the development potential, location of the Development, the recent transacted prices for properties in the vicinity and the Terms and Conditions of the Tender.

3. Material Terms and Conditions of the Transaction

The material conditions of the Purchaser's acquisition of the Development (the "**Transaction**") are as follows: -

- (i) the Transaction is subject, to the Owners of the Development obtaining an order (the "**STB Order**") from the Strata Titles Board under the Land Titles (Strata) Act (Cap. 158), if necessary; and
- (ii) The Transaction is subject, to Wah Hoe Development Pte Ltd and SuperBowl Management Pte Ltd obtaining in-principle approval, 12 weeks from the date of receipt of the Acceptance of the Tender, for the Qualifying Certificate from Controller of Residential Property under the Residential Property Act.

4. Financial Effects of the Transaction

The Consideration will be fully funded through internal funds and/or bank borrowings. For illustrative purposes, (a) assuming the Transaction had been effected at the end of 2006, there would have been no material impact on the net tangible assets per share of the Company for the financial year ended 31 December 2006 (being the latest audited accounts) (“**FY2006**”) and similarly, (b) assuming the Transaction had been effected at the beginning of 2006, there would have been no material impact on the earnings per share for FY2006. The Transaction is also not expected to have any material effect on the net tangible assets per share or earnings per share of the Company for the current financial year.

5. Rationale for the Transaction

The Transaction is in line with the Company’s existing core business of property development. As the Development is located in a well sought after residential area, the Directors believe the Development would have substantial development potential.

The Consideration constitutes 12.26% of the Company’s market capitalization of S\$358.8 million as at 21 June 2007.

The aggregate value of the consideration paid by the Company for the acquisition does not exceed the Company’s market capitalization. The abovesaid acquisition constitutes a discloseable transaction under the provisions of Rule 1010 of the Singapore Exchange Securities Trading Limited’s Listing Manual.

6. Directors’ and Controlling Shareholders’ Interests

To the best of the Company’s knowledge, none of the directors or the controlling shareholders of the Company has any interest, direct or indirect in the Transaction.

By Order of the Board

Submitted by Teo Ho Beng, Director on 22 June 2007 to the SGX