



HIAP HOE LIMITED
COMPANY REG NO: 199400676Z

News Release

HIAP HOE REPORTS 221% SURGE IN NET PROFIT TO \$9.9M

SINGAPORE, 11 August 2009 – Niche property developer **Hiap Hoe Limited** (SGX: Hiap Hoe) has reported a net profit of \$9.9 million or 2.62 cents per share, for the second quarter ended 30 June 2009 (“2Q2009”). This was a 221% jump from \$3.1 million net profit or 1.02 cents per share reported in the corresponding period a year ago (“2Q2008”).

Performance Highlights:

S\$ 'm	Jan - Jun (1H)		Change	Apr - Jun (2Q)		Change
	2009	2008	%	2009	2008	%
Turnover	47.3	15.5	▲ 205	31.9	7.5	▲ 327
Gross Profit	21.3	8.4	▲ 152	12.6	3.8	▲ 229
Profit Before Tax	20.4	6.8	▲ 200	12.1	3.4	▲ 255
Profit Attributable to Shareholders	16.8	7.3	▲ 129	9.9	3.1	▲ 221
EPS (Sgp cents)	4.45	2.42	▲ 84	2.62	1.02	▲ 157

Driven by progressive revenue recognition of residential developments Cuscaden Royale and Oxford Suites, revenue for the quarter surged a whopping 327% to \$31.9 million, from \$7.5 million a year ago, and surpassing the full-year 2008 revenue of \$29.7 million. Net asset value per share as at 30 June 2009 was 41.58 cents up 11%, from 37.38 cents as at 31 December 2008.

As of 30 June 2009, 55% of revenue for Cuscaden Royale and 62% of revenue for Oxford Suites have been recognized. The final 2% of revenue for City Edge was also recognized in the first half of 2009.

On the back of improved buying sentiment, Hiap Hoe launched two residential projects in 2009, namely The Beverly, off Upper Bukit Timah Road and Signature at Lewis, which is situated on Lewis Road. Of the total units launched to date, more than 50% have been taken up.



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Despite early signs of recovery in the property market, the Group remains cautious about its outlook. Nevertheless, Hiap Hoe continues to be in fairly good standing, having purchased most of its sites at relatively attractive prices. The Group will continue to take a prudent approach with regard to its remaining residential developments along Cavenagh Road, St Thomas Walk and Balmoral Road, and will continue to monitor the market closely for an opportune time to launch these projects.

As for the Balestier Road / Ah Hood Road land parcel which the Group successfully tendered for with joint-venture partner SuperBowl Holdings in August 2008, plans for its development into an integrated hotel-park and commercial development are currently underway. The Group is also in the process of selecting an international hotel management company for the development. The project is slated for completion by 2014.

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About Hiap Hoe Group

Hiap Hoe Group is a niche integrated property developer, engaged in the development of luxury and mid-tier residential properties that are distinct in design and preferred for their excellent locations and investment prospects. The Group has launched some distinctive projects such as Cuscaden Royale, Oxford Suites, Signature At Lewis and The Beverly. Upcoming signature developments include choice residences at St Thomas Walk, Balmoral Road and Cavenagh Road. In addition to the Group's core business of property investment and property development, Hiap Hoe is also engaged in the civil engineering and construction business. More information on Hiap Hoe can be found at <http://www.hiaphoe.com>

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