



HIAP HOE LIMITED
COMPANY REG NO: 199400676Z

For Immediate Release

HIAP HOE Q3 NET PROFIT LEAPS 13-FOLD TO \$8.5M

FY08 revenue of \$29.7m surpassed by Q3 revenue of \$36.7m

SINGAPORE, 6 November 2009 – Niche property developer **Hiap Hoe Limited** has reported that its net earnings for the third quarter ended 30 September 2009 (“3Q09”) surged more than 13 times to \$8.5 million or 2.24 cents per share, from \$0.7 million or 0.20 cents per share reported in the corresponding period a year ago (“3Q08”). The rise in net profit was achieved on revenue of \$36.7 million, which represents a growth of 663.0%, and has surpassed its revenue of \$29.7 million for the full year of 2008.

For the nine months ended 30 September 2009 (“9M09”), the Group recorded a net profit of \$25.3 million on revenue of \$84.0 million, compared to a net profit of \$7.9 million on revenue of \$20.3 million a year ago (“9M08”).

Performance Highlights:

| S\$ 'm | Jul - Sep (3Q) | | Change | | Jan - Sep (9M) | | Change | |
|--------------------------|------------------|------|--------|---------|------------------|------|--------|-------|
| | 2009 | 2008 | | % | 2009 | 2008 | | % |
| Turnover | 36.7 | 4.8 | ▲ | 663.0 | 84.0 | 20.3 | ▲ | 313.5 |
| Gross Profit | 11.5 | 2.1 | ▲ | 455.3 | 32.8 | 10.5 | ▲ | 211.9 |
| Profit Before Tax | 10.6 | 0.6 | ▲ | 1,608.7 | 31.0 | 7.4 | ▲ | 318.0 |
| Profit After Tax | 8.5 | 0.7 | ▲ | 1,187.2 | 25.3 | 8.0 | ▲ | 216.2 |
| EPS (Sgp cents) | 2.24 | 0.20 | ▲ | 1,020.0 | 6.69 | 2.60 | ▲ | 157.3 |

Managing Director of Hiap Hoe Group, Teo Ho Beng said, “Our prudent strategy of getting the timing our project launches right, and our focus on cost management has served us well. We were able to record consistent growth over the last three quarters, and will continue to do what we do best - that is, to create quality niche residential homes that are elegant and value for money.”



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The strong growth for the quarter was driven by progressive revenue recognition on four of its residential development projects - Cuscaden Royale, Oxford Suites, Signature at Lewis, and Skyline 360° at St Thomas Walk. As at 30 September 2009, 74% of revenue for Cuscaden Royale and 80% of revenue for Oxford Suites have been recognized, while 13% and 9% of revenue for Signature at Lewis and Skyline 360° have been recognized respectively.

Net asset value per share as at 30 September 2009 was 41.58 cents up 11%, from 37.38 cents as at 31 December 2008. At the close of the quarter, cash and cash equivalents stood at \$2.6 million.

The Group launched The Beverly and Signature at Lewis in the early part of 2009, and has sold more than 60% of the units launched. In addition, the Group also managed to sell a couple of units at Skyline 360°, even though it has not officially launched the project.

Along with recent improving economic indicators, buying interest in the local private residential property market has showed some signs of growth. However, the Group remains cautious about its outlook.

According to Mr Teo, Hiap Hoe intends to continue to monitor the market closely for an opportune time to launch its other projects, namely, Waterscape at Cavenagh, Skyline 360° and Treasure at Balmoral. Together, the three projects have a collective gross floor area of more than 400,000 sq ft.

Plans to develop its Balestier Road / Ah Hood Road land parcel into an integrated hotel-park and commercial development are also progressing well. The Group is currently in the final stages of selecting an international group to manage the two hotels within the development, and the project, Hiap Hoe's first ever in the hospitality business, is scheduled for completion in 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 (fully sold), Oxford Suites (fully sold), Signature At Lewis and The Beverly. Upcoming signature developments include choice residences Skyline 360° at St Thomas Walk, Waterscape at Cavenagh and Treasure at Balmoral. More information on Hiap Hoe can be found at <http://www.hiaphoe.com>

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