



MARINA BAY RESIDENCES TO PUT SINGAPORE ON WORLD MAP FOR ICONIC WATERFRONT LIVING

Developers unveil design for world class waterfront homes at Marina Bay ahead of year-end launch.

Singapore: 9th November 2006 – Stunning bay-wide views, three exclusive ‘sky lounges’ and open balconies in almost all of the 428 luxury apartments are features that will put Marina Bay Residences at the forefront of world-class urban waterfront living said developers of the Marina Bay Financial Centre (MBFC), who unveiled designs for the luxury homes today.

Mr Kan Kum Wah, MBFC Development Head of Residential Marketing, said that world renowned architects Kohn Pedersen Fox of New York had designed the 55 storey Marina Bay Residences to take full advantage of the strategic epicentre Marina Bay location.

“Centred in the world’s latest ‘live, work and play’ destination at Marina Bay, the Marina Bay Residences will place owners at the heart of the 24/7 waterfront action with the glamorous integrated resort, tranquil Waterfront Gardens and world class business district.

“Every aspect of its design and detailing will deliver signature views of the Marina Bay area and city skyline, in effect offering Marina Bay Residences buyers the opportunity to own the best known ‘postcard of Singapore’,” he said.

To be launched for sale later this year, almost every unit in the Marina Bay Residences has balconies opening to Marina Bay or the nearby Straits of Malacca, while the six apartments located on lower floors, enjoy some of the most intimate views of the Marina Bay, framed by floor-to-ceiling picture windows.

The Marina Bay Residences will be crowned by Singapore’s first waterfront super penthouse stretching over three floors, while adjacent floors incorporate a further nine penthouses in one and two level configurations from 330 to 430 square metres, some with jacuzzis on the outdoor terraces.

The development also enjoys three 'sky lounges' located on floors 7, 27 and 47 of the 55-storey building. The level 7 lounge, designed for appreciating the outdoors at an altitude, includes barbecues, fresh air social activities and an infinity pool which opens to views of Marina Bay. Level 27 provides space for residents and guests to interact amidst the panoramic views, while the level 47 lounge is designed for luxury dining, meetings and entertainment.

The clear accent on waterfront living at Marina Bay Residences will help meet a worldwide trend towards this lifestyle. The trend is driving exceptional demand for recent waterfront releases in Singapore and created an active secondary market, with the Straits Times recently reporting waterfront apartments changing hands at 30% premiums above recent purchase prices.

"Our sales agents CB Richard Ellis and DTZ Debenham Tie Leung are experiencing an intense level of enquiries in the Marina Bay Residences from both Singapore and overseas, including keen interest from fund management companies in whole floors," Mr Kan said.

Reflecting indications of strong demand for larger apartments on upper floors, Marina Bay Residences incorporates more than 100 three and four bedroom apartments ranging in size from 151 to 220 square metres, many with private lift access Mr Kan said.

Working couples and single professionals are also superbly catered for in the Marina Bay Residences.

"The property includes a substantial number of one and two bedroom apartments ranging in size from 66 to 114 square metres which all enjoy water views and highly efficient space utilisation to enhance the living experience," Mr Kan said.

Located at the heart of a round-the-clock 'live, work and play' environment of Marina Bay, residents will enjoy both above and below the ground walking access to landmark business locations at adjacent Marina Bay Financial Centre, One Raffles Quay and beyond to nearby Raffles Place. A pedestrian promenade in front of the residences provides close access to the tranquil environment of the Waterfront Gardens under development at Marina Bay.

The Marina Bay Residences, to be jointly marketed by CB Richard Ellis and DTZ Debenham Tie Leung (SEA) Pte Ltd, are expected to be launched for sale in late 2006 and be completed in early 2010 when the adjacent Marina Bay Sands integrated resort would have opened. The Marina Bay Residences are being developed by a joint venture of three of Asia's leading property developers – Cheung Kong (Holdings), Hongkong Land and Keppel Land.

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About Marina Bay Residences

Marina Bay Residences are being developed by a joint venture by three of Asia's most experienced and trusted property developers – Cheung Kong Holdings, Hongkong Land and Keppel Land.

The consortium will manage the development of the 55 storey residential condominium and world-class amenities designed to take full advantage of its outstanding waterfront location at the heart of Singapore's new downtown in Marina Bay.

Marina Bay Residence form a part of a larger integrated development, the Marina Bay Financial Centre providing 244,000 square metres of world-class office accommodation on Singapore's Marina Bay waterfront.

About BFC Development Pte Ltd

BFC Development Pte Ltd is a joint venture of three of Asia's most experienced and trusted property developers – Cheung Kong Holdings, Hongkong Land and Keppel Land – focused on the development of the Marina Bay Residences and the Marina Bay Financial Centre Singapore.

The consortium will manage the development of the prime waterfront 3.55ha site in the heart of Singapore's new downtown, with Phase One (to be completed in 2009) including a luxury 55-storey residential apartment building, 244,000 square metres (sqm) of best-in-class office space, and complementary retail and recreational facilities.

The shareholding of BFC Development Pte Ltd is held equally by Cheung Kong Holdings (represented through Choicewide Group Ltd, which is co-owned with Hutchison Whampoa Limited), Hongkong Land (represented through Sageland Pte Ltd) and Keppel Land (represented through Bayfront Development Pte Ltd).

About Cheung Kong (Holdings) Limited

Cheung Kong (Holdings) Limited is a property development and strategic investment company based in Hong Kong. It is one of the largest property developers in Hong Kong, having developed about one in twelve private residences in the territory. The company also owns a large portfolio of commercial, residential and industrial premises in Hong Kong, and is a major developer of the Central District.

In Singapore, Cheung Kong's residential property portfolio includes Cairnhill Crest, an oasis of tranquillity ensconced in prime district 9, and Costa del Sol, a prestigious east coast marine-themed development.

In terms of commercial property, the Company developed One Raffles Quay in its first joint venture with Keppel Land and Hongkong Land in Singapore.

Cheung Kong is a substantial unit holder in Fortune REIT – which holds eleven retail malls in Hong Kong and was listed on The Singapore Exchange in August 2003 – with a 26.92% stake.

About Hongkong Land

Hongkong Land is a leading property investment, management and development group with a major portfolio in Hong Kong, where it owns and manages some five million sq. ft of prime office and retail space in the heart of the Central business district. Established in 1889, the Company's business is built on partnership, integrity and excellence.

The Group also develops high quality commercial and residential property projects elsewhere in Asia and holds a 77% shareholding in Singapore-listed residential property developer, MCL Land. These assets are also managed from Hong Kong by Hongkong Land Limited, which provides services to Group companies.

Hongkong Land Holdings Limited is incorporated in Bermuda with its primary share listing in London. The Company's shares are also listed in Bermuda and Singapore. Hongkong Land is a member of the Jardine Matheson Group.

About Keppel Land Limited

Keppel Land Limited is the property arm of the Keppel Group, one of Singapore's largest multi-national groups. The Company is one of the largest property companies by total assets on the Singapore Exchange.

As an established developer of premier residential properties and investment-grade commercial properties, it is geographically diversified across 11 countries in Asia Pacific.

Keppel Land is a major office landlord with a quality portfolio of prime office towers located mostly in Singapore's Central Business District.