



For immediate release



ONE RAFFLES QUAY WINS PRESTIGIOUS FIABCI AWARD

29 May 2008, Singapore – The International Real Estate Federation (FIABCI) has today named Singapore’s One Raffles Quay (ORQ) as the winner in the Office category at its 17th annual Prix d'Excellence Awards ceremony held in Amsterdam, The Netherlands.

Widely regarded as the real-estate industry’s equivalent of the ‘Oscars’, the award recognises One Raffles Quay for embodying excellence in all aspects of development including, construction, brokerage, facilities management, marketing strategy, impact on the local community and benefit to the environment.

The win places the 120,000 square metre office development in illustrious company, joining past winners in the same category including 1251 Avenue of the Americas in New York (1999), Petronas Twin Towers in Kuala Lumpur (2002) and Prudential Tower in Singapore (2004).

Attending the award ceremony and receiving the award on behalf of One Raffles Quay were Mr Rob Garman, Director of Commercial Property, South Asia, Hongkong Land and Mr Tan Swee Yiow, CEO, Singapore Commercial, Keppel Land International. Both Mr Garman and Mr Tan are also Directors of One Raffles Quay Pte Ltd.

Mr Garman said, “The developers of ORQ - Cheung Kong (Holdings), Hongkong Land and Keppel Land - are delighted to receive this significant award and the international recognition it garners for Singapore. This win is testament to our efforts to meet the stringent requirements of our tenants - some of the world’s leading banks and financial services companies who now operate within ORQ.”

Mr Tan added that “This FIABCI win is an affirmation of the vision and commitment of the consortium partners to develop an iconic landmark reflecting the international repute and economic success of Singapore, and contribute to the new urban landscape of the city.”

One Raffles Quay is strategically positioned in the heart of the city, and is the gateway linking the current Central Business District (CBD) with the new Marina Bay area and the upcoming Marina Bay Financial Centre (MBFC).

The development presents an unrivalled business address, spectacular views of the existing CBD and the new financial district as well as a high quality lifestyle to tenants and visitors alike.

Officially opened in March 2007, One Raffles Quay provided much needed additional Grade A office space at a critical time in the expansion of Singapore's banking and finance sector. Its prestigious tenants include ABN AMRO, Barclays Capital, Credit Suisse, Deutsche Bank AG, Societe Generale Bank & Trust and UBS AG among others. They enjoy large, column-free floorplates, robust back-up power systems, advanced security, an extensive covered pedestrian plaza, multi-level car park and subterranean walkways to the Raffles Place Mass Rapid Transit (MRT) station.

The construction of ORQ was also a major engineering and technical feat, given the constraints of the site and presence of a Mass Rapid Transit (MRT) line running beneath. Earlier this month, ORQ was presented the inaugural Design and Engineering Safety Excellence Award from Singapore's Building and Construction Authority for overcoming design and engineering challenges.

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For more information, please contact:

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About One Raffles Quay

One Raffles Quay (ORQ) was developed by One Raffles Quay Pte Ltd, a joint venture of three of Asia's most experienced and trusted property developers – Cheung Kong (Holdings), Hongkong Land and Keppel Land. ORQ comprises of two office towers totaling 1.29 million square feet (120,000 square metres) of office space. The 29-storey South Tower has 18 office floors, with a typical floor area of 30,000 square feet (2,900 square metres), while the 50-storey North Tower has 42 office floors with a typical floor area of 18,000 square feet (1,700 square metres). ORQ was designed by Kohn Pedersen Fox Associates (KPF) and is now owned by Hongkong Land, and REITS associated with Keppel Land and Cheung Kong (Holdings). Please visit www.orq.com.sg for more information on One Raffles Quay.

About FIABCI Prix d'Excellence

The FIABCI Prix d'Excellence recognises the projects that best embody excellence in all the real estate disciplines involved in their creation. It symbolises the FIABCI ideal of 'providing society with the optimal solution to its property needs' and even mature projects are eligible.

Awarded by an international panel comprising top real estate professionals and experts, the FIABCI Prix d'Excellence rewards overall merit and not just aesthetics, functionality or size. It therefore is regarded as an outstanding achievement and bestows upon the winner the right to use the coveted exclusive award logo. For further information, please see <http://www.fiabci.com/awards-about.aspx>

About Cheung Kong (Holdings)

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 tranquility 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 one of Asia's leading property investment, management and development groups. Founded in Hong Kong in 1889, the Group has business interests across the region. Hongkong Land's business is built on partnership, integrity and excellence.

In Hong Kong, the Group owns and manages some five million sq. ft of prime commercial space that defines the heart of the Central Business District. In Singapore, it is helping to create the city-state's new Central Business District with the expansion of its joint venture portfolio of new developments. Hongkong Land's properties in these and other Asian centres are recognised as market leaders and house the world's foremost financial, business and luxury retail names.

Hongkong Land also develops premium residential properties in a number of cities in the region, not least in Singapore where its 77%-owned listed affiliate, MCL Land, is a significant developer.

Hongkong Land Holdings Limited is incorporated in Bermuda. Its primary listing is in London, and its shares are also listed in Bermuda and Singapore. The Group's assets and investments are managed from Hong Kong by Hongkong Land Limited. 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.

One of Asia's premier property companies, Keppel Land is recognised for its sterling portfolio of quality award-winning residential developments and investment-grade commercial properties, and high standards of corporate governance and transparency.

Keppel Land is geographically diversified in Asia and has a strategic focus on two core businesses of property development and property fund management.

A leading prime office developer in Singapore, Keppel Land contributes to defining and refining the city's skyline with landmark developments such as Ocean Financial Centre, One Raffles Quay and Marina Bay Financial Centre.

The Company is also Asia's premier home developer with world-class iconic waterfront residences such as Reflections at Keppel Bay, Marina Bay Residences and Marina Bay Suites in Singapore.

Keppel Land has also garnered several FIABCI awards for its developments including *Prudential Tower* (Office Category – 2004) and *Caribbean at Keppel Bay* (Residential category – 2006).



**FACT SHEET - ONE RAFFLES QUAY
WINNER - OFFICE CATEGORY
PRIX D'EXCELLENCE AWARDS 2008**



- One Raffles Quay was developed by One Raffles Quay Pte Ltd, a joint venture of three of Asia's most experienced and trusted property developers – Cheung Kong (Holdings), Hongkong Land and Keppel Land. This successful partnership is also developing the adjacent Marina Bay Financial Centre, Marina Bay Residences and Marina Bay Suites.
- One Raffles Quay comprises of two office towers totaling 120,000 square metres (1.29 million square feet) of office space. The 29-storey South Tower has 18 office floors, with a typical floor area of 2,900 square metres (30,000 square feet), while the 50-storey North Tower has 42 office floors with a typical floor area of 1,700 square metres (18,000 square feet).
- One Raffles Quay was designed by Kohn Pedersen Fox Associates (KPF) an international practice with studios in New York and London and a growing presence in Shanghai.
- The 11,400 square metre site is strategically positioned adjacent to Raffles Place and forms a gateway to Marina Bay, Singapore's new financial district and downtown.
- One Raffles Quay is a lesson in both functionality and form. Tenants enjoy large, column-free floorplates, floor-to-ceiling windows, robust back-up power systems, advanced security, an extensive covered pedestrian plaza, multi-level car park and subterranean walkways to the Raffles Place Mass Rapid Transit (MRT) station. The buildings are sheathed in a glassy and transparent curtain wall making the most of the natural light and providing spectacular views.
- One Raffles Quay has an underground air-conditioned retail link to Raffles Place MRT station.

- One Raffles Quay is already fully tenanted by leading global financial enterprises. Tenants include ABN AMRO, Barclays Capital, Credit Suisse, Deutsche Bank AG, Societe Generale Bank & Trust and UBS AG among others.

Consultants

Architectural Design Consultants:	Kohn Pedersen Fox Associates
Project Architects:	Architects 61 Pte Ltd
Mechanical & Electrical Consultants:	Meinhardt (Singapore) Pte Ltd
Civil & Structural Consultants:	Meinhardt (Singapore) Pte Ltd
Quantity Surveyor:	Davis Langdon & Seah Singapore Pte Ltd

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