



MARINA BAY FINANCIAL CENTRE SECURES LEASES FROM BHP BILLITON, MACQUARIE AND MUREX

MBFC (Phase 1) is 65.6% leased, two years ahead of completion.

Singapore, 10 September 2008 - Two of Australia's most respected global companies and a specialist financial services software firm have joined the stellar line-up of pre-committed tenants for Marina Bay Financial Centre (MBFC), Raffles Quay Asset Management Pte Ltd (RQAM) announced today.

RQAM General Manager Wilson Kwong said that Australia's BHP Billiton, the world's largest diversified resources company and the Macquarie Group, one of the world's largest investment and financial services companies had between them signed leases to occupy over 216,000 square feet in Tower 2.

Adding to this, the 25,000 square feet of office space signed by Murex Southeast Asia Pte Ltd; a leader in software development for trading, risk management and processing brings the total leases achieved to 241,000 square feet at the prime waterfront development at Singapore's Marina Bay.

"We are continuing to experience strong leasing momentum at MBFC, and are delighted to welcome such internationally reputed tenants as BHP Billiton, Macquarie and Murex to MBFC," Mr Kwong said.

"With these new tenants, Phase 1 of MBFC is now 65.6% pre-leased. This also means that about 61% of the total 2.92 million square feet of Prime Grade A office space in both Phases 1 and 2 is now pre-committed, while several other tenancy discussions are also at an advanced stage," continued Mr Kwong.

BHP Billiton will lease 142,000 square feet on levels 44-50 of MBFC's Tower 2 which will have a commanding view of the Marina Bay waterfront, while Macquarie will take up over 74,000 square feet on levels 16-18. Both tenancies are for ten years with options for renewal and expansion. A six year tenancy agreement was signed by Murex, occupying about 25,000 square feet of office space on level 19.

Neighbours for the three companies will include Standard Chartered Bank which anchors Tower 1 with a 500,000 square foot lease and DBS Bank which anchors Tower 3 with a 700,000 square foot lease, and a host of other well-known names in banking and finance such as Barclays and American Express.

Phase 1, due for completion in 2Q 2010 comprises of Tower 1 (100% pre-leased) and Tower 2 (45% pre-leased), while Phase 2 due for completion in 2Q 2012 consists of Tower 3 currently standing at 55% pre-committed.

The employees of the latest three companies to confirm leases in MBFC will enjoy the convenience of 119,000 square feet of retail space within the development and direct escalator access from the ground floor level of Tower 2 to the current Raffles Place MRT station and future Landmark MRT station of the upcoming Downtown Line via the Subterranean mall which sits below the Central Linear Park, a green oasis for the MBFC development.

MBFC Phase 1 (Commercial), which was conferred a Green Mark Gold Award by Singapore's Building and Construction Authority in May 2008, is a joint venture of three of Asia's most respected property developers; Cheung Kong (Holdings)/Hutchison Whampoa, Hongkong Land and Keppel Land.

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About Marina Bay Financial Centre

Marina Bay Financial Centre (MBFC) is being developed by a joint venture of three of Asia's most experienced and trusted property developers – Cheung Kong (Holdings)/Hutchison Whampoa, Hongkong Land and Keppel Land.

Occupying centre-stage of Singapore's spectacular new downtown at Marina Bay, MBFC is a purpose-built financial centre designed to ensure Singapore's place as a key financial hub of South-East Asia. MBFC sits on a prime waterfront 35,500 square

metre site offering a breathtaking blend of three distinguished office towers with about 2.92 million square feet of Grade A office space, two residential towers comprising 649 luxury apartments and penthouse as well as approximately 119,000 square feet of retail space to meet the daily convenience of our business community and residents.

About Raffles Quay Asset Management Pte Ltd

Incorporated in 2001, Raffles Quay Asset Management Pte Ltd (RQAM) is a Singapore-based company which manages One Raffles Quay (ORQ) and Marina Bay Financial Centre (MBFC), both of which are premium developments in Singapore's new downtown at Marina Bay.

Completed in 2006, One Raffles Quay is 100% leased and is home to several major and leading global financial institutions. Marina Bay Financial Centre will be completed in 2 Phases between 2010 and 2012, and when fully completed, will incorporate about 2.92 million square feet of Prime Grade A office space, 119,000 square feet of retail space spread within the MBFC development and two luxury towers comprising 649 luxury residences sited in this prime waterfront location.

About Cheung Kong (Holdings)/Hutchison Whampoa 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 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).

