



MARINA BAY FINANCIAL CENTRE SIGNS UP GLOBAL SERVICED OFFICE OPERATOR AS NEW TENANT

MBFC Phase One Comprising Towers One and Two Now 67% Pre-leased

Singapore, 27 August 2009 – The world's leading serviced and virtual office provider, Servcorp, has joined a stellar line-up of pre-committed tenants for Marina Bay Financial Centre (MBFC), Raffles Quay Asset Management Pte Ltd (RQAM) announced today.

To secure a prestigious address for itself and its clients, Servcorp has signed up for an entire floor spanning approximately 22,000 sq ft in the high rise zone of Tower Two. The lease will start in 2010 and will run for seven years. With the latest global name on board, MBFC Phase One, which includes Tower Two and the fully pre-leased Tower One, is now 67% pre-leased ahead of its completion in 2Q 2010.

Servcorp will share Asia's Best Business Address at MBFC with some of Australia's most illustrious and respected global companies, including large diversified resources company BHP Billiton and one of the world's largest investment and financial services companies, The Macquarie Group.

RQAM General Manager, Wilson Kwong said that as businesses and economies start to consolidate in preparation for a global upturn, Singapore is well placed to be a business magnet for companies looking for quality commercial space.

“We believe that Asia and Singapore, in particular, are underpinned by sound fundamentals and will continue to perform well in the long term. The increasing number of leasing enquiries MBFC has received in the past few months is a testament to the quality of our offering, and the recognition by the local and international business community,” he said.

Servcorp General Manager for South East Asia, Marcus Moufarrige, said, “Singapore continues to be an important market for Servcorp as a dynamic Asian business hub. Not only do we have a special affinity to the city as the site of our first overseas location in 1985, but we continue to see both immediate and longer term opportunities here.

“Further expansion in Singapore is part of our long term growth strategy throughout Asia. Marina Bay Financial Centre was the obvious choice for Servcorp as it offers us a trusted partner to work with and a prestigious business address for our serviced office and virtual office clients. We are confident that the location combined with our service standards and our industry leading portfolio of IT products will be a major factor in attracting a diverse clientele from both Singapore and further afield.”

The 50-storey MBFC Tower Two offers one million sq ft of prime Grade A office space, and generous floor plates of 25,000 sq ft. MBFC Tower Two, as part of Phase One of MBFC, was awarded the Green Mark Gold award by Singapore’s Building and Construction Authority for employing sustainable features within its construction in 2008.

Phase Two of MBFC, which is due for completion in 2Q 2012, is similarly enjoying strong leasing momentum, with office space in Tower Three already 55% pre-committed.

MBFC continues to enjoy strong leasing interest due to its prime waterfront location in the heart of the new downtown, stunning views of Marina Bay and business-friendly facilities. Its office space boasts tenant-centric features such as large column-free

symmetrical floor plates, 24-hour business connectivity and seamless connections with road and rail networks to make MBFC accessible from all parts of Singapore.

MBFC is also shaping up to become a lifestyle hub with a vibrant live-work-play atmosphere, which integrates residential, business, retail and entertainment facilities. It is surrounded by other attractions in Marina Bay such as the Esplanade Theatres on the Bay, the Singapore Flyer, Marina Bay Sands Integrated Resort, Gardens by the Bay and the Marina Barrage, which generate round-the-clock buzz for the area.

All tenants, residents and visitors at MBFC will enjoy the convenience of 176,000 square feet of retail space within the development. They will also enjoy direct escalator access from the ground floor level of Tower Two to the current Raffles Place MRT station and future Downtown MRT station of the upcoming Downtown Line. This route to the underground MRT stations will be via the Subterranean Mall, which sits below the Central Linear Park, a green oasis for the MBFC development.

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About Servcorp

Founded in Sydney in 1978, Servcorp now operates an international network of prime CBD locations throughout Australia, New Zealand, Japan, China, South-East Asia, India, Europe and the Middle East including the prestigious Chifley Tower, Sydney; Shiroyama Trust Tower, Tokyo; Emirates Towers, Dubai; and Louis Vuitton Building, Paris. Servcorp's office and IT solutions enable companies of any size to operate with the corporate presence, IT infrastructure and support of a multi-national organization, without having the associated overheads normally required to do so. A **Servcorp Smart Office®** is a fully-managed corporate office suite in a

prime CBD building. It includes a dedicated, local receptionist; access to a worldwide network of meeting rooms; secretarial support and exclusive access to an online portfolio of business services and tools. A **Servcorp Virtual Office®** gives clients access to the presence, facilities and services of a Servcorp Smart Office®, whilst they work from home or another location.

About Marina Bay Financial Centre

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

MBFC sits on a prime 3.55 hectare waterfront site at the heart of Singapore's new downtown. The tenant-centric design of this purpose-built financial centre combines the best in form and function, making it a key draw for businesses and befitting Singapore's position as a global financial hub.

MBFC offers a breathtaking blend of three distinguished office towers with nearly 3 million square feet of Grade A office space, two residential towers comprising 649 luxury apartments and penthouses as well as approximately 176,000 square feet of retail space to meet the daily convenience of our business community and residents.

MBFC is Green Mark certified by the Building and Construction Authority of Singapore. This award recognises the efforts made by the developers to encourage sustainable design practices, and makes MBFC one of the few developments to win more than one BCA Green Mark award.

For more information about Asia's best business address, please visit the MBFC website @ <http://www.mbfc.com.sg/>

About Raffles Quay Asset Management Pte Ltd

Incorporated in 2001, Raffles Quay Asset Management Pte Ltd (RQAM) was established by Cheung Kong (Holdings) Ltd, Hongkong Land and Keppel Land Ltd with the mandate to market and manage One Raffles Quay. Its portfolio has since expanded to include the Marina Bay Financial Centre (MBFC), which stands out together with One Raffles Quay as premium developments in Singapore's new downtown at Marina Bay.

About Cheung Kong (Holdings) Limited/ Hutchison Whampoa

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 seven 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 11 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 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 received several Green Mark awards for its commercial and residential developments in Singapore and overseas. In Singapore, these include Ocean Financial Centre (Platinum), Madison Residences (Gold), Reflections at Keppel Bay (Gold), Sixth Avenue Residences (Gold), The Promont (Gold) and The Tresor (Gold). Keppel Land's development The Estella in Ho Chi Minh City is also the first development to receive the Green Mark Gold award in Vietnam.

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).