

Singapore Land Limited

Company Registration No. 196300170C

**INCREASE IN SHAREHOLDINGS IN AN ASSOCIATED COMPANY,
HOTEL MARINA CITY PTE LTD**

The Board of Directors of Singapore Land Limited (the “Company” or “SingLand”) wishes to advise that its subsidiary, Marina Centre Holdings Pte Ltd (“MCH”) which currently owns 50% interest in Hotel Marina City Pte Ltd (“HMC”), will exercise its pre-emptive right to acquire (the “Proposed Acquisition”) the remaining 50% interest or 97,000,000 HMC shares (the “Shares”) from the other shareholder, Tokyu Corporation, a listed company in Japan. HMC, a private limited company incorporated in Singapore, owns a hotel located at Raffles Boulevard, Marina Square known as The Pan Pacific Singapore.

The consideration for the acquisition of Shares is S\$144.0 million, arrived at on a willing buyer and willing seller basis and will be paid for in cash by MCH’s internal funds and bank borrowings. Based on a valuation of Pan Pacific Singapore as at 31 December 2006 by a professional independent valuer, commissioned by HMC (“Valuation Report”), the adjusted net asset value of HMC as at 31 December 2006 is S\$308.6 million and the attributable net asset value of the said Shares is S\$154.3 million.

Upon completion of the sale and purchase, HMC will be a 100% subsidiary of MCH. The Proposed Acquisition will enable MCH to control 100% of the profitable Pan Pacific Hotel.

The relative figures computed on the bases set out in Rule 1006 of the SGX-ST Listing Manual with respect to the Proposed Acquisition of Shares are as follows:

Rule 1006(b)	Net profit attributable to the purchased shares (S\$ million) ²	SingLand Group net profit (S\$ million) ²	Relative Figure (%)
	8.3	140.1	5.9
Rule 1006(c)	Aggregate consideration for the purchased shares (S\$ million)	SingLand Group market capitalization (S\$ million)	Relative Figure (%)
	144.0	4,331.0	3.3

Notes:

1. Rules 1006(a) and 1006(d) are not applicable.
2. For financial year ended 31 December 2006, net profit denotes net profit before income tax and minority interests.

A summary of the financial effects of the Proposed Acquisition on the SingLand Group's net tangible assets and earnings per share is set out below:

- (a) For illustration purposes only, net tangible assets per share of the SingLand Group as at 31 December 2006 would remain unchanged at S\$7.50, assuming that the Proposed Acquisition had been effected at the end of the SingLand Group's financial year ended 31 December 2006; and
- (b) For illustration purposes only, the impact on the earnings per share of 24.3 cents for the financial year ended 31 December 2006 is negligible, assuming that the Proposed Acquisition had been effected at the beginning of the SingLand Group's financial year ended 31 December 2006 (i.e. 1 January 2006).

Messrs Wee Cho Yaw, Lim Hock San and Gwee Lian Kheng are Directors of the Company, MCH and HMC. Save as disclosed herein, none of the Directors and substantial shareholder of the Company is regarded to have an interest in the transaction.

A copy of the Valuation Report dated 29 January 2007 is available for inspection during normal business hours at SingLand's registered office for 3 months from the date of this announcement.

By order of the Board,
Susie Koh
Company Secretary

29 March 2007