



OVERSEA-CHINESE BANKING CORPORATION LIMITED

(Incorporated in Singapore)

(Company Registration Number: 193200032W)

SALE OF RESIDENTIAL DEVELOPMENT SITE AT KIM SENG ROAD, SINGAPORE

Oversea-Chinese Banking Corporation Limited ("**OCBC Bank**") wishes to announce that its wholly-owned subsidiary Kim Seng Properties Private Limited (the "**Vendor**") has today accepted a tender bid from Lippo Karawaci Corporation (the "**Purchaser**") for its residential development site at Kim Seng Road situated on Lots 830L, 1041K and 99391A of Town Subdivision 21 (the "**Property**"). The tender of the Property was launched for sale on 1 March 2006 by Knight Frank Pte Ltd and closed at 3 p.m. on 30 March 2006.

The purchase price for the Property is S\$329,105,000/- (the "**Purchase Price**"). The Purchaser has paid the tender fee of S\$500,000/- on submission of tender. The deposit of 10% of the Purchase Price (less the tender fee) is to be paid within seven (7) days from the Vendor's letter of acceptance to the Purchaser, with the balance of the Purchase Price payable on completion of the purchase of the Property.

The purchase of the Property is expected to be completed within 12 weeks from date of acceptance subject to, *inter alia*:

- 1) The Vendor obtaining approval from the Controller of Housing to sell the Property to the Purchaser; and
- 2) The Purchaser obtaining the consent or approval from the Controller of Residential Property or the qualifying certificate from the Controller of Housing to purchase the said Property.

Financial Effects

The net book value of the Property as at 31 December 2005 being the date of the latest audited consolidated accounts of OCBC Group is approximately S\$59 million. The Group is expected to recognise a gain of approximately S\$260 million, after deducting various expenses and taxes associated with the proposed transaction.

Based on the latest audited consolidated accounts of OCBC Group for the financial year ended 31 December 2005 and assuming the proposed transaction had been effected during that financial year, the effect on the consolidated net asset value and consolidated earnings would have been an increase of approximately 8 cents per share.

Rationale

The proposed sale is in line with OCBC Bank's stated objective of realising gains on its non-core assets over time so as to re-invest in core financial services growth opportunities.

Interests

None of the Directors or substantial shareholders of OCBC Bank has any interest, direct or indirect, in the above transaction.

Issued by

OVERSEA-CHINESE BANKING CORPORATION LIMITED

Peter Yeoh

Secretary

10 April 2006