

WHELOCK PROPERTIES (SINGAPORE) LIMITED
(Company Registration No. 197201797H)
ANNOUNCEMENT

ACQUISITION OF 20.97% INTEREST IN HOTEL PROPERTIES LIMITED

The Board of Directors of Wheelock Properties (Singapore) Limited (the “**Company**”) wishes to announce that it has today acquired from FCC Holdings Pte Ltd (the “**Vendor**”) 95,230,000 ordinary shares, representing a 20.97% interest in Hotel Properties Limited (“**HPL**”), a company listed on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), for a total consideration of \$171,414,000 or \$1.80 per share (the “**Sale Price**”).

Information on HPL

HPL was first listed on the SGX-ST in 1982. The principal activities of the Company are those of hotelier and investment holding. Its businesses include hotel operations with interest in over 18 hotels with over 4,000 rooms in 9 countries including Hilton and Four Seasons in Singapore; development properties with past projects like Four Seasons Park, Scotts 28; investment properties including 59% holding in Forum, choice retail shop units along Orchard Road; and restaurants in which it has 50% interest in HRC Holdings Pte Ltd, which holds franchises for the operation of Hard Rock Cafes in various Asian countries.

HPL generated revenue of \$304 million and profit before tax of \$47 million for its financial year ended 31 December 2005.

Consideration

The Sale Price of \$1.80 per share represents a 14% premium to the last practicable traded price as at 17 March 2006 or a 18.6% discount to the last disclosed but unaudited net tangible assets value per share of HPL at \$2.21 as at 31 December 2005. The total sale consideration of \$171,414,000 (the “**Sale Consideration**”), which represents 9.9% of the Company’s market capitalization as at 17 March 2006 will be satisfied wholly in cash. The Sale Price is based on arms-length negotiations and was arrived at on a willing-buyer willing-seller basis.

Source of funds

The Sale Consideration will be financed by internal funds.

Rationale

This acquisition is intended to be for long term investment in a well managed and respected Singapore property company.

Financial Effects

Based on the Company's audited accounts as at 31 March 2005 with its share capital being adjusted by its rights issues as at 15 March 2006, the table below sets out the financial effects of the above acquisition:

- (a) the net tangible assets ("NTA") per share of the Company and its subsidiaries (the "Group") for the financial year ended 31 March 2005 assuming that the acquisition was effected on 31 March 2005; and
- (b) earnings per share ("EPS") of the Group for the financial year ended 31 March 2005, assuming that the acquisition was effected on 1 April 2004.

	Before Acquisition	After Acquisition
NTA per share (\$)	1.10	1.13
EPS (cents) before extraordinary item	16.56	17.23

Relative Figures under Rule 1006

The relative figures for the above acquisition computed on the bases set out in Rule 1006 of the Listing Manual, are as follows:

Rule 1006(a)

Net asset value of the assets to be disposed of	Not applicable
Net asset value of the Group	-----
Size of relative figure	Not applicable

Rule 1006(b)

	\$'000
Net profits for financial year ended 31.12.05 attributable to the Sale Shares	8,039
Net profits for financial year ended 31.3.05 of the Group	198,129
Size of relative figure (%)	4.06
Net profits for financial year ended 31.12.05 attributable to the Sale Shares	8,039
Net profits for 9-months ended 31.12.05 of the Group	83,402
Size of relative figure (%)	9.64

Rule 1006(c)

	\$'000
Aggregate value of consideration to be given	171,414
Company's market capitalization as at 17 March 2006	1,735,012
Size of relative figure (%)	9.88

Rule 1006(d)

Number of equity securities to be issued by the Company as consideration	Not applicable
Number of equity securities in issue	-----
Size of relative figure	Not applicable

The Board of Directors of the Company is not aware that any of the Directors or any of the controlling shareholders of the Company has any interest, direct or indirect, in the above transaction.

By Order of the Board

Pauline Tham
Company Secretary
21 March 2006