

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

SALE OF PROPERTY IN JAPAN

The Board of Directors of Wheelock Properties (Singapore) Limited (the “**Company**”) wishes to announce that Wheelock Azabujuban Tokutei Mokuteki Kaisha (the “**Seller**”), the wholly-owned subsidiary of Wheelock Properties (Japan) Pte. Ltd. (“**Wheelock Properties Japan**”), which is in turn a wholly-owned subsidiary of the Company, has today entered into a sale and purchase agreement (the “**Agreement**”) with K.O. Com TMK (the “**Purchaser**”), pursuant to which the Purchaser has agreed to acquire from the Seller (the “**Sale**”) the Oakwood Residence Azabujuban at 4-9 Azabujuban 2-Chome, Minato-ku, Tokyo Japan (the “**Building**”) (collectively, the “**Property**”) in a form of trust beneficiary interest subject to the terms and conditions set out in the Agreement.

The Sale was brokered by Mitsui Fudosan Investment Advisors, Inc.

The Purchaser is a Special Purpose Vehicle managed by a publicly traded company, Secured Capital Japan, an investment fund manager whose shares are traded at the Tokyo Stock Exchange.

Upon completion of the Sale, the Company will no longer have any interest in the Property.

Based on the relative figures computed on the bases of Rule 1006 of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), the Sale would exceed the threshold of 5% but not 20%. Accordingly, the Sale is a discloseable transaction.

The Company sets out below the required information in accordance with Rule 1010 of the Listing Manual of the SGX-ST:

1. Information on the Property

The Seller is a Specified Purpose Company incorporated on 9 July 2004 under the Laws Concerning Asset Securitization of Japan to hold the Property.

The Building is currently leased to MF Serviced Apartment Co., Ltd., a company organized and existing under the laws of Japan, and is predominantly managed and operated as serviced apartments by Oakwood Japan Kabushiki Kaisha.

2. Sale Consideration

The aggregate value of the consideration for the Sale is ¥9,944,067,500 inclusive of consumption tax (the “**Sale Consideration**”), which is equivalent to approximately S\$128.5 million. The Sale Consideration may be subject to adjustments for such expenses or revenues that are not determined as of the completion of the Sale. The Sale Consideration was arrived at on a “willing-buyer and willing-seller” basis after due negotiation.

Concurrently with the execution of the Agreement, the Purchaser had also paid an amount of earnest money into a bank account pledged to the Seller.

3. Completion of the Sale

The completion of the Sale will take place on 31 January 2007 or such earlier date as shall be agreed in writing by the Seller and Purchaser.

4. Rationale and Use of Proceeds

Consistent with the duty of the Board to the Company and shareholders of the Company, the Board has given the Purchaser's offer careful consideration. The Property has a book value of S\$97.1 million and the Company's gain on the Sale is expected to be approximately S\$50.2 million. The Board is of the view that the Sale is in the interest of the Company and its shareholders as it will further enhance the financial conditions and increase the working capital of the Company.

The Company intends to apply the proceeds from the Sale for general corporate purposes including the retirement of indebtedness.

5. Financial Effects

For illustrative purposes, the table below sets out the financial effects of the Sale:

- (a) the net tangible assets ("NTA") per share of the Company, its subsidiaries and its interests in associates (the "Group") for the financial year ended 31 March 2006 assuming that the Sale had been effected at the end of the financial year ended 31 March 2006; and
- (b) earnings per share ("EPS") of the Group for the financial year ended 31 March 2006 assuming that the Sale had been effected at the beginning of the financial year ended 31 March 2006.

	Before Sale	After Sale
NTA per share (S\$)	1.20	1.22
EPS (cents)	20.44	26.64

6. Relative Figures under Rule 1006

The relative figures for the Sale computed on the bases set out in Rule 1006 of the Listing Manual of the SGX-ST, are as follows:

Rule 1006(a)	
Net asset value of the assets to be disposed of	S\$128.5 million ⁽¹⁾
Net asset value of the Group	S\$1,670.7 million ⁽¹⁾
Size of relative figure	7.7%

Rule 1006(b)	
Net profits attributable to the Property	S\$2.2 million ⁽²⁾
Net profits of the Group	S\$179.7 million ⁽²⁾
Size of relative figure	1.2%
Rule 1006(c)	
Aggregate value of consideration to be received	S\$128.5 million
Company's market capitalization on 8 January 2007	S\$2,692.3 million ⁽³⁾
Size of relative figure	4.8%
Rule 1006(d)	
Number of equity securities to be issued by Company as consideration	Not Applicable
Number of equity securities in issue	---
Size of relative figure	Not Applicable

Notes:

- (1) Based on the net assets in the latest announced consolidated financial results of the Group for the period ended 30 September 2006.
- (2) Based on the net profits before income tax, minority interests and extraordinary items in the latest announced consolidated financial results of the Group for the period ended 30 September 2006.
- (3) Based on the Company's issued share capital of 1,196,559,876 shares multiplied by the weighted average price of the Company's shares transacted on the SGX-ST on 8 January 2007, being the market day preceding the date of the Agreement.

7. Interests of Directors and Controlling Shareholders

Save for some of the Directors' directorships in Wheelock Properties (Japan) and the Seller, to the best of the Directors' knowledge, none of the Directors and the controlling shareholders of the Company have any interest, direct or indirect, in the Sale.

8. Documents Available for Inspection

A copy of the Agreement is available for inspection during normal business hours at the Company's registered office at 501 Orchard Road #11-01, Wheelock Place, Singapore 238880 for three (3) months after the date of this announcement.

By Order of the Board

Tan Ling Ling
Company Secretary

9 January 2007