VOLUNTARY UNCONDITIONAL CASH OFFER

by

DBS BANK LTD

(Company Registration No. 196800306E)
(Incorporated in the Republic of Singapore)

for and on behalf of

SOMERSET CAPITAL PTE LTD

(Company Registration No. 199903322R)
(Incorporated in the Republic of Singapore)

a wholly-owned subsidiary of

CAPITALAND LIMITED

(Company Registration No. 198900036N)
(Incorporated in the Republic of Singapore)

to acquire all the issued ordinary shares in the capital of

THE ASCOTT GROUP LIMITED

(Company Registration No. 197900881N)
(Incorporated in the Republic of Singapore)

other than those already held by Somerset Capital Pte Ltd, Somerset Land Pte Ltd and Areca Investment Pte Ltd as at the date of the Offer

- **OFFEROR IS NOW ENTITLED TO EXERCISE THE RIGHT OF COMPULSORY ACQUISITION**

- **CLOSING DATE IS 11 MARCH 2008**

1. INTRODUCTION

DBS Bank Ltd ("**DBS Bank**") refers to the offer document dated 26 January 2008 (the "**Offer Document**") in connection with the voluntary unconditional cash offer (the "**Offer**") by DBS Bank, for and on behalf of Somerset Capital Pte Ltd (the "**Offeror**"), a wholly-owned subsidiary of CapitaLand Limited, to acquire all the issued ordinary shares ("**Shares**") in the capital of The Ascott Group Limited ("**Ascott**") other than those already held by the Offeror, Somerset Land Pte Ltd ("**SLPL**") and Areca Investment Pte Ltd ("**AIPL**") as at the date of the Offer.

All capitalised terms not defined herein shall have the same meaning as used in the Offer Document.

2. DEALINGS DISCLOSURE

DBS Bank wishes to announce, for and on behalf of the Offeror, that the following dealings in the Shares were made on 25 February 2008 by the Offeror:-

1.	Total number of Shares acquired by the Offeror by way of market purchases	321,000
2.	Price paid per Share (excluding brokerage commission, clearing fees and Goods and Services Tax)	S$1.73
3.	Percentage of total number of Shares in issue[1] represented by the number of Shares acquired	0.02%

3. LEVEL OF ACCEPTANCES AND AGGREGATE HOLDING

3.1 Acceptances of the Offer

Based on information provided to the Offeror, as at 5.00 p.m. on 25 February 2008, the Offeror has received, pursuant to the Offer, valid acceptances in respect of 360,913,249 Offer Shares, representing approximately 22.42% of the total number of Shares in issue.

Based on information available to the Offeror as at 25 February 2008, these acceptances include acceptances received from the Offeror's Concert Parties in respect of 4,632,740 Offer Shares, representing approximately 0.29% of the total number of Shares in issue.

3.2 Shares held before the Offer Period

As at 8 January 2008, being the Announcement Date, the Offeror, SLPL and AIPL owned or controlled an aggregate of 1,067,846,016 Shares, representing approximately 66.52% of the total number of Shares in issue then. As at the Announcement Date, the Offeror's other Concert Parties owned or controlled an aggregate of 4,886,550 Shares[2], representing approximately 0.30% of the total number of Shares in issue then.

Save as disclosed above, neither the Offeror nor its Concert Parties owned, controlled or agreed to acquire any Shares as at the Announcement Date.

3.3 Acquisitions/Purchases during the Offer Period

Between the Announcement Date and 5.00 p.m. on 25 February 2008, the Offeror has acquired by way of market purchases on the SGX-ST an aggregate of 127,305,000 Shares[3]

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[1] Unless otherwise stated, references in this Announcement to the total number of Shares in issue are based on 1,609,488,935 Shares.

[2] Of which 75,000 Shares have been disposed by a presumed Concert Party subsequently.

[3] These Shares include 146,000 Shares which are believed to have been acquired from a Concert Party, which Shares have been included in the shareholdings of the Offeror's other Concert Parties as at the Announcement Date as stated in paragraph 3.2 above.

(the "**Market Purchase Shares**"), representing approximately 7.91% of the total number of Shares in issue.

On 13 February 2008, 14,500 new Shares were issued to certain directors of subsidiaries of CapitaLand pursuant to the exercise of Options by such directors.

On 21 February 2008, 701,932 new Shares were issued to certain directors of subsidiaries of CapitaLand pursuant to the release of Awards under the Ascott Performance Share Plan.

Save as disclosed above, neither the Offeror nor any of its Concert Parties (based on information available to the Offeror as at 25 February 2008) has acquired or agreed to acquire any further Shares between the Announcement Date and 5.00 p.m. on 25 February 2008.

3.4 Aggregate Holding

Accordingly, as at 5.00 p.m. on 25 February 2008, DBS Bank wishes to announce, for and on behalf of the Offeror, the following:-

1.	Aggregate number of (i) Shares owned, controlled or agreed to be acquired by the Offeror and its Concert Parties, and (ii) valid acceptances of the Offer	1,556,813,507
2.	Percentage of total number of Shares in issue represented by the above number	96.73%

3.5 Acceptances of the Options Proposal

Based on information provided to the Offeror, as at 5.00 p.m. on 25 February 2008, the Offeror has also received acceptances of the Options Proposal in respect of 15,615,751 Options to subscribe for 15,615,751 new Shares granted under the Option Plan.

4. COMPULSORY ACQUISITION

4.1 The Offeror's right of compulsory acquisition under Section 215(1) of the Act

Pursuant to Section 215(1) of the Act, if the Offeror receives valid acceptances pursuant to the Offer[4] in respect of not less than 90% of the Offer Shares (other than those already held by the Offeror, its related corporations (including SLPL and AIPL) or their respective nominees as at the date of the Offer and excluding any Shares held as treasury shares) (the "**90% Compulsory Acquisition Acceptance Level**"), the Offeror would have the right to compulsorily acquire all the Offer Shares not acquired by the Offeror pursuant to the Offer. As stated in the Offer Document, the Offeror intends to exercise any rights of compulsory acquisition it may have in connection with the Offer, if it is entitled to do so.

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[4] Pursuant to Section 215(11) of the Act, the Market Purchase Shares which were acquired by the Offeror at or below the Offer Price during the period when the Offer is open for acceptance shall be treated for purposes of Section 215 of the Act as having been acquired by the Offeror by virtue of acceptance of the Offer and shall be counted towards the 90% Compulsory Acquisition Acceptance Level.

As at 5.00 p.m. on 25 February 2008, **the Offeror has received valid acceptances pursuant to the Offer which, together with the Market Purchase Shares[3], amount to 90.14% of the Offer Shares** (other than those already held by the Offeror, SLPL and AIPL as at the date of the Offer) **and therefore has reached the 90% Compulsory Acquisition Acceptance Level**. **Accordingly, the Offeror is now entitled to, and it intends to exercise, its right under Section 215(1) of the Act to compulsorily acquire those Offer Shares not acquired by it pursuant to the Offer at a cash consideration equivalent to the Offer Price of S$1.73 for each Offer Share.**

Subsequent to such compulsory acquisition, Ascott will be delisted from the Main Board of the SGX-ST.

Shareholders should note that the Offer remains open for acceptance until the Final Closing Date stated in paragraph 5 below and the Offer is therefore an opportunity for Shareholders to realise their Shares at the Offer Price as soon as practicable.

4.2 Shareholders' right to require the Offeror to acquire their Shares under Section 215(3) of the Act

Shareholders who have not accepted the Offer have the right under and subject to Section 215(3) of the Act, to require the Offeror to acquire their Shares in the event that the Offeror or its nominees acquire, pursuant to the Offer, such number of Shares which, together with the Shares held by the Offeror, its related corporations (including SLPL and AIPL) or their respective nominees, comprise 90% or more of the total number of issued Shares (excluding treasury shares). Shareholders who have not accepted the Offer and who wish to exercise such right are advised to seek their own independent legal advice.

5. FINAL CLOSING DATE

It was stated in the Offer Document that the Offer will close at 5.30 p.m. on 26 February 2008 (subject to Rule 22.6 of The Singapore Code on Take-overs and Mergers (the "**Code**")) or such later date(s) as may be announced from time to time by or on behalf of the Offeror. Pursuant to Rule 22.6 of the Code, the Offer will remain open for a period of not less than 14 days after the date on which the Offer would other have closed (being 5.30 p.m. on 26 February 2008. **Accordingly, as required by Rule 22.6 of the Code, DBS Bank wishes to announce, for and on behalf of the Offeror, that the closing date of the Offer will be 5.30 p.m. on 11 March 2008 (the "Final Closing Date").**

Similarly, the Options Proposal will be open for acceptance until **5.30 p.m. on the Final Closing Date**.

The Offeror does not intend to extend the Offer and the Options Proposal beyond the Final Closing Date. Notice is hereby given that the Offer and the Options Proposal will not be open for acceptance beyond 5.30 p.m. on the Final Closing Date. Acceptances received after 5.30 p.m. on the Final Closing Date will be rejected.

Shareholders who have not yet accepted the Offer and Optionholders who have not yet accepted the Options Proposal have until 5.30 p.m. on the Final Closing Date to do so. Remittances in the form of cheques for the appropriate amounts will be despatched to

accepting Shareholders at their own risk as soon as practicable and in any event within 10 days of the receipt of acceptances of the Offer which are complete in all respects and are received by 5.30 p.m. on the Final Closing Date.

6. PROCEDURES FOR ACCEPTANCE

Shareholders who wish to accept the Offer and Optionholders who wish to accept the Options Proposal but have not done so should complete, sign and forward their FAT or FAA (as the case may be) or the acceptance letter for the Options Proposal (as the case may be) and all other relevant documents as soon as possible so as to reach the Offeror not later than the Final Closing Date.

Shareholders and Optionholders who are in any doubt about the Offer and/or the Options Proposal should consult their stockbroker, bank manager, solicitor or other professional adviser immediately.

Depositors, Shareholders and Optionholders who have not received or who have misplaced the Offer Document, the Options Proposal Letter and/or the relevant acceptance forms should contact The Central Depository (Pte) Limited or Boardroom Corporate & Advisory Services Pte. Ltd., as the case may be, immediately at the following respective addresses:

The Central Depository (Pte) Limited 4 Shenton Way #02-01 SGX Centre 2 Singapore 068807	Boardroom Corporate & Advisory Services Pte. Ltd. 3 Church Street #08-01 Samsung Hub Singapore 049483

7. RESPONSIBILITY STATEMENT

The directors of the Offeror (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this Announcement are fair and accurate and that no material facts have been omitted from this Announcement, and they jointly and severally accept responsibility accordingly.

Where any information has been extracted from published or otherwise publicly available sources (including, without limitation, information relating to Ascott and its subsidiaries), the sole responsibility of the directors of the Offeror has been to ensure through reasonable enquiries that such information has been accurately and correctly extracted from such sources or, as the case may be, accurately reflected or reproduced in this Announcement.

Issued by
DBS BANK LTD

For and on behalf of
SOMERSET CAPITAL PTE LTD
25 February 2008