A Member of CapitaLand

THE ASCOTT GROUP LIMITED
(Incorporated in the Republic of Singapore)
Company Registration no. 197900881N

VOLUNTARY UNCONDITIONAL CASH OFFER FOR THE ASCOTT GROUP LIMITED (THE "COMPANY")

PUBLIC DISCLOSURE OF DEALINGS

The Board of Directors of the Company refers to the voluntary unconditional cash offer for the Company made by DBS Bank Ltd, for and on behalf of Somerset Capital Pte Ltd (the "**Offeror**"), a wholly-owned subsidiary of CapitaLand Limited.

Pursuant to Rule 12.1 of the Singapore Code on Take-overs and Mergers, the Company wishes to report the following dealings in the ordinary shares in the capital of the Company ("**Shares**") on 25 February 2008:

(a) by Hazel Chew Siew Cheng, a director of several subsidiaries and associated companies of the Company

Date of disposal	:	25 February 2008
Name	:	Hazel Chew Siew Cheng
Number of Shares disposed	:	76,000 Shares
Percentage of issued capital of the Company*	:	Approximately 0.005%
Price per Share (excluding brokerage, GST, stamp duties, clearing fee)	:	50,000 Shares at S$1.97 26,000 Shares at S$2.01
Resultant total number of Shares owned or controlled	:	445,272 Shares
Resultant total percentage of issued capital of the Company*	:	Approximately 0.028%

(b) by Chong Kee Hiong, a director of several subsidiaries and associated companies of the Company

Date of disposal	:	25 February 2008
Name	:	Chong Kee Hiong
Number of Shares disposed	:	800,000 Shares
Percentage of issued capital of the Company*	:	Approximately 0.050%
Price per Share (excluding brokerage, GST, stamp duties, clearing fee)	:	300,000 Shares at S$1.91 400,000 Shares at S$1.93 100,000 Shares at S$1.97
Resultant total number of Shares owned or controlled	:	242,542 Shares
Resultant total percentage of issued capital of the Company*	:	Approximately 0.015 %

(c) by Gerard Weller, a director of several subsidiaries and associated companies of the Company

Date of disposal	:	25 February 2008
Name	:	Gerard Weller
Number of Shares disposed	:	260,000 Shares
Percentage of issued capital of the Company*	:	Approximately 0.016%
Price per Share (excluding brokerage, GST, stamp duties, clearing fee)	:	66,000 Shares at S$1.93 184,000 Shares at S$1.95 10,000 Shares at S$1.97
Resultant total number of Shares owned or controlled	:	636 Shares
Resultant total percentage of issued capital of the Company*	:	not meaningful

(d) by Alfred Ong Kian Tiong, a director of several subsidiaries and associated companies of the Company

Date of disposal	:	25 February 2008
Name	:	Alfred Ong Kian Tiong
Number of Shares disposed	:	100,000 Shares
Percentage of issued capital of the Company*	:	Approximately 0.006%
Price per Share (excluding brokerage, GST, stamp duties, clearing fee)	:	S$1.97
Resultant total number of Shares owned or controlled	:	160,636 Shares
Resultant total percentage of issued capital of the Company*	:	Approximately 0.010%

Note:
*Based on total number of issued Shares of 1,609,488,935.

The Board of Directors of the Company (including those who may have delegated detailed supervision of this announcement ("**Announcement**")) has 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, the sole responsibility of the Directors of the Company 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.

By Order of the Board

Hazel Chew / Lam Chee Kin
Joint Company Secretaries
26 February 2008