

ANNOUNCEMENT

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)

COMPULSORY ACQUISITION OF THE ISSUED ORDINARY SHARES IN THE CAPITAL OF THE ASCOTT GROUP LIMITED BY SOMERSET CAPITAL PTE LTD

1. INTRODUCTION

DBS Bank Ltd ("**DBS Bank**") refers to:

- (i) 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 CapitalLand 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 and Areca Investment Pte Ltd as at the date of the Offer; and
- (ii) the announcement dated 25 February 2008 in which it was announced that the Offeror is entitled to, and intends to exercise, its right of compulsory acquisition under Section 215(1) of the Companies Act, Chapter 50 (the "**Act**") to acquire all the Shares not acquired by it pursuant to the Offer.

2. COMPULSORY ACQUISITION UNDER SECTION 215(1) OF THE ACT

DBS Bank wishes to announce, for and on behalf of the Offeror, that DBS Bank has today despatched to shareholders of Ascott who have not validly accepted the Offer as at the close of the Offer at 5.30 p.m. on 11 March 2008 ("**Dissenting Shareholders**"), a letter with regard to the Offeror's exercise of its right of compulsory acquisition under Section 215(1) of the Act (the "**Letter**"), together with a Notice to Dissenting Shareholder ("**Form 57**") and a Notice to Non-Assenting Shareholder ("**Form 58**") in the forms prescribed under the Act. A copy of the Letter together with its enclosures are attached to this Announcement.

As stated in the Letter, the Offeror wishes to compulsorily acquire all the Shares of Dissenting Shareholders at a consideration of S\$1.73 in cash for each Share (the “**Consideration**”) and will proceed to do so on or after 16 April 2008 (the “**Transfer Date**”), being after the expiration of one month after Form 57 is given, subject to and on the terms set out in the Form 57 enclosed with the Letter and the provisions of Section 215(4) of the Act.

Further details in respect of the transfer of the Shares that the Offeror is acquiring from Dissenting Shareholders and the payment of the Consideration for such Shares are set out in the Letter.

3. RIGHTS UNDER SECTION 215(3) OF THE ACT

Under Section 215(3) of the Act, Dissenting Shareholders have a right to require the Offeror to acquire their Shares. Subject to and in accordance with Section 215 of the Act, a Dissenting Shareholder may, within three months from the giving of the Form 58 to the Dissenting Shareholder require the Offeror, by notification to the Offeror at its registered address at 168 Robinson Road, #30-01 Capital Tower, Singapore 068912, to acquire his Shares, whereupon the Offeror shall be entitled and bound to acquire such Dissenting Shareholder’s Shares at the Consideration (or otherwise in accordance with Section 215(3) of the Act).

However, as the Offeror would be proceeding to compulsorily acquire all the Shares of Dissenting Shareholders on or after the Transfer Date on the terms set out in the Form 57 enclosed with the Letter and the provisions of Section 215(4) of the Act, Dissenting Shareholders need not take any action in relation to Form 58. Nevertheless, Dissenting Shareholders who wish to exercise their right under Section 215(3) of the Act or who are in any doubt are advised to seek their own independent legal advice.

Issued by
DBS BANK LTD

For and on behalf of
SOMERSET CAPITAL PTE LTD
14 March 2008