



STAMFORD
LAND CORPORATION LTD
Co. Registration No. 197701615H

**COMPLETION: PURCHASE OF PROPERTY
AT DULWICH HILL, NEW SOUTH WALES, AUSTRALIA**

Capitalised terms used in this announcement bear the same meaning as used in the announcements dated 17 April 2013 (copies enclosed)

The Board of Directors of the Company is pleased to announce the completion of the Property acquisition.

References to the Property address should be updated to: 6-22 Grove Street and 60 Constitution Road.

BY ORDER OF THE BOARD

TEO LAY ENG
COMPANY SECRETARY

Date: 10 February 2014



**PURCHASE OF PROPERTY AT 2-24 GROVE STREET, DULWICH HILL AND
60-64 CONSTITUTION ROAD, DULWICH HILL, NEW SOUTH WALES, AUSTRALIA**

1. Call Option Agreement

The Board of Directors of Stamford Land Corporation Ltd (the “Company”) wishes to announce that SLC Campsie Pty Ltd (“SLC Campsie”), a wholly-own subsidiary of the Company, has entered into a call option agreement, to purchase the freehold property situated at 2-24 Grove Street, Dulwich Hill and 60-64 Constitution Road, Dulwich Hill, New South Wales (the “Property”) for an aggregate cash consideration of AUD\$23.7M (the “Purchase Price”).

2. Purchase Price

The Purchase Price was arrived at on a willing-buyer and willing-seller basis, taking into account current market conditions and the development potential of the Property. The Purchase Price will be satisfied in the following manner:

- (i) SLC Campsie has paid an option fee/deposit of AUD2.37M (10% of the Purchase Price);
- (ii) AUD10M (42% of the Purchase Price) is payable by 29 November 2013, should SLC Campsie exercise the call option (by 30 Sep 2013) to complete the purchase of the Property; and
- (iii) the balance AUD11.3M (48% of the Purchase Price) shall be paid upon completion, by 10 February 2014.

3. Financial Effects

The acquisition of the Property is not expected to have any material financial impact, for the financial year ending 31 March 2013.

4. Rationale

The opportunity to acquire the Property at the Purchase Price is considered attractive, for, inter alia, the following reasons:-

- (i) the Property (recently re-zoned for residential use) is optimally located in Sydney’s Inner-West area, a well-established and highly sought after residential area with limited future supply; and
- (ii) a new light rail station (located immediately adjacent to the Property) is under construction and scheduled for completion by 2014. The Property, which enjoys excellent transport amenities, is also close to both the Dulwich Hill and Summer Hill town centres.

The Directors have carefully considered these factors and are of the view that it is in the best interests of the Group to acquire the Property.

5. Voluntary Disclosure

- 5.1 Non-discloseable Transaction. The proposed Property acquisition is in the ordinary course of the Company's business and does not fall under Chapter 10 of the SGX Listing Manual. Notwithstanding that, the Company wishes to announce the transaction according to Rule 1008(2) of the Listing Manual, in consonance with good corporate governance practices.

For illustrative purposes only, the effects of the Freehold acquisition, with reference to the relative figures set out in Rule 1006 of the Listing Manual as at 31 December 2012 are as follows:-

- | | | |
|-------|---|----------------|
| (i) | The net asset value ("NAV") of the assets to be acquired, as compared with the Group's NAV
<i>Note: this basis is not applicable to an acquisition of assets</i> | Not applicable |
| (ii) | The net profit attributable to the assets to be acquired, compared with the Group's net profits
<i>Note: this basis is not applicable, as there are is no net profit attributable to the assets to be acquired</i> | Not Applicable |
| (iii) | The aggregate value of the consideration received, compared with the Company's market capitalization
<i>(based on weighted average price of S\$0.57 cents/share - and exchange rate AUD1:SGD1.2803 as at 16 April 2013)</i> | 6.15% |
| (iv) | The number of equity securities issued by the Company as consideration for the acquisition, compared with the number of equity securities previously in issue
<i>Note: this basis is not applicable, as no equity securities will be issued as consideration for the acquisition</i> | Not Applicable |
- 5.2 Interests of Directors and Substantial Shareholders. As far as the Company is aware, no Director or Substantial Shareholder of the Company has any interest, direct or indirect, in the Sale.

BY ORDER OF THE BOARD

TEO LAY ENG
COMPANY SECRETARY
17 APRIL 2013



FOR IMMEDIATE RELEASE

***Stamford sets its sights on Dulwich Hill -
one of Sydney Inner West's most established and
sought after suburban residential enclaves***

- *Stamford to acquire freehold properties at 2-24 Grove Street and 60-64 Constitution Road, Dulwich Hill, New South Wales for mixed use medium density residential property development*

SINGAPORE, 17 April 2013 - Stamford Land Corporation Ltd ("Stamford"), Australasia's largest independent owner/operator of luxury hotels and developer of top-tier, landmark residential and commercial properties, today announces plans to acquire freehold properties at 2-24 Grove Street and 60-64 Constitution Road, Dulwich Hill, New South Wales as part of its property development business.

The acquisition is part of Stamford's continuing focus on quality developments, located in niche, well sought after locations. When fully developed, the freehold 10,000 square metre site is expected to yield over 250 apartments, within one of Sydney Inner West's most established and sought after suburban residential enclaves.

Stamford's Executive Director Mr Ow Yew Heng added, "We are pleased to embark on this exciting new residential development, which is well-timed to ride on and complement the excellent suburban lifestyle quality and amenities of the Dulwich Hill precinct. We intend to actively seek out similar niche, choice sites that are highly sought after, for quality residential development."

The site (recently re-zoned for residential use) is optimally located in Sydney's Inner-West area, a highly sought after residential area with limited future supply. A new light rail station (located immediately adjacent to the site) is now under construction and scheduled for completion by 2014. The site, which enjoys excellent transport amenities, is also close to both the Dulwich Hill and Summer Hill town centres. The acquisition is expected to be completed by February 2014.

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This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, and governmental and public policy changes. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

Stamford Land Corporation Ltd
Co. Registration No. 197701615H

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About Stamford Land Corporation Ltd

Stamford Land Corporation Ltd (“Stamford”) is Australasia’s premier owner and operator of luxury hotels and developer of top-tier, landmark residential and commercial properties. Stamford’s portfolio comprises unrivalled, luxury landmark properties in prime and highly sought after locations, with a keen focus in areas that have consistently demonstrated strong demand for quality hotels and apartments.

The Stamford brand is synonymous with superiority in every way – excellent prime locations, luxurious quality accommodation and top-notch service. According to Brand Finance, an independent, leading global brand valuation consultancy, Stamford is ranked amongst Singapore’s top 100 brands. Stamford’s disciplined focus, and success in luxury brand positioning is a key competitive advantage for its hotel and property development businesses:

Luxury Hospitality Services

Stamford owns and operates the multiple award-winning portfolio of luxury, high-end Stamford Hotels in major cities throughout Australia, comprising Stamford Plaza Melbourne, Stamford Plaza Adelaide, Stamford Grand Adelaide, Stamford Grand North Ryde, Sir Stamford Circular Quay, Stamford Plaza Sydney Airport and Stamford Plaza Brisbane. In New Zealand, Stamford owns and operates the landmark Stamford Plaza Auckland.

Renowned for their outstanding service quality, Stamford’s hotels and restaurants have won numerous awards and accolades since the Stamford brand was launched in 1995. Stamford Plaza Brisbane recently reinforced its standing as one of Asia Pacific’s finest luxury hotels, by being named “Best Australian Hotel” by Luxury Travel Magazine’s Gold List Awards, and as “Best Performing Five Star Hotel Queensland” in the Horwath HTL Australia AnzphicMAXXotel Awards. The hotel’s highly successful Kabuki Japanese Restaurant clinched the “Best Entertainment Restaurant” in the Restaurant & Catering Queensland Awards. Stamford Plaza Sydney Airport was voted “Australasia’s Leading Airport Hotel” by the World Travel Awards, the travel industry’s most prestigious global recognition programme.

Property Development and Investment

Stamford owns and develops highly coveted, landmark residential and commercial properties. These include:-

- The iconic Stamford Residences & The Reynell Terraces at The Rocks, Sydney, comprising 129 units of high-end luxury residential apartments. Over 90% of the units were pre-sold ahead of completion in November 2011.
- The 14-storey Dynons Plaza office development at Hay Street, Perth. Completed in April 2010, the entire building is leased to Chevron Australia.
- The Stamford Residences Auckland, comprising 149 prime freehold residences spread over 10 floors, in a stunning addition to Auckland’s city skyline.

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