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Acquisition of an additional 43% stake in the Estella Joint Venture Company Limited

Keppel Land Limited ("**Keppel Land**") wishes to announce that its wholly-owned subsidiary, Keppel Land Estate Pte Ltd ("**Keppel Land Estate**"), has today entered into a conditional share of capital contribution assignment contract (the "**Agreement**") with Tien Phuoc Co., Ltd ("**Tien Phuoc**"), for the acquisition of an additional 43% effective stake in Phases 2 and 3 (the "**Remaining Phases**") of the Project (as defined herein), through the acquisition of 43% of the capital contribution held by Tien Phuoc in the Estella Joint Venture Company Limited ("**JV Co**") (the "**Acquisition**"), for a purchase consideration of VND 243,859,273,800 (US\$11,464,940) ("**Purchase Consideration**").

The JV Co is a 55:45 joint venture between Keppel Land Estate and Tien Phuoc respectively for the development of a high-rise residential development integrated with retail component known as The Estella, located at An Phu Ward, District 2, Ho Chi Minh City, Vietnam (the "**Project**").

Completion of the Acquisition in accordance with the terms of the Agreement ("**Completion**") is subject to, amongst others, the obtaining of a new investment certificate reflecting that, *inter alia*, Keppel Land Estate's contribution to the charter capital of the JV Co ("**Charter Capital**") accounts for 98% of the Charter Capital and Tien Phuoc's contribution to the Charter Capital accounts for 2% of the Charter Capital. Completion is scheduled to take place by 31 December 2014 or such later date which may be decided by Keppel Land Estate at its own discretion.

The Purchase Consideration was arrived at on a willing-buyer and willing-seller basis, and is for the proportionate rights to projected proceeds from the Remaining Phases of the Project, taking into account the market value of the land on which the Project is being developed. The unaudited net asset value attributable to 43% of the Remaining Phases of the Project was VND 181,016,875,437 (US\$8,474,573) as at 30 June 2014.

The Purchase Consideration will be satisfied fully in cash in two tranches in accordance with the terms of the Agreement, on and after Completion. Keppel Land Estate and Tien Phuoc have also entered into the respective addenda to the existing Members' Agreement and Charter in respect of the JV Co today, both to take effect on Completion, pursuant to which they have agreed to hold 98% and 2% of the Charter Capital respectively.

The Acquisition is not expected to have any material impact on the earnings per share or the net tangible assets per share of Keppel Land Group for the current financial year.

None of the Directors or controlling shareholders of Keppel Land has any interest, direct or indirect, in the Acquisition (otherwise than through their shareholdings, if any, in Keppel Land).

Choo Chin Teck
Company Secretary
7 July 2014