
NEWS RELEASE

UOB ASIA MANAGES S\$451M BOND TRANSACTION IN CONJUNCTION WITH THE SALE AND PURCHASE OF WISMA ATRIA

Singapore, 24 May 2002 - UOB Asia Limited (UOB Asia), United Overseas Bank's merchant banking arm, is pleased to announce today the completion of a S\$451 Million Bond Issue on 17 May 2002, one of the largest Singapore Dollar Bond issues so far this year. The Bond Issue, arranged and managed by UOB Asia, was raised in conjunction with the sale of Wisma Atria (excluding the strata floor space owned by Isetan (Singapore) Ltd) by Wisma Development Pte Ltd (Vendor) to Upperton Holdings Limited's (Upperton) wholly-owned subsidiary, Aspinden Holdings Limited (Buyer). Wisma Atria is a strata-titled retail-cum-office complex located in the heart of Orchard Road. DTZ Debenham Tie Leung, the international property advisers, facilitated and advised on the transaction.

The Bond Issue involved the issuance of three classes of asset-backed Bonds under a non-recourse securitisation structure by Upperton. Upperton is a Special-Purpose Vehicle, with its shares wholly owned by Bermuda Trust (Singapore) Limited held on trust for charitable, benevolent or philanthropic purposes. The three classes of 5-year fixed rate Bonds are S\$288 Million 4.94% Senior Bonds, S\$50 Million 7.00% Junior A Bonds and S\$113 Million 8.85% Junior B Bonds, with the Senior Bonds being the most senior class and the Junior B Bonds being the most subordinated class. The Senior Bonds represent a financing of 62.6% against the property's appraised value (S\$460 Million).

The Bonds, which are unlisted, are placed out to institutional and sophisticated investors under Sections 106C and 106D exemptions of the Companies Act. As this is a securitisation structure, the most subordinated class (the Junior B Bonds) was placed out to the sponsors of the transaction, which comprised foreign investors.

Said Mr Michael Sng, Managing Director of UOB Asia, "UOB Asia is pleased to be able to structure and manage the deal. Despite the slight downturn in the property market, we believe that the strong rental yields of Wisma Atria make it an ideal candidate for asset securitisation.

We would expect more foreign and domestic property investors to look to such creative structures to enhance their investment yields."

Said Mr Yusof Wahid, Executive Director of DTZ Debenham Tie Leung, "DTZ was appointed by Wisma Development Pte Ltd to manage the sale of Wisma Atria. Due to the innovation and teamwork of all parties involved, we were able to successfully complete the assignment, in spite of the prevailing market conditions. DTZ is privileged to have the opportunity to work with UOB Asia and all parties concerned in this transaction."

About UOB Asia Limited

UOB Asia Limited is the merchant and investment banking arm of the UOB Group and is engaged in global capital market activities, including debt and equity origination and placements, corporate finance and structured finance.

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