



PRESS RELEASE

YTL Corp to acquire 26% of Macquarie Prime REIT and 50% of Prime REIT Management Holdings Pte Ltd

- Macquarie Prime REIT to be rebranded to Starhill Global REIT
- YTL Corp Managing Director to be appointed new Executive Chairman of REIT Manager
- Acquisition of units at 49% discount to NAV providing YTL Corp an attractive 2009 yield of approximately 9.4%

Singapore, 28th October 2008: YTL Corporation Berhad (“YTL Corp”) today announced that it will acquire approximately 26 per cent stake in SGX-ST listed Macquarie Prime REIT (“MP REIT”) and 50 per cent of Prime REIT Management Holdings Pte Ltd (“PRMH”) from Macquarie Bank Limited (“Macquarie”) for an aggregate upfront consideration of S\$285 million. PRMH is the holding company of Macquarie Pacific Star Prime REIT Management Limited (“MPSPRM”), the REIT Manager of MP REIT, and Macquarie Pacific Star Property Management Pte Ltd (“MPSPM”), the Property Manager of MP REIT’s Singapore properties. Merrill Lynch (Singapore) Pte. Limited acted as exclusive financial advisor to YTL Corp on the proposed acquisitions.

YTL Corp will acquire 247,101,000 units of MP REIT at a unit price of S\$0.82, which is a discount of 49 percent to MP REIT’s net asset value per unit, a 17 percent premium over its 30 day volume weighted average price (VWAP) and a premium of 52 percent over its last traded price. The acquisition of 50 percent of PRMH together with the units allows YTL Corp to control the REIT. The units also provide an attractive 2009 yield of approximately 9.4 percent¹. MP REIT has a market capitalisation of approximately S\$516 million as of 24 October 2008 and owns over S\$2.2 billion worth of prime retail and office properties located in Singapore, Japan and China.

Singapore has one of the most prominent and well-developed REIT markets in Asia and MP REIT, with its iconic Wisma Atria Property (74.23% of total strata lots in Wisma Atria) and the Ngee Ann City Property (27.23% of total strata lots in Ngee Ann City), which together offer the longest stretch (357 metres/1,177 feet) of street level frontage along central Orchard Road, presents a sound investment opportunity, in line with YTL Corp’s expanding Singapore real estate businesses. Other YTL Corp developments in Singapore include the Sandy Island and Lakefront developments, which are part of the remarkable Sentosa Cove project, and the Westwood Apartments, situated in the heart of Orchard Boulevard, which was acquired in November 2007.

¹ Based on Bloomberg consensus 2009 Distributions per Unit of 7.7 Singapore cents as on 27th October 2008



YTL Corp Managing Director Tan Sri Dato' (Dr) Francis Yeoh said "YTL strongly believes in the underlying fundamentals of MP REIT's prime assets. Our long term vision and proven investment track record will enable us to add value to MP REIT through our sponsorship as we focus on re-branding and growing the REIT through yield accretive acquisitions of prime regional assets for the benefit of all unitholders, which we believe will be viewed positively by the market. Our significant equity commitment further ensures that our interests are aligned with investors in MP REIT."

Tan Sri Dato' (Dr) Francis Yeoh added, "The Proposed Acquisitions provide the YTL Group with an opportunity to globalize our "Starhill brand". Coming out of the 1997 Asian Financial Crisis, YTL Corp's strategic acquisitions of Starhill Gallery, Lot 10 and the JW Marriott properties redefined the landscape of Kuala Lumpur's specialized luxury retail niche market and Bukit Bintang district in Malaysia. We are always on the lookout for value acquisitions to add to our portfolio, and strongly believe that the combined experiences and connectivity of YTL Corp and MP REIT will provide the opportunity and platform to realise greater synergies and create further value for these landmark assets."

"Most important of all, I thank our Lord Jesus Christ who has shown us the way and for His Blessings on this historic transaction. I give Him all the glory and all the honour," he concluded.

Upon completion of the Transaction, subject to relevant approvals being obtained, it is the intention for MP REIT, the Manager and the Property Manager to be renamed Starhill Global REIT, YTL Pacific Star REIT Management Limited and YTL Pacific Star Property Management Pte Ltd respectively.

As Starhill Global REIT will be a key vehicle of YTL Corp going forward, YTL Corp further intends to appoint Tan Sri Dato' (Dr) Francis Yeoh as the REIT Manager's Executive Chairman upon completion of the transaction.

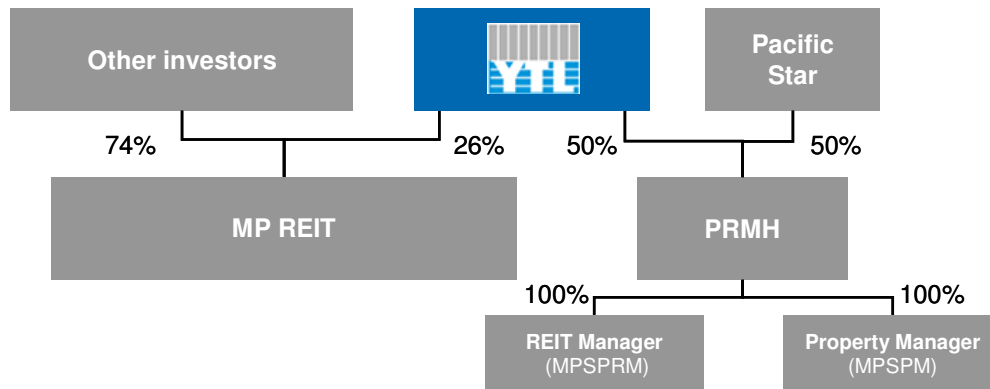
MP REIT was listed on the main board of the Singapore Exchange Securities Trading Limited (SGX: MP) on 20 September 2005 at an IPO price of S\$0.98 with 2005 projected dividend yield of 5.12%. The initial public offer was 35 times oversubscribed. At the time of its IPO, MP REIT had an initial portfolio consisting of two landmark properties located in Orchard Road, the Wisma Atria Property and the Ngee Ann City Property. Both properties have won multiple awards over the years, such as Ngee Ann City named by Forbes as among World's Top Ten Malls in August 2008, Singapore Tourism Board's "Best Shopping Experience" awards in 2008 (Wisma Atria) and from 1999 to 2004 (Ngee Ann City), and Superbrand status for both properties over the years. The REIT has since



added a further 8 retail properties to its portfolio through the acquisitions of prime assets in Japan and China, in addition to its core assets in Singapore.

Baker & McKenzie, Wong & Leow and Ernst & Young acted as the legal and accounting and tax advisers to YTL Corp respectively for the proposed acquisitions.

New Holding Structure Post Completion



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About YTL Corporation Berhad (Company No. 92647-H)

YTL Corporation Berhad is one of the largest companies listed on Bursa Malaysia Securities Berhad (Stock Code: 4677, Bloomberg: YTLMK; Reuters: YTLS.KL), and together with its five listed vehicles has a combined market capitalisation of about RM22 billion (US 6 billion). YTL Corp was listed in 1985, and has also had a secondary listing on the Tokyo Stock Exchange since 1996. YTL Corp was the first Asian non-Japanese company to be listed on the Tokyo Stock Exchange.

YTL Corp is an integrated infrastructure developer with core activities including power generation and transmission, owning and managing water and sewerage facilities, cement manufacturing, construction contracting, property and hotel development, and e-commerce initiatives. In line with its strategy of acquiring regulated assets operating under long-term concessions, the YTL Corp Group owns an indirect 33.5% stake in ElectraNet Pty Ltd in Australia, a 100% stake in Wessex Water Limited in the United Kingdom and a 35% stake in P.T. Jawa Power in Indonesia in 2004. YTL Corp also has cement manufacturing, property development and hotel interests in Singapore, China, Indonesia and Thailand.

YTL Corp has an established track record as a developer of prime, high quality assets across the spectrum of real estate classes. YTL Corp's subsidiary, Pintar Projek Sdn Bhd is the manager of Bursa Malaysia-listed Starhill REIT, Malaysia's largest REIT with a market capitalisation of approximately US\$260 million and retail and hotel properties valued at approximately US\$433 million.

Starhill REIT currently owns four prime properties situated in Kuala Lumpur's Golden Triangle, namely, Starhill Gallery and the adjoining JW Marriott Hotel Kuala Lumpur, and parts of Lot 10 Shopping Centre and The Residences at The Ritz Carlton, Kuala Lumpur. . The Starhill Gallery brand name has also been licensed for use at the Starhill Towers & Gallery complex currently being developed in Dubai.

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