

**OCBC BANK LEAD ARRANGING RM135 MILLION
SYNDICATION FOR SUNWAY CITY BERHAD**

Kuala Lumpur, 19 January 2007 – OCBC Bank (Malaysia) Berhad (OCBC) has been appointed Mandated Lead Arranger and Sole Bookrunner for Sunway City Berhad's (SunCity) Syndicated Financing Facilities of up to RM135 million. SunCity, listed on the main board of Bursa Malaysia, has core businesses in property development, property investment, hospitality, healthcare services and leisure.

The syndication comprises up to RM75 million in Term Loan Facilities and RM60 million in Revolving Credit Facilities. Proceeds from the exercise would be used to refinance the existing borrowings of the Company and for the Company's working capital requirements.

According to OCBC Bank's Head of Investment Banking, Ms Tan Ai Chin, this is the second time the Bank is undertaking such a major exercise for the Sunway Group, comprising Suncity and Sunway Holdings Incorporated Berhad (Sunway Holdings).

"In 2005, we successfully closed Sunway Holdings' RM360 million fund raising exercise. So, we are indeed honoured to be given the privilege to be the Lead Arranger and Sole Bookrunner for the second successive transaction, this time with SunCity.

"The successful syndication is a testament of the participating banks' confidence in the dynamic-yet-prudent management philosophy of the Sunway Group and the strong track record of SunCity as the leading property developer in Malaysia.

"Our continued participation in making available this syndicated facility represents an enhancement of our existing relationship with the Sunway Group. As one of the first successfully closed RM syndications in 2007, we hope this transaction would pave the way for a more vibrant debt market during the year" she said.

The Senior Managing Director of SunCity, Dato' Wong Choon Kee said: "This transaction will enable the Group to refinance existing loans on an unsecured basis at lower cost and allow for the continued growth of the Group's property development business. It has been with the strong support of OCBC, the Mandated Lead Arranger and Sole Bookrunner, that this syndication has come to fruition. We are appreciative of the hard work, effort and commitment demonstrated by the lenders. It amounts to an important acknowledgement of SunCity's financial and credit standing."

OCBC was joined by Malayan Banking Berhad and RHB Bank Berhad as Lead Managers in successfully closing this transaction.

About OCBC Bank

Singapore's longest established local bank, OCBC Bank, currently has assets of S\$144 billion and a network of over 370 branches and representative offices in 15 countries and territories including Singapore, Malaysia, Indonesia, Vietnam, China, Hong Kong SAR, Brunei, Japan, Australia, UK and USA. This network includes more than 250 branches and offices in Indonesia operated by OCBC Bank's subsidiary, PT Bank NISP. OCBC Bank and its banking subsidiaries offer a wide range of specialist financial services, from consumer, corporate, investment, private and transaction banking to global treasury and stockbroking services to meet the needs of its customers across communities.

OCBC Bank's insurance subsidiary, Great Eastern Holdings, is the largest insurance group in Singapore and Malaysia, in terms of assets and market share, and its asset management subsidiary, Lion Capital Management, is one of the largest asset management companies in Southeast Asia. Additional information may be found at www.ocbc.com.