

For Immediate Release

Deutsche Bank selects 12 floors of ICC for its Hong Kong business

[HONG KONG, May 6, 2008] Deutsche Bank is the latest in a series of high-profile names to announce a move to the International Commerce Centre (ICC) in West Kowloon. Currently located in Central, the investment bank plans to relocate its Hong Kong operations to the ICC from the third quarter of 2010.

“We are proud to have Deutsche Bank as one of ICC’s most prominent tenants,” says Sun Hung Kai Properties Vice Chairman and Managing Director Raymond Kwok. “ICC is one of Hong Kong’s most striking and advanced landmark buildings, and the presence of Deutsche Bank is a solid endorsement of that vision.”

Part of the mixed-use complex at Kowloon Station, at 118 storeys and 490m the ICC will be the world’s third-tallest building when fully completed in 2010. Offering approximately 2.5 million sq-ft of Grade A office space, the structure has proven to be an especially attractive proposition due to its outstanding location, generously sized floorplates, and iconic, highly efficient design by Kohn Pederson Fox Associates.

Colin Grassie, CEO Deutsche Bank Asia Pacific, said “ICC delivers Deutsche Bank with a world class space solution that accommodates our rapid growth and keeps all our businesses together in one building. ICC meets all the bank’s demanding technical and infrastructure requirements.”

With an initial 12 floors totaling approximately 420,000 sq-ft, and the right to lease up to 18 floors, Deutsche Bank’s overall space commitment and expansion options total 62,000 sq-m gross (equivalent of approximately 630,000 sq-ft), and will take full advantage of the building’s inherent scalability and adaptability to a range of current and upcoming technologies. To allow for staff expansion to up to 4,000 from 1,500 currently, and to house all divisions and supporting infrastructure groups into one building, the large unobstructed volumes afforded by ICC’s large 35,000 sq-ft floorplates were of particular interest to the investment bank.

Deutsche Bank will join a host of other major international financial firms such as Credit Suisse and Morgan Stanley who have selected ICC as the ideal location for their Hong Kong headquarters. Within the same Kowloon Station complex as ICC are The Ritz-Carlton, Hong Kong, Hong Kong’s first-ever W-Hotel, the luxury serviced suite hotel The HarbourView Place and the high-end Elements shopping mall.

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About Deutsche Bank

Deutsche Bank is a leading global investment bank with a strong and profitable private clients franchise. A leader in Germany and Europe, the bank is continuously growing in North America, Asia and key emerging markets. With 78,275 employees in 76 countries, Deutsche Bank offers unparalleled financial services throughout the world. The bank competes to be the leading global provider of financial solutions for demanding clients creating exceptional value for its shareholders and people.

www.db.com

About International Commerce Centre

At a soaring 118 storeys, the International Commerce Centre (ICC) will be Hong Kong's latest distinctive landmark. Designed by internationally acclaimed architectural firm Kohn Pedersen Fox Associates, ICC stands for uncompromising design and building quality, and is backed by Hong Kong's leading developer, Sun Hung Kai Properties. Located at a key harbour crossing point in West Kowloon, ICC will be the only integrated, easily accessible Grade-A commercial and retail space along the Kowloon peninsula. ICC offers exceptional transportation convenience - with commanding views of Hong Kong's distinctive skyline. ICC encapsulates today's paradigm of modern living, from sumptuous retail locations to luxury boutique residences and revitalising green spaces. ICC will be completed in phases from 2007 to 2010. When complete, ICC will comprise of 2.5 million square-feet of Grade-A offices, a one-million square-foot shopping mall, luxury residences and serviced apartments – all accessible via MTRC's new Kowloon Station.

About Sun Hung Kai Properties

Sun Hung Kai Properties (SHKP) has been publicly listed since 1972 and today is one of Hong Kong's largest property companies. It has built a strong brand name over the years, along with a reputation for premium quality and comprehensive customer care across the residential, office and retail markets. The company is well known for its seasoned management and commitment to good corporate governance, and the SHKP brand is seen as a guarantee of 'quality you can trust' by customers and investors alike.

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