

BANYAN TREE HOLDINGS LIMITED

(Company Registration No. 200003108H)
(Incorporated in the Republic of Singapore)

SGX ANNOUNCEMENT **OVER-ALLOTMENT OPTIONS EXERCISE**

Banyan Tree Holdings Limited (the "Company") wishes to announce the following:

1. The SGX announcement no. 00137 on 7 July 2006 at 20:07:17 made by UBS AG titled "Cessation of Stabilisation" refers.
2. Pursuant to Clauses 2.1(c) and 2.1(d) of the Placement Agreement dated 8 June 2006 entered into between, amongst others, the A and B Vendors, the Company, and DBS Bank Ltd and UBS AG, acting through its business group, UBS Investment Bank (collectively known as the "Joint Global Co-ordinators"); the Joint Global Co-ordinators had given notice to the Company on 7 July 2006, of their exercise of the Over-allotment Options in respect of **27,777,000** shares, being:
 - (i) **11,246,521** Additional Shares to be issued by the Company, and
 - (ii) **16,530,479** Additional Shares to be sold by the A and B Vendors.
3. Delivery and payment for the above-mentioned Additional Shares will occur on 14 July 2006, being the Option Closing Date and will be made in accordance with Clauses 3.2 and 3.3 of the Placement Agreement.

DBS Bank Ltd and UBS AG, acting through its business group, UBS Investment Bank are the Joint Global Co-ordinators and Joint Bookrunners for the Initial Public Offering.

BY ORDER OF THE BOARD

JOYCE KHOO PHAIK LIAN
GROUP COMPANY SECRETARY

10 July 2006