

June 27, 2006

To: Singapore Exchange Securities Trading Limited
2 Shenton Way
#19-00 SGX Centre 1
Singapore 068804

Dear Sirs

**STABILISING ACTION IN RELATION TO INITIAL PUBLIC OFFERING
("OFFERING") OF BANYAN TREE HOLDINGS LIMITED ("COMPANY")**

Pursuant to Regulation 3(13) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, we, UBS AG, acting through our business group, UBS Investment Bank, the stabilising manager for the Offering, announce that we have purchased the following number of shares of the Company ("Shares"):-

Date of Purchases: 27 June, 2006
Total number of Shares: 15,000
Price Range of Purchases: S\$0.925 per share

Issued by
UBS AG, acting through its business group, UBS Investment Bank



Patrick Lee
Managing Director



Parvati Banati
Executive Director