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OCBC BANK ANNOUNCES VERSATILE HOME LOAN PACKAGE

First Bank to offer fully flexible home loan rates for the first two years

Singapore, 18 April 2001 --- Oversea-Chinese Banking Corporation Limited ("OCBC Bank") today announced an innovative home loan package which gives home owners control over the interest rate payments for the first two years of their loans.

Customers will have two options. They can either fix the interest rates at 3.3% each year for the first two years, or have the flexibility to fix the rates to match their cashflow, as long as the aggregate rate for the two years is 6.6%.

In both instances, from the third year onwards, they can then choose from either the Board- or Prime-rate based interest payments. Please see below.

Year	Interest Rates	
1	Aggregate 6.6%	3.3% (Fixed)
2		3.3% (Fixed)
3	3.9% (B - 1.6%)	
4 onwards	4.9% (B - 0.6%)	
Option for Prime Rate from Year 3 onwards available		

OCBC Bank is the first Singapore bank to offer such flexible home loan packages. Mr YY Chin, Head of Consumer Financial Services, said: "Buying a home is a major financial decision. At OCBC Bank, we believe in giving our customers better control over their finances, thus enabling them to remain financially healthy."

Scenario 1: Interest rate options for properties under construction

Customers buying a property under construction will have the flexibility to set their interest rates for the first year -- between 0% and 3.3% -- as long as the aggregate rate for the two years is 6.6%. For example, if the interest rate for the first year is 2%, the rate for the second year will be 4.6%. (Please Refer to Table 1).

From the third year onwards, customers will have the choice of paying either the Board- or Prime-rate based interest rates.

TABLE 1: PROPERTIES UNDER CONSTRUCTION

	YEAR 1 FIXED RATE (%)											
	0.00	0.25	0.50	1.00	1.25	1.50	2.00	2.25	2.50	3.00	3.30	
3.30												
3.60												
4.10												
4.35												
4.60												
5.10												
5.35												
5.60												
6.10												
6.35												
6.60												
	2-Yr Fixed Rate Package (Aggregate first 2 years = 6.60%)							Figures shown above are approximates				

Scenario 2: Interest rate options for completed properties

For completed properties, customers may choose to set the interest rates as low as 2.7%, as long as the aggregate rate for the first two years is 6.6%. For example, in year 1, if the customer chooses to pay the rate of 4.6%, the rate in the second year will be 2%. (refer to Table 2) From the third year onwards, customers have the choice of paying the Board- or Prime-rate based interest rates.

TABLE 2: COMPLETED PROPERTIES

	YEAR 1 FIXED RATE (%)											
	2.70	2.85	3.35	3.60	4.10	4.60	4.85	5.35	5.85	6.10	6.60	
0.00												
0.50												
0.75												
1.25												
1.75												
2.00												
2.50												
3.00												
3.25												
3.75												
3.90												
	2-Yr Fixed Rate Package (Aggregate first 2 years = 6.6%)							Figures shown above are approximates				

Refinancing option

Customers who wish to refinance their property can take advantage of the more competitive interest rates now available to enjoy savings on their current home loans.

For example, a customer with a S\$500,000 home loan on a 30-year tenure paying an interest rate of 5% would, by refinancing through the OCBC home loan, save \$22,441 over three years (please see below).

INTEREST RATE	INTEREST TO BE PAID
Assuming an interest rate of 5% p.a.	\$73,346
With an OCBC Home Loan at :	
Yr 1 : 3.3%, Yr 2 : 3.3%, Yr 3 : 3.9%	\$50,905
SAVINGS over 3 years	\$22,441

Additional features

Customers applying for OCBC Bank's home loan package will also enjoy:

- legal fee subsidies of up to 0.5% or S\$3,500 (whichever is the lower)
- free fire insurance for the first year
- free property valuation
- access of up to four times the monthly income with an OCBC Credit Card and OCBC Personal Line (free for the first year of the home loan)

About OCBC Bank

With total assets of S\$60 billion, and a staff force of 6,400 in 89 branches and representative offices in 13 countries, OCBC Bank (which was founded in 1932) now ranks as one of the largest banks incorporated in Singapore. In 2000, it reported a profit attributable to shareholders of S\$840 million.

OCBC Bank's mission is to be a world-class financial institution in Asia Pacific. This it seeks to achieve by the provision of superior customer service, particularly through the use of technology. A leading eCommerce financial player, OCBC Bank owns Bank of Singapore Limited (BOS), which is positioned to pursue global innovative eCommerce initiatives in the buyer-advocate space. BOS comprises finatq.com, the consumer division; finixis.com, a financial and business solutions hub; and eVentures, a venture investment arm.