
NEWS RELEASE

Award-winning UOB FirstZero Home Loan Offers Lowest Three-year Fixed Rates In Singapore

*UOB FirstZero Home Loan is named 'Best Deposit-Linked Product'
by The Asian Banker*

27 May 2005, Singapore - United Overseas Bank (UOB) is pleased to announce that **UOB FirstZero Home Loan** has won the **Best Deposit-Linked Product Award 2004** at The Asian Banker Excellence in Retail Financial Services Awards 2005. The Asian Banker is the region's most authoritative provider of strategic business intelligence to the financial services community.

To commemorate the winning of this prestigious award, the Bank will be re-launching the UOB FirstZero Home Loan on **28 May 2005** with the lowest fixed rates in town.

In addition, the home loan package will offer a full legal fee subsidy for loan amount of S\$500,000 and above, plus a complimentary one-night hotel stay at Meritus Mandarin Singapore (worth more than S\$400) for each successful loan application.

Said Ms Sim Puay Suang, Executive Vice President, Personal Financial Services, "We are very excited that our FirstZero Home Loan has won the prestigious award from The Asian Banker. The Best Deposit-Linked Product Award is a testimony to our capabilities and strong commitment to our customers. It also spurs us to continue in our efforts to introduce innovative products that meet the needs of identified customer segments."

Ms Sim added: "We are encouraged by the response to earlier launches of our FirstZero Home Loan. Hence, we are re-launching it with the lowest three-year fixed rates in the market. In a rising interest-rate environment, our FirstZero Home Loan package gives customers the assurance that their loan is locked in at a low interest rate for the next three years."

UOB FirstZero Home Loan is a groundbreaking home loan package that comes with 0% fixed interest rate for the first year – the first of its kind in the market in Singapore. First launched in June 2003, the UOB FirstZero Home Loan offers low home loan interest rates with high deposit rates. Thus, customers enjoy a total value package that maximises their savings on both their home loan and deposit.

To be eligible for the UOB FirstZero Home Loan, customers need only to maintain a minimum average monthly balance for 12 months in a UOB deposit account.

The details of the UOB FirstZero Home Loan package are set out in the table below:

UOB FirstZero Home Loan Package	
Interest Rates (p.a.)	
1st Year	0.00% (Fixed)
2nd Year	3.75% (Fixed)
3rd Year	4.75% (Fixed)
Thereafter	4.75% (Board Rate less 1.00%)
Existing fixed rate Board Rate is 5.75%.	
Features	
Property Type	Private residential property
Minimum Loan Amount	S\$200,000
Maximum Loan Amount	S\$2 million
Minimum Deposit Amount*	Loan amount < S\$1 million: S\$50,000 in deposits Loan amount >= S\$1 million: S\$100,000 in deposits
* Minimum balance fee applies.	

Additional Exclusive Benefits

Apart from the attractive interest rates, customers also enjoy the following additional benefits:

- Free home fire insurance for the first year
- Free processing
- Free valuation
- Preferential rates for UOB Bridging Loan and UOB Renovation Loan
- UOB 1-2-1 Banking privileges, including annual fee waiver for their UOB Gold Credit Card and priority queues at UOB Group branches

- Under UOB Rewards Plus, the Bank's customer loyalty programme, UOB FirstZero Home Loan customers will earn UNI\$1 for every S\$10,000 outstanding on their home loan per month. Customers will be able to redeem their UNI\$ for a wide range of exclusive rewards, including shopping and dining for free.

For more information, customers can call 1800 22 22 121 (24-hour). To apply, they can do so online at www.uobgroup.com or visit any UOB Group branch to speak to our Personal Bankers.

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