CAPITALAND LIMITED

(Incorporated in the Republic of Singapore)
Company Registration No.: 198900036N

ANNOUNCEMENT

INCREASE IN SHARE CAPITAL OF WHOLLY-OWNED SUBSIDIARY, CAPITALAND RETAIL LIMITED

CapitaLand Limited ("CapitaLand") wishes to announce that its wholly-owned subsidiary, CapitaLand Retail Limited ("CRTL"), has increased its authorised share capital from S$1,000,000 divided into 1,000,000 ordinary shares of S$1.00 each to S$50,000,000 divided into 50,000,000 ordinary shares of S$1.00 each by the creation of 49,000,000 ordinary shares of S$1.00 each.

CRTL has also increased its issued and paid-up ordinary share capital from S$2 to S$50,000,000 by the allotment and issue of 49,999,998 ordinary shares of S$1.00 each issued to CapitaLand for cash at par.

CapitaLand's interest in CRTL remains unchanged at 100% after the increase.

The increase in share capital of CRTL is for operational purposes.

The increase in share capital is not expected to have any material impact on the net tangible assets or earnings per share of the CapitaLand Group for the financial year ending 31 December 2005.

By Order of the Board

Rose Kong
Company Secretary
16 December 2005