CAPITALAND LIMITED

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

ANNOUNCEMENT

CHANGE OF INTEREST IN AUSTRALAND

CapitaLand Limited ("CapitaLand") wishes to announce that it had (through its indirect wholly-owned subsidiaries, Ausprop Holdings Limited (“Ausprop”) and Austvale Holdings Ltd (“Austvale”)) on 3 August 2006 been allotted an aggregate of 8,933,407 new stapled securities (“New Stapled Securities”) in Australand (the “Allotment”).

The Allotment was due to the election by Ausprop and Austvale for stapled securities under Australand’s Distribution Reinvestment Plan in respect of the distribution of 4.0 cents per stapled security for the quarter ended 30 June 2006, which was paid on 3 August 2006. The New Stapled Securities were allotted at an issue price of A$1.99 per stapled security in lieu of the aggregate cash distribution (net of tax) of A$17,777,479.93 (approximately S$21,511,817.36) due to Ausprop and Austvale. The issue price represents a 2.5% discount to the average of the daily volume weighted average price of Australand stapled securities traded on the Australian Stock Exchange for each of the first five trading days commencing on 30 June 2006, the record date of the distribution.

Immediately prior to the Allotment, CapitaLand had an aggregate of 483,625,353 stapled securities in Australand (approximately 53.63% of the total issued stapled securities of Australand). Following the above Allotment, CapitaLand holds an aggregate of 492,558,760 stapled securities in Australand (approximately 53.92% of the total issued stapled securities of Australand).

The above transaction is not expected to have any material impact on the net tangible assets and earnings per share of the Capitaland Group for the financial year ending 31 December 2006.

None of the Directors or controlling shareholder of CapitaLand has any interest, direct or indirect, in the transaction described above.

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
8 August 2006