CAPITALAND LIMITED

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

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF SHARES IN NINE PROJECT COMPANIES IN CHINA

Further to its announcements of 8 July 2005 and 25 January 2006, CapitaLand Limited ("CapitaLand") is pleased to announce that its indirect wholly-owned subsidiary, CapitaRetail China Developments (B) Pte. Ltd., has completed its acquisition of 65% of the equity stake in each of the following project companies:

(i) Kunshan SZITIC Commercial Property Co., Ltd. (昆山深国投商用置业有限公司);
(ii) Foshan City SZITIC Commercial Property Co., Ltd. (佛山市深国投商用置业有限公司);
(iii) Zibo SZITIC Commercial Property Co., Ltd. (淄博深国投商用置业有限公司);
(iv) Yangzhou SZITIC Commercial Property Co., Ltd. (扬州深国投商用置业有限公司)
(v) Dongguan City SZITIC Commercial Property Co., Ltd. (东莞市深国投商用置业有限公司);
(vi) Huizhou City SZITIC Commercial Property Co., Ltd. (惠州市深国投商用置业有限公司);
(vii) Zhanjiang City SZITIC Commercial Property Co., Ltd. (湛江市深国投商用置业有限公司);
(viii) Yibin SZITIC Commercial Property Co., Ltd. (宜宾深国投商用置业有限公司); and
(ix) Quanzhou SZITIC Commercial Property Co., Ltd. (泉州深国投商用置业有限公司);

(collectively, the "Project Companies").

The remaining 35% equity stake in each of the Project Companies is held by SZITIC Commercial Property Co., Ltd. (深国投商用置业有限公司), a party unrelated to CapitaLand Group. Accordingly, the Project Companies are now indirect subsidiaries of CapitaLand.

The above transaction 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 2006.

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

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
28 August 2006