CAPITALAND LIMITED

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

ANNOUNCEMENT

CONDITIONAL JOINT VENTURE AGREEMENT WITH PHU GIA REAL ESTATE & COMMERCIAL CONSTRUCTION CO., LTD AND THIEN DUC TRADING-CONSTRUCTION COMPANY LTD

CapitaLand Limited ("CapitaLand") wishes to announce that its indirect wholly-owned subsidiary, CapitaLand (Vietnam) Holdings Pte. Ltd. ("CapitaLand Vietnam") has today entered into a conditional Joint Venture Agreement with two Vietnamese partners, Phu Gia Real Estate & Commercial Construction Co., Ltd ("Phu Gia") and Thien Duc Trading-Construction Company Ltd ("Thien Duc"), to acquire and develop a prime residential site in Ho Chi Minh City, Vietnam. The proposed joint venture and incorporation of the joint venture company is subject to certain conditions being met, including the relevant approvals being obtained from the Ministry of Planning and Investment of Vietnam for the issuance of a foreign investment licence.

Upon approvals being obtained, CapitaLand Vietnam will subscribe for a 80% stake (US$11.2 million or approximately S$18.3 million of the total registered capital of US$14 million or approximately S$22.82 million) in the proposed joint venture company. Phu Gia and Thien Duc will each subscribe for 10% stake.

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

By Order of the Board

Rose Kong
Company Secretary
14 February 2006