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") been allotted an aggregate of 9,475,815 new stapled securities ("New Stapled Securities") in Australand (the "Allotment") on 8 February 2006.

The Allotment was due to the election by Ausprop and Austvale for scrip under Australand's Distribution Reinvestment Plan in respect of the distribution of 4.5 cents per stapled security for the quarter ended 31 December 2005, which was paid on 8 February 2006. The New Stapled Securities were allotted at an issue price of A$2.03 per stapled security in lieu of the aggregate cash distribution (net of tax) of A$19,235,904.45 (approximately S$23,654,391.70) due to Ausprop and Austvale. The issue price represents a 2.5% discount to the average of the daily volume weighted average of all sales of Australand stapled securities traded on the Australian Stock Exchange for each of the first five trading days following the record date for the distribution, being 31 December 2005.

Immediately prior to the Allotment, CapitaLand had an aggregate of 465,303,739 stapled securities in Australand (approximately 53.30% of the issued stapled securities of Australand). Following the above Allotment, CapitaLand now holds an aggregate of 474,779,554 stapled securities in Australand (approximately 53.62% of the 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.

By Order of the Board

Rose Kong
Company Secretary
17 February 2006