CAPITALAND LIMITED

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

ANNOUNCEMENT

CHANGE OF INTEREST IN CAPITALAND (BEIJING) KAI HENG HOLDINGS PTE. LTD.

CapitaLand Limited ("CapitaLand") wishes to announce that its 37.5% indirect associated company, CapitaLand China Development Fund Pte. Ltd. has subscribed for an 80% stake (comprising 8 ordinary shares) in the capital of CapitaLand (Beijing) Kai Heng Holdings Pte. Ltd. ("CapitaLand Beijing Kai Heng") for a cash consideration of S$8.00.

Hua Fa Holdings Pte. Ltd. ("Hua Fa"), an indirect wholly-owned subsidiary of CapitaLand, the existing shareholder of CapitaLand Beijing Kai Heng, has also subscribed for 1 new ordinary share in the capital of CapitaLand Beijing Kai Heng for a cash consideration of S$1.00. Following this subscription, Hua Fa has a 20% stake (comprising 2 ordinary shares) in the capital of CapitaLand Beijing Kai Heng.

CapitaLand Beijing Kai Heng has ceased to be an indirect wholly-owned subsidiary of CapitaLand, and has become a 50% indirect associated company of CapitaLand.

The above 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 transaction described above.

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
12 July 2006