CAPITALAND LIMITED

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

ANNOUNCEMENT

INCORPORATION OF INDIRECT SUBSIDIARY, BEIJING XINJIE REAL ESTATE DEVELOPMENT CO., LTD

CapitaLand Limited ("CapitaLand") wishes to announce that its indirect subsidiary, Floral Land Pte. Ltd. ("Floral Land") has incorporated the following wholly-owned subsidiary in The People's Republic of China:

Name	:	Beijing Xinjie Real Estate Development Co., Ltd
Principal Activity	:	Real Estate Development
Registered Capital	:	US$73.5 million

CapitaLand has a 80% indirect interest in Floral Land. The other 20% in Floral Land is held by CapitaLand China Residential Fund Limited ("CCRF") in which CapitaLand holds 33.61% indirect interest. CapitaLand's effective interest in Floral Land is 86.72%. CCRF is a fund company set up to invest primarily in residential development projects in the People's Republic of China.

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
21 March 2006