CAPITALAND LIMITED

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

ANNOUNCEMENT

SUBSCRIPTION OF UNITS IN ASCOTT RESIDENCE TRUST

Further to the announcement dated 20 January 2006, CapitaLand Limited ("CapitaLand") wishes to announce that pursuant to the preferential offering of units in Ascott Residence Trust ("ART") (the "Preferential Offering") by The Ascott Group Limited ("Ascott"), it has through its wholly-owned subsidiaries, Somerset Capital Pte Ltd and pFission Pte Ltd, subscribed and been allotted 213,569,202 units in ART, representing approximately 47.04% of the total number of units in issue of ART, at S$0.68 per unit for a total consideration of S$145,227,057.36.

Following the completion of the Preferential Offering, Ascott holds a total of 137,142,932 units in ART representing approximately 30.21% of the total number of units in issue of ART. CapitaLand has a deemed interest of approximately 67.36% of the issued share capital of Ascott.

Accordingly, CapitaLand's total effective interest in ART is approximately 67.39%.

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

Ng Chooi Peng
Assistant Company Secretary
31 March 2006