CAPITALAND LIMITED

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

ANNOUNCEMENT

S$1,560,000,000 SYNDICATED CREDIT FACILITIES FOR THE FINANCING OF THE "ORCHARD TURN" RETAIL-CUM-RESIDENTIAL PROJECT

CapitaLand Limited ("CapitaLand") wishes to announce the following in connection with the acquisition and development of the 99-year leasehold development site at Orchard Road/Paterson Road (the "Property"):

- Orchard Turn Holding Pte. Ltd. (the "Borrower"), the 50:50 joint venture company of CapitaLand and Sun Hung Kai Properties Limited ("Sun Hung Kai"), as borrower, its wholly-owned subsidiaries, Orchard Turn Residential Development Pte. Ltd. and Orchard Turn Retail Investment Pte. Ltd. as guarantors (the "Guarantors") have entered into a facility agreement (the "Facility Agreement") with the Mandated Lead Arrangers (as defined below) and certain other banks and financial institutions as lenders (the "Lenders") pursuant to which the Lenders agreed to grant term loan and revolving loan facilities (the "Facilities") of up to an aggregate amount of S$1,560,000,000 to the Borrower, upon the terms and subject to the conditions of the Facility Agreement.

- The mandated lead arrangers are Calyon, Citigroup Global Markets Singapore Pte Ltd, Standard Chartered Bank, Sumitomo Mitsui Banking Corporation, United Overseas Bank Limited, The Bank of Tokyo-Mitsubishi UFJ, Ltd., DBS Bank Ltd. and Mizuho Corporate Bank, Ltd. (the "Mandated Lead Arrangers").

- In conjunction with the Facility Agreement and Facilities, United Overseas Bank Limited will act as facility agent and Standard Chartered Bank will act as security agent.

- The Facilities will be secured by, inter alia, a mortgage over the Property, share charges over the shares in the Guarantors and debentures over the assets of the Borrower and the Guarantors. In addition, CapitaLand and Sun Hung Kai will both provide certain project undertakings in respect of the Facilities.

- The proceeds of the Facilities will be used to partially refinance the acquisition costs of the Property as well as to finance the development of the Property, a landmark retail cum residential development.

The above transactions are 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.

Mr Jackson Peter Tai and Mr Andrew Buxton are directors of both CapitaLand and DBS Bank, one of the Mandated Lead Arrangers.

Save as disclosed above, none of the directors or controlling shareholders of CapitaLand have any interest, direct or indirect, in the above transactions.

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
5 May 2006