CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF 100% EQUITY INTEREST IN BEIJING RED DIAMOND SCIENCE & TECHNOLOGY DEVELOPMENT CO., LTD

CapitaLand Limited ("CapitaLand") wishes to announce that its indirect wholly-owned subsidiary, CapitaLand Commercial (Barbados) Limited, has today completed the acquisition of 100% equity interest (comprising a registered share capital of RMB50 million) (the "Shares") in Beijing Red Diamond Science & Technology Development Co., Ltd ("Beijing Red Diamond"), a company incorporated in the People's Republic of China (the "Acquisition").

The principal activity of Beijing Red Diamond is that of investment holding and it is the owner of an office building known as Red Diamond Plaza ("RDP"), located in Beijing.

The consideration for the Acquisition is RMB61 million (approximately S$12 million) payable in cash and was arrived at on a willing buyer-willing seller basis, taking into account, amongst other factors, the adjusted net tangible asset value of RDP. The adjusted net tangible asset value of the Shares based on the management accounts as at 30 September 2006 is approximately RMB61 million (approximately S$12 million).

The above transaction 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 the controlling shareholder of CapitaLand has any interest, direct or indirect, in the above transaction.

By Order of the Board

Low Sai Choy
Company Secretary
28 November 2006