CAPITALAND LIMITED

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

ANNOUNCEMENT

SUBSCRIPTION OF ADDITIONAL SHARES IN JOY ASCEND HOLDINGS LIMITED

CapitaLand Limited ("CapitaLand") wishes to announce that its indirect wholly-owned subsidiary, CapitaLand LF (Cayman) Holdings Co., Ltd ("CapitaLand LF Cayman"), which currently holds a 29.75% interest (comprising 3,954 ordinary shares of US$1 each) in Joy Ascend Holdings Limited ("Joy Ascend"), had today entered into a Subscription Agreement with Joy Ascend, to subscribe and acquire an additional 1,329 ordinary shares of US$1 each, representing 9.09% equity stake in the enlarged share capital of Joy Ascend (the "Subscription") for a cash consideration of RMB500 million (approximately S$99.5 million) (the "Consideration").

Joy Ascend is a company incorporated in The British Virgin Islands and has an existing issued share capital of US$13,289 comprising 13,289 ordinary shares of US$1 each.

The Consideration was based on the valuation of Joy Ascend as of July 2007 of RMB5 billion (approximately S$995 million), taking into account the value of Joy Ascend's property portfolio in the Henan province.

Upon completion of the Subscription, CapitaLand LF Cayman's interest in Joy Ascend has increased from 29.75% to 36.14%.

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 2007.

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
8 August 2007