CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF 90% STAKE IN
BEIJING RISING HARMONY REAL ESTATE DEVELOPMENT CO., LTD.

CapitaLand Limited ("CapitaLand") wishes to announce that its indirect wholly-owned subsidiary, CapitaLand (Tianjin) Co., Ltd. has acquired 90% stake in Beijing Rising Harmony Real Estate Development Co., Ltd. ("Beijing Rising Harmony") for a total cash consideration of RMB9 million (approximately S$1.76 million) (the "Acquisition").

Beijing Rising Harmony, a company incorporated in the People's Republic of China, owns the right to develop a residential site in Changping District, Beijing. Its principal activity is that of real estate development, sales and property management. The existing registered capital of Beijing Rising Harmony is RMB10 million (approximately S$1.96 million). Its net tangible asset value was negative at RMB1.4 million (approximately S$0.27 million) based on its latest management accounts as at 31 October 2007.

Following the Acquisition, Beijing Rising Harmony has become an indirect subsidiary of CapitaLand.

The remaining 10% stake in Beijing Rising Harmony is held by a party unrelated to CapitaLand.

The Acquisition 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

Ng Chooi Peng
Assistant Company Secretary
14 December 2007