CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF 95% STAKE IN
SHANGHAI GUANG NAN REAL ESTATE DEVELOPMENT CO., LTD

CapitaLand Limited ("CapitaLand") wishes to announce that its indirect wholly-owned subsidiary, BR Properties Pte Ltd, has today entered into a conditional Sale and Purchase Agreement to acquire a 95% stake (the "Acquisition") in Shanghai Guang Nan Real Estate Development Co., Ltd ("Shanghai Guang Nan").

Shanghai Guang Nan, a company incorporated in the People's Republic of China owns the right to acquire and develop a prime residential site in Qingpu District, Shanghai.

The total consideration for the Acquisition of RMB33.25 million (approximately S$6.65 million) payable in cash was agreed on a willing-buyer willing-seller basis. The net tangible asset value of Shanghai Guang Nan was approximately RMB5 million (S$1 million) based on its management accounts as at 31 December 2006.

The Acquisition is expected to be completed by the first quarter of 2007, subject to the relevant regulatory approvals being obtained. Upon completion of the Acquisition, Shanghai Guang Nan will become an indirect subsidiary of CapitaLand.

The remaining 5% stake in Shanghai Guang Nan will be held by a party unrelated to CapitaLand.

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
2 February 2007