CAPITALAND LIMITED

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

ANNOUNCEMENT

ESTABLISHMENT OF INDIRECT SUBSIDIARY, CAPITALAND – SADECO COMPANY LIMITED

Further to the announcement made on 8 December 2006, CapitaLand Limited ("CapitaLand") wishes to announce that it has obtained a foreign investment licence from the Ministry of Planning and Investment of Vietnam for the establishment of the following joint venture company in Vietnam:

Name : CapitaLand – Sadeco Company Limited ("CapitaLand – Sadeco")

Principal Activity : Property Development

Registered Capital : US$20,040,000

CapitaLand (Vietnam) Holdings Pte. Ltd., an indirect wholly-owned subsidiary of CapitaLand, will hold 70% of the registered capital of CapitaLand – Sadeco, whilst Southern Saigon Development JSC, a party unrelated to CapitaLand Group, will hold the remaining 30%.

Following the above establishment, CapitaLand – Sadeco has become an indirect subsidiary of 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

Ng Chooi Peng
Assistant Company Secretary
12 July 2007