CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF A ONE-THIRD STAKE IN EAST ASIA SATELLITE TELEVISION (HOLDINGS) LIMITED

CapitaLand Limited ("CapitaLand") wishes to announce that its indirect wholly-owned subsidiary, CapitaLand Integrated Resorts Pte. Ltd. had on 12 March 2007 acquired (the "Acquisition") from eSun Holdings Limited ("eSun") a one-third stake (comprising 100 ordinary shares of US$1 each) in the issued share capital of East Asia Satellite Television (Holdings) Limited ("EAST") for a cash consideration of HK$658.8 million (approximately (S$129 million) (the "Consideration").

EAST, a company incorporated in the British Virgin Islands, holds a 60% stake in Cyber One Agents Limited ("Cyber One"), another company incorporated in the British Virgin Islands. Cyber One, through a wholly-owned subsidiary incorporated in Macau, Special Administrative Region, owns a parcel of land in Cotai, Macau, measuring approximately 1.4 million square feet on which Cyber One intends to develop a prime integrated leisure and entertainment centre to be named Macao Studio City. The Acquisition gives CapitaLand an effective 20% strategic interest in Macao Studio City. The remaining interests are held by eSun (40%) and New Cotai LLC (40%), parties unrelated to CapitaLand.

The Consideration was arrived at on a willing-buyer willing-seller basis, taking into account, the adjusted consolidated net tangible asset value of EAST of approximately HK$1.9 billion (approximately S$369 million) based on the management accounts as at 31 December 2006. Apart from the Consideration, CapitaLand has also paid a sum of US$20 million (approximately S$31 million) in cash to eSun as reimbursement for one-third of the US$60 million (approximately S$92 million) working capital contributions previously advanced to Cyber One.

Following the Acquisition, EAST has become an indirect associated company 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

Low Sai Choy
Company Secretary
13 March 2007