CAPITALAND LIMITED

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

ANNOUNCEMENT

FIRST AND FINAL DIVIDEND AND SPECIAL DIVIDEND FOR FINANCIAL YEAR 2006

CapitaLand Limited ("CapitaLand" or the "Company") refers to its announcement of 1 March 2007 wherein it had stated that the Company will announce the exact amount of the franked and one-tier components of the first and final dividend for the year ended 31 December 2006 as soon as practicable following the books closure date, being 5 p.m. on 11 May 2007.

CapitaLand is pleased to announce that the first and final dividend of 7.00 cents per share for the year ended 31 December 2006 will comprise:

- 3.81 cents per share (less tax at 18%); and
- 3.19 cents per share (one-tier).

The first and final dividend (as above) and a special one-tier dividend of 5.00 cents per share for the year ended 31 December 2006 were approved at the Annual General Meeting of the Company held on 27 April 2007. Payment of these dividends will be made on 28 May 2007.

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
11 May 2007