CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF THE REMAINING 1% STAKE IN SHANGHAI XIN XU PROPERTY DEVELOPMENT CO., LTD.

CapitaLand Limited ("CapitaLand") wishes to announce that its indirect wholly-owned subsidiary, Hua Jia Holdings Pte Ltd had acquired the remaining 1% stake (the "Acquisition") in the registered capital of Shanghai Xin Xu Property Development Co., Ltd. ("Shanghai Xin Xu'") from Shanghai Hui Xin Investment Management Co., Ltd., a party unrelated to CapitaLand.

Shanghai Xin Xu is a company incorporated in The People's Republic of China with a registered capital of RMB100 million (approximately S$19.6 million). Its principal activity is that of real estate development.

The total cash consideration for the Acquisition of RMB3.75 million (approximately S$0.7 million) was arrived at on a willing-buyer willing-seller basis. The net tangible asset value of Shanghai Xin Xu was approximately RMB104.39 million (approximately S$20.5 million) based on its management accounts as at 31 December 2007**.**

Following the Acquisition, Shanghai Xin Xu became an indirect wholly-owned subsidiary of 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 2008.

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
5 March 2008