CAPITALAND LIMITED

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

ANNOUNCEMENT

SALE OF ENTIRE 50% STAKE IN CHENGDU CAPITALAND ZHIXIN WENJIANG CO., LTD

CapitaLand Limited ("**CapitaLand**") wishes to announce that its indirect wholly-owned subsidiary, Ellery Pte. Ltd. has entered into a sale & purchase agreement ("**SPA**") to sell its entire 50% stake (the "**Sale Stake**") in Chengdu CapitaLand Zhixin Wenjiang Co., Ltd ("**CapitaLand Zhixin Wenjiang**") to a party unrelated to CapitaLand (the "**Sale**").

CapitaLand Zhixin Wenjiang is a property development company incorporated in the People's Republic of China.

The cash consideration (the "**Consideration**") for the Sale Stake is RMB172.3 million (approximately S$35 million). The Consideration was arrived at on a willing-buyer willing-seller basis, taking into account, amongst other factors, the net tangible assets of the Sale Stake of RMB180 million (approximately S$37 million) based on CapitaLand Zhixin Wenjiang's management accounts as at 30 September 2009.

Completion of the above transaction is expected to take place in the first quarter of 2010 (the "**Completion**"). Upon Completion, CapitaLand Zhixin Wenjiang will cease to be 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 2009.

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
22 December 2009