CAPITALAND LIMITED

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

ANNOUNCEMENT

SALE OF THE ENTIRE 50% STAKE IN JOINT VENTURE COMPANY SICHUAN ZHIXIN CAPITALAND CO., LTD

CapitaLand Limited ("**CapitaLand**") wishes to announce that its wholly-owned subsidiary, CapitaLand (Sichuan) Holdings Pte. Ltd. has entered into a sale & purchase agreement to sell (the "**Sale**") its entire 50% stake (the "**Sale Stake**") in Sichuan Zhixin CapitaLand Co., Ltd ("**SZC**") to Chengdu Zhixin Industrial (Group) Co., Ltd. ("**CZI**").

SZC, a property development company incorporated in the People's Republic of China, is a joint venture between CapitaLand and CZI. CZI currently holds the balance 50% stake in SZC. The Sale is part of CapitaLand Group's ongoing strategy of capital productivity.

The consideration which will be paid wholly in cash (the "**Consideration**") for the Sale Stake is RMB570 million (approximately S$117 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 RMB397.5 million (approximately S$82 million) based on SZC's management accounts as at 31 May 2010.

Completion of the Sale is expected to take place in the third quarter of 2010 (the "**Completion**"). Upon the Completion, SZC will cease to be an associated company of CapitaLand and CapitaLand will recognise in its Group consolidated financial statements a net gain of approximately S$33 million.

Based on the unaudited consolidated financial statements of CapitaLand for the three months ended 31 March 2010:

(1) assuming that the Sale was effected on 1 January 2010, CapitaLand's earnings per share would have increased from 2.7 cents to 3.5 cents; and

(2) assuming that the Sale was effected on 31 March 2010, the financial impact on CapitaLand's net tangible assets per share would not be material.

None of the Directors or the controlling shareholder of CapitaLand has any interest, direct or indirect, in the Sale.

By Order of the Board

Low Sai Choy
Company Secretary
28 June 2010