CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF 75% INTEREST IN NEW BOUNDARY DEVELOPMENT LIMITED

CapitaLand Limited ("**CapitaLand**") wishes to announce that its 90% owned subsidiary, Baltimore Pte. Ltd. ("**Baltimore**") has entered into a Share Purchase Agreement (the "**SPA**") with inter alia, New Boundary Holdings Limited (the "**Vendor**") to acquire 75 ordinary shares of HK$1 each (the "**Shares**"), representing 75% stake in New Boundary Development Limited ("**NBDL**") (the "**First Acquisition**").

NBDL is an investment holding company incorporated in Hong Kong with an issued and paid up share capital of HK$100 (approximately S$17). NBDL was set up to undertake a potential real estate project in the People's Republic of China ("**PRC**") (the "**Project**"). The First Acquisition is part of CapitaLand's ongoing business development in PRC.

The cash consideration for the First Acquisition is HK$500,000 (approximately S$83,000) and was arrived at on a willing-buyer willing-seller basis. Based on NBDL's latest management accounts as at 31 October 2010, the net liabilities attributable to the First Acquisition is HK$3,395,122.35 (approximately S$ 566,000).

Following the completion of the First Acquisition, NBDL becomes a 67.5% owned subsidiary of CapitaLand.

The First 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 2010.

Pursuant to the SPA, Baltimore shall acquire from the Vendor the remaining 25% stake in NBDL upon NBDL successfully obtaining the land development rights of the Project (the "**Second Acquisition**"). The consideration for the Second Acquisition will be at a mutually agreeable price between Baltimore and the Vendor. CapitaLand will make the necessary announcement as and when there are any further material developments in the Second Acquisition.

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

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
22 November 2010