CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF ADDITIONAL 50% INTEREST IN INNOV TOWER, SHANGHAI

CapitaLand Limited ("**CapitaLand**") wishes to announce the acquisition (the "**Acquisition**") of an additional 50% interest in Innov Tower (formerly known as RND Tower), a fully leased 23-storey office building located in Caohejing High-tech Park, Shanghai, with a total gross floor area of approximately 40,445 square metres (the "**Property**") for a cash consideration of RMB298 million (approximately S$56 million) (the "**Consideration**"). The Acquisition is part of CapitaLand's ongoing business development and is in line with CapitaLand's strategy to further strengthen its presence in the People's Republic of China ("**PRC**").

The Acquisition was done through CapitaLand's wholly-owned subsidiary, Winterton Investments Limited ("**Winterton**") which has exercised its right of first refusal to acquire from CITIC Trust Co., Ltd., a party unrelated to CapitaLand, its 50% interest (the "**Acquired Interest**") in Caike Property (Shanghai) Co., Ltd. ("**Caike**") in which Winterton has an existing 50% interest. The sole asset of Caike, a company incorporated in the PRC, is the Property.

The Consideration was arrived at on a willing-buyer and willing-seller basis, taking into account, inter alia, the agreed value of the Property of RMB976 million (approximately S$182 million), which is equivalent to about RMB24,130 (approximately S$4,500) psm ppr. Based on the management accounts of Caike as at 31 July 2011, the adjusted net tangible assets of the Acquired Interest is RMB264 million (approximately S$49 million).

The completion of the Acquisition is subject to the approval from the governmental authorities of PRC and is expected to take place in the fourth quarter of 2011 (the "**Completion**"). Upon Completion, Caike will become a 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 2011.

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

By Order of the Board

Low Sai Choy
Company Secretary
17 August 2011