CAPITALAND LIMITED

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

ANNOUNCEMENT

SUBSCRIPTION OF NEW CLASS B PREFERRED SHARES IN CITADINES SHINJUKU TOKUTEI MOKUTEKI KAISHA

CapitaLand Limited ("**CapitaLand**") wishes to announce the subscription (the "**Subscription**") of a total of 7,996 new Class B preferred shares of JPY50,000 each (representing 40% interest) in Citadines Shinjuku Tokutei Mokuteki Kaisha ("**CST TMK**") for a total cash consideration of JPY399,800,000 (approximately SGD6.6 million).

CST TMK owns the property namely "Citadines Shinjuku TMK" ("**CST**") which is a 12-storey building with one basement and comprises 160 apartments located in Shinjuku-ku, Tokyo. CST occupies a site area of approximately 901 square metres and covers a gross floor area of approximately 6,197 square metres.

The Subscription was made through CapitaLand's wholly-owned subsidiaries as follows:

	Number of Class B preferred shares	Cash consideration
Citadines Shinjuku (S) Pte. Ltd.	3,918	JPY195,900,000 (approximately SGD3.2 million)
Citadines Shinjuku Tokyo Godo Kaisha	4,078	JPY203,900,000 (approximately SGD3.4 million)
Total:	7,996	JPY399,800,000 (approximately SGD6.6 million)

CapitaLand currently has a 40% interest in CST TMK (representing one common share and 22,000 Class A preferred shares) held through its wholly-owned subsidiary, Citadines Shinjuku (S) Pte. Ltd. The remaining 60% interest (representing three common shares and 33,000 Class A preferred shares) in CST TMK is held by wholly-owned subsidiaries of Ascott Residence Trust ("**Ascott Reit**"). Ascott Reit has also, through its wholly-owned subsidiaries, subscribed for a total of 11,994 new Class B preferred shares of JPY50,000 each (representing 60% interest) in CST TMK for a total cash consideration of JPY599,700,000 (approximately SGD10.0 million).

Following the aforesaid subscriptions, CST TMK remains a 40:60 joint venture company between CapitaLand and Ascott Reit.

The Subscription is not expected to have any material impact on the net tangible assets or earnings per share of CapitaLand Group for the financial year ending 31 December 2011.

As at the date of this announcement, Mr Liew Mun Leong is a Director as well as the President and Chief Executive Officer of CapitaLand. He is also the Deputy Chairman and a Non-Executive Director of Ascott Residence Trust Management Limited, the manager of Ascott Reit. Certain Directors of CapitaLand collectively hold an aggregate interest in 5,670,733 shares in CapitaLand and 1,176,000 units in Ascott Reit.

CapitaLand has an interest, direct and indirect, of approximately 48.8% in Ascott Reit. Temasek Holdings (Private) Limited has an interest, direct and indirect, of approximately 40.41% and 50.01% in CapitaLand and Ascott Reit.

Save as disclosed above, none of the Directors or the controlling shareholder of CapitaLand has any interest, direct or indirect, in the Subscription.

By Order of the Board

Low Sai Choy
Company Secretary
21 December 2011