CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF 100% STAKE IN SUPER PLUS LIMITED

CapitaLand Limited ("**CapitaLand**") wishes to announce that its wholly-owned subsidiary, Somerset Investments (HK) Pte. Ltd., has acquired the entire issued share capital (comprising two ordinary shares of HK$10 each) (the "**Acquisition**") of Super Plus Limited ("**Super Plus**") for a cash consideration of HK$462.3 million (approximately S$75.5 million) (the "**Consideration**") from Schofield Developments Limited (the "**Seller**"), a party unrelated to CapitaLand.

Super Plus, a company incorporated in Hong Kong, owns the serviced residence property which is located at No.138 Connaught Road West, Hong Kong (the "**Property**"). The Property is the sole asset of Super Plus.

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.

The Consideration which was paid on completion of the Acquisition today was arrived at on a willing-buyer willing-seller basis, and comprises, *inter alia*:

(a) the aggregated adjusted net asset value of Super Plus of approximately HK$265.4 million (approximately S$43.3 million) based on pro forma completion accounts as at 1 August 2013, which takes into account the agreed value of the Property at HK$462.0 million (approximately S$75.4 million) among other factors; and

(b) the payment of HK$196.9 million (approximately S$32.2 million) of loans owing by Super Plus to the Seller.

The Consideration would still be subject to adjustments post completion based on the actual completion accounts of Super Plus as at 1 August 2013. The adjustments are not expected to have a material impact on the Consideration.

Following the Acquisition, Super Plus has become a wholly-owned subsidiary of CapitaLand. The Property continues to be leased back to the Seller or its nominated entity for two years, and at the end of the lease, the Property will be reconfigured and rebranded by The Ascott Limited, the wholly-owned serviced residence business unit 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 2013.

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
1 August 2013