# CAPITALAND LIMITED

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

# ANNOUNCEMENT

---

## SALE OF ENTIRE INDIRECT ONE THIRD INTEREST IN INVESTMENT PROPERTIES IN THE UNITED KINGDOM

---

CapitaLand Limited ("**CapitaLand**") wishes to announce the sale (the "**Sale**") of its entire indirect one third interest (the "**Sale Stake**") in the following properties:

a. 99-121 Kensington High Street, London W8 and 34 Kensington Square, London W8;
b. 1 Derry Street, London W8;
c. land and buildings on the east side of High Street Kensington Underground Station, London W8; and
d. 25 Kensington Square, London W8.

(collectively, the "**Properties**") through the sale by Gemstones Investments Pte. Ltd., Kensington Hotel Pte. Ltd. and Kensington Residential Pte. Ltd., (collectively, "**Vendor Companies**") of all the issued shares of 818 Pte. Ltd., 828 Pte. Ltd. and 838 Pte. Ltd. (collectively, the "**Sale Companies**") respectively. The Sale Companies collectively hold the Properties. CapitaLand holds a one third interest in 808 Holdings Pte. Ltd. ("**808 Holdings**"), the holding company, which owns the Vendor Companies. All of 808 Holdings, the Vendor Companies and the Sale Companies are incorporated in Singapore.

The Sale is consistent with CapitaLand's active capital management strategy. It reflects CapitaLand's disciplined focus on its core markets and its ability to capitalize on the right opportunities to recycle capital and enhance capital productivity.

The Sale is to an unrelated third party. The aggregate cash consideration is approximately £46.9 million (approximately S$90.7 million) (the "**Consideration**"). As part of the Sale, the purchaser also discharged the debt of £175.3 million (approximately S$338.9 million) owing by the Sale Companies to 808 Holdings by payment of the same amount to 808 Holdings. 808 Holdings group is expected to record a net gain of approximately £32.9 million (approximately S$63.6 million) from the Sale.

The Consideration was paid in cash on completion. The Consideration was arrived at on a willing-buyer willing-seller basis, taking into account, amongst other factors, the aggregate net asset value of the Sale Companies of £11.1 million (approximately S$21.4 million) based on the management accounts of each of the Sale Companies as at June 2013.

The Sale 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 Sale.

By Order of the Board

Low Sai Choy
Company Secretary
5 July 2013