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This announcement is not an offer for sale of the Securities (as defined below) in the United States. The Securities have not been and will not be registered under the United States Securities Act of 1933 ("Securities Act") and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. There will be no public offering of the Securities in the United States.

CAPITALAND LIMITED

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

ANNOUNCEMENT

PROPOSED SECONDARY PLACEMENT OF 115.66 MILLION STAPLED SECURITIES IN AUSTRALAND PROPERTY GROUP

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1. INTRODUCTION

CapitaLand Limited ("CapitaLand") wishes to announce that its wholly-owned subsidiaries, Austvale Holdings Ltd and Ausprop Holdings Limited (collectively, the "Sellers"), have today entered into a placement agreement (the "Placement Agreement") with Citigroup Global Markets Australia Pty Limited ("Citi") appointing Citi as the sole bookrunner and underwriter for the sale of stapled securities in Australand Property Group ("Australand") in a secondary placement exercise ("Secondary Placement"). CapitaLand, through the Sellers, has an interest of approximately 59.1% (comprising 341,885,375 stapled securities) in Australand.

2. DETAILS OF THE SECONDARY PLACEMENT

By the Placement Agreement, the Sellers agreed to sell an aggregate of 115.66 million stapled securities on issue (the "Securities") in Australand and Citi has underwritten the sale through an overnight accelerated book build process. The Securities represent approximately 20% of total stapled securities issued by Australand.

Allocation and pricing of the Securities is expected to take place on 21 November 2013. An announcement of the terms of the Secondary Placement will be made by CapitaLand following allocation and agreement on the pricing of the Securities.

3. FINANCIAL EFFECTS OF THE SECONDARY PLACEMENT

The financial effects of the Secondary Placement will depend on the pricing of the accelerated book build process and will be disclosed in the announcement to be issued by CapitaLand following allocation of the Securities.

4. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors and the controlling shareholder of CapitaLand has any interest, direct or indirect, in the Secondary Placement save for their interests in Australand through CapitaLand.

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
20 November 2013

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Securities.

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