CAPITALAND LIMITED

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

ANNOUNCEMENT

SALE OF CAPITALAND'S ENTIRE
(A) 30% INTEREST IN SEA DRAGON LIMITED AND
(B) 10% INTEREST IN FAMOUS EMPIRE PROPERTIES LIMITED

CapitaLand Limited ("**CapitaLand**") wishes to announce the sale, in separate transactions, of its entire interests in two Hong Kong incorporated entities to parties unrelated to CapitaLand (the "**Sale**") for an aggregate cash consideration of HK$359.31 million (approximately S$58.21 million).

Details of the Sale are appended below:

Name of Entities	*Sale*	*Total Consideration*
Sea Dragon Limited ("**SDL**")	Sale of 30% interest comprising 30 ordinary shares ("**SDL Sale Shares**"); plus Assignment of a shareholder's loan of HK$122.21 million (approximately S$19.8 million)	HK$331.05 million (approximately S$53.63 million) ("**SDL Total Consideration**")
Famous Empire Properties Limited ("**FEPL**")	Sale of 10% interest comprising 1,000 ordinary shares ("**FEPL Sale Shares**"); plus Assignment of a shareholder's loan of HK$9.91 million (approximately S$1.61 million)	HK$28.26 million (approximately S$4.58 million) ("**FEPL Total Consideration**")

The Sale is part of CapitaLand's ongoing effort to divest its non-core assets.

SDL's sole asset is an industrial building known as Corporation Park located at New Territories, Hong Kong ("**SDL Property**"). FEPL is a company holding interest in a shopping arcade and car park spaces of the residential property known as The Waterside located at New Territories, Hong Kong ("**FEPL Property**").

The SDL Total Consideration and FEPL Total Consideration, both of which are subject to post completion adjustments, were arrived at on a willing-buyer and willing-seller basis, taking into account, amongst other factors, the agreed attributable values of SDL Property at HK$1,341.00 million (approximately S$217.23 million) and FEPL Property at HK$254.00 million (approximately S$41.15 million). CapitaLand's carrying values of SDL Sale Shares and FEPL Sale Shares based on the management accounts of SDL and FEPL as at 31 March 2014 are HK$178.54 million (approximately S$28.92 million) and HK$15.75 million (approximately S$2.55 million), respectively.

A deposit of 10% of each of SDL Total Consideration and FEPL Total Consideration has been paid by the relevant purchasers. The balance of 90% of the SDL Total Consideration and FEPL Total Consideration, respectively will be paid on the completion of the Sale (the "**Completion**").

The Completion, subject to conditions precedents being fulfilled, is expected to take place in the second quarter of 2014. Upon Completion, CapitaLand will cease to have an interest in SDL and FEPL.

The above transactions are 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 2014.

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

By Order of the Board

Michelle Koh
Company Secretary
20 May 2014