CAPITALAND LIMITED

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

ANNOUNCEMENT

ACQUISITION OF VIVIT MINAMI FUNABASHI, JAPAN

CapitaLand Limited (“**CapitaLand**”) wishes to announce that CMA Japan Trust (“**Japan Trust**”) has, through CMA Vivit Investment Pte. Ltd. (“**CMA Vivit**”) and CMA Japan Trust One Pte. Ltd., Japan Branch (“**CMA JTO**”), entered into agreements for the acquisition of the entire interest in Vivit Minami Funabashi (“**Vivit**”) in Japan (the “**Acquisition**”) for a total cash consideration of JPY3.05 billion (approximately S$33.2 million) (the “**Consideration**”).

Vivit is a shopping mall located in Funabashi city in Chiba Prefecture, in Greater Tokyo, Japan. Vivit is part of the portfolio of assets held by CapitaMalls Japan Fund Pte. Ltd. (“**CMJF**”), which is managed by a wholly-owned subsidiary of CapitaLand and in which CapitaLand has an interest of 26.29%. The Acquisition complements CapitaLand’s current portfolio to provide a stable source of income for CapitaLand as it continues to strengthen its presence in the region.

Japan Trust is a trust vehicle wholly owned by CapitaLand through CMA Japan Holdings Pte. Ltd. (“**CMA Japan**”). CMA Vivit and CMA JTO are wholly-owned subsidiaries of Japan Trust.

The Acquisition is conducted through the acquisition of all shareholding interests in two wholly-owned subsidiaries of CMJF comprising:

(a) 274,600 preferred contribution units and 159,562 specified contribution units of CapitaRetail VS Tokutei Mokuteki Kaisha (“**CRTMK**”), which owns Vivit; and

(b) 37,625 shares of Retail Square Management Yugen Kaisha (“**RSMYK**”), which is party to the tenancy agreements in respect of Vivit.

The Consideration was arrived at on a willing-buyer willing-seller basis, based on the net asset values of CRTMK and RSMYK, which take into account, among others, the agreed property price of Vivit of JPY7.0 billion (approximately S$76.2 million) and the aggregate liabilities of CRTMK and RSMYK. The latest valuation of Vivit as at 31 December 2014, commissioned by CapitaLand Mall Japan Kabushiki Kaisha, in its capacity as retail asset manager for CMJF, and conducted by Cushman & Wakefield, is JPY10.5 billion (approximately S$114.2 million).

The Acquisition is expected to be completed on 30 June 2015 (the "**Completion**"). Upon Completion, CRTMK and RSMYK will become wholly-owned subsidiaries of CapitaLand.

In connection with the funding of the Acquisition:

(a) CMA Japan has subscribed for 61,002 units in Japan Trust at a cash subscription price of JPY50,000 (approximately S$544) per unit; and

(b) Japan Trust has in turn, subscribed for:

   (i) 21,386 redeemable preference shares in CMA Vivit at a cash subscription price of JPY100,000 (approximately S$1,088) per preference share and

   (ii) 4,557 redeemable preference shares in CMA JTO at a cash subscription price of JPY50,000 (approximately S$544) per preference share,

collectively (the "**Subscriptions**"). CMA Vivit and CMA JTO will each use the subscription proceeds for payment of the Consideration for the Acquisition.

Upon completion of the Subscriptions, the total number of units in Japan Trust, and the share capital of CMA Vivit and CMA JTO will be as follows:

Japan Trust	356,802 units
CMA Vivit	One ordinary share and 21,386 redeemable preference shares
CMA JTO	One ordinary share and 31,378 redeemable preference shares

The Acquisition and Subscriptions are 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 2015.

None of the Directors or the controlling shareholder of CapitaLand has any interest, direct or indirect, in the Acquisition and Subscriptions.

By Order of the Board

Michelle Koh
Company Secretary
19 June 2015