



CAPITALAND LIMITED

Registration Number: 198900036N
(Incorporated in the Republic of Singapore)

ANNOUNCEMENT

**ACQUISITION OF 94.9% EFFECTIVE INTEREST IN
MAC PROPERTY COMPANY GMBH AND MAC CAR PARK COMPANY GMBH**

CapitaLand Limited ("**CapitaLand**") wishes to announce that its wholly owned subsidiary, CLI Commercial (Europe) Pte. Ltd. ("**CLI**") has entered into a 94.9: 5.1 joint venture with Sky Real Estate Investment Pte. Ltd., a wholly owned subsidiary of Lum Chang Holdings Limited, for the acquisition (the "**Acquisition**") of 100% of the issued and outstanding share capital in MAC Property Company GmbH and MAC Car Park Company GmbH (the "**Property Holding Entities**") for a total cash consideration of Euro 234.3 million (approximately SGD375.1 million) (the "**Consideration**") from MAC Investments RE S.à r.l., and German Office Holdings S.à r.l. (the "**Sellers**").

The Property Holding Entities hold a multi-tenant office building known as "Main Airport Center" located at Frankfurt, Germany (the "**Property**"). The Acquisition is part of CapitaLand's ongoing business development and is in line with its strategy to expand CapitaLand's commercial real estate business in Europe and other parts of the world beyond its existing markets.

The Acquisition has been completed ("**Completion**") and the Consideration was paid on Completion.

The Consideration was arrived at on a willing-buyer willing-seller basis, taking into account, amongst other factors, (i) the adjusted aggregated net asset value of the Property Holding Entities which takes into account the agreed value of the Property of Euro 245 million (approximately SGD 392.2 million); (ii) the assignment of shareholder loans; and (iii) settlement of existing outstanding onshore bank loans owing by the Property Holding Entities. The Consideration is subject to certain post-Completion adjustments. CLI's share of the Consideration paid on Completion was Euro 222.3 million (approximately SGD 355.9 million).

Following Completion, the Property Holding Entities have become 94.9%-owned subsidiaries 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 2017.

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

By Order of the Board

Michelle Koh
Company Secretary
28 December 2017