

CAPITALA LAUNCHES SALES OF RIHAN HEIGHTS – FIRST PHASE OF ARZANAH

EXCLUSIVE INITIAL SALE TO CAPITALA'S REGISTRANTS AT ABU DHABI CITYSCAPE

Abu Dhabi, 11 September 2008 - Capitala, the Abu Dhabi-based real estate company, today announced it has launched the residential sales of Rihan Heights, the first phase of Arzanah, its flagship development. Strategically located at the gateway point to the island of Abu Dhabi, Arzanah is one of the few remaining parcels of prime real estate on the island, located just minutes away from Abu Dhabi city centre and the Central Business District.

Arzanah is a 1.4 million square metre fully integrated, mixed use development surrounding Zayed Stadium, offering a unique blend of quality residential, leisure, sports and retail environment that has been designed by some of the world's finest designers, architects and engineers.

An exclusive sales invitation was extended for the first phase of the development, Rihan Heights, to all UAE Nationals who registered interest at the Capitala stand during Cityscape in Abu Dhabi earlier this year. Rihan Heights comprises 14 exclusive villas carefully planned around the plot and five residential towers with over 800 beautiful homes ranging from one to three bedroom apartments, as well as penthouses. The residents will also enjoy other amenities such as lush gardens, secure parking, swimming pools and a private gym.

Mr Wong Heang Fine, Acting Chief Executive Officer of Capitala commented, "We are proud to launch the sales of Rihan Heights, the first phase of Arzanah. Our strategy was carefully developed to give priority to those who took the time to register interest in Arzanah at our stand during Cityscape Abu Dhabi in May this year, where we first showcased the project."

He concluded, "We are thrilled that not only are we offering our first phase to the market and starting to build long term relationships with our buyers, we are doing so with construction already underway and currently progressing ahead of schedule and with mortgage financing offered to our buyers through First Gulf Bank."

Arzanah has been designed by award winning master planner Sasaki Associates and one of the world's renowned architectural firms, SMC Alsop and aims to be an inspiring and enduring development, integrating seamlessly into the growing community of Abu Dhabi.

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About Arzanah

Arzanah is a 1.4 million square metre fully integrated, mixed use development surrounding Zayed Stadium, offering a unique blend of quality residential, leisure, sports and retail environment that has been designed by some of the world's finest designers, architects and engineers.

Its prime location on Abu Dhabi island in the Grand Mosque District, is just minutes away from Abu Dhabi city centre, the Abu Dhabi International Exhibition Centre and the Central Business District. Arzanah is easily accessible due to its connection to a comprehensive road network and will be a main gateway along the future planned high speed metro system.

With manicured gardens, a canal and a natural pristine beach, the undulating topography of Arzanah will create a new landscape in the city of Abu Dhabi. Facilities include an exclusive club and spa, a two-kilometre stretch of private beach, a picturesque canal flowing through the development, communal gardens and extensive walking and cycling trails.

Two iconic land bridges will connect the main vicinity to a prime two kilometre stretch of natural beachfront, fringed by exclusive luxury apartments, a vibrant boardwalk and beach club.

Residents and visitors will also be able to enjoy a high street shopping experience in a unique open-air climate controlled environment. There will also be a school offering an internationally recognised, high quality accredited education.

In addition to the Zayed Stadium, other sports facilities for residents include the ATP-standard Abu Dhabi International Tennis Complex, the 40-lane world-class Khalifa International Bowling Centre, the Abu Dhabi Ice Rink and a state-of-the-art Aquatic Centre. Arzanah will also be home to the Mubadala-owned Abu Dhabi Knee & Sports Medicine Centre, the first healthcare

facility in the Middle East to specialise in the diagnosis and treatment of patients with knee and sports-related injuries.

Arzanah Masterplan Facts & Figures:

Site Area:	1.4 million square metres
Master planner:	Sasaki Associates and SMC Alsop
Estimated Number of Residences:	9,000
Projected Number of Residents:	18,000

Rihan Heights Facts & Figures:

Land Size: Approximately 38,000 square metres
5 Towers – with a total of 854 units
14 Villas

Sales Centre in Abu Dhabi : 800CAPITALA (Sun – Thurs 9am-3pm & 9pm-12 midnight and Sat (9am-3pm) or sales@capitala.ae

About Capitala

Capitala is an Abu Dhabi-based strategic real estate master planner and developer committed to designing, building, managing and maintaining world-class, integrated communities in the Capital city.

Established in 2008, Capitala is a strategic joint venture company between Mubadala, a leading business development and investment company in Abu Dhabi, the majority shareholder with a 51% stake and CapitaLand, one of Asia's largest real estate companies, holder of the remaining 49% stake.

Capitala will build and deliver innovative, sustainable mixed-use developments and is dedicated to setting the highest standards for community development and leading urban design and to continually meet and exceed the expectations of residents, visitors, owners and investors.

For further information about Capitala, please visit: www.capitala.ae

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