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NEWS RELEASE

ASCOTT MARKS 25TH ANNIVERSARY WITH OVER 25 COMMUNITY INITIATIVES WORLDWIDE

Singapore, 23 June 2009 – CapitaLand's wholly-owned serviced residence business unit, The Ascott Group Limited (Ascott), marks 25 successful years as the top international serviced residence owner-operator with over 25 community initiatives worldwide. These activities range from supporting the educational needs of underprivileged children to funding their medical treatment.

Turning 25 this year, Ascott pioneered the serviced residence concept with one property each in Singapore (The Ascott Singapore) and France (Citadines La Défense) in 1984. Ascott has since grown to be the world's largest international serviced residence owner-operator with 190 properties and three award-winning brands – Ascott, Somerset and Citadines – in 66 cities and 22 countries.

Mr Lim Chin Beng, Chairman of The Ascott Group Limited, said: "We are commemorating Ascott's 25th Anniversary in a meaningful way with over 25 charity initiatives worldwide to give back to the communities where we operate. In particular, we have raised funds to build a school dormitory for hill tribe children in Thailand and will support a French charity which sponsors heart surgery for children. In Singapore, our staff have donated S\$25,000 to provide for the educational and developmental needs of children under Chaoyang School, Pertapis Children's Home, and TOUCH Young Arrows, a service of TOUCH Community Services. Through these efforts, we hope to create a brighter future for the children of these beneficiaries. CapitaLand Hope Foundation has also extended a S\$25,000 top-up for the three Singapore charities."

For a start, the funds have enabled Pertapis Children's Home to upgrade its computer laboratory with new equipment and software. The donations will also go towards sponsoring computer literacy and conversational mandarin programmes for children of Pertapis Children's Home; supporting TOUCH Young Arrows' services and programmes such as tuition and mentoring for needy and disadvantaged children; and funding the core programme for

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children of Chaoyang School which develops their literacy, numeracy and vocational skills.

Outside Singapore, Ascott has embarked on the following initiatives, among others, to extend assistance to various communities:

a. Building a school dormitory for hill tribe children

In Thailand, Ascott, together with CapitaLand Hope Foundation, raised about S\$25,000 to build a school dormitory for hill tribe children in Chiang Rai. Ascott's staff will also help to paint the dormitory. With the facility, the children will no longer need to walk for hours from their home in remote villages to their school and will have more time for their studies.

b. Raising funds to sponsor heart surgery for children

In Europe, Ascott is raising funds for Mécénat Chirurgie Cardiaque, a French non-governmental organisation (NGO) which sponsors cardiac surgery for children with severe heart malfunctions. The children come from countries where appropriate medical treatment is not available. Ascott will raise funds for the NGO through the sale of collectible Citadines teddy bears at its 41 Citadines-branded properties across major cities in Europe. Ascott will also provide accommodation for visiting doctors whom the NGO trains to treat the children.

c. Helping orphans and children from broken families

Staff and guests of Ascott Kuala Lumpur and Somerset Seri Bukit Ceylon in Malaysia will make donations to Yayasan Sunbeam Home, which takes in orphans and children from broken families, and looks after their developmental and educational needs.

Reaching out to communities is one of the ways Ascott is celebrating its 25th Anniversary. In April, Ascott launched a series of attractive promotions and rewards to thank customers for their support. In particular, one lucky customer stands to win a complimentary three-night stay every year for the next 25 consecutive years.

About The Ascott Group Limited

Ascott is the world's largest international serviced residence owner-operator with over 18,000 operating serviced residence units in key cities of Asia Pacific, Europe and the Gulf region, as well as about 6,000 units which are under development, making a total of 25,000.

The company operates three brands – Ascott, Somerset and Citadines. Its portfolio spans 66 cities in 22 countries, 14 of which are new cities in Ascott's portfolio where its serviced residences are being developed.

Ascott is headquartered in Singapore. It is a wholly-owned subsidiary of CapitaLand Limited. It pioneered Asia Pacific's first international-class serviced residence in 1984. It also established the world's first pan-Asian serviced residence real estate investment trust, Ascott Residence Trust in 2006. Today, the company boasts a 25-year industry track record and serviced residence brands that enjoy recognition worldwide.

Recent awards include TTG China Travel Awards 2009 'Best Serviced Residence Operator in China', DestinAsian Readers' Choice Awards 2009 'Best Serviced Residence in Asia-Pacific', TTG Travel Awards 2008 'Best Serviced Residence Operator', Business Traveller UK Awards 2008 'Best Serviced Residence Company', Business Traveller Asia Pacific Awards 2008 'Best Serviced Residence Brand' and 'Best Serviced Residence', and TravelWeekly (Asia) Industry Awards 2008 'Best Serviced Residence (Group)'.

About Ascott's 25th Anniversary

2009 marks Ascott's 25th Anniversary. To celebrate 25 successful years as the top international serviced residence owner-operator, Ascott has introduced a series of promotions and rewards to thank customers for their support. Customers can look forward to an unprecedented grand prize of free stays for the next 25 years. Customers may also enjoy monthly rewards of free stays and 25% off our best available rates in participating properties in over 25 cities each month. For details on the promotions, terms and conditions, and reservations, visit www.the-ascott.com/25anniversary or call Global Reservations at (65) 6272 7272.

About CapitaLand Group

CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the multinational company's core businesses in real estate, hospitality and real estate financial services are focused in growth cities in Asia Pacific, Europe and the Gulf Cooperation Council (GCC) countries.

The company's real estate and hospitality portfolio spans about 120 cities in over 20 countries. CapitaLand also leverages on its significant asset base, real estate domain knowledge, financial skills and extensive market network to develop real estate financial products and services in Singapore and the region.

The listed subsidiaries and associates of CapitaLand include Australand, CapitaMall Trust, CapitaCommercial Trust, Ascott Residence Trust and CapitaRetail China Trust.

About CapitaLand Hope Foundation

CapitaLand Hope Foundation, CapitaLand's philanthropic arm, was established in 2005 to further CapitaLand's corporate social responsibility commitment to build a better future for underprivileged children. Its focus is to support programmes for the education, healthcare and shelter needs of underprivileged children in Singapore and overseas. Every year, CapitaLand allocates up to 0.5% of its net profit to the Foundation. Please

visit <http://www.capitalandhopefoundation.com> for more information about CapitaLand Hope Foundation.

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