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NEWS RELEASE

ASCOTT IS AGAIN TOPS FOR THE SERVICED RESIDENCE CATEGORIES AT BUSINESS TRAVELLER ASIA-PACIFIC AND UK AWARDS

Singapore, 29 September 2009 – CapitaLand's wholly-owned serviced residence business unit, The Ascott Group Limited (Ascott), has garnered six accolades at this year's Business Traveller Awards in Asia-Pacific and in the United Kingdom. The awards recognise the best in the travel industry based on a readers' poll conducted by the two magazines in each region.

Ascott has been voted the 'Best Serviced Residence Brand' for the 6th year running by readers of Business Traveller Asia-Pacific magazine. Its readers also chose Ascott Bangkok Sathorn as the 'Best Serviced Residence in Asia Pacific' for the second consecutive year. Ascott Kuala Lumpur and Ascott Guangzhou are in second and third place respectively.

Mr Gerald Lee, Deputy Chief Executive Officer, Ascott Asia Pacific, The Ascott Group Limited, is delighted with the win. "It's especially gratifying to win the awards again this year as we celebrate the Group's 25th Anniversary. As the pioneer in the serviced residence industry in both Asia Pacific and Europe, we strive to always stay ahead by continually improving our products, service standards, and management systems. We thank our customers for their strong support of our Ascott, Somerset and Citadines brands over the years. We are grateful that many chose to stay with us through the economic downturn. That has inspired our staff to create great value for our guests, and to offer them a memorable stay experience with us."

In Europe, Ascott has won first place again as the 'Best Serviced Apartment Company' for the third year, and its Citadines brand is in second place at the Business Traveller Awards in the UK.

Mr Tan Choon Kwang, Managing Director for Ascott Europe who received the award in London said: "We are extremely grateful that business travellers in Europe recognise Ascott as a company that truly delivers quality at all levels. We have launched several initiatives to better cater to our customers. The initiatives include refurbishing some of our Citadines properties and enabling



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UNITED KINGDOM
VIETNAM

guests to choose the services they need when they make bookings online, all with the aim to enhance their stay with us. We will also be opening Citadines Munich Arnulfpark in November and Citadines Tbilisi Freedom Square end of this year to expand our network to better serve our customers.”

Ascott has garnered the top honour every year since the introduction of ‘Serviced Residence’ categories in the annual Business Traveller Asia-Pacific Awards in 2004, and in the Business Traveller UK Awards in 2007. These awards are strong affirmation of Ascott’s unparalleled service, strong brand reputation and management excellence.

Ascott has been recognised with numerous international and regional awards. With these six new honours by Business Traveller magazines, Ascott has won a total of 17 accolades this year. For a full list of Ascott’s awards, please visit:

http://www.theascottgroup.com/aboutus/awards_and_accolades.html?year=2009

About Business Traveller Magazine

Business Traveller is the leading magazine for the frequent business traveller, with 10 editions worldwide including the UK, US, Asia-Pacific, Middle East, China, Germany, Denmark, Africa and Poland, plus websites in the UK, Asia (businesstraveller.asia) and France (businesstravel.fr).

About The Ascott Group Limited

Ascott is the world's largest international serviced residence owner-operator with around 19,000 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, 12 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.

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