CAPITALAND LIMITED

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

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF ADDITIONAL 80% INTEREST IN CAPITALAND (BEIJING) KAI HENG HOLDINGS PTE. LTD.

Further to its announcement made on 16 April 2014, CapitaLand Limited ("**CapitaLand**") wishes to announce that it has completed (the "**Completion**") the acquisition of an additional 80% interest (comprising eight ordinary shares) in CapitaLand (Beijing) Kai Heng Holdings Pte. Ltd. ("**CBKH**") from CapitaLand China Development Fund Pte. Ltd. Due to completion adjustments, the cash consideration for the acquisition was RMB205.7 million (approximately S$41.8 million).

CBKH owns a 100% economic interest in Beaufort, a residential development site located at Chaoyang District, Beijing held through Beijing Heng Shi Tong Fang Real Estate Development Co., Ltd. ("**HSTF**").

Prior to Completion, HSTF returned capital of RMB284.5 million through a capital reduction exercise to CBKH. This resulted in a reduction of CBKH's interest in HSTF from 95.52% to 92.21% and CapitaLand's interest in HSTF from 47.76% to 46.1%.

Following Completion, CBKH has become a wholly-owned subsidiary of CapitaLand. CapitaLand's interest in HSTF (held through CBKH) has also increased from 46.1% to 92.21% and HSTF has become a subsidiary of CapitaLand.

By Order of the Board

Michelle Koh
Company Secretary
25 July 2014