



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

ANNOUNCEMENT

DIVESTMENT OF SHARES IN AN ASSOCIATED COMPANY

CapitaLand Limited ("**CapitaLand**") wishes to announce that its wholly owned subsidiary, CapitaLand LF (Cayman) Holdings Co., Ltd. ("**CLFC**") has entered into a conditional agreement to divest its investment in Central China Real Estate Limited (the "**Company**") comprising 658,116,228 issued and paid up shares in the Company held by CLFC (the "**Sale Shares**") to Joy Bright Investments Limited (the "**Purchaser**"). The divestment is for a cash consideration of approximately HK\$2,831 million (about S\$496 million) (the "**Consideration**") (the "**Transaction**").

All of the Company's issued and paid up shares (the "**Shares**"), including the Sale Shares, are listed on the Main Board of The Stock Exchange of Hong Kong Limited. The Purchaser is an existing shareholder of the Company and is unrelated to CapitaLand.

The Consideration was arrived at on a willing-buyer and willing-seller basis taking into account, among other factors, the latest audited net asset value of the Sale Shares as at 31 December 2018, which is approximately RMB2,475 million¹ (about S\$490 million). The Consideration will be paid in three instalments.

The book value of the Sale Shares as at 31 December 2018 is S\$449 million, and the latest available open market value of the Sale Shares is approximately HK\$2,271 million² (about S\$398 million).

The Transaction is expected to be completed in the third quarter of 2019, subject to the fulfilment of certain conditions. Upon completion of the Transaction, CapitaLand will cease to hold any interest in the Company which will accordingly cease to be an associated company of CapitaLand.

The Transaction 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 2019.

¹ Based on RMB3.76 per Share as disclosed in the Company's Annual Report 2018.

² Based on the last traded price on 28 June 2019 of HK\$3.45 per Share.

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

By Order of the Board

Michelle Koh
Company Secretary
1 July 2019