



## CAPITALAND LIMITED

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

### ANNOUNCEMENT

---

#### CHANGE OF INTERESTS IN SUBSIDIARIES

---

CapitaLand Limited ("**CapitaLand**") wishes to announce that its wholly owned subsidiary, CapitaLand China Holdings Pte Ltd ("**CLC**") has completed the following transactions with CapitaLand China Development Fund II Limited ("**CCDF II**"):

- (a) Acquisition of 20 shares representing 20% equity interest in Fine Day Pte. Ltd. ("**FDPL**") from CCDF II;
- (b) Acquisition of 2 shares representing 20% equity interest in Fernwood Investments Pte. Ltd. ("**FIPL**") from CCDF II;
- (c) Termination of the trust arrangement in favour of CCDF II regarding a 30% beneficial interest in the registered capital of Kunshan Kunan Property Co., Ltd. ("**KKP**"). As a result of the termination, CLC (through its wholly owned subsidiary, CapitaLand China (RE) Holdings Co., Ltd. ("**CCREH**")) now holds the entire legal and beneficial interests in KKP; and
- (d) Termination of the trust arrangement in favour of CCDF II regarding a 20% beneficial interest in the registered capital of Xin Yue Property (Shanghai) Co., Ltd. ("**XYPS**"). As a result of the termination, CLC (through CCREH) now holds the entire legal and beneficial interests in XYPS,

(collectively, the "**Transactions**").

FDPL and FIPL own effective interests of 14.2% and 5.8% respectively in a residential development project in Beijing known as Vermont Hills ("**Project VH**"), KKP owns a residential development project in Kunshan known as The Metropolis ("**Project M**") and XYPS owns residential development projects in Shanghai known as Lotus Mansion and The Pinnacle (collectively with Project VH and Project M, the "**Projects**").

Prior to the Transactions, CLC owned 80% equity interest in FDPL, 80% equity interest in FIPL, 70% beneficial interest in KKP and 80% beneficial interest in XYPS. Following the completion of the Transactions, FDPL, FIPL, KKP and XYPS have all become wholly owned subsidiaries of CLC. The full ownership of FDPL, FIPL, KKP and XYPS will allow CLC to have full control over the business strategy for and the operations at the Projects.

The aggregate cash consideration of US\$130.2 million (approximately S\$177.7 million) for the Transactions was negotiated through an arm's length process and agreed on a willing-buyer willing-seller basis, taking into account, amongst other factors, the aggregate consolidated net asset value of FDPL, FIPL, KKP and XYPS amounting to US\$107.4 million (approximately S\$146.5 million) as at 30 September 2016 and loans of US\$9.1 million (approximately S\$12.4 million) repayable by CCDF II. In addition, CCDF II assigned shareholder loans of US\$20.1 million (approximately S\$27.4 million) to CLC for the same value.

The Transactions are 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 2016.

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

By Order of the Board

Michelle Koh  
Company Secretary  
4 October 2016