



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

ANNOUNCEMENT

DIVESTMENT OF WINTERTON INVESTMENTS LIMITED

CapitaLand Limited ("**CapitaLand**") wishes to announce that its wholly owned subsidiaries, CapitaLand China Holdings Pte Ltd and CapitaLand China Commercial Investment Limited have entered into an agreement to collectively divest 100% of the shares in Winterton Investments Limited ("**WIL**") (the "**Divestment**") to a party unrelated to CapitaLand (the "**Purchaser**") for a cash consideration of US\$195 million (approximately S\$272 million) (the "**Consideration**").

WIL owns all of the equity interest in 凯科置业(上海)有限公司 Caike Property (Shanghai) Co., Ltd. ("**CKP**"), which owns Innov Tower, an office building located in Xuhui District, Shanghai, China (the "**Property**").

The Divestment is in line with CapitaLand's strategy of delivering better value to shareholders through proactive portfolio reconstitution.

The Consideration was negotiated through an arm's length process and agreed on a willing-buyer and willing-seller basis, taking into account:

- (i) the adjusted aggregated net asset value of WIL and CKP of US\$129 million (approximately S\$180 million) which takes into account the agreed value of the Property of RMB1.56 billion (approximately S\$316 million); and
- (ii) a shareholder loan of US\$66 million (approximately S\$92 million).

The Divestment is expected to be completed in June 2017, and the Consideration will be subject to post-completion adjustments.

Upon completion of the Divestment, each of WIL and CKP will cease to be a wholly owned subsidiary of CapitaLand, and CapitaLand is expected to recognise a net gain of approximately S\$85 million.

Based on the unaudited consolidated financial statements of CapitaLand Group as at 31 March 2017:

- (i) assuming that the Divestment was effected on 1 January 2017, CapitaLand's earnings per share would have increased from 9.1 Singapore cents to 11.1 Singapore cents; and
- (ii) assuming that the Divestment was effected on 31 March 2017, the financial impact on CapitaLand Group's net tangible assets per share would not be material.

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

By Order of the Board

Michelle Koh
Company Secretary
1 June 2017