



## CAPITALAND LIMITED

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

### ANNOUNCEMENT

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#### ACQUISITION OF 7.79% INTEREST IN BEIJING HENG SHI TONG FANG REAL ESTATE DEVELOPMENT CO., LTD.

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CapitaLand Limited (**"CapitaLand"**) wishes to announce that its wholly-owned subsidiary, Shanghai Zhong Da Industry Development Co., Ltd. (**"ZD"**) has signed agreements to acquire an aggregate of 7.79% equity interest (the **"Acquired Interest"**) in Beijing Heng Shi Tong Fang Real Estate Development Co., Ltd. (**"HSTF"**) from parties unrelated to CapitaLand, namely Tong Fang Hua Qing Investment Management Co., Ltd., Beijing Heng Shi Ji Ye Real Estate Development Co., Ltd. and Beijing Chang Di Real Estate Development Co., Ltd. (collectively, the **"Vendors"**) (the **"Acquisition"**). The aggregate cash consideration for the Acquisition is RMB50.7 million (approximately S\$10.5 million) (the **"Consideration"**).

CapitaLand (Beijing) Kai Heng Holdings Pte. Ltd. (**"CBKH"**), another wholly-owned subsidiary of CapitaLand, owns 92.21% equity interest in HSTF. The Acquisition will result in CapitaLand owning a 100% equity interest in HSTF through CBKH and ZD. HSTF owns Beaufort, a residential development site located in Chaoyang District, Beijing (the **"Site"**).

The Consideration was arrived at on a willing-buyer and willing-seller basis, taking into account, amongst other factors, the book value of the Acquired Interest and land grant fees and expenses previously paid by the Vendors.

The book value of the Acquired Interest was RMB30.0 million (approximately S\$6.2 million) as at 30 September 2014.

Completion of the Acquisition is subject to the approval of the People's Republic of China regulatory authorities. The Acquisition is expected to complete by the second quarter of 2015. Payment of the Consideration will take place on Completion.

Upon Completion, CapitaLand's interest in HSTF will increase from 92.21% to 100% and HSTF will become a wholly-owned subsidiary of CapitaLand.

The Acquisition 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 2014.

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

By Order of the Board

Michelle Koh  
Company Secretary  
30 October 2014