NEWS RELEASE

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CapitaLand posts 3Q2006 profit of S$273.4 million

3Q2006 PATMI from continuing operations triples to S$266.1 million from S$74.8 million in 3Q2005

Singapore, 9 November 2006 – The CapitaLand Group posted profit after tax and minority interests (PATMI) of S$273.4 million for 3Q2006, compared to S$443.8 million recorded in 3Q2005. CapitaLand Group's 3Q2006 PATMI from continuing operations was S$266.1 million, more than triple that of S$74.8 million in 3Q2005. These figures exclude the huge divestment gains and the operating contributions of the hotel business, which Raffles Holdings sold in 2005.

Earnings before interest and tax (EBIT) of continuing operations for 3Q2006 were higher by 177.0%, increasing to S$530.4 million from S$191.5 million in 3Q2005. The increase in EBIT was mainly due to higher portfolio gains and fee-based income, greater share of profits from joint ventures, and better interest income.

While CapitaLand's overseas EBIT for YTD Sep 06 grew by 42.0% to S$600.3 million, there was also a very strong recovery in the Singapore market. This helped uplift Singapore EBIT by 150.7% to S$458.8 million in YTD Sep 06 from S$183.0 million in YTD Sep 05. Overseas EBIT represented 56.7% of the Group's total EBIT.

FINANCIAL HIGHLIGHTS				
$ million	**3Q 2006 (3 mths)**	**3Q 2005 (3 mths)**	**YTD Sep 06 (9 mths)**	**YTD Sep 05 (9 mths)**
Revenue	718.7	851.3	2,149.0	2,946.8
EBIT	530.4	191.5	1,059.1	605.9
Finance costs	(85.6)	(61.5)	(229.2)	(192.2)
PBT	444.8	130.0	829.9	413.7
PATMI * (Profit attributable to shareholders)	273.4	443.8	562.2	657.3
PATMI (Continuing Operations)	266.1	74.8	546.4	243.5

**Includes profit for the period from discontinued operations.*

Dr Richard Hu, Chairman, CapitaLand Group, said, “For the first nine months of 2006, all our businesses covering retail, residential, commercial and integrated development, financial services and serviced residences in Singapore and China performed very well. In particular, the retail and financial services business units doubled their earnings year-on-year. Australia, our other key market, also contributed to the Group’s earnings as a result of its balanced portfolio of development assets and investment properties.

“Our business units are expected to benefit from the very strong recovery in the Singapore economy and the robust real estate growth in our key Asian markets. While our mainstay operations are doing well, the Group will step up the growth opportunities in India, Malaysia, Vietnam and other new markets.”

Liew Mun Leong, President and CEO, CapitaLand Group, said, "We have pushed the envelope in all our businesses to ensure sustained growth and profitability. In Singapore, we successfully completed the Raffles City transaction, enlarging our retail and office portfolios. Our residential business unit has achieved a benchmark sales price for high-end residential developments. Our serviced residence arm acquired two sites in Singapore. In China, we have expanded into central and western growth regions to build quality and affordable homes for the local Chinese. We have also obtained approval to list CapitaRetail China Trust, the first pure-play China retail REIT in Singapore, by the end of the year.

“In India, Ascott has secured a successful joint venture with The Rattha Group to acquire and develop seven properties by 2010. This is in addition to our joint venture with the Runwal Group to build a 500-unit residential development in Mumbai, and a joint venture with Pantaloon Retail (India) Ltd to expand our retail operations. In Vietnam too, we secured a second residential site in Ho Chi Minh City. Our assets under management (AUM) grew to around S$11 billion, and we are well on course to exceed our 2007 AUM target of S$13 billlion. The long-term outlook for our businesses in Singapore and the other overseas markets remains favourable.”

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For the full 3Q2006 CapitaLand Limited Financial Statements announcement and slides, please visit our website www.capitaland.com