



For Immediate Release
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NEWS RELEASE

**CapitaLand achieves 3Q 2007 profit of S\$564 million,
more than two times that of 3Q 2006**

Year-to-date PATMI at S\$2.1 billion, three times higher than 2006

Singapore, 26 October 2007 – CapitaLand posted profit after tax and minority interests (PATMI) of S\$563.9 million for 3Q 2007, more than two times the profit achieved in 3Q 2006. Group Earnings before Interest and Tax (EBIT) was S\$758.6 million for 3Q 2007, about S\$193 million or 34% higher than 3Q 2006.

The Group's year-to-date (YTD) performance was equally impressive. Group PATMI for the first nine months of this year was S\$2.1 billion, nearly four times of YTD September 2006's S\$559.2 million. Excluding unrealised revaluation gains of S\$650.6 million, Group PATMI was S\$1.4 billion, or nearly three times more than the same period last year. Group EBIT up to September 2007 was S\$2.8 billion, more than double YTD September 2006's S\$1.1 billion. Profit before tax for the nine months was S\$2.5 billion, almost three times of YTD September 2006.

The strong results were achieved on the back of robust performance in the different strategic business units (SBUs) and geographies, especially Singapore and China. Year-to-date, Singapore's EBIT is up almost four times to S\$1.7 billion, compared to September 2006's S\$478.4 million. China's YTD EBIT contribution rose more than two times to S\$714.6 million, against S\$301.9 million for the same period last year.

Financial Highlights	3Q 2007 (3 mths)	3Q 2006 (3 mths)*	YTD Sep 2007 (9 mths)	YTD Sep 2006 (9 mths)*
S\$ million				
Revenue	895.8	718.7	2,468.4	2,149.0
Earnings before interest and tax (EBIT)	758.6	565.2	2,802.8	1,103.4
Finance Costs	(100.2)	(85.6)	(288.4)	(229.2)
Profit after tax and minority interests (PATMI)	563.9	272.4	2,084.7	559.2

* Restated

Dr Richard Hu, Chairman, CapitaLand Group, said: “The Group continues to see healthy and sustainable growth prospects in Asia and other new markets. Given CapitaLand’s substantial financial capacity and capital efficient business model, the Group is in a good position to benefit from Asia’s positive growth. Our expansion in China, including second-tier cities, is bearing fruit as evidenced by the strong results. In Singapore, we also expect a solid full-year performance, underpinned by strength in all property segments.”

Liew Mun Leong, President and CEO of CapitaLand Group, said: “Our core markets of Singapore, China and Australia continue to deliver sterling results. We continue to expand our footprint in growth markets like Vietnam, the Gulf Co-operation Council region and India, to which we will bring our residential, office, retail mall and hospitality development competencies. Year to date, we have committed investments of over S\$8 billion in new businesses and new geographies, as exemplified by our recent Raffles City site acquisitions. As the region grows, our strong balance sheet and healthy earnings growth allow us to capitalise on investment opportunities that arise.”

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For the full 3Q 2007 CapitaLand Limited Financial Statements announcement and slides, please visit our website www.capitaland.com

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