CAPITALAND LIMITED

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

ANNOUNCEMENT

LISTING OF CAPITARETAIL CHINA TRUST

CapitaLand Limited ("**CapitaLand**") refers to its announcements dated 8 November 2006 and 29 November 2006 in relation to the lodgement of the preliminary prospectus of CapitaRetail China Trust ("**CRCT**") and the registration of the final prospectus of CRCT, respectively.

CapitaLand is pleased to announce that units in CRCT ("**Units**") are expected to be listed on Singapore Exchange Securities Trading Limited at, and commence trading on a "ready" basis from, 9.00 a.m. today (the "**Listing**").

In connection with the Listing and the initial public offering of the Units (the "**Offering**"), Retail Crown (BVI) Limited, an indirect wholly-owned subsidiary of the Company, has today (i) sold 193,300,000 Units at the offering price of S$1.13 per Unit and (ii) lent 28,800,000 Units to J.P. Morgan (S.E.A.) Limited, as the stabilising manager, to cover the over-allotment of Units in connection with the Offering.

Immediately upon the completion of the Offering, CapitaLand's effective interest in CRCT will be about 26.2%.

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
8 December 2006