For Immediate Release
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NEWS RELEASE

CapitaLand successfully establishes CapitaRetail China Development Fund II worth approximately US$600 million (S$900 million)

Singapore, 6 September 2007 **-** CapitaLand Limited ("CapitaLand") is pleased to announce that it has successfully established CapitaRetail China Development Fund II ("CapitaRetail China II") with a fund size of approximately US$600 million (S$900 million). CapitaLand holds a 45% stake in CapitaRetail China II whilst the remaining stakes are held by insurance companies, pension funds and corporations.

Similar to CapitaRetail China Development Fund ("CapitaRetail China I"), which also has a fund size of US$600 million (approximately S$900 million), CapitaRetail China II will invest in retail mall development projects located in the People's Republic of China. To date, funds in CapitaRetail China I are already more than 90% committed. In addition, CapitaLand has also sponsored CapitaRetail China Incubator Fund ("CapitaRetail China Incubator"), which has a fund size of US$425 million (approximately S$638 million), which closed in June last year. CapitaRetail China Incubator was established to warehouse retail properties with the potential to generate quality income after the repositioning of the property, enhancing the asset or on completion of leasing activities. CapitaRetail China Trust, which has a right of first refusal to the assets in CapitaRetail China I, CapitaRetail China II and CapitaRetail China Incubator, completes CapitaLand's China integrated retail real estate strategy.

Mr Pua Seck Guan, CEO of CapitaLand Retail Limited and Co-CEO of CapitaLand Financial, said: "We would like to thank our investors for the successful closing of CapitaRetail China Development Fund II. With the three CapitaLand-sponsored private retail property funds, we have garnered more than US$1.6 billion of dedicated funding to support our long term retail real estate business expansion plan in China. Through leveraging on our established retail real estate platform, we will continue to strengthen our retail presence in various tiered cities to become a leading retail real estate player in China."

CapitaLand continues to take a long term view on the China retail real estate market and has identified a significant pipeline of projects there. Our growth plans, supported by a staff strength of approximately 1,400, of which more than 97% are locals, will also allow us to contribute to the growth of the retail skillsets in China.

About CapitaLand Limited (www.capitaland.com)

CapitaLand is one of the largest listed real estate companies in Asia. Headquartered in Singapore, the multinational company's core businesses in real estate, hospitality and real estate financial services are focused in gateway cities in Asia Pacific, Europe and the Middle East.

The company's real estate and hospitality portfolio spans more than 90 cities in over 20 countries. CapitaLand also leverages on its significant real estate asset base, financial skills and market knowledge to develop real estate financial products and services in Singapore and the region.

The listed subsidiaries and associates of CapitaLand include The Ascott Group, Australand, CapitaMall Trust, CapitaCommercial Trust, Ascott Residence Trust, CapitaRetail China Trust and Quill Capita Trust.

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