



NEWS RELEASE

For Immediate Release
24 January 2008

CapitaCommercial Trust's Full Year 2007 DPU Increases by 18.7% from 2006

- Growth underpinned by higher rental income

Singapore, 24 January 2008 – The manager of CapitaCommercial Trust (CCT), CapitaCommercial Trust Management Limited (the CCT Manager), is pleased to announce that, for the financial year ended 31 December 2007 (FY 2007), CCT has achieved a distributable income of S\$120.4 million and that the full year distribution per unit (DPU) of 8.70 cents has exceeded FY2006 DPU of 7.33 cents by 18.7%. This is a distribution yield of 4.5% based on the closing price of S\$1.95 per unit on 23 January 2008. For the financial period from 1 October 2007 to 31 December 2007 (4Q 2007), the distributable income is S\$32.3 million which translates to a DPU of 2.33 cents, an increase of 14.2% from 2.04 cents in 4Q 2006.

For the financial period from 1 July 2007 to 31 December 2007, the distributable income and DPU were 3.5% above forecast. CCT's distribution of 4.47 cents for the six-month period from 1 July 2007 to 31 December 2007 is expected to be distributed to unitholders on or around 29 February 2008. The books closure date is on 1 February 2008.

CCT's adjusted net asset value (NAV) per unit, excluding this distributable income to unitholders, registered a significant increase of 50.5% from S\$1.86 as at 31 December 2006 to S\$2.80 as at 31 December 2007. This is due to a S\$1.3 billion fair value gain on revaluation of its investment properties. CCT's total asset size is now S\$5.3 billion.

Summary of CCT's FY 2007 Results⁽¹⁾

	FY2007	4Q 2007 vs 4Q 2006			1 July 2007 to 31 December 2007		
	Actual S\$'000	4Q 2007 S\$'000	4Q 2006 S\$'000	Var. %	Actual S\$'000	Circular Forecast S\$'000	Var. %
Gross Revenue	236,527	62,028	56,369	10.0	121,756	120,086	1.4
Net Property Income	171,476	44,401	40,777	8.9	86,893	83,922	3.6
Distributable Income	120,422	32,342	28,235	14.5	61,896	59,819	3.5
Distribution Per Unit							
For the period	8.70¢	2.33¢	2.04¢	14.2	4.47¢	4.32¢	3.5
Annualised	8.70¢	9.24¢	8.10¢	14.1	8.87¢	8.57¢	3.5
Distribution Yield							
Based on S\$1.95 per unit (closing price as at 23 January 2008)	4.5%	NM	NM	N.A.	4.5%	NM	N.A.

Note:

- (1) The results for financial period 1 July 2007 to 31 December 2007 and financial year 2007 are on adjusted Group basis, while the fourth quarters 2006 and 2007 are on Group basis.

Mr Richard Hale, Chairman of CapitaCommercial Trust Management Limited, said, "CapitaCommercial Trust's distribution per unit for the financial year 2007 is a robust 18.7% year-on-year increase. This is a result of our proactive asset management strategy and the strong Singapore office market which has seen improved rentals over the past 12 to 18 months. We remain committed to our tenants who are our key partners and will continue to look for ways to support them. We are also continually seeking opportunities to enhance the value of the existing portfolio, and are currently evaluating the financial viability of redeveloping Market Street Car Park into a state-of-the-art office building. We will focus on the environmental sustainability of CCT's properties and implement new initiatives. Overseas, our investment through Quill Capita Trust has generated good returns and this is now one of the fastest growing REITs in Malaysia with an expanded quality portfolio. Looking ahead, we will continue our efforts to deliver long term growth, stable distributions and sustainable total returns. For 2008, we are confident of delivering the projected distribution per unit of 10.04 cents to unitholders."

Ms Lynette Leong, CEO of the CCT Manager, said, "CCT has performed well in 2007 given the strong demand for office space in Singapore. Average Grade A and prime office rents rose by 96.5% and 92.4%, respectively, year-on-year. The CCT portfolio has

benefited from the increased rental rates and its strong occupancy rate of 99.6% will underpin robust rental income growth over the next few years. In addition, we are experiencing strong leasing interest, including our property under development, Wilkie Edge. Although Wilkie Edge, our latest acquisition, is scheduled to be completed in 4Q 2008, we have already secured commitments for more than 50% of the office space. Our prudent capital management policy also serves as a solid foundation in the current challenging credit market environment. CCT's interest rate exposure is small as over 80% of total borrowings are on fixed rates and no major refinancing is required till March 2009. In addition, CCT's low gearing of 23.9% provides CCT with a sizeable debt capacity to support any new asset growth strategy. Besides growing organically, CCT will continue, though more discerningly given the current market environment, to seek quality and yield-accretive assets in Singapore and key cities in Asia."

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About CapitaCommercial Trust (www.cct.com.sg)

CCT is Singapore's first commercial REIT with a market capitalisation of S\$2.7 billion based on the closing price of S\$1.95 per unit on 23 January 2008. It aims to own and invest in real estate and real estate-related assets which are income producing and used, or predominantly used, for commercial purposes. With a total asset size of S\$5.3 billion, CCT's portfolio comprises nine prime properties in Singapore's Central Business District and Downtown Core. The properties are Capital Tower, 6 Battery Road, HSBC Building, Raffles City (60% interest through RCS Trust), Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park and Market Street Car Park. In addition, CCT is a substantial unitholder of QCT with a 30% stake and has a 7.4% stake in the Malaysia Commercial Development Fund (MCDF). QCT is a commercial REIT listed on the Bursa Malaysia Securities Berhad, with a portfolio of six commercial properties in Cyberjaya and Kuala Lumpur. MCDF is CapitaLand's first and largest Malaysia private real estate fund, with focus on real estate development properties primarily in Kuala Lumpur and the Klang Valley.

CCT has been accorded an "A3" corporate rating with a stable rating outlook by Moody's Investor Service. CCT is managed by an external manager, CapitaCommercial Trust Management Limited, which is an indirect wholly-owned subsidiary of CapitaLand Limited, one of the largest listed real estate companies in Asia.

Issued by:**CapitaCommercial Trust Management Limited** (Co registration no. 200309059W)

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Important Notice

The past performance of CapitaCommercial Trust (“CCT”) is not indicative of the future performance of CCT. Similarly, the past performance of CCT Manager is not indicative of the future performance of the CCT Manager.

The value of units in CCT (“CCT Units”) and the income derived from them may fall as well as rise. The CCT Units are not obligations of, deposits in, or guaranteed by, the CCT Manager. An investment in the CCT Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the CCT Manager redeem or purchase their CCT Units while the CCT Units are listed. It is intended that holders of the CCT Units may only deal in their CCT Units through trading on Singapore Exchange Securities Trading Limited (the “SGX-ST”). Listing of the CCT Units on the SGX-ST does not guarantee a liquid market for the CCT Units.

This release may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the CCT Manager on future events.