



NEWS RELEASE

For Immediate Release
26 July 2006

**Unitholders to receive 12%¹ more distributable income for
1H2006 backed by strong demand for quality office space**

***CCT accorded “A3” Rating by Moody’s
New target asset size of S\$5-S\$6 billion by 2009***

Singapore, 26 July 2006 – CapitaCommercial Trust Management Limited (“CCTML”), the manager of CapitaCommercial Trust (“CCT”), is pleased to announce a distributable income of S\$31.2 million to unitholders of CCT (“Unitholders”) for the period from 1 January 2006 to 30 June 2006 (“First Half 2006”). This is a 12% increase over the S\$27.8 million reported for the corresponding period in 2005 (“First Half 2005”). Part of the increase is the change in CCT’s distribution policy from 95% to 100% of taxable income. Distribution per unit (“DPU”) for First Half 2006 was 3.49 cents (7.03 cents on an annualised basis), which was 8% higher than the DPU for First Half 2005 of 3.24 cents (6.53 cents on an annualised basis). Given the First Half 2006 DPU, the annualised distribution yield of units in CCT (“Units”) is 3.8%, based on the closing price of S\$1.83 on 25 July 2006.

CCT’s policy is to distribute its distributable income on a semi-annual basis to Unitholders. The upcoming distribution was originally scheduled to take place in respect of CCT’s distributable income for the period 1 January 2006 to 30 June 2006 (the “Scheduled Distribution”). However, in conjunction with the equity fund raising exercise for the acquisition of Raffles City, CCTML intends to declare, in lieu of the Scheduled Distribution, a distribution of CCT’s distributable income for the period from 1 January 2006 to the day immediately prior to the date on which new Units are issued under the equity fund raising (the “Cumulative Distribution”). The subsequent distribution of CCT’s distributable income will be from the day the new Units are issued pursuant to the equity fund raising to 31 December 2006. Thereafter, semi-annual distributions will resume in accordance to its distribution policy.

¹ Annualised DPU for the period from 1 January 2006 to 30 June 2006 versus the annualised DPU for the period from 1 January 2005 to 30 June 2005.

The completion of the acquisition of Raffles City will be on 1 September 2006 and CCTML expects the equity fund raising for the acquisition of Raffles City to be completed by end August 2006. CCTML currently expects the DPU under the Cumulative Distribution to be between 4.58 cents and 4.63 cents, and no less than 4.58 cents².

Summary of CCT Results (First Half 2006)

	2Q 2006	1H 2006		
	Actual (S\$'000)	Actual (S\$'000)	Forecast (S\$'000)	Variance %
Gross Revenue	30,147	59,812	59,593	0.4
Net Property Income	23,121	44,948	44,547	0.9
Distributable Income	15,855	31,249	31,164	0.3
Distribution Per Unit				
For the period	1.77¢	3.49¢	3.48¢	0.3
Annualised	7.10¢	7.03¢	7.01¢	0.3
Distribution Yield				
- S\$1.66 per unit (closing price on 30 June 06)	4.3%	4.2%	4.2%	-
- S\$1.83 per unit (closing price on 25 July 06)	3.9%	3.8%	3.8%	-

CCT's gross revenue for First Half 2006 was S\$59.8 million, an increase of S\$3.6 million or 6% over First Half 2005. Rental rates committed for renewals and new leases for CCT's properties in Singapore's central business district ("CBD") are above the respective micro-market average rents for the quarter ended 30 June 2006. Tenant retention for the CCT portfolio continues to be strong at 87% as at 30 June 2006 and the committed occupancy for the portfolio stands close to 100%³ as at 30 June 2006.

CCT Accorded "A3" Rating by Moody's Investor Service ("Moody's")

Moody's has for the first time accorded a family corporate rating of "A3" to CCT with a stable rating outlook. In accordance with Moody's global rating methodology for REITs and other commercial property firms (please refer to Moody's report entitled "Rating Methodology: REITs and Other Commercial Property Firms", published in January 2006), CCT's leading market position, strong franchise in the office segment as well as the high quality of its assets provide stable cash flow, and its overall performance falls within the

² The actual DPU will be announced on or about 22 September 2006, after the management accounts of CCT for the relevant period have been finalised.

³ Excludes the retail space in two properties - the Market Street Car Park and Golden Shoe Car Park – which are currently undergoing enhancement works.

single “A” rating profile. The quality tenant base and a spread-out lease expiry profile have mitigated a moderate level of asset and tenant concentration. Its sound management and strong access to the capital markets offset its weak liquidity profile and financial flexibility. In addition, CCT’s close relationship with CapitaLand Limited allows it to leverage on the latter’s asset and financial management expertise, brand name and extensive network for expansion, thereby supporting the “A3” rating. (Please refer to Moody’s Press Release dated 26 July 2006 for more details).

Sum Soon Lim, Chairman of CCTML, said, “CCT is pleased to deliver a positive set of results for its Unitholders. Since listing in May 2004, CCT’s DPU has grown by 24% and this can be attributed to the pro-active leasing, innovative asset enhancements and accretive acquisition strategies employed. With the impending completion of the acquisition of Raffles City later in this quarter, the asset size of CCT would have grown by 77% in just about two years. The overwhelming support given at our EGM earlier this month for the acquisition of Raffles City has given a strong mandate to the management. Moody’s endorsement by way of an “A3” rating to CCT is another strong testament to the premier quality of CCT’s portfolio and strategy. Going forward, we will continue to actively pursue opportunities in Singapore and abroad, to achieve our asset growth target of between S\$5 billion to S\$6 billion by 2009 and deliver higher and sustainable returns to our Unitholders.”

David Tan, CEO of CCTML, said, “With the strengthening office property market, underpinned by firm demand resultant from robust economic growth and limited supply of premium office space, CCT will continue to benefit from the quality office assets in its portfolio. In the last quarter, leases signed are higher than the market average in the respective CBD micro-markets. All of our new committed leases also show positive rental reversions. Asset enhancement work at the Market Street Car Park and Golden Shoe Car Park are proceeding well and should contribute to CCT’s revenue going forward. With the addition of Raffles City to CCT’s portfolio by the third quarter of 2006, CCT will further strengthen its foothold in Singapore’s downtown core. Finally, given our synergistic partnership with CapitaMall Trust, we should see further contributions from the Raffles City acquisition.”

Market Street Car Park and Golden Shoe Car Park – Higher Rental Rates Achieved

Asset enhancement work on the retail space at Market Street Car Park commenced in November 2005 and is expected to complete by September 2006. To-date, 74% of the retail space has been pre-leased at an average rental rate of S\$12.00 per sq ft per month, 38% higher than the average rent before the start of the asset enhancement work.

Golden Shoe Car Park's asset enhancement work started in March 2006 and is being carried out in stages. About 83% of retail space has been pre-leased at an average rental rate of S\$13.50 per sq ft per month, 22% higher than the average rent before the start of the asset enhancement work.

The new retail space will increase human traffic and enhance the use of the two car parks. Established operators like Coffee Club and Killiney Kopitiam will act as meeting points for the office crowd, while shops such as 7-Eleven, Guardian Pharmacy and Times Bookshop provide convenience services.

Singapore – Raffles City Acquisition

At an extraordinary general meeting held on 13 July 2006, Unitholders overwhelmingly approved all resolutions including those relating to the joint acquisition of Raffles City together with CapitaMall Trust and the issue of new Units to part finance the acquisition. Accordingly, RCS Trust, the special purpose vehicle which is used to hold Raffles City was constituted on 18 July 2006. RCS Trust is 60% owned by CCT and 40% owned by CapitaMall Trust. RCS Trust has signed the Sale and Purchase Agreement in connection with the acquisition with Tincel Properties (Private) Limited on 18 July 2006 and the completion date is 1 September 2006.

CCT will commence in August 2006 its equity fund raising exercise (including a preferential offering) to raise the proceeds to complete the acquisition of Raffles City. CCT, has today, also announced the books closure date of 11 August 2006 for the purpose of determining the entitlement to the provisional allocation of Singapore Registered Unitholders' under the proposed preferential offering.

Singapore Office Market Outlook

Advance estimates by Singapore's Ministry of Trade and Industry showed that real gross domestic product ("GDP") rose by 7.5% in the second quarter of 2006 compared to the

same period last year. URA reported that islandwide office occupancy rate was 88.0% as at end-March 2006, compared to 85.0% a year ago. According to CB Richard Ellis (Pte) Ltd's Q2 2006 MarketView, prime office rents as at end-June 2006 reached S\$6.00 psf per month, up from S\$5.60 psf per month in the previous quarter. In view of the current positive market condition, CB Richard Ellis has revised their previous year end projections of S\$6.50 psf per month and S\$7.20 psf per month for prime office rents and Grade A office rents to S\$7.00 psf per month and S\$8.00 psf per month respectively by end-2006.

Kuala Lumpur Office Market Outlook

The prime office market in Kuala Lumpur, Malaysia is still performing well. Prime Grade A rents continued to move up according to Colliers International Regional Research May 2006 Quarterly Update. The average office rental increased 2% quarter on quarter to RM5.04 per sq ft per month as at the end of 1Q 2006. With buoyant demand for prime office space, office rentals are predicted to rise 5% to RM5.30 per sq ft per month over the next 12 months.

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

CCT is Singapore's first commercial property trust with a market capitalisation of S\$1.6 billion based on the closing price of S\$1.83 per unit on 25 July 2006. 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. CCT currently owns a S\$2.2 billion portfolio of eight prime properties in Singapore and an office asset in Kuala Lumpur, Malaysia. The properties are Capital Tower, 6 Battery Road, HSBC Building, Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park and Market Street Car Park in Singapore, and Wisma Technip in Malaysia.

CCT is managed by an external manager, CCTML, which is an indirect wholly-owned subsidiary of CapitaLand Limited, one of the largest listed real estate companies in Asia.

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Investors have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CCT is not necessarily indicative of the future performance of CCT.