



NEWS RELEASE

For Immediate Release

6 January 2009

CCT Secures Refinancing for S\$580 million CMBS Due March 2009

- **Increased Financial Flexibility with S\$2.8 billion of Assets Unencumbered**
- **Aborts Plan to Redevelop Market Street Car Park**

Singapore, 6 January 2009 – CapitaCommercial Trust Management Limited, the Manager of CapitaCommercial Trust (CCT), is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited, as trustee of CCT, has today entered into a facility agreement with DBS Bank Ltd, Standard Chartered Bank, United Overseas Bank Limited and The Bank of Tokyo-Mitsubishi UFJ, Ltd, for a secured three-year term loan of up to S\$580 million for CCT. The term loan will be drawdown in March 2009 to refinance the borrowings under the S\$580 million commercial mortgage-backed securities (CMBS).

The CMBS is secured by seven properties of CCT namely Capital Tower, 6 Battery Road, Robinson Point, Starhub Centre, Bugis Village, Golden Shoe Car Park and Market Street Car Park. However, the term loan will only be secured by a mortgage and other securities relating to Capital Tower. The all-in interest cost is well within the projections assumed in CCT's circular to unitholders dated 9 June 2008.

Ms. Lynette Leong, Chief Executive Officer of the Manager, said, "We have always adopted a proactive approach for our capital management strategy and we are pleased to secure the banks' commitment for the refinancing in advance of the debt maturing in March 2009. We believe that the banks' willingness to lend to CCT with security over just one asset, Capital Tower, is an affirmation of their confidence in the quality and value of CCT's portfolio as well as its blue-chip tenant base. As a result, out of CCT's portfolio of eleven properties, eight properties with a total asset value of S\$2.8 billion will be free of any encumbrance. This will provide us with financial flexibility in managing our capital and balance sheet."

In addition, the Manager has decided to abort the redevelopment of Market Street Car Park into a Grade A office/commercial building. Although the Manager had stated in April 2008 that the decision on the planned redevelopment would be made only after mid-2009, the Manager after taking into consideration the uncertain market outlook, tight credit conditions, high redevelopment cost and significant size of the project, has decided to abort the project immediately.

Ms. Leong also said, "In line with our prudent approach to capital management and the need to conserve cash in such turbulent economic times, we decided not to proceed with plans to redevelop Market Street Car Park. This decision provides certainty to our investors in removing any overhang in capital requirement. It will also give assurance and security of tenure to our car park users as well as retail tenants. CCT can move on to enter into longer term leases and adopt longer term plans through repositioning the retail tenant mix and other promotional events or activities to inject vibrancy to the area."

"Furthermore, notwithstanding the current volatile market conditions, CCT's portfolio continually experiences high occupancies and also evidence of positive rental growth over existing contracted rents (for expiring leases) given that the portfolio's average monthly gross rental is only S\$7.20 per square foot as at end-September 2008. As at the same date, 74% of the forecast gross rental income for 2009 have already been locked in with committed leases, and we are continuing to secure additional lease commitments through proactive lease renewals and marketing to new tenants," adds Ms. Leong.

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

CapitaCommercial Trust is Singapore's first listed commercial REIT with a market capitalisation of S\$1.4 billion based on the closing price of S\$0.98 per unit on 5 January 2009. CCT 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. The total asset size of CCT is S\$7.0 billion as at 30 September 2008, comprising a portfolio of 11 prime properties in Singapore, as well as investments in Malaysia. The properties in Singapore are Capital Tower, 6 Battery Road, 1 George Street, HSBC Building, Raffles City (60% interest through RCS Trust), Starhub Centre,

Robinson Point, Bugis Village, Golden Shoe Car Park, Market Street Car Park and Wilkie Edge. In addition, CCT is a substantial unitholder of Quill Capita Trust with 30% unitholdings and has taken a 7.4% stake in the Malaysia Commercial Development Fund Pte. Ltd. (MCDF). Quill Capita Trust is a commercial REIT listed on Bursa Malaysia Securities Berhad, with a portfolio of ten commercial properties in Kuala Lumpur, Cyberjaya and Penang. MCDF is CapitaLand's first and largest Malaysia private real estate fund with a focus on real estate development properties primarily in Kuala Lumpur and the Klang Valley, Malaysia.

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 real estate companies in Southeast Asia by market capitalisation.

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The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

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.