CapitaCommercial Trust

(Constituted in the Republic of Singapore pursuant to
a Trust Deed dated 6 February 2004 (as amended))

ONE GEORGE STREET
YIELD PROTECTION

The Manager wishes to announce that **CCT** will be receiving a total of S$9.3 million from **CCL**, being yield protection amount in relation to One George Street for the year ended 31 December 2009. The Manager is making the announcement pursuant to Rule 1013(3)(a) of the **Listing Manual**.

Pursuant to the terms of the sale and purchase agreement of One George Street with the vendor, a **Deed of Yield Protection** was entered into with **CCL** under which the latter agreed to provide a yield protection to CCT in the event the **NPI** from One George Street is less than 4.25% per annum of the purchase consideration of S$1,165.0 million (or S$49.5 million per annum) for a period of five years from the date of completion of purchase on 11 July 2008.

Based on the unaudited management accounts of **CCT** for the financial year ended 31 December 2009, the **NPI** for One George Street for that period was less than S$49.5 million by S$9.3 million for the full year, resulting in **CCL** being required to pay for the shortfall in the **NPI**. The shortfall amount was ascertained after taking into account the various adjustments provided in the **Deed of Yield Protection**. The shortfall in the **NPI** is due to lower operating performance as a result of global economic slowdown, as well as the low rental rates for some of the existing leases that have not expired. This shortfall for the financial year ended 31 December 2009 is however lower than that for the financial year ended 31 December 2008 (S$12.0 million for the period 11 July 2008 to 31 December 2008) due to an increase in rental income arising from positive rent reversions. As a result, a smaller amount of yield protection was required from **CCL** for the financial year ended 31 December 2009.

CCL will settle the yield protection amount in full by 14 February 2010. Any underpayment or overpayment ascertained based on the audited accounts of **CCT** will be paid or reimbursed, as the case may be, between **CCL** and **CCT**.

Definitions:

CCL	CapitaLand Commercial Limited
CCT	CapitaCommercial Trust
Deed of Yield Protection	Deed of Yield Protection dated 11 July 2008 entered into between HSBC Institutional Trust Services (Singapore) Limited, as trustee of CCT, and CCL.
NPI	Net Property Income
Listing Manual	Listing Manual of the SGX-ST
Manager	CapitaCommercial Trust Management Limited, as manager of CCT
Units	Units in CCT

BY ORDER OF THE BOARD
CapitaCommercial Trust Management Limited
(Company registration no. 200309059W)
As manager of CapitaCommercial Trust

Michelle Koh
Company Secretary
Singapore

20 January 2010

Important Notice

The value of Units and the income 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 the 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 their Units while the Units are listed. It is intended that holders of Units 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.