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NEWS RELEASE

For Immediate Release

18 March 2010

CCT raises S\$225 million 5-year unsecured convertible bonds due 2015

Proactive capital management to extend debt maturity profile with a low interest rate of 2.7%

Singapore, 18 March 2010 – CapitaCommercial Trust Management Limited, the Manager of CapitaCommercial Trust (CCT or the Trust), is pleased to announce that the S\$225.0 million convertible bonds due April 2015 have been fully placed to institutional investors and accredited investors. The lead manager to the issue of convertible bonds may exercise an option within 30 days of 17 March 2010 to increase the size of the issue by up to S\$25.0 million to S\$250.0 million.

The bonds are unsecured and convertible into new CCT units at a conversion price of S\$1.356 per new CCT unit, at an interest rate of 2.7% per annum, payable semi-annually. CCT intends to use the net proceeds of the issue for general working capital, asset enhancement and refinancing of existing borrowings.

Credit Suisse (Singapore) Limited is the sole bookrunner and lead manager for the issue.

Mr. Richard Hale, Chairman of the Manager, said, "We are pleased by the good response to the issue of the convertible bonds due 2015. In our proactive capital management strategy, we constantly seek ways to strengthen the Trust's balance sheet and improve its debt profile. The convertible bonds' five-year maturity will help to extend the Trust's current average debt maturity."

Ms. Lynette Leong, Chief Executive Officer of the Manager, said, "The interest rate of 2.7% per annum over five years is very attractive for this unsecured convertible bond issue which will contribute towards a lower average cost of debt for the Trust. The fact that the bonds are unsecured also preserves CCT's

existing pool of unsecured properties which will give CCT the financial flexibility to respond quickly to any growth opportunities in the future. As at the date of this announcement, eight properties with a total asset value of S\$2.8 billion (as at 31 December 2009) out of CCT's eleven properties are unsecured against any borrowings."

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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\$3.2 billion based on the last traded price of S\$1.13 per unit on 17 March 2010. 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\$6.1 billion as at 31 December 2009, comprising a portfolio of eleven prime properties in Singapore, as well as investments in Malaysia. The properties in Singapore are Capital Tower, Six Battery Road, One George Street, HSBC Building, Raffles City (60% interest through RCS Trust), Starhub Centre, Robinson Point (the agreement to sell Robinson Point was announced on 20 January 2010 and the sale is expected to be completed by April 2010), Bugis Village, Wilkie Edge, Golden Shoe Car Park and Market Street Car Park. 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.

Effective from 18 September 2009, CCT is a constituent of FTSE4Good Index Series (FTSE4Good), a series of benchmark and tradable indices derived from the globally recognised FTSE Global Equity Index Series. FTSE4Good is designed to track the performance of companies meeting international corporate responsibility (CR) standards and forms the basis for over 70 different funds and investment products.

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.

Issued by CapitaCommercial Trust Management Limited

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Important Notice

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 similar developments, shifts in expected levels of occupancy or property rental income, changes in operating expenses, including employee wages, benefits and training, 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 current view of management on future events.

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.