



NEWS RELEASE

For Immediate Release

13 December 2011

CCT Secures Committed Facilities for Refinancing of S\$570.0 million Loan due 2012

- Increased financial flexibility with seven unencumbered assets valued at S\$3.9 billion

Singapore, 13 December 2011 – 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 secured an aggregate of S\$450.0 million committed bank facilities without using any property as security. The facilities, expected to be drawn down in March 2012, are a combination of S\$350.0 million term loans and S\$100.0 million revolving credit facility with various maturities of up to 3.25 years. These facilities, together with the S\$200.0 million 3.25 per cent notes due December 2015 issuance announced by the Manager on 2 December 2011, assure that CCT will have sufficient bank and debt facilities to refinance the S\$570.0 million secured term loan due in March 2012.

Ms. Lynette Leong, Chief Executive Officer of the Manager, said, “We are pleased to have the strong support and commitment from banks and debt investors notwithstanding the current global economic uncertainty. As part of our proactive capital management strategy, we have secured total committed funding of S\$650.0 million from banks and the debt capital market to refinance the S\$570.0 million term loan, well ahead of its maturity in March 2012. The balance committed funding will be deployed for CCT’s corporate funding purposes when the need arises.”

“The current mortgage of Capital Tower will be discharged after refinancing the S\$570.0 million term loan secured on Capital Tower in March 2012 with the new, unsecured facilities. As a result, seven properties with a total asset value of S\$3.9 billion out of CCT’s portfolio of nine properties will be free from encumbrances. This will provide us with further financial flexibility in managing CCT’s capital and balance sheet,” added 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 about S\$3 billion based on the last traded price of S\$1.05 per unit on 13 December 2011. 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\$6.2 billion as at 30 September 2011, comprising a portfolio of nine 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), Bugis Village, Wilkie Edge, Golden Shoe Car Park and Market Street development (40% interest through the joint venture, MSO Trust).

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 10 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 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.