

Green Mark Awards 2012 for CapitaGreen, Wilkie Edge and Six Battery Road Tenant Service Centre

Singapore, 24 May 2012 – CapitaCommercial Trust Management Limited, the Manager of CapitaCommercial Trust (CCT or the Trust) is pleased to announce that two of the Trust’s properties and its tenant service centre at Six Battery Road have won the Green Mark Awards 2012 by Singapore’s Building and Construction Authority (BCA). The winning properties are namely CapitaGreen, a Grade A office building under development (40% owned by CCT) for Green Mark Platinum, Six Battery Road Tenant Service Centre (Office Interior) for Green Mark Gold^{Plus}, and Wilkie Edge, a mixed-use property which upgraded its rating to Green Mark Gold from Green Mark certification.

The awards were received at the BCA Awards 2012 ceremony graced by Dr Tony Tan, the President of Singapore and held at Resorts World Sentosa this evening.

Ms Lynette Leong, Chief Executive Officer of CapitaCommercial Trust Management Limited said, “We are pleased to receive three Green Mark Awards this year, an encouraging sign of endorsement that our green efforts are recognised. Of the Trust’s nine properties which have received Green Mark awards to-date, we have three Platinum awards, two Gold^{Plus} awards, three Gold awards, and two certifications. Notwithstanding the awards received, our team continues to work conscientiously to upgrade the properties’ rating where possible as evidenced by the recently upgraded rating of Wilkie Edge from certification to Gold. Our team at Six Battery Road Tenant Service Centre has also enthusiastically applied the three “Rs” to their office renovation when they reused, recycled and reduced waste which earned them the Gold^{Plus} award. Most importantly, our tenants appreciate environmentally-friendly working space and are increasingly conscious of locating their offices in a green building. Hence, we will continue to strive towards achieving savings in energy and water consumption within our portfolio.”

CapitaGreen – Green Mark Platinum Award

CapitaGreen, a joint development by CapitaLand, CapitaCommercial Trust and Mitsubishi Estate Asia, will be a 40-storey Grade A landmark office building when completed in the fourth quarter of 2014. The name, CapitaGreen, signifies the emphasis on the eco-friendly features of the office building which will have net lettable area of about 700,000 square feet. The building's innovative and stunning façade design minimises solar heat gain with an energy-efficient double-skin high-performance glass with low emissivity and extensive vertical greenery. The building's façade will have 55% green ratio which helps to reduce heat gain, while a cool void as the centre core allows air flow through the building.

Other green features will include efficient chillers and zoning to reduce energy consumption. There will be motion sensors for staircases and toilets, and photo sensors for offices and sun pipes at restaurants and gym. Rainwater will be harvested to irrigate the building's plants as a water-saving technique. There will also be recovery of demolition materials for recycling.

With all the green features, the estimated energy savings for CapitaGreen is about 4.7 million kWh per year. Based on 500g of carbon dioxide produced per kWh of electricity consumed, we expect to save an equivalent of approximately 11,800 trees. The estimated water savings is about 40,000m³ per year, equivalent to amount of water required to fill four Olympic-size swimming pools.

Six Battery Road Tenant Service Centre - Green Mark Gold^{Plus} for Office Interior

Six Battery Road (SBR) is the first operating office building in Singapore to have won the 2010 Green Mark Platinum Award in recognition of the building's best practices in environmental design and performance. This year, its Tenant Service Centre (TSC) which moved office from 16th storey to the basement, is recognised for its green efforts. Commissioned on 20 April 2011, the TSC has fulfilled CapitaLand's environmental policy of *Reduce, Reuse and Recycle*.

The winning TSC's green features and efforts include converting discarded desk lamps to be REUSED as task lights at the TSC and 50% of TSC's furniture and office plants were RECYCLED from the former office. Motion sensors are installed for the office lightings to switch on and off automatically when there is no motion detected for more than five minutes. The team

at TSC has targeted to REDUCE paper consumption by 10% after implementing an electronic procurement system.

Wilkie Edge – Green Mark Gold Award

Wilkie Edge, a 12-storey mixed-use development comprising office and ancillary retail was completed in 2008. Located at the junction of Wilkie Road and Selegie Road, the development offers a variety of retail offerings on the ground floor, three roof gardens on various floors and a distinctive façade featuring an LED screen. It was awarded Green Mark-certification in 2008 and upgraded its rating to Green Mark Gold this year. The expected energy savings for Wilkie Edge is about 372,000 kWh per year, equivalent to saving about 940 trees.

Its green features include extensive landscaping, a rooftop garden and vertical greenery. The office block uses vertical fins and louvers together with external perforated metal cladding to provide sun shading and reduce solar heat gain. There are also light sensors for its atrium sky light, low emissivity glass for façade and sky light, zoning control of light with multiple wiring circuit, as well as low loss ballast for all fluorescent light fittings.

The property uses water fittings with excellent rating, and has an Energy Monitoring System for tracking consumption of carbon, electricity, generator, waste and water. A Building Management System has been installed for energy data logging and data collection for energy audit. Variable speed drives (VSD) are installed for all chilled water and condenser water pump to achieve energy savings.

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Annex A

CapitaCommercial Trust's Green Mark Properties

Property	Certification
CapitaGreen	2012 Green Mark Platinum
Capital Tower	2005 Green Mark Gold
Six Battery Road	2012 Green Mark Gold ^{Plus} for Office Interior (Tenant Service Centre) 2010 Green Mark Platinum (First operating office building in Singapore)
One George Street	2011 Green Mark Gold ^{Plus}
Twenty Anson	2009 Green Mark Platinum
HSBC Building	2008 Green Mark-certified
Raffles City Singapore	2011 Green Mark Gold
Wilkie Edge	2012 Green Mark Gold
Golden Shoe Car Park	2007 Green Mark-certified

CapitaGreen (138 Market Street Singapore 048946)



Six Battery Road



Wilkie Edge



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

CapitaCommercial Trust is Singapore's first listed commercial REIT with a market capitalization of S\$3.5 billion based on the last traded price of S\$1.245 per unit on 23 May 2012. 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\$6.7 billion as at 31 March 2012, comprising a portfolio of 10 prime commercial 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), Twenty Anson, Bugis Village, Wilkie Edge, Golden Shoe Car Park and CapitaGreen (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 recognized 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.

**Jointly issued by CapitaLand Limited (Company registration no.: 198900036N),
CapitaCommercial Trust Management Limited (Company registration no.: 200309059W) and Mitsubishi
Estate Asia Pte. Ltd (Company registration no.: 200815271R)**

Media Contact

Ho Mei Peng
Head, Investor Relations & Communications
DID: (65) 6826 5586, Mobile: (65) 9668 8290
Email: ho.meipeng@capitaland.com

Lee Wai Leng
Communications
DID: (65) 6826 5568, Mobile: (65) 9800 1009
Email: lee.waileng@capitaland.com