



NEWS RELEASE

**For Immediate Release
22 December 2014**

CapitaGreen obtains TOP and secures leasing for 50% of total NLA New CBD landmark lights up Singapore skyline

Singapore, 22 December 2014 – CapitaGreen, the new landmark in Singapore's Central Business District (CBD) has obtained its Temporary Occupation Permit (TOP) on 18 December 2014. CapitaLand, CapitaCommercial Trust and Mitsubishi Estate Asia, the joint venture partners for the development of CapitaGreen are also pleased to announce that the 40-storey Grade A office building has secured leases for 50.4% or 352,800 square feet of its net lettable area as at December 2014, up from the 40% leasing commitment announced in 3Q 2014.

Designed by Pritzker laureate Toyo Ito, CapitaGreen was constructed using the efficient top-down construction method which allows for the building's basement and superstructure to be built concurrently. Innovations such as the ingenious hybrid of steel and precast construction technology further shortened the construction timeline to 36 months from the industry average minimum of 40 months it would take to complete a building of this scale using conventional construction methods. Its signature double-skin green façade, the rooftop sky forest and three lush green sky terraces make CapitaGreen one of the greenest buildings in the CBD.

Catlin Asia Pacific, a member of the Catlin Group Limited, an international specialty property/casualty insurer and reinsurer is the latest tenant to join the growing list of established multinationals at CapitaGreen. To-date, that list includes Cargill, Bordier & Cie (Singapore), Jardine Lloyd Thompson, Jones Day and Fitness First who will be unveiling a new concept – a world-first exclusive wellness facility tailored to executive lifestyles. The committed tenants are from diverse business sectors including Financial Services, Insurance, Commodities, Legal, Technology, Real Estate, Health & Fitness and Food & Beverage.

One of the first tenants to move into CapitaGreen will be Jardine Lloyd Thompson, another global insurance player, which is scheduled to begin operations in the building in 1Q 2015.

Mr Goh Chye Huat, Managing Director of Jardine Lloyd Thompson Pte Ltd commented, “CapitaGreen stands out with its distinctive architectural design, and it is probably a first for a major commercial office development within the CBD to incorporate a ‘green’ façade. It meets our requirements of a high-specs Grade A office space and generous floor plate size exceeding 20,000 square feet. Given the combination of elegantly designed interiors together and the ‘green’ concept, I am sure that CapitaGreen will provide a conducive working environment for our employees. Its central location is particularly attractive; its close proximity to the MRT nodes; and the fact that there may be a larger insurance community that could already have picked CapitaGreen as their next office destination.

Mr Goh added, “We are up against a very tight schedule, where we would need to execute our office move by 1Q 2015 against CapitaGreen’s TOP date of end December 2014. To this end, we have found the management team of CapitaGreen to be professional, responsive and accommodating – keeping us regularly abreast of the progress of completion and facilitating the early commencement of our office renovation works.”

Mr Wen Khai Meng, Chief Executive Officer of CapitaLand Singapore said, “With its iconic design and distinctive red and white sculptural funnel, CapitaGreen truly lights up our CBD skyline. As the newest gem in our portfolio of premium office properties, we are delighted to welcome the organisations who have chosen to make this their new office address. We are also very pleased to have achieved our 50% leasing target and are in advanced negotiations with several prospective tenants which we expect to complete in the next few weeks.”

About CapitaGreen

CapitaGreen is a 40-storey Grade A landmark office building, jointly developed by CapitaLand, CapitaCommercial Trust and Mitsubishi Estate Asia. The building’s innovative and stunning façade design has a 55% green ratio, meaning that over half of the perimeter of its façade will be covered by living plants. This energy-efficient double-skin façade comprising a primary curtain wall of glass and secondary layer of teeming planters cuts solar heat gain by up to 26%. With a net lettable area of about 700,000 square feet, CapitaGreen has one of the largest and most

efficient, truly column-free floor plates (22,000 square feet) and the tallest raised floor-to-ceiling height of 3.2 metres in any CBD office building.

While a skin of lush greenery scales the 245 metres of CapitaGreen, denser pockets of terrace gardens offer breathing spaces on the 5th, 14th, and 26th floors. Acting as a lung for the building, the Sky Forest atop the skyscraper is marked by a distinctive crown of tropical trees and a sculptural petalled funnel. These “petals” have been designed as wind scoops to take advantage of the prevailing wind direction to draw in the cooler, cleaner air from above. They will work together with the funnel’s hollow stem that penetrates all 40 storeys of the building to deliver fresh air to tenants via the efficiently designed air-conditioning system. This innovative circulatory system maintains a comfortable temperature in the indoor office environment.

For its efficient and environmentally-sustainable design, CapitaGreen has been awarded the Green Mark Platinum Award in 2012 and Universal Design Gold^{PLUS} in 2013 by the Building and Construction Authority in Singapore.

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About CapitaLand Limited

CapitaLand is one of Asia’s largest real estate companies. Headquartered and listed in Singapore, the company’s businesses in real estate and real estate fund management are focused on its core markets of Singapore and China.

The company’s diversified real estate portfolio primarily includes integrated developments, shopping malls, serviced residences, offices and homes. The company also has one of the largest real estate fund management businesses with assets located in Asia. CapitaLand leverages its significant asset base, real estate domain knowledge, product design and development capabilities, active capital management strategies and extensive market network to develop real estate products and services.

CapitaLand’s listed real estate investment trusts are Ascott Residence Trust, CapitaCommercial Trust, CapitaMall Trust, CapitaMalls Malaysia Trust and CapitaRetail China Trust.

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

CapitaCommercial Trust is Singapore’s first and largest listed commercial REIT with a market capitalisation of approximately S\$5 billion. CCT aims to own and invest in real estate and real estate-related assets which are income producing and predominantly used, for commercial purposes. The total value of CCT’s deposited properties is S\$7.4 billion as at 30 September 2014, 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 (60.0% interest through RCS Trust), Twenty Anson, Bugis Village, Wilkie Edge, Golden Shoe Car Park and CapitaGreen (40.0% interest through the joint venture, MSO Trust).

In addition, CCT is a substantial unitholder of Quill Capita Trust with 30.0% unitholdings. 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. Since 18 September 2009, CCT has been 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.

About Mitsubishi Estate Co., Ltd. (www.mec.co.jp)

Mitsubishi Estate Co., Ltd. (MEC), listed on Tokyo Stock Exchange, is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes over 30 major buildings in Marunouchi area, Tokyo's premium central business district.

MEC operates in Singapore through Mitsubishi Estate Asia Pte. Ltd. (MEA), its wholly owned subsidiary, to seek opportunities in Asia. MEA and other MEC bases in London New York and Shanghai cover MEC's global operations as one team.

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)

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