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NEWS RELEASE

**CapitaLand celebrates milestone in sustainability journey
with official opening of CapitaGreen**

***One of Singapore CBD's greenest office developments
wins widespread support from tenants and community***

Singapore, 9 September 2015 – CapitaGreen, the landmark premium office development in Singapore's Central Business District (CBD) was officially opened today. Through the use of innovative construction technologies, 'design-and-build' methods and streamlined work processes, CapitaGreen was completed in 36 months, compared to the industry average of 40-42 months it would take to complete a building of this scale. With its striking green façade and rooftop wind scoop which contributes to cooling the building naturally, CapitaGreen's sustainable design makes it one of the greenest office buildings in the CBD.

Today, CapitaGreen is already home to about 30 multinational companies from diverse industry sectors including insurance, energy and commodities, technology and e-commerce, and financial services. They include Bordier & Cie, Cargill, Catlin Asia Pacific, China Life Insurance, Fitness First, Jardine Lloyd Thompson, Jones Day, Lloyds Banking Group, Rakuten, Schroders Investment Management and South32. To-date, aggregate committed occupancy stands at approximately 83% or 583,200 square feet of total net lettable area. Many tenants were attracted to CapitaGreen because of its sustainable design principles, which are aligned with their own corporate values and business focus. A number of tenants including Lloyds Banking Group, Schroders Investment Management and South32 have embarked on the process of being certified under the BCA Green Mark Office Interior scheme.

Mr Lim Ming Yan, President and Group Chief Executive Officer of CapitaLand Limited said, "CapitaLand strongly believes that our buildings must have lasting impact – because when we build buildings, we are also creating communities where people can live, grow and fulfill their dreams. CapitaGreen is a stellar example of how CapitaLand has always placed strong emphasis on incorporating concepts of accessibility, connectivity, safety, lush greenery, healthy indoor air quality, operational efficiency and community bonding into our buildings."

Mr Lim added, "It is heartening to know that CapitaLand's efforts in promoting and developing environmentally sustainable, quality and beautiful buildings are not only recognised by the numerous prestigious awards we have received but are also affirmed by our tenants and the community. At CapitaLand, we always try to create value through product differentiation. From working with world-famous architects to design iconic developments to exploring new marketing strategies, we always pride ourselves for being innovative, pushing boundaries and setting new trends in the real estate market."

Mr Stephen Skulley, Country Manager of Lloyds Banking Group in Singapore commented, “Lloyds Banking Group chose to locate its Singapore office in CapitaGreen because of its ideal location in the heart of the CBD. The exterior façade of the building, with its coverage of plants and shrubs, makes it a very pleasant building in which to work. The efforts by CapitaGreen management to make the building amenities as green as possible mirror our own efforts to be responsible in our energy consumption. We have chosen energy-efficient electrical appliances and are careful in our usage of resources like water and paper. We have also installed recycling bins throughout the office so that colleagues can easily recycle paper, plastics, cans and glass and have set lighting to switch off automatically in the evening.”

Said Ms Lilian Tham, Chief Operating Officer, Schroders Investment Management, “We believe that it is fitting for us to embark on a new chapter of growth in a new location that embraces cutting-edge technology right in the heart of the CBD. With its state-of-the-art design and features, the new location also reflects Schroders’ identity as a leading provider of innovative financial products in Singapore. The building’s environmentally-sustainable features appeal to our values as a responsible corporate citizen. We have installed an automatic lighting system which adjusts the level of lighting required based on the natural daylight intensity streaming into the office. An occupancy sensor ensures lighting is only activated in areas of the office where people are detected. These features help conserve electricity and make our operations more ‘green’. To complement CapitaGreen’s unique green façade, we incorporated greenery in our office premises including two large green walls in our cafes to make the work environment even more pleasant for our staff.”

In conjunction with CapitaGreen’s official opening and to commemorate Singapore’s Golden Jubilee, CapitaLand has launched ‘CapitaLand: The Art of Building Communities’, a collection of articles on the artworks displayed at CapitaLand’s properties in Singapore; including Ju Ming’s *Living World* series, *2x2 II* by world-renowned British artist Antony Gormley and Olafur Eliasson’s *above below beneath above* which are prominently showcased at CapitaGreen.

Mr Wen Khai Meng, Chief Executive Officer of CapitaLand Singapore said, “Over the years, CapitaLand has brought the works of many world-renowned artists to our properties in Singapore. As focal points of spaces at our developments, art pieces and installations are not only distinctive place markers, they resonate with the public by igniting imagination, spurring conversation and bringing joy to the communities. Designed like a plant crowned with a striking red and white sculptural petalled funnel, CapitaGreen is itself a living, breathing art piece that is well connected not only with nature but the community at large.”

CapitaLand’s commitment to architectural excellence is even gaining traction on social media, with its developments garnering some of the highest posts online. For example, CapitaGreen’s distinctive red and white wind scoop, its green façade and prominent artworks have been so frequently photographed by the Instagram community that CapitaLand decided to engage some of these fans by organising an Instameet at CapitaGreen leading up to its official opening. The event gave an opportunity to the Instagrammers (as well as their over 564,444 followers) to appreciate CapitaGreen’s design up close and gain insight into the workings of one of the most iconic office buildings in Singapore today.

Ms Lynette Leong, Chief Executive Officer of CapitaLand Commercial Trust Management Limited, said, “The CapitaGreen story which started four years ago with the redevelopment of the former Market Street Car Park culminates with its official opening today. It has been an exciting journey and we would like to thank our joint venture partners, contractors, consultants, the project, marketing and property services teams and staff for their respective contribution to the building’s successful completion and smooth start of operations. To-date we are pleased to have achieved aggregate leasing commitment for 83% of the building’s net lettable area. We will continue to make CapitaGreen a vibrant and conducive environment where our tenants can flourish.”

Mr. Shojiro Kojima, Managing Director of Mitsubishi Estate Asia said, “The timely completion of CapitaGreen is testament to the success of the partnership between CapitaLand, CapitaLand Commercial Trust and Mitsubishi Estate Asia. CapitaGreen is a symbol of Mitsubishi Estate’s good investment in Singapore. We are very happy that we can also enjoy the fruit of our labour as a tenant at CapitaGreen. Mitsubishi Estate looks forward to growing with CapitaGreen and more collaboration opportunities with CapitaLand in the future.”

Completed in December 2014, CapitaGreen is a 242-metre, 40-storey premium Grade A office building, jointly developed by CapitaLand, CapitaLand Commercial Trust and Mitsubishi Estate Asia. It features the stunning award-winning sustainable design of Toyo Ito, winner of the prestigious Pritzker Architecture Prize in 2013. CapitaGreen has been conferred the “Best Tall Building Award for Asia & Australasia” by the Council on Tall Buildings and Urban Habitat (CTBUH) in 2015. CTBUH recognises projects that have made extraordinary contributions to the advancement of tall buildings and the urban environment, as well as achieve sustainability at the highest and broadest level. For its environmentally-sustainable and inclusive design, CapitaGreen was also awarded the Green Mark Platinum Award in 2012 and Universal Design Gold^{PLUS} in 2013 by Singapore’s Building and Construction Authority.

About CapitaLand Limited (www.capitaland.com)

CapitaLand is one of Asia’s largest real estate companies headquartered and listed in Singapore. The company leverages its significant asset base, design and development capabilities, active capital management strategies, extensive market network and operational capabilities to develop high-quality real estate products and services. Its diversified global real estate portfolio includes integrated developments, shopping malls, serviced residences, offices and homes. Its two core markets are Singapore and China, while Indonesia, Malaysia and Vietnam have been identified as new growth markets. The company also has one of the largest real estate fund management businesses with assets located in Asia.

CapitaLand’s listed real estate investment trusts are Ascott Residence Trust, CapitaLand Commercial Trust, CapitaLand Mall Trust, CapitaLand Retail China Trust and CapitaMalls Malaysia Trust.

About CapitaLand Commercial Trust (www.cct.com.sg)

CapitaLand Commercial Trust is Singapore’s first and largest commercial REIT with a market capitalisation of approximately S\$3.9 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\$7.7 billion as at 30 June 2015, comprising a portfolio of 10 prime commercial properties in Singapore. The

properties in Singapore are Capital Tower, Six Battery Road, One George Street, Raffles City (60.0% interest through RCS Trust), CapitaGreen (40.0% interest through the joint venture, MSO Trust), HSBC Building, Twenty Anson, Bugis Village, Wilkie Edge and Golden Shoe Car Park.

CCT has been 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, CapitaLand Commercial Trust Management Limited, which is an indirect wholly-owned subsidiary of CapitaLand Limited, one of Asia's largest real estate companies headquartered and listed in Singapore.

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 South East Asia. MEA and other MEC subsidiaries bases in New York, London and Shanghai cover MEC's global operations as one team.

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