



(Constituted in the Republic of Singapore
pursuant to a Trust Deed dated 6 February 2004 (as amended))

ENTRY INTO SALE AND PURCHASE AGREEMENT FOR ACQUISITION OF 1 GEORGE STREET, SINGAPORE

Following the approval of the unitholders of CapitaCommercial Trust (“**CCT**”) for the acquisition of 1 George Street, Singapore (the “**Acquisition**”) on 27 June 2008, CapitaCommercial Trust Management Limited, as manager of CCT (the “**Manager**”), is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited, as trustee of CCT (the “**Trustee**”), has issued the notice to exercise the call option (the “**Call Option**”) in connection with the Acquisition. The purchase consideration of the Acquisition is S\$1.165 billion (the “**Consideration**”).

Pursuant to the exercise of the Call Option, the Trustee has today entered into the sale and purchase agreement for the Acquisition with George Street Pte Ltd (“**GSPL**”) as the vendor, the Trustee as the purchaser and CapitaLand Commercial Limited (“**CCL**”) as the guarantor. GSPL and CCL are indirect wholly-owned subsidiaries of CapitaLand Limited.

The date of completion of the Acquisition is scheduled for 11 July 2008 (the “**Completion Date**”). On the Completion Date, CCL which holds 100% of the interest in GSPL, shall deliver to the Trustee, *inter alia*, a duly executed deed to provide yield protection to CCT to ensure a minimum net property income per annum for 1 George Street, Singapore, of S\$49,512,500, which is equal to 4.25% per annum of the Consideration (the “**Yield Protection**”). The Yield Protection is granted for a period of five years commencing from (and including) the Completion Date and ending on the day immediately preceding the fifth anniversary of the Completion Date.

The Acquisition will be funded by

- (i) the net proceeds from the issue in May 2008 by CCT, acting through the Trustee, of S\$370.0 million convertible bonds due 2013;
- (ii) the net proceeds from the issue in March 2008 by CCT MTN Pte Ltd, a wholly-owned subsidiary of CCT, of S\$150.0 million two-year fixed rate notes; and
- (iii) a two-year secured term loan of up to S\$700.0 million which will be drawn down on the Completion Date of the Acquisition. The Manager will make an announcement of the cost of borrowing for this term loan on the Completion Date.

In the meantime, the Manager advises the unitholders of CCT (“**Unitholders**”) to exercise caution when dealing in the units of CCT (“**Units**”) and to refrain from taking any action in respect of their Units which may be prejudicial to their interests.

BY ORDER OF THE BOARD
CapitaCommercial Trust Management Limited
(Company registration no. 200309059W)
As manager of CapitaCommercial Trust

Michelle Koh
Company Secretary
Singapore
2 July 2008

IMPORTANT NOTICE

The value of Units and the income from them may fall as well as rise. Units are not obligations of, deposits, 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 their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (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.