

NEWS RELEASE

For Immediate Release
13 October 2004

CCT 3Q2004 Distributable Income Exceeds Forecast by 11%

CCT poised for growth with improving economy and recovery of office rental market

Singapore, 13 October 2004 – CapitaCommercial Trust Management Limited (“CCTML”), the manager of CapitaCommercial Trust (“CCT”), is pleased to announce that the distributable income to unitholders for the period from 15 May 2004¹ to 30 September 2004 is S\$20.1 million, an increase of S\$2 million or 11% over the forecast². CCT’s net property income increased by 5.9% to S\$30 million compared to the forecast of S\$28.4 million.

Annualised Distribution Per Unit (DPU) of 6.30¢ is higher than the forecast DPU of 5.68¢ as stated by the manager in the Introductory Document. With this DPU, the annualised distribution yield is 5% based on the closing price of S\$1.26 per unit on 12 Oct 2004.

Summary of CCT Results (15 May 2004 to 30 September 2004)

	Actual	Forecast ²	Variance	
			Amount	%
Gross Revenue (S\$'000)	41,060	40,098	962	2.4%
Net Property Income (S\$'000)	30,047	28,367	1,680	5.9%
Distributable Income to Unitholders ³ (S\$'000)	20,089	18,105	1,984	11.0%
Distribution Per Unit (cents)				
For the period 15 May 2004 to 30 Sep 2004	2.39¢	2.16¢	0.23¢	11.0%
Annualised	6.30¢	5.68¢	0.62¢	11.0%
Distribution Yield				
- S\$1.17 per unit (closing as at 30 Sep 2004)	5.38%	4.85%	0.53%	11.0%
- S\$1.26 per unit (closing as at 12 Oct 2004)	5.00%	4.51%	0.49%	11.0%

¹ As stated in CCT’s Introductory Document dated 16 March 2004 (the “Introductory Document”), all distributable income from the date of distribution *in specie*, i.e. 15 May 2004, is attributable to all of the unitholders.

² Based on the forecast, together with the accompanying assumptions, in the Introductory Document for the period from 1 May 2004 to 31 December 2004 pro-rated for the period from 15 May 2004 to 30 September 2004.

³ Based on payout of 95% of taxable income.

Mr Sum Soon Lim, Chairman of CCTML, said, "We are pleased that CCT has exceeded its financial forecasts for this quarter. CCT is well-positioned to capitalise on the recovering economy and office rental market. Looking ahead, our focus is to improve on the already good occupancy rates, control costs and grow the portfolio through acquisitions. We are confident that we will be able to achieve more than the annualised forecast distribution of 5.68 cents per unit for 2004."

Mr Martin Tan, CEO of CCTML, said, "Our properties have consistently outperformed the market average occupancy due to their superior locations, facilities and amenities. The committed occupancy rate for Capital Tower and 6 Battery Road as of 30 September is 94% and 93% respectively compared to the market average occupancy rate of 82.6% at the end of second quarter 2004. With the improved office sentiments, we are achieving higher rental rates of more than 10% above forecast and this should result in higher future revenue for CCT. We will grow our portfolio with yield-accretive acquisitions so as to generate increased distributions for unitholders."

Optimism Ahead

The performance of the Singapore economy continues to strengthen. The country's gross domestic product (GDP) in the third quarter of 2004 grew by 7.7% compared to third quarter of 2003. MTI has maintained that the economy is expected to remain on track for a full year growth of 8% to 9%.

The improving economy has boosted business confidence and has stopped the slide in office rentals after three straight years of decline. Occupancy rates and rentals are expected to strengthen further. Average prime office rent has risen 3.7% in the third quarter over the second quarter, bringing the gain over the past year to 5%.

Inclusion in Prestigious Indices

Since July 2004, CCT has been included in the Global Property Research's GPR General Index, and EPRA / NAREIT Global Real Estate Index. These two investment indices are widely used by fund managers and investors of real estate equities as performance benchmarks in the selection of investments.

About CapitaCommercial Trust

CCT is Singapore's first commercial property REIT. Its aim is to own and invest in real estate and real estate-related assets which are income-producing and used, or predominantly used, for commercial purposes. CCT currently owns a S\$2 billion portfolio of seven prime properties in the Central Business District of Singapore. The properties are Capital Tower, 6 Battery Road, Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park and Market Street Car Park.

Listed on 11 May 2004, CCT was launched by CapitaLand Limited via an innovative capital reduction exercise. CapitaLand retained 40% of the CCT units and distributed the remaining 60% to its then existing shareholders *in specie*.

CCT is managed by an external manager, CCTML, which is an indirect wholly-owned subsidiary of CapitaLand, one of the largest listed real estate companies in Asia.

Visit CCT's website at www.capitacommercial.com for more details.

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Important Notice

This release may contain forward-looking statements that involve 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 other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, 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 in CCT 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.