

This release is not an offer for sale of the securities in the United States. The Rights Units and nil-paid rights may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act. Neither the Manager nor any seller of securities intends to register any portion of any offering in the United States or to conduct a public offering of securities in the United States.



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

## ANNOUNCEMENT

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### CAPITACOMMERCIAL TRUST RIGHTS ISSUE ISSUE OF 1,403,891,006 NEW UNITS IN CAPITACOMMERCIAL TRUST

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Further to its announcement dated 30 June 2009 in relation to the results of the **Rights Issue**, the **Manager** wishes to announce that it has issued an aggregate of 1,403,891,006 **Rights Units** today, bringing the total number of **Units** in issue to 2,807,782,012.

**CCT's** current policy is to distribute its distributable income on a semi-annual basis to **Unitholders**. The **Rights Units** rank *pari passu* in all respects with the existing **Units** in issue as at the date of issue of the **Rights Units**, including the right to any distributions which may accrue for the period from 1 January 2009 to 30 June 2009 as well as all distributions thereafter.

The **Rights Units** will be listed and quoted on the Main Board of the **SGX-ST** with effect from 9.00 a.m. on 3 July 2009.

**Definitions:**

<b>CCT</b>	CapitaCommercial Trust
<b>CDP</b>	The Central Depository (Pte) Limited
<b>Eligible Depositors</b>	Unitholders with Units standing to the credit of their securities accounts and whose registered addresses with CDP are in Singapore as at the Rights Issue Books Closure Date or who have, at least three Market Days prior to the Rights Issue Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents, including Entitled QIBs and such Unitholders who the Manager, on behalf of CCT, and the Joint Lead Managers and Underwriters agree, may be offered Rights Units without breaching applicable securities laws
<b>Eligible Scripholders</b>	Unitholders whose Units are not deposited with CDP and who have tendered to the Unit Registrar valid transfers of their Units and/or the documentary evidence evidencing their title in relation thereto for registration up to the Rights Issue Books Closure Date, and whose registered addresses with the Manager are in Singapore as at the Rights Issue Books Closure Date or who have, at least three Market Days prior to the Rights Issue Books Closure Date, provided the Unit Registrar with addresses in Singapore for the service of notices and documents, including Entitled QIBs and such Unitholders who the Manager, on behalf of CCT, and the Joint Lead Managers and Underwriters agree, may be offered Rights Units without breaching applicable securities laws
<b>Eligible Unitholders</b>	Comprise Eligible Depositors and Eligible Scripholders
<b>Entitled QIBs</b>	Beneficial holders of Units resident in the U.S. (the identities of which are to be agreed between the Manager and the Joint Lead Managers and Underwriters) that are “qualified institutional buyers” as defined in Rule 144A under the U.S. Securities Act and who provide to the Manager and the Joint Lead Managers and Underwriters a signed investor representation letter in the form set out in the Offer Information Statement
<b>Joint Lead Managers and Underwriters</b>	DBS Bank Ltd, Cazenove & Co. (Singapore) Pte. Limited (a Standard Chartered group company) <sup>1</sup> and United Overseas Bank Limited, as the joint lead managers and underwriters for the Rights Issue
<b>Manager</b>	CapitaCommercial Trust Management Limited, as manager of CCT

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1 Cazenove & Co. (Singapore) Pte. Limited is a wholly-owned subsidiary of Cazenove Asia Limited and a Standard Chartered group company. The mark “Cazenove” and marks containing “Cazenove” are trade marks of Cazenove IP Limited and are used under limited licence. Cazenove Asia Limited, its subsidiaries and affiliated companies are now subsidiaries or affiliated companies of Standard Chartered Bank (Hong Kong) Limited, and are not affiliated with JPMorgan Cazenove Limited, Cazenove Inc., or their subsidiaries.

<b>Market Day</b>	A day on which the SGX-ST is open for trading in securities
<b>MAS</b>	Monetary Authority of Singapore
<b>Offer Information Statement</b>	The offer information statement dated 29 May 2009 lodged with the MAS in connection with the Rights Issue
<b>Rights Issue</b>	The issue of new Units on a fully underwritten and renounceable basis to Eligible Unitholders on the basis of 1 Rights Unit for every 1 existing Unit held as at the Rights Issue Books Closure Date at S\$0.59 per Rights Unit
<b>Rights Issue Books Closure Date</b>	5 June 2009 at 5.00 p.m., being the date and time on which the Transfer Books and Register of Unitholders are closed to determine the provisional allotments of Eligible Unitholders to the Rights Issue
<b>Rights Units</b>	The new Units issued by the Manager pursuant to the Rights Issue
<b>SGX-ST</b>	Singapore Exchange Securities Trading Limited
<b>Unit</b>	A unit representing an undivided interest in CCT
<b>Unitholder</b>	The registered holder for the time being of a Unit, including person so registered as joint holders, except where the registered holder is CDP, the term "Unitholder" shall, in relation to Units registered in the name of CDP, mean, where the context requires, the Depositor whose securities account with CDP is credited with Units. The term "Depositor" shall have the meaning ascribed to it in Section 130A of the Companies Act, Chapter 50 of Singapore
<b>Unit Registrar</b>	Boardroom Corporate & Advisory Services Pte. Ltd.
<b>U.S.</b>	United States
<b>U.S. Securities Act</b>	U.S. Securities Act of 1933, as amended

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 2009

**Important Notice**

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for **Units**.

The **Offer Information Statement** may be accessed online at the website of the **MAS** at <http://masnet.mas.gov.sg/operasdrprosp.nsf>. The **MAS** assumes no responsibility for the contents of the **Offer Information Statement**. The availability of the **Offer Information Statement** on the **MAS** website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The **MAS** has not, in any way, considered the investment merits of **CCT**. This announcement is qualified in its entirety by, and should be read in conjunction with the full text of the **Offer Information Statement**.

The value of the **Units** and the income 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. 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 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**.