



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

CAPITACOMMERCIAL TRUST REDEMPTION OF JUNIOR BONDS RELATING TO WISMA TECHNIP SECURITISATION

The Board of Directors of CapitaCommercial Trust Management Limited, the manager of CapitaCommercial Trust (“**CCT**” and the manager of CCT, the “**Manager**”), wish to announce that Aragorn ABS Berhad (the “**Issuer**”), the special purpose vehicle which undertook an asset-backed securitisation (the “**Securitisation**”) of Wisma Technip (the “**Property**”) pursuant to which CCT has an investment in 100% of the junior bonds¹ issued by it, has entered into a sale and purchase agreement with Quill Capita Trust (“**QCT**”), a real estate investment trust established in Malaysia, and listed on the Main Board of Bursa Securities Malaysia Berhad, to sell the Property to QCT.

The sale of the Property is subject to the following conditions:

- the approval of unitholders of QCT for the financing plan for the acquisition of the Property;
- QCT obtaining the approvals from the relevant authorities such as Securities Commission of Malaysia and Bursa Malaysia Securities Berhad;
- certain consents from the registered lessees and anchor tenant of the Property; and
- approval of the bondholders of the notes issued as part of the Securitisation for the sale of the Property.

The sale price of the Property of RM125.0 million (S\$56.1 million²) (the “**Sale Price**”) which includes a RM3.0 million (S\$1.3 million) asset enhancement cost, is based on the prevailing market value of the Property. PPC International Sdn Bhd and CH Williams Talhar & Wong Sdn Bhd were appointed by the Issuer and QCT respectively to value the Property and both valuers had valued the Property at RM 125.0 million (S\$56.1 million) (the “**Valuation**”).

¹ The junior bonds comprise (i) Class C Bonds in principal amount of RM20.0 million issued by the Issuer and (ii) Class D Bonds in principal amount of RM25.0 million issued by the Issuer.

² All currency conversions are based on exchange rate of S\$1.00 to RM0.449

Following the sale of the Property, the junior bonds held by CCT will be redeemed. Based on the Sale Price of the Property and the terms of the Securitisation, it is expected that CCT will receive approximately RM49.4 million (S\$22.2 million) from the redemption of the junior bonds and a profit of approximately RM4.4 million (S\$2.0 million).

BY ORDER OF THE BOARD

CapitaCommercial Trust Management Limited

(Company registration no. 200309059W)

As manager of CapitaCommercial Trust

Michelle Koh

Company Secretary

Singapore

8 June 2007

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in CCT ("**Units**").

This Announcement 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 or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

The value of Units 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.

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.