

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

CAPITACOMMERCIAL TRUST RIGHTS ISSUE INDICATIVE RIGHTS ISSUE RESULTS

The **Manager** wishes to announce that the **Rights Issue** has been over-subscribed based on initial tallies at the close of the **Rights Issue** on 24 June 2009. Acceptances and excess applications have been received for more than the total number of **Rights Units** offered pursuant to the **Rights Issue**.

These results are indicative only and are subject to validation of acceptances and excess applications received by The Central Depository (Pte) Limited and **CCT's** unit registrar. Final details of the **Rights Issue** subscriptions will be announced via SGXNET as soon as practicable.

Definitions:

| | |
|------------------------------------|---|
| CCT | CapitaCommercial Trust |
| CDP | The Central Depository (Pte) Limited |
| Manager | CapitaCommercial Trust Management Limited, as manager of CCT |
| MAS | Monetary Authority of Singapore |
| Offer Information Statement | The offer information statement dated 29 May 2009 lodged with the MAS in connection with the Rights Issue |
| Rights Issue | The issue of new Units on a fully underwritten and renounceable basis to eligible Unitholders (as described in the Offer Information Statement) on the basis of 1 Rights Unit for every 1 existing Unit held as at 5 June 2009 at 5.00 p.m. at S\$0.59 per Rights Unit |
| Rights Units | The new Units to be issued by the Manager pursuant to the Rights Issue |
| SGX-ST | Singapore Exchange Securities Trading Limited |
| Unit | A unit representing an undivided interest in CCT |
| Unitholder | 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 |
| U.S. | United States |
| U.S. Securities Act | 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
25 June 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/opa/sdrprosp.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**.