



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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an EXTRAORDINARY GENERAL MEETING of CapitaCommercial Trust (“**CCT**”) will be held on Friday, 27 June 2008 at 10.30 a.m. at STI Auditorium, Level 9, 168 Robinson Road, Capital Tower, Singapore 068912 for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions:

ORDINARY RESOLUTION

1. THE PROPOSED ACQUISITION

That:

- (a) approval be and is hereby given for the acquisition of 1 George Street (as defined in the circular dated 9 June 2008 (the “**Circular**”) issued by CapitaCommercial Trust Management Limited, as manager of CCT (the “**Manager**”), to unitholders of CCT (the “**Unitholders**”)) from George Street Pte Ltd (the “**Vendor**”) for a purchase consideration of S\$1,165.0 million (the “**Acquisition**”), on the terms and conditions set out in the Call Option Agreement dated 26 March 2008 made between HSBC Institutional Trust Services (Singapore) Limited, as trustee of CCT (the “**Trustee**”), and the Vendor;
- (b) approval be and is hereby given for the entry into of the Sale and Purchase Agreement (as defined in the Circular) and the Deed of Yield Protection (as defined in the Circular);
- (c) approval be and is hereby given for the payment of all fees and expenses relating to the Acquisition; and
- (d) the Manager, any director of the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of CCT to give effect to the Acquisition.

ORDINARY RESOLUTION

2. THE PROPOSED GENERAL MANDATE FOR THE ISSUE OF NEW UNITS AND/OR CONVERTIBLE SECURITIES

That:

- (a) approval be and is hereby given for the issue of new units in CCT ("**Units**"), and/or convertible securities which may be convertible into Units ("**Convertible Securities**"), in the financial year ending 31 December 2008 such that the number of new Units (and/or Units into which the Convertible Securities may be converted) does not exceed 50.0% of the number of Units in issue as at 31 December 2007 (the "**Base Figure**"), of which the aggregate number of new Units (and/or Units into which the Convertible Securities may be converted), where the Units and/or Convertible Securities are issued other than on a pro rata basis to existing Unitholders, must not be more than 20.0% of the Base Figure (the "**General Mandate**");
- (b) pursuant to the General Mandate, the Manager may issue Units arising from the conversion of the Convertible Securities notwithstanding that the General Mandate may have ceased to be in force at the time the Units are to be issued;
- (c) where the terms of the issue of the Convertible Securities provide for adjustment to the number of Convertible Securities in the event of rights, bonus or other capitalisation issues, the Manager may issue additional Convertible Securities notwithstanding that the General Mandate may have ceased to be in force at the time the Convertible Securities are issued; and
- (d) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee may consider expedient or necessary or in the interests of CCT to give effect to the General Mandate.

BY ORDER OF THE BOARD

CapitaCommercial Trust Management Limited
(Company Registration No. 200309059W)
As manager of CapitaCommercial Trust

Michelle Koh
Company Secretary
Singapore
9 June 2008

Important Notice:

1. A unitholder of CCT entitled to attend and vote at the Extraordinary General Meeting is entitled to appoint not more than two proxies to attend and vote in his stead. A proxy need not be a unitholder of CCT.
2. The instrument appointing a proxy must be lodged at the Manager's registered office at 39 Robinson Road, #18-01 Robinson Point, Singapore 068911 not less than 48 hours before the time appointed for the Extraordinary General Meeting.