



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

PAYMENT OF MANAGEMENT FEES BY WAY OF ISSUE OF UNITS IN CAPITACOMMERCIAL TRUST

The Manager of CCT wishes to announce that a total of 3,170,857 Units have been issued at an issue price of S\$0.8993 per Unit to CCTML today. The issue price is based on the 10-day volume weighted average price as at 31 December 2008.

2,067,486 Units are issued as full payment of CCTML's management fee for the period from 1 October 2008 to 31 December 2008 (both dates inclusive) in relation to CCT's 60% interest in Raffles City through RCS Trust. The payment of the management fee and the manner of making such payment have been disclosed in the CCT circular dated 26 June 2006 issued in connection with the joint acquisition of Raffles City with CapitaMall Trust through RCS Trust.

49,706 Units are issued as full payment of CCTML's management fee for the period from 1 October 2008 to 31 December 2008 (both dates inclusive) in relation to Wilkie Edge. The payment of the management fee and the manner of making such payment have been disclosed in the CCT circular dated 5 November 2007 issued in connection with the acquisition of Wilkie Edge.

1,053,665 Units are issued as full payment of CCTML's management fee for the period from 1 October 2008 to 31 December 2008 (both dates inclusive) in relation to One George Street. The payment of the management fee and the manner of making such payment have been disclosed in the CCT circular dated 9 June 2008 issued in connection with the acquisition of One George Street.

With the above-mentioned issue of Units, CCTML holds an aggregate of 25,170,330 Units. The total number of Units in issue is increased by 0.23% to 1,400,410,007.

Definitions used in this announcement are set out below.

Definitions:

CCT	CapitaCommercial Trust
CCTML	CapitaCommercial Trust Management Limited, the manager of CCT (" Manager ")
Units	Units in CCT

BY ORDER OF THE BOARD
CapitaCommercial Trust Management Limited
(Company registration no. 200309059W)
As manager of CapitaCommercial Trust

Michelle Koh
Company Secretary
Singapore
6 February 2009

Important Notice

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 Company, as manager of CCT, 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 Singapore Exchange Trading Securities Trading Limited (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.