CapitaCommercial Trust

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

ANNOUNCEMENT

ADJUSTMENT TO THE CONVERSION PRICE OF S$370,000,000 2.0 PER CENT. CONVERTIBLE BONDS DUE 2013

The **Manager** refers to the following announcements previously made by **CCT**:

(i) announcement dated 21 July 2010 in relation to the adjustment to the **Conversion Price** per Unit of the **Convertible Bonds** issued by **CCT**, acting through the **CCT Trustee**; and

(ii) announcement dated 30 July 2010 in relation to the actual quantum of distribution per **Unit** in respect of the financial period from 1 January 2010 to 30 June 2010, to be paid to **CCT Unitholders** whose names appear in **CCT**'s Register of Unitholders as at 5.00 p.m. on 30 July 2010.

Unless otherwise defined, capitalised terms used in this announcement shall have the same meaning as defined in the **Terms and Conditions**.

The **Manager** is pleased to set out below, a summary of the adjustment to the **Conversion Price**, based on the actual quantum of distribution per **Unit** of S$0.0390 and the formula set out in Condition 6.4.3 of the **Terms and Conditions**:

Adjusted Conversion Price = Conversion Price x ((A-B) / A)

Where:

Conversion Price = S$1.8349 per **Unit**

A	=	S$1.2545 being the Current Market Price of one **Unit** on the last Trading Day preceding the date on which the **Distribution** is publicly announced
B	=	S$0.0390 being the Fair Market Value on the date of such announcement of the **Distribution**, attributable to one Unit
Distribution	=	S$0.0390 per **Unit**

The adjusted Conversion Price is therefore S$1.7778 per **Unit**

The adjustment to the **Conversion Price** is effective as of 30 July 2010, being the **Books Closure Date** to determine the **CCT Unitholders'** entitlement to receive the **Distribution**.

By Order of the Board
CAPITACOMMERCIAL TRUST MANAGEMENT LIMITED
(as manager of CapitaCommercial Trust)
Company Registration No. 200309059W

Michelle Koh
Company Secretary
Singapore
30 July 2010

Definitions used in this announcement are set out below:

Books Closure Date	5.00 p.m. on Friday, 30 July 2010
CCT	CapitaCommercial Trust
CCT Trustee	HSBC Institutional Trust Services (Singapore) Limited in its capacity as trustee of CCT
CCT Unitholders	Unitholders whose names appear in CCT's Register of Unitholders
Conversion Price	Conversion price of the Convertible Bonds. The price at which the Units will be issued on conversion, as adjusted from time to time
Convertible Bonds	S$370.0 million 2.0 per cent. convertible bonds issued in 2008 and due 2013 with option by convertible bond investors to put in 2011
Distribution	The distribution to be made by CCT in respect of the financial period 1 January 2010 to 30 June 2010 and announced on 21 July 2010

Manager	CapitaCommercial Trust Management Limited, as Manager of CCT
SGX-ST	Singapore Exchange Securities Trading Limited
Terms and Conditions	Terms and conditions of the Convertible Bonds
Securities Act	U.S. Securities Act 1933, as amended
Unit	Unit in CCT

Important Notice

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

The Convertible Bonds and the Units to be issued upon conversion of the Convertible Bonds have not been, and will not be registered under the Securities Act and may not be offered or sold within the United States, except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act. This notice is for information purposes only and does not constitute an offer or sale of Convertible Bonds or Units to be issued upon conversion of the Convertible Bonds in the United States or any other jurisdiction. Neither this notice nor any portion hereof may be sent or transmitted into the United States or any jurisdiction where to do so is unlawful. Any failure to comply with these restrictions may constitute a violation of the United States securities law or the securities laws of any such other jurisdiction.

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 forwardlooking statements, which are based on the Manager's current view on future events.

The value of Units and Convertible Bonds, 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 and/or Convertible Bonds 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.