CapitaCommercial Trust
First listed commercial REIT

Presentation for investor meetings at
Credit Suisse's Asian Investment Conference, Hong Kong

21st and 22nd March 2011

Important Notice

This presentation shall be read in conjunction with CCT's 2010 Full Year Unaudited Financial Statement Announcement.

The past performance of CCT is not indicative of the future performance of CCT. Similarly, the past performance of CapitaCommercial Trust Management Limited, the manager of CCT is not indicative of the future performance of the Manager.

The value of units in CCT (CCT Units) and the income derived from them may fall as well as rise. The CCT Units are not obligations of, deposits in, or guaranteed by, the CCT Manager. An investment in the CCT Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the CCT Manager redeem or purchase their CCT Units while the CCT Units are listed. It is intended that holders of the CCT Units may only deal in their CCT Units through trading on Singapore Exchange Securities Trading Limited (SGX-ST). Listing of the CCT Units on the SGX-ST does not guarantee a liquid market for the CCT Units.

This presentation may contain forward-looking statements that involve assumptions, 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 developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, 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.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the CCT Manager on future events.

Contents

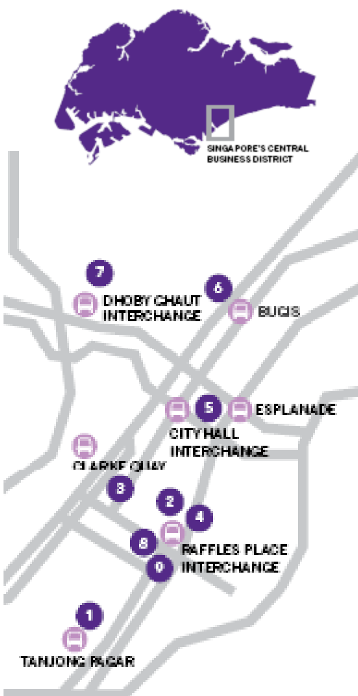
1. About CapitaCommercial Trust

Singapore's First Listed Commercial REIT

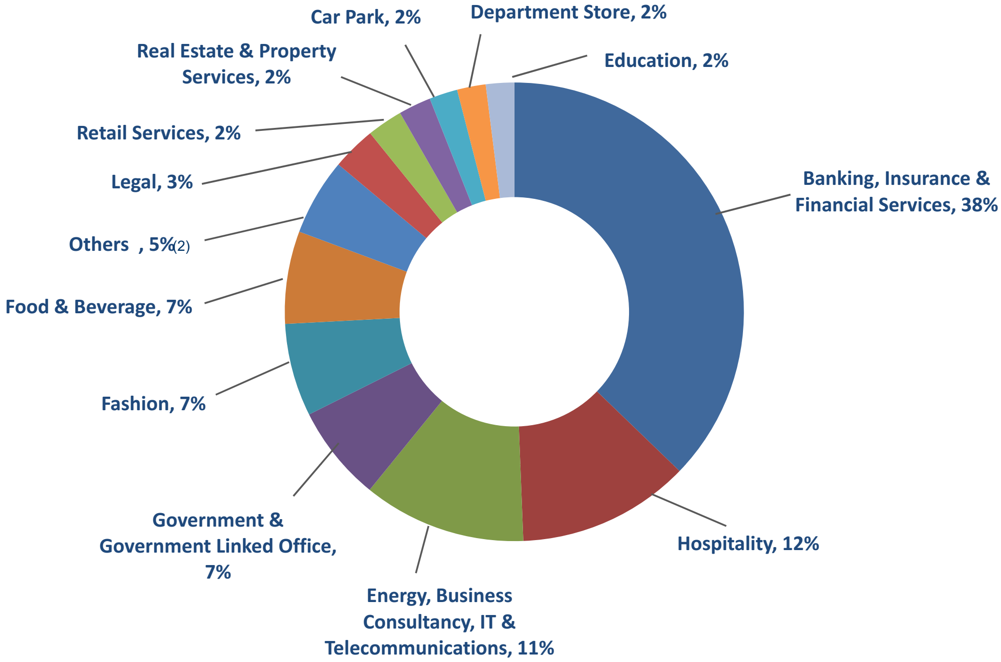
Listing	May 2004 on Singapore Exchange Securities Trading Limited
Portfolio	Nine centrally-located quality commercial assets in Singapore *Three Grade A offices and one prime office, three mixed-use properties, and two multi-storey car parks in CBD*
Total Net Lettable Area Total number of Tenants	About 3 million sq ft More than 400 (office and retail)
Total assets	S$6.2 billion (US$4.8 billion) (as at 31 December 2010)
Net asset value	S$1.47 per unit (as at 31 December 2010)
Market cap	S$3.9 billion (US$3.1 billion) Based on CCT's closing price of S$1.38 on 28 February 2011 (last trading day of the month) and total units on issue 2,825,291,611

Owns 9 centrally-located quality commercial assets in Singapore

Property	NLA (sqm)	Valuation (S$ m)	Contribution to FY 2010 Net Property Income (%)
1. Capital Tower	**68,836**	**1,113.5**	**17**
2. Six Battery Road	**46,339**	**1,115.0**	**23**
3. One George Street	**41,620**	**914.3**	**17**
4. HSBC Building	18,624	345.8	3
5. Raffles City (60% interest)	**74,376**	**1,615.8**	**31**
6. Bugis Village	11,375	62.4	3
7. Wilkie Edge	13,576	150.9	2
8. Golden Shoe Car Park	4,117	109.1	3
9. Market Street Car Park	2,360	48.6	1
PORTFOLIO	**281,223**	**5,475.4**	**100**



Diverse tenant mix[1] in CCT's portfolio

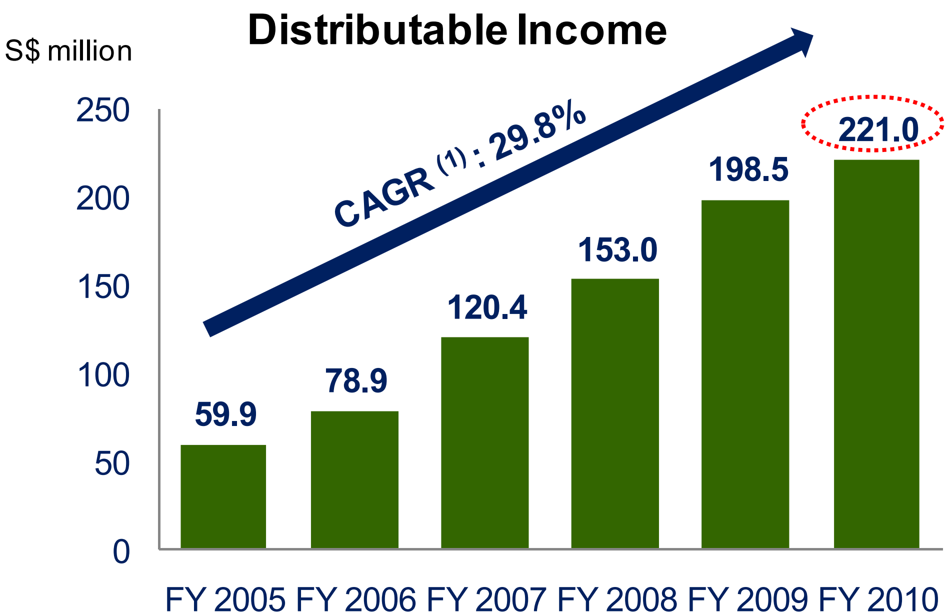


Notes:

(1) Based on monthly gross rental income as at 31 Dec 2010 for the portfolio including car park income from Golden Shoe Car Park and Market Street Car Park.

(2) Consists of other minor retail and office trades.

Delivering stable distributable income

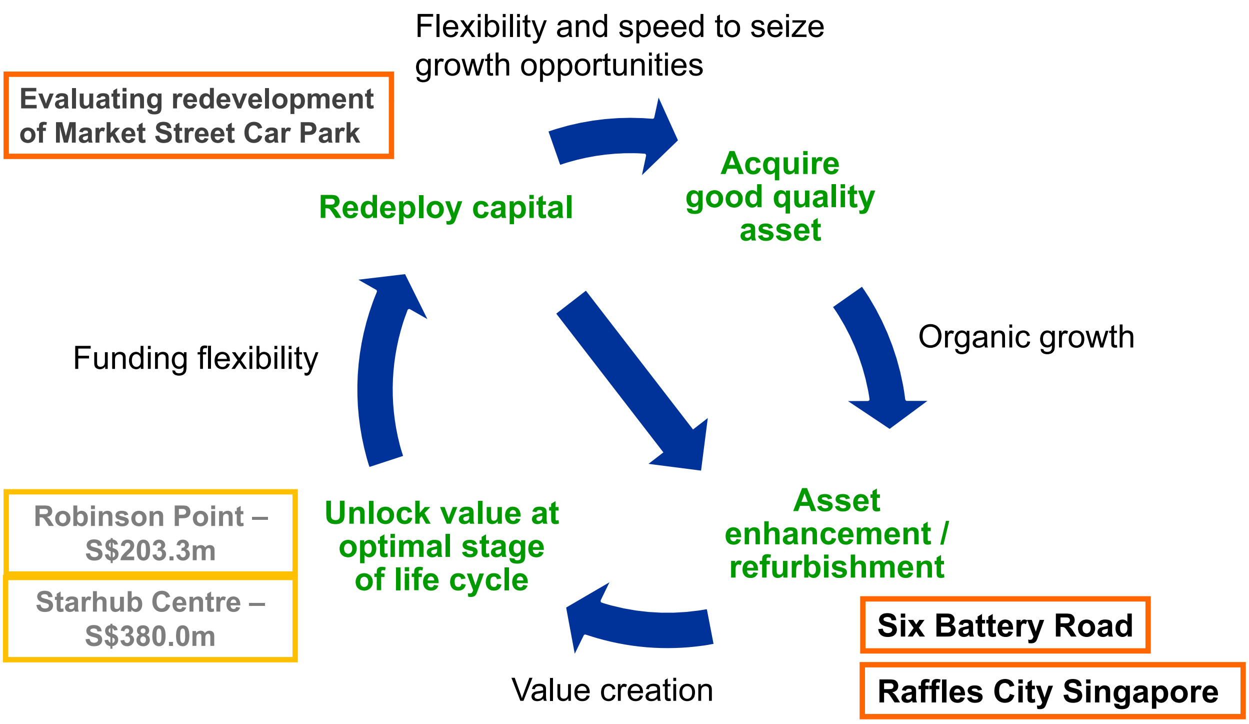


Note:
(1) CAGR - Compounded Annual Growth Rate

2. Portfolio Reconstitution Strategy

CapitaCommercial Trust

Portfolio reconstitution strategy to further enhance asset quality



CapitaCommercial Trust

Net proceeds of S$578.1m from divestments

Non-Grade A Properties	Sale Price (S$m)	Net Proceeds (S$m)	Net Gain (S$m)	Completion Date (2010)
Robinson Point	203.3	202.1	19.6	19 Apr
Starhub Centre	380.0	376.0	109.3	16 Sep
Total	583.3	578.1	128.9	-

Further strengthen financial flexibility by reducing borrowings

- Lower gearing and interest expense

Borrowings	Interest savings based on 2010 expense	Maturity Date	Remarks	Gearing ratio post-payment
S$142.6m term loan	S$3.8m	Jun 2012	Prepaid using existing cash balance in Dec 2010	28.6% at end-Dec 2010
S$100.0m MTN	S$3.2m	24 Jan 2011	Repaid using existing cash balance in Jan 2011	27.0% after repayment on a proforma basis
Total per annum	S$7.0m			

Redeploying capital – (1) Investment

- **No more divestment of assets**
- **Focus on investment opportunities in Singapore**
  - Grade A office in CBD
  - Potential value creation within portfolio
- **Potential investment capacity**

	Amount ($m)	
	Without debt prepayment	After debt prepayment
Net divestment proceeds	578	435
Additional debt capacity assuming gearing of about 40%	1,022	1,165
Firepower	**1,600**	**1,600**

Redeploying capital – (2) Asset enhancement initiatives

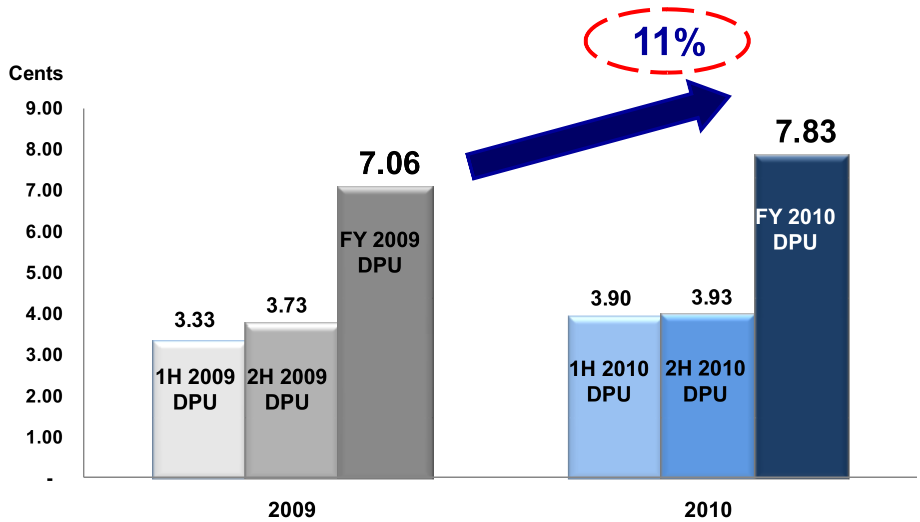
Six Battery Road

- **Repositioning to enhance competitiveness**
- **Asset enhancement focus:**
  - Environmental sustainability
  - Technical efficiency
  - Aesthetic value
- **Cost of enhancement = S$92m (disbursed over six years)**
- **Projected return on investment: 8.1%**
- **Carry out works in phases till 2013**
- **First operating office building in Singapore to attain 2010 Building and Construction Authority's Green Mark Platinum award**

3. Solid Financial Results and Capital Management

CapitaCommercial Trust

FY 2010 DPU outperformed FY 2009 by 11%



CapitaCommercial Trust

Total assets at S$6.2B, Adj. NAV at S$1.47

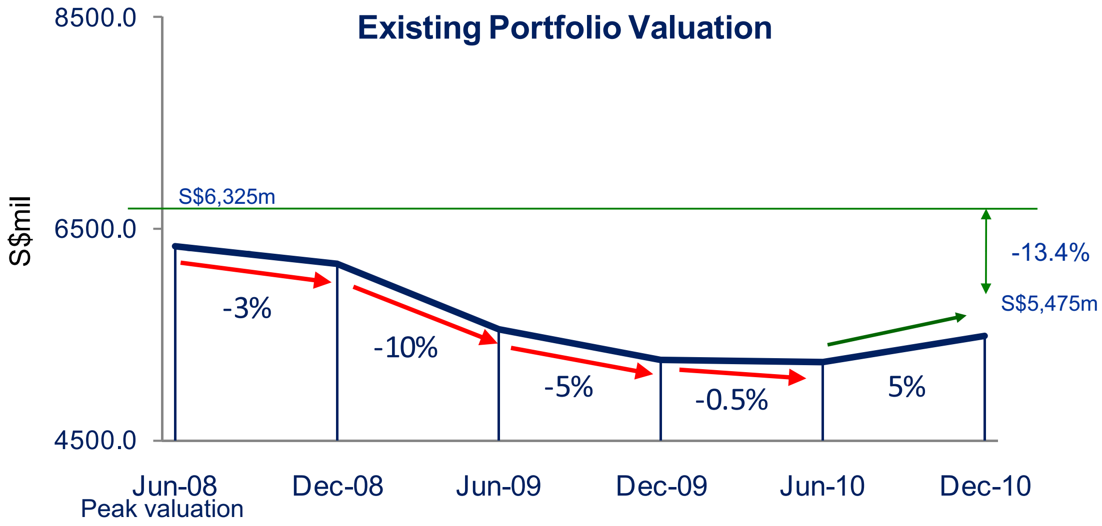
Higher NAV due to revaluation and divestment gains

	31 Dec 10 S$'000	31 Dec 09 S$'000
Non-current assets	5,554,383	5,595,598
Current assets	641,784	504,374
Total assets	**6,196,167**	**6,099,972**
Current liabilities	986,290	325,902
Non-current liabilities	936,136	1,817,661
Net assets	**4,273,741**	**3,956,409**
Unitholders' funds	**4,273,741**	**3,956,409**
NAV Per Unit	**$1.51**	**$1.41**
Adjusted NAV Per Unit	**$1.47**	**$1.37**

CCT's portfolio value up by 4.8%

	As at 30 Jun 10 S$'m	As at 31 Dec 10 S$'m	Change %	31 Dec 10 psf (S$)
Capital Tower	1,052.5	**1,113.5**	5.8	**1,503.0**
Six Battery Road	1,065.8	**1,115.0**	4.6	**2,242.0**
HSBC Building	313.7	**345.8**	10.2	**1,725.0**
Bugis Village	62.5	**62.4**	(0.2)	**510.0**
Golden Shoe Car Park	102.6	**109.1**	6.3	NM
Market Street Car Park	47.0	**48.6**	3.4	NM
One George Street	896.8	**914.3**	2.0	**2,041.0**
Wilkie Edge	143.0	**150.9**	5.5	**1,011.0**
Subtotal	3,683.9	**3,859.6**	4.8	
Raffles City 60%	1,543.2	**1,615.8**	4.7	NM
Portfolio	5,227.1	**5,475.4**	4.8	

Upturn in portfolio(1) valuation after four consecutive periods of decline



Note:
(1) The properties that have been divested are excluded

CCT's valuation showed cap rate compression due to office market recovery

Cap rates	December 2008	December 2009	December 2010
Grade A offices & HSBC Building	4.5%	4.25%	Six Battery Road and HSBC Building **4%** Capital Tower, One George Street **4.15%**
Wilkie Edge	4.75%	4.5%	**4.4%**
Raffles City Singapore	Office – 4.5% Retail – 5.5% Hotels and Convention Centre – 5.75%	Office – 4.5% Retail – 5.6% Hotels and Convention Centre – 5.85%	Office - **4.5%** Retail - **5.5%** Hotels and Convention Centre - **5.75%**

Proactive capital management

Focus:

- Refinancing well ahead of debt maturity dates
- Diversifying sources of funding and extend debt maturities
- Financial flexibility to respond quickly to investment opportunities

Key financial indicators (1)

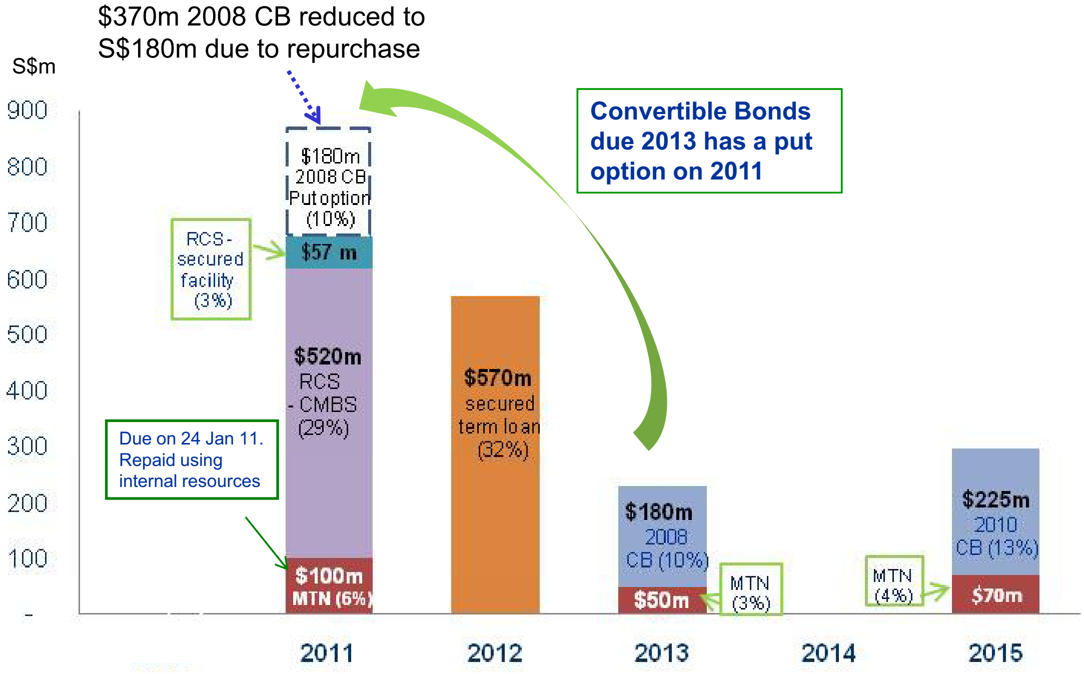
- Improved leverage

	4Q 2010	3Q 2010	Remarks
Total Gross Debts (S$ million)	1,771.6	1,907.1	Improved
Gearing Ratio	28.6%	31.5%	Improved
Net Debt/EBITDA	4.7 times	4.5 times	-0.2 (due to impact of lower YTD EBITDA)
Unencumbered Assets as % of Total Assets	56.0%	56.2%	Stable
Average Term to Maturity	1.4 years	1.7 years	-0.3 years (due to passing of time)
Average Cost of Debt	3.6%	3.6%	Stable
Interest Coverage	3.8 times	3.8 times	Stable

Note:

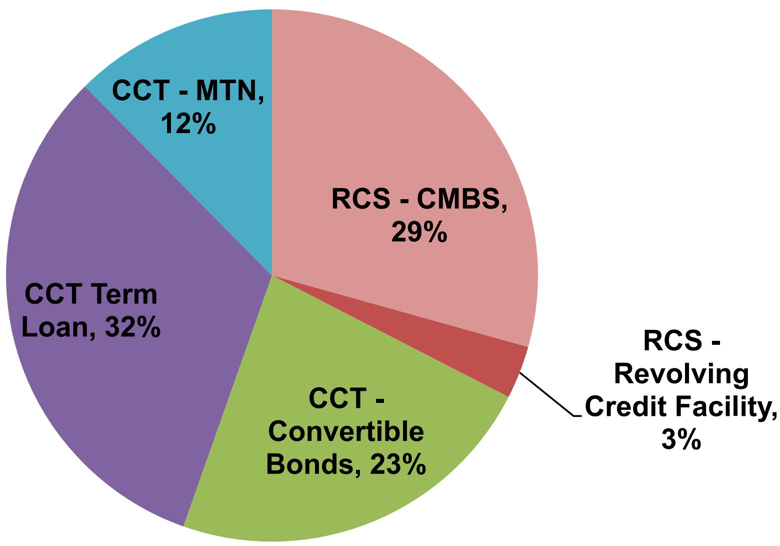
(1) The financial indicators have generally improved or remained stable in 4Q 2010 compared with 3Q 2010, mainly arising from the prepayment of the S$142.6 million secured term loan due 2012 using internal funds.

Refinancing well ahead of debt maturities and extending debt maturity profile



As at 31 December 2010

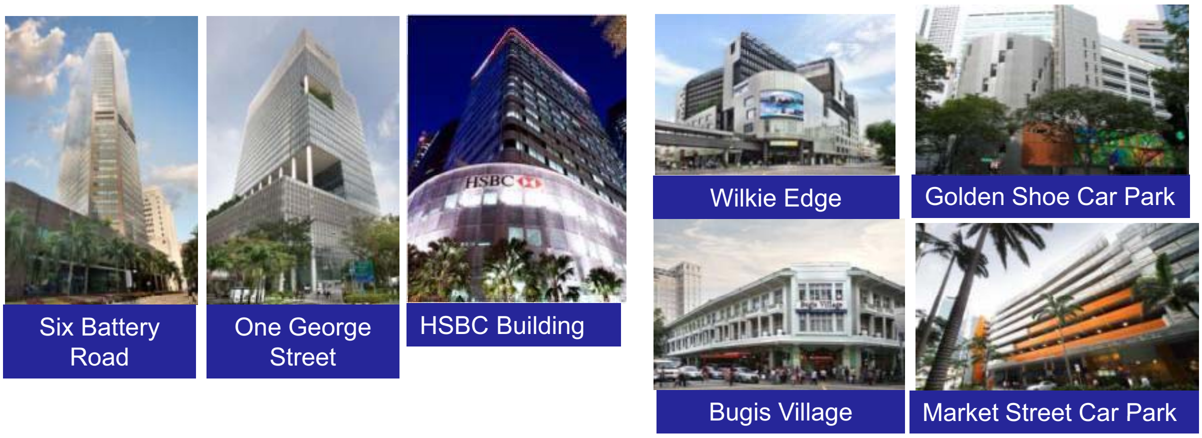
Diverse sources of funding



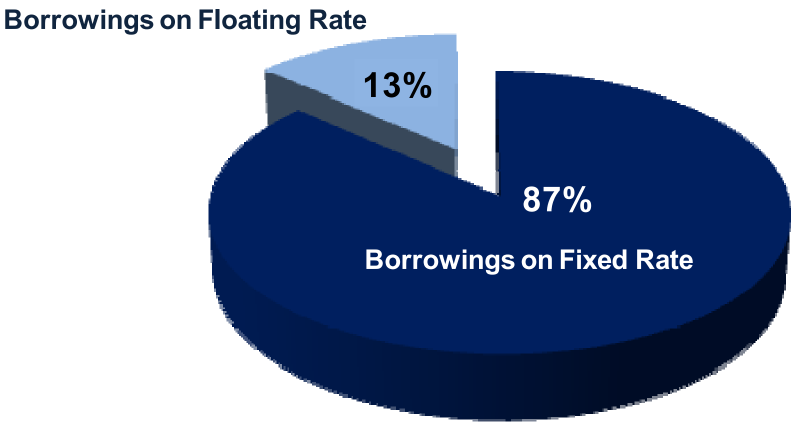
Definitions:
MTN = Multicurrency Medium Term Notes
CMBS = Commercial Mortgage Backed Securities

Further enhanced financial flexibility

- **Total number of unsecured assets : 7 out of 9**
- **Value of unsecured assets : S$2.7 billion (50.1% of total value of investment properties)**
- **S$1.8 billion untapped balance from S$2.0 billion multicurrency medium term note programme**



Fixed/Floating interest rate profile



4. Stable Portfolio

Consistent portfolio performance

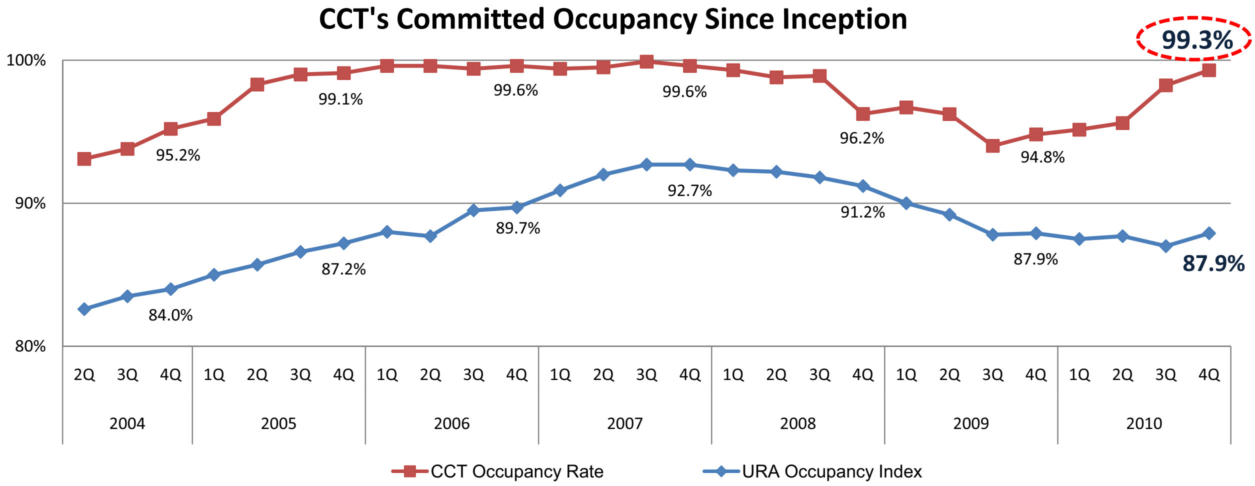
- **Portfolio committed occupancy rate at 99.3% as at 31 Dec 2010**

Portfolio occupancy rate increase due to:		
Grade A office	4Q: 99.9% ↑	3Q: 99.8%
Wilkie Edge	4Q: 98.4% ↑	3Q: 78.4%

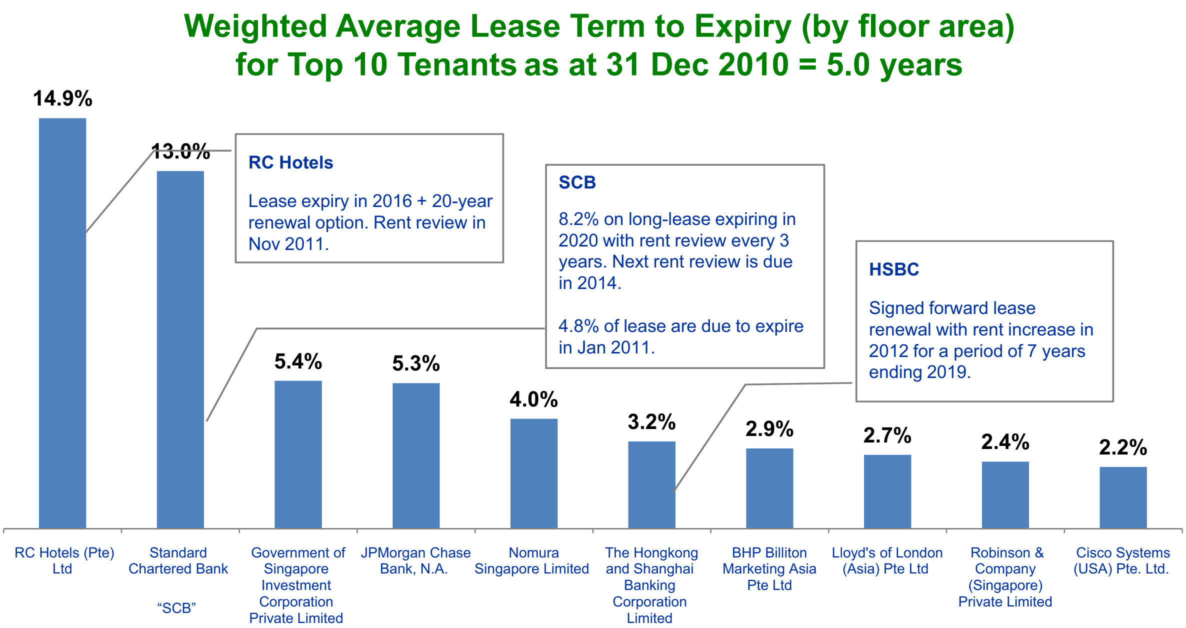
- **Signed new office and retail leases and renewals of around 920,000 square feet from Jan – Dec 2010**
  - For 4Q 2010, tenants include:
    - JPMorgan Chase Bank, N.A. (Banking & Financial Services)
    - Global Maritime Supplies Pte. Ltd. (Shipping and Marine)
    - Skadden, Arps, Slate, Meagher & Flom (Legal)
    - Kaplan Financial (S) Pte Ltd (Education)
  - The rent review for Standard Chartered Bank's 129,000 square feet of space expiring in January 2020 has been completed at market rental rate
  - Key sectors of these new leases and renewals:
    Banking & Financial Services and Business Consultancy.

CCT's Grade A offices and portfolio near 100% occupancy

CCT Committed Occupancy level			Industry Statistics- Occupancy Level		
Grade A office	4Q: 99.9%	3Q: 99.8%	Grade A office	4Q: 97.3%	3Q: 97.2%
Portfolio	4Q: 99.3%	3Q: 98.2%	Core CBD	4Q: 95.3%	3Q: 95.2%



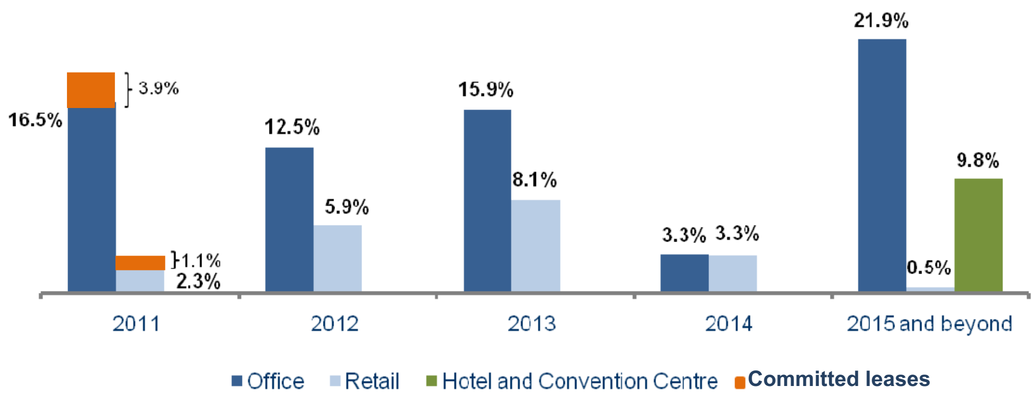
Top ten blue-chip tenants[1] contribute about 56% of monthly gross rental income



Note:
(1) Based on monthly gross rental income contribution as at 31 Dec 2010 (excluding retail turnover rent)

Well spread portfolio lease expiry profile

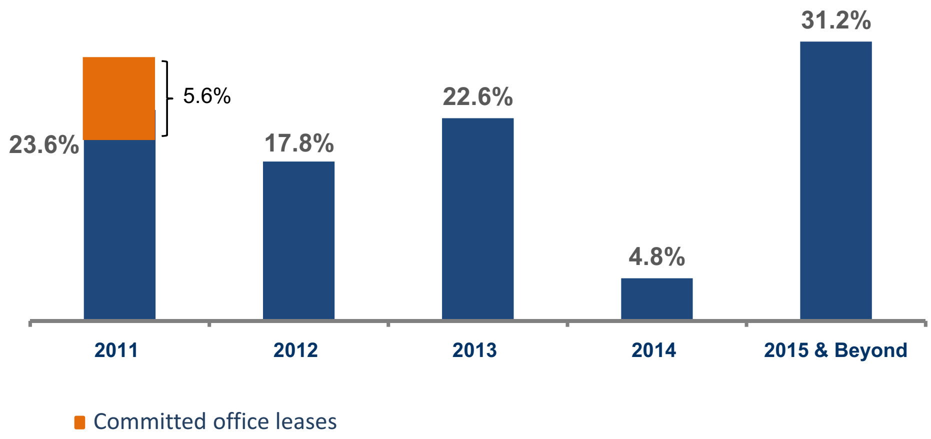
Lease expiry profile as a percentage of monthly gross rental income[1] as at 31 December 2010



Note:
(1) Excludes turnover rent

Committed about a quarter of leases due in 2011

Office lease expiry profile as a percentage of monthly office gross rental income as at 31 December 2010

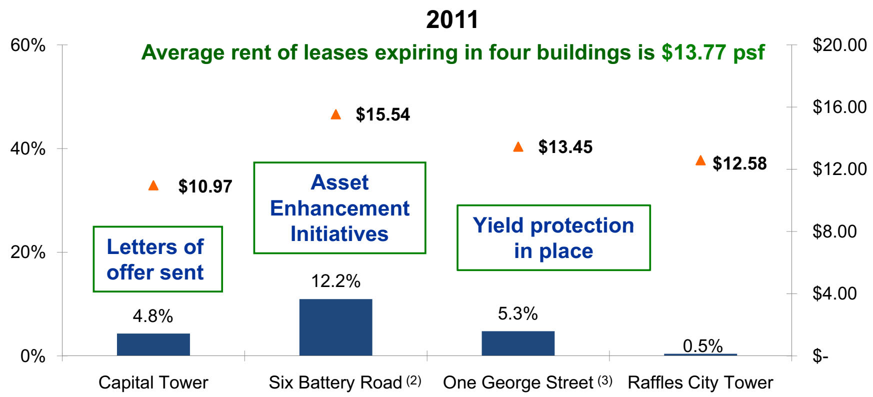


Average office portfolio rent as at 31 Dec 2010 is $8.64psf

5. Leasing Strategy

Undertaken measures to mitigate risk

4Q 2010 Industry Statistics [1] –
Grade A Office Average Market Rent: S$9.90 psf
Prime Office Average Market Rent: S$8.30psf



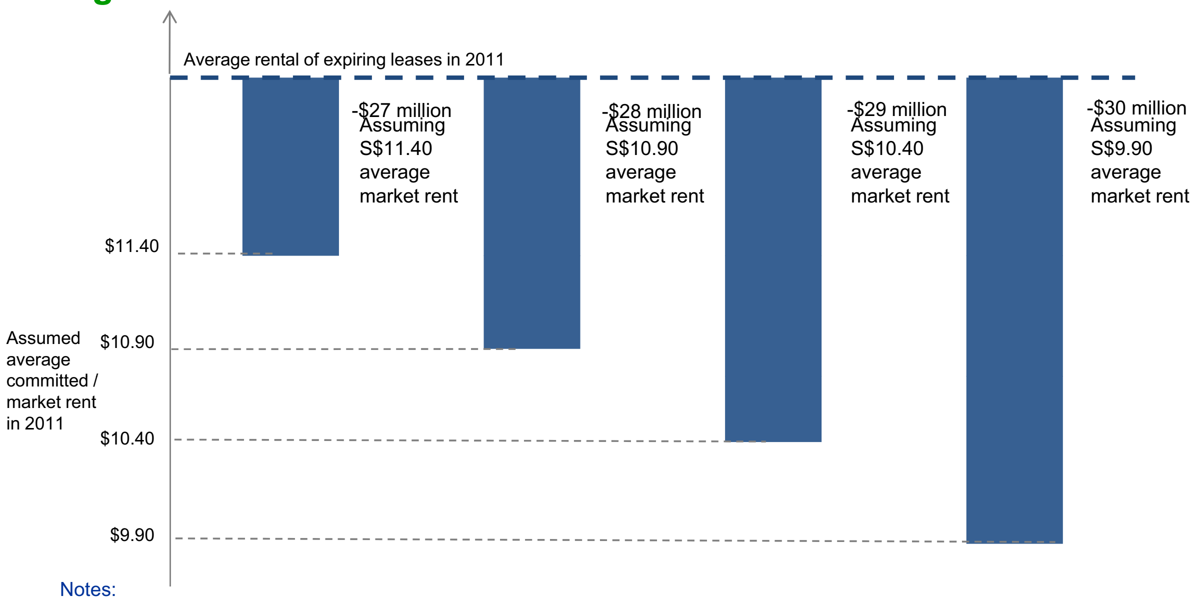
▲ Ave Monthly Gross Rental Rate for Expiring Leases (S$ psf/month)

■ $\frac{\text{Monthly gross rental income for leases expiring at respective properties as at 31/12/2010}}{\text{Monthly gross rental income for office portfolio as at 31/12/2010}}$ X 100%

Notes:
(1) Source: CBRE (as at 4Q 2010)
(2) Does not include SCB rent review in Jan 2011.
(3) Has embedded yield protection of 4.25% p.a., based on purchase consideration of S$1.165 billion until 10 July 2013 from CapitaLand. This eliminates downside rental risk for One George Street during the yield protection period, but allows CCT to benefit from any upside in rental reversion.

Negative rent reversions in 2011 will be mitigated by office rental recovery

Sensitivity analysis of average market rents (1) on 2011 gross rental income(2) of CCT's three Grade A offices (3)



Notes:

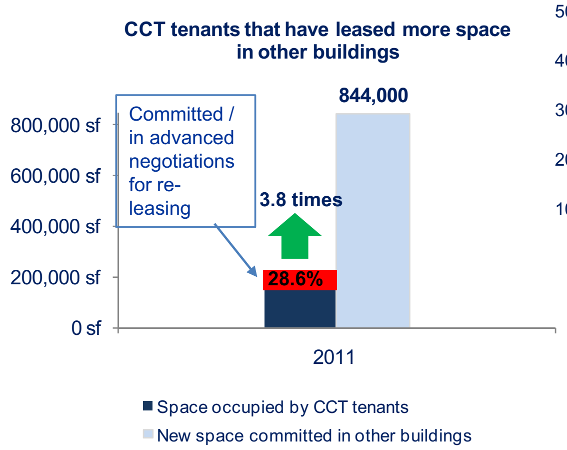
(1) Assumption: average occupancy of 93%.

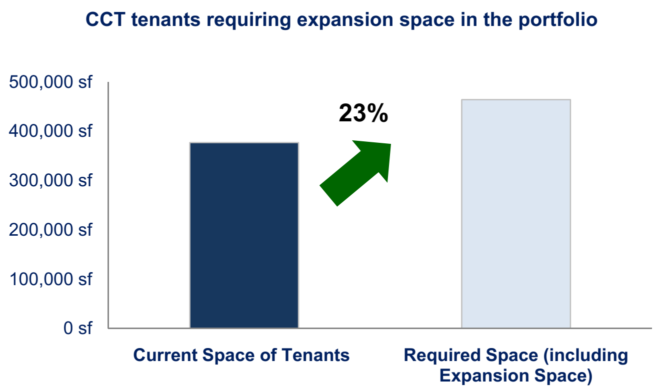
(2) Inclusive of the effect of Standard Chartered Bank's rent review from January 2011

(3) CCT's three Grade A offices are Capital Tower, Six Battery Road and One George Street

Leasing strategy: capitalise on strong demand

- CCT's Grade A office occupancy rate is 99.9%
- Net demand increased from negative 0.6m sq ft in 2009 to 1.6m sq ft in 2010 (*Market statistics*)



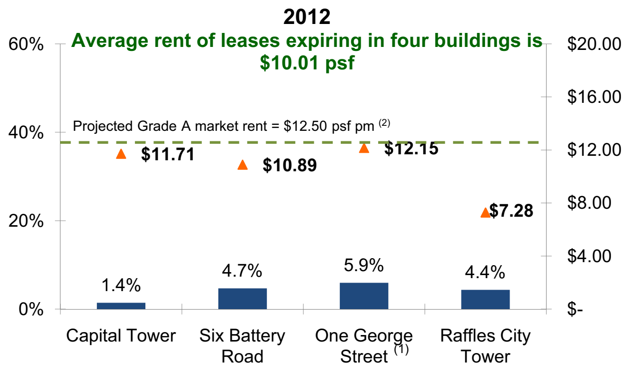


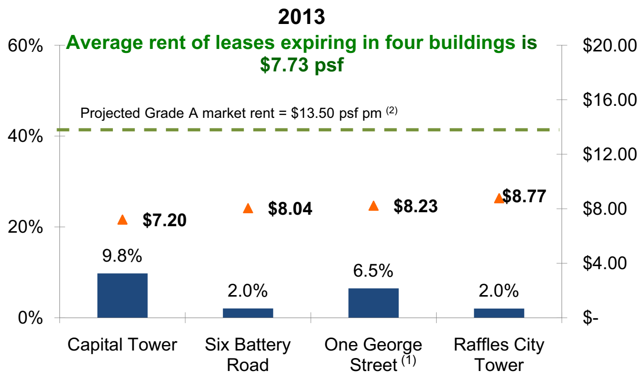
Note:

(1) CCT tenants who have leased more space in other buildings : SCB, ICAP, Nomura, BHP Billiton and Lloyds's.

Source: media and other reports

Positioning leasing strategy to benefit from office market recovery upon lease expiries





▲ Ave Monthly Gross Rental Rate for Expiring Leases (S$ psf/month)

■ Monthly gross rental income for leases expiring at respective properties as at 31/12/2010 / Monthly gross rental income for office portfolio as at 31/12/2010 X 100%

Notes:

(1) Has embedded yield protection of 4.25% p.a., based on purchase consideration of S$1.165 billion until 10 July 2013 from CapitaLand. This eliminates downside rental risk for One George Street during the yield protection period, but allows CCT to benefit from any upside in rental reversion.

(2) Projected market rent for 2012 and 2013 by CB Richard Ellis (Pte) Ltd

6. Asset Enhancement Initiative Update

Raffles City AEI at Basement 2 link and Basement 1 Marketplace

Completed AEI with 100% of Space Leased

Key AEI Include:

- 19 new retail units at Basement 2 Link which connects City Hall MRT Station to Esplanade
- Reconfiguration of Basement 1 Marketplace to improve shoppers' circulation and visibility of shops
- Construction of 57 shops, F&B kiosks and restaurants at Basement 1
- More food and retail space at Basement 1 to strengthen its positioning as a Marketplace; a place for dining and socialising

Raffles City AEI

100% Leased and Fully Operational

Value creation of AEI

Achieved Higher ROI of 9.0%

	Actual AEI Rent[1] (S$ mil)	Original AEI Rent[1] (S$ mil)	Variance
Total Gross Rent per annum	**14.83**	**14.20**	**4.4%** ↑

	Projected AEI Budget[1] (S$ mil)	Original AEI Budget[1] (S$ mil)	Variance (S$ mil)
Incremental Gross Rental Revenue per annum	4.11	3.47	0.64
Incremental Net Property Income per annum	**3.12**	**2.65**	**0.47**
Capital Expenditure Required	34.63[2]	33.23	1.40
Return On Investment	**9.0%**	**8.0%**	**1.0% pt** ↑
Capital Value of AEI @ 6.0%	52.00	44.17	7.83
Increase in Capital Value (net of investment cost)	**17.37**	**10.94**	**6.43**

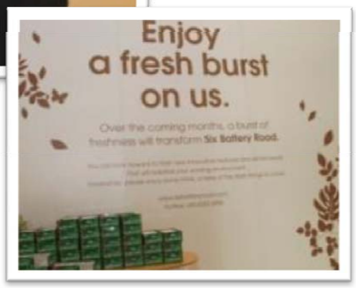
(1) Numbers presented above are based on 100.0% interest in Raffles City Singapore, CCT's share is only 60.0%.
(2) Subject to change as final account has not been finalized. Revised total project cost is inclusive of marketing assistance of S$1.4m to affected tenants.

Six Battery Road: 52% pre-commitment achieved for upgraded space available in 2011

Enhancement work	Start date	End date
Ground Floor: • Main Lobby • Turnstiles • Green Wall	Nov 2010	Mar 2011

Upgraded space target for handover in 2011	Pre-commitment for upgraded space in 2011	
65,600 sq ft	34,000 sq ft	52%

Six Battery Road: Favourable feedback gathered from tenants



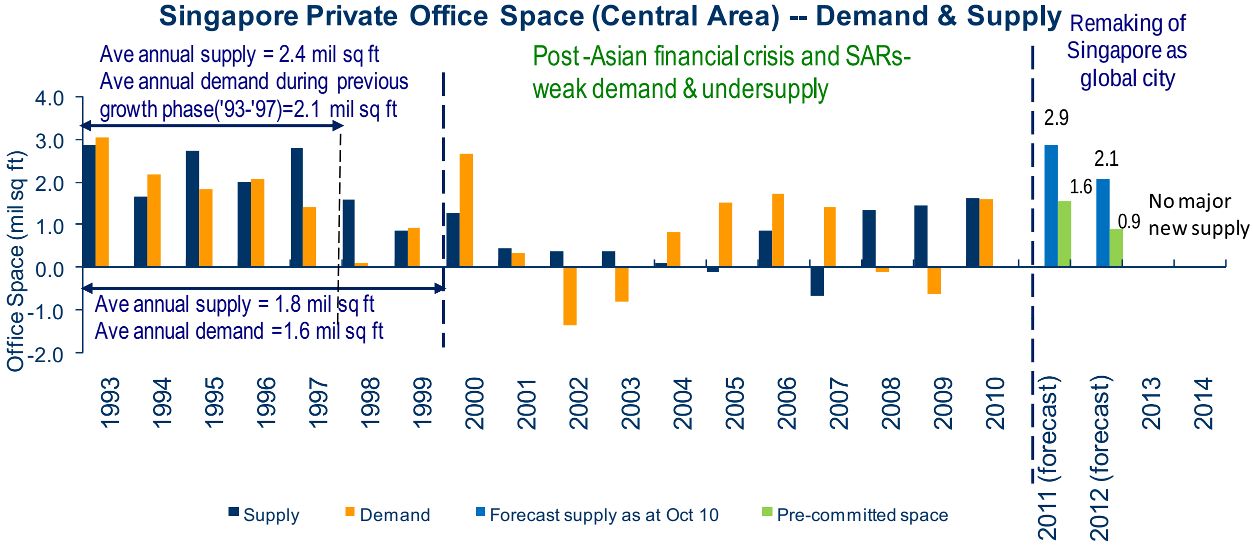
"Good Gesture!" (*on the free ice-creams and mints*)

"Professionally handled…we can't feel or see the ongoing renovation, much less talk about experiencing any inconvenience!"

"Hoardings help cover the works and are tastefully done…"

7. Market Outlook

49% of future supply in Central Area until 2012 has already been pre-committed



- Barring unforeseen circumstances, the office market is likely to remain strong in 2011 as the business environment continues to be positive and support growth in occupier demand

Notes:
(1) Central Area comprises 'The Downtown Core', 'Orchard' and 'Rest of Central Area'
(2) No new Grade A Office supply in Central Area is expected in 2013-2014
(3) Supply shown has not taken in approximately 1.7 million sq ft of office space to be converted into residential

Source: Consensus Compiled from CBRE , JLL,, UOB Kay Hian (Jan 11) Nomura (Dec10)

No major new supply in 2013 and 2014

Details of known Future Office Supply in Central Area (2011-2012)

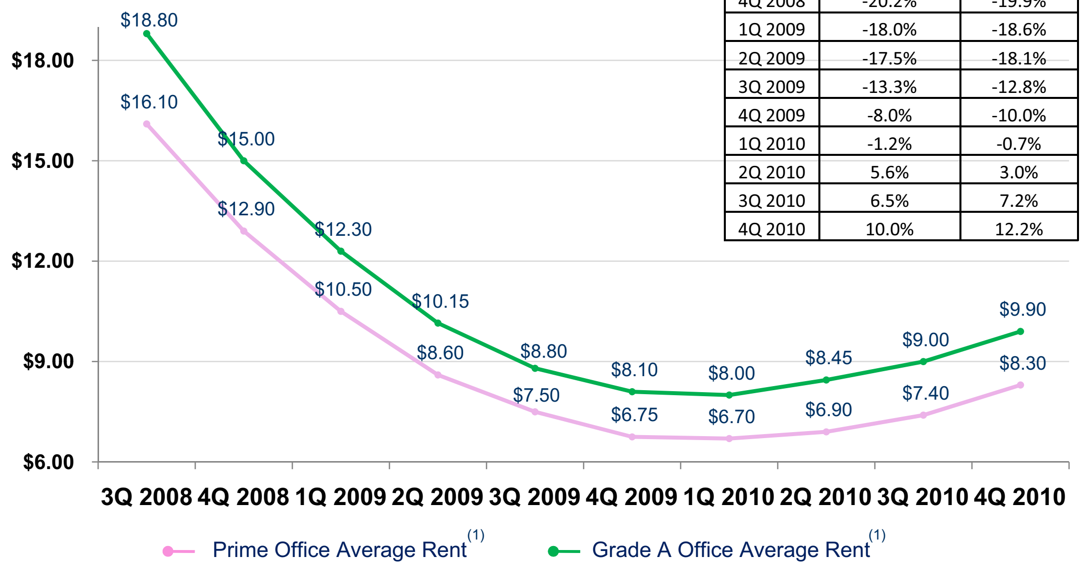
Exp. DOC	Proposed Office Projects	Micromarket	NFA (sf)	Pre-commitment Level as at 4Q10
1Q11	50 Collyer Quay	Raffles Place	412,000	60%
2Q11	Ocean Financial Centre (OFC)	Raffles Place	850,000	80%
2Q11	Asia Square Tower 1	Marina Bay	1,260,000	50%
2011	1 Raffles Place (Tower 2)	Raffles Place	350,000	N.A.
		Subtotal (2011):	2,872,000	54%
1Q12	Marina Bay Financial Centre (MBFC – Phase 2)	Marina Bay	1,300,000	66%
2Q12	Asia Square Tower 2	Marina Bay	782,000	N.A.
		Subtotal (2012):	2,082,000	41%
		TOTAL FORECAST SUPPLY (2011 – 2012)	4,954,000	49%

* *No new Grade A Office supply in Central Area is expected in 2013-2014*

Source: CBRE , UOB Kay Hian (Jan /11) Nomura (Dec/10) / Media reports

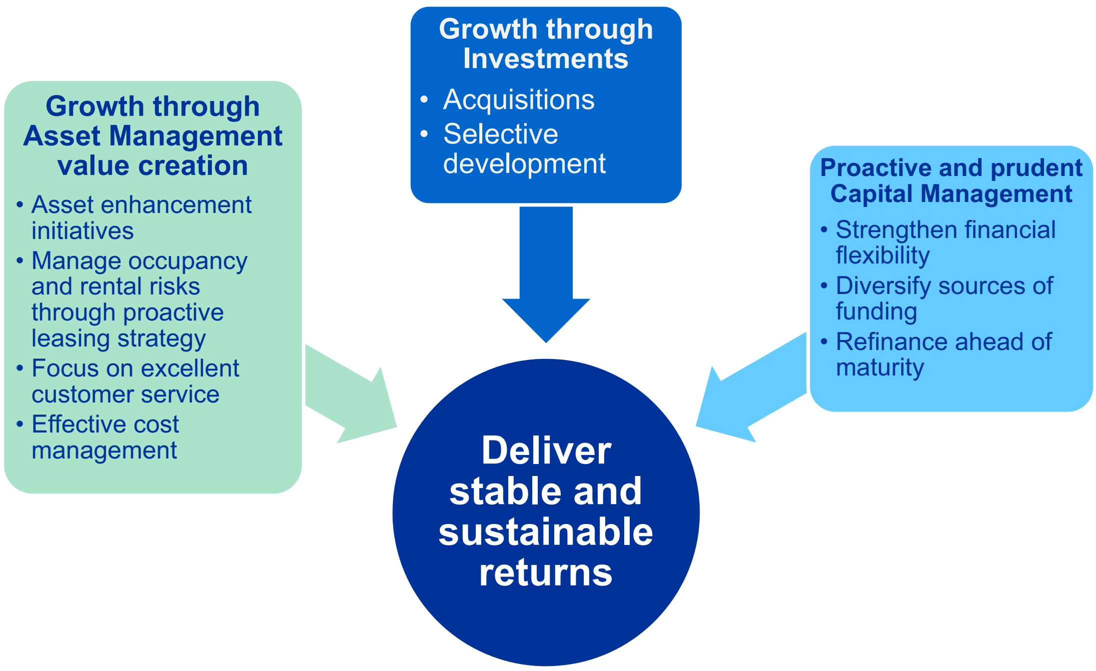
Office market rents continue to strengthen

	Change of Market Rental over preceding Quarter	
	Grade A Office	Prime Office
4Q 2008	-20.2%	-19.9%
1Q 2009	-18.0%	-18.6%
2Q 2009	-17.5%	-18.1%
3Q 2009	-13.3%	-12.8%
4Q 2009	-8.0%	-10.0%
1Q 2010	-1.2%	-0.7%
2Q 2010	5.6%	3.0%
3Q 2010	6.5%	7.2%
4Q 2010	10.0%	12.2%



Note:
(1) Source for office market rent: CBRE (figures as at end of each quarter)

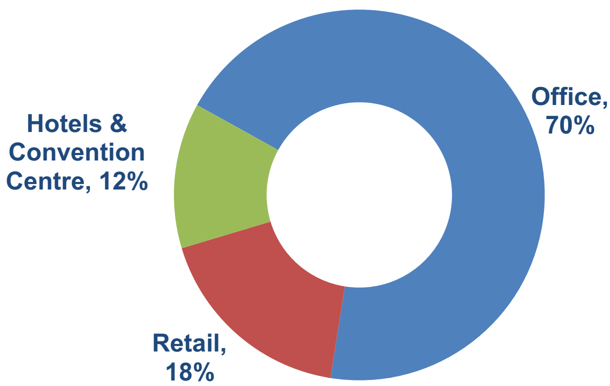
CCT will continue with portfolio reconstitution to deliver stable and sustainable returns



8. Supplementary slides

Gross rental income(1) predominantly contributed by Grade A offices

CCT's asset allocation
based on FY 2010 Gross Rental Income

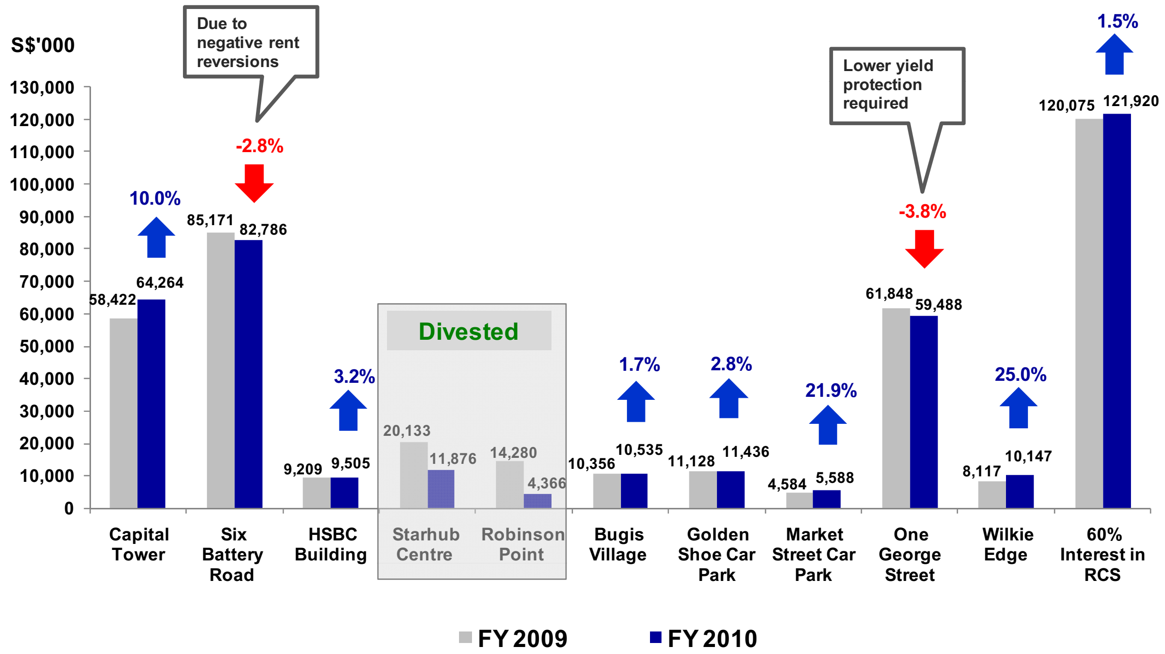


Note:
(1) Excludes retail turnover rent

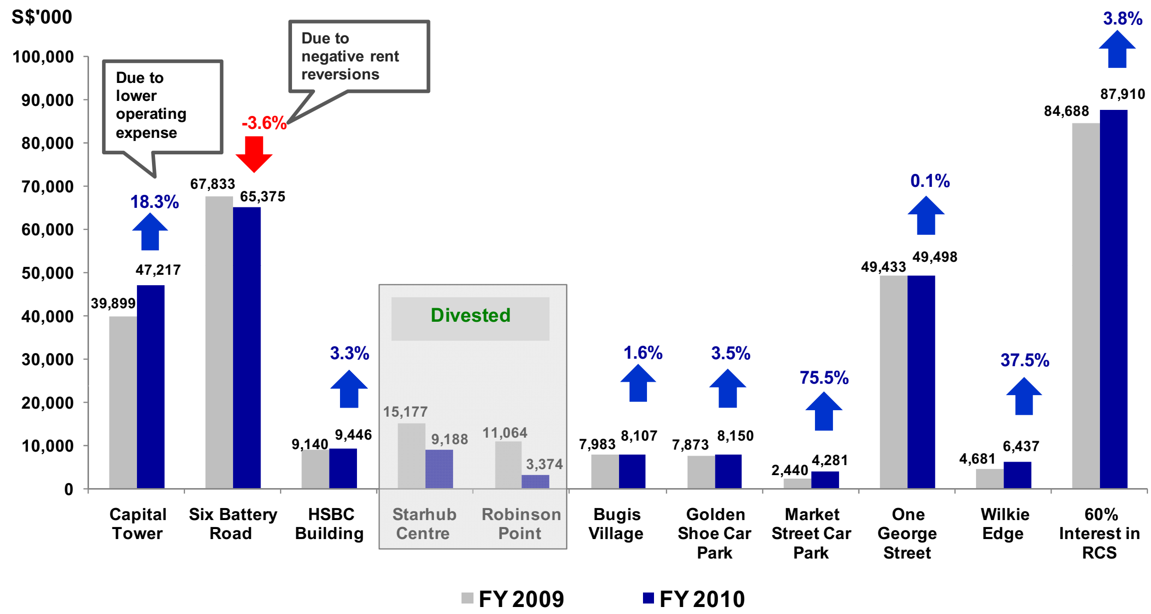
11% FY 2010 DPU growth due to effective cost management

	Actual		
	FY 2010 S$'000	FY 2009 S$'000	Change %
Gross Revenue	391,911	403,323	(2.8)
Net Property Income	298,983	300,211	(0.4)
Distributable Income	220,957	198,452	11.3
Distribution Per Unit	**7.83¢**	**7.06¢**	**10.9**

FY 2010 gross revenue supported by strong performance of existing properties



FY 2010 net property income decline mitigated by savings in property expenses



Property details (1)




	Capital Tower	Six Battery Road	One George Street	Raffles City
Address	168 Robinson Road	6 Battery Road	1 George Street	250/252 North Bridge Rd; 2 Stamford Rd; 80 Bras Basah Rd
NLA (sqm)	68,836	46,339	41,620	74,376
NLA (sqm)				Office: 35,334 Retail: 39,042
Leasehold expiring	31-Dec-2094	19-Apr-2825	21-Jan-2102	15-Jul-2078
Committed occupancy	99.9%	99.7%	100.0%	99.1%
Valuation (31 Dec 10)	$1,113.5m	$1,115.0m	$914.3m	$1,615.8m (60%)
Car park lots	415	190	175	1,043

Property details (2)





	HSBC Building	Wilkie Edge	Bugis Village (1)	Golden Shoe Car Park	Market Street Car Park
Address	21 Collyer Quay	8 Wilkie Road	62 to 67 Queen St, 151 to 166 Rochor Rd, 229 to 253 (odd nos only) Victoria St	50 Market Street	146 Market Street
NLA (sqm)	18,624	13,576	11,375	4,117	2,360
Leasehold expiring	18-Dec-2849	20-Feb-2105	30-Mar-2088	31-Jan-2081	31-Mar-2073
Committed occupancy	100.0%	98.4%	93.4%	95.2%	100.0%
Valuation (31 Dec10)	$345.8m	$150.9m	$62.4m	$109.1m	$48.6m
Car park lots	NA	215	NA	1,053	704

Note:

(1) The leasehold title and the valuation take into account the right of the President of the Republic of Singapore, as lessor under the State Lease, to terminate the State Lease on 1 April 2019 upon payment of S$6,610,208.53 plus accrued interest.

High portfolio committed occupancy rate

CCT Committed Occupancy level		
Grade A office	4Q: 99.9% ↑	3Q: 99.8%
Portfolio	4Q: 99.3% ↑	3Q: 98.2%

	2004	2005	2006	2007	2008	2009	2010
Capital Tower	94.5	100	100	100	99.9	99.9	99.9
Six Battery Road	97.5	99.5	100	99.9	98.6	99.2	99.7
Starhub Centre	98.1	100	100	99	93.1	68.2	Sold
Robinson Point	85.2	99.1	100	100	90.9	94.1	Sold
Bugis Village	92.9	92.1	95.3	99.1	96.6	93.8	93.4
Golden Shoe Car Park	100	85.4	98	96.4	100	100	95.2
Market Street Car Park	100	0.0 (1)	95.6	95.4	82.8	100	100
HSBC Building		100	100	100	100	100	100
Raffles City			99.5	99.3	99.9	99.3	99.1
Wilkie Edge(2)					52.5	77.9	98.4
One George Street					100	96.3	100
Portfolio Occupancy	**95.2**	**99.1**	**99.6**	**99.6**	**96.2**	**94.8**	**99.3**

Notes:
(1) Market Street Car Park's retail space was closed in November 2005 for asset enhancement work
(2) Wilkie Edge is a property legally completed in December 2008

9. Raffles City Singapore

Performance of RCS Trust – FY 2010

	CCT's 60% Interest				RCS Trust 100%
	FY 2010 S$'000	FY 2009 S$'000	S$'000	Change %	FY 2010 S$'000
Gross Revenue	**121,920**	**120,075**	**1,845**	**1.5**	**203,200**
Office	22,676	21,940	736	3.4	37,793
Retail(1)	49,753	51,008	(1,255)	(2.5)	82,921
Hotel	45,127	42,362	2,765	6.5	75,212
Others(2)	4,364	4,765	(401)	(8.4)	7,274
Net Property Income	**87,911**	**84,690**	3,221	**3.8**	**146,518**

Notes:
(1) The decline in retail revenue is due to the asset enhancement works on Basement 1.
(2) The decline in "Others" revenue is due to lower tenants' recovery in FY 2010.

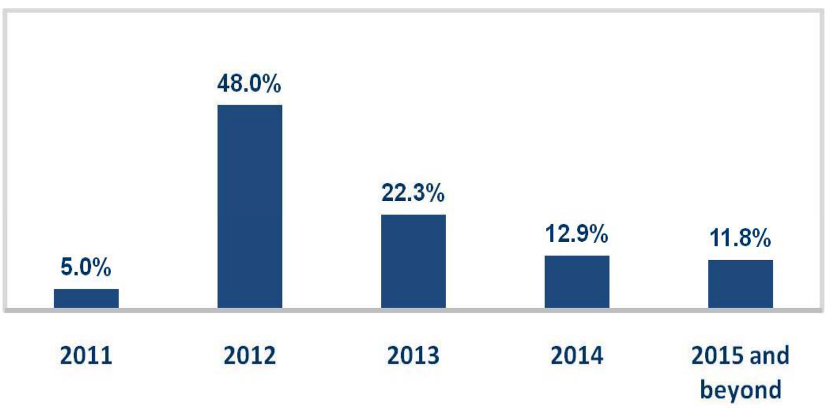
Raffles City Singapore – Summary

Key Details (As at 31 December 2010)	
Gross Floor Area	3,452,426 sq ft (or 320,738 sq m)
Net Lettable Area	Office: 380,331 sq ft (or 35,334 sq m) Retail: 420,248 sq ft (or 39,042 sq m) Total: 800,579 sq ft (or 74,376 sq m)
Number of Tenants	Office: 54 Retail: 217 Hotels & Convention Centre: 1 Total: 272
Number of Hotel Rooms	2,030
Carpark Lots	1,043
Title	Leasehold tenure of 99 years expiring 15 July 2078
Valuation (as at 31 Dec 2010)	S$2,693.0 million by CB Richard Ellis (Pte) Ltd and Jones Lang LaSalle Hotels(1)
Committed Occupancy	Office: 98.5% Retail: 99.6% Total: 99.1%
Awards	Green Mark (Gold) Award by Building Construction Authority National Safety & Security Award 2010 - Marina SSWG (Safety & Security Watch Group) by Singapore Police Force- Individual Category

(1) CB Richard Ellis (Pte) Ltd was engaged to conduct the valuation of the retail and office components and Jones Lang LaSalle Hotels was engaged to conduct the valuation of the hotel component.

Lease Expiry Profile – Raffles City Tower (Office)

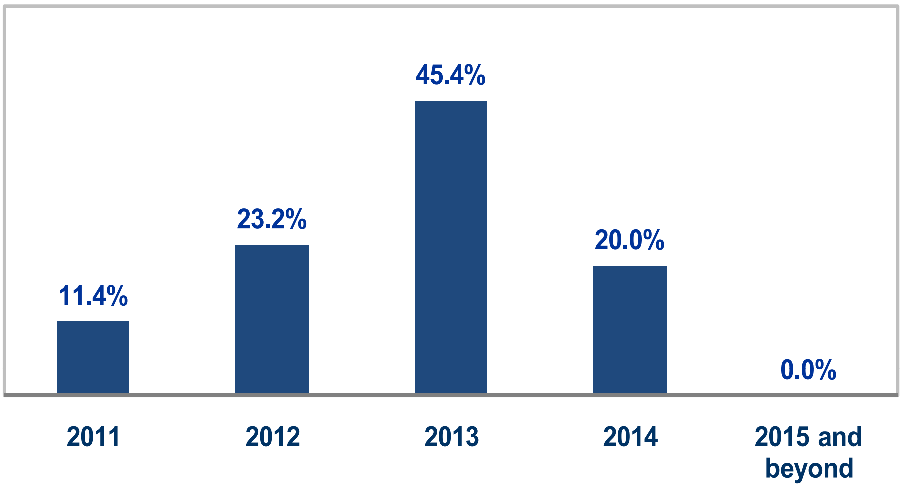
Leases up for Renewal as a % of Gross Rental Income as at 31 December 2010



Weighted Average Expiry by Gross Rental Income	2.33 Years

Lease Expiry Profile – Raffles City Shopping Centre

Leases up for Renewal as a % of Gross Rental Income as 31 December 2010



Weighted Average Expiry by Gross Rental Income	2.26 Years

Top 10 Tenants(1) – Raffles City Tower (Office)

Tenant	% of Gross Rental Income
Economic Development Board	26.0%
Accenture Pte Ltd	12.0%
Philip Securities Pte Ltd	11.0%
Total Trading Asia Pte. Ltd.	3.9%
AAPC Hotels Management Pte. Ltd.	3.1%
Raffles International Limited	3.1%
Lyondell South Asia Pte Ltd	2.9%
Delegation of the European Union to Singapore	2.6%
Noonday Asset Management Asia Pte Ltd	2.6%
Orix Investment & Management Private Limited	2.5%
Top 10 Tenants	**69.7%**
Other Tenants	30.3%
TOTAL	**100.0%**

(1) Based on committed gross rental income as at 31 December 2010.

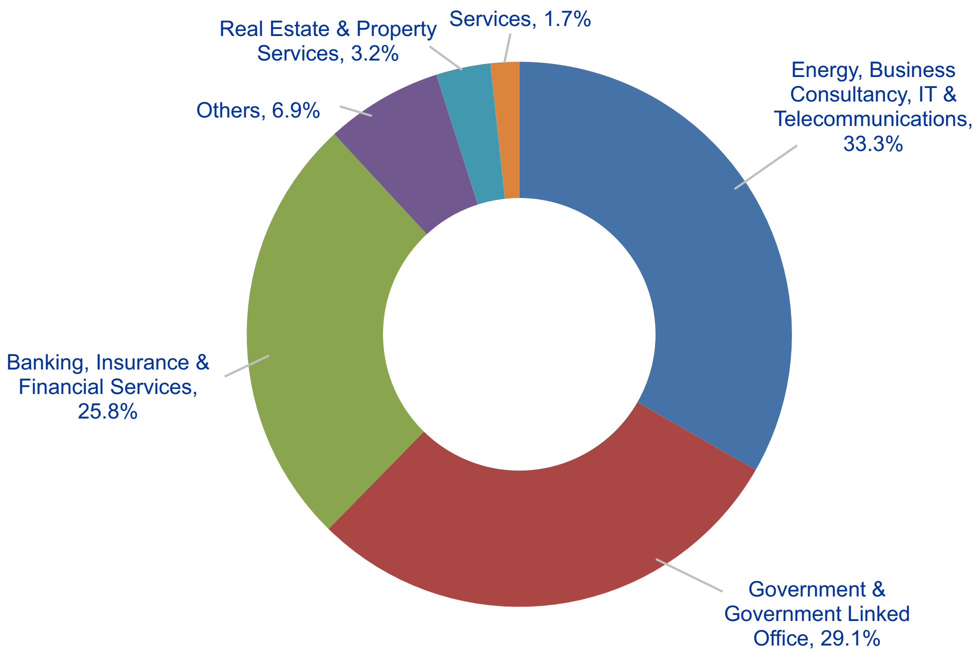
Top 10 Tenants(1) – Raffles City Shopping Centre

Tenant	% of Gross Rental Income
Robinson & Company (Singapore) Private Limited	13.9%
Wing Tai Retail Pte. Ltd.	4.1%
TES 07 Pte Ltd	3.2%
Jay Gee Enterprises Pte Ltd	2.7%
Cold Storage Singapore (1983) Pte Ltd	2.7%
Food Junction Management Pte Ltd	2.5%
Esprit Retail Pte Ltd	2.2%
Cortina Watch Pte Ltd	2.1%
DBS Bank Ltd.	1.9%
Hinckley Singapore Trading Pte Ltd	1.7%
Top 10 Tenants	**37.0%**
Other Tenants	63.0%
TOTAL	**100.0%**

(1) Based on committed gross rental income as at 31 December 2010.

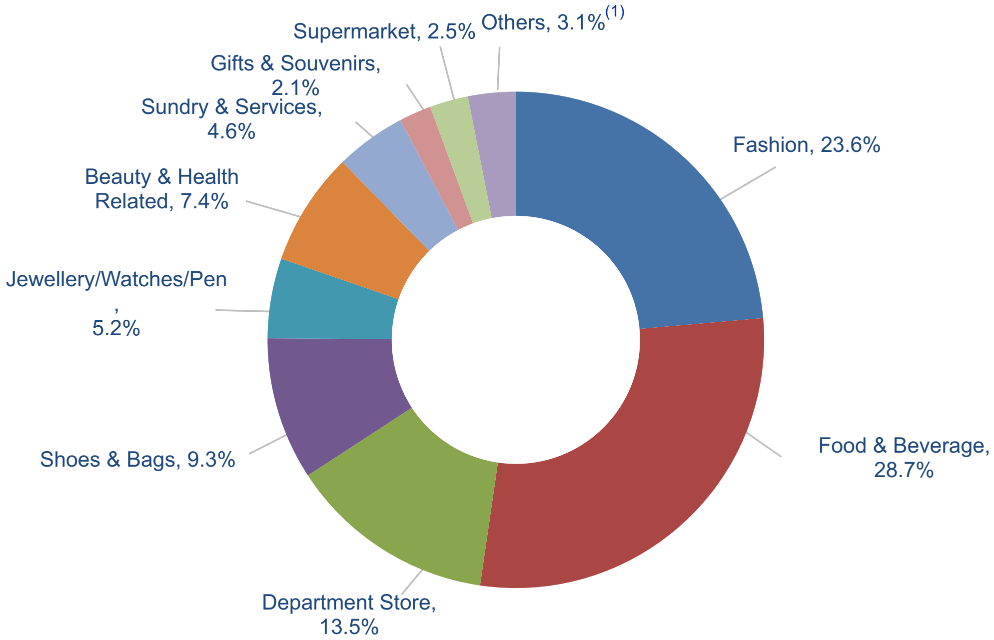
Trade Mix – Raffles City Tower (Office)

Tenant Business Sector Analysis by Gross Rental Income as at 31 December 2010



Trade Mix – Raffles City Shopping Centre

Tenant Business Sector Analysis by Gross Rental Income as at 31 December 2010



(1) Others include Books & Stationery, Sporting Goods & Apparel, Electrical & Electronics, Houseware & Furnishings, Art Gallery, Music & Video, Toys & Hobbies and Information Technology.

CapitaCommercial Trust

CapitaCommercial Trust Management Limited
39 Robinson Road
#18-01 Robinson Point
Singapore 068911
Tel: (65) 6536 1188
Fax: (65) 6533 6133
http://www.cct.com.sg

For enquiries, please contact:
Ms Ho Mei Peng
Head, Investor Relations & Communications
Direct: (65) 6826 5586
Email: ho.meipeng@capitaland.com