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

ONE GEORGE STREET AND TWENTY ANSON
YIELD PROTECTION

The Manager wishes to announce that **CCT** will be receiving the following:

1. a total of S$18.1 million from **CCL**, being the yield protection amount in relation to One George Street for the year ended 31 December 2012; and
2. a total of $4.2 million drawn down from the **Yield Stabilization Account** of **First Office**, being the **Yield Stabilization Amount** in relation to Twenty Anson for the period from 22 March 2012 to 31 December 2012.

The Manager is making the announcement pursuant to Rule 1013(3)(a) of the **Listing Manual**.

In respect of One George Street, as previously disclosed in its announcement made on 19 January 2011, pursuant to the terms of the sale and purchase agreement of One George Street with the vendor, a **Deed of Yield Protection** was entered into with **CCL** under which the latter agreed to provide a yield protection to **CCT** in the event the **NPI** from One George Street is less than 4.25% per annum of the purchase consideration of S$1,165.0 million (or S$49.5 million per annum) for a period of five years from the date of completion of purchase on 11 July 2008. The year ended 31 December 2012 is the fourth of the five year period within which the yield protection is available.

Based on the unaudited management accounts of **CCT** for the financial year ended 31 December 2012, the **NPI** of One George Street for that period was less than S$49.5 million by S$18.1 million for the full year, resulting in **CCL** being required to pay for the shortfall in the **NPI**. The shortfall amount was ascertained after taking into account the various adjustments provided in the **Deed of Yield Protection**. This shortfall for the financial year ended 31 December 2012 is higher than that for the financial year ended 31 December 2011 (S$5.0 million) due to lower performance of **NPI** in the financial year ended 31 December 2012 arising from lower occupancies and negative rent reversions. As a result, a higher amount of yield protection was required from **CCL** for the financial year ended 31 December 2012.

CCL will settle the yield protection amount in full by 14 February 2013. Any underpayment or overpayment ascertained based on the audited accounts of **CCT** will be paid or reimbursed, as the case may be, between **CCL** and **CCT**.

In respect of Twenty Anson, as previously disclosed in its announcement made on 22 February 2012, pursuant to the terms of the sale and purchase agreement of all the issued shares of **First Office** with the vendors, a **Deed of Yield Stabilization** was entered into with the vendors under which the latter agreed to provide yield stabilization of up to 5.5% per annum of S$430.0 million being the agreed value for Twenty Anson for a period of three and a half years from the date of completion of purchase on 22 March 2012. It was further disclosed in the same announcement that a total **Yield Stablization Amount** of S$17.1 million was deposited by the vendors into the **Yield Stablization Account** to back up the **NPI** of Twenty Anson to achieve a stabilized yield of 4.0% per annum over the same period. A total **Yield Stabilization Amount** of S$17.1 million was deposited by the vendors into the **Yield Stabilization Account** for that purpose.

For the period from 22 March 2012 to 31 December 2012, based on the stabilized yield of 4.0% per annum of S$430.0 million for Twenty Anson, the shortfall in **NPI** is S$4.2 million. As a result, **First Office** is entitled to apply and release the amount of S$4.2 million from the **Yield Stabilization Account**.

First Office will apply and release the amount of the shortfall in full from the total **Yield Stabilization Amount** by 31 January 2013.

Definitions:

CCL	CapitaLand Commercial Limited
CCT	CapitaCommercial Trust
Deed of Yield Protection	Deed of Yield Protection dated 11 July 2008 entered into between HSBC Institutional Trust Services (Singapore) Limited, as trustee of CCT, and CCL.

Deed of Yield Stabilization	Deed of Yield Stabilization dated 22 February 2012 entered into between HSBC Institutional Trust Services (Singapore) Limited, as trustee of CCT, First Office and the vendors of the issued shares of First Office
First Office	FirstOffice Pte. Ltd. the special purpose vehicle which holds Twenty Anson
NPI	Net Property Income
Listing Manual	Listing Manual of the SGX-ST
Manager	CapitaCommercial Trust Management Limited, as manager of CCT
Units	Units in CCT
Yield Stabilization Account	The bank account maintained in the name of First Office into which the Yield Stabilization Amount was credited
Yield Stabilization Amount	The amount of S$17.1 million being the total yield stabilization provided by the vendors of First Office to CCT

BY ORDER OF THE BOARD
CapitaCommercial Trust Management Limited
(as manager of CapitaCommercial Trust)
Company Registration No. 200309059W

Michelle Koh
Company Secretary
Singapore
23 January 2013

Important Notice

The value of 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 the 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 holders of Units 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.