



NEWS RELEASE

For Immediate Release
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**CapitaGreen marks topping-out milestone with aggregate 21%
leasing commitment**
Iconic Grade A office development on track to complete by year-end

Singapore, 2 July 2014 – CapitaLand, CapitaCommercial Trust, and Mitsubishi Estate Asia, the joint venture partners for the development of CapitaGreen, celebrated the topping-out of the iconic 40-storey tall premium Grade A office building located in the heart of the Central Business District (CBD) today. The ceremony was officiated by Guest-of-Honour Mr Khaw Boon Wan, the Minister for National Development. The Guest-of-Honour, representatives from the joint venture, main contractor Takenaka Corporation and the design architect Toyo Ito planted nine different plant species in a symbolic topping-out gesture to showcase the plants that will be grown in the building.

Mr Lim Ming Yan, President and Group Chief Executive Officer of CapitaLand said, “We are delighted that CapitaGreen is on track to achieving completion by end 2014. This is made possible by the strong partnership among CapitaLand, CapitaCommercial Trust and Mitsubishi Estate Asia as well as the support and efforts of our consultants, contractors, staff, bankers, investors and government agencies.”

Mr Lim added: “By adopting innovative technologies and design-and-build methodology, we shortened the construction timeline to 36 months from the industry average minimum of 40 months it would take to complete a building of this scale using conventional construction methods. We are able to do so by streamlining work processes to enhance productivity and efficiency. Today, we are honoured to be joined by Minister Khaw, our valued partners, tenants and prospective tenants, consultants and staff as we witness the topping-out of CapitaGreen –

bringing us a step closer to the birth of a new landmark in the heart of Singapore's financial district."

CapitaGreen is constructed using the efficient top-down construction method which allows for the building's basement and superstructure to be built concurrently. This method also eliminates the need for temporary steel struts for basement construction as the floor slabs are designed to support the basement walls, thus saving time and resources.

Despite challenges such as a tight site and proximity to the East-West and Downtown MRT tunnels, further time savings are reaped through innovation in the choice of construction methods, materials and equipment. For instance, for the first time in Singapore, extra-large, 3.5-metre diameter bored piles are used and this has made critical foundation work more efficient and mitigated the risk of impact to the MRT tunnels. CapitaGreen is also Singapore's first building under development to use "supercrete", a special grade 100 ultra-high strength concrete which significantly reduces the amount of concrete needed, resulting in energy and manpower savings. This "supercrete" was utilised for 29 columns per floor across six floors of the building. The use of an ingenious hybrid of steel and precast construction technology, coupled with extensive training of the workers, has helped to reduce the typical floor cycle time to six days per floor, from a nine-day cycle usually expected in conventional construction. This also resulted in a neater, cleaner and safer working environment and enhanced ease of construction.

Mr Wen Khai Meng, Chief Executive Officer of CapitaLand Singapore said, "When completed, CapitaGreen will be an attractive location for businesses with its ultra-modern, premium Grade A office specifications, complemented by lush greenery, universal design and green features. In addition to 700,000 square feet of superior office space, CapitaGreen will offer a myriad of facilities for tenants and visitors, including a sky garden and restaurant on the top floor, as well as a gym and swimming pool on level 38. Sculptures by world-renowned artists are tastefully integrated throughout the development to enhance way-finding and add aesthetic value to their immediate surroundings. Tenants will also get to enjoy the convenience of the nearby Raffles Place and Telok Ayer MRT stations and ease of accessibility to major expressways."

Ms Lynette Leong, Chief Executive Officer of CapitaCommercial Trust Management Limited, said, "We are pleased that CapitaGreen has achieved aggregate leasing commitment for 150,800 square feet to-date, translating to 21% of the building's net lettable area. The tenants are

multinational companies which include Cargill, Bordier & Cie, Jardine Lloyd Thompson, Jones Day and an international gym operator. Given that CapitaGreen is the only new Grade A office development in the CBD completing in the next two years, it is well-positioned to leverage on the limited office supply to progressively attract more tenants.”

Mr. Shojiro Kojima, Managing Director of Mitsubishi Estate Asia said, “CapitaGreen, our first office development in Singapore has made significant construction progress and leasing momentum with commitments from international companies. We have had a good experience working with our esteemed partners, CapitaLand and CapitaCommercial Trust, and are looking forward to seeing this exciting and iconic office addition to Singapore’s CBD skyline.”

About CapitaGreen

CapitaGreen is a 40-storey Grade A landmark office building, jointly developed by CapitaLand, CapitaCommercial Trust and Mitsubishi Estate Asia. The building’s innovative façade design has a 55% green ratio, meaning that over half the perimeter of its façade will be covered by living green plants. This energy-efficient double-skin façade of an outer layer of frameless glass and an inner envelope of double-glazed full-height glass. In between these two layers of glass are planter-boxes filled with shrubs and ground-covers. This façade helps to reduce solar heat gain by up to 26%. Premium, ultra-modern office space is further complemented by lush greenery in the sky terraces at selected floors and in the expansive roof-top sky garden, as well as unique sculptures by internationally renowned artists which will be tastefully integrated with the building design. With a net lettable area of approximately 700,000 square feet, CapitaGreen has one of the largest and most efficient, truly column-free floor plates (22,000 square feet to 26,000 square feet) and highest raised floor-to-ceiling height of 3.2 metres in any CBD office building.

While a skin of lush greenery envelops the full 245 metres of CapitaGreen, lush greenery can also be found in the sky terraces on 5th, 14th, and 26th floors and on the roof-top. The crown of the tower is marked by a distinctive Sky Forest of tropical trees and a sculptural ‘petalled’ funnel. These ‘petals’ draw in clean fresh air from the top of the tower into a cool void that penetrates 34 storeys of the building to deliver fresh air to tenants. For its efficient and environmentally sustainable design, CapitaGreen has been awarded the Green Mark Platinum Award in 2012 and Universal Design Gold^{PLUS} in 2013 by Singapore’s Building and Construction Authority.

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About CapitaLand Limited

CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the company's businesses in real estate and real estate fund management are focused on its core markets of Singapore and China.

The company's diversified real estate portfolio primarily includes homes, offices, shopping malls, serviced residences and mixed-use developments. The company also has one of the largest real estate fund management businesses with assets located in Asia. CapitaLand leverages its significant asset base, real estate domain knowledge, product design and development capabilities, active capital management strategies and extensive market network to develop real estate products and services in its markets.

The listed Real Estate Investment Trusts of the CapitaLand Group include Ascott Residence Trust, CapitaCommercial Trust, CapitaMall Trust, CapitaMalls Malaysia Trust and CapitaRetail China Trust.

About CapitaCommercial Trust (www.cct.com.sg)

CapitaCommercial Trust is Singapore's first and largest listed commercial REIT with a market capitalisation of S\$4.8 billion. CCT aims to own and invest in real estate and real estate-related assets which are income producing and predominantly used, for commercial purposes. The total asset size of CCT is S\$7.2 billion as at 31 March 2014, comprising a portfolio of 10 prime commercial properties in Singapore, as well as investments in Malaysia. The properties in Singapore are Capital Tower, Six Battery Road, One George Street, HSBC Building, Raffles City (60.0% interest through RCS Trust), Twenty Anson, Bugis Village, Wilkie Edge, Golden Shoe Car Park and CapitaGreen (40.0% interest through the joint venture, MSO Trust).

In addition, CCT is a substantial unitholder of Quill Capita Trust with 30.0% unitholdings. Quill Capita Trust is a commercial REIT listed on Bursa Malaysia Securities Berhad, with a portfolio of 10 commercial properties in Kuala Lumpur, Cyberjaya and Penang. Since 18 September 2009, CCT has been a constituent of FTSE4Good Index Series (FTSE4Good), a series of benchmark and tradable indices derived from the globally recognized FTSE Global Equity Index Series. FTSE4Good is designed to track the performance of companies meeting international corporate responsibility standards and forms the basis for over 70 different funds and investment products.

CCT is managed by an external manager, CapitaCommercial Trust Management Limited, which is an indirect wholly-owned subsidiary of CapitaLand Limited, one of the largest real estate companies in Southeast Asia by market capitalisation.

About Mitsubishi Estate Co., Ltd. (www.mec.co.jp)

Mitsubishi Estate Co., Ltd. (MEC), listed on Tokyo Stock Exchange, is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes over 30 major buildings in Marunouchi area, Tokyo's premium central business district.

MEC operates in Singapore through Mitsubishi Estate Asia Pte. Ltd. (MEA), its wholly owned subsidiary, to seek opportunities in Asia. MEA and other MEC bases in London New York and Shanghai cover MEC's global operations as one team.

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