



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

ANNOUNCEMENT

CONVERTIBLE BONDS DUE 2013

1. INTRODUCTION

Further to the earlier announcement dated 1 April 2008 (the “**Launch Announcement**”) on the proposed issue (the “**Issue**”) of bonds convertible into Units (as defined below) due 2013 (the “**Convertible Bonds**”), CapitaCommercial Trust Management Limited as manager (the “**Manager**”) of CapitaCommercial Trust (“**CCT**” or the “**Trust**”), is pleased to announce that Standard Chartered Bank (“**SCB**”) as the Financial Adviser, Underwriter and Bookrunner of the Issue, in consultation with HSBC Institutional Trust Services (Singapore) Limited in its capacity as trustee of the Trust (the “**Trustee**”) and the Manager, has decided to close the book orders for the Convertible Bonds. Capitalised terms that are not defined in this announcement shall have the same meaning as set out in the Launch Announcement.

2. PRINCIPAL TERMS OF THE CONVERTIBLE BONDS

The principal terms and conditions of the Convertible Bonds are summarised as follows:

Issue Size	:	S\$280 million principal amount of Convertible Bonds (excluding the over-allotment option referred to below).
Over-allotment Option	:	An additional up to S\$90 million principal amount of Convertible Bonds.
Issue Price	:	100 per cent. of the principal amount of the Convertible Bonds.
Settlement and Payment	:	Subject to fulfilment of the conditions precedent set out in the subscription agreement dated 1 April 2008 between the Trustee, the Manager and SCB, settlement and payment for the Convertible Bonds is expected to take place on 6 May 2008 in Singapore.
Interest	:	The Convertible Bonds will bear interest at the rate of 2 per cent. per annum.

Yield to Maturity	:	3.95 per cent. per annum calculated on a semi-annual basis.
Conversion Price	:	S\$2.6762 for each new unit of CCT (" Unit ").
Conversion Premium	:	23.9 per cent. over the closing price of the Units on the Singapore Exchange Securities Trading Limited (the " SGX-ST ") on 1 April 2008.
Conversion Period	:	Convertible into Units, at the election of the bondholder, at any time on or after 21 May 2008 up to 3 p.m. on 21 April 2013.
Status of the Convertible Bonds	:	The Convertible Bonds will constitute direct, unsubordinated, unconditional and unsecured obligations of the Trustee and shall at all times rank pari passu without preference or priority amongst themselves. The payment obligations of the Trustee under the Convertible Bonds shall, save for such exceptions as may be provided by mandatory provisions of applicable laws and the terms of the Convertible Bonds themselves, at all times rank at least equally with all its other present and future direct, unsubordinated, unconditional and unsecured obligations, other than subordinated obligations and priorities created by law.
Cash Settlement Option	:	The Trustee has the option to pay cash in lieu of issuing new Units on conversion of any Convertible Bond. The cash settlement amount will be based on the average of the volume weighted average price of the Units on the SGX-ST for the 10 trading days after the Trustee gives notice of its intention to exercise the cash settlement option.
Final Redemption	:	Unless previously redeemed, converted or purchased and cancelled, the Convertible Bonds will be redeemed at 110.66 per cent. of their principal amount on the final redemption date.
Final Redemption Date	:	6 May 2013.
Redemption at the Option of the Investor	:	Holder of the Convertible Bonds may require the Trustee to repurchase all their Convertible Bonds at a price equal to the principal amount of the Convertible Bonds being redeemed, together with any accrued but unpaid interest accrued to the date of redemption, in certain specified events, including but not limited to a change of control or a delisting of the Units.

Redemption at the Option of the Trustee : All or a portion of the Convertible Bonds may be redeemed by the Trustee on or at any time after 6 May 2011 until the seventh business day preceding the final redemption date, if the closing price of the Units (as quoted on the SGX-ST) over the prescribed period is at least 130 per cent. of the early redemption amount divided by the conversion ratio. The redemption price will be equal to the principal amount of the Convertible Bonds being redeemed, together with any accrued but unpaid interest accrued to the date of redemption.

Listing : An application will be made to list the Convertible Bonds and the Units to be issued upon conversion of the Convertible Bonds on the Official List of the SGX-ST.

3. NEW UNITS

The number of new Units to be allotted and issued pursuant to the full conversion of the Convertible Bonds, is 104,625,962 (based on the conversion price of S\$2.6762 and assuming no adjustments to the conversion price). The 104,625,962 new Units represent approximately 7.55 per cent. of the existing Units in issue.

4. USE OF PROCEEDS

The estimated net proceeds from the issue of the Convertible Bonds are approximately S\$274 million (assuming no exercise of the over-allotment option), which will be used for the following purposes:

- i. to refinance short term borrowings;
- ii. to finance existing acquisitions, investments and asset enhancement works;
- iii. for general working capital purposes; and
- iv. to finance the acquisition (the "**Acquisition**") of 1 George Street, which is located at 1 George Street, Singapore 049145, if the unitholders of CCT approve the Acquisition.

5. DISCLOSURE OF INTEREST

None of the Directors and substantial shareholder of the Manager and the substantial unitholders of CCT have any interest, direct or indirect, in the Issue.

BY ORDER OF THE BOARD
CAPITACOMMERCIAL TRUST MANAGEMENT LIMITED
(as manager of CapitaCommercial Trust)
Company Registration No. 200309059W

Michelle Koh
Company Secretary
Singapore
2 April 2008

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 U.S. Securities Act 1933, as amended (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 forward-looking 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.