



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

## INVESTMENT IN MALAYSIA COMMERCIAL DEVELOPMENT FUND

CapitaCommercial Trust Management Limited, as manager of CapitaCommercial Trust ("**CCT**", and manager of CCT, the "**Manager**"), is pleased to announce that CCT has today entered into a subscription agreement to subscribe for a 7.4% interest in the total number of redeemable preference shares in Malaysia Commercial Development Fund Pte. Ltd. (the "**Fund**") for an aggregate subscription price of US\$20.0 million under a private placement.

The Fund is a private limited liability company incorporated in Singapore. It is an opportunistic closed-end private equity real estate fund targeted at institutional investors and invests in real estate development properties in Malaysia with focus on Kuala Lumpur and the Klang Valley. CCT is investing in the Fund as a locally-registered property fund under the Property Funds Guidelines in the Code of Collective Investment Schemes issued by the Monetary Authority of Singapore.

CCT intends to fund the investment from internally generated funds and/or borrowings.

The sponsors of the Fund are CapitaLand Commercial and Integrated Development Limited ("**CCID**"), a wholly-owned subsidiary of CapitaLand Limited ("**CapitaLand**") and the Maybank Group. The fund manager of the Fund is MCDF Management Pte. Ltd., another indirect wholly-owned subsidiary of CapitaLand. CapitaLand holds an interest of 30.4% in CCT.

The other investors in the Fund include CCID and a number of other institutional investors. CCID has committed to subscribe for a 27.8% interest in the total number of redeemable preference shares in the Fund for an aggregate subscription price of US\$75 million.

Save as disclosed above and based on information available to the Manager, none of the directors of the Manager or the substantial unitholders of CCT have an interest, direct or indirect, in the investment by CCT in the Fund.

### BY ORDER OF THE BOARD

CapitaCommercial Trust Management Limited  
(Company registration no. 200309059W)  
As manager of CapitaCommercial Trust

Michelle Koh  
Company Secretary  
Singapore  
28 March 2007

**Important Notice**

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in CCT ("**Units**").

The value of Units 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 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 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.