



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

TWENTY ANSON YIELD STABILIZATION

CapitaCommercial Trust Management Limited, as manager of CapitaCommercial Trust (“**CCT**” and the manager of CCT, the “**Manager**”) wishes to announce that CCT will be receiving S\$3.5 million being the yield protection amount in relation to Twenty Anson for the period from 1 January 2014 to 31 December 2014. This amount is part of the amount of S\$17.1 million (“**Yield Stabilization Amount**”) being the total yield stabilization provided by the vendors of FirstOffice Pte. Ltd. (“**First Office**”) to CCT. First Office is the special purpose vehicle which holds Twenty Anson.

The Manager is making the announcement pursuant to Rule 1013(3)(a) of the Listing Manual of Singapore Exchange Securities Trading Limited (“**SGX-ST**”).

As previously disclosed in CCT’s 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 dated 22 February 2012 was 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 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 the Yield Stabilization Amount was deposited by the vendors into the bank account maintained in the name of First Office (“**Yield Stabilization Account**”) to back up the net property income (“**NPI**”) of Twenty Anson in order to achieve a stabilized yield of 4.0% per annum over the same period.

Based on the stabilized yield of 4.0% per annum for Twenty Anson, the shortfall in NPI is S\$3.5 million for the financial year ended from 1 January 2014 to 31 December 2014. As a result, First Office is entitled to apply and release the amount of S\$3.5 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 30 January 2015.

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

Doris Lai
Company Secretary
Singapore
21 January 2015

Important Notice

The value of units in CCT ("**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.