



CAPITALAND COMMERCIAL TRUST
(Constituted in the Republic of Singapore pursuant to
a trust deed dated 6 February 2004 (as amended))

ANNOUNCEMENT

**NOTICE OF BOOKS CLOSURE
AND DISTRIBUTION PAYMENT DATE**

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of CapitaLand Commercial Trust (“**CCT**”) will be closed on Thursday, **28 January 2016 at 5.00 p.m.** (the “**Books Closure Date**”) to determine entitlements of holders of units in CCT (“**Units**” and holder of Units, “**Unitholders**”) to CCT’s distribution of 4.31 cents per unit for the period of 1 July 2015 to 31 December 2015 (the “**Distribution**”) comprising:

- (i) the estimated taxable income distribution of 4.30 cents; and
- (ii) the estimated tax-exempt income distribution of 0.01 cents.

The above estimated Distribution per Unit is computed on the basis that none of the S\$175,000,000 principal amount 2.5% convertible bonds due 2017 (“**Convertible Bonds due 2017**”) is converted into Units on or prior to the Books Closure Date. Accordingly, the actual quantum of the Distribution per Unit may differ from the above estimated Distribution per Unit if any of the Convertible Bonds due 2017 is converted into Units on or prior to the Books Closure Date. The actual quantum of the Distribution per Unit will be announced on Thursday, 28 January 2016, after the closure of the Transfer Books and Register of Unitholders of CCT.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units as at the Books Closure Date will be entitled to the Distribution to be paid on Friday, 26 February 2016.

DECLARATION FOR SINGAPORE TAX PURPOSES

The tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders. No tax will be deducted at source from such distribution.

Tax will be deducted at source from the taxable income distribution in certain circumstances. The following section describes the circumstances in which tax will or will not be deducted from such distribution and the term “income distribution” used thereafter refers to this distribution.

Individuals

Unitholders who are individuals and who hold Units in their sole names or jointly with other individuals are not required to submit any forms and will receive a gross income distribution. The income distribution received by individuals (whether Singapore tax resident or not) is exempt from tax if it is not derived through a partnership in Singapore or from the carrying on of a trade, business or profession.

Qualifying Unitholders

Qualifying Unitholders (which term, for the avoidance of doubt, does not include individuals) will receive a gross income distribution, but will have to pay income tax subsequently at their own applicable tax rates. Qualifying Unitholders will receive a prescribed form to declare their Singapore tax residence status – the “Declaration of Singapore Tax Purposes Form” (“**Form A**”) from Boardroom Corporate & Advisory Services Pte. Ltd. (the “**Unit Registrar**”). Such Unitholders must complete and return Form A to the Unit Registrar to declare their status. HSBC Institutional Trust Services (Singapore) Limited in its capacity as trustee of CCT (the “**CCT Trustee**”) and CapitaLand Commercial Trust Management Limited (the “**Manager**”) will be obliged to deduct tax at the rate of 17% from the income distribution if Form A is not returned within the stipulated time limit or is not properly completed.

CPF/SRS Funds

Unitholders who have purchased their Units using monies from their accounts with Central Provident Fund or Supplementary Retirement Scheme will receive a gross income distribution which is tax-exempt. There is no need for such Unitholders to fill up any forms.

Foreign (Non-Individual) Unitholders

Foreign (non-individual) Unitholders who meet certain conditions will receive their income distribution net of 10% tax. Such Unitholders will receive Form A from the Unit Registrar and must complete and return it to the Unit Registrar to declare their status in relation to these conditions. The CCT Trustee and Manager will be obliged to deduct tax at the rate of 17% from the income distribution if Form A is not returned within the stipulated time limit or is not properly completed.

Nominee Unitholders

Nominees who hold their Units for the benefit of individuals and Qualifying Unitholders will receive a gross income distribution. Nominees who hold their Units for the benefit of qualifying foreign (non-individual) investors will receive an income distribution net of 10% tax. This is provided the nominees furnish certain particulars of the beneficiaries to the CCT Trustee and Manager. These particulars are to be provided together with a declaration by the nominees of the status of the beneficiaries.

Nominees will receive the Declaration by Depository Agents for Singapore Tax Purposes Form (“**Form B**”) from the Unit Registrar and will have to complete and return Form B to the Unit Registrar. The CCT Trustee and Manager will be obliged to deduct tax at the rate of 17% from the income distribution if Form B is not returned within the stipulated time limit or is not properly completed.

Joint Unitholders and All Other Unitholders

Unitholders who hold their Units jointly (other than those held jointly by individuals) as well as Unitholders who do not fall within the categories described above will receive their income distribution net of 17% tax. These Unitholders do not need to return any forms.

LAST DATE AND TIME FOR RETURN OF THE FORMS

The Unit Registrar will despatch the relevant forms to Unitholders on or around Monday, 1 February 2016.

Unitholders must complete and return the applicable form to the Unit Registrar’s office by Friday, **12 February 2016 at 5.00 p.m.** in order to receive gross income distribution or income distribution net of 10% tax, as the case may be.

DECLARATION IN INCOME TAX RETURN

The income distribution is considered as income for the year 2015. Beneficial owners of the Distribution, other than those who are exempt from tax on the income distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross income distribution as taxable income in their income tax return for the year of assessment 2016.

IMPORTANT DATES AND TIMES

Date/ Deadline	Event
Thursday, 28 January 2016 at 5.00 p.m.	Closing of the Transfer Books and Register of Unitholders
By Friday, 12 February 2016 at 5.00 p.m.	Unitholders must complete and return Form A or Form B, as applicable
Friday, 26 February 2016	Payment of Distribution

For enquiries, please contact Ms Ho Mei Peng (email: ho.meipeng@capitaland.com) or Ms Lo Mun Wah (email: lo.munwah@capitaland.com) at 6713 2888 or visit our website at <www.cct.com.sg>.

BY ORDER OF THE BOARD
CapitaLand Commercial Trust Management Limited
(Registration Number: 200309059W)
As manager of CapitaLand Commercial Trust

Honey Vaswani
Assistant Company Secretary
20 January 2016

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 or purchase their Units for so long as the Units are listed on Singapore Exchange Securities Trading Limited (the "SGX-ST"). It is intended that Unitholders of CCT 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.