



NEWS RELEASE

For Immediate Release
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CapitaGreen secures pre-commitment for about 12% of total NLA
Global brand names from banking, commodities and services sectors make the CBD's next
landmark their new address in Singapore

Singapore, 15 April 2014 – CapitaLand, CapitaCommercial Trust and Mitsubishi Estate Asia, the joint venture partners for the development of CapitaGreen are pleased to announce that approximately 81,000 square feet or about 12% of the building's net lettable area (NLA) of 700,000 square feet has been pre-committed to three tenants. CapitaGreen is the newest 40-storey Grade A office building in Singapore's Central Business District (CBD), conveniently located at 138 Market Street with easy access to Raffles Place and Telok Ayer MRT stations. When completed by end 2014, CapitaGreen will be the only new Grade A office building in the CBD this year, as well as one of its greenest buildings.

The three tenants are from the banking, insurance and financial services; commodities and services sectors. Cargill, one of America's largest privately-held companies with almost 150 years in the commodities industry has signed 51,000 square feet of NLA. Leasing over 12,000 square feet is Bordier & Cie (Singapore) Ltd, the fully independent subsidiary of Bordier & Cie, a Swiss private bank that was founded in 1844. Taking 18,000 square feet is a leading international gym operator which plans to launch a new club and lifestyle concept at CapitaGreen.

Mr Wen Khai Meng, Chief Executive Officer of CapitaLand Singapore said, "The construction of CapitaGreen is progressing well and is on track to be completed by end 2014. CapitaGreen offers truly column-free and efficient floor plates and a double-skin façade which reduces the building's solar heat gain. 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 art works by internationally renowned artists that will be tastefully integrated with the building design.

Given CapitaLand's established track record in sustainability and safety, tenants and visitors alike can look forward to a quality, safe and conducive environment at CapitaGreen to work and do business in."

Ms Lynette Leong, Chief Executive Officer of CapitaCommercial Trust Management Limited said, "We are pleased to welcome our first three tenants to CapitaGreen. They are established global leaders in their respective fields and we are honoured by their endorsement of CapitaGreen as their new business address in Singapore. Going by the performance of the Grade A office market in the past six months, it is certainly living up to the expectations of a strong rental recovery in 2014. Given the office market's limited new supply this year and new supply void next year, CapitaGreen's year-end completion is well positioned to ride on the momentum generated by this first round of pre-commitments to attract more quality tenants. We are in discussions with other prospects and are optimistic to progressively achieve 50% pre-commitment¹ by the end of this year."

According to CBRE data, the office market performed well in 1Q 2014. The island-wide net absorption for 1Q 2014 was 412,000 square feet with much of the leasing activity focused on the CBD Core, where average occupancy increased from 95.2% to 95.7%. Most noticeably, the Grade A office segment continued its strong performance with occupancy rising by 1.1% to 94.8%. The first signs of rental recovery in late 2013 have gained momentum in 1Q 2014. The average Grade A office rent grew by 5.1% during the quarter to reach \$10.25 per square foot per month at end March 2014.

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 and stunning façade design has a 55% green ratio, meaning that over half of its façade will be covered by living plants. This energy-efficient double-skin façade comprising a primary curtain wall of glass and secondary layer of teeming planters cuts solar heat gain by up to 26%. With a net lettable area of about 700,000 square feet, CapitaGreen has one of the largest and most efficient, truly column-free floor plates (22,000 square feet) and the tallest raised floor-to-ceiling height of 3.2 metres in any CBD office building.

¹ Equivalent of 350,000 sq ft of NLA

While a skin of lush greenery scales the 245 metres of CapitaGreen, denser pockets of terrace gardens offer breathing spaces on the 5th, 14th, and 26th floors. Acting as a lung for the building, the Sky Forest atop the skyscraper is marked by a distinctive crown of tropical trees and a sculptural petalled funnel. These “petals” have been designed as wind scoops to take advantage of the prevailing wind direction to draw in the cooler, cleaner air from above. They will work together with the funnel’s hollow stem that penetrates all 40 storeys of the building to deliver fresh air to tenants via the efficiently designed air-conditioning system. This innovative circulatory system maintains a comfortable temperature in the indoor office environment.

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 the Building and Construction Authority in Singapore.

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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 entities of the CapitaLand Group include CapitaMalls Asia, 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 listed commercial REIT with a market capitalisation of S\$4.3 billion. CCT aims to own and invest in real estate and real estate-related assets which are income producing and used, or predominantly used, for commercial purposes. The total asset size of CCT is S\$7.2 billion as at 31 December 2013, 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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CapitaCommercial Trust Management Limited (Company registration no.: 200309059W) and
Mitsubishi Estate Asia Pte. Ltd (Company registration no.: 200815271R)

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