

CapitaCommercial Trust

Analysts & Media Briefing



1H 2005 Financial Results
21 July 2005



Disclaimer

This presentation is focused on comparing actual results versus forecast stated in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building. This shall be read in conjunction with CCT's 2005 Second Quarter Financial Statement & Distribution Announcement for the financial period 1 January 2005 to 30 June 2005.

This presentation 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 limitations) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

The value of units in CCT 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.

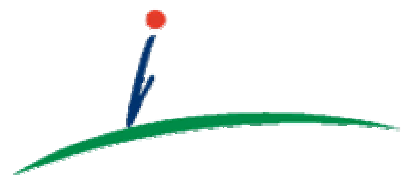
Investors have no right to request the Manager to redeem their units while the units are listed. It is intended that unitholders may only deal in their units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the units on the SGX-ST does not guarantee a liquid market for the units.

The past performance of CCT is not necessarily indicative of the future performance of CCT.



Agenda

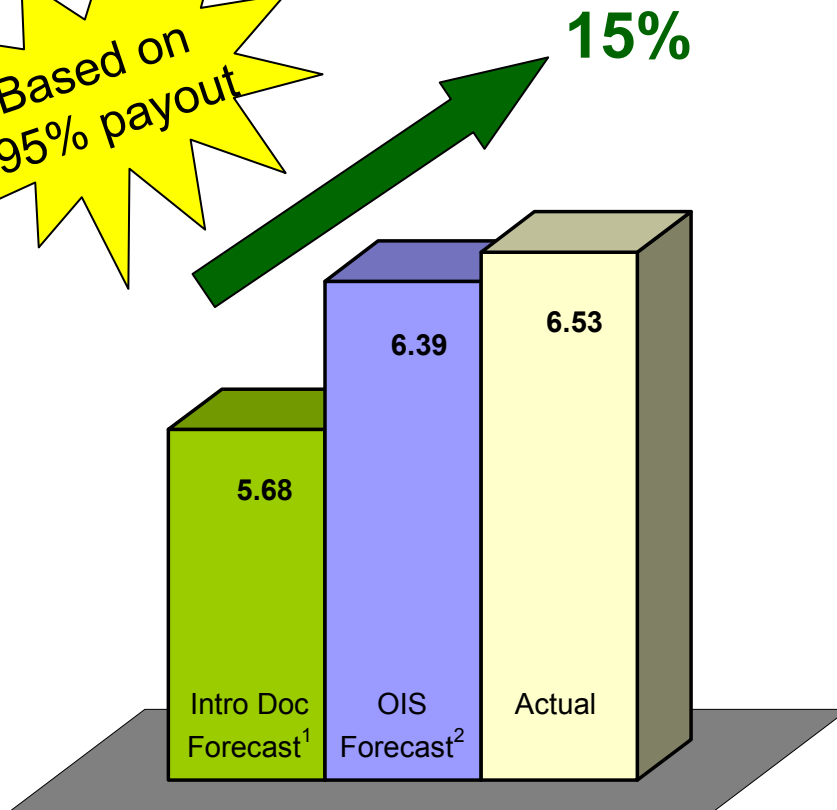
- ☐ **1H 2005 Financial Results**
- ☐ **CCT's First Year**
- ☐ **Economic & Market Outlook**
- ☐ **100% Distribution Policy**



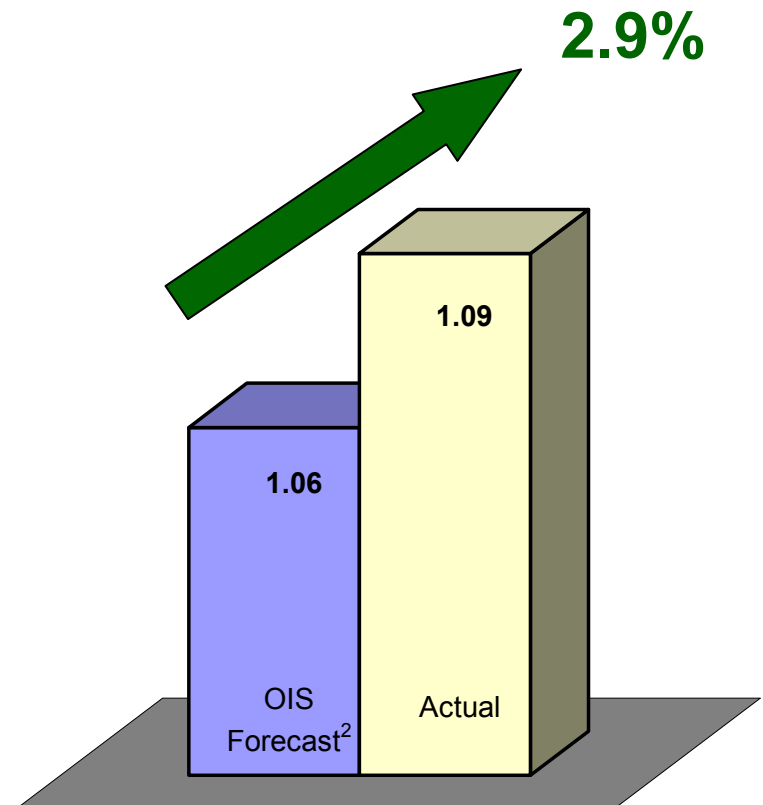
1H 2005 Financial Results

CCT Continues With Strong Performance

Based on
95% payout



1 Jan 2005 - 30 Jun 2005
Annualised DPU



29 Apr 2005 - 30 Jun 2005
DPU

Notes:

- 1 Based on forecast as stated in the Introductory Document dated 16 March 2004.
- 2 Based on forecast as stated in the Offer Information Statement dated 21 April 2005 for the fund raising exercise to acquire HSBC Building

Distribution Exceeds Forecast ¹

	1st Half 05 S\$'000	29 Apr 05 to 30 Jun 05		
		Actual S\$'000	Forecast S\$'000	Variance %
Gross Revenue	56,238	20,206	19,482	3.7%
Net Property Income	41,252	14,818	14,241	4.1%
Net Investment Income	29,217	10,316	10,051	2.6%
Taxable Income	29,260	10,267	9,965	3.0%
Distributable Income²	27,797	9,754	9,467	3.0%
Distribution Per Unit (¢)	3.24¢	1.09¢	1.06¢	2.9%
Annualised DPU (¢)	6.53¢	6.32¢	6.14¢	2.9%
Distribution Yield (%) @ S\$1.51 per unit ³	4.32%	4.19%	4.07%	2.9%

Notes:

- 1 Based on forecast as stated in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.
- 2 Based on 95% of taxable income.
- 3 CCT unit closing price on 19 Jul 2005.



Balance Sheet (as at 30 Jun 2005)

	S\$' mil
Non-current assets	2,068
Current assets	64
Total assets	2,132
Current liabilities	94
Non-current liabilities	592
Net assets	1,446
Unitholders' funds	1,446

NAV	
30 June 2005	S\$1.61
31 March 2005	S\$1.61
Adjusted NAV	
30 June 2005 ¹	S\$1.58
31 March 2005 ²	S\$1.60

Notes:

- 1 Excludes distributable income for the period 1 Jan 2005 to 30 Jun 2005.
- 2 Excludes the distributable income for the period 1 Jan 2005 to 31 Mar 2005.



Healthy Financial Indicators

	30 Jun 05		31 Mar 05
Gearing ratio ¹	30.8%		29.5%
Interest service coverage ratio ²	4.8 times		4.9 times
All-in interest rate for 1 st 2 years	2.52%		2.54%
Weighted avg remaining fixed rate term	1.8 yrs		2.1 yrs

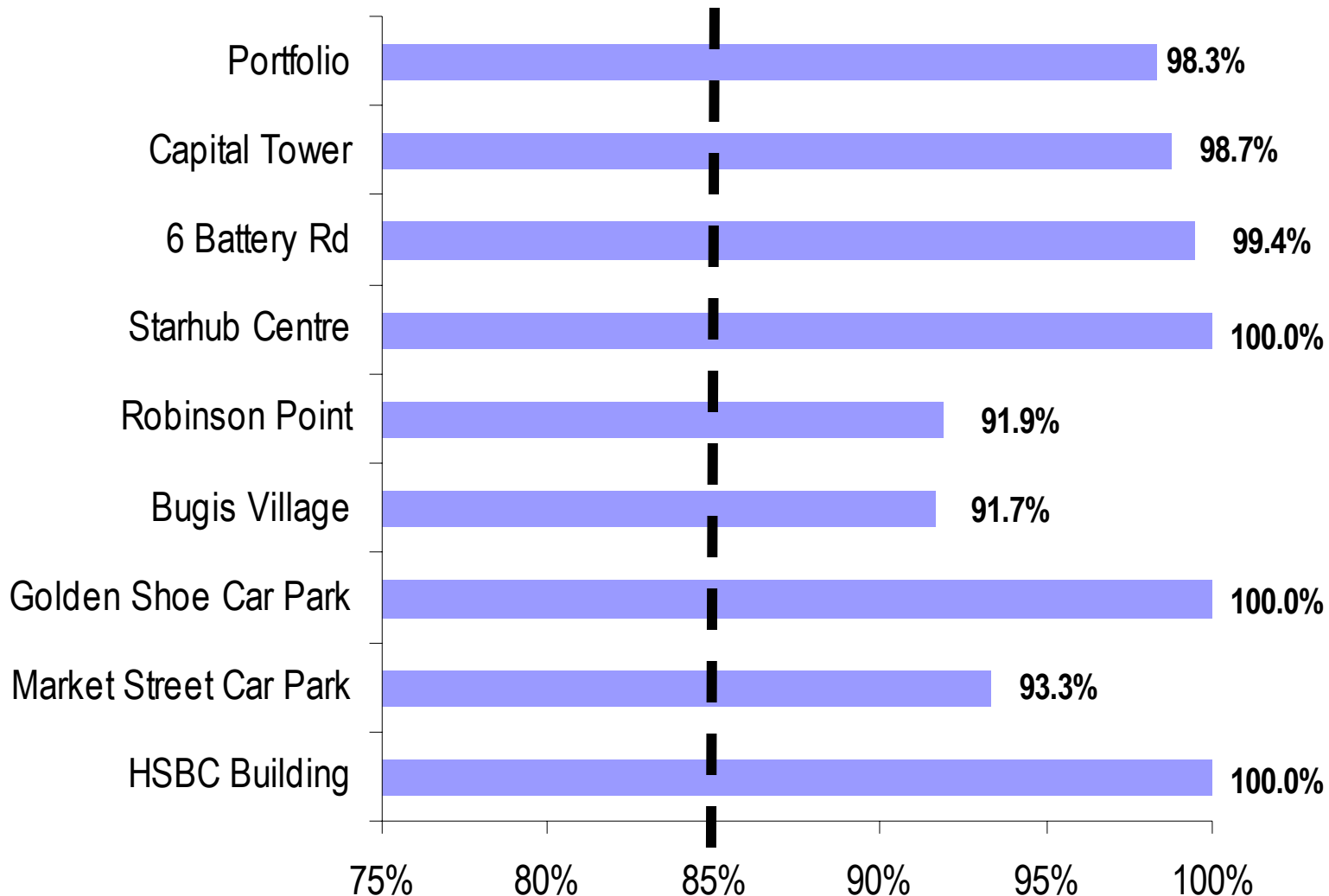
Notes:

1 Ratio of borrowings over total deposited property.

2 Ratio of net investment income before interest and tax over interest expenses.

Strong Occupancy

Committed Occupancy as at 30 Jun 2005



URA Q1 2005 : 85.0%

Driving Revenue...

	Up for Renewal in FY 2005 (sqm)	Renewed / New Leases as at 30 Jun 05 (sqm)	Retention Ratio as at 30 Jun 05 (%)	% Increase over Forecast Rent (%)
Renewals	30,781 (16.4%)*	21,264 (11.3%)*	69.1%	8.7%
New Leases	NA	9,300 (4.9%)*	NA	10.9%
Weighted Average	NA	NA	NA	9.3%

*Based on NLA of portfolio as at 30 Jun 05

...high retention enhances income security & stability

**S\$1.3 mil p.a.
improvement**

Growing Revenue...

	No of leases	Net Lettable Area		Increase/ (Decrease) vs Forecast Rent ¹
		Area (sq m)	% of NLA	
CAPITAL TOWER	3	1,938	2.8%	-
6 BATTERY RD	9	6,635	14.5%	7.8%
STARHUB CENTRE	6	8,971	34.5%	11.8%
ROBINSON POINT	1	1,159	9.4%	5.6%
BUGIS VILLAGE	12	1,775	16.3%	15.6%
GOLDEN SHOE CP	2	341	9.2%	4.3%
MARKET STREET CP	12	445	28.7%	-
HSBC BUILDING	-	-	-	-
TOTAL	45	21,264	11.3%	8.7%

Note:

¹ Based on effective rent.

...Renewals : 8.7% Above Forecast

Growing Revenue...

	No of leases	Net Lettable Area		Increase/ (Decrease) vs Forecast Rent ¹
		Area (sq m)	% of NLA	
CAPITAL TOWER	3	4,923	7.1%	5.6%
6 BATTERY RD	10	1,613	3.5%	26.6%
STARHUB CENTRE	4	971	3.7%	0.4%
ROBINSON POINT	3	630	5.1%	-
BUGIS VILLAGE	9	900	8.3%	25.0%
GOLDEN SHOE CP	1	263	7.1%	-
MARKET STREET CP	-	-	-	-
HSBC BUILDING	-	-	-	-
TOTAL	30	9,300	4.9%	10.9%

Note:

¹ Based on effective rent.

...New Leases : 10.9% Above Forecast



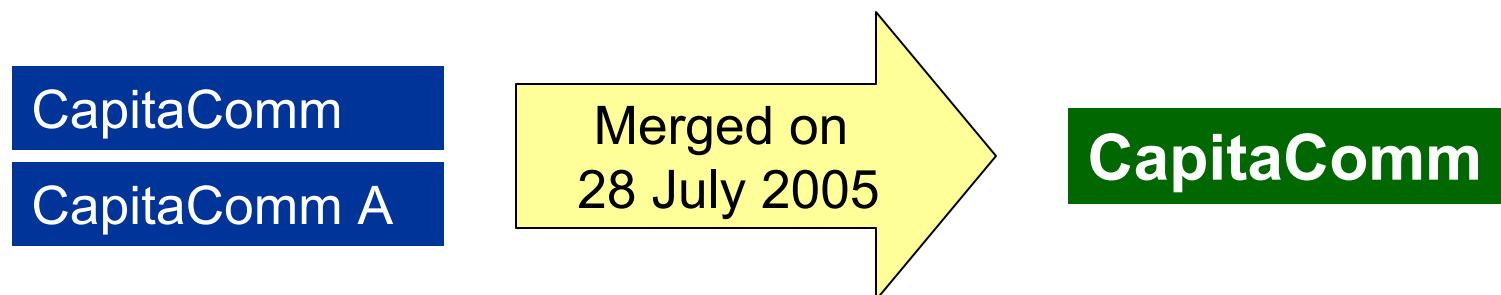
Distribution Details

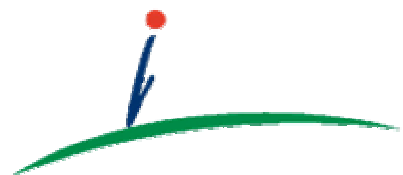
Distributions

CapitaComm	3.24 cents (1 Jan – 30 Jun 05)
CapitaComm A	1.09 cents (29 Apr – 30 Jun 05)

Distribution Timetable

Trading on “Ex” Basis	28 Jul 2005, 9.00 am
Books Closure Date	1 Aug 2005, 5.00 pm
Distribution Payment Date	29 Aug 2005





CCT's First Year

One Year On ... CCT Delivers

DPU > Forecast

**Quality
Buildings**

**Quality
Tenants**

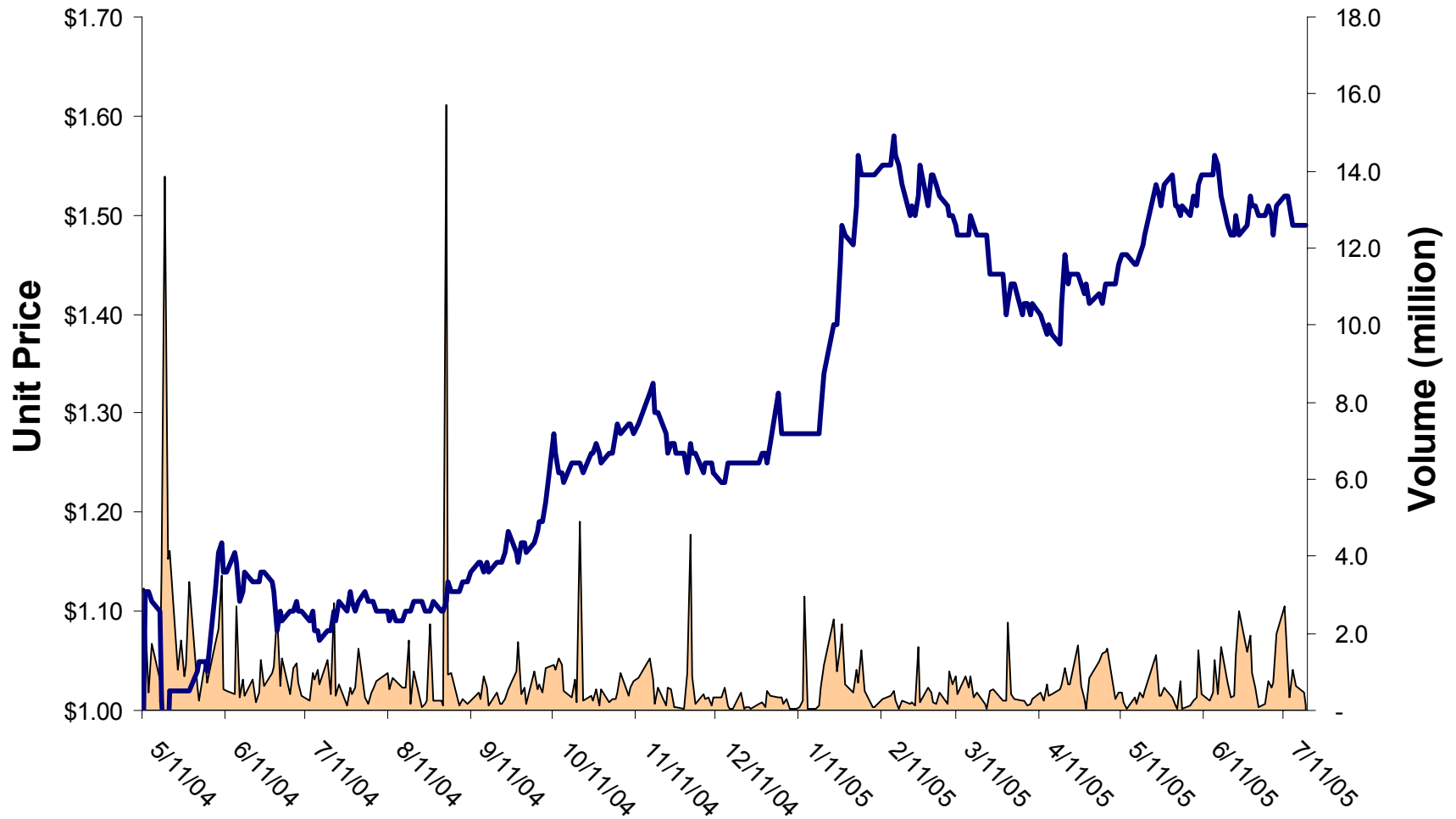
**Quality
Manager**

- ✓ Consistently outperforms market occupancy & rental rate
- ✓ Create value through asset enhancements

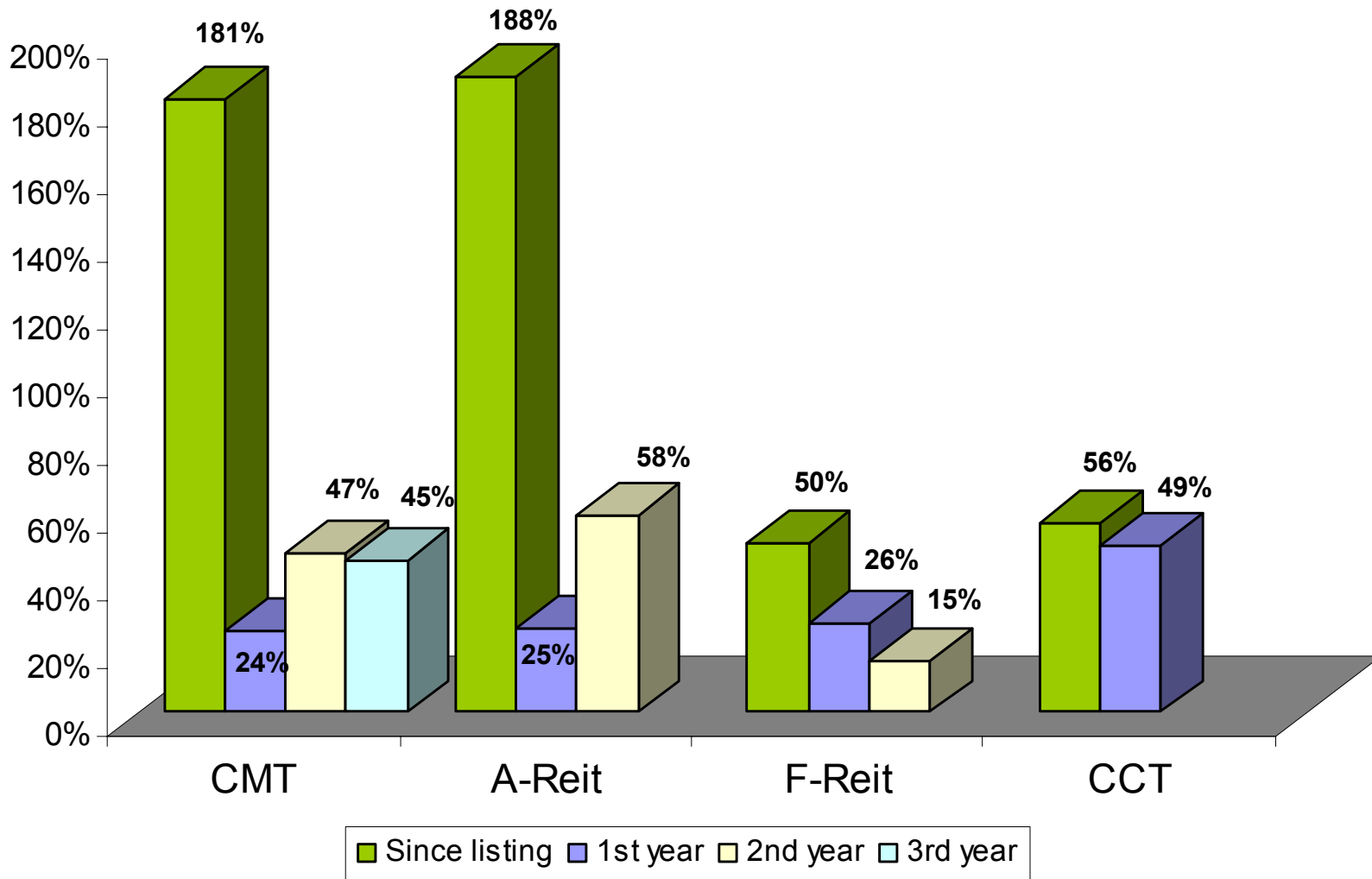
- ✓ High retention rate
- ✓ Foster strong tenant relations
- ✓ Operational excellence

- ✓ Efficient capital management
- ✓ Effective cost management through bulk purchases

Unit Price Increases 50%



1st Year Total Return of 49%



CCT's 1st Year Action...

Acquisition : HSBC Building



Free Float

60%



31%

What we have done
for the 1st Year

Asset enhancement : Market Street Car Park

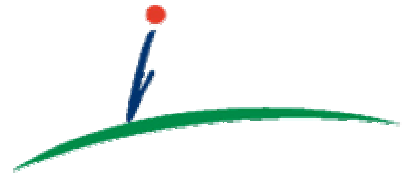


Active asset management :
Concierge Service @ Capital Tower



Building relations:
Lunchtime seminars & newsletter



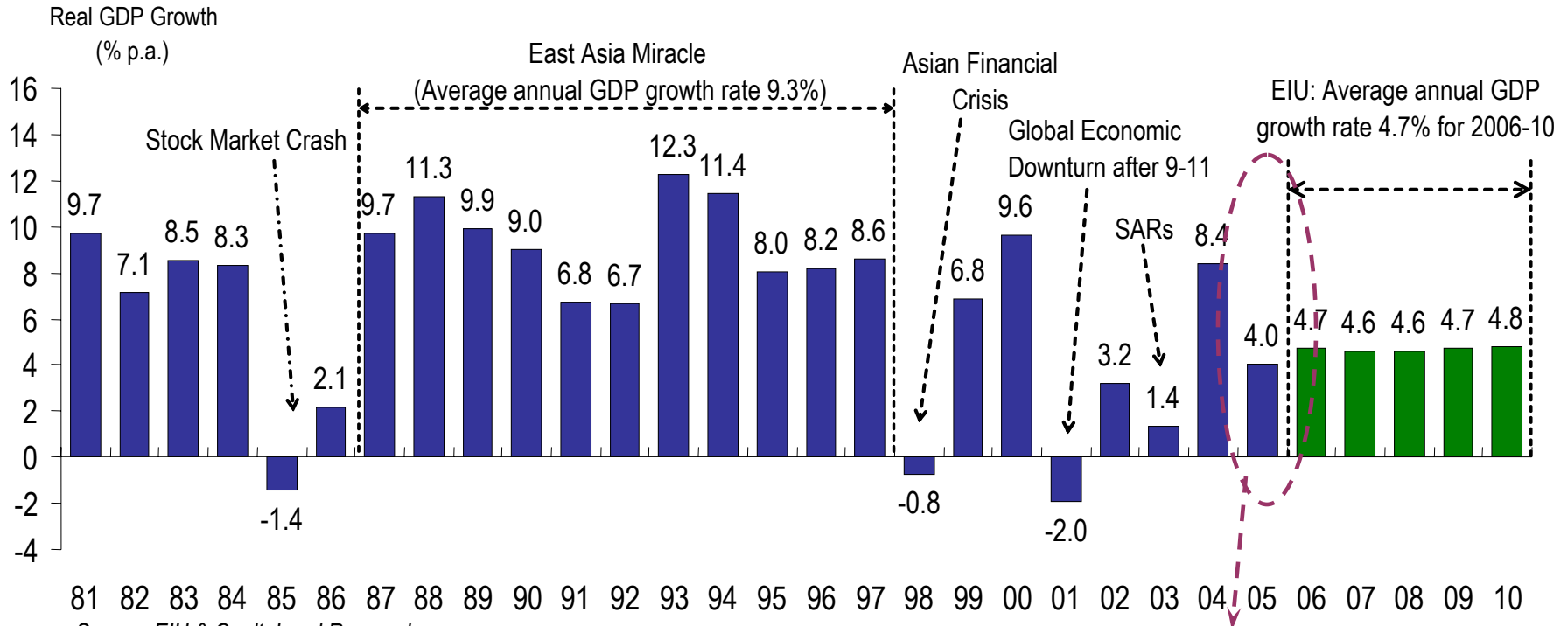


Things Will Get More Interesting ...

Economic & Office Outlook

Sustainable GDP Growth

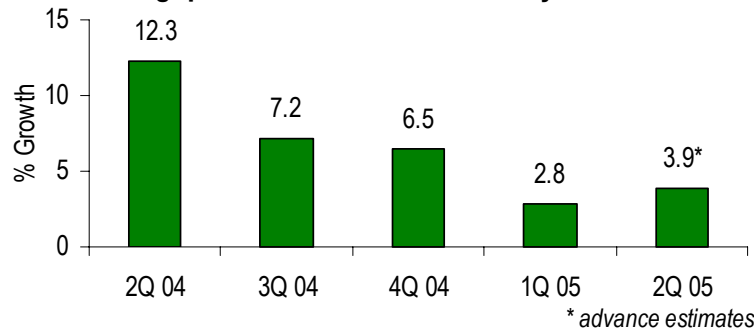
Singapore GDP Growth

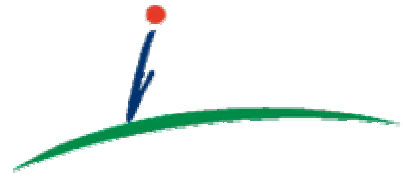


“Singapore’s economy should meet its latest 2.5 to 4.5% growth target this year.....second half ought to be better than the first half “

- BT, Tues 19 Jul 2005, Trade and Industry Minister Mr Lim Hng Kiang

Singapore GDP Growth - Quarterly YoY



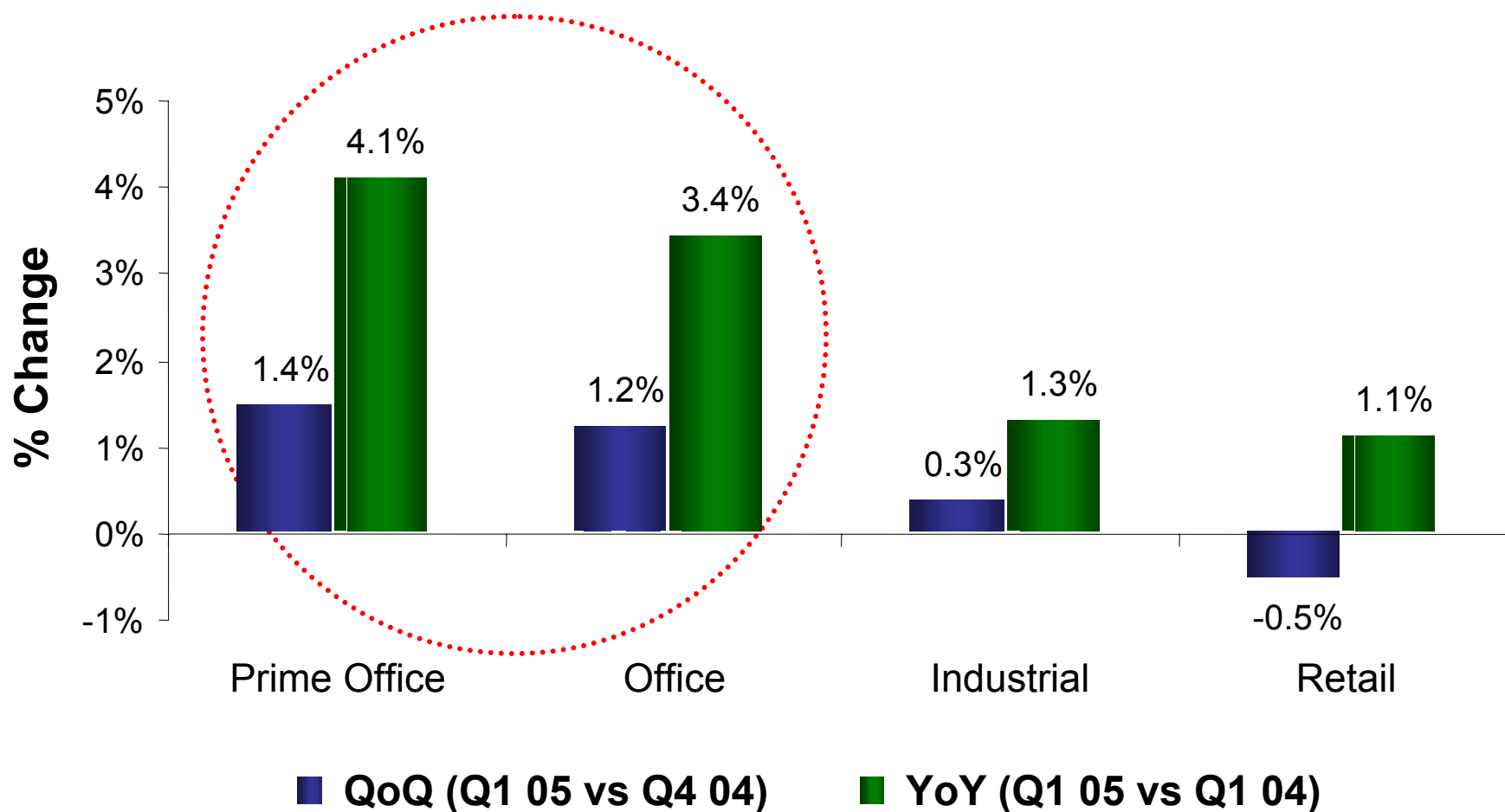


Singapore's Recovery Will Benefit CCT

The macros and sector specifics are positive

Office – Key Beneficiary Sector

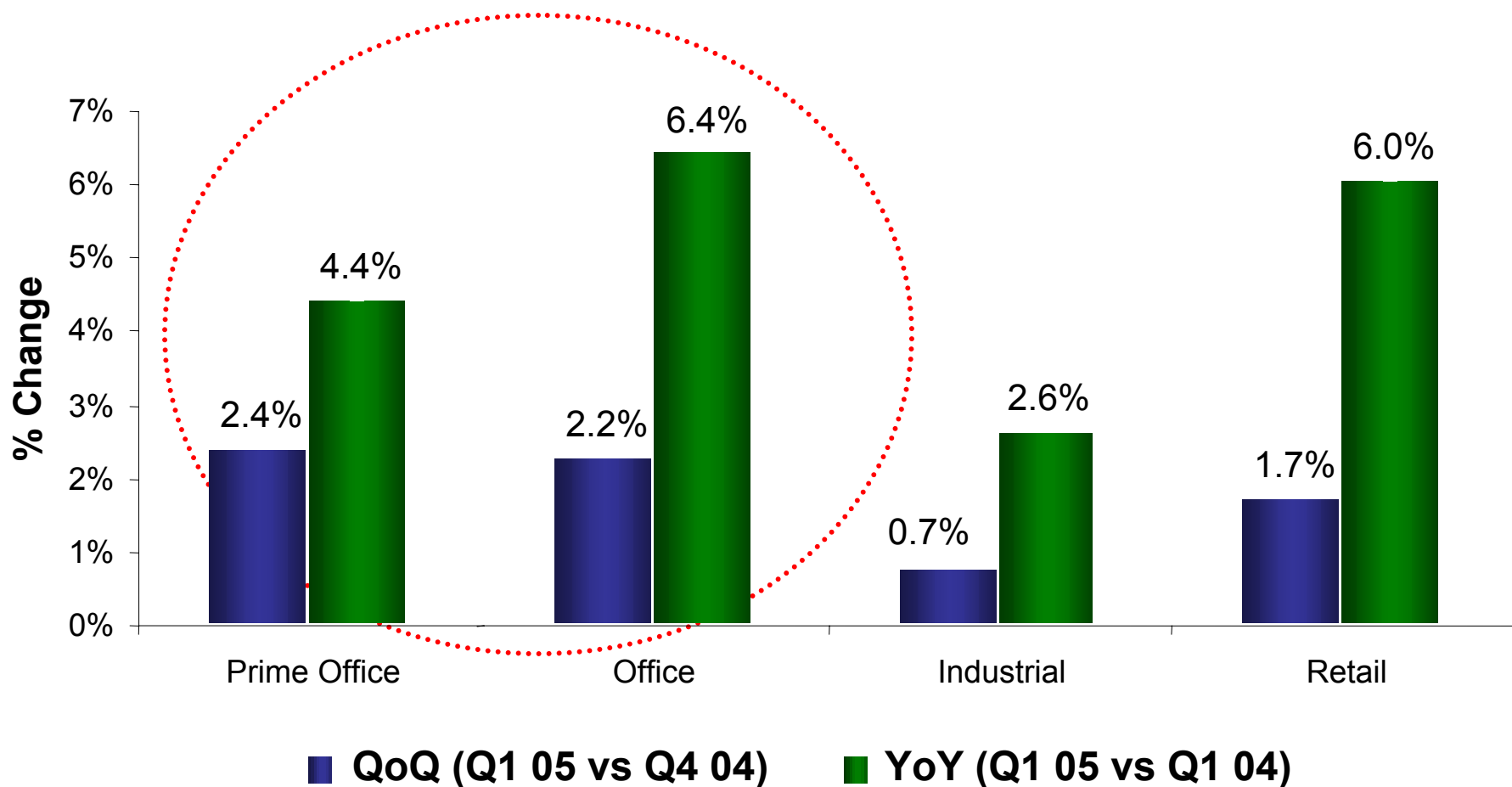
Change in Occupancy



Source: URA and CapitaLand Research

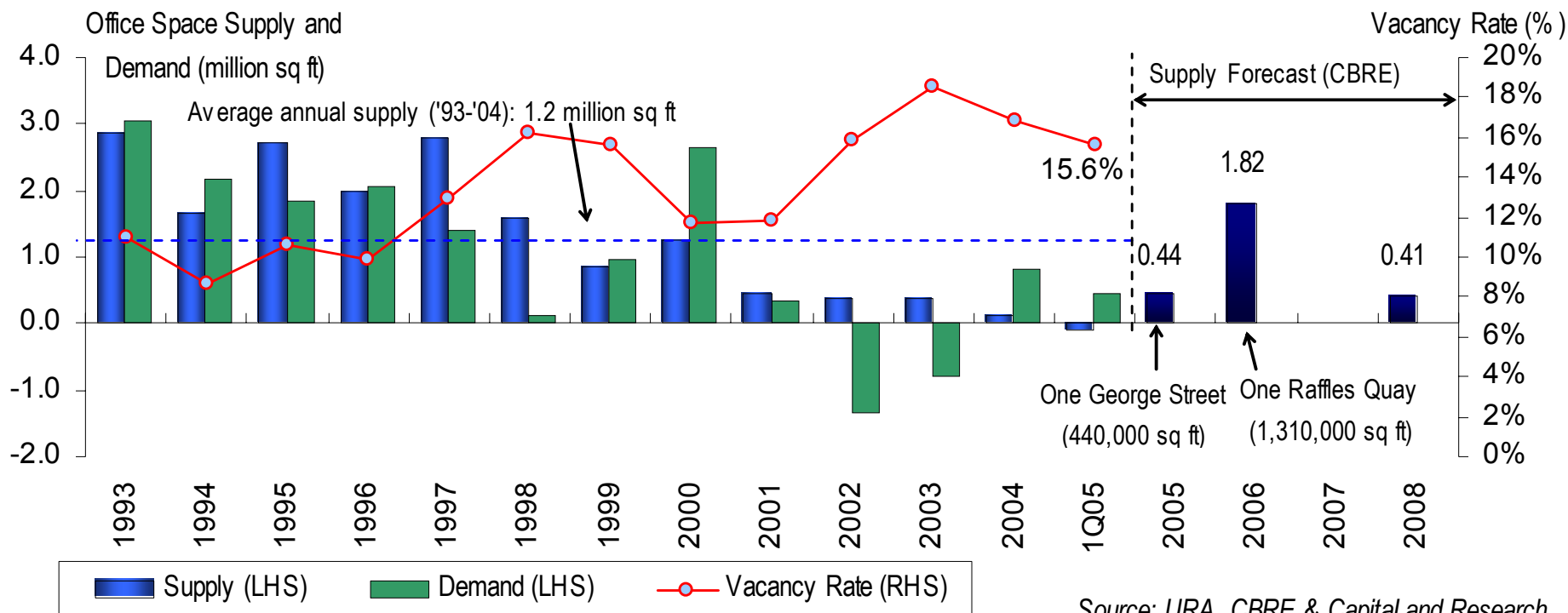
Office – Key Beneficiary Sector

Change in Rental Index



Supply Over Next 3-4 Years @ 14-Yr Low

Demand, Supply & Vacancy for Private Prime Office Space (Central Area)

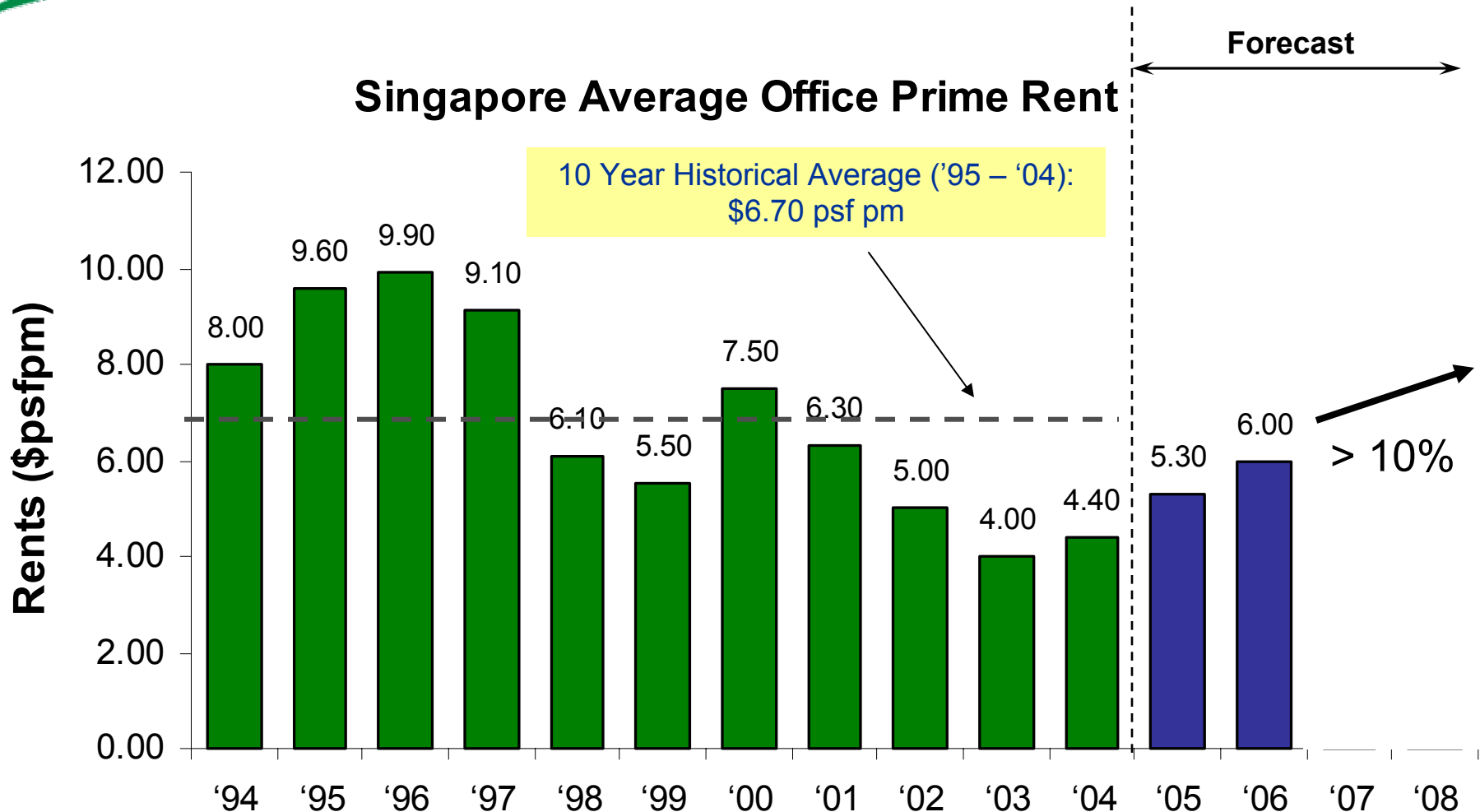


Source: URA, CBRE & CapitaLand Research

* Vacancy rate measures available floor space not physically occupied by owners or tenants

Note: Three sub-markets (private sectors) including 'The Downtown Core', 'Orchard', 'Rest of Central Area' are used as proxy for the prime office market

Rents Trending Upward – 17.5% since Dec 03



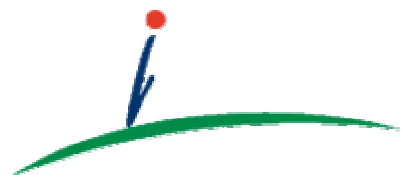
Source: CBRE & CapitaLand Research



The Positive Outlook ...

- ✓ The Singapore economy is shaping up
- ✓ The office sector will benefit
- ✓ Implications for CCT
 - ✓ Yield improvements
 - ✓ Acquisition opportunities will increase, given the yield improvements

... will benefit CapitaCommercial Trust



100% Distribution Policy



Why 100% Distribution Now?

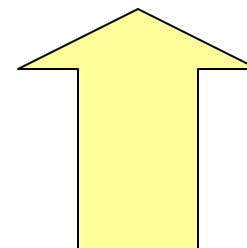
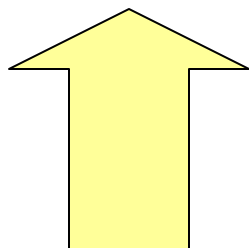
- ☐ Strong operating cashflow
- ☐ Confidence in environment and portfolio
- ☐ Confidence in raising equity and/or debt to fund requirements

DPU Impact (OIS Forecast)

100%

4.37¢

6.46¢



95%

4.21¢

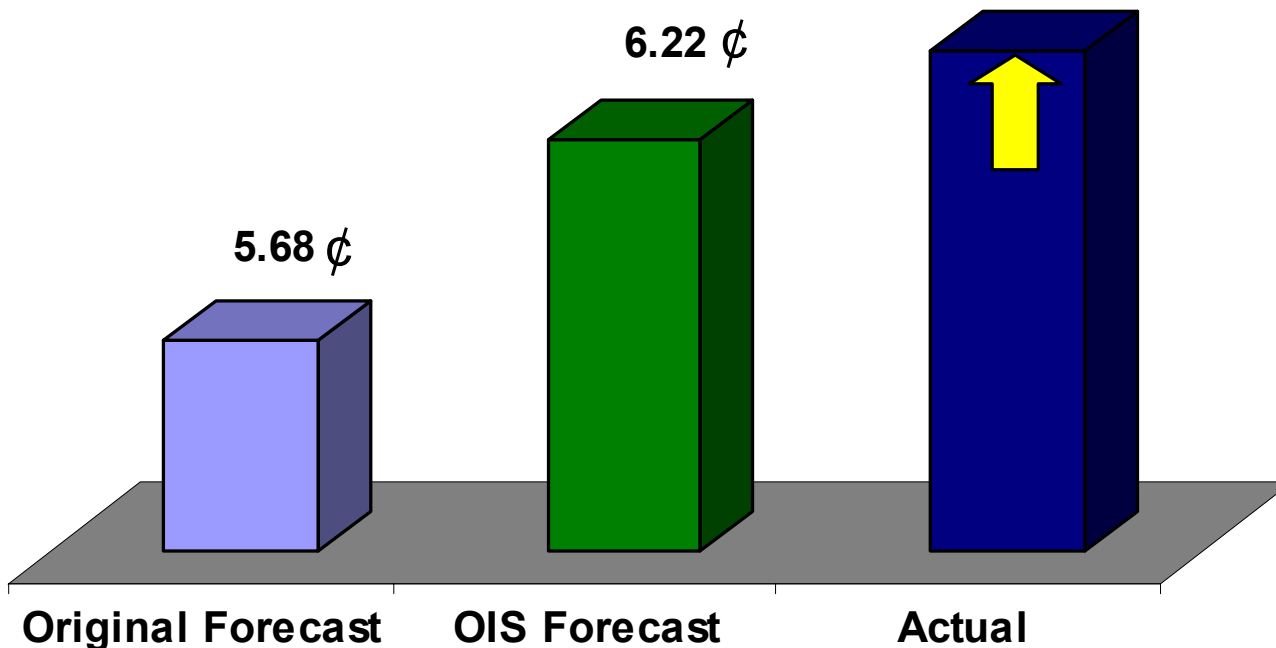
6.22¢

29 Apr – 31 Dec 05

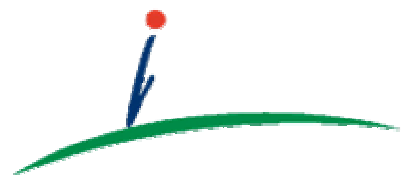
Annualised

In Summary...

- ❑ We are confident in exceeding 6.22¢ annualised forecast DPU for 2005
- ❑ Our 2nd Year will be more interesting ...



Annualised 2005 DPU



Cap/taCommercial Trust

CapitaCommercial Trust Management Limited

39 Robinson Road

#18-01 Robinson Point

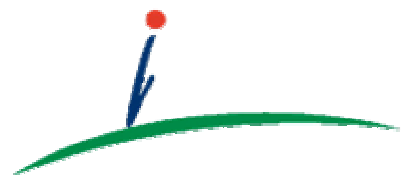
Singapore 068911

Tel: (65)-6536 1188

Fax: (65)-6533 6133

<http://www.capitacommercial.com>

Investor Relations Manager : Adrian Chui (65) 6826 5646



Supplemental Information

Gross Revenue – 1 Jan to 30 Jun 05

	Actual S\$'000	Forecast ¹ S\$'000	Variance	
			S\$'000	%
Capital Tower	20,650	20,371	279	1.4%
6 Battery Road	15,997	15,789	208	1.3%
Starhub Centre	5,836	5,700	136	2.4%
Robinson Point	2,809	2,797	12	0.4%
Bugis Village	3,801	3,780	21	0.6%
Golden Shoe Car Park	3,879	3,666	213	5.8%
Market Street Car Park	1,876	1,812	64	3.5%
HSBC Building ²	1,390	1,390	-	-
Gross Revenue	56,238	55,305	933	1.7%

Notes:

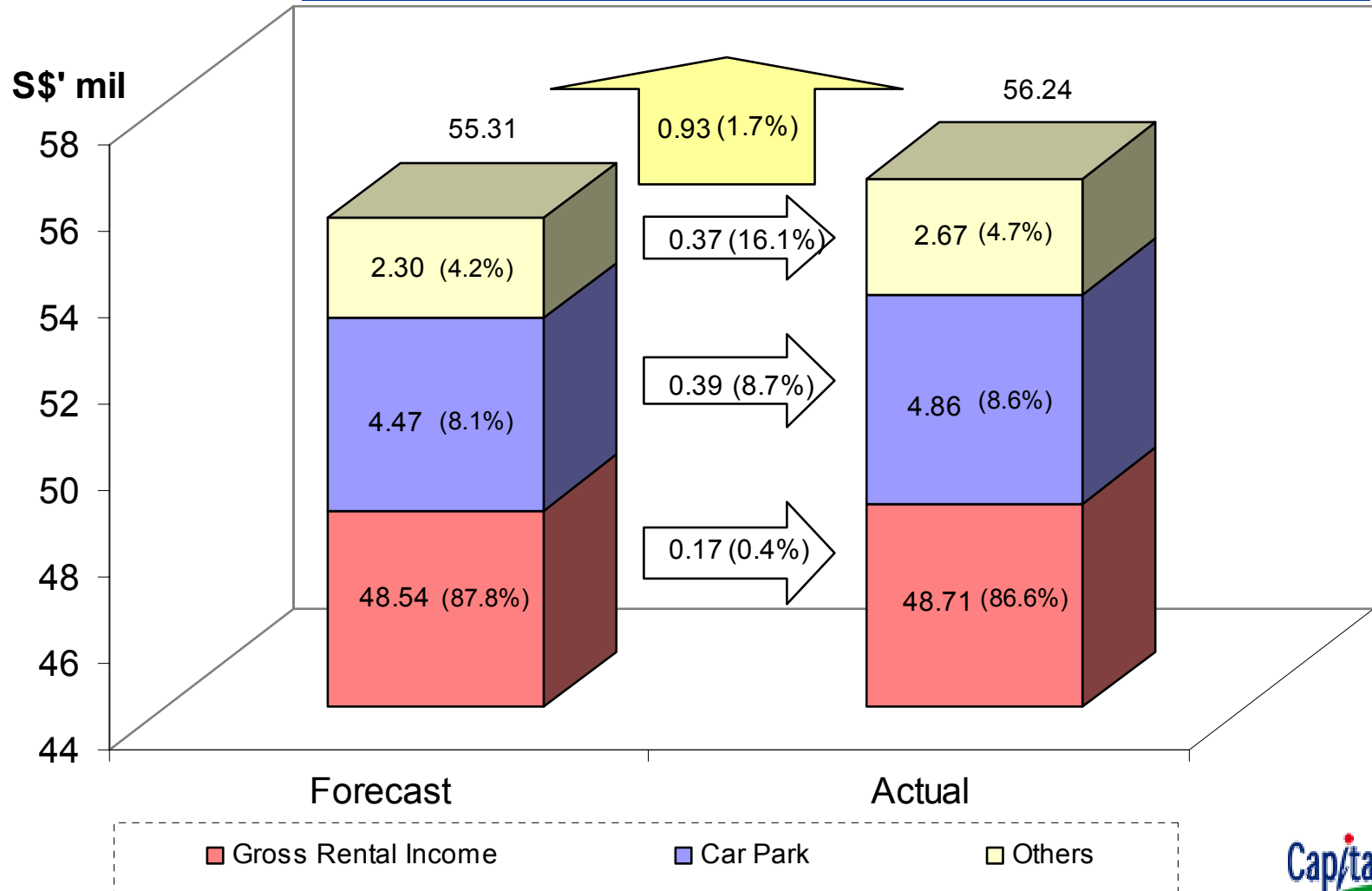
1 Based on forecast as stated in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.

2 Based on net rent.



Breakdown of Gross Revenue

1 Jan 2005 – 30 Jun 2005



Net Property Income - 1 Jan to 30 Jun 05

	Actual S\$'000	Forecast ¹ S\$'000	Variance	
			S\$'000	%
Capital Tower	14,873	14,753	120	0.8%
6 Battery Road	11,958	11,483	475	4.1%
Starhub Centre	3,783	3,777	6	0.2%
Robinson Point	1,866	1,851	15	0.8%
Bugis Village	3,050	3,019	31	1.0%
Golden Shoe Car Park	2,886	2,680	206	7.7%
Market Street Car Park	1,455	1,326	129	9.7%
HSBC Building	1,381	1,381	-	-
Net Property Income	41,252	40,270	982	2.4%

Note:

- 1 Based on forecast as stated in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.

Gross Revenue – 29 Apr to 30 Jun 05

	Actual S\$'000	Forecast ¹ S\$'000	Variance	
			S\$'000	%
Capital Tower	7,222	6,980	242	3.5%
6 Battery Road	5,345	5,199	146	2.8%
Starhub Centre	1,944	1,816	128	7.0%
Robinson Point	1,005	993	12	1.2%
Bugis Village	1,307	1,291	16	1.2%
Golden Shoe Car Park	1,346	1,203	143	11.9%
Market Street Car Park	647	610	37	6.1%
HSBC Building ²	1,390	1,390	-	-
Gross Revenue	20,206	19,482	724	3.7%

Notes:

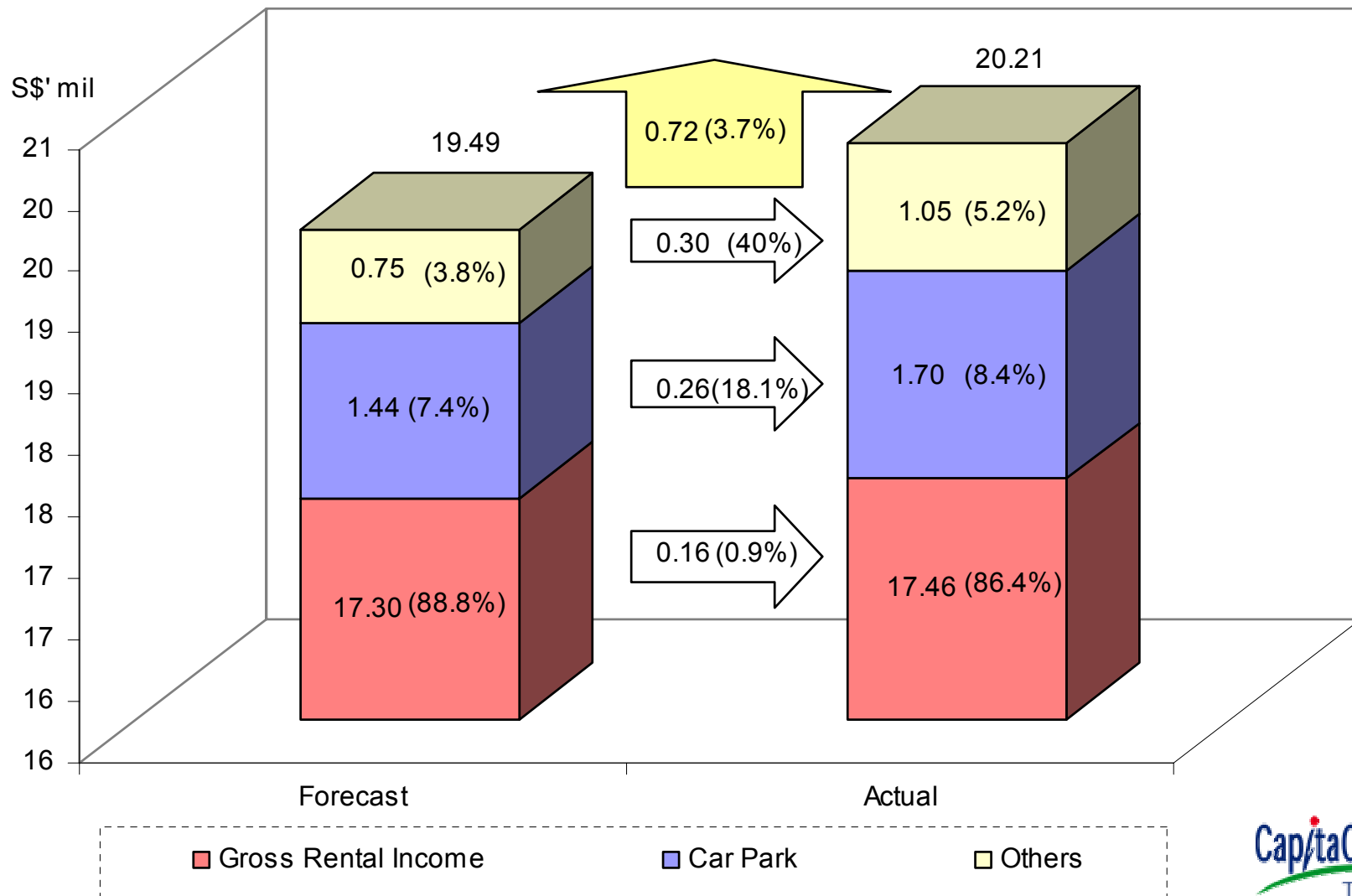
1 Based on forecast as stated in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.

2 Based on net rent.



Breakdown of Gross Revenue

Post HSBC (29 Apr 05 - 30 Jun 05)



Net Property Income – 29 Apr to 30 Jun 05

	Actual S\$'000	Forecast ¹ S\$'000	Variance	
			S\$'000	%
Capital Tower	5,176	4,947	229	4.6%
6 Battery Road	4,002	3,766	236	6.3%
Starhub Centre	1,165	1,155	10	0.9%
Robinson Point	644	633	11	1.7%
Bugis Village	1,034	1,032	2	0.2%
Golden Shoe Car Park	919	889	30	3.4%
Market Street Car Park	497	438	59	13.5%
HSBC Building	1,381	1,381	-	-
Net Property Income	14,818	14,241	577	4.1%

Note:

¹ Based on forecast as stated in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.