



**2008 THIRD QUARTER UNAUDITED
FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

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**CAPITACOMMERCIAL TRUST
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SUMMARY OF CCT GROUP RESULTS (1 July 2008 to 30 September 2008)

	FY 2007	YTD Sep 2008	1 July 2008 to 30 September 2008		
	Actual S\$'000	Actual S\$'000	Actual S\$'000	Forecast ¹ S\$'000	Favourable / (Unfavourable)
Gross Revenue	236,527	238,121	92,536	90,854	1.9%
Net Property Income	171,476	167,862	66,712	65,753	1.5%
Distributable Income	120,422	115,083	43,165	41,572	3.8%
Distribution Per Unit (cents) For the Period Annualised	8.70¢ 8.70¢	8.29¢ 11.07¢	3.10¢² 12.33¢	2.98¢ 11.86¢	4.0% 4.0%

Footnotes

- (1) The forecast is based on the forecast shown in the circular to unitholders dated 9 June 2008 ("CCT Circular") for the proposed acquisition of 1 George Street, Singapore for 1 July 2008 to 31 December 2008 and pro-rated from 11 July 2008 to 31 July 2008.
- (2) The above estimated DPU is computed on the basis of the number of units in CCT ("Units") in issue as at the end of 30 September 2008 and that none of the S\$370.0 million convertible bonds due 2013 (the "Convertible Bonds") are converted into Units. Accordingly, the actual quantum of DPU may differ from the above estimated DPU if any of the Convertible Bonds are converted into Units.

For a meaningful analysis/comparison of the actual results against the forecast as stated in the CCT Circular dated 9 June 2008, please refer to Section 9 of this Announcement.

CAPITACOMMERCIAL TRUST

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INTRODUCTION

CapitaCommercial Trust (“CCT”) was established under a Trust Deed dated 6 February 2004 entered into between CapitaCommercial Trust Management Limited (as manager of CCT) (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (as trustee of CCT) (the “CCT Trustee”), as amended by the first supplemental deed dated 15 July 2005, the second supplemental deed dated 20 April 2006, the third supplemental deed dated 11 August 2006, the fourth supplemental deed dated 31 October 2007 and the first amending and restating deed dated 26 March 2008.

As at 30 September 2008, CCT’s Singapore portfolio includes Capital Tower, 6 Battery Road, HSBC Building, Raffles City (through its 60% stake in RCS Trust), Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park Market Street Car Park, 1 George Street (acquisition completed on 11 July 2008) and Wilkie Edge which is currently under development. CCT has a wholly-owned subsidiary, CCT MTN Pte. Ltd. (“CCT MTN”), to provide treasury services, including on-lending the proceeds from the issuance of notes under an unsecured multi-currency medium term note programme to CCT.

In Malaysia, CCT has a 30% stake in Quill Capita Trust (“QCT”) as well as a 7.4% stake (with commitment of US\$20 million) in the Malaysia Commercial Development Fund (“MCDF”). QCT is a Malaysia-listed real estate investment trust focused on acquiring and investing in commercial properties in Malaysia. MCDF is an opportunistic fund to invest in real estate development properties primarily in Kuala Lumpur and the Klang Valley, with an expected gross development value of more than US\$1 billion (about S\$1.43 billion).

On a recurring basis, as the results of QCT are not expected to be announced in time for inclusion in CCT Group results for the same calendar quarter, CCT Group will equity account the results of QCT based on a 3-month lag time.

CCT Group results are after consolidating CCT MTN, equity accounting the interest in QCT and including its proportionate interest (60%) in RCS Trust on a line-by-line basis.

In the Trust results, the distributable income on a declared basis from RCS Trust and QCT are accounted for as “Investment Income”.

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1(a)(i) Statement of Total Return & Distribution Statement (3Q 2008 vs 3Q 2007)
(For a review of the performance, please refer to paragraph 8 on page 19-20)

	Group			Trust		
	3Q 2008 S\$'000	3Q 2007 S\$'000	Change %	3Q 2008 S\$'000	3Q 2007 S\$'000	Change %
<u>Statement of Total Return</u>						
Gross rental income	79,726	54,215	47.1	52,257	29,611	76.5
Car park income	4,138	4,133	0.1	3,384	3,365	0.6
Other income	8,672	2,302	276.7	8,024	1,745	359.8
Gross revenue	92,536	60,650	52.6	63,665	34,721	83.4
Property management fees	(2,495)	(1,733)	44.0	(1,381)	(707)	95.3
Property tax	(11,391)	(6,134)	85.7	(8,169)	(3,295)	147.9
Other property operating expenses ¹	(11,938)	(9,576)	24.7	(7,772)	(5,870)	32.4
Property operating expenses	(25,824)	(17,443)	48.0	(17,322)	(9,872)	75.5
Net property income	66,712	43,207	54.4	46,343	24,849	86.5
Interest income	142	348	(59.2)	131	58	125.9
Investment income	-	-	-	14,880 ²	13,896 ³	7.1
Gain/ (Loss) from re-measurement of derivatives	2,538 ⁴	(3,886) ⁵	(165.3)	2,538 ⁴	(3,886) ⁵	(165.3)
Impairment of investment in Associate	-	-	-	(8,965) ⁶	-	Nm
Manager's management fees	(4,471)	(3,401)	31.5	(2,616)	(1,764)	48.3
Trust expenses	(2,417)	(1,316)	83.7	(2,318)	(1,230)	88.5
Borrowing costs ⁷	(25,502)	(12,656)	101.5	(19,721)	(6,512)	202.8
Net income	37,002	22,296	66.0	30,272	25,411	19.1
Gain on sale of investment property	-	625	(100.0)	-	-	-
Share of profit of associate	980	777	26.1	-	-	-
Total return for the period before tax	37,982	23,698	60.3	30,272	25,411	19.1
Income tax expense	(10) ⁸	(296)	(96.6)	(10) ⁸	-	Nm
Total return for the period after tax	37,972	23,402	62.3	30,262	25,411	19.1
<u>Distribution Statement</u>						
Net income	37,002	22,296	66.0	30,272	25,411	19.1
Net tax adjustments ⁹	7,281	6,038	20.6	10,061	4,143	142.8
Other adjustments ¹⁰	(1,118)	1,220	(191.6)	2,832	-	Nm
Income available for distribution to unitholders	43,165	29,554	46.1	43,165	29,554	46.1
Distributable Income to Unitholders	43,165	29,554	46.1	43,165	29,554	46.1

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Footnotes

- (1) Included as part of the other property operating expenses are the following:

	Group			Trust		
	3Q 2008 S\$'000	3Q 2007 S\$'000	Change %	3Q 2008 S\$'000	3Q 2007 S\$'000	Change %
Depreciation	158	94	68.1	81	35	131.4
Allowance for doubtful debts and bad debts written off	(19)	(4)	375.0	(19)	(8)	137.5

- (2) This relates to the income distribution from RCS Trust.
- (3) This relates to the income distribution from RCS Trust & QCT and also interest income from investment in junior bonds of Aragorn ABS Berhad ("Aragorn"), the special purpose vehicle which was used to own Wisma Technip which has been divested in Oct 2007.
- (4) This relates to the net gain on the re-measurement of fair values of interest rate swaps and the derivative liability arising on the convertible bonds.
- (5) This relates to the loss from the re-measurement of fair values of interest rate swaps
- (6) This relates to impairment on investment in QCT based on market price of the units on 30 Sep 08.
- (7) Included in borrowing costs are the following :

	Group			Trust		
	3Q 2008 S\$'000	3Q 2007 S\$'000	Change %	3Q 2008 S\$'000	3Q 2007 S\$'000	Change %
Interest cost	19,501	12,479	56.3	13,968	6,492	115.2
Amortisation and transaction costs	6,001	177	3,290.4	5,753	20	28,665.0
Total	25,502	12,656	101.5	19,721	6,512	202.8

- (8) Tax provision is made on the foreign interest income which has been remitted back to Singapore. No further income tax provision for the Trust is made as the distributable income to unitholders is based on 100% of taxable income available for distribution to unitholders.
- (9) Included in the net tax adjustments are the following:

	Group			Trust		
	3Q 2008 S\$'000	3Q 2007 S\$'000	Change %	3Q 2008 S\$'000	3Q 2007 S\$'000	Change %
Non-tax deductible/(chargeable) items :						
Manager's management fee payable in units	2,727	1,636	66.7	872	-	Nm
Trustee's fees	215	145	48.3	163	99	64.6
(Gain)/Loss from re-measurement of derivatives	(2,538)	3,886	(165.3)	(2,538)	3,886	(165.3)
Impairment of investment in Associate	-	-	Nm	8,965	-	Nm
Amortisation and transaction costs	3,022	148	1,941.9	2,774	-	Nm
Temporary differences and other tax adjustments	3,855	223	1,628.7	(175)	158	(210.8)
Net tax adjustments	7,281	6,038	20.6	10,061	4,143	142.8

- (10) This relates to the undistributed loss of the subsidiary, CCT MTN, and the net distributed income from the Associate, QCT.

Nm – not meaningful

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1(a)(ii) Statement of Total Return & Distribution Statement (YTD Sep 2008 vs YTD Sep 2007)
(For a review of the performance, please refer to paragraph 8 on page 19-20)

	Group			Trust		
	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	Change %	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	Change %
Statement of Total Return						
Gross rental income	212,876	159,732	33.3	130,733	86,793	50.6
Car park income	12,109	11,899	1.8	9,805	9,719	0.9
Other income	13,136	6,419	104.6	11,289	4,648	142.9
Gross revenue	238,121	178,050	33.7	151,827	101,160	50.1
Property management fees	(6,497)	(5,207)	24.8	(3,160)	(2,112)	49.6
Property tax	(30,528)	(15,364)	98.7	(20,582)	(8,233)	150.0
Other property operating expenses ¹	(33,234)	(27,884)	19.2	(21,331)	(16,568)	28.7
Property operating expenses	(70,259)	(48,455)	45.0	(45,073)	(26,913)	67.5
Net property income	167,862	129,595	29.5	106,754	74,247	43.8
Interest income	1,026	906	13.2	980	211	364.5
Investment income	319 ²	-	Nm	47,946 ³	39,191 ³	22.3
Other income	-	428 ⁴	(100.0)	-	428 ⁴	(100.0)
Gain/(Loss) from re-measurement of derivatives	17,210 ⁵	(7,478) ⁶	(330.1)	17,210 ⁵	(7,478) ⁶	(330.1)
Impairment of investment in Associate	-	-	-	(8,965) ⁷	-	Nm
Manager's management fees	(12,555)	(9,902)	26.8	(7,074)	(5,055)	39.9
Trust expenses	(3,408)	(3,092)	10.2	(3,227)	(2,469)	30.7
Borrowing costs ⁸	(55,142)	(36,723)	50.2	(38,154)	(18,864)	102.3
Net income	115,312	73,734	56.4	115,470	80,211	44.0
Gain on sale of investment property	-	625	(100.0)	-	-	-
Share of profit of associate	2,671	1,257	112.5	-	-	-
Net change in fair value of investment properties	445,605	730,220	(39.0)	372,455	642,803	(42.1)
Total return for the period before tax	563,588	805,836	(30.1)	487,925	723,014	(32.5)
Income tax	(35) ⁹	(520)	(93.3)	(35) ⁹	-	Nm
Total return for the period after tax	563,553	805,316	(30.0)	487,890	723,014	(32.5)
Distribution Statement						
Net income	115,312	73,734	56.4	115,470	80,211	44.0
Net tax adjustments ¹⁰	(146)	13,342	(101.1)	(3,219)	7,746	(141.6)
Other adjustments	(83) ¹¹	1,004 ¹²	(108.3)	2,832	123 ¹³	2,202.4
Income available for distribution to unitholders	115,083	88,080	30.7	115,083	88,080	30.7
Distributable Income to Unitholders	115,083	88,080	30.7	115,083	88,080	30.7

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Footnotes

- (1) Included as part of the other property operating expenses are the following:

	Group			Trust		
	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	Change %	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	Change %
Depreciation	456	269	69.5	243	106	129.2
Allowance for doubtful debts and bad debts written off	98	-	Nm	98	-	Nm

- (2) This relates to the residual interest from the subsidiary, Aragorn.
(3) This relates to the income distribution from RCS Trust, and QCT and interest income from investment in junior bonds of Aragorn.
(4) This relates to the net proceeds received from liquidation of subsidiaries
(5) This relates to the net gain on the re-measurement of fair values of interest rate swaps and the derivative liability arising on the convertible bonds.
(6) This relates to loss from the re-measurement of fair values of interest rate swaps.
(7) This relates to impairment on investment in QCT based on market price of the units on 30 Sep 08.

- (8) Included in borrowing costs are the following :

	Group			Trust		
	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	Change %	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	Change %
Interest cost	45,917	36,390	26.2	29,468	18,844	56.4
Amortisation and transaction costs	9,225	333	2,670.3	8,686	20	43,330.0
Total	55,142	36,723	50.2	38,154	18,864	102.3

- (9) Tax provision is made on the foreign interest income which has been remitted back to Singapore. No further income tax provision for the Trust is made as the distributable income to unitholders is based on 100% of taxable income available for distribution to unitholders.

- (10) Included in the net tax adjustments are the following:

	Group			Trust		
	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	Change %	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	Change %
Non-tax deductible/(chargeable) items :						
Manager's management fee payable in units	6,389	4,847	31.8	908	-	Nm
Trustee's fees	571	407	40.3	419	271	54.6
Net proceeds from liquidation of subsidiaries	-	(428)	(100.0)	-	(428)	(100.0)
Loss/(Gain) from re-measurement of derivatives	(17,210)	7,478	(330.1)	(17,210)	7,478	(330.1)
Impairment of investment in Associate	-	-	Nm	8,965	-	Nm
Amortisation and transaction costs	6,128	443	1,283.3	5,586	-	Nm
Temporary differences and other tax adjustments	3,976	595	568.2	(1,887)	425	(544.0)
Net tax adjustments	(146)	13,342	(101.1)	(3,219)	7,746	(141.6)

- (11) This relates to the undistributed profit of the subsidiary, CCT MTN, and the net distributed income from the associate, QCT.
(12) This relates to the distribution income received from QCT and undistributed loss of the subsidiary, Aragorn.
(13) This relates to the distribution income received from QCT, out of the pre-acquisition income.

Nm – not meaningful

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1(b)(i) Balance Sheet as at 30 September 2008 vs 31 December 2007

	Group			Trust		
	Sep-08 S\$'000	Dec-07 S\$'000	Change %	Sep-08 S\$'000	Dec-07 S\$'000	Change %
Non-current assets						
Plant and equipment	1,044	1,094	(4.6)	539	596	(9.6)
Investment properties	6,756,418 ¹	5,109,950	32.2	5,112,539 ¹	3,558,350	43.7
Investment in subsidiary ²	-	-	Nm	-	-	Nm
Investment in associate ³	62,767 ³	64,605	(2.8)	49,884 ³	58,850	(15.2)
Investment in joint venture	-	-	Nm	800,031	794,692	0.7
Other investment	10,212 ⁴	7,763	31.5	10,212 ⁴	7,763	31.5
Other asset	97,647 ⁵	54,947	77.7	97,647 ⁵	54,947	77.7
Total non-current assets	6,928,088	5,238,359	32.3	6,070,852	4,475,198	35.7
Current assets						
Trade and other receivables	12,274 ⁶	4,890	151.0	24,267 ⁶	10,246	136.8
Cash and cash equivalents	72,399 ⁷	35,484	104.0	68,051 ⁷	27,800	144.8
Total current assets	84,673	40,374	109.7	92,318	38,046	142.6
Total assets	7,012,761	5,278,733	32.8	6,163,170	4,513,244	36.6
Current liabilities						
Trade and other payables	69,348 ⁸	47,481	46.1	50,214 ⁸	25,197	99.3
Derivative liability ⁹	13,618	10,478	30.0	13,618	10,478	30.0
Short-term borrowings ¹⁰	669,242	162,100	312.9	656,042	162,100	304.7
Provision for taxation	702	666	5.4	702	666	5.4
Total current liabilities	752,910	220,725	241.1	720,576	198,441	263.1
Non-current liabilities						
Long-term borrowings ¹¹	1,497,752	1,097,456	36.5	644,895	580,042	11.2
Long-term borrowings from subsidiary	-	-	Nm	335,000	-	Nm
Debt securities ¹²	347,764	-	Nm	347,764	-	Nm
Other non-current liabilities	31,575 ¹³	22,930	37.7	20,947 ¹³	11,843	76.9
Total non-current liabilities	1,877,091	1,120,386	67.5	1,348,606	591,885	127.8
Total liabilities	2,630,001	1,341,111	96.1	2,069,182	790,326	161.8
Net assets	4,382,760	3,937,622	11.3	4,093,988	3,722,918	10.0
Represented by:						
Unitholders' funds	4,382,760	3,937,622	11.3	4,093,988	3,722,918	10.0

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Footnotes

- (1) The increase is primarily due to increase in property values based on the independent market valuations of the properties on 1 June 2008 and acquisition of 1 George Street.
- (2) This relates to the 100% investment in CCT MTN of \$1.
- (3) This relates to the investment in QCT. An impairment loss has been recognized based on the market price of QCT trading on 30 Sep 08 which resulted in a lower value is recorded on the Trust's Balance Sheet.
- (4) The increase is due to the additional capital call by MCDF.
- (5) The increase is due to additional progress payments made for Wilkie Edge.
- (6) Included in the Trade and other receivables is the income support of S\$5.8 million due from the Guarantor ("CapitaLand Commercial Limited") in relation to 1 George Street.
- (7) The increase in cash and cash equivalent is due mainly to surplus funds which is reserved mainly to finance the progress payment of Wilkie Edge.
- (8) Increase in Trade and other payables is due mainly to increase in interest accruals as a result of higher borrowings as compared to 31 December 2007.
- (9) This relates to the fair value of the interest rate swaps.
- (10) Increase in Short-term borrowings is due mainly to the S\$580.0 million Silver Loft loan which has been reclassified as due within 12 months.
- (11) Increase is due to additional borrowings from issuance of S\$335.0 million fixed rate notes, S\$650.0 million term loan, offset partially by the decrease in S\$580.0 million Silver Loft loan which has been reclassified as due within 12 months.
- (12) This relates to the debt portion of the S\$370.0 million convertible bonds issued.
- (13) Increase is due mainly to the tenants security deposits arising from the acquisition of 1 George Street and new leases for other properties.

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1(b)(ii) Aggregate amount of borrowings and debt securities

	Group			Trust		
	Sep 08 S\$'000	Dec 07 S\$'000	Change %	Sep 08 S\$'000	Dec 07 S\$'000	Change %
Secured borrowings						
Amount repayable after one year	1,169,600	1,099,642	6.4	650,000	580,042	12.1
Less: Unamortised portion of Fees and expenses incurred for debt raising exercise	(6,848)	(2,186)	213.3	(5,105)	-	Nm
	1,162,752	1,097,456	5.9	644,895	580,042	11.2
Amount repayable within one year	580,042	-	Nm	580,042	-	Nm
Total	1,742,794	1,097,456	58.8	1,224,937	580,042	111.2
Unsecured borrowings						
Amount repayable after one year	688,963	-	Nm	688,963	-	Nm
Less: Unamortised portion of Fees and expenses incurred for debt raising exercise	(6,199)	-	Nm	(6,199)	-	Nm
	682,764	-	Nm	682,764	-	Nm
Amount repayable in one year or less, or on demand	89,200	162,100	(45.0)	76,000	162,100	(53.1)
Total	771,964	162,100	376.2	758,764	162,100	368.1
Grand total	2,514,758	1,259,556	99.7	1,983,701	742,142	167.3

Details of any collaterals

As security for the secured long term borrowings of S\$580.0 million, CCT has granted in favour of the lender the following:

- (i) a mortgage over the Initial Investment Properties¹;
- (ii) an assignment of the insurance policies relating to the Initial Investment Properties; an assignment of all the rights, interest and title of CCT in relation to each of the Share Sale and Purchase Agreements and Property Sale and Purchase Agreements;
- (iii) an assignment of the agreements relating to the management of the Initial Investment Properties;
- (iv) an assignment and charge of the rental proceeds and tenancy agreements of units in the Initial Investment Properties; and a fixed and floating charge over certain assets of CCT relating to the Initial Investment Properties.

Footnote

- (1) Initial Investment Properties refer to Capital Tower, 6 Battery Road, Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park and Market Street Car Park.

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As security for the secured long term borrowings of S\$866.0 million (CCT's 60% interest is S\$519.6 million), RCS Trust has granted in favour of the lender the following:

- (i) a mortgage over Raffles City which comprises Raffles City Tower, Raffles City Shopping Centre, Swissotel The Stamford, Fairmont Hotel and the Raffles City Convention Centre;
- (ii) an assignment of the insurance policies relating to Raffles City;
- (iii) an assignment of the agreements relating to the management of Raffles City;
- (iv) an assignment and charge of the rental proceeds and tenancy agreements of units in Raffles city; and
- (v) a fixed and floating charge over certain assets of RCS Trust relating to Raffles City.

As security for the short term borrowings of S\$76.0 million, CCT has granted in favour of the lender the legal assignment of the rental lease agreement of HSBC Building.

As security for the secured long term borrowings of S\$650.0 million, CCT has granted in favour of the lenders the following:

- (i) a mortgage over 1 George Street;
- (ii) an assignment of the insurance policies relating to 1 George Street;
- (iii) an assignment of all the rights, benefit, title and interest of CCT in relation to Property Sale Agreements and Tenancy Agreements (including Net Sale Proceeds and Rental Proceeds) and the Accounts relating to 1 George Street;
- (iv) an assignment of all the rights, benefit, title and interest of CCT in relation to the Net Property Yield Guarantee relating to 1 George Street;
- (v) a fixed and floating charge over all assets in connection with 1 George Street.

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1(c)(i) **Cash flow statement (3Q 2008 vs 3Q 2007)**

	Group	
	3Q 2008	3Q 2007
	S\$'000	S\$'000
Operating activities		
Total return for the period before tax	37,982	23,698
Adjustments for		
Allowance for doubtful receivables	(19)	(4)
Amortisation of lease incentives	(78)	103
Borrowing costs	25,502	12,656
Depreciation of plant and equipment	158	94
Foreign exchange difference	(1,323)	(1,819)
Interest income	(142)	(348)
(Gain)/Loss on re-measurement of derivatives	(2,538)	3,886
Gain on sale of investment property	-	(625)
Manager's management fees payable in units	2,727	1,636
Share of profit of associate	(980)	(777)
Operating income before working capital changes	61,289	38,500
Changes in working capital		
Trade and other receivables	(4,999)	(3,429)
Trade and other payables	16,651	4,701
Security deposits	11,058	(5,431)
Cash generated from operations activities	83,999	34,341
Tax paid	-	(6)
Cash generated from operations activities	83,999	34,335
Investing activities		
Capital expenditure on investment properties	(6,174)	(13,138)
Investment in MCDF	(395)	-
Investment in QCT	-	(29,925)
Distribution received from associate	1,323	1,002
Interest received	128	299
Net cash inflow from sale of investment properties	-	53,363
Net cash outflow from purchase of investment properties (including acquisition cost)	(1,177,704)	-
Progress payment on Wilkie Edge	(23,283)	-
Purchase of plant and equipment	(142)	(43)
Cash flows from investing activities	(1,206,247)	11,558
Financing activities		
Borrowing costs paid	(19,614)	(11,757)
Distribution to unitholders	(71,949)	(58,524)
Proceeds of interest bearing borrowings	738,600	66,600
Repayment of interest bearing borrowings	(32,000)	-
Cash flows from financing activities	615,037	(3,681)
(Decrease)/increase in cash and cash equivalents	(507,211)	42,212
Cash and cash equivalents at beginning of period	579,610	44,494
Cash and cash equivalents at end of period	72,399	86,706

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1(c)(ii) Cash flow statement (YTD Sep 2008 vs YTD Sep 2007)

	Group	
	YTD Sep 2008 S\$'000	YTD Sep 2007 S\$'000
Operating activities		
Total return for the period before tax	563,588	805,836
Adjustments for		
Allowance for doubtful receivable	98	-
Amortisation of lease incentives	85	361
Borrowing costs	55,142	36,723
Depreciation of plant and equipment	456	269
Foreign exchange difference	570	1,014
Gain on sale of investment property	-	(625)
Interest income	(1,026)	(906)
(Gain)/Loss on re-measurement of derivatives	(17,210)	7,478
Manager's management fees payable in units	6,389	4,847
Net change in fair value of investment properties	(445,605)	(730,220)
Share of profit of associate	(2,671)	(1,257)
Operating income before working capital changes	159,816	123,520
Changes in working capital		
Trade and other receivables	(7,574)	(3,457)
Trade and other payables	19,840	3,924
Security deposits	14,521	915
Cash generated from operations activities	186,603	124,902
Tax paid	-	(6)
Cash generated from operations activities	186,603	124,896
Investing activities		
Capital expenditure on investment properties	(23,159)	(23,174)
Investment in QCT	-	(29,925)
Investment in MCDF	(2,449)	(2,841)
Interest received	1,035	834
Distribution received from associate	2,345	1,125
Net cash inflow from sale of investment properties	-	53,363
Net cash outflow from purchase of investment properties (including acquisition cost)	(1,177,704)	-
Progress payment on purchase of Wilkie Edge	(42,700)	-
Purchase of plant and equipment	(405)	(150)
Cash flows from investing activities	(1,243,037)	(768)
Financing activities		
Borrowing costs paid	(54,906)	(36,308)
Distribution to unitholders	(133,845)	(95,849)
Issue expenses	-	(288)
Proceeds of interest bearing borrowings	998,200	53,100
Repayment of interest bearing borrowings	(86,100)	-
Proceeds from issuance of convertible bonds	370,000	-
Cash flows from financing activities	1,093,349	(79,345)
Increase in cash and cash equivalents	36,915	44,783
Cash and cash equivalents at beginning of period	35,484	41,923
Cash and cash equivalents at end of period	72,399	86,706

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1(d)(i) **Statement of changes in unitholders' funds (3Q 2008 vs 3Q 2007)**

	Group		Trust	
	3Q 2008 S\$'000	3Q 2007 S\$'000	3Q 2008 S\$'000	3Q 2007 S\$'000
Balance as at beginning of period	4,403,604	3,361,492	4,122,172	3,226,384
Operations				
Net increase in net assets resulting from operations	37,972	23,402	30,262	25,411
Unitholders' transactions				
Creation of new units:				
- Acquisition fee	11,650	-	11,650	-
- Manager's management fee	1,853	1,651	1,853	1,651
Distribution to unitholders	(71,949)	(58,524)	(71,949)	(58,524)
Net increase in net assets resulting from unitholders' transactions	(58,446)	(56,873)	(58,446)	(56,873)
Movement in translation reserve				
Share of reserves of associates	-	15	-	-
Translation reserve	(370)	(1,642)	-	-
Net decrease in net assets resulting from movement in translation reserves	(370)	(1,627)	-	-
Total decrease in net assets	(20,844)	(35,098)	(28,184)	(31,462)
Balance as at end of period	4,382,760	3,326,394	4,093,988	3,194,922

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1(d)(ii) Statement of changes in unitholders' funds (YTD Sep 2008 vs YTD Sep 2007)

	Group		Trust	
	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000
Balance as at beginning of period	3,937,622	2,612,414	3,722,918	2,563,034
Operations				
Net increase in net assets resulting from operations	563,553	805,316	487,890	723,014
Unitholders' transactions				
Creation of new units:				
- Acquisition fee	11,650	-	11,650	-
- Manager's management fee	5,375	4,723	5,375	4,723
Distribution to unitholders	(133,845)	(95,849)	(133,845)	(95,849)
Net decrease in net assets resulting from unitholders' transactions	(116,820)	(91,126)	(116,820)	(91,126)
Movement in translation reserve				
Share of reserves of associates	98	(457)	-	-
Translation reserve	(1,693)	247	-	-
Net decrease in net assets resulting from movement in translation reserves	(1,595)	(210)	-	-
Total increase in net assets	445,138	713,980	371,070	631,888
Balance as at end of period	4,382,760	3,326,394	4,093,988	3,194,922

Convertible Bonds

CCT has issued the following convertible bonds which remained outstanding as at 30 September 2008:

- S\$370.0 million of Convertible Bonds due in 2013 which are convertible by holders into units of CCT at any time on or after 21 May 2008 at the adjusted conversion price of \$2.6033 per unit;

There has been no conversion of any of the above convertible bonds since the date of their issue.

Assuming the bonds are fully converted based on the conversion price, the number of new units to be issued would be 138,255,736, representing 9.9% of the total number of CCT units in issue as at 30 September 2008.

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1(e)(i) Details of any change in the units (3Q 2008 vs 3Q 2007)

	Group and Trust	
	3Q 2008 Units	3Q 2007 Units
Balance as at beginning of period	1,386,296,578	1,383,555,748
Issue of new units:		
- in settlement of the acquisition fee for acquiring 1 George Street	6,123,199	-
- in settlement of the manager's management fee in relation to CCT's 60% interest in Raffles City through RCS Trust	929,519	539,176
- in settlement of the manager's management fees in relation to Wilkie Edge	8,556	-
Balance as at end of period	1,393,357,852	1,384,094,924

1(e)(ii) Details of any change in the units (YTD Sep 2008 vs YTD Sep 2007)

	Group and Trust	
	YTD Sep 08 Units	YTD Sep 07 Units
Balance as at beginning of period	1,384,692,369	1,382,389,511
Issue of new units:		
- in settlement of the acquisition fee for acquiring 1 George Street	6,123,199	-
- in settlement of the manager's management fee in relation to CCT's 60% interest in Raffles City through RCS Trust	2,524,197	1,705,413
- in settlement of the manager's management fee in relation to Wilkie Edge	18,087	-
Balance as at end of period	1,393,357,852	1,384,094,924

2 Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. The Singapore Standard on Auditing 910 (Engagement to Review Financial Statements), or an equivalent standard)

The figures have not been audited nor reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been complied

The accounting policies and methods of computation applied in the financial statements for the current reporting period are consistent with the audited financial statements for the year ended 31 December 2007

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- 5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Nil.

- 6 Earnings per unit (“EPU”) and distribution per unit (“DPU”) for the financial period

Earnings per unit

In computing the EPU, the weighted average number of units for the period/year is used for the computation.

	Group		Trust	
	3Q 2008	3Q 2007	3Q 2008	3Q 2007
Weighted average number of units for the period	1,389,673,150	1,383,878,081	1,389,673,150	1,383,878,081
Earnings per unit (EPU)				
Based on the weighted average number of units for the period	2.73¢	1.69¢	2.18¢	1.84¢
Based on fully diluted basis	1.51¢	1.69¢	1.01¢	1.84¢

	Group		Trust	
	YTD Sep 08	YTD Sep 07	YTD Sep 08	YTD Sep 07
Weighted average number of units for the period	1,386,948,175	1,383,338,328	1,386,948,175	1,383,338,328
Earnings per unit (EPU)				
Based on the weighted average number of units for the period	40.63¢	58.22¢	35.18¢	52.27¢
Based on fully diluted basis	37.64¢	58.22¢	32.47¢	52.27¢

For the purpose of calculating the diluted EPU, the weighted average number of units in issue is adjusted to take into account the dilutive effect arising from full conversion of convertible bonds to units, with the potential units weighted for the period outstanding.

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Distribution per unit

In computing the DPU, the number of units as at the end of each period is used for the computation. The DPU for the Group and Trust are the same.

	3Q 2008	3Q 2007	YTD Sep 08	YTD Sep 07
Number of units in issue as at end of period	1,393,357,852	1,384,094,924	1,393,357,852	1,384,094,924
Distribution per unit (DPU)				
Based on the number of units in issue as at end of period	3.10¢ ¹	2.14¢	8.29¢ ¹	6.37¢

Footnote :

- (1) The above estimated DPU is computed on the basis of the number of units in CCT ("Units") in issue as at the end of 30 September 2008 and that none of the S\$370.0 million convertible bonds due 2013 (the "Convertible Bonds") are converted into Units. Accordingly, the actual quantum of DPU may differ from the above estimated DPU if any of the Convertible Bonds are converted into Units.

7 Net asset value ("NAV") backing per unit based on issued units at the end of the period

	Group		Trust	
	30-Sep-08	31-Dec-07	30-Sep-08	31-Dec-07
NAV per unit	S\$3.15	S\$2.84	S\$2.94	S\$2.69
Based on fully diluted basis	S\$2.97	S\$2.84	S\$2.78	S\$2.69
Adjusted NAV per unit (excluding the distributable income to unitholders)	S\$3.11	S\$2.80	S\$2.91	S\$2.64
Adjusted NAV per unit (excluding the distributable income to unitholders) based on fully diluted basis	S\$2.94	S\$2.80	S\$2.75	S\$2.64

For the purpose of calculating the diluted NAV per unit, the number of units at the end of the period is adjusted to take into account the dilutive effect arising from full conversion of convertible bonds to units at the end of the period.

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8 Review of the performance

	Group			
	3Q 2008 S\$'000	3Q 2007 S\$'000	YTD Sep 08 S\$'000	YTD Sep 07 S\$'000
<u>Statement of Total Return</u>				
Gross revenue	92,536	60,650	238,121	178,050
Property operating expenses	(25,824)	(17,443)	(70,259)	(48,455)
Net property income	66,712	43,207	167,862	129,595
Interest income	142	348	1,026	906
Investment income	-	-	319	-
Other income	-	-	-	428
Gain/(Loss) from re-measurement of derivatives	2,538	(3,886)	17,210	(7,478)
Manager's management fees	(4,471)	(3,401)	(12,555)	(9,902)
Trust expenses	(2,417)	(1,316)	(3,408)	(3,092)
Borrowing costs	(25,502)	(12,656)	(55,142)	(36,723)
Net income	37,002	22,296	115,312	73,734
Gain on sale of investment property	-	625	-	625
Share of profit of associate	980	777	2,671	1,257
Net change in fair value of investment properties	-	-	445,605	730,220
Total return for the period before tax	37,982	23,698	563,588	805,836
Income tax	(10)	(296)	(35)	(520)
Total return for the period after tax	37,972	23,402	563,553	805,316
<u>Distribution Statement</u>				
Net income	37,002	22,296	115,312	73,734
Net tax adjustments	7,281	6,038	(146)	13,342
Other adjustments	(1,118)	1,220	(83)	1,004
Income available for distribution to unitholders	43,165	29,554	115,083	88,080
Distributable income to unitholders	43,165	29,554	115,083	88,080
Earnings per unit (cents)	2.73¢	1.69¢	40.63¢	58.22¢
Distribution per unit (cents)	3.10¢ ¹	2.14¢	8.29¢ ¹	6.37¢

Footnote :

- (1) The above estimated DPU is computed on the basis of the number of units in CCT ("Units") in issue as at the end of 30 September 2008 and that none of the S\$370.0 million convertible bonds due 2013 (the "Convertible Bonds") are converted into Units. Accordingly, the actual quantum of DPU may differ from the above estimated DPU if any of the Convertible Bonds are converted into Units.

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Review of performance 3Q 2008 vs 3Q 2007

Gross revenue of S\$92.5 million for 3Q 2008 was higher than 3Q 2007 by S\$31.9 million or 52.6%. This was due to the acquisition of 1 George Street, on 11 July 2008 as well as higher rental income for the remaining properties.

Property operating expenses of S\$25.8 million were higher in 3Q 2008 by S\$8.4 million or 48.0%. This was due to the acquisition of 1 George Street, on 11 July 2008 and higher property tax, utility costs and maintenance costs incurred for the remaining properties.

Trust expenses of S\$2.4 million were higher in 3Q 2008 by S\$1.1 million or 83.7% mainly due to higher professional fees and unitholders expenses incurred.

Borrowing costs of S\$25.5 million were higher in 3Q 2008 by S\$12.8 million or 101.5% due mainly to increase in borrowings from the issuance of S\$335.0 million fixed rate notes, S\$650.0 million term loan and S\$370.0 million convertible bonds and amortisation cost on the upfront fees & expenses incurred on the convertible bonds.

Review of performance YTD September 2008 vs YTD September 2007

Gross revenue of S\$238.1 million for YTD September 2008 was higher than YTD September 2007 by S\$60.1 million or 33.7%. This was due to the acquisition of 1 George Street on 11 July 2008 as well as higher rental income for the remaining properties.

Property operating expenses of S\$70.3 million for YTD September 2008 were higher than YTD September 2007 by S\$21.8 million or 45.0%. This was due to the acquisition of 1 George Street on 11 July 2008 and higher property tax, marketing fees, property management fees and utility costs incurred for the remaining properties.

Investment income of \$0.3 million relates to the residual interest from Aragorn.

Trust expenses of S\$3.4 million were higher in YTD September 2008 by S\$0.3 million or 10.2% due to higher professional fees and unitholders cost incurred.

Borrowing costs of S\$55.1 million were higher in YTD September 2008 by S\$18.4 million or 50.29% due mainly to increase in borrowings from the issuance of S\$335.0 million fixed rate notes, S\$650.0 million term loan and S\$370.0 million convertible bonds and amortisation cost on the upfront fees & expenses incurred on the convertible bonds.

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9 Variance between the forecast or prospectus statement (if disclosed previously) and the actual results

9(i) Statement of Total Return (Actual vs Forecast)

	1 July 2008 to 30 September 2008		
	Actual S\$'000	Forecast¹ S\$'000	Change %
Gross rental income	79,726	79,590	0.2
Car park income	4,138	3,619	14.3
Other income	8,672	7,645	13.4
Gross revenue	92,536	90,854	1.9
Property management fees	(2,495)	(2,448)	1.9
Property tax	(11,391)	(11,003)	3.5
Other property operating expenses	(11,938)	(11,650)	2.5
Property operating expenses	(25,824)	(25,101)	2.9
Net property income	66,712	65,753	1.5
Interest income	142	7	1,928.6
Gain from re-measurement of derivatives	2,538	-	Nm
Manager's management fees	(4,471)	(4,451)	0.4
Trust expenses	(2,417)	(1,110)	117.7
Borrowing costs	(25,502)	(27,166)	(6.1)
Net income	37,002	33,033	12.0
Net tax adjustments	7,281	7,112	2.4
Other adjustments	(1,118)	1,427	(178.3)
Income available for distribution to unitholders	43,165	41,572	3.8
Distributable Income to unitholders	43,165	41,572	3.8
Distribution per unit (in cents)			
For the period	3.10¢²	2.98¢	4.0
Annualised	12.33¢²	11.86¢	4.0

Footnotes

- (1) The forecast is based on the forecast shown in the circular to unitholders dated 9 June 2008 ("CCT Circular") for the proposed acquisition of 1 George Street, Singapore for 1 July 2008 to 31 December 2008 and pro-rated from 11 July 2008 to 31 July 2008.
- (2) The above estimated DPU is computed on the basis of the number of units in CCT ("Units") in issue as at the end of 30 September 2008 and that none of the S\$370.0 million convertible bonds due 2013 (the "Convertible Bonds") are converted into Units. Accordingly, the actual quantum of DPU may differ from the above estimated DPU if any of the Convertible Bonds are converted into Units.

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9(ii) Breakdown of total gross revenue (by property)

	Group		
	1 July 2008 to 30 September 2008		
	Actual	Forecast¹	Change
	S\$'000	S\$'000	%
Capital Tower	12,309	12,191	1.0
6 Battery Road	20,429	19,994	2.2
1 George Street	14,322	14,322	-
HSBC Building	2,254	2,254	-
Starhub Centre	4,532	4,514	0.4
Robinson Point	3,313	3,106	6.7
Bugis Village	2,454	2,439	0.6
Golden Shoe Car Park	2,783	2,745	1.4
Market Street Car Park	1,269	783	62.1
Sub-Total	63,665	62,348	2.1
60% Interest in Raffles City	28,871	28,506	1.3
Total gross revenue	92,536	90,854	1.9

9(iii) Breakdown of net property income (by property)

	Group		
	1 July 2008 to 30 September 2008		
	Actual	Forecast¹	Change
	S\$'000	S\$'000	%
Capital Tower	7,146	7,065	1.1
6 Battery Road	15,750	15,679	0.5
1 George Street	11,093	11,093	-
HSBC Building	2,233	2,232	-
Starhub Centre	3,016	2,981	1.2
Robinson Point	2,419	2,219	9.0
Bugis Village	1,934	1,898	1.9
Golden Shoe Car Park	1,967	1,944	1.2
Market Street Car Park	784	343	128.6
Sub-Total	46,342	45,454	2.0
60% Interest in Raffles City	20,370	20,299	0.3
Total net property income	66,712	65,753	1.5

Footnotes

- (1) The forecast is based on the forecast shown in the circular to unitholders dated 9 June 2008 ("CCT Circular") for the proposed acquisition of 1 George Street, Singapore for 1 July 2008 to 31 December 2008 and pro-rated from 11 July 2008 to 31 July 2008.

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Review of the performance for the period 1 July 2008 to 30 September 2008

Gross revenue of S\$92.5 million was higher than forecast by S\$1.7 million or 1.9% on a portfolio basis. This was due mainly to increased car park income and other income.

Actual property operating expenses of S\$25.8 million were higher than forecast by S\$0.7 million or 2.9% due to higher property tax, utilities, property management fees, offset partially by lower maintenance cost.

The trust expenses of S\$2.4 million were higher than forecast by S\$1.3 million or 117.7% mainly due to higher professional fees and unitholders' expenses incurred.

Borrowing costs of S\$25.5 million were lower than forecast by S\$1.7 million or 6.1% due mainly to lower average cost of funds than forecast.

The net tax adjustment of S\$7.3 million included the add-back of the amortisation and transaction costs relating to the debt issuances and convertible bonds and the management fees paid in units (for RCS Trust and Wilkie Edge) as well as deduction of the gain from measurement of derivatives which were non-tax deductible items.

10 Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may effect the group in the next reporting period and the next 12 months

The advance estimates by the Ministry of Trade and Industry ("MTI") showed that real GDP declined 0.5% on a year-on-year basis in 3Q 2008. On a quarter-on-quarter seasonally adjusted annualised basis, real GDP declined by 6.3%, following a decline of 5.7% in the previous quarter. The worsening financial crisis in the US and Europe in the recent weeks has deepened the credit crunch, making it more difficult for businesses to sustain economic activities. Taking into account the slowdown in the global economy and key domestic sectors, MTI has revised Singapore's 2008 GDP growth to around 3.0%, down from the 4.0% to 5.0% forecast range it made in August 2008.

Negative effects of a prolonged global financial and economic crisis in the US and Europe, inflation and a deteriorating world economy have filtered into the Singapore office market in 3Q 2008. CB Richard Ellis reported that both Grade A and prime rents remained static at S\$18.80 psf per month and S\$16.10 psf per month respectively over the third quarter of 2008. This is the first quarter which did not register any growth after 17 quarters of growth since 2Q 2004. Office rentals are likely to face downward pressure in the next 12 months as demand softens in-line with the anticipated slowdown in business activities.

CCT's office properties are likely to continue to perform well for the rest of the year as the Manager expects positive rental reversions for leases that are expiring in 4Q 2008. This is because the average passing rent for CCT's office portfolio is only S\$7.20 psf per month and is significantly below market. Rental declines are also expected to be mitigated by low new office supply for the rest of 2008 and in 2009.

Market conditions have worsened in the current quarter with more financial institutions failing in the US and Europe. CCT however is not affected directly as it has no dealings with these financial institutions nor are they tenants of CCT. Market vacancy for Grade A office space in 3Q 2008 remained low at 1.2%, and similarly for CCT portfolio's vacancy rate has also remained low at 1.1%. The manager of CCT nevertheless recognizes the increasingly challenging market conditions and has stepped up its lease management and tenant retention efforts.

The credit market has become more volatile in 3Q 2008 with the worsening financial crisis. With the softening oil price and the deteriorating state of the US economy, the US Fed and other central banks have lowered interest rates to arrest any further weakening of the economy. Longer end base rates have declined since the beginning of the quarter while short term rates have increased, flattening the yield curve. CCT has 100% of its interest cost fixed for 2008 so it is not exposed to interest volatility. Nevertheless inflationary pressure still remains and the manager of CCT is

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focused on controlling its operating costs such as locking in its utilities costs in advance and is more prudent on discretionary operating expenses and capital expenditures.

Outlook for 2008

Notwithstanding the worsening financial market conditions and economy, the manager of CCT expects CCT to perform better than the forecast distribution for financial year 1 January 2008 to 31 December 2008. This is due to the fact that all lease renewals due this year have been contracted with strong positive rent reversions, as well as the manager's ability to lock in relatively lower interest costs. The forecast distribution amount was stated in the CCT Circular dated 9 June 2008 for the acquisition of 1 George Street.

11 Distributions

11(a) Current financial period

Any distributions declared for the current financial period? No.

11(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial periods? No.

12 If no distribution has been declared/recommended, a statement to that effect

NA

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13 Confirmation pursuant to Rule 705(4) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and Trust (comprising the balance sheets as at 30 September 2008 and the results of business, statement of total return & distribution statement, cash flow statement and statement of changes in unitholders' funds for the nine months ended on that date, together with their accompanying notes) to be false or misleading in any material respect.

On behalf of the Board
CapitaCommercial Trust Management Limited

Lynette Leong Chin Yee
Chief Executive Officer/Director

Wen Khai Meng
Non-Executive Director

This release 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 limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

By Order of the Board
CapitaCommercial Trust Management Limited
(Company registration no. 200309059W)
As Manager of CapitaCommercial Trust

Michelle Koh
Company Secretary
23 October 2008