

**CAPITACOMMERCIAL TRUST  
2005 THIRD QUARTER  
FINANCIAL STATEMENT & DISTRIBUTION ANNOUNCEMENT**



**2005 THIRD QUARTER  
FINANCIAL STATEMENT AND  
DISTRIBUTION ANNOUNCEMENT**

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**SUMMARY OF CCT RESULTS (ACTUAL VS FORECAST)**

	3Q 2005	YTD 2005	29 April 2005 to 30 September 2005			
	Actual S\$'000	Actual S\$'000	Actual S\$'000	Forecast <sup>1</sup> S\$'000	Favourable / (Unfavourable)	
					S\$'000	%
Gross Revenue	29,122	85,360	49,328	47,732	1,596	3.3
Net Property Income	22,298	63,550	37,116	35,368	1,748	4.9
Net Income	16,148	45,365	26,464	25,113	1,351	5.4
Taxable Income	16,267	45,527	26,534	25,194	1,340	5.3
<b>Distributable Income</b>	<b>16,267</b>	<b>44,064<sup>2</sup></b>	<b>26,021<sup>2</sup></b>	<b>23,934<sup>3</sup></b>	<b>2,087</b>	<b>8.7</b>
<b>Distribution Per Unit (cents)</b>						
<b>For period</b>	<b>1.81¢</b>	<b>5.05¢</b>	<b>2.90¢</b>	<b>2.67¢</b>	<b>0.23¢</b>	<b>8.7</b>
<b>Annualised</b>	<b>7.18¢</b>	<b>6.75¢</b>	<b>6.83¢</b>	<b>6.29¢</b>	<b>0.54¢</b>	<b>8.7</b>

**Footnotes**

- (1) The forecast is based on management's forecast for the period 29 April 2005 to 30 September 2005. This, together with the forecast for the period 1 October 2005 to 31 December 2005, is the forecast shown in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.
- (2) The distributable income to unitholders is based on 95% of the taxable income available for distribution to unitholders for the period 1 January 2005 to 30 June 2005 and 100% of the taxable income available for distribution to unitholders from 1 July 2005 to 30 September 2005.
- (3) The distributable income to unitholders is based on 95% of the taxable income available for distribution to unitholders.

**Refer to Section 9 for the details.**

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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), as amended by a First Supplemental Deed dated 15 July 2005.

CCT acquired Capital Tower, Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park and Market Street Car Park on 23 February 2004 through acquiring all the shares in the respective companies which owned each of the properties. CCT agreed with the vendors of these property holding companies that the income of the property holding companies up to and including 29 February 2004 will accrue to the respective vendors. These six property holding companies subsequently commenced liquidation and the respective properties were transferred to CCT as distribution in specie on 1 March 2004. Separately, on 1 March 2004, CCT acquired 6 Battery Road.

All the units were listed on Singapore Exchange Securities Trading Limited (the "SGX-ST") since the commencement of "when issued" trading in the Units on 11 May 2004. The Units began trading on a "ready" basis on the SGX-ST on 17 May 2004.

CCT acquired and added HSBC Building to its portfolio on 29 April 2005. As at 30 September 2005, CCT's portfolio comprise of 8 properties, namely Capital Tower, 6 Battery Road, HSBC Building, Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park and Market Street Car Park.

The distributable income to unitholders has increased to 100% of the taxable income available for distribution to unitholders with effect from 1 July 2005. Prior to that, the distributable income to unitholders was based on 95% of taxable income.

The comparative prior period financial results for the period up to 30 September 2004 is only for income derived for the period of 1 March 2004 to 30 September 2004 as CCT's acquisition of the initial seven properties were completed on 1 March 2004.

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**1(a)(i) Statement of Total Return & Distribution Statement (3Q 2005 vs 3Q 2004)**

(For a review of the performance, please refer to paragraph 8 on page 18)

	<b>3Q 2005</b> S\$'000	<b>3Q 2004</b> S\$'000	<b>Change</b> %
<b><u>Statement of Total Return</u></b>			
Gross rental income	25,325	23,962	5.7
Car park income	2,479	2,297	7.9
Other income	1,318	955	38.0
<b>Gross revenue</b>	<b>29,122</b>	<b>27,214</b>	<b>7.0</b>
Property management fees	(631)	(620)	1.8
Property tax	(2,087)	(2,090)	(0.1)
Other property operating expenses <sup>1</sup>	(4,106)	(4,538)	(9.5)
<b>Property operating expenses</b>	<b>(6,824)</b>	<b>(7,248)</b>	<b>(5.8)</b>
<b>Net property income</b>	<b>22,298</b>	<b>19,966</b>	<b>11.7</b>
Interest income	175	38	360.5
Manager's management fees	(1,458)	(1,358)	7.4
Trust expenses	(886)	(672)	31.8
Borrowing costs	(4,175)	(3,713)	12.4
Gain from remeasurement of derivatives	194	-	Nm
<b>Net income</b>	<b>16,148</b>	<b>14,261</b>	<b>13.2</b>
<b>Total return for the period before income tax</b>	<b>16,148</b>	<b>14,261</b>	<b>13.2</b>
Income tax	-	(142)	(100.0)
<b>Total return for the period after income tax</b>	<b>16,148</b>	<b>14,119</b>	<b>14.4</b>

**Distribution Statement**

<b>Net income</b>	<b>16,148</b>	<b>14,261</b>	<b>13.2</b>
Net tax adjustments <sup>2</sup>	119	(77)	(254.5)
<b>Taxable income available for distribution to unitholders</b>	<b>16,267</b>	<b>14,184</b>	<b>14.7</b>
<b>Distributable income to unitholders<sup>3</sup></b>	<b>16,267</b>	<b>13,475</b>	<b>20.7</b>

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**Footnotes**

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

	<b>3Q 2005</b> S\$'000	<b>3Q 2004</b> S\$'000	<b>Change</b> %
Depreciation and amortization*	64	40	60.0
Allowance for doubtful debts and bad debts written off	3	5	(40.0)

\* Amortization refers to the amortization of tenancy works.

(2) Included in the net tax adjustments are the following:

	<b>3Q 2005</b> S\$'000	<b>3Q 2004</b> S\$'000	<b>Change</b> %
Non-tax deductible/(chargeable) items :			
Trustee's fees	69	66	4.5
Temporary differences and other adjustments	50	(143)	(135.0)
Net tax adjustments	119	(77)	(254.5)

(3) The distributable income to unitholders for the period after the *distribution in specie* ie. 15 May 2004 to 30 June 2005 was based on 95% of the taxable income available for distribution to unitholders. With effect from 1 July 2005, the distributable income to unitholders is based on 100% of the taxable income available for distribution to unitholders.

Nm – not meaningful

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**1(a)(ii) Statement of Total Return & Distribution Statement (YTD Sep 2005 vs YTD Sep 2004)**  
(For a review of the performance, please refer to paragraph 8 on page 18)

	YTD Sep 2005 <sup>1</sup> S\$'000	YTD Sep 2004 <sup>2</sup> S\$'000	Change %
<b><u>Statement of Total Return</u></b>			
Gross rental income	74,037	55,165	34.2
Car park income	7,335	5,245	39.8
Other income	3,988	2,409	65.5
<b>Gross revenue</b>	<b>85,360</b>	<b>62,819</b>	<b>35.9</b>
Property management fees	(1,868)	(1,405)	33.0
Property tax	(5,995)	(4,872)	23.1
Other property operating expenses <sup>3</sup>	(13,947)	(11,154)	25.0
<b>Property operating expenses</b>	<b>(21,810)</b>	<b>(17,431)</b>	<b>25.1</b>
<b>Net property income</b>	<b>63,550</b>	<b>45,388</b>	<b>40.0</b>
Interest income	450	48	837.5
Manager's management fees	(4,136)	(3,144)	31.6
Trust expenses	(2,888)	(1,480)	95.1
Borrowing costs	(11,805)	(8,031)	47.0
Gain from remeasurement of derivatives	194	-	Nm
<b>Net income</b>	<b>45,365</b>	<b>32,781</b>	<b>38.4</b>
Net realized loss on liquidation of subsidiaries <sup>4</sup>	-	(2,687)	(100.0)
<b>Total return for the period before income tax</b>	<b>45,365</b>	<b>30,094</b>	<b>50.7</b>
Income tax <sup>5</sup>	(292)	(2,551)	(88.6)
<b>Total return for the period after income tax</b>	<b>45,073</b>	<b>27,543</b>	<b>63.6</b>

**Distribution Statement**

<b>Net income</b>	<b>45,365</b>	<b>32,781</b>	<b>38.4</b>
Net tax adjustments <sup>6</sup>	162	62	161.3
<b>Taxable income available for distribution to unitholders</b>	<b>45,527</b>	<b>32,843</b>	<b>38.6</b>
<b>Distributable income to unitholders<sup>7</sup></b>	<b>44,064</b>	<b>29,361</b>	<b>50.1</b>

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**Footnotes**

- (1) CCT acquired HSBC Building on 29 April 2005.
- (2) CCT was established on 6 February 2004 but the acquisition of the initial seven properties was completed on 1 March 2004. Hence, the income recorded for YTD September 2004 relates only to the income for the period of 1 March 2004 to 30 September 2004.
- (3) Included as part of the other property operating expenses are the following:

	YTD Sep 2005 S\$'000	YTD Sep 2004 S\$'000	Change %
Depreciation and amortization*	182	89	104.5
Allowance for doubtful debts and bad debts written off	(5)	5	(200.0)

\* Amortization refers to the amortization of tenancy works.

- (4) This relates to a write-off of stamp duty paid for transfer of the property companies to CCT.
- (5) The income tax provision for 1 March 2004 to 14 May 2004 (Private trust period) is based on 100% of taxable income as tax transparency applies with effect from 15 May 2004 where income tax is provided for the 5% taxable income withheld and not distributed to unitholders. With effect from 1 July 2005, there would not be income tax provision as the distributable income to unitholders is based on 100% of the taxable income available for distribution to unitholders.
- (6) Included in the net tax adjustments are the following:

	YTD Sep 2005 S\$'000	YTD Sep 2004 S\$'000	Change %
Non-tax deductible/(chargeable) items :			
Trustee's fees	194	156	24.4
Temporary differences and other adjustments	(32)	(94)	(66.0)
Net tax adjustments	162	62	161.3

- (7) The distributable income to unitholders for the period after the *distribution in specie* ie. 15 May 2004 is based on 95% of the taxable income available for distribution to unitholders. With effect from 1 July 2005, the distributable income to unitholders is based on 100% of the taxable income available for distribution to unitholders.

Nm – not meaningful

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**1(b)(i) Balance sheet as at 30 September 2005 vs 31 December 2004**

	<b>30 Sep 2005</b> S\$'000	<b>31 Dec 2004</b> S\$'000	<b>Change</b> %
<b>Non-current assets</b>			
Plant and equipment	330	430	(23.3)
Investment properties	2,067,948 <sup>1</sup>	1,918,200	7.8
<b>Total non-current assets</b>	<b>2,068,278</b>	<b>1,918,630</b>	<b>7.8</b>
<b>Current assets</b>			
Trade and other receivables	1,576	989	59.4
Derivative asset	194 <sup>2</sup>	-	Nm
Cash and cash equivalents	49,360	60,254 <sup>3</sup>	(18.1)
<b>Total current assets</b>	<b>51,130</b>	<b>61,243</b>	<b>(16.5)</b>
<b>Total assets</b>	<b>2,119,408</b>	<b>1,979,873</b>	<b>7.0</b>
<b>Current liabilities</b>			
Trade and other payables	17,820	16,523	7.8
Unsecured short term loan	76,000 <sup>4</sup>	-	Nm
Provision for taxation	666	374	78.1
<b>Total current liabilities</b>	<b>94,486</b>	<b>16,897</b>	<b>459.2</b>
<b>Non-current liabilities</b>			
Interest-bearing borrowings	580,042	580,042	-
Other non-current liabilities	10,638 <sup>5</sup>	9,287	14.5
<b>Total non-current liabilities</b>	<b>590,680</b>	<b>589,329</b>	<b>0.2</b>
<b>Total liabilities</b>	<b>685,166</b>	<b>606,226</b>	<b>13.0</b>
<b>Net assets</b>	<b>1,434,242</b>	<b>1,373,647</b>	<b>4.4</b>
Represented by :			
<b>Unitholders' funds</b>	<b>1,434,242</b>	<b>1,373,647</b>	<b>4.4</b>

**Footnotes**

- (1) The increase is mainly due to the acquisition of HSBC Building on 29 April 2005.
- (2) This relates to the fair value of the 2 forward interest rate swaps.
- (3) This includes the distributable income of S\$33.5 million for the period of 15 May 2004 to 31 December 2004 which was paid on 28 February 2005.
- (4) The 1-year bridging loan facility was drawn down to part finance the acquisition of HSBC Building.
- (5) The increase is primarily due to the additional security deposits received.



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

	<b>30 Sep 2005</b> S\$'000	<b>31 Dec 2004</b> S\$'000
<b>Secured borrowings</b>		
Amount repayable after one year	580,042	580,042
<b>Unsecured borrowings</b>		
Amount repayable in one year or less, or on demand	76,000	-
	<b>656,042</b>	<b>580,042</b>

**Details of any collaterals**

As security for the secured borrowings for the initial seven properties<sup>1</sup> ("Initial Investment Properties"), CCT has granted in favour of the lender the following:

- (i) a mortgage over the Initial Investment Properties;
- (ii) an assignment of the insurance policies relating to the Initial Investment Properties;
- (iii) 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;
- (iv) an assignment of the agreements relating to the management of the Initial Investment Properties;
- (v) an assignment and charge of the rental proceeds and tenancy agreements of units in the Initial Investment Properties; and
- (vi) a fixed and floating charge over certain assets of CCT relating to the Initial Investment Properties.

**Footnote**

- (1) Initial seven 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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1(c)(i) Cash flow statement (3Q 2005 vs 3Q 2004)

	<b>3Q 2005</b> S\$'000	<b>3Q 2004</b> S\$'000
<b>Operating activities</b>		
Net income	16,148	14,261
<b>Adjustment for</b>		
Interest income	(175)	(38)
Depreciation of plant and equipment	36	40
Amortization of tenancy works	28	-
Amortization of rent incentives	180	118
Allowance for doubtful debts	3	5
Borrowing costs	4,175	3,713
Gain from remeasurement of derivatives	(194)	-
<b>Operating income before working capital changes</b>	<b>20,201</b>	<b>18,099</b>
Changes in working capital :		
Trade and other receivables	6,455	706
Trade and other payables	135	1,190
Security deposits	(451)	(1,037)
<b>Cash generated from operations</b>	<b>26,340</b>	<b>18,958</b>
Tax paid	-	-
<b>Cash generated from operating activities</b>	<b>26,340</b>	<b>18,958</b>
<b>Investing activities</b>		
Interest received	175	32
Subsequent expenditure on investment property	(710)	(124)
Purchase of plant and equipment	(1)	-
<b>Cash flows from investing activities</b>	<b>(536)</b>	<b>(92)</b>
<b>Financing activities</b>		
Issue expenses	(1)	(2,701)
Distribution to unitholders	(27,810) <sup>1</sup>	-
Interest paid	(4,170)	(3,713)
<b>Cash flows from financing activities</b>	<b>(31,981)</b>	<b>(6,414)</b>
<b>Increase in cash and cash equivalents</b>	<b>(6,177)</b>	<b>12,452</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>55,537</b>	<b>32,569</b>
<b>Cash and cash equivalents at end of period</b>	<b>49,360</b>	<b>45,021</b>

**Footnotes**

(1) This relates to the distributable income of S\$27.8 million for the period of 1 January 2005 to 30 June 2005 which was paid on 29 August 2005.

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1(c)(ii) Cash flow statement (YTD Sep 2005 vs YTD Sep 2004)

	YTD Sep 2005 <sup>1</sup> S\$'000	YTD Sep 2004 S\$'000
<b>Operating activities</b>		
Net income	45,365	32,781 <sup>2</sup>
<b>Adjustment for</b>		
Interest income	(450)	(48)
Depreciation of plant and equipment	115	89
Amortization of tenancy works	67	-
Amortization of rent incentives	379	118
Allowance for doubtful debts	(5)	5
Borrowing costs	11,805	8,031
Gain from remeasurement of derivatives	(194)	-
<b>Operating income before working capital changes</b>	<b>57,082</b>	<b>40,976</b>
Changes in working capital :		
Trade and other receivables	(1,048)	(1,539)
Trade and other payables	1,259	9,226
Security deposits	1,109	(1,114)
<b>Cash generated from operations</b>	<b>58,402</b>	<b>47,549</b>
Tax paid	-	(2,318)
<b>Cash generated from operating activities</b>	<b>58,402</b>	<b>45,231</b>
<b>Investing activities</b>		
Interest received	470	37
Purchase of investment property, acquisition charges and subsequent expenditure	(149,748)	(603,588)
Purchase of plant and equipment	(15)	(3)
Net cash inflow from acquisition of subsidiaries	-	15,086
<b>Cash flows from investing activities</b>	<b>(149,293)</b>	<b>(588,468)</b>
<b>Financing activities</b>		
Proceeds from issue of new units	78,872	36,204
Interest bearing borrowings	76,000	580,042
Issue expenses	(2,059)	(11,290)
Distribution to unitholders	(61,291) <sup>3</sup>	(9,272)
Interest paid	(11,525)	(7,426)
<b>Cash flows from financing activities</b>	<b>79,997</b>	<b>588,258</b>
<b>(Decrease)/Increase in cash and cash equivalents</b>	<b>(10,894)</b>	<b>45,021</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>60,254</b>	<b>-</b>
<b>Cash and cash equivalents at end of period</b>	<b>49,360</b>	<b>45,021</b>

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**Footnotes**

- (1) CCT acquired HSBC Building on 29 April 2005.
- (2) Although CCT was established on 6 February 2004, the acquisition of the properties was completed on 1 March 2004. Consequently, the figures only represent the income from 1 March 2004 to 30 June 2004 as there was no income from 6 February 2004 to 29 February 2004.
- (3) This comprises the distributable income of S\$33.5 million for the period of 15 May 2004 to 31 December 2004 which was paid on 28 February 2005 and the distributable income of S\$27.8 million for the period of 1 January 2005 to 30 June 2005 which was paid on 29 August 2005.

**1(d)(i) Statement of changes in unitholders' funds (3Q 2005 vs 3Q 2004)**

	<b>3Q 2005</b> S\$'000	<b>3Q 2004</b> S\$'000
<b>Balance as at beginning of period</b>	<b>1,445,905</b>	<b>1,467,291</b>
<b>Operations</b>		
Total return for the period after income tax	16,148	14,119
<b>Net increase in net assets resulting from operations</b>	<b>16,148</b>	<b>14,119</b>
<b>Unitholders' transactions</b>		
Issue expenses	(1)	430
Distribution to unitholders	(27,810)	-
<b>Net (decrease) / increase in net assets resulting from unitholders' transactions</b>	<b>(27,811)</b>	<b>430</b>
<b>Total (decrease) / increase in net assets</b>	<b>(11,663)</b>	<b>14,549</b>
<b>Balance as at end of period</b>	<b>1,434,242</b>	<b>1,481,840</b>

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**1(d)(ii) Statement of changes in unitholders' funds (YTD Sep 2005 vs YTD Sep 2004)**

	YTD Sep 2005 S\$'000	YTD Sep 2004 S\$'000
<b>Balance as at beginning of period</b>	<b>1,373,647</b>	-
<b>Operations</b>		
Total return for the period after income tax	45,073	27,543 <sup>1</sup>
<b>Net increase in net assets resulting from operations</b>	<b>45,073</b>	<b>27,543</b>
<b>Unitholders' transactions</b>		
Creation of new units	78,872 <sup>2</sup>	1,475,145
Issue expenses	(2,059) <sup>3</sup>	(11,576)
Distribution to unitholders	(61,291) <sup>4</sup>	(9,272)
<b>Net increase in net assets resulting from unitholders' transactions</b>	<b>15,522</b>	<b>1,454,297</b>
<b>Total increase in net assets</b>	<b>60,595</b>	<b>1,481,840</b>
<b>Balance as at end of period</b>	<b>1,434,242</b>	<b>1,481,840</b>

**Footnotes**

- (1) Although CCT was established on 6 February 2004, the acquisition of the properties was completed on 1 March 2004. Consequently, the figures only represent the income from 1 March 2004 to 30 June 2004 as there was no income from 6 February 2004 to 29 February 2004.
- (2) 57.2 million new units were issued on 29 April 2005 to part finance the acquisition of HSBC Building.
- (3) This comprises mainly the underwriting and selling commissions and other issue expenses relating to the equity fund raising exercise for the acquisition of HSBC Building.
- (4) This comprises the distributable income of S\$33.5 million for the period of 15 May 2004 to 31 December 2004 which was paid on 28 February 2005 and the distributable income of S\$27.8 million for the period of 1 January 2005 to 30 June 2005 which was paid on 29 August 2005.

**1(e)(i) Details of any change in the units (3Q 2005 vs 3Q 2004)**

	3Q 2005 Units	3Q 2004 Units
<b>Balance as at beginning of period</b>	<b>896,270,700</b>	<b>839,116,700</b>
<b>Balance as at end of period</b>	<b>896,270,700</b>	<b>839,116,700</b>

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**1(e)(ii) Details of any change in the units (YTD Sep 2005 vs YTD Sep 2004)**

	YTD Sep 2005 Units	YTD Sep 2004 Units
<b>Balance as at beginning of period</b>	<b>839,116,700</b>	-
Issue of new units :		
- part settlement for the purchase of HSBC Building	57,154,000	-
- settlement for the purchase of shares of property companies	-	764,369,254
- part settlement for the purchase of 6 Battery Road	-	54,153,274
- for cash for the payment of issue and establishment expenses, stamp duty and other acquisition related expenses	-	20,594,172
<b>Balance as at end of period</b>	<b>896,270,700</b>	<b>839,116,700</b>

**2 Whether the figures have been audited, or reviewed and in accordance with which standard (eg. 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 2004.

**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.

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

In computing the EPU, the weighted average number of units as at the end of each period is used for the computation.

In computing the DPU, the number of units as at the end of each period is used for the computation.

	<b>3Q 2005</b>	<b>3Q 2004</b>
Number of units on issue at end of period	896,270,700	839,116,700
Weighted average number of units as at end of period	896,270,700	839,116,700
<b>Earnings per unit (EPU)</b>		
Based on the weighted average number of units as at end of period	1.80¢	1.68¢
Based on fully diluted basis	1.80¢	1.68¢
<b>Distribution per unit (DPU)</b>		
Based on the number of units as at end of period	1.81¢	1.61¢

The diluted EPU is the same as the basic EPU as there are no significant dilutive instruments in issue during the period.

	<b>YTD Sep 2005</b>	<b>1 Jan to 28 Apr 2005</b>	<b>29 Apr to 30 Sep 2005</b>
Number of units on issue at end of period	896,270,700	839,116,700	896,270,700
Weighted average number of units as at end of period	871,566,773	839,116,700	896,270,700
<b>Earnings per unit (EPU)</b>			
Based on the weighted average number of units as at end of period	5.17¢	2.23¢	2.94¢
Based on fully diluted basis	5.17¢	2.23¢	2.94¢
<b>Distribution per unit (DPU)</b>			
Based on the number of units as at end of period	5.05¢	2.15¢	2.90¢

The diluted EPU is the same as the basic EPU as there are no significant dilutive instruments in issue during the period.

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	<b>YTD Sep 2004<sup>1</sup></b>	<b>Private Trust (6 Feb to 14 May 2004)<sup>1</sup></b>	<b>Public Trust (15 May to 30 Sep 2004)</b>
Number of units on issue at end of period	839,116,700	839,116,700	839,116,700
Weighted average number of units as at end of period	839,116,700	839,116,700	839,116,700
<b>Earnings per unit (EPU)</b>			
Based on the weighted average number of units as at end of period	3.28¢	0.78¢	2.50¢
Based on fully diluted basis	3.28¢	0.78¢	2.50¢
<b>Distribution per unit (DPU)</b>			
Based on the number of units as at end of period	3.49¢	1.10¢	2.39¢

The diluted EPU is the same as the basic EPU as there are no significant dilutive instruments in issue during the period.

**Footnotes**

(1) Although CCT was established on 6 February 2004, the acquisition of the properties was completed on 1 March 2004. Consequently, the figures only represent the income from 1 March 2004 to 30 June 2004 as there was no income from 6 February 2004 to 29 February 2004.

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

	<b>30 Sep 2005</b>	<b>31 Dec 2004</b>
NAV per unit	\$1.60	\$1.64
Adjusted NAV per unit (excluding the distributable income to unitholders)	\$1.58	\$1.60



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**8 Review of the performance**

	<b>3Q 2005</b> S\$'000	<b>3Q 2004</b> S\$'000	<b>YTD Sep 2005</b> S\$'000	<b>YTD Sep 2004<sup>1</sup></b> S\$'000
<b><u>Statement of Total Return</u></b>				
Gross revenue	29,122	27,214	85,360	62,819
Property operating expenses	(6,824)	(7,248)	(21,810)	(17,431)
Net property income	22,298	19,966	63,550	45,388
Other Income	175	38	450	48
Manager's management fees	(1,458)	(1,358)	(4,136)	(3,144)
Trust expense	(886)	(672)	(2,888)	(1,480)
Borrowing costs	(4,175)	(3,713)	(11,805)	(8,031)
Gain from measurement of derivatives	194	-	194	-
Net income	16,148	14,261	45,365	32,781
Net realized loss on liquidation of subsidiaries <sup>2</sup>	-	-	-	(2,687)
<b>Total return for the period before income tax</b>	<b>16,148</b>	<b>14,261</b>	<b>45,365</b>	<b>30,094</b>
Income tax <sup>3</sup>	-	(142)	(292)	(2,551)
<b>Total return for the period after income tax</b>	<b>16,148</b>	<b>14,119</b>	<b>45,073</b>	<b>27,543</b>

**Distribution Statement**

Net income	16,148	14,261	45,365	32,781
Net tax adjustments	119	(77)	162	62
Taxable income available for distribution to unitholders	16,267	14,184	45,527	32,843
<b>Distributable income to unitholders</b>	<b>16,267</b>	<b>13,475</b>	<b>44,064</b>	<b>29,361</b>
Earnings per unit (cents)	1.80¢	1.68¢	5.17¢	3.28¢
Distribution per unit (cents)	1.81¢	1.61¢	5.05¢	3.49¢

**Footnotes**

- (1) Although CCT was established on 6 February 2004, the acquisition of the properties was completed on 1 March 2004. Consequently, the figures only represent the income from 1 March 2004 to 30 June 2004 as there was no income from 6 February 2004 to 29 February 2004.
- (2) This relates to a write-off of stamp duty paid for transfer of the property companies to CCT.
- (3) The income tax provision for 1 March 2004 to 14 May 2004 (Private trust period) is based on 100% of taxable income as tax transparency applies with effect from 15 May 2004 where income tax is provided for the 5% taxable income withheld and not distributed to unitholders. With effect from 1 July 2005, there would not be income tax provision as the distributable income to unitholders is based on 100% of the taxable income available for distribution to unitholders.

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**Review of performance 3Q 2005 vs 3Q 2004**

Gross revenue for 3Q 2005 is higher than 3Q 2004 by S\$1.9 million or 7.0%. This is mainly due to additional revenue of S\$2.1 million derived from the acquisition of HSBC Building, higher car park income and tenant recoveries achieved for most of the buildings and partially offset against lower rental revenue from 6 Battery Road and Starhub Centre.

Property operating expenses are lower in 3Q 2005 by \$0.4 million or 5.8% due to less tenancy works carried out and lower marketing expenses.

Trust expenses are higher in 3Q 2005 by \$0.2 million or 31.8% due to higher professional fees and unitholders' expenses.

Other income relates to interest income which is higher in 3Q 2005 by S\$0.1 million or 360.5% due to higher cash on hand and higher deposit rate.

Borrowing costs are higher in 3Q 2005 by \$0.5 million or 12.4% due to additional borrowings of S\$76.0 million incurred to part finance the acquisition of HSBC Building on 29 April 2005. Gain from the remeasurement of derivatives relates to the fair value of the two forward interest rate swaps.

**Review of performance YTD Sep 2005 vs YTD Sep 2004**

The comparison of YTD Sep 2005 vs YTD Sep 2004's performance is not meaningful as CCT has no income from 6 February 2004 to 29 February 2004 and the income recorded relates only to 1 March 2004 to 30 September 2004.

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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 29 April 2005 to 30 September 2005)**

	<b>29 Apr 2005 to 30 Sep 2005</b>		
	<b>Actual S\$'000</b>	<b>Forecast<sup>1</sup> S\$'000</b>	<b>Change %</b>
Gross rental income	42,781	42,397	0.9
Car park income	4,176	3,458	20.8
Other income	2,371	1,877	26.3
<b>Gross revenue</b>	<b>49,328</b>	<b>47,732</b>	<b>3.3</b>
Property management fees	(1,050)	(997)	5.3
Property tax	(3,477)	(3,021)	15.1
Other property operating expenses	(7,685)	(8,346)	(7.9)
<b>Property operating expenses</b>	<b>(12,212)</b>	<b>(12,364)</b>	<b>(1.2)</b>
<b>Net property income</b>	<b>37,116</b>	<b>35,368</b>	<b>4.9</b>
Interest income	280	195	43.6
Manager's management fees	(2,418)	(2,217)	9.1
Trust expenses	(1,665)	(1,201)	38.6
Borrowing costs	(7,043)	(7,032)	(0.2)
Gain from measurement of derivatives	194	-	Nm
<b>Net income</b>	<b>26,464</b>	<b>25,113</b>	<b>5.4</b>
Net tax adjustments	70	81	(13.6)
<b>Taxable income available for distribution to unitholders</b>	<b>26,534</b>	<b>25,194</b>	<b>5.3</b>
<b>Distributable Income to unitholders</b>	<b>26,021<sup>2</sup></b>	<b>23,934<sup>3</sup></b>	<b>8.7</b>
<b>Distribution per unit (in cents)</b>			
<b>For the period</b>	2.90¢	2.67¢	8.7
<b>Annualised</b>	6.83¢	6.29¢	8.7

**Footnotes**

- (1) The forecast is based on management's forecast for the period 29 April 2005 to 30 September 2005. This, together with the forecast for the period 1 October 2005 to 31 December 2005, is the forecast shown in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.
- (2) The distributable income to unitholders is based on 95% of the taxable income available for distribution to unitholders for the period 1 January 2005 to 30 June 2005 and 100% of the taxable income available for distribution to unitholders from 1 July 2005 to 30 September 2005.
- (3) The distributable income to unitholders is based on 95% of the taxable income available for distribution to unitholders.

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

	<b>Actual 29 Apr to 30 Sep 2005 S\$'000</b>	<b>Forecast<sup>1</sup> 29 Apr to 30 Sep 2005 S\$'000</b>	<b>Change %</b>
Capital Tower	17,231	17,062	1.0
6 Battery Road	13,282	12,929	2.7
Starhub Centre	4,866	4,373	11.3
Robinson Point	2,440	2,495	(2.2)
Bugis Village	3,239	3,162	2.4
Golden Shoe Car Park	3,281	2,875	14.1
Market Street Car Park	1,548	1,395	11.0
HSBC Building	3,441	3,441	-
<b>Total gross revenue</b>	<b>49,328</b>	<b>47,732</b>	<b>3.3</b>

**Footnotes**

- (1) The forecast is based on management's forecast for the period 29 April 2005 to 30 September 2005. This, together with the forecast for the period 1 October 2005 to 31 December 2005, is the forecast shown in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.

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

	<b>Actual 29 Apr to 30 Sep 2005 S\$'000</b>	<b>Forecast<sup>1</sup> 29 Apr to 30 Sep 2005 S\$'000</b>	<b>Change %</b>
Capital Tower	12,599	12,310	2.3
6 Battery Road	10,125	9,454	7.1
Starhub Centre	3,093	2,903	6.5
Robinson Point	1,677	1,664	0.8
Bugis Village	2,539	2,509	1.2
Golden Shoe Car Park	2,489	2,117	17.6
Market Street Car Park	1,176	993	18.4
HSBC Building	3,418	3,418	-
<b>Total net property income</b>	<b>37,116</b>	<b>35,368</b>	<b>4.9</b>

**Footnotes**

- (1) The forecast is based on management's forecast for the period 29 April 2005 to 30 September 2005. This, together with the forecast for the period 1 October 2005 to 31 December 2005, is the forecast shown in the Offer Information Statement dated 21 April 2005 for the equity fund raising to acquire HSBC Building.

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**Review of the performance**

Gross revenue increased by S\$1.6 million or 3.3% over the forecast. This is mainly due to increased contribution from car park revenue and tenant recoveries as well as increase from higher rental rates achieved against forecast.

Actual property operating expenses are lower than forecast by S\$0.2 million or 1.3% due to lower marketing expense, less tenancy works and maintenance works but partially offset against higher property tax.

Trust expenses are higher by S\$0.1 million or 38.6% due to provision of higher unitholders' expenses.

**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 Singapore economy continued its growth momentum in the third quarter of 2005. Advanced estimates by MTI indicated a GDP growth of 6% in the third quarter of 2005, compared to the same period last year. This brings the average year-to-date 2005 growth to 4.7%, surpassing government's estimate of 3.5% to 4.5% growth for 2005. On a quarter-on-quarter seasonally adjusted annualized basis, the real GDP expanded by 3.2% for this third quarter.

Singapore's strong economic performance, leading to improvements in the job market, and the expansion of the financial service / IT sectors, are the cornerstones of recovery in the office property market. The market has experienced five straight quarters of positive tenant demand. Based on URA data, island-wide office occupancy reached 85.7% in the second quarter of 2005 compared to 82.6% a year ago.

According to property consultants, prime office space witnessed rents rising to S\$5.20 psf per month in the third quarter of 2005, translating to a year-to-date increase of over 11%. CCT has also seen increasing demand for space in its office properties.

The pickup for office space demand will continue to be healthy and prospects for rental growth for all sectors of the office market should be strong in the next three to four years.

**Outlook for 2005**

The manager of CapitaCommercial Trust is confident of achieving more than the annualised forecast distribution of 6.22 cents per unit for the period 29 April 2005 to 31 December 2005 (as stated in the Offer Information Statement dated 21 April 2005).

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**11 Distributions**

**11(a) Current financial period**

Any distributions declared for the current financial period?  
Nil.

**11(b) Corresponding period of the preceding financial period**

Any distributions declared for the corresponding period of the immediate preceding financial period?  
Nil.

**11(c) Date payable**

Not applicable.

**11(d) Book closure date**

Not applicable.

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

No distribution has been declared/recommendeded.

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  
20 October 2005