

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**



**2005 FULL YEAR FINANCIAL STATEMENT
AND DISTRIBUTION ANNOUNCEMENT**

TABLE OF CONTENTS

Item No.	Description	Page No.
-	Summary of CCT Results vs Forecast	2
-	Introduction	3
1(a)	Statement of Total Return & Distribution Statement	4 – 7
1(b)(i)	Balance Sheet	8
1(b)(ii)	Aggregate Amount of Borrowings and Debt Securities	9
1(c)	Cash Flow Statement	10 – 12
1(d)	Statement of Changes in Unitholders' Funds	12 – 13
1(e)	Details of Any Change in the Units	13 – 14
2 & 3	Audit Statement	14
4 & 5	Changes in Accounting Policies	14
6	Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")	15 – 16
7	Net Asset Value Per Unit	16
8	Review of the Performance	17 – 18
9	Variance from Previous Forecast / Prospect Statement	19 – 21
10	Outlook & Prospects	21
11,12 & 16	Distributions	22, 24
13 & 14	Segmental Information	23
15	Breakdown of Gross Revenue and Net Income	23
16	Breakdown of Total Distribution	24

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

SUMMARY OF CCT RESULTS (ACTUAL VS FORECAST)

	2H 2005	FY 2005	29 April 2005 to 31 December 2005			
	Actual S\$'000	Actual S\$'000	Actual S\$'000	Forecast ¹ S\$'000	Favourable / (Unfavourable)	
					S\$'000	%
Gross Revenue	58,893	115,131	79,099	75,667	3,432	5
Net Property Income	42,999	84,252	57,818	55,744	2,074	4
Net Income	32,689	61,907	43,006	39,429	3,577	9
Taxable Income	32,073	61,334	42,341	39,703	2,638	7
Distributable Income	32,073²	59,872²	41,828²	37,718³	4,110	11
Distribution Per Unit (cents)						
For period	3.57¢	6.81¢	4.66¢	4.21¢	0.45¢	11
Annualised	7.08¢	6.81¢	6.88¢	6.22¢	0.66¢	11

Footnotes

- (1) The forecast for the period 29 April 2005 to 31 December 2005 is the forecast shown in the Offer Information Statement dated 21 April 2005 ("OIS") 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 31 December 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.

DISTRIBUTION & BOOK CLOSURE DATE

Distribution	1 July 2005 to 31 December 2005
Distribution Type	Income
Distribution Rate	3.57 cents per unit
Books Closure Date	6 February 2006
Payment Date	28 February 2006

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

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 31 December 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 31 December 2004 is only for income derived for the period of 1 March 2004 to 31 December 2004 as CCT's acquisition of the initial seven properties were completed on 1 March 2004.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

1(a)(i) Statement of Total Return & Distribution Statement (4Q 2005 vs 4Q 2004)

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

	4Q 2005 S\$'000	4Q 2004 S\$'000	Change %
<u>Statement of Total Return</u>			
Gross rental income	26,142	23,945	9
Car park income	2,509	1,952	29
Other income	1,120	1,306	(14)
Gross revenue	29,771	27,203	9
Property management fees	(583)	(569)	3
Property tax	(1,728)	(2,110)	(18)
Other property operating expenses ¹	(6,758)	(6,058)	12
Property operating expenses	(9,069)	(8,737)	4
Net property income	20,702	18,466	12
Interest income	232	99	134
Manager's management fees	(1,487)	(1,299)	15
Trust expenses	244	396	(38)
Borrowing costs	(4,199)	(3,712)	13
Gain from remeasurement of derivatives	1,050	-	Nm
Net income	16,542	13,950	19
Net surplus/(deficit) on value of investments			
Revaluation surplus/(deficit) ²	5,562	(121,882)	105
Net surplus/(deficit) on value of investments	5,562	(121,882)	105
Total return for the period before tax	22,104	(107,932)	121
Income tax	-	(141)	100
Total return for the period after tax	22,104	(108,073)	121

Distribution Statement

Net income	16,542	13,950	19
Net tax adjustments ³	(735)	124	(693)
Taxable income available for distribution to unitholders	15,807	14,074	12
Distributable income to unitholders⁴	15,807	13,370	18

CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

Footnotes

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

	4Q 2005 S\$'000	4Q 2004 S\$'000	Change %
Depreciation and amortization*	65	40	63
Allowance for doubtful debts and bad debts written off	-	3	(100)

* Amortization refers to the amortization of tenancy works.

(2) This relates to the surplus/(deficit) on revaluation of the investment properties.

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

	4Q 2005 S\$'000	4Q 2004 S\$'000	Change %
Non-tax deductible/(chargeable) items :			
Trustee's fees	67	64	5
Temporary differences and other adjustments	(802)	60	(1,437)
Net tax adjustments	(735)	124	(693)

(4) 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

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

1(a)(ii) Statement of Total Return & Distribution Statement (FY 2005 vs FY 2004)

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

	FY 2005¹ S\$'000	FY 2004² S\$'000	Change %
<u>Statement of Total Return</u>			
Gross rental income	100,179	79,110	27
Car park income	9,844	7,197	37
Other income	5,108	3,715	37
Gross revenue	115,131	90,022	28
Property management fees	(2,451)	(1,974)	24
Property tax	(7,723)	(6,982)	11
Other property operating expenses ³	(20,705)	(17,212)	20
Property operating expenses	(30,879)	(26,168)	18
Net property income	84,252	63,854	32
Interest income	682	147	364
Manager's management fees	(5,623)	(4,443)	27
Trust expenses	(2,644)	(1,084)	144
Borrowing costs	(16,004)	(11,743)	36
Gain from remeasurement of derivatives	1,244	-	Nm
Net income	61,907	46,731	33
Net surplus/(deficit) on value of investments			
Net realized loss on liquidation of subsidiaries ⁴	-	(2,687)	100
Revaluation surplus/(deficit) ⁵	5,562	(121,882)	105
Net surplus/(deficit) on value of investments	5,562	(124,569)	105
Total return for the year/period before tax	67,469	(77,838)	187
Income tax ⁶	(292)	(2,692)	89
Total return for the year/period	67,177	(80,530)	183

Distribution Statement

Net income	61,907	46,731	33
Net tax adjustments ⁷	(573)	101	(667)
Taxable income available for distribution to unitholders	61,334	46,832	31
Distributable income to unitholders⁸	59,872	45,071	33

CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

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 Year 2004 relates only to the income for the period of 1 March 2004 to 31 December 2004.

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

	FY 2005 S\$'000	FY 2004 S\$'000	Change %
Depreciation and amortization*	247	129	92
Allowance for doubtful debts and bad debts written off	(5)	8	(163)

* 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) This relates to the surplus/(deficit) on revaluation of the investment properties. For details, to refer to the review of performance on page 17 (paragraph 8(a)(i)).
- (6) 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.
- (7) Included in the net tax adjustments are the following:

	FY 2005 S\$'000	FY 2004 S\$'000	Change %
Non-tax deductible/(chargeable) items :			
Trustee's fees	261	165	58
Temporary differences and other adjustments	(834)	(64)	(1,203)
Net tax adjustments	(573)	101	(667)

- (8) 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

CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

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

	31 Dec 2005 S\$'000	31 Dec 2004 S\$'000	Change %
Non-current assets			
Plant and equipment	294	430	(32)
Investment properties	2,076,100 ¹	1,918,200	8
Total non-current assets	2,076,394	1,918,630	8
Current assets			
Trade and other receivables	1,518	989	54
Derivative asset	1,244 ²	-	Nm
Cash and cash equivalents	64,197 ³	60,254 ⁴	7
Total current assets	66,959	61,243	9
Total assets	2,143,353	1,979,873	8
Current liabilities			
Trade and other payables	20,794	16,523	26
Unsecured short term loan	76,000 ⁵	-	Nm
Provision for taxation	666	374	78
Total current liabilities	97,460	16,897	477
Non-current liabilities			
Interest-bearing borrowings	580,042	580,042	-
Other non-current liabilities	9,505	9,287	2
Total non-current liabilities	589,547	589,329	-
Total liabilities	687,007	606,226	13
Net assets	1,456,346	1,373,647	6
Represented by :			
Unitholders' funds	1,456,346	1,373,647	6

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\$32.1 million for the period of 1 July 2005 to 31 December 2005 which is payable on 28 February 2006.
- (4) 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.
- (5) The 1-year bridging loan facility was drawn down to part finance the acquisition of HSBC Building.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

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

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

Details of any collaterals

As security for the secured borrowings for the initial seven properties¹ ("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.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

1(c)(i) Cash flow statement (4Q 2005 vs 4Q 2004)

	4Q 2005 S\$'000	4Q 2004 S\$'000
Operating activities		
Net income	16,542	13,950
Adjustment for		
Interest income	(232)	(99)
Depreciation of plant and equipment	36	40
Amortization of tenancy works	29	-
Amortization of rent incentives	(801)	78
Allowance for doubtful debts	-	3
Borrowing costs	4,199	3,712
Gain from remeasurement of derivatives	(1,050)	-
Operating income before working capital changes	18,723	17,684
Changes in working capital		
Trade and other receivables	829	512
Trade and other payables	2,066	1,551
Security deposits	(306)	(6)
Cash generated from operations	21,312	19,741
Tax paid	-	-
Cash generated from operating activities	21,312	19,741
Investing activities		
Interest received	232	90
Subsequent expenditure on investment property	(2,589)	(540)
Purchase of plant and equipment	-	(6)
Cash flows from investing activities	(2,357)	(456)
Financing activities		
Issue expenses	-	(381)
Interest paid	(4,118)	(3,671)
Cash flows from financing activities	(4,118)	(4,052)
Increase in cash and cash equivalents	14,837	15,233
Cash and cash equivalents at beginning of period	49,360	45,021
Cash and cash equivalents at end of period	64,197	60,254

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

1(c)(ii) Cash flow statement (FY 2005 vs FY 2004)

	FY 2005¹ S\$'000	FY 2004² S\$'000
Operating activities		
Net income	61,907	46,731
Adjustment for		
Interest income	(682)	(147)
Depreciation of plant and equipment	151	129
Amortization of tenancy works	96	-
Amortization of rent incentives	(422)	196
Allowance for doubtful debts	(5)	8
Borrowing costs	16,004	11,743
Gain from remeasurement of derivatives	(1,244)	-
Operating income before working capital changes	75,805	58,660
Changes in working capital		
Trade and other receivables	(218)	(1,027)
Trade and other payables	3,325	9,875
Security deposits	803	57
Cash generated from operations	79,715	67,565
Tax paid	-	(2,318)
Cash generated from operating activities	79,715	65,247
Investing activities		
Interest received	702	127
Purchase of investment property, acquisition charges and subsequent expenditure	(152,338)	(595,944)
Purchase of plant and equipment	(15)	(118)
Net cash inflow from acquisition of subsidiaries	-	6,761
Cash flows from investing activities	(151,651)	(589,174)
Financing activities		
Proceeds from issue of new units	78,872	36,204
Interest bearing borrowings	76,000	580,042
Issue expenses	(2,059)	(11,696)
Distribution to unitholders	(61,291) ³	(9,272)
Interest paid	(15,643)	(11,097)
Cash flows from financing activities	75,879	584,181
(Decrease)/Increase in cash and cash equivalents	3,943	60,254
Cash and cash equivalents at beginning of period	60,254	-
Cash and cash equivalents at end of period	64,197	60,254

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

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 31 December 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 (4Q 2005 vs 4Q 2004)

	4Q 2005 S\$'000	4Q 2004 S\$'000
Balance as at beginning of period	1,434,242	1,481,840
Operations		
Net increase in net assets resulting from operations	22,104	(108,073)
Unitholders' transactions		
Issue expenses	-	(120)
Net (decrease) / increase in net assets resulting from unitholders' transactions	-	(120)
Total (decrease) / increase in net assets	22,104	(108,193)
Balance as at end of period	1,456,346	1,373,647

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

1(d)(ii) Statement of changes in unitholders' funds (FY 2005 vs FY 2004)

	FY 2005 S\$'000	FY 2004 ¹ S\$'000
Balance as at beginning of period	1,373,647	-
Operations		
Net increase in net assets resulting from operations	67,177	(80,530)
Unitholders' transactions		
Creation of new units	78,872 ²	1,475,145
Issue expenses	(2,059) ³	(11,696)
Distribution to unitholders	(61,291) ⁴	(9,272)
Net increase in net assets resulting from unitholders' transactions	15,522	1,454,177
Total increase in net assets	82,699	1,373,647
Balance as at end of period	1,456,346	1,373,647

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 31 December 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 (4Q 2005 vs 4Q 2004)

	4Q 2005 Units	4Q 2004 Units
Balance as at beginning of period	896,270,700	839,116,700
Balance as at end of period	896,270,700	839,116,700

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

1(e)(ii) Details of any change in the units (FY 2005 vs FY 2004)

	FY 2005 Units	FY 2004 Units
Balance as at beginning of period	839,116,700	-
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
Balance as at end of period	896,270,700	839,116,700

- 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.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

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.

	4Q 2005	4Q 2004
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
Earnings per unit (EPU)		
Based on the weighted average number of units as at end of period	1.85¢	1.65¢
Based on fully diluted basis	1.85¢	1.65¢
Distribution per unit (DPU)		
Based on the number of units as at end of period	1.76¢	1.60¢

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

	FY 2005	1 Jan to 28 Apr 2005	29 Apr to 31 Dec 2005
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	877,793,516	839,116,700	896,270,700
Earnings per unit (EPU)			
Based on the weighted average number of units as at end of period	7.02¢	2.23¢	4.79¢
Based on fully diluted basis	7.02¢	2.23¢	4.79¢
Distribution per unit (DPU)			
Based on the number of units as at end of period	6.81¢	2.15¢	4.66¢

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

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

	FY 2004¹	Private Trust (6 Feb to 14 May 2004)¹	Public Trust (15 May to 31 Dec 2004)
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
Earnings per unit (EPU)			
Based on the weighted average number of units as at end of period	5.25¢	1.11¢	4.14¢
Based on fully diluted basis	5.25¢	1.11¢	4.14¢
Distribution per unit (DPU)			
Based on the number of units as at end of period	5.37¢	1.38¢	3.99¢

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 31 December 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

	31 Dec 2005	31 Dec 2004
NAV per unit	\$1.62	\$1.64
Adjusted NAV per unit (excluding the distributable income to unitholders)	\$1.59	\$1.60

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

8 Review of the performance

	4Q 2005 S\$'000	4Q 2004 S\$'000	FY 2005 S\$'000	FY 2004¹ S\$'000
<u>Statement of Total Return</u>				
Gross revenue	29,771	27,203	115,131	90,022
Property operating expenses	(9,069)	(8,737)	(30,879)	(26,168)
Net property income	20,702	18,466	84,252	63,854
Other Income	232	99	682	147
Manager's management fees	(1,487)	(1,299)	(5,623)	(4,443)
Trust expense	244	396	(2,644)	(1,084)
Borrowing costs	(4,199)	(3,712)	(16,004)	(11,743)
Gain from remeasurement of derivatives	1,050	-	1,244	-
Net income	16,542	13,950	61,907	46,731
Net realized loss on liquidation of subsidiaries ²	-	-	-	(2,687)
Revaluation surplus/(deficit)	5,562	(121,882)	5,562	(121,882)
Total return for the period before income tax	22,104	(107,932)	67,469	(77,838)
Income tax ³	-	(141)	(292)	(2,692)
Total return for the period after income tax	22,104	(108,073)	67,177	(80,530)

Distribution Statement

Net income	16,542	13,950	61,907	46,731
Net tax adjustments	(735)	124	(573)	101
Taxable income available for distribution to unitholders	15,807	14,074	61,334	46,832
Distributable income to unitholders	15,807	13,370	59,872	45,071
Earnings per unit (cents)	1.85¢	1.65¢	7.02¢	5.25¢
Distribution per unit (cents)	1.76¢	1.60¢	6.81¢	5.37¢

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 31 December 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.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

Review of performance 4Q 2005 vs 4Q 2004

Gross revenue for 4Q 2005 is higher than 4Q 2004 by S\$2.6 million or 9%. 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 income from the retail space at Market Street Car Park due to the commencement of asset enhancement work in November 2005.

Property operating expenses are higher in 4Q 2005 by S\$0.3 million or 4% due to higher cyclical works carried out to improve the facilities offered by the buildings. This is partially offset by lower property tax resulting from downward revision of the annual values.

Trust expenses are lower in 4Q 2005 by S\$0.2 million or 38% due to lower professional fees and unitholders' expenses.

Interest income is higher in 4Q 2005 by S\$0.1 million or 134% due to higher cash on hand and higher deposit rate.

Borrowing costs are higher in 4Q 2005 by \$0.5 million or 13% 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 FY 2005 vs FY 2004

The comparison FY 2005 vs FY 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 31 December 2004.

Revaluation surplus/(deficit)

This revaluation surplus/(deficit) has no impact on the taxable income or distributable income to unitholders.

In accordance with the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore, valuations of investment properties are to be conducted at least once in every 12 months. Any increase or decrease in value is credited or charged to the Statement of Total Return as revaluation surplus or deficit.

Valuations of the CCT portfolio were conducted by Knight Frank Pte Ltd and Colliers' International Consultancy & Valuation (Singapore) Pte Ltd on 1 December 2005 using the Investment Method, Discounted Cash Flow Analysis and Direct Comparison Approach.

CCT's portfolio is valued at S\$2,076.1 million as at 1 December 2005. The book value prior to revaluation is S\$2,070.5 million which includes the valuation of the initial seven properties (Capital Tower, 6 Battery Road, Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park and Market Street Car Park) as at 1 December 2004, the acquisition cost of HSBC Building and capital expenditure incurred. This gives rise to a revaluation surplus of S\$5.6 million, which is charged to the Statement of Total Return.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

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 31 December 2005)

	29 Apr 2005 to 31 Dec 2005		
	Actual S\$'000	Forecast¹ S\$'000	Change %
Gross rental income	68,923	67,327	2
Car park income	6,685	5,397	24
Other income	3,491	2,943	19
Gross revenue	79,099	75,667	5
Property management fees	(1,633)	(1,569)	4
Property tax	(5,205)	(5,065)	3
Other property operating expenses	(14,443)	(13,289)	9
Property operating expenses	(21,281)	(19,923)	7
Net property income	57,818	55,744	4
Interest income	513	311	65
Manager's management fees	(3,905)	(3,502)	12
Trust expenses	(1,421)	(1,912)	(26)
Borrowing costs	(11,243)	(11,212)	-
Gain from remeasurement of derivatives	1,244	-	Nm
Net income	43,006	39,429	9
Net tax adjustments	(665)	274	(343)
Taxable income available for distribution to unitholders	42,341	39,703	7
Distributable Income to unitholders	41,828²	37,718³	11
Distribution per unit (in cents)			
For the period	4.66¢	4.21¢	11
Annualised	6.88¢	6.22¢	11

Footnotes

- (1) The forecast for the period 29 April 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 31 December 2005.
- (3) The distributable income to unitholders is based on 95% of the taxable income available for distribution to unitholders.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

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

	Actual 29 Apr to 31 Dec 2005 S\$'000	Forecast¹ 29 Apr to 31 Dec 2005 S\$'000	Change %
Capital Tower	27,950	27,327	2
6 Battery Road	20,988	20,397	3
HSBC Building	5,492	5,492	-
Starhub Centre	8,047	7,159	12
Robinson Point	3,928	4,017	(2)
Bugis Village	5,227	5,003	5
Golden Shoe Car Park	5,220	4,429	18
Market Street Car Park	2,247	1,843	22
Total gross revenue	79,099	75,667	5

Footnotes

(1) The forecast for the period 29 April 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)

	Actual 29 Apr to 31 Dec 2005 S\$'000	Forecast¹ 29 Apr to 31 Dec 2005 S\$'000	Change %
Capital Tower	20,077	19,566	3
6 Battery Road	15,700	14,903	5
HSBC Building	5,455	5,455	-
Starhub Centre	5,006	4,792	5
Robinson Point	2,598	2,669	(3)
Bugis Village	3,973	3,931	1
Golden Shoe Car Park	3,580	3,203	12
Market Street Car Park	1,429	1,225	17
Total net property income	57,818	55,744	4

Footnotes

(1) The forecast for the period 29 April 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.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

Review of the performance

Gross revenue increased by S\$3.4 million or 5% 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. Robinson Point's revenue is marginally lower due to the later commencements for new leases which were committed in the year.

Actual property operating expenses are higher than forecast by S\$1.4 million or 7% due to the acceleration of cyclical works to enhance the building specifications to maintain the buildings' competitiveness and provide better services to the tenants.

Trust expenses are lower by approximately S\$0.5 million or 26% due to lower 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 fourth quarter of 2005. Advance estimates by MTI revealed that the Singapore economy grew by a robust 7.7% in the last quarter of 2005 compared to 6.5% for the same period in 2004. On a quarter-on-quarter seasonally adjusted annualised basis, real GDP grew by a vigorous 9.7%, after a brisk 8.6% in the preceding quarter. This brings the full year growth rate to 5.7%, better than government's forecast of 5%.

In the New Year's message, Prime Minister Lee Hsien Loong said GDP growth in 2006 is expected to slow to between 3% and 5%. Private sector economists on the other hand, expect Singapore to exceed the higher end of the government's forecast. The positive growth outlook bodes well for the office market sector.

The office property market registered strong performance in 2005. Increased demand and limited availability of office space are the key drivers of office market improvement. Demand for office space came mainly from financial services, advertising firms, law firms and other business services which are seeking to either expand or consolidate their Asian operations in Singapore. This translates to improved islandwide office occupancy of 86.6% in the third quarter 2005, compared to 83.5% a year ago. Correspondingly, office rentals in prime locations also benefited from the heightened demand. Based on reports by property consultants, Grade A office rentals rose over 23% y-o-y to average between S\$5.70 and S\$5.90 psf per month, as at end December 2005.

Property consultant has projected an increase of about 20% in 2006, which translates to an average monthly prime rent of S\$6.20 psf and Grade A monthly rent of close to S\$7.00 psf by end 2006.

Outlook for 2006

The manager of CapitaCommercial Trust expects rental rates and demand for office space to strengthen in 2006. As CCT's portfolio consists predominantly of prime office buildings, it is expected to benefit from the office market growth.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

11 Distributions

11(a) Current financial period

Any distributions declared for the current financial period? Yes.

Name of distribution	Distribution for 1 July 2005 to 31 December 2005
Distribution type	Income
Distribution rate	3.57 cents per unit
Par value of units	Not meaningful
Tax rate	Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. All other investors will receive their distributions after deduction of tax at the rate of 20%.

11(b) Corresponding period of the preceding financial period

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

Name of distribution	Distribution for 15 May 2004 to 31 Dec 2004
Distribution type	Income
Distribution rate	3.99 cents per unit
Par value of units	Not meaningful
Tax rate	Individuals who received such distribution as investment income were exempted from tax. Qualifying unitholders received pre-tax distributions and paid tax on the distributions at their own marginal rate subsequently. Investors using CPF funds and SRS funds also received pre tax distributions. These distributions were tax exempt. All other investors received their distributions after deduction of tax at the rate of 20%.

11(c) Books closure date 6 February 2006

11(d) Date payable 28 February 2006

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

NA

CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

13 Segmented revenue and results for business or geographical segments (of the group)

The Trust's business is investing in office buildings (Capital Tower, 6 Battery Road, Starhub Centre, Robinson Point and HSBC Building), car park buildings (Golden Shoe Car Park and Market Street Car Park) and mixed use development (Bugis Village). All the existing properties are located in Singapore.

	FY 2005 S\$'000	FY 2004¹ S\$'000	Change %
Office buildings	96,181	74,857	29
Car Park buildings	11,229	8,990	25
Mixed-use development	7,721	6,175	25
Total gross revenue	115,131	90,022	28

Footnotes

(1) CCT was established on 6 February 2004 but the acquisition of the real properties was completed on 1 March 2004. Hence the income recorded relates only to the 10 month period from 1 March 2004 to 31 December 2004. CCT has no income from 6 to 29 February 2004. The entire period relates to both the Private Trust and Public Trust periods.

	FY 2005 S\$'000	FY 2004¹ S\$'000	Change %
Office buildings	70,331	52,752	33
Car Park buildings	7,933	6,379	24
Mixed-use development	5,988	4,723	27
Total net property income	84,252	63,854	32

Footnotes

(1) CCT was established on 6 February 2004 but the acquisition of the real properties was completed on 1 March 2004. Hence the income recorded relates only to the 10 month period from 1 March 2004 to 31 December 2004. CCT has no income from 6 to 29 February 2004. The entire period relates to both the Private Trust and Public Trust periods.

14 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Refer to the review of actual performance on page 19 (paragraph 9).

15 Breakdown of gross revenue and net income

	FY 2005 S\$'000	FY 2004¹ S\$'000	Change %
Gross revenue reported for first half year	56,238	35,605	58
Net income for first half year	29,217	15,833	85
Gross revenue reported for second half year	58,893	54,417	8
Net income for second half year	32,690	30,898	6

Footnotes

(1) CCT was established on 6 February 2004 but the acquisition of the real properties was completed on 1 March 2004. Hence the income recorded relates only to the 10 month period from 1 March 2004 to 31 December 2004. CCT has no income from 6 to 29 February 2004. The entire period relates to both the Private Trust and Public Trust periods.

**CAPITACOMMERCIAL TRUST
2005 FULL YEAR UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

16 Breakdown of the total distribution for the financial year ended 31 December 2005

	FY 2005 S\$'000	FY 2004 ¹ S\$'000
In respect of the period:		
1 July 2005 to 31 December 2005 ²	-	-
1 January 2005 to 30 June 2005	27,810	-
15 May 2004 to 31 December 2004	-	33,481
6 February 2004 to 14 May 2004 ³	-	9,272

Footnotes

- (1) CCT was established on 6 February 2004 but the acquisition of the real properties was completed on 1 March 2004. Hence the income recorded relates only to the 10 month period from 1 March 2004 to 31 December 2004. CCT has no income from 6 to 29 February 2004. The entire period relates to both the Private Trust and Public Trust periods.
- (2) Refer to distributions on page 22 (paragraph 11(a))
- (3) The distributable income for the period 6 February 2004 to 14 May 2004 was distributed to the companies in the CapitaLand Group that together held 100% of the Units. This is net of income tax paid of \$2,339,000.

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
25 January 2005