

CapitaCommercial Trust 2009 First Half Results



22 July 2009



Important Notice

This presentation shall be read in conjunction with CCT's 2009 Second Quarter Unaudited Financial Statement Announcement.

The past performance of CCT is not indicative of the future performance of CCT. Similarly, the past performance of CapitaCommercial Trust Management Limited, the manager of CCT is not indicative of the future performance of the Manager.

The value of units in CCT (CCT Units) and the income derived from them may fall as well as rise. The CCT Units are not obligations of, deposits in, or guaranteed by, the CCT Manager. An investment in the CCT Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the CCT Manager redeem or purchase their CCT Units while the CCT Units are listed. It is intended that holders of the CCT Units may only deal in their CCT Units through trading on Singapore Exchange Securities Trading Limited (SGX-ST). Listing of the CCT Units on the SGX-ST does not guarantee a liquid market for the CCT Units.

This presentation may contain forward-looking statements that involve assumptions, 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 developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), 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 the current view of the CCT Manager on future events.



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First Half 2009 Highlights



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1H 2009 DPU Up 29.1%

	Actual		
	1H 09 S\$'000	1H 08 S\$'000	Change %
Gross Revenue	197,435	145,585	35.6
Net Property Income	143,153	101,150	41.5
Distributable Income	93,423	71,918	29.9
Estimated Distribution Per Unit ⁽¹⁾	3.33¢ ⁽²⁾	2.58¢	29.1
Annualised DPU	6.72¢	5.19¢	N.A.
Distribution Yield ⁽³⁾	8.2%	6.4%	N.A.

Notes:

- (1) DPU is restated taking into account : (i) the effect of the rights issue as announced by CCT on 22 May 2009, and (ii) computed based on the issued units at the end of each period aggregated with the 1,403,891,006 rights units pursuant to the rights issue.
- (2) DPU is computed on the basis that none of the S\$370 million convertible bonds due 2013 is converted into units on or before the books closure date. Accordingly, the actual quantum of DPU may differ if any of the convertible bonds is converted into units on or prior to the books closure date.
- (3) Yield calculated based on the annualised DPU divided by the closing price of S\$0.815 on 30 June 2009.



Signed new leases and renewals with positive rental reversion

- **Signed new leases and renewals for an aggregate area of 139,380 square feet (about 4.1% of portfolio NLA) in the months of May and June 2009**
 - Tenants include CISCO Systems (USA) Pte. Ltd., The Hokuriku Bank, Ltd, EIM (Asia) Pte. Ltd. and European Commission-Delegation of the European Commission
 - Key sectors: government office, IT, retail, banking & financial services
- **Positive rental reversion on a weighted average basis at about 45% higher than previously signed rents**



Successfully Completed Rights Issue

Rights Issue

- Raised gross proceeds of approximately S\$828.3 million
- Rights ratio: 1-for-1
- 135.4% subscribed
- Rights units listed and traded on 3 July 2009

Rights Issue Price

- S\$0.59 per Rights Unit

Use of Proceeds

- Committed to use 85% to 95% of rights proceeds to reduce borrowings
- S\$664 million from the rights proceeds has been used to repay part of CCT's borrowings on 3 July 2009
- Gearing has been reduced to 31.0% (low end of our target gearing range of 30% to 45% through property market cycles)

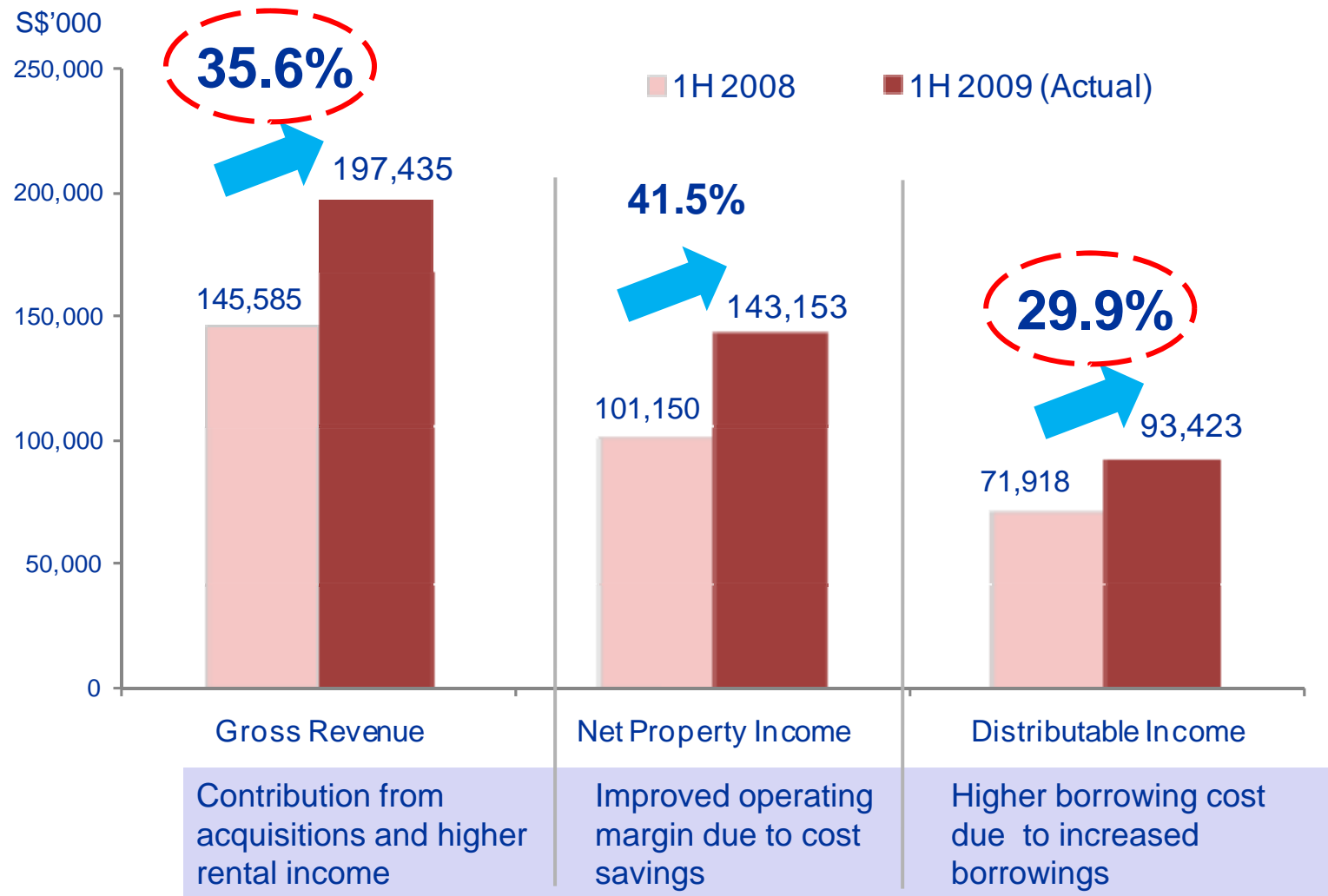
Robust Financial Results



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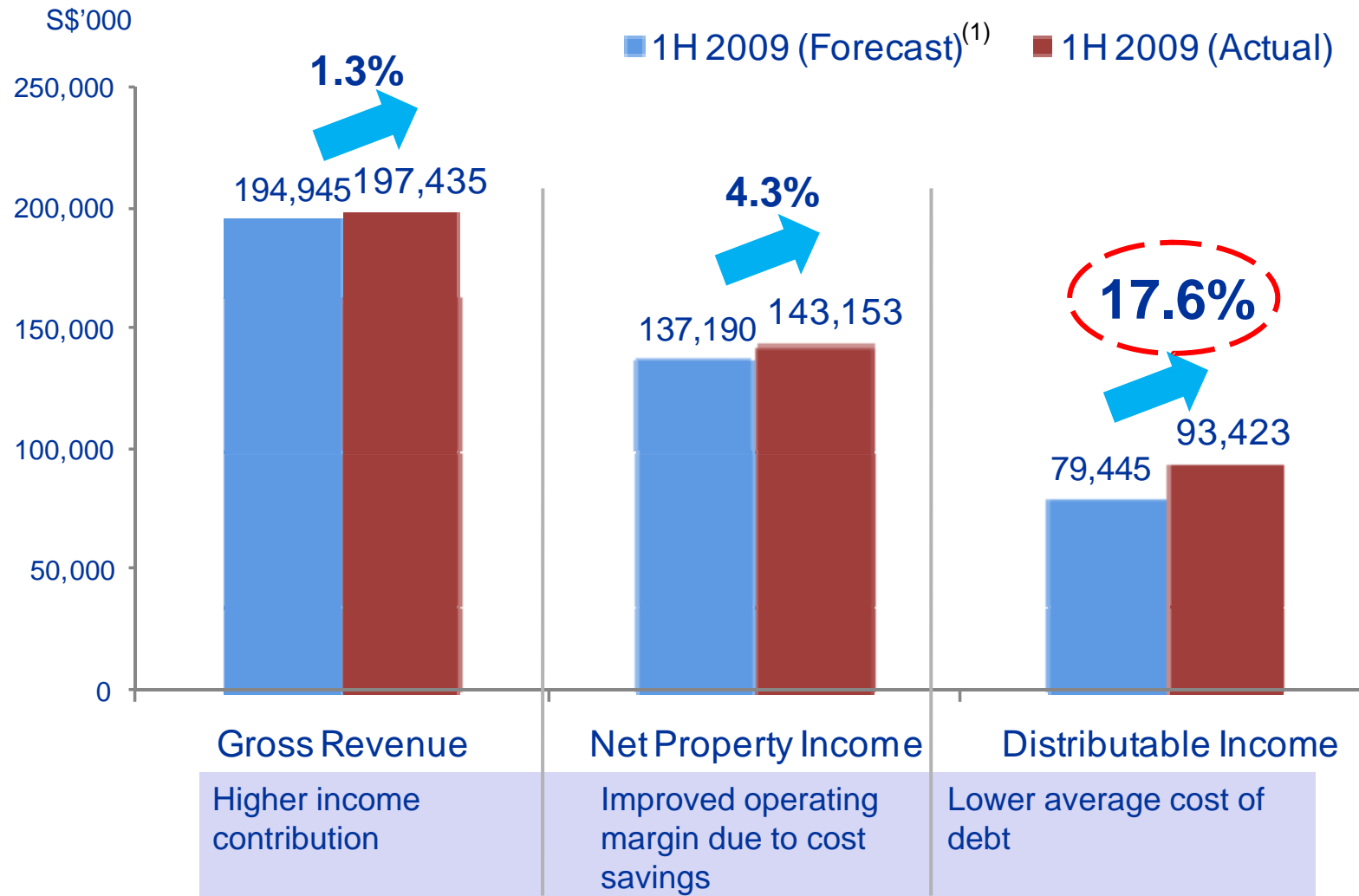


1H 2009 gross revenue up by 36%; distributable income up by 30%





1H 2009 distributable income above forecast by 18%

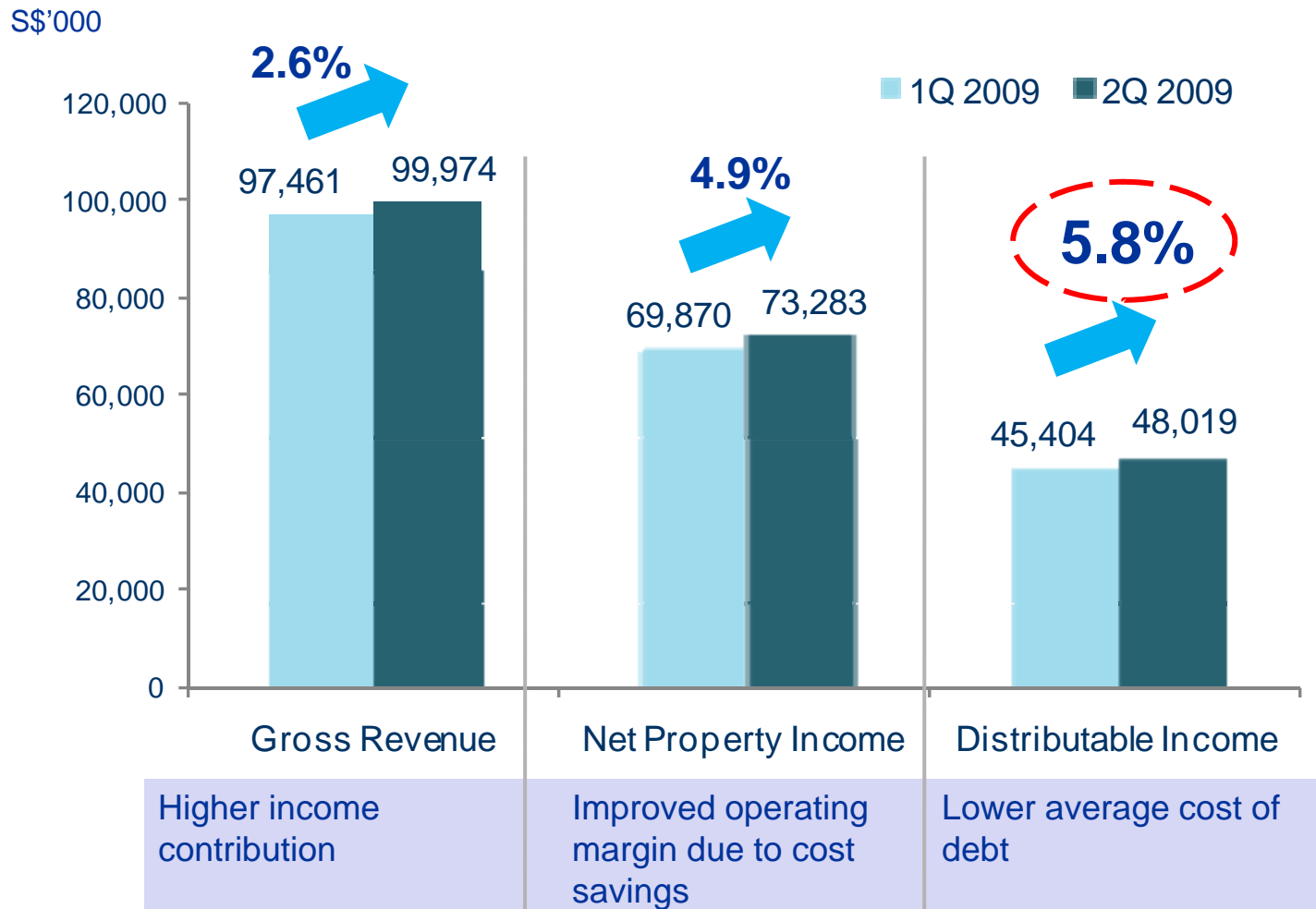


Note:

(1) The forecast is based on what was shown in the Circular dated 9 June 2008 for the acquisition of One George Street for the period 1 Jan 2009 to 30 June 2009



2Q 2009 distributable income above 1Q 2009 by 5.8%





Distribution Details

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Distribution Period	From 1 Jan 2009 to 30 June 2009
Estimated DPU¹	Taxable - 3.33 cents

Distribution Timetable

Trading on "Ex" Basis	29 July 2009
Books Closure Date	31 July 2009
Distribution Payment Date	28 August 2009

Note :

- (1) The DPU is computed on the basis that none of the S\$370.0 million convertible bonds is converted into Units before the book closure date. Accordingly, the actual quantum of DPU may differ from the table above if any of the convertible bonds is converted into Units before the books closure date.



Total Assets at S\$6.2B, Adj. NAV after Rights Issue at S\$1.50

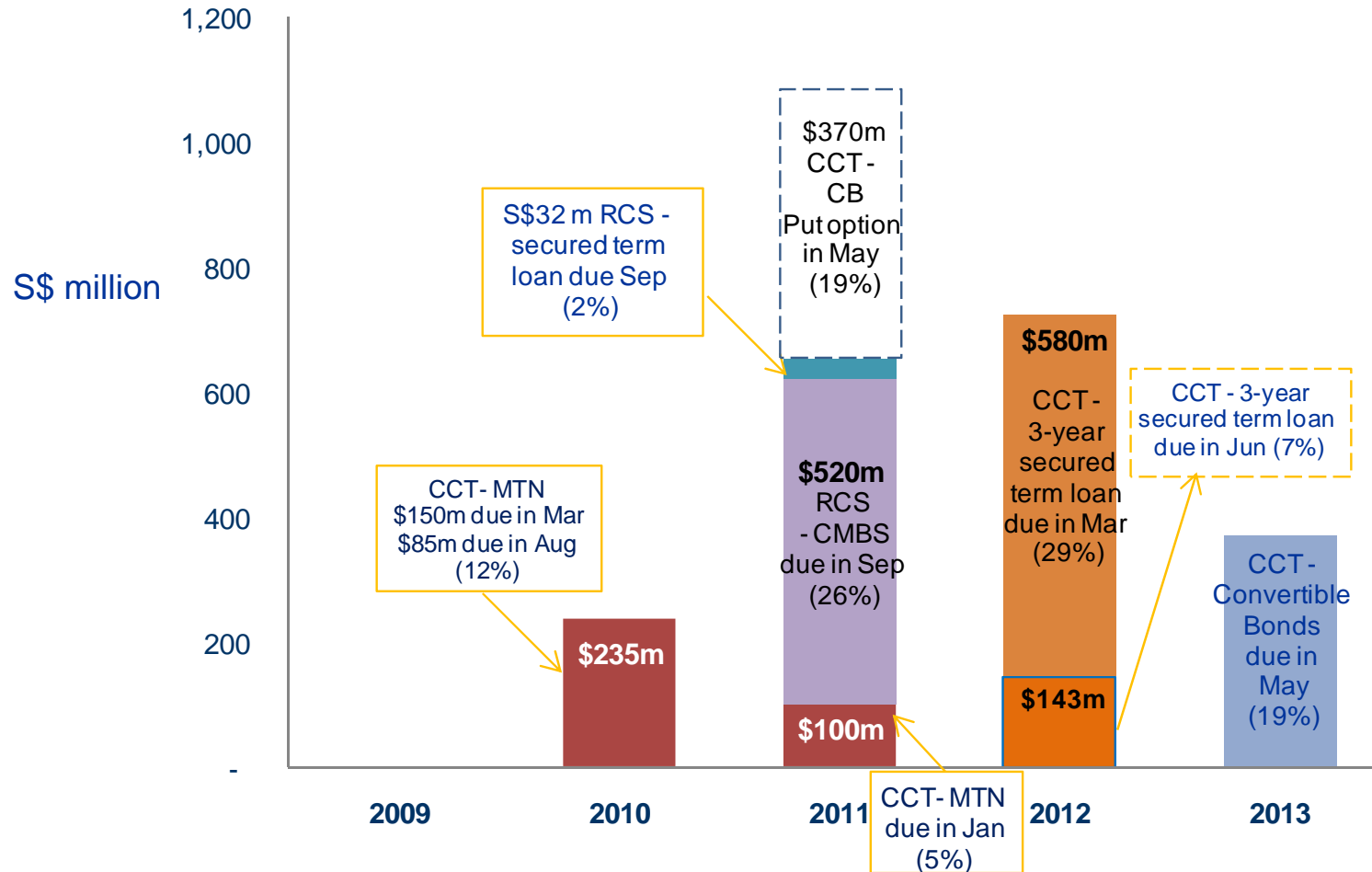
	30-Jun-09 S\$'000	31-Dec-08 S\$'000
Non-current assets ¹	6,110,806	6,785,965
Current assets ²	128,694	85,426
Total assets	6,239,500	6,871,391
Current liabilities ³	901,376	793,555
Non-current liabilities ⁴	1,849,435	1,922,945
Net assets	3,488,689	4,154,891
Unitholders' funds	3,488,689	4,154,891
NAV	2.49	2.97
Adjusted NAV⁵	2.42	2.92
<u>Adjusted for Rights Units</u>		
NAV	1.53	1.77
Adjusted NAV⁵	1.50	1.74

Notes:

- (1) Non-current assets is lower mainly due to decline in the revaluation of investment properties
- (2) Current assets has increased primarily due to higher cash at bank
- (3) Current liabilities has increased mainly due to reclassification from non-current liabilities of S\$800 million borrowings, drawdown of short term loan of S\$40 million and offset by repayment of loans amounted to S\$722 million and lower trade and other creditors of S\$10 million
- (4) Non current liabilities has decreased due to reclassification to current liabilities of S\$800 million, lower other non-current liabilities of S\$12 million and offset by increase in term loans of S\$738 million
- (5) Assuming the distribution income has been paid out to the unitholders



No major refinancing till 2011 (1)



Note:

(1) Debt profile shown as at 3 July 2009 where S\$664 million of the rights issue proceeds were used for repayment of loans comprising the bridge loan facility maturing in August 2009 and the two-year secured term loan maturing in June 2010



Enhanced financial flexibility

- Total number of unsecured assets : 8 out of 11
- Value of unsecured assets : S\$3.0 billion (50.4% of total value of investment properties)
- S\$665.0 million untapped balance from S\$1.0 billion multicurrency medium term note programme



Six Battery Road



One George Street



Robinson Point



Starhub Centre



Bugis Village



Golden Shoe Car Park



Market Street Car Park



Wilkie Edge



Gearing at low end of target range

	As at 3 July 2009	As at 30 June 2009
Total Gross Debt :	S\$1,979.0 million	S\$2,643.0 million
Gearing ⁽¹⁾ :	31.0%	42.3%
Interest Service Coverage Ratio ⁽²⁾ :	2.9 times	2.9 times
Average Cost of Debt:	3.7%	3.3%
Average Fixed Rate Term to Expiry ⁽³⁾ :	2.7 years	2.2 years

Notes:

- (1) Gross borrowings of CCT (inclusive of 60% interest in RCS Trust) over total deposited properties of CCT (inclusive of 60% interest in RCS Trust) .
- (2) Ratio of net investment income before interest, tax and amortisation of CCT (inclusive of 60% interest in RCS Trust) over interest expenses of CCT (inclusive of 60% interest in RCS Trust)
- (3) Average fixed rate term to expiry of the loan profile

Stable Portfolio



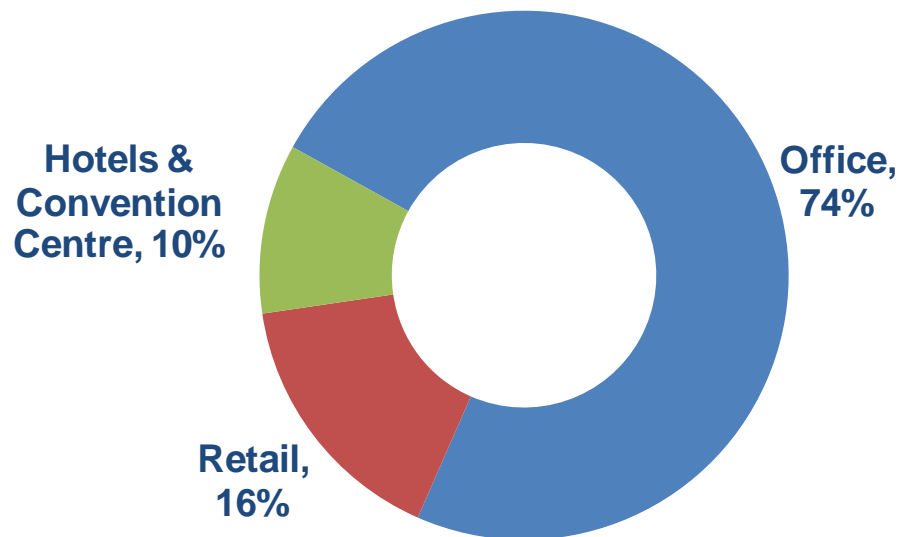
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Gross rental income ⁽¹⁾ predominantly contributed by Grade A Offices

CCT's Focus is Owning and Investing in Real Estate and Real Estate-related Assets, which are Income-producing and used, or Predominantly used, for Commercial Purposes.

**Major usage mix for CCT properties
By Gross Rental Income for the month of June 2009**



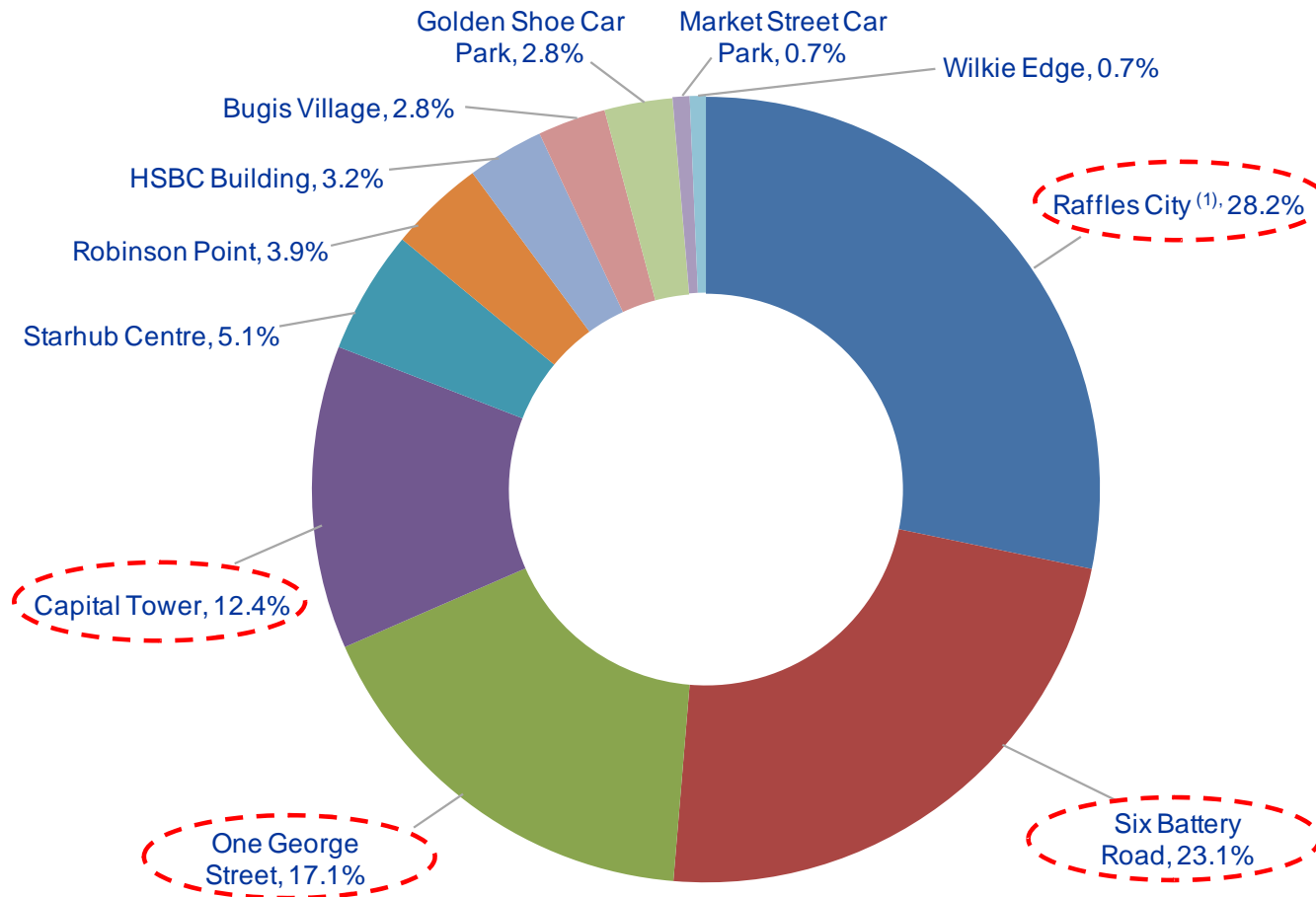
Note:

(1) Excludes retail turnover rent



Portfolio diversification with focus on quality

About 80% of 1H 2009 Net Property Income from Grade A offices and Raffles City

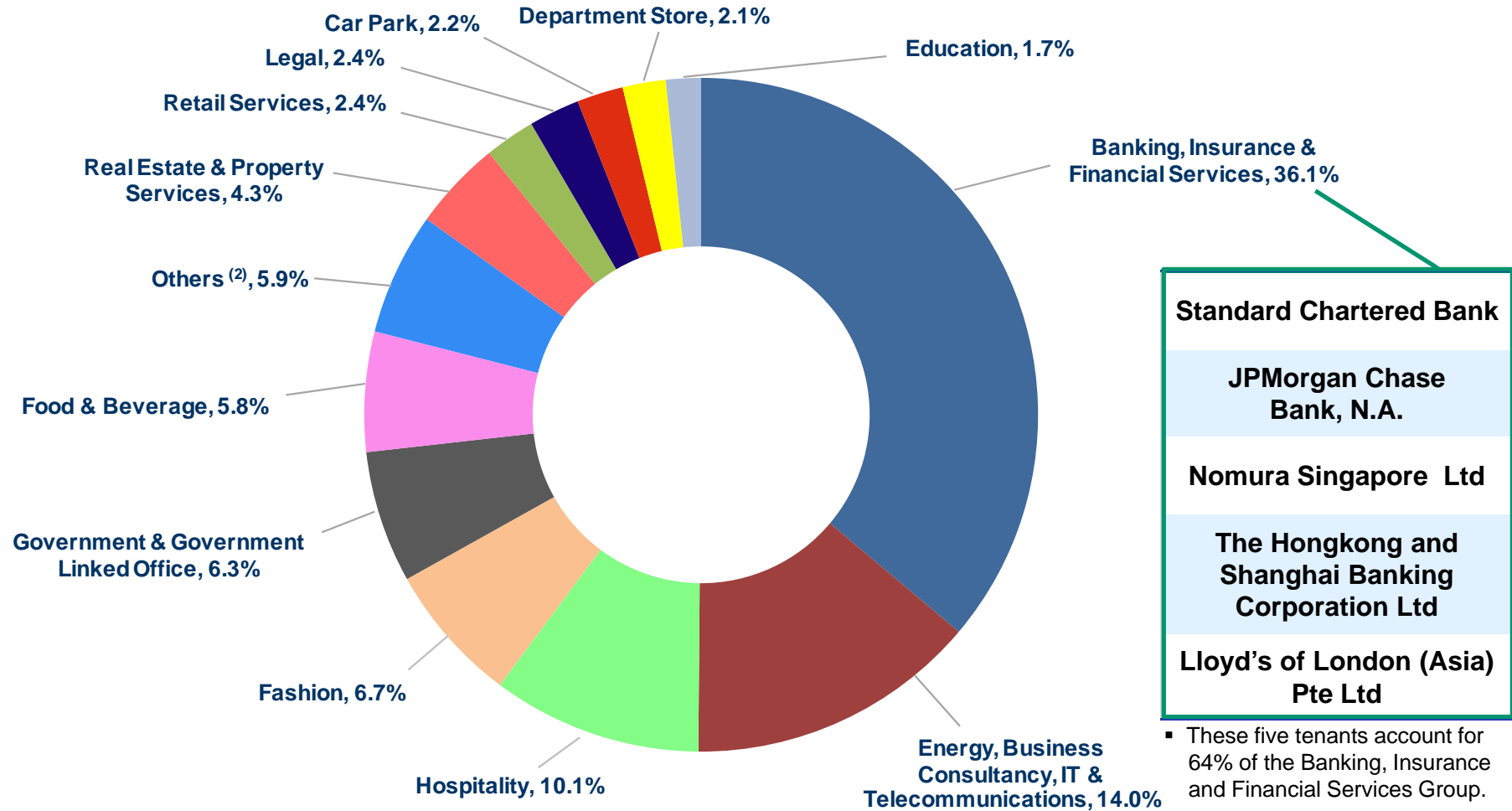


Note:

(1) Represents CCT's 60% interest in Raffles City



Diverse tenant mix ⁽¹⁾ in CCT's portfolio



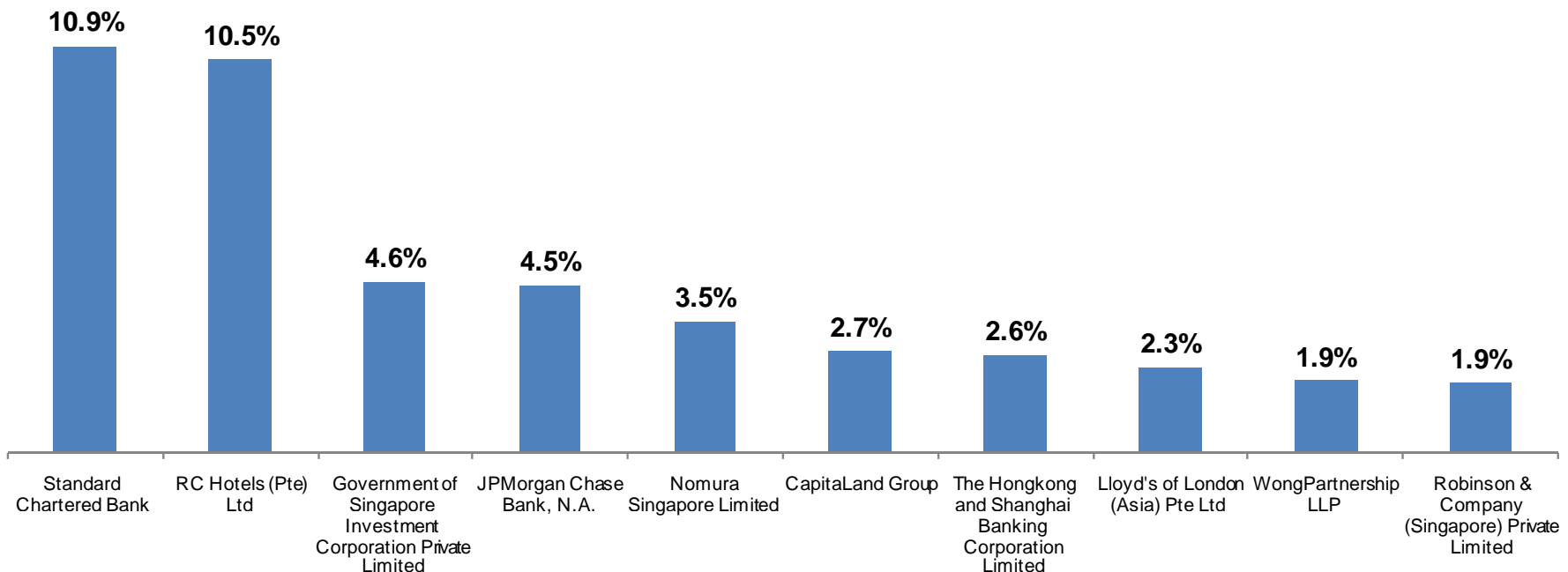
Notes:

- (1) Based on monthly gross rental income as at 30 Jun 2009 for the portfolio including car park income from Golden Shoe Car Park and Market Street Car Park
- (2) Consists of other minor retail and office trades



Top ten blue-chip tenants ⁽¹⁾ contribute about 45% of monthly gross rental income

Weighted Average Lease Term to Expiry (by Floor Area) for Top 10 Tenants as at 30 Jun 2009 = 6.2 years



Note:

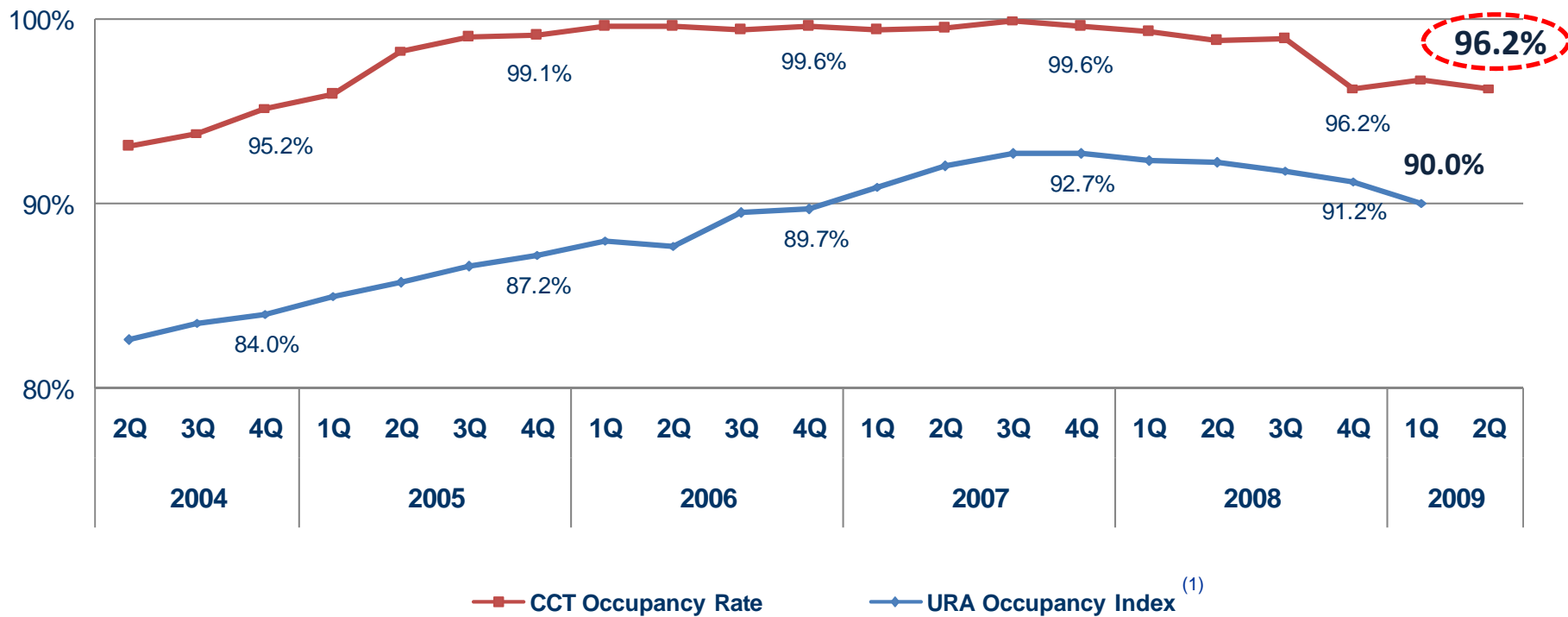
(1) Based on monthly gross rental income contribution as at 30 June 2009 (excluding retail turnover rent)



Committed occupancy consistently above market levels

CCT 2Q 2009 Occupancy level	2Q Industry Statistics – Occupancy level
Grade A office: 97.4%	Grade A offices: 96.4%
Portfolio: 96.2%	Core CBD: 91.5%

CCT's Committed Occupancy Since Inception



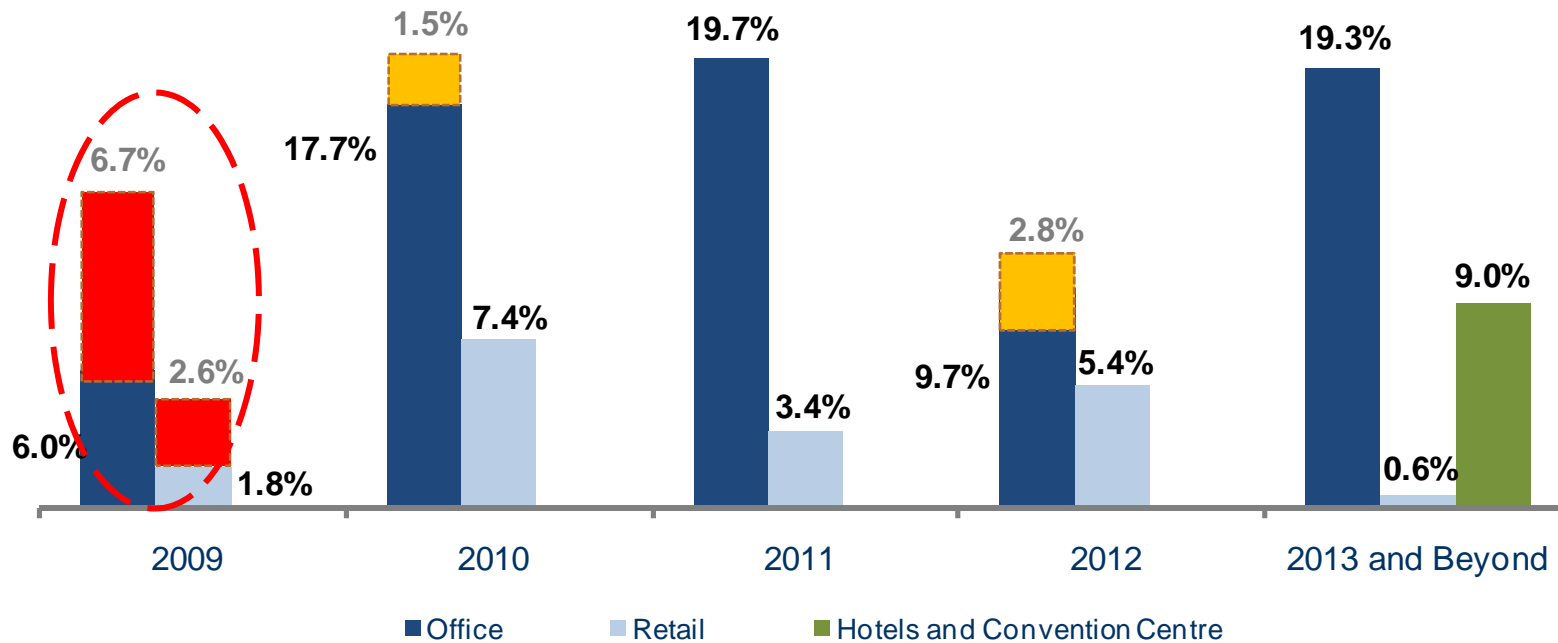
Note:

(1) URA has not released Occupancy Index Figure for 2Q 2009



More than half of the leases expiring in 2009 have already been renewed

Leases up for renewal (by Monthly Gross Rental Income⁽¹⁾) as at 30 June 2009



Note:

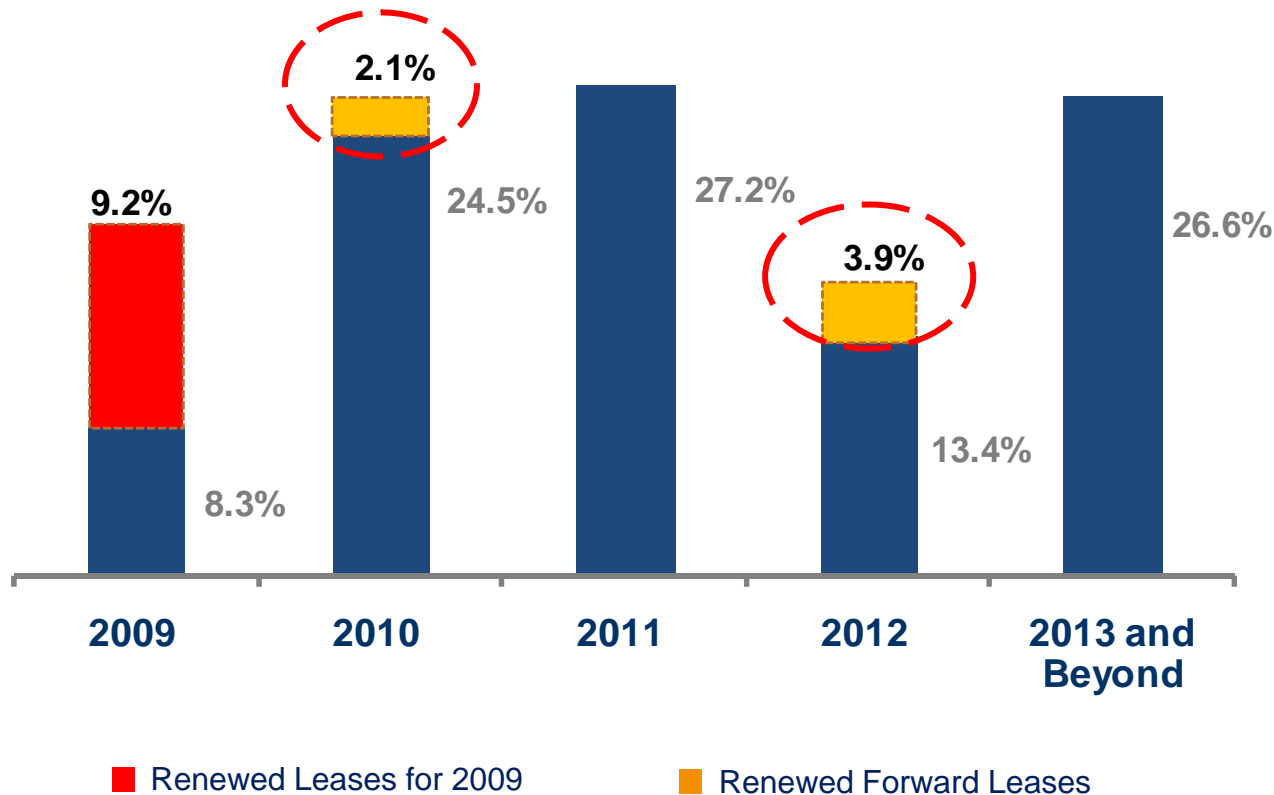
(1) Excludes turnover rent





Proactive management of leasing risk by forward renewing leases

Office leases expiring as a percentage of Monthly Office Gross Rental Income as at 30 June 2009

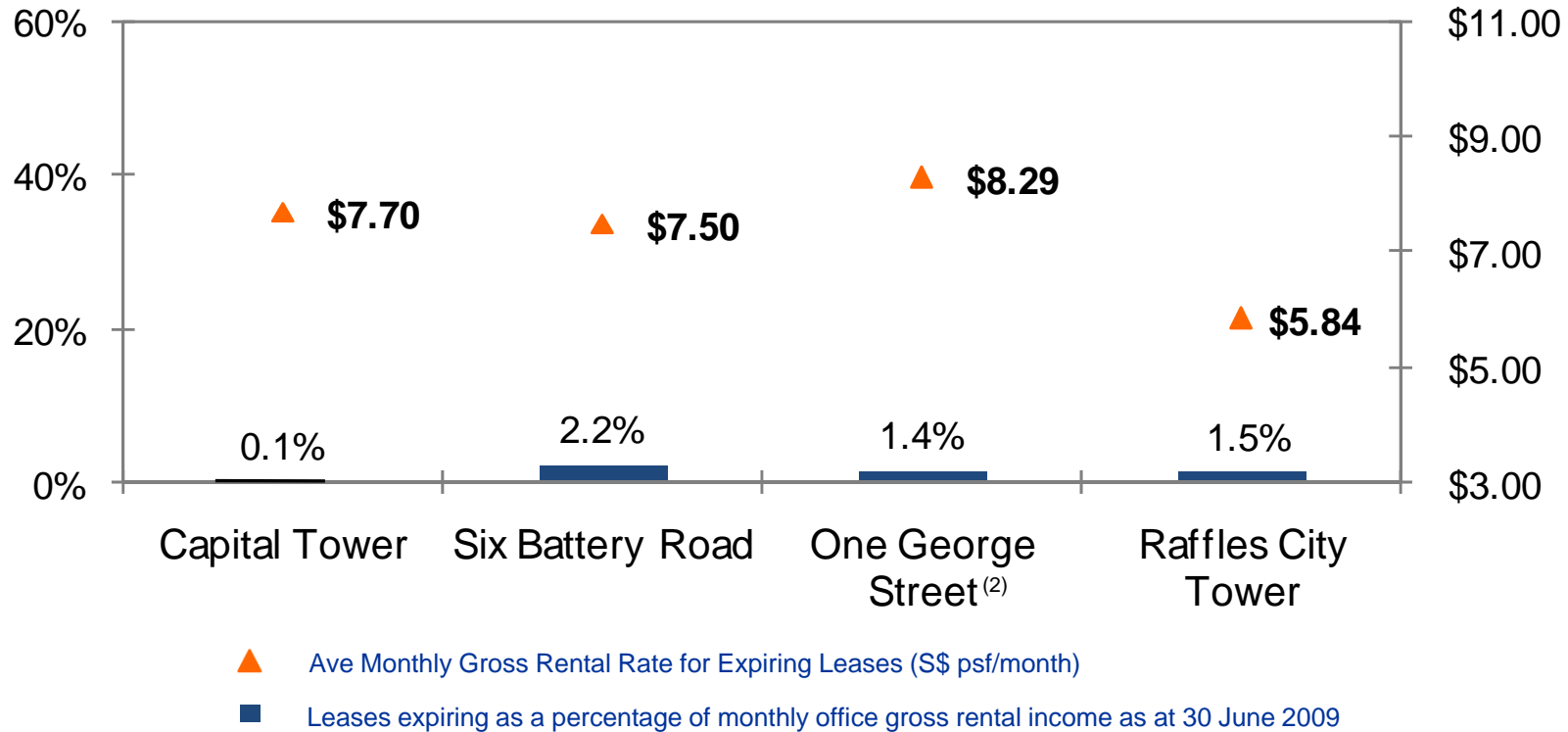




Potential rental upside from lease renewals in 2009

2Q 2009 Industry Statistics⁽¹⁾ –
Grade A Office Average Market Rent: S\$10.15 psf
Prime Office Average Market Rent: S\$8.60 psf

2H 2009



Notes:

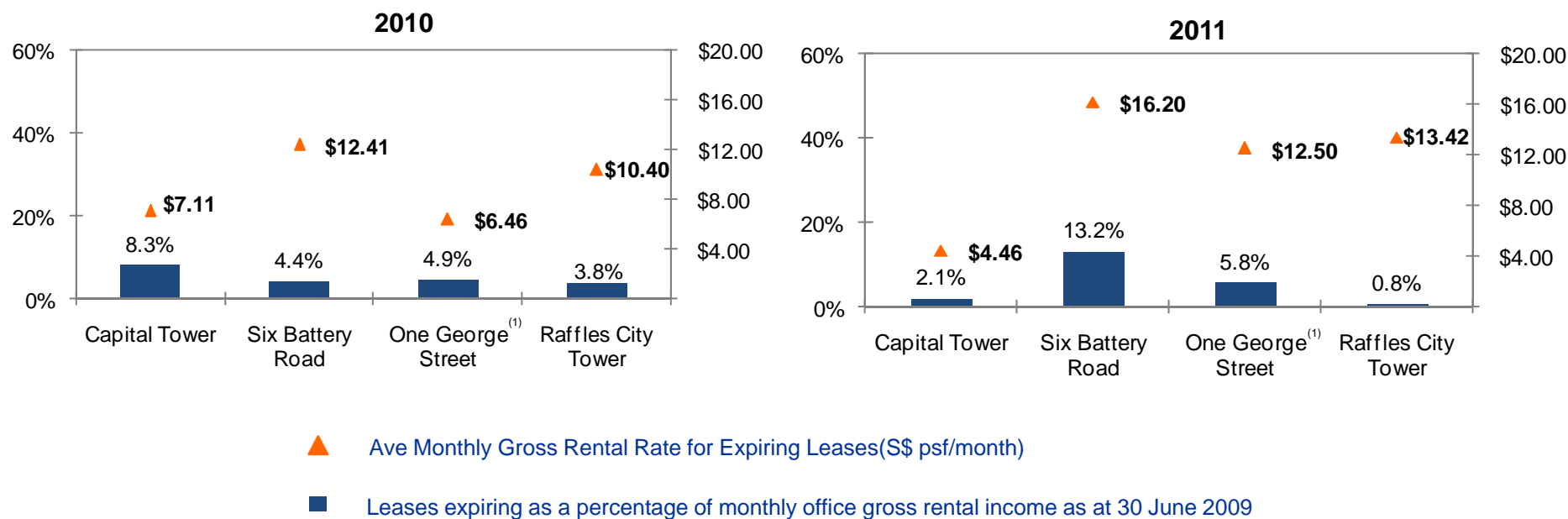
(1) Source: CBRE (as at Q2 2009)

(2) Has embedded yield protection of 4.25% p.a., based on purchase consideration of S\$1.165 billion until 10 July 2013 from CapitaLand. This eliminates downside rental risk for One George Street during the yield protection period, but allows CCT to benefit from any upside in rental reversion.





Future leasing risk mitigated by proactive forward lease renewals and potential cost savings



Note:

(1) Has embedded yield protection of 4.25% p.a., based on purchase consideration of S\$1.165 billion until 10 July 2013 from CapitaLand. This eliminates downside rental risk for One George Street during the yield protection period, but allows CCT to benefit from any upside in rental reversion.



Average CCT office portfolio rent still lower than market rents



Notes:

(1) Average monthly passing rent for CCT's office portfolio

(2) Source for office market rent: CBRE (figures as at end of each quarter)

Market Outlook



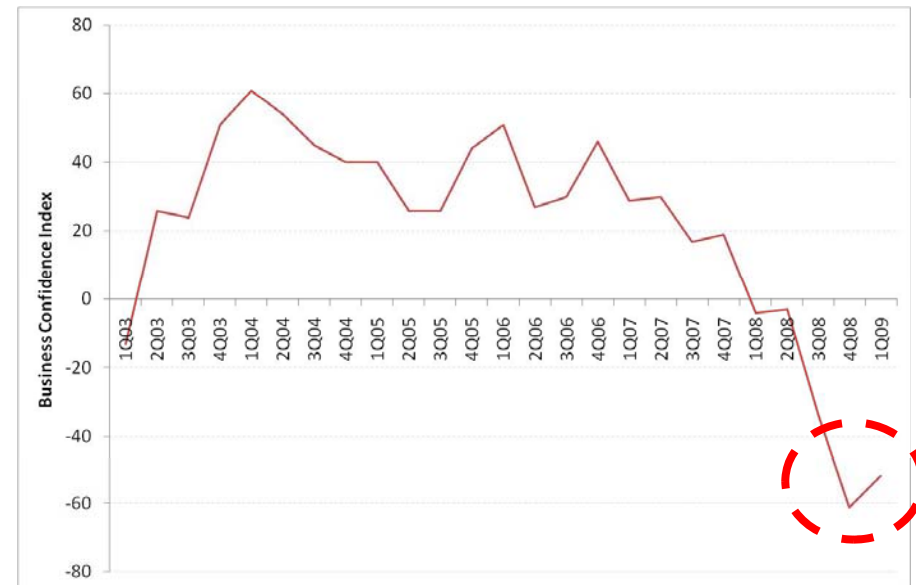
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Market outlook – positive signs

- (July 2009) Singapore Ministry of Trade & Industry has revised its forecast for Singapore economy to contract by 4.0 to 6.0 per cent in 2009, an upward revision from the contraction of 6.0 to 9.0 per cent that it had forecast on 14 April 2009.

Singapore Business Confidence Improved

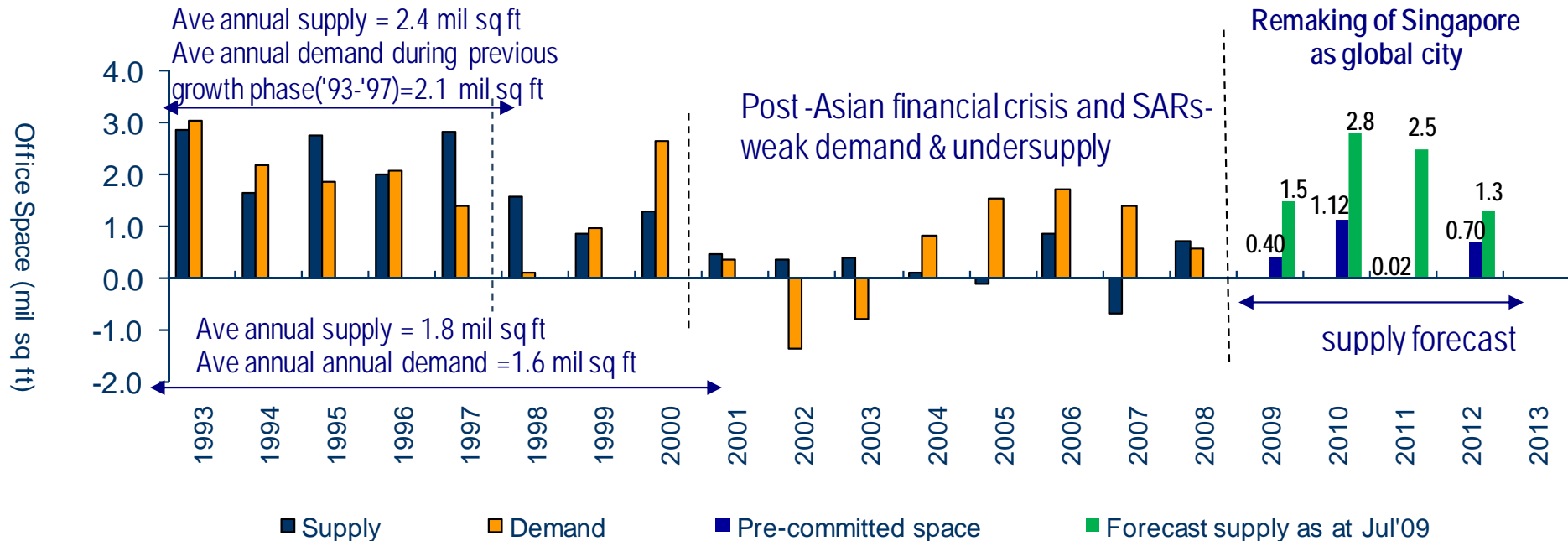


Source: CEIC



About 2.2 million sq ft (approx. 28%) of future supply have already been pre-committed

Singapore Private Office Space (Central Area) -- Demand & Supply

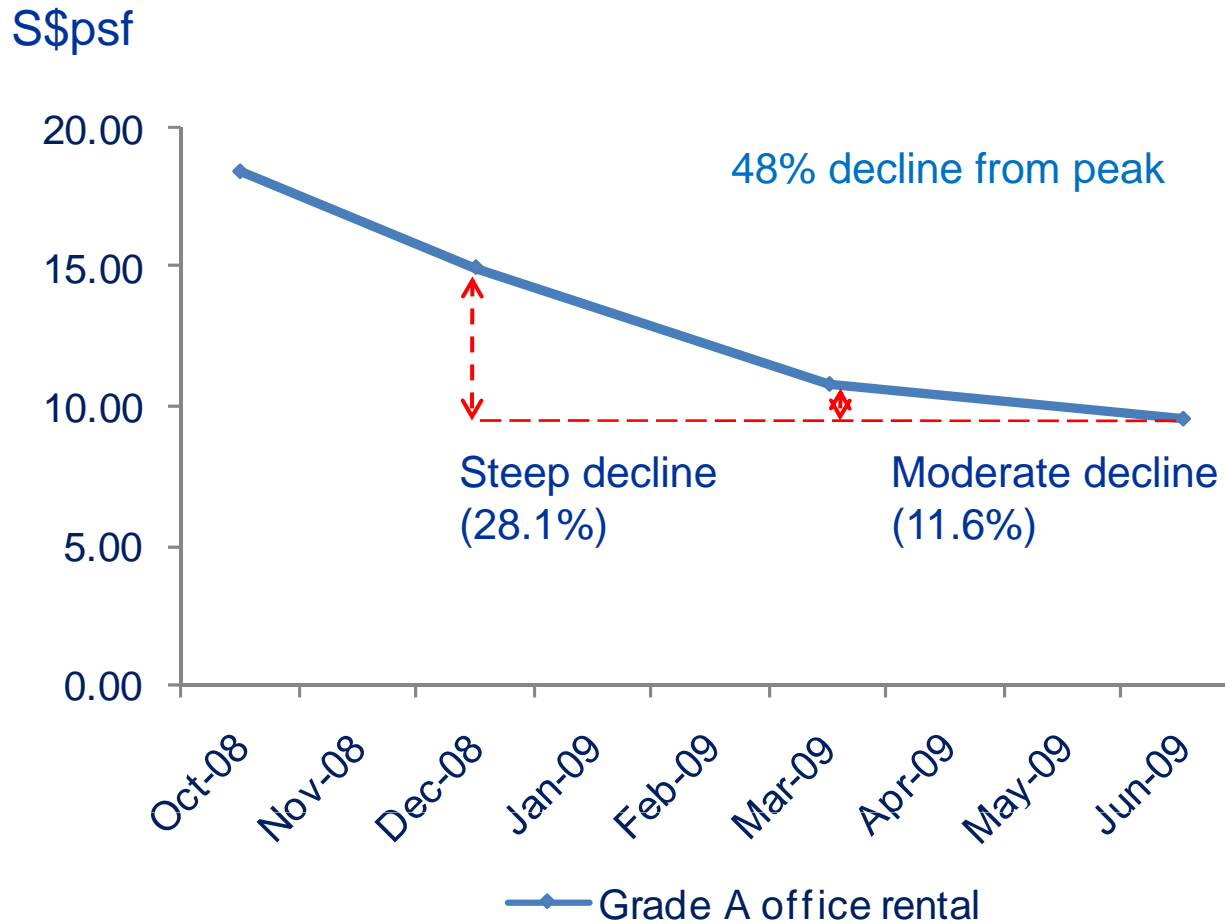


Note: Central Area comprises 'The Downtown Core', 'Orchard' and 'Rest of Central Area'

Source: Consensus Compiled from CBRE & JLL (July 09)



Rate of rental decline has eased



Source: Jones Lang LaSalle (July 09)

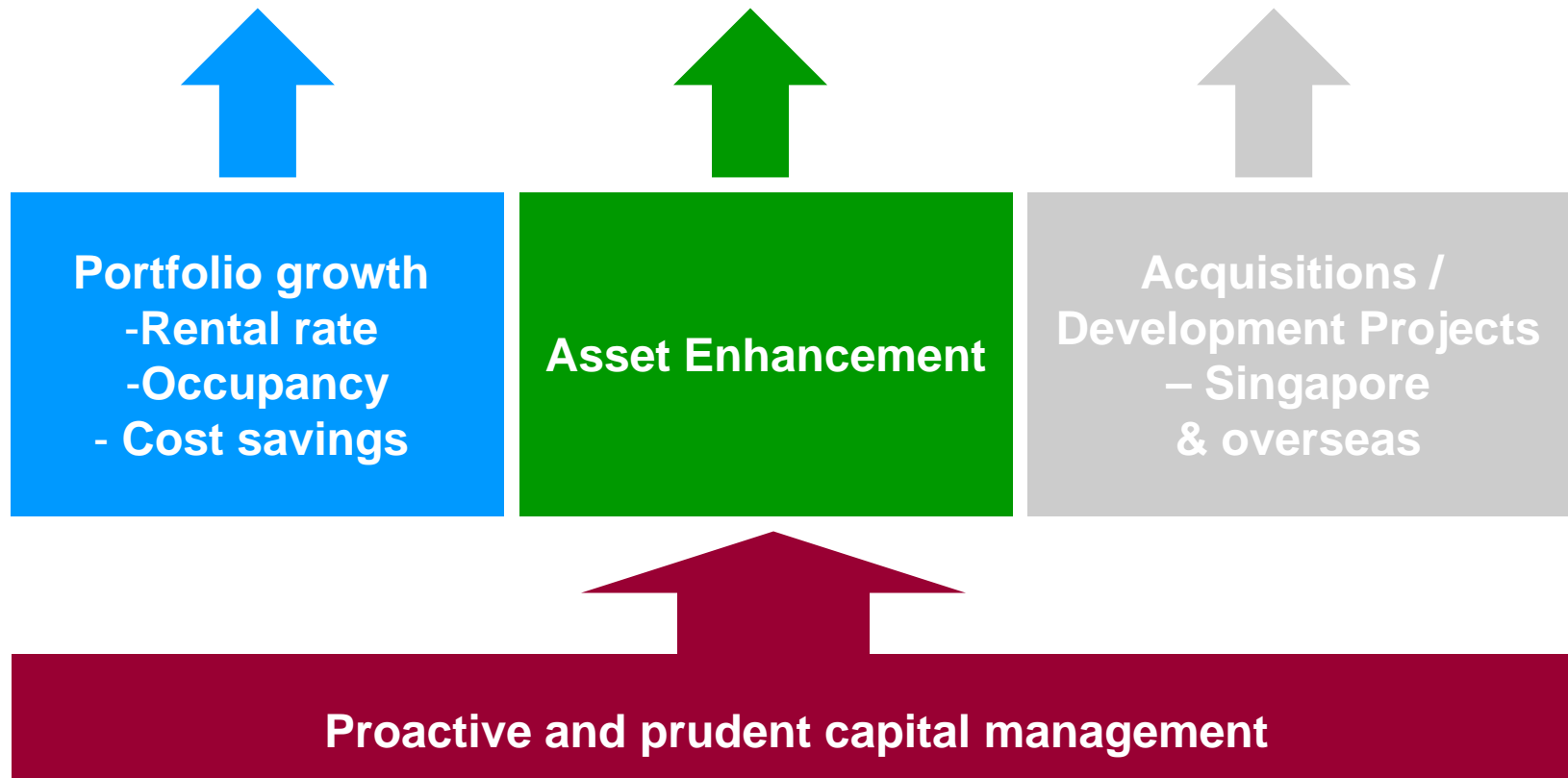
Focus On Fundamentals





Strategy for Driving DPU Growth

Distribution Per Unit





92% of 2009's forecast gross rental income ⁽¹⁾ locked-in with committed leases



Note:

(1) Based on the Forecast Gross Rental Income for the "enlarged portfolio", published in CCT's circular to unitholders dated 9 June 2008

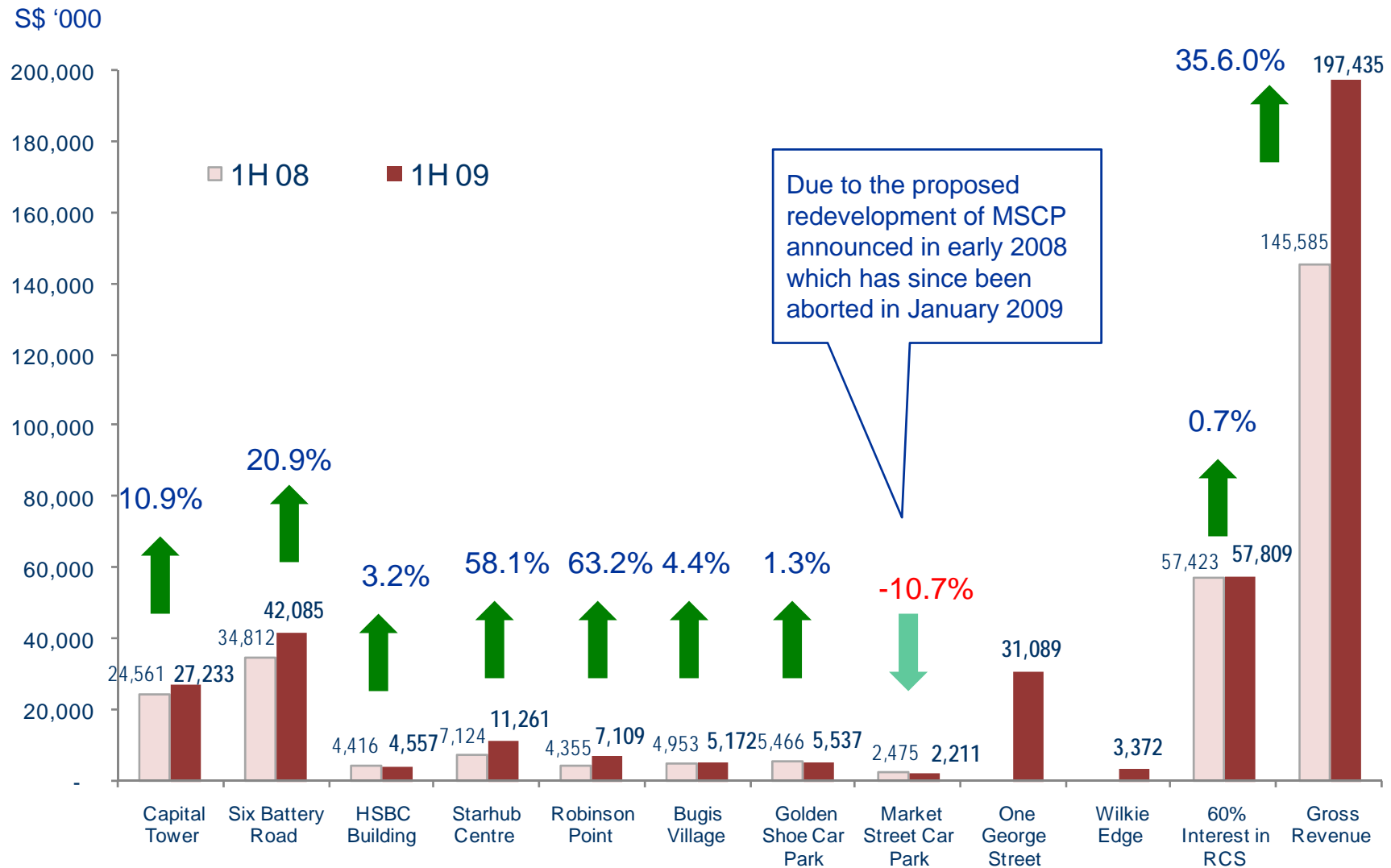
Supplementary Slides



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1H 2009 Gross Revenue ⁽¹⁾ – By Asset

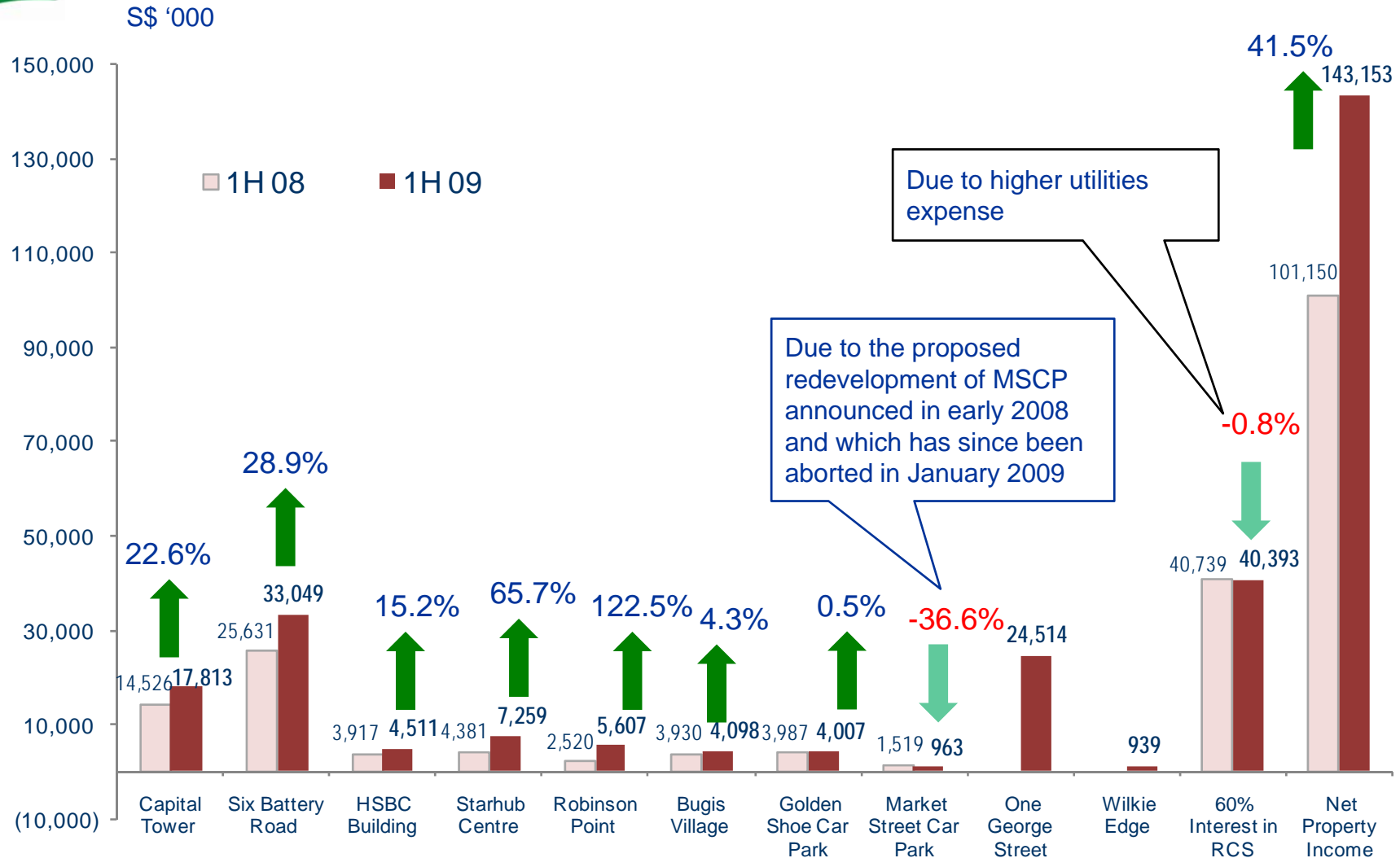


Note:

(1) One George Street was acquired in July 2008 and Wilkie Edge was legally completed in December 2008. Hence, they do not contribute any revenue for 1H 2008.



1H 09 Net Property Income ⁽¹⁾ - By Asset



Note:

(1) One George Street was acquired in July 2008 and Wilkie Edge was legally completed in December 2008. Hence, they do not contribute any income for 1H 2008.





Occupancy Rates Above Market Levels

	2004	2005	2006	2007	2008	1Q 2009	2Q 2009
Capital Tower	94.5	100.0	100.0	100.0	99.9	99.9	99.7
Six Battery Road	97.5	99.5	100.0	99.9	98.6	97.6	97.6
Starhub Centre	98.1	100.0	100.0	99.0	93.1	93.1	93.1
Robinson Point	85.2	99.1	100.0	100.0	90.9	95.9	100.0
Bugis Village	92.9	92.1	95.3	99.1	96.6	96.6	93.7
Golden Shoe Car Park	100.0	85.4	98.0	96.4	100.0	100.0	93.6
Market Street Car Park	100.0	0.0 ⁽¹⁾	95.6	95.4	82.8	69.9	99.1
HSBC Building		100.0	100.0	100.0	100.0	100.0	100.0
Raffles City			99.5	99.3	99.9	98.9	99.1
Wilkie Edge ⁽²⁾					52.5	67.0	72.6
One George Street					100.0	100.0	93.4
Portfolio Occupancy	95.2	99.1	99.6	99.6	96.2	96.7	96.2

Note:

(1) Market Street Car Park's retail space was closed in November 2005 for asset enhancement work

(2) Wilkie Edge is a new property legally completed in December 2008



Details of Forecast Office Supply for 2009

Expected Completion	Development	Location	Net Floor Area (sf)	Total Net Floor Area (sf)
Q2	60 Robinson Road (space addition to former Overseas Union Bank Building)	Robinson Road	29,753	
Q2	EFG Bank Building (67 High Street - former Satnam House)	High Street	70,200	
Q3	2 Havelock Road (Additions & alterations to Apollo Centre)	Havelock Road	20,000	
Q3	78 Shenton Way (South Tower)	Shenton Way	75,938	
Q3	The Anson (Mapletree)	Anson Road/ Enggor Street	320,000	
Q3	LPB at Scotts / - DB&B subsidiary- Sun Venture	Scotts / Anthony Rd	126,163	
Q4	Straits Trading Building redevelopment	Battery Road	160,000	
Q4	71 Robinson Road	Robinson Road	238,000	
H2	The Spazio (Additions & alterations to Dapenso Building)	Cecil Street	52,817	
2009	LPA at Scotts/ (Owner/Tenant: UOB-Kay Hian Trading Pte Ltd)	Scotts / Anthony Rd	119,162	
2009	Hotel / Office at Kong Cheow Street / Merchant Road / New Market Road (Park Regis)	Kong Cheow Street / Merchant Road / New Market Road	42,270	1,254,303



Details of Forecast Office Supply for 2010

Expected Completion	Development	Location	Net Floor Area (sf)	Total Net Floor Area (sf)
Q1	Tokio Marine Centre (formerly Asia Chambers redevelopment)	McCallum St	133,000	
Q1	Twenty Anson	Anson Road	209,000	
Q2	Marina Bay Financial Centre (Phase 1) – 65.6% pre-committed	Marina Bay	1,600,000	
Q3	50 Collyer Quay (OUH & CAAP redevelopment)	Collyer Quay	411,992	
Q3	Mapletree Business City (previously known as Alexandra Business Park – Office Block only) – some pre-commitment have been secured	Alexandra/ Harbourfront	401,000	
2010	North Bridge Road (Owner/Tenant: Kim Eng Holdings' HQ)	City Fringe	50,000	2,804,992



Details of Forecast Office Supply for 2011 - 2013

Expected Completion	Development	Location	Net Floor Area (sf)	Total Net Floor Area (sf)
Q1 2011	Ocean Financial Centre	Collyer Quay	850,000	
2011	1 Raffles Place (OUB Centre Tower 2)	Raffles Place	350,000	
2011	Hotel / Office at Upper Pickering Street (Hotel Plaza Group)	Chinatown	70,084	
Q3 2011	Marina View North Tower only	Marina Bay	1,225,127	2,495,211
2012	Marina Bay Financial Centre (Phase 2) – 55% pre-committed	Marina Bay	1,300,000	1,300,000
2013	Office / shopping development at Jalan Besar / Lavendar Street	Jalan Besar / Lavendar Street	93,658	93,658
	TOTAL FORECAST SUPPLY (2009 – 2013)			7,948,164



CapitaCommercial Trust

CapitaCommercial Trust Management Limited
39 Robinson Road
#18-01 Robinson Point
Singapore 068911
Tel: (65) 6536 1188
Fax: (65) 6533 6133
<http://www.cct.com.sg>

For enquiries, please contact:
Ms Ho Mei Peng
Head, Investor Relations & Communications
Direct: (65) 6826 5586
Email: ho.meipeng@capitaland.com