



**2011 FIRST QUARTER UNAUDITED
FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

TABLE OF CONTENTS

Item No.	Description	Page No.
-	Introduction	2
-	Summary of CCT GROUP Results	2
1(a)	Statement of Total Return & Distribution Statement	3 – 5
1(b)(i)	Balance Sheet	6 – 7
1(b)(ii)	Aggregate Amount of Borrowings and Debt Securities	8 – 9
1(c)	Cash Flow Statement	10 – 11
1(d)	Statement of Changes in Unitholders' Funds	11 – 12
1(e)	Details of Any Change in the Units	12
2 & 3	Audit Statement	12
4 & 5	Changes in Accounting Policies	12
6	Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")	13
7	Net Asset Value Per Unit	14
8	Review of the Performance	14 – 15
9	Variance from Previous Forecast / Prospect Statement	15
10	Outlook & Prospects	16
11 & 12	Distributions	17
13	Confirmation Pursuant to Rule 705 (5) of Listing Manual	17

**CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

INTRODUCTION

CapitaCommercial Trust (“CCT”) was established pursuant to a trust deed dated 6 February 2004 (as amended) executed between CapitaCommercial Trust Management Limited as manager of CCT (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited as trustee of CCT (the “CCT Trustee”).

As at 31 March 2011, CCT’s portfolio consists of Capital Tower, Six Battery Road, HSBC Building, Raffles City (through CCT’s 60.0 % stake in RCS Trust), Bugis Village, Golden Shoe Car Park, Market Street Car Park, One George Street and Wilkie Edge.

In Malaysia, CCT has a 30% stake in Quill Capita Trust (“QCT”) as well as a 7.4% stake (with commitment of US\$10.1 million) in the Malaysia Commercial Development Fund (“MCDF”).

The Manager wishes to announce that holders of S\$6.25 million in aggregate principle amount of convertible bonds due 2013 (representing 3.5% of the outstanding S\$180.0 million in aggregate principal amount), have exercised their put option. CCT Trustee is therefore required to redeem the S\$6.25 million convertible bonds due 2013 on 6 May 2011. The redemption will be funded in cash from internal resources and is not expected to have any material impact on the cash flows of CCT.

SUMMARY OF CCT GROUP RESULTS

	Actual 1Q 2011	Actual 1Q 2010	Change %
Gross Revenue (S\$'000)	91,015	101,836	(10.6)
Net Property Income (S\$'000)	69,921	77,578	(9.9)
Distributable Income (S\$'000)	52,117	54,341	(4.1)
DPU for the period (cents)	1.84 ⁽¹⁾	1.93	(4.7)

Note :

(1) DPU for 1Q 2011 was computed on the basis that none of the outstanding S\$370.0 million convertible bonds issued in May 2008 and due 2013 (“CB due 2013”) and S\$225.0 million convertible bonds issued in April 2010 and due 2015 (“CB due 2015”), collectively known as “Convertible Bonds” is converted into CCT units (“Units”). Accordingly, the actual quantum of DPU may differ if any of these Convertible Bonds is converted into Units.

CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT

1(a)(ii) Statement of Total Return & Distribution Statement (1Q 2011 vs 1Q 2010)

<u>Statement of Total Return</u>	Note	Group			Trust		
		1Q 2011 S\$'000	1Q 2010 S\$'000	Change %	1Q 2011 S\$'000	1Q 2010 S\$'000	Change %
Gross rental income		83,569	93,620	(10.7)	52,923	64,959	(18.5)
Car park income		4,120	4,275	(3.6)	3,316	3,451	(3.9)
Other income	1	3,326	3,941	(15.6)	2,755	3,431	(19.7)
Gross revenue		91,015	101,836	(10.6)	58,994	71,841	(17.9)
Property management fees		(2,605)	(2,834)	(8.1)	(1,344)	(1,655)	(18.8)
Property tax		(6,759)	(8,750)	(22.8)	(3,998)	(5,930)	(32.6)
Other property operating expenses		(11,730)	(12,674)	(7.4)	(7,309)	(8,682)	(15.8)
Property operating expenses		(21,094)	(24,258)	(13.0)	(12,651)	(16,267)	(22.2)
Net property income	2	69,921	77,578	(9.9)	46,343	55,574	(16.6)
Finance income		354	176	101.1	349	174	100.6
Investment income	3	-	-	-	19,143	18,464	3.7
Gain / (Loss) on remeasurement of derivatives	4	856	(403)	(312.4)	856	(403)	(312.4)
Manager's management fees:							
- Base fees		(2,069)	(2,034)	1.7	(1,060)	(1,079)	(1.8)
- Performance fees		(2,746)	(2,910)	(5.6)	(1,803)	(2,030)	(11.2)
Trust expenses		(1,095)	(1,392)	(21.3)	(1,001)	(1,289)	(22.3)
Finance costs	5	(19,000)	(22,483)	(15.5)	(13,389)	(16,853)	(20.6)
Net income before share of profit of associate		46,221	48,532	(4.8)	49,438	52,558	(5.9)
Share of profit of associate	6	1,081	1,163	(7.1)	-	-	-
Net income		47,302	49,695	(4.8)	49,438	52,558	(5.9)
Premium on repurchase of convertible bonds	7	-	(828)	(100.0)	-	(828)	(100.0)
Total return for the period before tax		47,302	48,867	(3.2)	49,438	51,730	(4.4)
Income tax		-	(5)	(100.0)	-	(5)	(100.0)
Total return for the period after tax		47,302	48,862	(3.2)	49,438	51,725	(4.4)
<u>Distribution Statement</u>							
Total return for the period before tax		47,302	48,867	(3.2)	49,438	51,730	(4.4)
Net tax and other adjustments	8	5,895	5,474	7.7	2,679	2,611	2.6
Distributable income retained by joint venture	9	(1,080)	-	Nm	-	-	-
Income available for distribution to unitholders		52,117	54,341	(4.1)	52,117	54,341	(4.1)
Distributable income to unitholders		52,117	54,341	(4.1)	52,117	54,341	(4.1)

Nm – not meaningful

CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT

Notes :

(1) Included in Other income for 1Q 2011 is yield protection income from CapitaLand Commercial Limited ("CCL") amounting to S\$0.6 million accrued in relation to One George Street. The amounts were accrued pursuant to a Deed of Yield Protection dated 11 July 2008 entered into with CCL in connection with the purchase of One George Street. Under the Deed of Yield Protection, CCL guarantees a minimum net property income ("NPI") of S\$49.5 million per annum, being 4.25% per annum of S\$1.165 billion (being the purchase price for One George Street) for a period of 5 years from 11 July 2008. The amount is lower than the S\$1.1 million accrued in 1Q 2010 due to improved performance of higher NPI in 1Q 2011.

(2) The following items have been included in arriving at net property income:-

	Group			Trust		
	1Q 2011 S\$'000	1Q 2010 S\$'000	Change %	1Q 2011 S\$'000	1Q 2010 S\$'000	Change %
Depreciation and amortisation	1,532	1,126	36.1	1,470	1,062	38.4
Impairment / (reversal of impairment) losses on trade receivables	18	(11)	(263.6)	19	-	Nm

(3) This relates to the income distribution from RCS Trust and QCT.

(4) This relates to the gain / (loss) on the remeasurement of fair value of interest rate swaps and option value of the CB due 2013.

(5) Included in finance costs are the following:

	Group			Trust		
	1Q 2011 S\$'000	1Q 2010 S\$'000	Change %	1Q 2011 S\$'000	1Q 2010 S\$'000	Change %
Interest cost	15,048	17,656	(14.8)	9,620	12,211	(21.2)
Amortisation and transaction costs	3,952	4,827	(18.1)	3,769	4,642	(18.8)
Total	19,000	22,483	(15.5)	13,389	16,853	(20.6)

(6) Share of profit of associate relates to the equity accounting of QCT's results on a 3 month lag basis. The share of profit was lower in 1Q 2011 due mainly to the adjustment in 1Q 2010 for the share of revaluation gain on QCT's investment properties.

Nm – not meaningful

CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT

- (7) This relates to the premium on repurchase in 1Q 2010 of the CB due 2013 with a face value of S\$15.0 million.
- (8) Included in the net tax and other adjustments are the following:

	Group			Trust		
	1Q 2011 S\$'000	1Q 2010 S\$'000	Change %	1Q 2011 S\$'000	1Q 2010 S\$'000	Change %
Non-tax deductible/(chargeable) items:						
Manager's management fee payable in units	2,967	2,819	5.3	1,014	984	3.0
Trustee's fees	182	182	-	131	134	(2.2)
(Gain) / Loss from remeasurement of derivatives	(856)	403	(312.4)	(856)	403	(312.4)
Other items	3,602	2,070	74.0	2,390	1,090	119.3
Net tax and other adjustments	5,895	5,474	7.7	2,679	2,611	2.6

- (9) This relates to RCS Trust's retention of its taxable income (CCT's 60.0% interest) for future distributions in FY 2011.

CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT

1(b)(i) Balance Sheet as at 31 March 2011 vs 31 December 2010

	Note	Group			Trust		
		Mar 2011 S\$'000	Dec 2010 S\$'000	Change %	Mar 2011 S\$'000	Dec 2010 S\$'000	Change %
Non-current assets							
Plant and equipment		1,256	795	58.0	1,059	547	93.6
Investment properties		5,478,376	5,475,400	0.1	3,862,430	3,859,600	0.1
Subsidiary	1	-	-	-	-	-	-
Associate	2	66,285	67,419	(1.7)	51,479	51,479	-
Joint venture	3	-	-	-	818,528	816,590	0.2
Available-for-sale unquoted investment	4	10,769	10,769	-	10,769	10,769	-
Total non-current assets		5,556,686	5,554,383	0.04	4,744,265	4,738,985	0.11
Current assets							
Trade and other receivables	5	6,811	5,847	16.5	19,893	19,730	0.8
Cash and cash equivalents		448,461	635,937	(29.5)	430,893	619,516	(30.4)
Total current assets		455,272	641,784	(29.1)	450,786	639,246	(29.5)
Total assets		6,011,958	6,196,167	(3.0)	5,195,051	5,378,231	(3.4)
Current liabilities							
Trade and other payables	6	72,764	102,595	(29.1)	50,298	79,566	(36.8)
Current portion of security deposits		17,211	19,177	(10.3)	12,458	13,863	(10.1)
Interest-bearing liabilities	7	1,144,736	676,188	69.3	566,600	100,000	466.6
Convertible bonds-liability component	8	184,690	183,055	0.9	184,690	183,055	0.9
Convertible bonds-derivative component	9	5,922	5,274	12.3	5,922	5,274	12.3
Current tax payable		1	1	-	-	-	-
Total current liabilities		1,425,324	986,290	44.5	819,968	381,758	114.8
Non-current liabilities							
Non-current portion of security deposits		30,495	26,805	13.8	17,836	14,600	22.2
Interest-bearing liabilities	10	120,000	685,750	(82.5)	120,000	685,750	(82.5)
Convertible bonds-liability component	11	203,531	202,328	0.6	203,531	202,328	0.6
Fair value of financial derivatives	12	19,749	21,253	(7.1)	19,749	21,253	(7.1)
Total non-current liabilities		373,775	936,136	(60.1)	361,116	923,931	(60.9)
Total liabilities		1,799,099	1,922,426	(6.4)	1,181,084	1,305,689	(9.5)
Net assets		4,212,859	4,273,741	(1.4)	4,013,967	4,072,542	(1.4)
Unitholders' funds		4,212,859	4,273,741	(1.4)	4,013,967	4,072,542	(1.4)

CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT

Notes :

- (1) This relates to the 100.0% investment in CCT MTN Pte. Ltd. of \$1.
- (2) This relates to the 30.0% investment in QCT. QCT is a Malaysia-listed real estate investment trust focused on acquiring and investing in commercial properties in Malaysia.
- (3) This relates to the 60.0% equity interest in RCS Trust.
- (4) This relates to the investment in MCDF. MCDF is an investment fund which invests in real estate development properties primarily in Kuala Lumpur and the Klang Valley.
- (5) Included in Trade and other receivables as at March 2011 is an amount of S\$0.6 million due from CCL in relation to the income support for One George Street for the 3 months ended 31 March 2011.
- (6) The decrease in Trade and other payables was due mainly to the payment of net GST in 1Q 2011.
- (7) Movement in interest-bearing liabilities under Current liabilities was due mainly to:
 - a) Repayment of S\$100.0 million fixed rate notes in January 2011;
 - b) Secured long term borrowings of S\$570.0 million have been reclassified from Non-current liabilities to Current Liabilities; and
 - c) At Group level, RCS Trust has drawn down a further S\$3.0 million of the revolving credit facility (CCT's 60.0% interest is S\$1.8 million).
- (8) This relates to the debt portion of the outstanding S\$180.0 million CB due 2013, with the bondholders' put option exercisable on 6 May 2011, carried at amortised cost. The maturity date of the CB due 2013 is 6 May 2013.
- (9) This relates to the option value of the CB due 2013 stated at fair value through the statement of total return.
- (10) The decrease in the interest-bearing liabilities under Non-current liabilities was due to the reclassification of net amount of secured long term borrowings of S\$570.0 million from Non-current liabilities to Current liabilities.
- (11) This relates to the liability component of the S\$225.0 million CB due 2015, carried at amortised cost.
- (12) This relates to the fair value of the interest rate swaps.

CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT

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

	Group			Trust		
	Mar 2011 S\$'000	Dec 2010 S\$'000	Change %	Mar 2011 S\$'000	Dec 2010 S\$'000	Change %
Secured borrowings						
Amount repayable after one year	-	570,000	(100.0)	-	570,000	(100.0)
Less: Unamortised portion of transaction costs	-	(4,250)	(100.0)	-	(4,250)	(100.0)
	-	565,750	(100.0)	-	565,750	(100.0)
Amount repayable within one year	1,148,400	576,600	99.2	570,000	-	Nm
Less: Unamortised portion of transaction costs	(3,664)	(412)	789.3	(3,400)	-	Nm
	1,144,736	576,188	98.7	566,600	-	Nm
Total	1,144,736	1,141,938	0.2	566,600	565,750	0.2
Unsecured borrowings						
Amount repayable after one year	327,095	326,111	0.3	327,095	326,111	0.3
Less: Unamortised portion of transaction costs	(3,564)	(3,783)	(5.8)	(3,564)	(3,783)	(5.8)
	323,531	322,328	0.4	323,531	322,328	0.4
Amount repayable within one year	186,087	284,619	(34.6)	186,087	284,619	(34.6)
Less: Unamortised portion of transaction costs	(1,397)	(1,564)	(10.7)	(1,397)	(1,564)	(10.7)
	184,690	283,055	(34.8)	184,690	283,055	(34.8)
Total	508,221	605,383	(16.0)	508,221	605,383	(16.0)
Total borrowings	1,652,957	1,747,321	(5.4)	1,074,821	1,171,133	(8.2)

Details of any collaterals

- (1) As security for the secured term loans of S\$570.0 million, CCT has granted in favour of the lenders the following:
- (i) a mortgage over Capital Tower;
 - (ii) an assignment of the insurance policies relating to Capital Tower;
 - (iii) an assignment of all the rights, benefit, title and interest of CCT in relation to Property Sale Agreements and Tenancy Agreements (including Net Sale Proceeds and Rental Proceeds) and the Accounts relating to Capital Tower; and
 - (iv) a fixed and floating charge over all assets in connection with Capital Tower.

CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT

- (2) As security for the secured term loans of S\$866.0 million (CCT's 60.0 % interest is S\$519.6 million) and a revolving credit facility of S\$164.0 million of which S\$98.0 million (CCT's 60.0 % interest is S\$58.8 million) has been drawn down as at 31 March 2011, RCS Trust has granted in favour of the lender the following:
- (i) a mortgage over Raffles City which comprises Raffles City Tower, Raffles City Shopping Centre, Swissotel The Stamford, Fairmont Singapore and the Raffles City Convention Centre;
 - (ii) an assignment of the insurance policies relating to Raffles City;
 - (iii) an assignment of the agreements relating to the management of Raffles City;
 - (iv) an assignment and charge of the rental proceeds and tenancy agreements of units in Raffles City; and
 - (v) a fixed and floating charge over certain assets of RCS Trust relating to Raffles City.

CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT

1(c)(i) Cash flow statement (1Q 2011 vs 1Q 2010)

	Note	Group	
		1Q 2011 S\$'000	1Q 2010 S\$'000
Operating activities			
Total return for the period before tax		47,302	48,867
Adjustments for			
Share of profit of associate		(1,081)	(1,163)
Amortisation of lease incentives		1,392	915
Finance costs		19,000	22,483
Depreciation of plant and equipment		140	211
Gain on disposal of plant and equipment		(1)	-
Impairment / (reversal of impairment) losses on trade receivables		18	(11)
Finance income		(354)	(176)
(Gain) / Loss on remeasurement of derivatives		(856)	403
Premium on repurchase of convertible bonds		-	828
Manager's management fees paid and payable in units		2,967	2,819
Foreign exchange differences		201	235
Operating income before working capital changes		68,728	75,411
Changes in working capital			
Trade and other receivables		(2,374)	(37,868)
Trade and other payables		(30,557)	37,636
Security deposits		1,724	381
Cash generated from operating activities		37,521	75,560
Income tax paid		-	(323)
Net cash from operating activities		37,521	75,237
Investing activities			
Capital expenditure on investment properties		(2,976)	(1,797)
Purchase of plant and equipment		(601)	(28)
Proceeds from sale of plant and equipment		1	-
Capital redemption by available-for-sale unquoted investment		-	1,257
Distributions from associate		1,842	1,704
Interest received		354	180
Net cash (used in) / from investing activities		(1,380)	1,316
Financing activities			
Interest paid		(14,381)	(18,703)
Payment of borrowing transaction costs		(80)	-
Distribution to unitholders		(110,956)	(104,959)
Repurchase of convertible bonds		-	(15,619)
Repayment of interest-bearing liabilities	1	(100,000)	(150,000)
Proceeds from interest-bearing liabilities	2	1,800	73,000
Net cash used in financing activities		(223,617)	(216,281)
Net decrease in cash and cash equivalents		(187,476)	(139,728)
Cash and cash equivalents at beginning of period		635,937	312,458
Cash and cash equivalents at end of period		448,461	172,730

**CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

Notes:

- (1) This relates to the repayment of S\$100.0 million fixed rate notes in January 2011.
(2) This relates to the draw down in 1Q 2011 of S\$1.8 million (CCT's 60.0% share) from the revolving credit facility for RCS Trust.

1(d)(i) Statement of changes in unitholders' funds (1Q 2011 vs 1Q 2010)

	Group		Trust	
	1Q 2011 S\$'000	1Q 2010 S\$'000	1Q 2011 S\$'000	1Q 2010 S\$'000
Net assets at beginning of period	4,273,741	3,956,409	4,072,542	3,814,285
Operations				
Net increase in net assets resulting from operations	47,302	48,862	49,438	51,725
Unitholders' transactions				
Creation of new units:				
- Manager's management fee paid in Units	2,943	2,873	2,943	2,873
Distributions to unitholders	(110,956)	(104,959)	(110,956)	(104,959)
Net decrease in net assets resulting from unitholders' transactions	(108,013)	(102,086)	(108,013)	(102,086)
Movement in reserves				
Translation reserves	(171)	988	-	-
Net (decrease) / increase in net assets resulting from movement in reserves	(171)	988	-	-
Total decrease in net assets	(60,882)	(52,236)	(58,575)	(50,361)
Net assets at end of period	4,212,859	3,904,173	4,013,967	3,763,924

Convertible Bonds

CCT has the following Convertible Bonds which remained outstanding as at 31 March 2011:

Principal Amount Outstanding	Maturity Date	Put Date	Conversion Price per Unit as at 31 March 2011
<u>CB due 2013</u> \$180.0 million 2.0 per cent.	6 May 2013	6 May 2011	1.7778
<u>CB due 2015</u> S\$225.0 million 2.7 per cent.	21 April 2015	N.A.	1.3168

**CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

The CB due 2013 has been classified as current liabilities as a result of bondholders' put option exercisable on 6 May 2011 at a put price of 106.15%. The final maturity date of the CB due 2013 is 6 May 2013.

There has been no conversion of any of the above Convertible Bonds since the dates of their issues.

Assuming all the Convertible Bonds are fully converted based on the conversion price, the number of new units to be issued would be 272,177,506, representing 9.6% of the total number of CCT units in issue as at 31 March 2011 (2,825,291,611 Units). This is against 193,471,033 Units (CB due 2013 at the conversion price of S\$1.8349 per unit as at 31 March 2010), representing 6.9 % of the number of CCT units in issue as at 31 March 2010 (2,816,403,677 Units).

1(e)(i) Details of any change in the units (1Q 2011 vs 1Q 2010)

	Group and Trust	
	1Q 2011 Units	1Q 2010 Units
Units in issue as at beginning of period	2,823,308,500	2,813,915,220
Issue of new Units:		
- in settlement of the manager's management fee in relation to CCT's 60.0 % interest in Raffles City through RCS Trust	1,305,717	1,611,611
- in settlement of the manager's management fees in relation to Wilkie Edge and One George Street	677,394	876,846
Units in issue as at end of period	2,825,291,611	2,816,403,677

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

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

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

Not applicable.

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

The accounting policies and methods of computation applied in the financial statements for the current reporting period are consistent with the audited financial statements for the year ended 31 December 2010.

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
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

6 Earnings per unit ("EPU") and distribution per unit ("DPU") for the financial period

EPU (1Q 2011 vs 1Q 2010)

	Group		Trust	
	1Q 2011	1Q 2010	1Q 2011	1Q 2010
<u>Basic EPU</u>				
Weighted average number of Units in issue	2,824,630,574	2,815,518,892	2,824,630,574	2,815,518,892
Based on weighted average number of Units in issue ¹	1.67¢	1.74¢	1.75¢	1.84¢
<u>Diluted EPU</u>				
Weighted average number of Units in issue (diluted)	2,824,630,574	2,815,518,892	2,824,630,574	2,815,518,892
Based on weighted average number of Units in issue (diluted) ²	1.67¢	1.74¢	1.75¢	1.84¢

Notes:

- (1) In computing the basic EPU, total return for the period after tax and the weighted average number of Units at the end of the period are used.
- (2) In computing the diluted EPU, the total return for the period after tax and the weighted average number of Units at the end of the period are adjusted for the effects of all dilutive potential Units arising from the assumed conversion of the Convertible Bonds to Units. For the quarters ended 31 March 2011 and 31 March 2010, the Convertible Bonds were anti-dilutive and were excluded from the calculation of diluted EPU.

Distribution per unit ("DPU")

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

	1Q 2011	1Q 2010
Number of Units in issue as at end of period	2,825,291,611	2,816,403,677
<u>DPU</u>		
Based on the number of Units in issue at the end of the period	1.84¢ ¹	1.93¢

Note:

- (1) DPU is computed on the basis that none of the outstanding S\$180.0 million CB due 2013 and S\$225.0 million CB due 2015 is converted into Units. Accordingly, the actual quantum of DPU may differ if any of the outstanding CB due 2013 and CB due 2015 is converted into Units.

**CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

7(a) Net asset value ("NAV") backing per Unit based on Units in issue at the end of the period.

	Note	Group		Trust	
		31-Mar-11	31-Dec-10	31-Mar-11	31-Dec-10
Number of Units in issue at end of period		2,825,291,611	2,823,308,500	2,825,291,611	2,823,308,500
NAV (S\$'000)		4,212,859	4,273,741	4,013,967	4,072,542
NAV per Unit	1	\$1.49	\$1.51	\$1.42	\$1.44
Adjusted NAV per Unit (excluding the distributable income to unitholders)		\$1.47	\$1.47	\$1.40	\$1.40

Note:

- (1) NAV per Unit was computed based on net asset value over the number of Units in issue at end of the period.

8 Review of performance

	Group	
	1Q 2011 S\$'000	1Q 2010 S\$'000
<u>Statement of Total Return</u>		
Gross revenue	91,015	101,836
Property operating expenses	(21,094)	(24,258)
Net property income	69,921	77,578
Finance income	354	176
Gain / (Loss) on remeasurement of derivatives	856	(403)
Manager's management fees:		
- Base fees	(2,069)	(2,034)
- Performance fees	(2,746)	(2,910)
Trust expenses	(1,095)	(1,392)
Finance costs	(19,000)	(22,483)
Net income before share of profit of associate	46,221	48,532
Share of profit of associate	1,081	1,163
Net income	47,302	49,695
Premium on repurchase of convertible bonds	-	(828)
Total return for the period before tax	47,302	48,867
Income tax	-	(5)
Total return for the period after tax	47,302	48,862

**CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

	Group	
	1Q 2011 S\$'000	1Q 2010 S\$'000
<u>Distribution Statement</u>		
Total return for the period before tax	47,302	48,867
Net tax and other adjustments	5,895	5,474
Distribution income retained by joint venture	(1,080)	-
Income available for distribution to unitholders	52,117	54,341
Distributable income to unitholders	52,117	54,341
DPU		
For the period	1.84¢	1.93¢
Annualised	7.46¢	7.83¢

Review of performance 1Q 2011 vs 1Q 2010

Gross revenue of S\$91.0 million for 1Q 2011 was lower than that for 1Q 2010 by S\$10.8 million or 10.6%. The decrease was mainly due to loss in rental income resulting from sales of Robinson Point and Starhub Centre with legal completion dates on 19 April 2010 and 16 September 2010 respectively and also lower revenue from Six Battery Road arising from the lower occupancy due to asset enhancement works and lower rental rates from the rent review of a major tenant. However, the drop in total revenue was mitigated by positive rent reversions and/or higher occupancies from most of the remaining properties.

Property operating expenses of S\$21.1 million for 1Q 2011 were lower than that for 1Q 2010 by S\$3.2 million or 13.0%. The decrease in expenses was mainly due to the sales of Robinson Point and Starhub Centre and also lower property tax and other operating expenses incurred.

Trust expenses of S\$1.1 million for 1Q 2011 were lower than that for 1Q 2010 by S\$0.3 million or 21.4%. This was mainly due to lower unitholders expenses incurred.

Finance costs of S\$19.0 million for 1Q 2011 were lower than that for 1Q 2010 by S\$3.5 million or 15.5% due to decrease in borrowings.

9 Variance from Previous Forecast / Prospect Statement

CCT has not disclosed any forecast to the market.

**CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

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

The Singapore economy continued to grow at a healthy pace in the first quarter of 2011. Based on advanced estimates released by the Ministry of Trade and Industry, the economy expanded by 8.5 per cent on a year-on-year basis, compared with 12.0 per cent in the previous quarter.

The Singapore office rental market in the central business district (CBD) became more stable in 1Q 2011. This followed a sharp upward market adjustments in 2010 when significant expansion space was taken up. The average prime office rents was at \$8.60 per square foot per month with Grade A office rents averaging \$10.30 per square foot per month. This represents an increase of 3.6% and 4.0% respectively, quarter on quarter from 4Q 2010.

On the other hand, occupancy rate in the CBD area dipped from 95.3% in 4Q 2010 to 94.4% in 1Q 2011, as two major developments obtained their temporary occupancy permit in 1Q 2011. Grade A office occupancy rates dropped to 95.2% in 1Q 2011 from 97.3% in 4Q 2010. Consequently, Grade A take-up was 1.03 million square feet in 1Q 2011, largely due to the contributions from the high occupancy levels of the two new developments. An estimated 1.7 million square feet will be completed in the remaining 2011, of which an estimated 40.0% of this supply has been pre-committed. As a result, vacancy may rise in late 2011 and could moderate rental growth in 2011.

Investment sales of office properties remained brisk in 1Q 2011. Transactions were dominated primarily with owner-occupier deals and also purchases by private equity funds, some of the latter of which were for redevelopment purposes.

Outlook for 2011

The office leasing market momentum moderated following the frenetic pace in 2010. Office space take-up continued to be strong but additional office space is expected to come onto the market in late 2011 when major occupiers relocate to new premises. As a result, vacancy rates may increase, and moderate rental growth in 2011. Given that Singapore's GDP is forecasted to grow 4.0% to 6.0%, office space demand may continue to increase, as companies increase headcounts to cater for their expansion, albeit at a slower pace compared to 2010.

The Manager will continue to focus on portfolio reconstitution. Six Battery Road's asset enhancement initiative (AEI) is on track. Phase one was completed in end March 2011. During the AEI, the occupancy rate of the building will be affected. The upgraded space has achieved strong pre-committed leases. The Manager believes that the AEI will enhance this building's specifications as a Grade A office building, on top of its strategic location.

The Manager is also evaluating its plan to redevelop Market Street Car Park into a Grade A office tower in anticipation of the projected limited office supply in the CBD in 2014 and 2015. We are awaiting certain approvals for the proposed redevelopment from the authorities.

**CAPITACOMMERCIAL TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT AND
DISTRIBUTION ANNOUNCEMENT**

11 Distributions

11(a) Current financial period

Any distributions declared for the current financial period? No.

11(b) Corresponding period of the preceding financial period

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

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

NA

13 Confirmation pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and Trust (comprising the balance sheets as at 31 March 2011 and the results of business, statements of total return & distribution statements and statements of changes in unitholders' funds and cash flow statement of the group for the three months ended on that date, together with their accompanying notes) to be false or misleading in any material respect.

On behalf of the Board
CapitaCommercial Trust Management Limited

Lynette Leong Chin Yee
Chief Executive Officer / Executive Director

Chong Lit Cheong
Non-Executive Director

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

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

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

Michelle Koh
Company Secretary
19 April 2011