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**CAPITALAND COMMERCIAL TRUST  
2020 THIRD QUARTER UNAUDITED FINANCIAL STATEMENT AND DISTRIBUTION ANNOUNCEMENT**

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**SUMMARY OF CCT GROUP RESULTS**

	Note	3Q 2020	3Q 2019	Change %	YTD Sep 2020	YTD Sep 2019	Change %
Gross Revenue (S\$'000)		94,727	103,804	(8.7)	291,122	304,551	(4.4)
Net Property Income (S\$'000)	1	73,115	81,144	(9.9)	224,216	239,329	(6.3)
Distributable Income to Unitholders (S\$'000)	2	77,535	84,829	(8.6)	206,858	249,987	(17.3)
Distribution Per Unit ("DPU") (cents)		2.00	2.20	(9.1)	5.34	6.60	(19.1)

Notes:

- (1) Net property income ("NPI") from Singapore operating properties was lower in 3Q 2020 and YTD Sep 20 as compared with 3Q 2019 and YTD Sep 2019 respectively, except for CapitaGreen. There was no NPI from 21 Collyer Quay and Bugis Village in 3Q 2020 as HSBC's lease had expired on 30 April 2020 and the Bugis Village lease with Singapore Land Authority had expired on 31 March 2020. In addition, lower occupancies and upgrading works affected performance. Rent waivers of S\$0.9 million and S\$3.5 million for 3Q 2020 and YTD Sep 2020 respectively also contributed to the decrease. The decrease was mitigated by contribution from Main Airport Center acquired in September 2019 and higher NPI from Gallileo.
- (2) Distributable income includes tax-exempt income of S\$11.6 million in 3Q 2020 and S\$16.3 million for YTD Sep 2020 (3Q 2019 and YTD Sep 2019: S\$3.9 million and S\$11.1 million respectively).

Lower distributable income to unitholders in 3Q 2020 was mainly due to the drop in net property income, reduced contribution from RCS Trust by S\$1.7 million and payment of asset management fees for Asia Square Tower 2 in cash. These were mitigated by higher tax-exempt income distribution, increased contribution of S\$1.3 million (50.0%) from OGS LLP and lower interest expense. In 3Q 2020, S\$3.75 million or half of the S\$7.5 million of taxable income retained by RCS Trust in 1H 2020 had been released.

Lower distributable income to unitholders in YTD Sep 2020 was mainly due to lower net property income, reduced distribution from RCS Trust of S\$20.6 million (60.0% interest) and payment of asset management fees in cash for Asia Square Tower 2. Higher tax-exempt income distribution, increase in distribution from OGS LLP of S\$1.2 million (50.0%) and lower interest expense mitigated the impact of the decrease.

Unitholders of CCT will be entitled to a clean-up distribution for the period from 1 July 2020 to 20 October 2020. Please refer to the announcement released by the Manager on 30 September 2020 in relation to the clean-up distribution record date for further information. Further details on the clean-up distributions will be announced by the Manager at a later date.

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**INTRODUCTION**

CapitaLand Commercial Trust (“CCT”) was constituted under a trust deed dated 6 February 2004 (as amended) entered into between CapitaLand Commercial Trust Management Limited, as manager of CCT (the “Manager” or “CCTML”) and HSBC Institutional Trust Services (Singapore) Limited, as trustee of CCT (the “Trustee”).

As at 30 September 2020, CCT’s property portfolio comprises:

- (1) Capital Tower;
- (2) Six Battery Road;
- (3) 21 Collyer Quay;
- (4) CapitaGreen, held through wholly owned MSO Trust;
- (5) Asia Square Tower 2 (“AST2”), held through wholly owned subsidiary Asia Square Tower 2 Pte. Ltd. (“AST2 Co.”), which is in turn held by MVKimi (BVI) Limited (collectively referred to as “AST2 Group”);
- (6) Raffles City Singapore, held through CCT’s 60.0% interest in RCS Trust;
- (7) One George Street, held through CCT’s 50.0% interest in One George Street LLP (“OGS LLP”);
- (8) CapitaSpring, a property under development, held through CCT’s 45.0% interest in Glory Office Trust (“GOT”) and Glory SR Trust (“GSRT”);
- (9) Gallileo, an office building in Frankfurt, Germany, held through CCT’s 94.9% interest in Gallileo Property S.a.r.l. (“Gallileo Co.”), which is in turn held by special purpose vehicles CCT Galaxy Two Pte. Ltd. and CCT Galaxy One Pte. Ltd. (collectively referred to as “Gallileo Group”); and
- (10) Main Airport Center (“MAC”), held through CCT’s 94.9% interest in MAC Property Company B.V. and MAC Car Park Company B.V. (collectively referred to as “MAC Co.”), which is in turn held by special purpose vehicle, CCT Mercury One Pte. Ltd., (MAC Co. and CCT Mercury One Pte. Ltd. is collectively referred to as “MAC Group”).

CCT owns approximately 10.9% of MRCB-Quill REIT (“MQREIT”), a commercial real estate investment trust listed in Malaysia.

On 22 January 2020 CCTML and CapitaLand Mall Trust Management Limited (“CMTML”), the manager of CapitaLand Mall Trust (“CMT”), issued a joint announcement on the proposed merger of CapitaLand Commercial Trust with CapitaLand Mall Trust by way of a trust scheme of arrangement (the “Trust Scheme”) whereby CMT will acquire all the issued and paid-up units in CCT (“CCT Units”) held by the unitholders of CCT in exchange for a combination of issued and paid-up units in CMT and cash. The consideration for each CCT Unit under the Trust Scheme comprises 0.720 new CMT Units and S\$0.259 in cash.

On 29 September 2020, CCT unitholders approved the Trust Scheme. The Effective Date of the Trust Scheme is 21 October 2020 and the enlarged entity will subsequently be renamed CapitaLand Integrated Commercial Trust.

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**1(a) Statement of Total Return & Distribution Statement (3Q 2020 vs 3Q 2019)**

<u>Statement of Total Return</u>	Note	Group		
		3Q 2020 S\$'000	3Q 2019 S\$'000	Change %
Gross rental income	1	91,053	96,489	(5.6)
Car park income		1,559	1,655	(5.8)
Other income	2	2,115	5,660	(62.6)
<b>Gross revenue</b>		<b>94,727</b>	<b>103,804</b>	<b>(8.7)</b>
Property management fees		(2,350)	(2,368)	(0.8)
Property tax	3	(7,526)	(7,245)	3.9
Other property operating expenses	4	(11,736)	(13,047)	(10.0)
<b>Property operating expenses</b>		<b>(21,612)</b>	<b>(22,660)</b>	<b>(4.6)</b>
<b>Net property income</b>	5	<b>73,115</b>	<b>81,144</b>	<b>(9.9)</b>
Interest and other income	6	1,212	1,911	(36.6)
Investment income	7	1,312	1,319	(0.5)
Asset management fees:				
- Base fees		(2,064)	(2,085)	(1.0)
- Performance fees		(2,754)	(3,162)	(12.9)
Trust and other operating expenses	8	(6,239)	1,015	NM
Finance costs	9	(15,775)	(17,358)	(9.1)
<b>Net income before share of results of joint ventures</b>		<b>48,807</b>	<b>62,784</b>	<b>(22.3)</b>
Share of results (net of tax) of joint ventures	10	18,036	20,884	(13.6)
<b>Total return for the period before tax</b>		<b>66,843</b>	<b>83,668</b>	<b>(20.1)</b>
Tax expense	11	(1,968)	(1,617)	21.7
<b>Total return for the period after tax</b>		<b>64,875</b>	<b>82,051</b>	<b>(20.9)</b>
<u>Attributable to</u>				
Unitholders		64,450	81,829	(21.2)
Non-controlling interests	12	425	222	91.4
<b>Total return for the period</b>		<b>64,875</b>	<b>82,051</b>	<b>(20.9)</b>
<u>Distribution Statement</u>				
Total return attributable to unitholders		64,450	81,829	(21.2)
Net tax and other adjustments	13	(21,265)	(24,039)	(11.5)
Tax-exempt income distribution	14	11,600	3,850	NM
Distributions from joint ventures	15	22,750	23,189	(1.9)
<b>Distributable income to unitholders</b>	16	<b>77,535</b>	<b>84,829</b>	<b>(8.6)</b>

NM – Not Meaningful

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Notes:

- (1) Gross rental income from the Singapore operating properties was lower in 3Q 2020 compared with 3Q 2019 except for CapitaGreen. There was no contribution from 21 Collyer Quay and Bugis Village in 3Q 2020 as HSBC's lease had expired on 30 April 2020 and the Bugis Village lease with Singapore Land Authority ("SLA") had expired on 31 March 2020. In addition, lower occupancies and upgrading works affected performance. Rent waivers of S\$0.9 million also contributed to the decrease. The decrease was mitigated by contribution from Main Airport Center acquired in September 2019 and higher gross rental income from Gallileo.
- (2) Other income comprised mainly tenant recoveries and bulk energy savings. The decrease was largely due to lower recoveries from tenants.
- (3) Higher property tax in 3Q 2020 was mainly from 21 Collyer Quay, Capital Tower and MAC.
- (4) Lower property operating expenses was largely due to the expiry of the Bugis Village lease with SLA on 31 March 2020.
- (5) The following was included in arriving at net property income:

	Group		
	3Q 2020	3Q 2019	Change
	S\$'000	S\$'000	%
Depreciation and amortisation of lease incentives	(90)	1,264	NM
Impairment losses on trade receivables <sup>(5a)</sup>	155	-	NM

- (5a) This relates to the expected credit losses provided on the Group's trade receivables.
- (6) Interest and other income comprised interest income from cash balance and loans to joint ventures as well as other income. The drop was largely due to lower interest income from cash balance arising from lower cash balances and interest rates.
- (7) Investment income relates to distribution received from MQREIT.
- (8) Trust and other operating expenses in 3Q 2020 included professional fees incurred in relation to the Trust Scheme. Professional fees incurred for the Trust Scheme will not affect distributable income. Foreign exchange gains in 3Q 2019 resulted in credit balance for trust and other operating expenses in 3Q 2019.
- (9) Finance costs include the following:

	Group		
	3Q 2020	3Q 2019	Change
	S\$'000	S\$'000	%
Interest cost <sup>(9a)</sup>	15,282	16,779	(8.9)
Amortisation of transaction costs	493	579	(14.9)
Total	15,775	17,358	(9.1)

- (9a) Lower interest cost in 3Q 2020 was mainly due to lower average cost of debt.
- (10) Share of results of joint ventures relates to CCT's share of results of RCS Trust (60.0%), OGS LLP (50.0%) and GOT & GSRT (45.0%), with details as follows:

	Group		
	3Q 2020	3Q 2019	Change
	S\$'000	S\$'000	%
Gross revenue <sup>(10a)</sup>	35,888	40,811	(12.1)
Property operating expenses	(8,816)	(9,710)	(9.2)
Net property income	27,072	31,101	(13.0)
Finance costs	(6,212)	(7,381)	(15.8)
Trust and other expenses	(2,824)	(2,836)	(0.4)
Share of results (net of tax) of joint ventures	18,036	20,884	(13.6)

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- (10a) The decrease in gross revenue for 3Q 2020 versus 3Q 2019 was largely attributed to RCS Trust, due to lower occupancies and gross turnover revenue ("GTO") as well rental waivers to tenants of \$2.6 million (60.0% interest). Gross revenue of OGS LLP in 3Q 2020 of \$6.5 million (50.0% interest) was marginally higher than that in 3Q 2019 of \$6.3 million (50.0%).
- (11) This relates mainly to tax expense of CCT's subsidiaries.
- (12) This relates to the non-controlling interests of Gallileo Co. and MAC Co..
- (13) Net tax and other adjustments comprise the following:

	Group		
	3Q 2020 S\$'000	3Q 2019 S\$'000	Change %
Asset management fees <sup>(13a)</sup>	-	1,152	NM
Trustee's fees	270	272	(0.7)
Amortisation of transaction costs	493	579	(14.9)
Profit from subsidiaries	(11,242)	(6,506)	72.8
Share of results (net of tax) of joint ventures	(18,036)	(20,884)	(13.6)
Tax expense	1,968	1,617	21.7
Temporary differences and other items	5,282	(269)	NM
Total	(21,265)	(24,039)	(11.5)

- (13a) This relates to asset management fees for AST2 paid in Units in 3Q 2019. The asset management fees for AST2 in 3Q 2020 was in cash.
- (14) Tax-exempt income distribution relates to distributions from subsidiaries.
- (15) This relates to distributions from RCS Trust and OGS LLP.  
 Distribution from RCS Trust in 3Q 2020 was S\$1.7 million (60.0% interest) lower than that of 3Q 2019 due to:  
 (a) lower rental revenue from office and retail, including rental waivers of S\$2.6 million (60.0% interest);  
 (b) drop in gross turnover rent from hotel and retail;  
 (c) lower car park income;  
 (d) asset management fees paid in cash; and  
 (e) mitigated by the release of \$3.75 million of taxable income, which was 50.0% of taxable income retained in 1H 2020.  
 Distribution from OGS LLP in 3Q 2020 was S\$1.3 million (50.0% interest) higher than 3Q 2019 due to higher net property income and lower interest costs.
- (16) Lower distributable income to unitholders in 3Q 2020 was mainly due to the drop in net property income, reduced contribution from RCS Trust by S\$1.7 million (60.0 % interest) and payment of asset management fees for Asia Square Tower 2 in cash. These were mitigated by higher tax-exempt income distribution, increased contribution of S\$1.3 million (50.0% interest) from OGS LLP and lower interest expense.

*NM – Not Meaningful*

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1(a) Statement of Total Return & Distribution Statement (YTD Sep 2020 vs YTD Sep 2019)

	Note	Group		
		YTD Sep 2020 S\$'000	YTD Sep 2019 S\$'000	Change %
<b><u>Statement of Total Return</u></b>				
Gross rental income	1	276,107	286,084	(3.5)
Car park income	2	6,271	5,040	24.4
Other income	3	8,744	13,427	(34.9)
<b>Gross revenue</b>		<b>291,122</b>	<b>304,551</b>	<b>(4.4)</b>
Property management fees		(7,009)	(7,025)	(0.2)
Property tax		(22,159)	(22,297)	(0.6)
Other property operating expenses	4	(37,738)	(35,900)	5.1
<b>Property operating expenses</b>		<b>(66,906)</b>	<b>(65,222)</b>	<b>2.6</b>
<b>Net property income</b>	5	<b>224,216</b>	<b>239,329</b>	<b>(6.3)</b>
Interest and other income	6	3,981	4,267	(6.7)
Investment income	7	2,635	2,816	(6.4)
Asset management fees:				
- Base fees		(6,169)	(6,011)	2.6
- Performance fees		(8,992)	(9,385)	(4.2)
Trust and other operating expenses	8	(9,270)	(1,528)	NM
Finance costs	9	(47,889)	(51,437)	(6.9)
<b>Net income before share of results of joint ventures</b>		<b>158,512</b>	<b>178,051</b>	<b>(11.0)</b>
Share of results (net of tax) of joint ventures	10	(41,460)	71,292	NM
<b>Net income</b>		<b>117,052</b>	<b>249,343</b>	<b>(53.1)</b>
Net change in fair value of investment properties	11	(130,993)	57,448	NM
<b>Total return for the period before tax</b>		<b>(13,941)</b>	<b>306,791</b>	<b>NM</b>
Tax expense	12	(3,863)	(4,550)	(15.1)
<b>Total return for the period after tax</b>		<b>(17,804)</b>	<b>302,241</b>	<b>NM</b>
<b><u>Attributable to</u></b>				
Unitholders		(18,140)	301,627	NM
Non-controlling interests	13	336	614	(45.3)
<b>Total return for the period</b>		<b>(17,804)</b>	<b>302,241</b>	<b>NM</b>
<b><u>Distribution Statement</u></b>				
Total return attributable to unitholders		(18,140)	301,627	NM
Net tax and other adjustments	14	156,831	(134,043)	NM
Tax-exempt income distribution	15	16,250	11,100	46.4
Distribution from joint ventures	16	51,917	71,303	(27.2)
<b>Distributable income to unitholders</b>	17	<b>206,858</b>	<b>249,987</b>	<b>(17.3)</b>

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Notes:

- (1) YTD Sep 2020 gross rental income from Singapore operating properties was lower compared with YTD Sep 2019 except for CapitaGreen. There was partial NPI contribution from 21 Collyer Quay and Bugis Village in YTD Sep 2020 as HSBC's lease expired on 30 April 2020 and the Bugis Village lease with SLA expired on 31 March 2020. Lower gross rental income was due to lower occupancies, upgrading works and rent waivers of S\$3.5 million. The decrease was mitigated by contribution from Main Airport Center acquired in September 2019 and higher gross rental income from Gallileo.
- (2) Higher car park income was largely due to the addition of car park income from MAC, which offset the lower car park income from Singapore properties.
- (3) Other income comprises mainly tenant recoveries and bulk energy savings. The decrease was largely due to lower recoveries from tenants.
- (4) Higher other property operating expenses was mainly due to addition of MAC.
- (5) The following was included in arriving at net property income:

Depreciation and amortisation of lease incentives  
 Impairment losses on trade receivables <sup>(5a)</sup>

Group		
YTD Sep 2020 S\$'000	YTD Sep 2019 S\$'000	Change %
2,090	3,756	(44.4)
155	-	NM

- (5a) This relates to the expected credit losses provided on the Group's trade receivables.
- (6) Interest and other income comprised interest income from cash balance and loans to joint ventures as well as other income. The lower amount in YTD Sep 2020 versus YTD Sep 2019 was primarily due to lower cash balance and lower interest rates.
- (7) This relates to distributions received from MQREIT.
- (8) Higher trust and other operating expenses in YTD Sep 2020 vis-à-vis YTD Sep 2019 was due to professional fees incurred in relation to the Trust Scheme. Professional fees incurred for Trust Scheme will not affect distributable income.
- (9) Finance costs include the following:

Interest cost <sup>(9a)</sup>  
 Amortisation of transaction costs  
 Total

Group		
YTD Sep 2020 S\$'000	YTD Sep 2019 S\$'000	Change %
46,174	49,714	(7.1)
1,715	1,723	(0.5)
47,889	51,437	(6.9)

- (9a) Decrease in YTD Sep 2020 from YTD Sep 2019 was due to lower average cost of debt.

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- (10) Share of results of joint ventures relates to CCT's share of results of RCS Trust (60.0%), OGS LLP (50.0%) and GOT & GSRT (45.0%), with details as follows:

	Group		
	YTD Sep 2020 S\$'000	YTD Sep 2019 S\$'000	Change %
Gross revenue <sup>(10a)</sup>	107,275	124,003	(13.5)
Property operating expenses	(25,010)	(28,217)	(11.4)
Net property income	82,265	95,786	(14.1)
Finance costs	(20,394)	(22,479)	(9.3)
Net change in fair value of investment properties	(95,041)	6,625	NM
Trust and other expenses	(8,290)	(8,640)	(4.1)
Share of results (net of tax) of joint ventures	(41,460)	71,292	NM

- (10a) The decrease in gross revenue for YTD Sep 2020 from YTD Sep 2019 was largely attributed to RCS Trust, due to lower occupancies and GTO revenue as well as rental waivers of S\$9.1 million (60.0% interest). Revenue for OGS LLP in YTD Sep 2020 of \$19.3 million (50.0% interest) was marginally higher than that in YTD Sep 2019 of \$19.2 million (50.0% interest), which had included rental waivers
- (11) This relates to the net change in property values based on valuations over the carrying values.
- (12) This relates mainly to tax expense of CCT's subsidiaries.
- (13) This relates to the non-controlling interests of Gallileo Co. and MAC Co..
- (14) Net tax and other adjustments comprise the following:

	Group		
	YTD Sep 2020 S\$'000	YTD Sep 2019 S\$'000	Change %
Asset management fees <sup>(14a)</sup>	-	3,298	NM
Trustee's fees	806	786	2.5
Amortisation of transaction costs	1,715	1,723	(0.5)
Net change in fair value of investment properties <sup>(14b)</sup>	130,101	(57,454)	NM
Profit from subsidiaries	(29,803)	(18,607)	60.2
Share of results (net of tax) of joint ventures	41,460	(71,292)	NM
Tax expense	3,863	4,550	(15.1)
Temporary differences and other items	8,689	2,953	NM
Total	156,831	(134,043)	NM

- (14a) This relates to asset management fees of AST2 paid in units in YTD Sep 2019. Asset management fees of AST2 in YTD Sep 2020 was in cash.
- (14b) This excludes the non-controlling interests' share of the net change in fair value of Gallileo and MAC.

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- (15) Tax-exempt income distributions relates to distributions from subsidiaries.
- (16) This relates to distributions from RCS Trust and OGS LLP.  
Distributions from RCS Trust was S\$20.6 million (60.0% interest) lower in YTD Sep 2020 compared with that in YTD Sep 2019 due to:  
(a) lower rental revenue from office and retail including rental waivers of S\$9.1 million (60.0% interest);  
(b) drop in gross turnover rent from hotel and retail;  
(c) lower car park income;  
(d) asset management fees paid in cash; and  
(e) higher retention of taxable income of S\$3.75 million (60.0% interest) in YTD Sep 20 compared with that of S\$1.5 million (60.0% interest) in YTD Sep 19.  
Distribution from OGS LLP was S\$1.2 million (50.0% interest) higher in YTD Sep 2020 compared with that in YTD Sep 2019 arising from better net property income performance and lower interest costs.
- (17) Lower distributable income to unitholders in YTD Sep 2020 was mainly due to lower net property income, reduced distribution from RCS Trust of S\$20.6 million (60.0% interest) and payment of asset management fees in cash for Asia Square Tower 2. Higher tax-exempt income distribution, increase in distribution from OGS LLP of S\$1.2 million (50.0% interest) and lower interest expense mitigated the impact of the decrease.

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1(b)(i) Statement of Financial Position as at 30 September 2020 vs 31 December 2019

Note	Group			Trust			
	30 Sep 2020 S\$'000	31 Dec 2019 S\$'000	Change %	30 Sep 2020 S\$'000	31 Dec 2019 S\$'000	Change %	
<b>Non-current assets</b>							
	2,229	2,134	4.5	763	723	5.5	
Plant and equipment							
Investment properties	1	8,046,188	8,092,052	(0.6)	3,605,912	3,609,100	(0.1)
Subsidiaries	2	-	-	-	4,126,468	4,076,277	1.2
Joint ventures	3	1,692,108	1,786,105	(5.3)	1,440,438	1,435,526	0.3
Equity investment	4	29,655	38,156	(22.3)	29,655	38,156	(22.3)
Intangible asset		45	30	50.0	39	21	85.7
Financial derivatives	5	11,080	4,745	NM	11,080	4,745	NM
<b>Total non-current assets</b>		<b>9,781,305</b>	<b>9,923,222</b>	<b>(1.4)</b>	<b>9,214,355</b>	<b>9,164,548</b>	<b>0.5</b>
<b>Current assets</b>							
Trade and other receivables		70,762	61,793	14.5	79,821	73,847	8.1
Cash and cash equivalents		126,785	205,467	(38.3)	78,298	162,038	(51.7)
Financial derivatives	5	598	269	NM	598	269	NM
<b>Total current assets</b>		<b>198,145</b>	<b>267,529</b>	<b>(25.9)</b>	<b>158,717</b>	<b>236,154</b>	<b>(32.8)</b>
<b>Total assets</b>	6	<b>9,979,450</b>	<b>10,190,751</b>	<b>(2.1)</b>	<b>9,373,072</b>	<b>9,400,702</b>	<b>(0.3)</b>
<b>Current liabilities</b>							
Trade and other payables	7	84,288	75,032	12.3	83,525	65,051	28.4
Current portion of security deposits		27,477	17,776	54.6	17,447	10,145	72.0
Interest-bearing liabilities	8	253,469	42,746	NM	253,469	42,746	NM
Financial derivatives	5	837	782	7.0	837	782	7.0
Current tax payable		6,840	4,533	50.9	254	75	NM
<b>Total current liabilities</b>		<b>372,911</b>	<b>140,869</b>	<b>NM</b>	<b>355,532</b>	<b>118,799</b>	<b>NM</b>
<b>Non-current liabilities</b>							
Non-current portion of security deposits		42,901	53,425	(19.7)	27,038	35,686	(24.2)
Interest-bearing liabilities	9	2,639,026	2,767,764	(4.7)	2,215,164	2,375,214	(6.7)
Financial derivatives	5	10,405	5,589	86.2	10,405	5,589	86.2
Other payables	10	1,870	2,890	(35.3)	124,716	127,750	-
Deferred tax liabilities	11	5,346	5,809	(8.0)	-	-	-
<b>Total non-current liabilities</b>		<b>2,699,548</b>	<b>2,835,477</b>	<b>(4.8)</b>	<b>2,377,323</b>	<b>2,544,239</b>	<b>(6.6)</b>
<b>Total liabilities</b>		<b>3,072,459</b>	<b>2,976,346</b>	<b>3.2</b>	<b>2,732,855</b>	<b>2,663,038</b>	<b>2.6</b>
<b>Net assets</b>		<b>6,906,991</b>	<b>7,214,405</b>	<b>(4.3)</b>	<b>6,640,217</b>	<b>6,737,664</b>	<b>(1.4)</b>
<b>Represented by:</b>							
Unitholders' funds		6,875,836	7,185,098	(4.3)	6,640,217	6,737,664	(1.4)
Non-controlling interests	12	31,155	29,307	6.3	-	-	-
<b>Total equity</b>		<b>6,906,991</b>	<b>7,214,405</b>	<b>(4.3)</b>	<b>6,640,217</b>	<b>6,737,664</b>	<b>(1.4)</b>

NM – Not Meaningful

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Notes:

- (1) Investment properties are stated at fair value based on desktop valuations performed by independent professional valuers as at 30 June 2020, adjusted for capital expenditure capitalized in 3Q 2020.

The outbreak of the Novel Coronavirus (“COVID-19”) has impacted market activity in many property sectors. As the impact of COVID-19 is fluid and evolving, significant market uncertainty exists. Consequently, the valuations of investment properties are currently subject to material estimation uncertainty. The carrying amounts of the investment properties were current as at 30 September 2020 only. Values may change more rapidly and significantly than during standard market conditions.

- (2) This relates to cost of investments in CCT MTN Pte. Ltd., MSO Trust, AST2 Group, Gallileo Group and MAC Group (including shareholder’s loans).
- (3) This relates to CCT’s 60.0% interest in RCS Trust, 50.0% interest in OGS LLP and 45.0% interest in GOT and GSRT (including shareholder’s loans).
- (4) This relates to CCT’s 10.9% stake in MQREIT. Lower value as at 30 September 2020 vis-à-vis 31 December 2019 was mainly due to lower closing price of MQREIT.
- (5) This relates to the fair values of cross currency swaps and interest rate swaps.
- (6) Total assets were S\$9,979.5 million as at 30 September 2020 (31 December 2019: S\$10,190.8 million). Total deposited property value (as defined in the Code on Collective Investment Schemes) as at 30 September 2020 was S\$11,629.3 million (31 December 2019: S\$11,762.8 million). Lower total assets and deposited property value was largely due to lower investment properties values.
- (7) Trade and other payables as at 30 September 2020 increased from 31 December 2019 mainly due to grant payable to tenants and withholding tax for 1H 2020 distribution, albeit settlement of service charges at Gallileo and MAC offset the increase at the Group level.
- (8) The current interest-bearing liabilities as at 30 September 2020 comprised of fixed rate notes of S\$150.0 million and HKD585.0 million (hedged via cross currency swaps to S\$102.5 million) due within twelve months in 2021.
- (9) The non-current interest-bearing liabilities as at 30 September 2020 comprised:
- (a) Unsecured fixed/floating rate notes totaling S\$575.0 million; JPY24.9 billion (hedged via cross currency swaps to S\$299.7 million);
  - (b) Unsecured bank borrowings of S\$790.7 million and EUR328.1 million; and
  - (c) Secured bank borrowings of MAC Co. of EUR121.9 million and Gallileo Co. of EUR140.0 million.
- (10) At the Trust level, other payables relate to the recognized lease liabilities payable to CCT’s subsidiary, AST2 Co., under the master lease arrangement. At the Group level, it relates mainly to payables of Gallileo Co. and MAC Co..
- (11) This relates to deferred tax provision of Gallileo Co. and MAC Co..
- (12) This relates to non-controlling interests of Gallileo Co. and MAC Co..

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1(b)(ii) Aggregate Amount of Borrowings and Debt Securities

**Secured borrowings**

Amount repayable after one year <sup>(1)</sup>

Less: Unamortised portion of transactions costs <sup>(1)</sup>

**Net secured borrowings after one year**

**Unsecured borrowings**

Amount repayable after one year

Less: Unamortised portion of transactions costs

**Net unsecured borrowings after one year**

Amount repayable within one year

Less: Unamortised portion of transactions costs

**Net unsecured borrowings within one year**

**Total unsecured borrowings**

**Total secured and unsecured borrowings**

Note :

(1) This relates to Galileo Co.'s and Mac Co.'s borrowings and transaction costs.

**Aggregate leverage and interest coverage ratio**

As at 30 September 2020, aggregate leverage was 36.9% (31 December 2019: 35.1%). Year-to-date September 2020 interest coverage ratio was 5.3 times (year-to-date Dec 2019: 5.6 times).

Group		
30 Sep 2020	31 Dec 2019	Change
S\$'000	S\$'000	%
425,189	393,781	8.0
(1,327)	(1,231)	7.8
<b>423,862</b>	<b>392,550</b>	<b>8.0</b>
2,218,590	2,379,091	(6.7)
(3,426)	(3,877)	(11.6)
<b>2,215,164</b>	<b>2,375,214</b>	<b>(6.7)</b>
253,469	43,135	NM
-	(389)	NM
<b>253,469</b>	<b>42,746</b>	<b>NM</b>
<b>2,468,633</b>	<b>2,417,960</b>	<b>2.1</b>
<b>2,892,495</b>	<b>2,810,510</b>	<b>2.9</b>

**For information only**

This relates to CCT's interest in the aggregate external borrowings of its joint ventures, namely RCS Trust (CCT's 60.0% interest), OGS LLP (CCT's 50.0% interest), GOT and GSRT (CCT's 45.0% interest), which are not included under total borrowings in the statement of financial position of the Group.

**Secured borrowings <sup>(1)</sup>**

Amount repayable after one year

Less: Unamortised portion of transactions costs

Net repayable after one year

Amount repayable within one year

Less: Unamortised portion of transactions costs

Net repayable within one year

**Total secured borrowings**

**Unsecured borrowings <sup>(2)</sup>**

Amount repayable after one year

Less: Unamortised portion of transactions costs

Net repayable after one year

Amount repayable within one year

Less: Unamortised portion of transactions costs

Net repayable within one year

**Net unsecured borrowings**

Total secured and unsecured borrowings

30 Sep 2020	31 Dec 2019	Change
S\$'000	S\$'000	%
417,150	646,400	(35.5)
(1,049)	(2,290)	(54.2)
<b>416,101</b>	<b>644,110</b>	<b>(35.4)</b>
290,000	-	NM
(412)	-	NM
<b>289,588</b>	<b>-</b>	<b>NM</b>
<b>705,689</b>	<b>644,110</b>	<b>9.6</b>
622,800	630,900	(1.3)
(650)	(806)	(19.4)
<b>622,150</b>	<b>630,094</b>	<b>(1.3)</b>
108,000	72,000	50.0
(97)	(44)	NM
<b>107,903</b>	<b>71,956</b>	<b>50.0</b>
<b>730,053</b>	<b>702,050</b>	<b>4.0</b>
<b>1,435,742</b>	<b>1,346,160</b>	<b>6.7</b>

Notes :

(1) Secured borrowings relate to CCT's 50.0% interest in borrowings of OGS LLP and CCT's 45.0% interest in borrowings of GOT and GSRT.

(2) Unsecured borrowings relate to CCT's 60.0% interest in borrowings of RCS Trust.

NM: Not meaningful

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1(c) **Statement of Cash Flow (3Q 2020 vs 3Q 2019)**

Note	Group	
	3Q 2020	3Q 2019
	S\$'000	S\$'000
<b>Operating activities</b>		
Total return for the period before tax	66,843	83,668
<b>Adjustments for :</b>		
Share of results of joint ventures	(18,036)	(20,884)
Amortisation of lease incentives	(207)	1,216
Depreciation of plant, equipment and amortisation of intangible asset	116	48
Finance costs	15,775	17,358
Impairment losses on trade receivables	155	-
Interest and other income	(1,212)	(1,911)
Asset management fees paid in Units	-	1,152
Distribution from equity investment	(1,312)	(1,319)
<b>Operating income before working capital changes</b>	<b>62,122</b>	<b>79,328</b>
<b>Changes in working capital</b>		
Trade and other receivables	(4,977)	(2,320)
Trade and other payables	1,609	8,576
Security deposits	443	-
<b>Cash generated from operating activities</b>	<b>59,197</b>	<b>85,584</b>
Tax paid	(507)	(2,180)
<b>Net cash from operating activities</b>	<b>58,690</b>	<b>83,404</b>
<b>Investing activities</b>		
Capital expenditure on investment properties	(4,983)	(2,743)
Purchase of plant and equipment	(40)	(175)
Purchase of intangible asset	(15)	(16)
Distribution received from equity investment	-	1,319
Distributions received from joint ventures	10,922	24,123
Interest income received	1,212	1,911
Acquisition of subsidiary	-	(380,378)
<b>Net cash from / (used in) investing activities</b>	<b>7,096</b>	<b>(355,959)</b>
<b>Financing activities</b>		
Interest paid	(20,660)	(20,648)
Payment of transaction costs related to borrowings	(309)	(656)
Distributions to unitholders	(122,350)	(178,433)
Proceeds from interest-bearing loans and borrowings	-	216,640
Repayment of interest-bearing loans and borrowings	-	178,475
<b>Net cash (used in) / from financing activities</b>	<b>(143,319)</b>	<b>195,378</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(77,533)</b>	<b>(77,177)</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>204,318</b>	<b>201,207</b>
<b>Cash and cash equivalents at end of period</b>	<b>126,785</b>	<b>124,030</b>

Note

1) This relates to preliminary purchase consideration paid for MAC Co. on 17 September 2019.

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1(c) **Statement of Cash Flow (YTD Sep 2020 vs YTD Sep 2019)**

**Operating activities**

Total return for the period before tax

**Adjustments for :**

Share of results of joint ventures

Amortisation of lease incentives

Depreciation of plant, equipment and amortisation of intangible asset

Finance costs

Loss on disposal of plant and equipment

Impairment losses on trade receivables

Interest and other income

Asset management fees paid in Units

Net change in fair value of investment properties

Distribution from equity investment

**Operating income before working capital changes**

**Changes in working capital**

Trade and other receivables

Trade and other payables

Security deposits

**Cash generated from operating activities**

Tax paid

**Net cash from operating activities**

**Investing activities**

Capital expenditure on investment properties

Purchase of plant and equipment

Purchase of intangible asset

Compensation received on investment property

Distribution received from equity investment

Distributions received from joint ventures

Interest income received

Acquisition of subsidiaries, net of cash acquired

**Net cash from / (used in) investing activities**

**Financing activities**

Interest paid

Payment of transaction costs related to borrowings

Distributions to unitholders

Dividend to non-controlling interest

Net proceeds from equity placements

Proceeds from interest-bearing loans and borrowings

Repayment of interest-bearing loans and borrowings

**Net cash used in financing activities**

**Net decrease in cash and cash equivalents**

**Cash and cash equivalents at beginning of the year**

**Cash and cash equivalents at end of the period**

Note	Group	
	YTD Sep 2020 S\$'000	YTD Sep 2019 S\$'000
	(13,941)	306,791
	41,460	(71,292)
	1,769	3,641
	321	115
	47,889	51,437
	-	2
	155	-
	(3,981)	(4,267)
	-	3,298
	130,993	(57,448)
	(2,635)	(2,816)
	<b>202,030</b>	<b>229,461</b>
	(10,410)	(6,608)
	12,739	2,207
	(825)	535
	<b>203,534</b>	<b>225,595</b>
	(2,373)	(5,276)
	<b>201,161</b>	<b>220,319</b>
	(10,555)	(6,414)
	(172)	(186)
	(35)	(16)
1	-	40,746
	1,323	2,816
	53,530	73,634
	3,981	4,339
2	(2,910)	(382,479)
	<b>45,162</b>	<b>(267,560)</b>
	(51,933)	(53,658)
	(1,046)	(1,085)
	(271,257)	(343,937)
	(769)	(77)
	-	216,640
	43,135	178,475
	(43,135)	-
	<b>(325,005)</b>	<b>(3,642)</b>
	<b>(78,682)</b>	<b>(50,883)</b>
	<b>205,467</b>	<b>174,913</b>
	<b>126,785</b>	<b>124,030</b>

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Notes

- (1) This relates to the compensation sum received in 2019 for the return of Bugis Village to the State.
- (2) For YTD Sep 2020, it relates to the remaining purchase consideration for MAC Co. For YTD Sep 2019, it relates to the purchase consideration paid for MAC Co. and remaining purchase consideration for Gallileo Co..

1(d)(i) Statement of Movement in Unitholders' Funds (3Q 2020 vs 3Q 2019)

	Group		Trust	
	3Q 2020 S\$'000	3Q 2019 S\$'000	3Q 2020 S\$'000	3Q 2019 S\$'000
<b>Unitholders' fund as at beginning of period</b>	<b>6,918,350</b>	<b>6,948,992</b>	<b>6,687,315</b>	<b>6,577,269</b>
<b>Operations</b>				
Total return for the period attributable to unitholders	64,450	81,829	65,083	84,125
<b>Unitholders' transactions</b>				
Creation of units:				
- Units issued in relation to RCS Trust's asset management fees	-	627	-	627
- Units issued in relation to asset management fee for AST2	-	1,152	-	1,152
- Equity placement	-	220,000	-	220,000
- Acquisition fees paid in Units	-	3,816	-	3,816
Issue expenses	-	(3,360)	-	(3,360)
Distributions to unitholders	(128,986)	(188,239)	(128,986)	(188,239)
<b>Net change in net assets resulting from unitholders' transactions</b>	<b>(128,986)</b>	<b>33,996</b>	<b>(128,986)</b>	<b>33,996</b>
<b>Movement in reserves</b>				
- Foreign currency translation reserves	1 3,078	2,534	-	-
- Fair value reserves	2 4,122	(1,123)	4,122	(1,123)
- Hedging reserves	3 14,822	(13,491)	12,683	(13,787)
<b>Net change in net assets resulting from movement in reserves</b>	<b>22,022</b>	<b>(12,080)</b>	<b>16,805</b>	<b>(14,910)</b>
<b>Net change in net assets</b>	<b>(42,514)</b>	<b>103,745</b>	<b>(47,098)</b>	<b>103,211</b>
<b>Unitholders' fund as at end of period</b>	<b>6,875,836</b>	<b>7,052,737</b>	<b>6,640,217</b>	<b>6,680,480</b>

Notes:

- (1) This relates to translation differences from foreign operations and foreign currency loans which is part of net investment hedge in foreign operations.
- (2) This relates to mark-to-market movement of MQREIT.
- (3) For the Trust, this relates to the fair value changes of the cross currency and interest rate swaps and the revaluation of JPY and HKD notes. For the Group, it includes the Group's share of movement in hedging reserves of the joint ventures.



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1(d)(i) Statement of movement in unitholders' funds (YTD Sep 2020 vs YTD Sep 2019)

	Note	Group		Trust	
		YTD Sep 2020 S\$'000	YTD Sep 2019 S\$'000	YTD Sep 2020 S\$'000	YTD Sep 2019 S\$'000
<b>Unitholders' fund as at beginning of the year</b>		<b>7,185,098</b>	<b>6,892,018</b>	<b>6,737,664</b>	<b>6,562,772</b>
<b>Operations</b>					
Total return for the period attributable to unitholders		(18,140)	301,627	192,731	261,020
<b>Unitholders' transactions</b>					
Creation of new units:					
- Units issued in relation to RCS Trust's asset management fees		4,912	6,074	4,912	6,074
- Units issued in relation to asset management fee paid for AST2		-	3,298	-	3,298
- Equity placements		-	220,000	-	220,000
- Acquisition fees paid in Units		-	3,816	-	3,816
Issue expenses		-	(3,360)	-	(3,360)
Distributions to unitholders		(277,893)	(353,744)	(277,893)	(353,744)
<b>Net change in net assets resulting from unitholders' transactions</b>		<b>(272,981)</b>	<b>(123,916)</b>	<b>(272,981)</b>	<b>(123,916)</b>
<b>Movement in reserves</b>					
- Foreign currency translation reserves	1	4,590	2,470	-	-
- Fair value reserves	2	(8,502)	(1,080)	(8,502)	(1,080)
- Hedging reserves	3	(14,229)	(18,382)	(8,695)	(18,316)
<b>Net change in net assets resulting from movement in reserves</b>		<b>(18,141)</b>	<b>(16,992)</b>	<b>(17,197)</b>	<b>(19,396)</b>
<b>Net change in net assets</b>		<b>(309,262)</b>	<b>160,719</b>	<b>(97,447)</b>	<b>117,708</b>
<b>Unitholders' fund as at end of the period</b>		<b>6,875,836</b>	<b>7,052,737</b>	<b>6,640,217</b>	<b>6,680,480</b>

Notes:

- (1) This relates to translation differences from foreign operations and foreign currency loans which is part of net investment hedge in foreign operations.
- (2) This relates to mark-to-market movement of MQREIT.
- (3) For the Trust, it relates to the fair value changes of the cross currency and interest rate swaps and the revaluation of JPY and HKD notes. For the Group, it includes the Group's share of movement in hedging reserves of the joint ventures.

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1(d)(ii) Details of Change in Issue of Units (3Q 2020 vs 3Q 2019)

	Group and Trust	
	3Q 2020 Units	3Q 2019 Units
<b>Units in issue as at beginning of period</b>	<b>3,861,876,136</b>	<b>3,749,771,856</b>
New Units issued:		
- As payment of asset management fee for RCS Trust (60% interest) <sup>(1)</sup>	-	293,906
- As payment of asset management fees for Asia Square Tower 2 <sup>(2)</sup>	-	256,900
- Equity placement <sup>(3)</sup>	-	105,012,000
- Acquisition fees paid in Units <sup>(4)</sup>	-	1,787,384
<b>Total Units issued as at end of period</b>	<b>3,861,876,136</b>	<b>3,857,122,046</b>

Notes:

- (1) For 3Q 2019, it relates to Units issued for payment of 50.0% of 2Q 2019 base component of asset management fees of RCS Trust. The remaining balance of 50.0% base component of asset management fees were paid in cash. Asset management fees for 2Q 2020 were paid in cash.
- (2) For 3Q 2019, it relates to Units issued for payment of 2Q 2019 base component of AST2's asset management fees. Asset management fees for 2Q 2020 were paid in cash.
- (3) This relates to the equity placement in July 2019.
- (4) This relates to the acquisition fees paid in relation to the purchase of MAC Co..

1(d)(ii) Details of Change in Issue of Units (YTD Sep 2020 vs YTD Sep 2019)

	Group and Trust	
	YTD Sep 2020 Units	YTD Sep 2019 Units
<b>Units in issue as at beginning of period</b>	<b>3,857,685,908</b>	<b>3,744,429,288</b>
New Units issued:		
- As payment of asset management fee in relation to RCS Trust (60% interest) <sup>(1)</sup>	2,497,569	3,327,737
- As payment of asset management fees in relation to Asia Square Tower 2 <sup>(2)</sup>	1,692,659	2,565,637
- Equity placement <sup>(3)</sup>	-	105,012,000
- Acquisition fees paid in Units <sup>(4)</sup>	-	1,787,384
<b>Total Units issued as at end of the period</b>	<b>3,861,876,136</b>	<b>3,857,122,046</b>

Notes:

- (1) For YTD Sep 2020, it relates to Units issued for payment of 50.0% of 4Q 2019 base component and FY 2019 performance component of asset management fees of RCS Trust (YTD Sep 2019: Units issued for payment of 50.0% of 4Q 2018, 1Q 2019 and 2Q 2019 base component and FY 2018 performance component of asset management fees).
- (2) For YTD Sep 2020, it relates to Units issued for payment of 4Q 2019 base component and FY 2019 performance component of AST2's asset management fees (YTD Sep 2019: Units issued for payment of 4Q 2018, 1Q 2019 and 2Q 2019 base component and FY 2018 performance component of AST2's asset management fees).

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(3) This relates to the equity placement in July 2019.

(4) This relates to the acquisition fees in relation to the purchase of MAC Co..

**2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice**

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

**3. Where the figures have been audited or reviewed, the auditors' 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 applied**

Except as disclosed in para 5 below, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements for the year ended 31 December 2019.

**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**

The Group has adopted several new standards and interpretation and amendments to standards for the financial period beginning 1 January 2020.

There is no significant impact to the financial statements of the Group.

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**6 Earnings per Unit (“EPU”) and Distribution per Unit (“DPU”) for the Financial Period**

**EPU (3Q 2020 vs 3Q 2019)**

**Basic EPU**<sup>(1)</sup>

Weighted average number of Units for the period

Basic EPU

**Diluted EPU**<sup>(2)</sup>

Weighted average number of Units for the period (diluted)

Diluted EPU

Group	
3Q 2020	3Q 2019
3,861,876,136	3,823,268,209
1.67¢	2.14¢
3,861,876,136	3,826,153,518
1.67¢	2.14¢

**EPU (YTD Sep 2020 vs YTD Sep 2019)**

**Basic EPU**<sup>(1)</sup>

Weighted average number of Units for the period

Basic EPU

**Diluted EPU**<sup>(2)</sup>

Weighted average number of Units for the period (diluted)

Diluted EPU

Group	
YTD Sep 2020	YTD Sep 2019
3,860,989,153	3,773,298,201
(0.47)¢	7.99¢
3,860,989,153	3,776,187,572
(0.47)¢	7.99¢

Notes:

- (1) Basic EPU was computed on total return for the period after tax (excluding non-controlling interests) over the weighted average number of Units for the period.
- (2) Diluted EPU was computed on total return for the period after tax (excluding non-controlling interests) over the weighted average number of Units for the period which had included potential dilutive Units assuming issuance of Units for the settlement of unpaid asset management fees.

**Distribution per unit (“DPU”)**

In computing the DPU, the number of Units as at end of the period was used for the computation.

	3Q 2020	3Q 2019	YTD Sep 2020	YTD Sep 2019
Number of Units in issue at the end of the period	3,861,876,136	3,857,122,046	3,861,876,136	3,857,122,046
<b>DPU (cents) for period</b>	2.00¢	2.20¢	5.34¢	6.60¢

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**7 Net Asset Value ("NAV") / Net Tangible Asset ("NTA") per Unit based on Units in Issue at the end of the Period / Year**

	Note	Group		Trust	
		30 Sep 2020	31 Dec 2019	30 Sep 2020	31 Dec 2019
Number of Units in issue at end of the period / year		3,861,876,136	3,857,685,908	3,861,876,136	3,857,685,908
NAV (S\$'000)	1	6,875,836	7,185,098	6,640,217	6,737,664
NTA (S\$'000)	1	6,875,791	7,185,068	6,640,178	6,737,643
NAV / NTA per Unit	2	\$1.78	\$1.86	\$1.72	\$1.75
<b>Adjusted NAV / NTA per Unit (excluding the distributable income to unitholders)</b>		\$1.76	\$1.82	\$1.70	\$1.71

Notes:

- (1) This excluded non-controlling interest's share of NAV/NTA.  
(2) NAV/NTA per Unit were computed based on NAV/NTA over the number of Units in issue as at end of the period / year.

**8 Review of the Performance**

<u>Statement of Total Return</u>	Group					
	3Q 2020	3Q 2019	Change	YTD Sep 2020	YTD Sep 2019	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	94,727	103,804	(8.7)	291,122	304,551	(4.4)
Property operating expenses	(21,612)	(22,660)	(4.6)	(66,906)	(65,222)	2.6
<b>Net property income</b>	<b>73,115</b>	<b>81,144</b>	<b>(9.9)</b>	<b>224,216</b>	<b>239,329</b>	<b>(6.3)</b>
Interest and other income	1,212	1,911	(36.6)	3,981	4,267	(6.7)
Investment income	1,312	1,319	(0.5)	2,635	2,816	(6.4)
Asset management fees:						
- Base fees	(2,064)	(2,085)	(1.0)	(6,169)	(6,011)	2.6
- Performance fees	(2,754)	(3,162)	(12.9)	(8,992)	(9,385)	(4.2)
Trust and other operating expenses	(6,239)	1,015	NM	(9,270)	(1,528)	NM
Finance costs	(15,775)	(17,358)	(9.1)	(47,889)	(51,437)	(6.9)
<b>Net income before share of results of joint ventures</b>	<b>48,807</b>	<b>62,784</b>	<b>(22.3)</b>	<b>158,512</b>	<b>178,051</b>	<b>(11.0)</b>
Share of results (net of tax) of joint ventures	18,036	20,884	(13.6)	(41,460)	71,292	NM
<b>Net income</b>	<b>66,843</b>	<b>83,668</b>	<b>(20.1)</b>	<b>117,052</b>	<b>249,343</b>	<b>(53.1)</b>
Net change in fair value of investment properties	-	-	NM	(130,993)	57,448	NM
<b>Total return for the period before tax</b>	<b>66,843</b>	<b>83,668</b>	<b>(20.1)</b>	<b>(13,941)</b>	<b>306,791</b>	<b>NM</b>
Tax expense	(1,968)	(1,617)	21.7	(3,863)	(4,550)	(15.1)
<b>Total return for the period after tax</b>	<b>64,875</b>	<b>82,051</b>	<b>(20.9)</b>	<b>(17,804)</b>	<b>302,241</b>	<b>NM</b>

NM – Not Meaningful

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**Distribution Statement**

Total return attributable to unitholders

Net tax and other adjustments

Tax-exempt income distribution

Distribution from joint ventures

**Distributable income to unitholders**

**DPU for the period**

Group					
3Q 2020	3Q 2019	Change	YTD Sep 2020	YTD Sep 2019	Change
S\$'000	S\$'000	%	S\$'000	S\$'000	%
64,450	81,829	(21.2)	(18,140)	301,627	NM
(21,265)	(24,039)	(11.5)	156,831	(134,043)	NM
11,600	3,850	NM	16,250	11,100	46.4
22,750	23,189	(1.9)	51,917	71,303	(27.2)
<b>77,535</b>	<b>84,829</b>	<b>(8.6)</b>	<b>206,858</b>	<b>249,987</b>	<b>(17.3)</b>
<b>2.00¢</b>	<b>2.20¢</b>	<b>(9.1)</b>	<b>5.34¢</b>	<b>6.60¢</b>	<b>(19.1)</b>

NM – Not Meaningful

**Review of CCT Group's performance 3Q 2020 vs 3Q 2019**

- a) Gross revenue from Singapore operating properties were lower in 3Q 2020 compared with 3Q 2019 except for CapitaGreen. There was no contribution from 21 Collyer Quay and Bugis Village in 3Q 2020 as HSBC's lease had expired on 30 April 2020 and the Bugis Village lease with SLA had expired on 31 March 2020. In addition, lower occupancies and upgrading works affected performance. Rent waivers of S\$0.9 million also contributed to the decrease. The decrease was mitigated by contribution from Main Airport Center acquired in September 2019 and higher gross revenue from Gallileo.
- b) Property operating expenses for 3Q 2020 were S\$21.6 million, a decrease of S\$1.0 million or 4.6% over 3Q 2019 mainly due to no rental payments to SLA for Bugis Village as the lease with SLA had expired on 31 March 2020. The decrease was offset by the addition of property operating expenses of MAC Co acquired in September 2019.
- c) Trust and other operating expenses in 3Q 2020 of S\$6.2 million had included professional fees incurred in relation to the Trust Scheme. The professional fees for the Trust Scheme will not affect distributable income.
- d) Finance costs of S\$15.8 million for 3Q 2020 were S\$1.6 million or 9.1% lower than 3Q 2019 mainly due to lower average cost of debts.
- e) Share of results of joint ventures relates to CCT's share of results of RCS Trust (60.0%), OGS LLP (50.0%) and GOT and GSRT (45%). Lower share of results in 3Q 2020 was mainly due to the dip in financial performance of RCS Trust.
- f) CCT's distributable income for 3Q 2020 of S\$77.5 million was lower than 3Q 2019 of S\$84.8 million. The decrease was mainly due to the drop in net property income, reduced contribution from RCS Trust by S\$1.7 million (60.0% interest) and payment of asset management fees for Asia Square Tower 2 in cash. These were mitigated by higher tax-exempt income distribution, increased contribution of S\$1.3 million (50.0% interest) from OGS LLP and lower interest expense. In 3Q 2020, S\$3.75 million or half of the S\$7.5 million of taxable income retained by RCS Trust in 1H 2020 had been released.

**Review of CCT Group's performance YTD September 2020 vs YTD September 2019**

- a) YTD Sep 2020 gross revenue from Singapore operating properties was lower compared with YTD Sep 2019 except for CapitaGreen. There was partial contribution from 21 Collyer Quay and Bugis Village in YTD Sep 2020 as HSBC's lease had expired on 30 April 2020 and the lease with SLA had expired on 31 March 2020. Lower occupancies and upgrading works affected performance. Rent waivers of S\$3.5 million also contributed to the decrease. The decrease was mitigated by contribution from Main Airport Center acquired in September 2019 and higher gross revenue from Gallileo.

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- b) Property operating expenses for YTD Sep 2020 were S\$66.9 million, an increase of S\$1.7 million or 2.6% over YTD Sep 2019 mainly due to the addition of operating expenses of MAC Co. acquired in September 2019, albeit offset by lower marketing commission incurred in YTD Sep 2020 and no rental payments to SLA for Bugis Village from 1 April 2020 as the lease with SLA had expired on 31 March 2020.
- c) Trust and other operating expenses in YTD Sep 2020 of S\$9.3 million increased by S\$7.7 million from YTD Sep 2019 mainly due to professional fees incurred in relation to the Trust Scheme.
- d) Finance costs of S\$47.9 million for YTD Sep 2020 were S\$3.5 million or 6.9% lower than YTD Sep 2019 largely due to lower average cost of debts despite higher borrowings.
- e) Share of results of joint ventures relates to CCT's share of results of RCS Trust (60.0%), OGS LLP (50.0%) and GOT and GSRT (45.0%). Losses in YTD Sep 2020 was mainly due to revaluation loss for the valuation of investment properties as at 30 June 2020 as well as poorer financial performance of RCS Trust.
- f) CCT's distributable income for YTD Sep 2020 of S\$206.9 million, a decrease of 17.3% from YTD Sep 2019 of S\$250.0 million. The decrease was mainly due to lower net property income, reduced distribution from RCS Trust of S\$20.6 million (60.0% interest) and payment of asset management fees in cash for Asia Square Tower 2. Higher tax-exempt income distribution, increase in distribution from OGS LLP of S\$1.2 million (50.0% interest) and lower interest expense mitigated the impact of the decrease.

**9 Variance from Previous Forecast / Prospect Statement**

CCT did not disclose any forecast to the market.

**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**

For the year-to-date 2020, CCT delivered a credible performance despite the challenges brought on by the COVID-19 pandemic and the softening office market environment. The two German properties acquired in 2018 and 2019 have enhanced the resilience of the portfolio, while the ongoing asset enhancement of 21 Collyer Quay and Six Battery Road will ensure the longer-term operational sustainability of both properties. Construction of CapitaSpring pushes on steadily with an expected completion in 2H 2021.

With proactive engagement with tenants and prospects to renew expiring leases and sign new leases, the leases due in 2020 have largely been committed as a result. Leases with major tenants due in 2021 have also been renewed. The Manager is certain that this disciplined approach to proactive leasing, asset management and portfolio reconstitution will continue under CapitaLand Integrated Commercial Trust.

Portfolio leasing update

As at 30 September 2020, CCT's portfolio committed occupancy stood was 95.2%. In 3Q 2020, the Trust signed new leases and renewals for approximately 290,000 square feet (sq ft) of net lettable area, of which 24% of the space were new leases.

CCT continued to support tenants affected by COVID-19 with rent waivers and rent deferment on a targeted basis. Rent waivers for 3Q 2020 amounted to about S\$0.9 million. About 6.2% of tenants are on rent deferment schemes. Separately, with the further easing of COVID-19 restrictions, more people are returning to their workplaces. By the week ended 16 October 2020, some 35% of CCT's office community have returned.

Asset enhancement and upgrading works at 21 Collyer Quay and Six Battery Road are ongoing to improve their positioning and offering. Full income contribution from 21 Collyer Quay is expected to commence in the later part of 2021, while the income contribution from Six Battery Road is expected to grow progressively from the later part of 2021 and more significantly in 2022 as the upgraded spaces start generating income. The development of CapitaSpring is scheduled for completion in 2H 2021.

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Capital management

As at end 3Q 2020, CCT's aggregate leverage was stable at 36.9% while its average cost of debt held steady at 2.2% per annum. On 30 September 2020, S&P Global Ratings upgraded the Trust's credit rating to "A-" with stable outlook from "BBB+".

**Outlook**

Singapore

The government allowed more people to return to their workplaces from 28 September 2020, subject to safe management measures being in place. Telecommuting remains the default mode of work for many office-based companies and not more than half the workforce is permitted to return to the offices at any one time.

CBRE Singapore reported that as at 30 September 2020, Grade A monthly office market rent decreased by 4.0% to S\$10.70 per sq ft from S\$11.15 in the previous quarter. Island wide and Core CBD occupancy rates were 94.1% and 93.9% respectively. Gross new supply of office space remains limited for the foreseeable future.

Advance estimates by Singapore's Ministry of Trade and Industry reported that Singapore's economy contracted by 7.0% year-on-year in 3Q 2020, an improvement from the 13.3% contraction in 2Q 2020. The improved performance in 3Q 2020 came on the back of the phased re-opening of the economy following the circuit breaker that was implemented from 1 April 2020 to 1 June 2020. Within the services producing industries, the aviation and tourism related sectors continued to see contraction while the finance & insurance and information & communications sectors recorded steady growth during the quarter. Consumer-facing sectors such as retail and food services remained in contraction, despite improvement in performance. Considering the global and domestic economic environment, as well as the performance of the Singapore economy in the first half of the year, the GDP growth forecast for Singapore for 2020 has been narrowed from "-7.0 to -4.0%" to "-7.0 to -5.0%".

Germany

According to CBRE Germany's 3Q 2020 report, Frankfurt's overall vacancy rate was 6.9%, a reduction by 0.2% year-on-year. Frankfurt office market showed the strongest letting volume in 3Q 2020 since the beginning of 2020, although this represented a decline of 14% compared to 3Q 2019. Banking District constituted 28% of the total leasing in 3Q 2020. New office supply to be completed in the final quarter of 2020 is already 91% leased and half of the office pipeline due to complete between 2021 and 2022 is already committed by companies. Frankfurt monthly office market rent remained stable at EUR 44 per square metre as at 30 September 2020. CBRE reported market vacancy rates of 4.8% and 5.3% in the Banking District and Airport District respectively, where CCT's two properties are separately located.

**11 Distributions**

**11(a) Current financial period**

Any distributions declared for the current financial period?

Unitholders of CCT will be entitled to clean-up distributions for the period from 1 July 2020 to 20 October 2020. Please refer to the announcement released by the Manager on 30 September 2020 in relation to the clean-up distribution record date for further information. Further details on the clean-up distributions will be announced by the Manager at a later date.

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

**Any distributions declared for the corresponding period of the preceding financial period? No**

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

Please refer to paragraph 11(a).



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**13 General mandate relating to interested party transactions**

CCT has not obtained a general mandate from unitholders for Interested Person Transactions.

**14 Confirmation that issuer has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7) under Rule 720(1)**

The Manager confirms that it has procured undertakings from all its Directors and executive officers in the format set out in Appendix 7.7 of the Listing Manual.

**15 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 of the Manager which may render the unaudited interim financial results of the Group and Trust (comprising the statements of financial position as at 30 September 2020, consolidated statement of total return, consolidated statement of cash flows and statement of movements in unitholders' funds for the nine months ended 30 September 2020, together with their accompanying notes), to be false or misleading in any material respect.

On behalf of the Board of the Manager,  
CapitaLand Commercial Trust Management Limited

Jonathan Yap Neng Tong  
Director

Chee Tien Jin Kevin  
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.

The directors of the Manager (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement are fair and accurate and that there are no other material facts not contained in this Announcement the omission of which would make any statement in this Announcement misleading. The directors of the Manager jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources, the sole responsibility of the directors of the Manager has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this Announcement.

By the order of the Board  
CapitaLand Commercial Trust Management Limited  
(Company registration no. 200309059W)  
As Manager of CapitaLand Commercial Trust

Lee Ju Lin Audrey  
Company Secretary  
21 October 2020