CapitaLand Commercial Trust

FACTSHEET
AUGUST 2018

Corporate Profile

CapitaLand Commercial Trust (CCT) was the first and is the largest commercial real estate investment trust (REIT) listed on Singapore Exchange Securities Trading Limited (SGX-ST) since 11 May 2004. CCT aims to own and invest in commercial real estate and real estate-related assets which are largely income producing. CCT is managed by an external manager, CapitaLand Commercial Trust Management Limited, which is an indirect wholly owned subsidiary of CapitaLand, one of Asia's largest real estate companies headquartered and listed in Singapore.

S$6.6 billion
Market capitalisation as at 31 Aug 2018

10
Properties in Singapore & Germany as at 31 Aug 2018

S$11.6 billion
Total deposited properties

About 4.9 mil sq ft*
Net Lettable Area

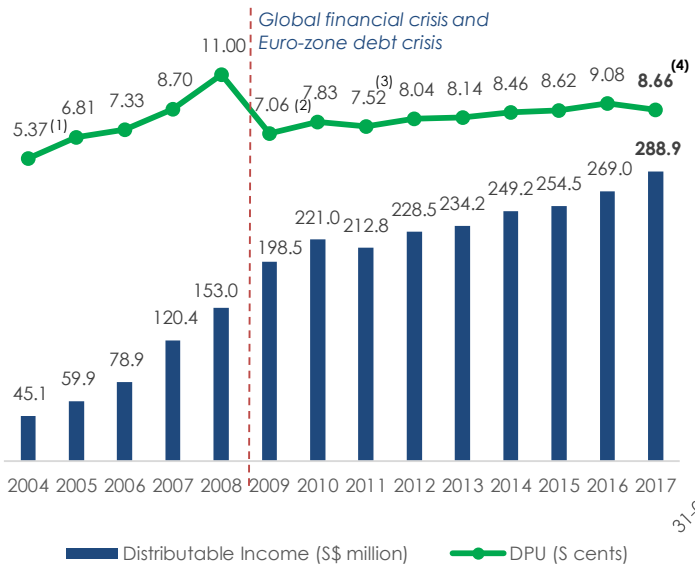
97.8%
Portfolio occupancy Singapore and Germany

S$9.65 psf/mth
Average office portfolio rent

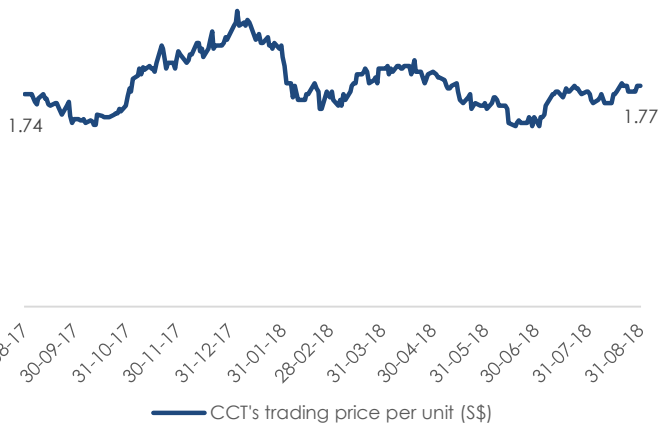
BBB+ with stable outlook by S&P
Credit Rating

Performance at a glance

CCT's distributable income and DPU since inception



CCT's 12 month trading performance as at 31 August 2018



Key Financial Indicators

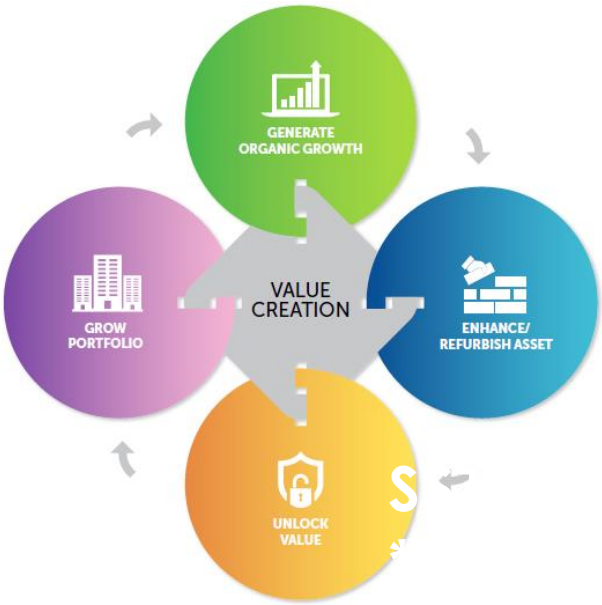
Aggregate Leverage(5)	37.9%
Average Cost of Debt(6)	2.8%
Average Term to Maturity(7)	3.6 years
Interest Coverage(8)	5.3 times
Gross borrowings on fixed rate	85%

Notes:
(1) Annualised
(2) After taking into consideration the issue of rights in July 2009
(3) Decline in 2011 DPU was due to divestment of two properties in 2010, Robinson Point and StarHub Centre.
(4) Issued 513,540,228 new units following the 166-for-1,000 rights issue at S$1.363 per rights unit in October 2017.
(5) In accordance with Property Funds Appendix, CCT's proportionate share of its joint venture borrowings and deposited property values are included when computing aggregate leverage. Correspondingly, the ratio of total borrowings to total net assets is 63.8%.
(6) Ratio of interest expense (excludes amortisation and transaction costs) over weighted average gross borrowings (excludes borrowings of JVs).
(7) Excludes borrowings of JVs.
(8) Ratio of EBITDA over finance costs includes amortisation and transaction costs (excludes borrowings of JVs).

All information as at 30 June 2018 unless specified otherwise.
*Excludes CapitaSpring, currently under development and targeted for completion in 1H 2021.

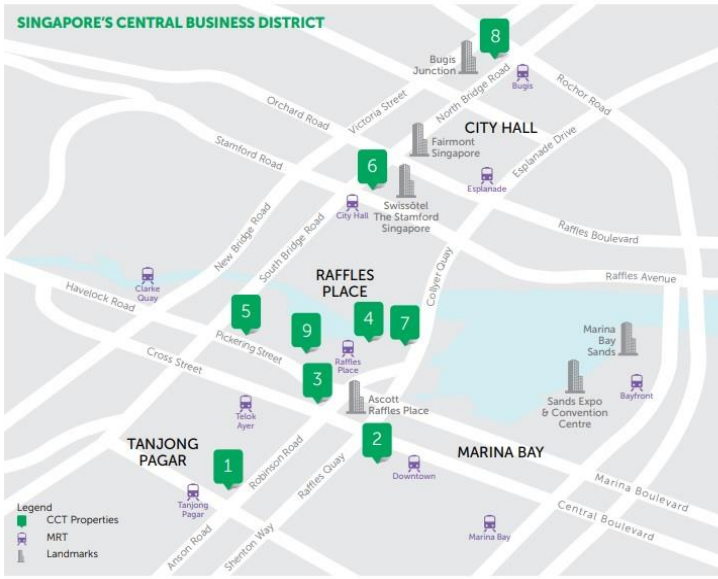
CCT's Value Creation Strategy

CCT drives portfolio growth and consistent value creation via an active portfolio reconstitution strategy. We continually engage in proactive asset management with the aim of enhancing and unlocking value from our properties.

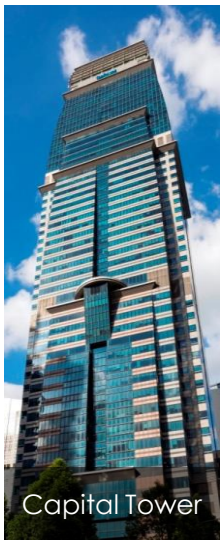


CCT's Portfolio

CCT's portfolio comprises 9 prime commercial properties in Singapore, including Raffles City Singapore (60.0% interest), One George Street (50.0% interest) and CapitaSpring (45.0% interest), a development target for completion in 1H 2021.
CCT also made its first foray into Germany with the acquisition of Gallileo (94.9% interest) in Frankfurt.



Gallileo, Germany (94.9% interest)


Capital Tower

CapitaGreen

Asia Square Tower 2

CapitaSpring (45.0% interest)

One George Street (50.0% interest)

HSBC Building

Bugis Village

Raffles City Singapore (60.0% interest)

Six Battery Road

IR Contact

(Ms) HO Mei Peng
Investor Relations
DID: (65) 6713 3668
Email: ask-us@cct.com.sg

Website: www.cct.com.sg

Counter Name: CapitaCom Trust
Stock Symbol: C61U