



NEWS RELEASE

**For Immediate Release
16 July 2004**

CCT's distributable income exceeds forecast by 8.1%

Singapore, 16 July 2004 – CapitaCommercial Trust Management Limited (“CCTML”), the manager of CapitaCommercial Trust (“CCT”), is pleased to announce CCT’s first interim financial results for the period from 15 May 2004¹ to 30 June 2004. For this period, CCT’s net property income was S\$10.08 million, which is 5.2% higher than the S\$9.59 million forecast² for the same period in the Introductory Document. Further, CCT’s distributable income³ to unitholders for this period was S\$6.61 million, which is 8.1% higher than the S\$6.12 million forecast² for the same period in the Introductory Document.

Summary of CCT Results (15 May 2004 to 30 June 2004)

	Actual	Forecast²	Variance	% Variance
Gross Revenue (S\$'000)	13,846	13,569	277	2.0%
Net Property Income (S\$'000)	10,081	9,586	495	5.2%
Distributable Income to Unitholders ³ (S\$'000)	6,614	6,116	498	8.1%
Distribution per Unit (cents)				
For the period from 15 May 2004 to 30 June 2004	0.79	0.73	0.06	8.1%
Annualised	6.14	5.68	0.46	8.1%
Distribution Yield ⁴	5.69%	5.26%	0.43%	8.1%

¹ As stated in CCT’s Introductory Document dated 16 March 2004 (the “Introductory Document”), all distributable income from the date of distribution *in specie*, i.e. 15 May 2004, is attributable to all of the unitholders.

² Based on the forecast, together with the accompanying assumptions, in the Introductory Document dated 16 March 2004 for the period from 1 May 2004 to 31 December 2004 pro-rated for the period from 15 May 2004 to 30 June 2004.

³ As stated in the Introductory Document, the distributable income to unitholders for the period from the date of distribution *in specie*, i.e. 15 May 2004, is based on 95.0% of the taxable income available for distribution to unitholders.

⁴ Based on the closing price of S\$1.08 for one CCT unit on 15 July 2004.

The higher distributable income for the period from 15 May 2004 to 30 June 2004 is attributed to the actual gross revenue for this period being higher than the forecast² gross revenue by S\$0.3 million. This is due to renewals and new commitments at rental rates which are above forecast rental rates, and lower property operating expenses due to more effective cost management.

Mr Soong Hee Sang, CEO of CCTML, said, "We are pleased that CCT has been well received by the market since its debut, trading at a current yield of 5.3%⁴. We will continue to strive to deliver growth through active asset management as well as to exploit and gain cost efficiencies through our sizeable portfolio. We are also on the lookout for suitable acquisition opportunities. Looking ahead, the positive economic forecast for Singapore augurs well for the outlook for Grade A office space in the Central Business District in Singapore. 68.0% of CCT's portfolio comprises Grade A office space. We expect to deliver the annualised forecast distribution of 5.68 cents per unit for 2004."

About CapitaCommercial Trust

CCT is Singapore's first commercial REIT. Its aim is to own and invest in real estate and real estate-related assets which are income-producing and used, or predominantly used, for commercial purposes. CCT currently owns a S\$2 billion portfolio of seven prime properties in the Central Business District of Singapore. The properties are Capital Tower, 6 Battery Road, Starhub Centre, Robinson Point, Bugis Village, Golden Shoe Car Park and Market Street Car Park.

Launched on 11 May 2004, CCT was launched by CapitaLand Limited via an innovative capital reduction exercise. CapitaLand retained 40.0% of the CCT units and distributed the remaining 60.0% to its then existing shareholders *in specie*.

CCT is managed by an external manager, CCTML, which is an indirect wholly-owned subsidiary of CapitaLand, one of the largest listed real estate companies in Asia.

Visit CCT's website at www.capitacommercial.com for more details.

Issued by CapitaCommercial Trust Management Limited

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Important Notice

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 value of units in CCT and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in units is subject to investment risks, including the possible loss of the principal amount invested.