

## 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.

**\$S7.3 billion**  
Market capitalisation as at 30 Apr 2019

**9**  
Properties in Singapore & Germany

**\$S11.1 billion**  
Total deposited properties

**About 4.6 mil sq ft**  
Net Lettable Area

**99.1%**  
Portfolio occupancy Singapore and Germany

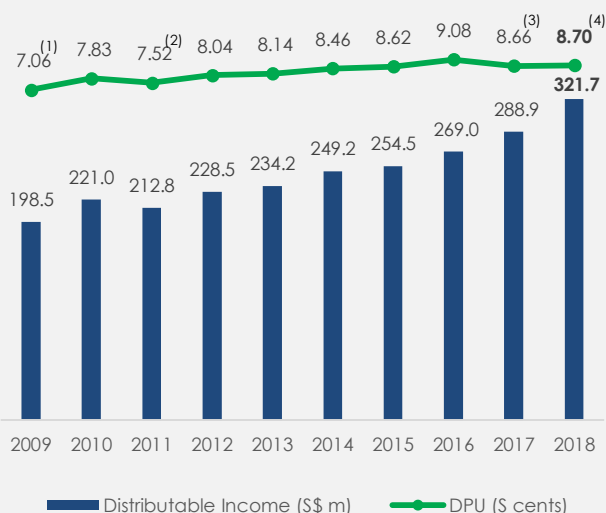
**\$S9.71 psf/mth**  
Average Singapore office portfolio rent



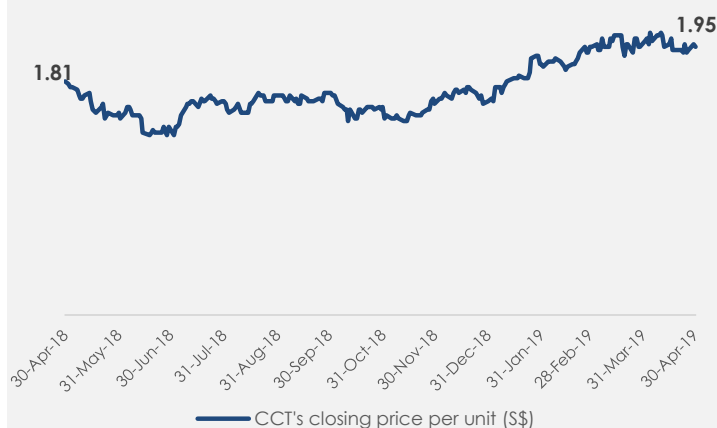
**BBB+ with stable outlook by S&P**  
Credit Rating

## Performance at a glance

### CCT's distributable income and DPU since inception



### CCT's 12 month trading performance as at 30 Apr 2019



## Key Financial Indicators

<b>Aggregate Leverage<sup>(5)</sup></b>	<b>35.2%</b>
<b>Average Term to Maturity<sup>(6)</sup></b>	<b>3.6 years</b>
<b>Average Cost of Debt<sup>(6,7)</sup></b>	<b>2.5%</b>
<b>Interest Coverage<sup>(6,8)</sup></b>	<b>5.8 times</b>
<b>Gross borrowings on fixed rate</b>	<b>92%</b>

### Notes:

- (1) After taking into consideration the issue of rights in July 2009
- (2) Decline in 2011 DPU was due to divestment of two properties in 2010, Robinson Point and StarHub Centre.
- (3) Issued 513.5 million new units following the 166-for-1,000 rights issue at \$S1.363 per rights unit in October 2017.
- (4) Issued 130.0 million new units following a private placement at \$S1.676 per unit in May 2018.
- (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.
- (6) Excludes borrowings of joint ventures.
- (7) Ratio of interest expense (excludes amortisation and transaction costs) over weighted average gross borrowings.
- (8) Ratio of EBITDA over finance costs includes amortisation of transaction costs.

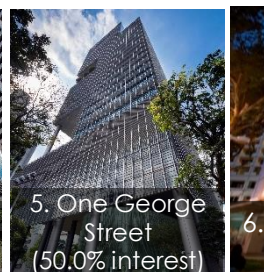
## CCT's Value Creation Strategy

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 8 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.



9. Gallileo, Germany (94.9% interest)

4. Six Battery Road

5. One George Street (50.0% interest)

6. Raffles City Singapore (60.0% interest)

7. HSBC Building

1. Capital Tower

2. Asia Square Tower 2

3. CapitaGreen

8. CapitaSpring (45.0% interest)

## Investor Relations Contact

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Counter Name: CapitaCom Trust  
Stock Symbol: C61U