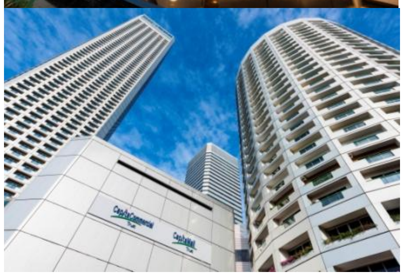


CapitaCommercial Trust

CapitaCommercial Trust
Singapore's First Listed Commercial REIT

Presentation for J.P. Morgan Asia Pacific Real Estate Conference 2015

1st April 2015

Important Notice

This presentation shall be read in conjunction with CCT's 4Q 2014 Unaudited Financial Statement Announcement.

The past performance of CCT is not indicative of the future performance of CCT. Similarly, the past performance of CapitaCommercial Trust Management Limited, the manager of CCT is not indicative of the future performance of the Manager.

The value of units in CCT (CCT Units) and the income derived from them may fall as well as rise. The CCT Units are not obligations of, deposits in, or guaranteed by, the CCT Manager. An investment in the CCT Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the CCT Manager redeem or purchase their CCT Units while the CCT Units are listed. It is intended that holders of the CCT Units may only deal in their CCT Units through trading on Singapore Exchange Securities Trading Limited (SGX-ST). Listing of the CCT Units on the SGX-ST does not guarantee a liquid market for the CCT Units.

This presentation may contain forward-looking statements that involve assumptions, 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 developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), 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 the current view of the CCT Manager on future events.

Content

*Any discrepancies in the tables and charts between the listed figures and totals thereof are due to rounding.

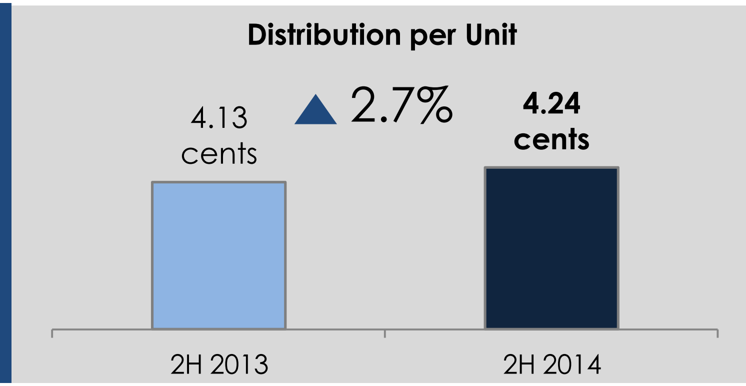
1. Highlights

Capital Tower, Singapore

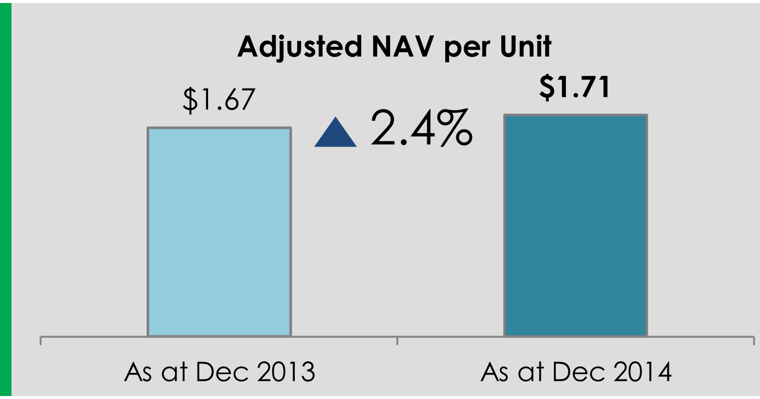
2014 Year in review - CCT

FY 2014 Financials

Distributable Income	Estimated Distribution Per Unit
S$249.2 million	8.46[1] cents
▲ 6.4% YoY	▲ 3.9% YoY



Deposited Properties	Adjusted NAV per Unit
S$7,633.6 million	S$1.71
▲ 5.7% YoY	▲ 2.4% YoY



Note:

(1) DPU for 2H 2014 and FY 2014 were computed on the basis that none of the convertible bonds due 2017 ("CB 2017"), is converted into CCT units on or before books closure date. Accordingly, the actual quantum of DPU may differ if any of the Convertible Bonds is converted into CCT units on or before books closure date.

Assuming all the outstanding S$175.0 million CB 2017 is converted into CCT units on or before books closure date, DPU for 2H 2014 would be reduced by approximately 0.14 cents (assuming no interest expense savings).

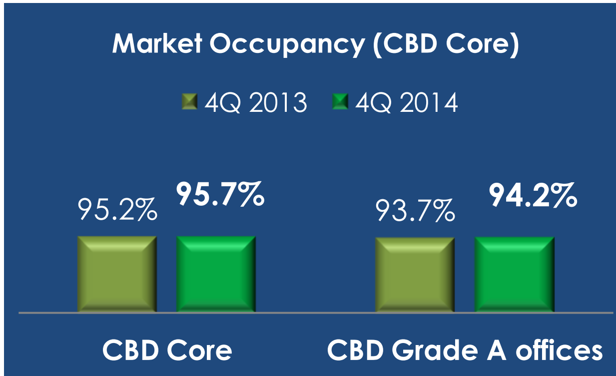
CapitaCommercial Trust

Portfolio highlights

4Q 2014 committed occupancy

CCT Portfolio occupancy (excluding CapitaGreen)	CCT Portfolio occupancy (including CapitaGreen)	CCT's monthly average office portfolio rent (with CapitaGreen)
99.5%	96.8%	S$8.61 psf
CCT Grade A offices (excluding CapitaGreen)	CCT Grade A offices (including CapitaGreen)	▲ 5.9% (4Q 2013: S$8.13 psf)
99.8%	95.4%	

4Q 2014 market occupancy[1]



CBD Core

95.7%

Grade A offices

94.2%


One George Street, Singapore

Note:
(1) CBRE Ltd, 4Q 2014 MarketView

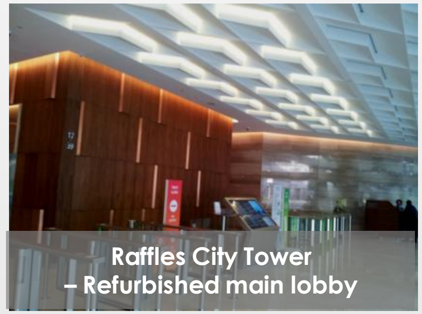
Value creation for CCT

Through asset enhancement initiatives (AEIs) and development

Completed S$32.3 million AEI at Raffles City Tower in end-Jun 2014
Achieved return on investment of **9.3%**, above target of 8.6%

Ongoing S$40.0 million AEI at Capital Tower on schedule completion in 4Q 2015
Target return on investment of **7.8%**

Completed first development project CapitaGreen received Temporary Occupation Permit (TOP) on 18 Dec 2014;
Committed occupancy at **69.3%**



Raffles City Tower
– Refurbished main lobby

Capital Tower
– Revitalised main lobby

Acquisition pipeline: Call option to buy 60.0% interest in CapitaGreen within 3 years after completion

CapitaCommercial Trust

Proactive capital management

Healthy balance sheet provides financial flexibility for growth opportunities

Low gearing	Average cost of debt	Gross borrowings on fixed rate	Debt headroom
29.3%	**2.3% p.a.**	**83%**	**S$1.3 billion**
4Q 2013: 29.3%	Improved from 2.6% p.a. in 4Q 2013	4Q 2013: 80%	Assuming 40% gearing

- **Tap on market when there is opportunity to issue debt at low interest rate for long-dated maturity**
  - Issued S$50.0 million Medium Term Note 2.98% p.a. due 2021
  - Issued S$75.0 million equivalent of Japanese yen-denominated Medium Term Note 2.95% p.a. due 2021

- **S$190.3 million convertible bonds due 2015 cancelled**
  - Redeemed and repurchased S$121.0 million
  - S$69.3 million converted into 58.1 million CCT units

2. Prudent Capital Management

One George Street, Singapore

Valuation of portfolio up 5.7% YoY mainly due to CapitaGreen being valued as an operating asset

Investment Properties	31 Dec 2013 $m	30 Jun 2014 $m	31 Dec 2014 $m	12-month Variance (Dec 2013 to Dec 2014) %	6-month Variance (Jun 2014 to Dec 2014) %	31 Dec 2014 Capital Value $psf
Capital Tower	1,282.0	1,301.0	**1,309.0**	2.1	0.6	1,770
Six Battery Road	1,285.0	1,312.0	**1,330.0**	3.5	1.4	2,691
One George Street	959.0	963.0	**975.0**	1.7	1.2	2,179
Twenty Anson	431.0	431.0	**431.0**	0.0	0.0	2,102
HSBC Building	429.0	446.0	**450.0**	4.9	0.9	2,245
Golden Shoe Car Park	138.4	139.0	**141.0**	1.9	1.4	Nm[1]
Wilkie Edge	186.0	188.0	**191.0**	2.7	1.6	1,249
Bugis Village[2]	58.6	57.9	**55.4**	(5.5)	(4.3)	457
Sub- Total	**4,769.0**	**4,837.9**	**4,882.4**	**2.4**	**0.9**	
Raffles City (60.0%)	1,810.8	1,846.8	**1,865.7**	3.0	1.0	Nm[1]
CapitaGreen (40.0%)	380.0 [3]	438.5 [3]	**610.4** [4]	Nm[1]	Nm[1]	2,171
Total	**6,959.8**	**7,123.2**	**7,358.5**	**5.7**	**3.3**	

Notes:
(1) NM indicates "Not Meaningful".
(2) The valuation of Bugis Village takes into account the right of the President of the Republic of Singapore, as Lessor under the State Lease, to terminate the said Lease on 1 April 2019 upon payment of S$6,610,208.53 plus accrued interest.
(3) Book value of property under construction comprising land value, construction and related costs.
(4) Market value of CapitaGreen as an operating asset.

Higher values largely driven by higher achieved rents

- Office rent growth rates[2] assumed for discounted cashflow method averaged 3.9%[3] per annum over 10 years, more conservative than the 4.1%[3] assumed in previous valuation
- Terminal yields[4] same as capitalisation rates for Six Battery Road and HSBC Building which have 999-year lease tenures, 0.25% higher than capitalisation rates for the rest of the portfolio
- Market rents assumed are generally lower than CCT's recently achieved rents

	Capitalisation Rates						Discount Rates					
	Dec 10	Dec 11	Dec 12	Dec 13	Jun 14	**Dec 14**	Dec 10	Dec 11	Dec 12	Dec 13	Jun 14	**Dec 14**
Capital Tower	4.15	4.00	3.75	3.75	3.85	**3.85**	7.75	7.50	8.00	8.00	7.50	**7.50**
Six Battery Road	4.00	4.00	3.75	3.75	3.75	**3.75**	7.75	7.50	8.00	8.00	7.50	**7.50**
One George Street	4.15	4.00	3.75	3.75	3.85	**3.85**	7.75	7.50	8.00	8.00	7.50	**7.50**
HSBC Building	4.00	4.00	3.75	3.75	3.85	**3.85**	7.75	7.50	8.00	8.00	7.50	**7.50**
Twenty Anson	NA	NA	3.75	3.75	3.85	**3.85**	NA	NA	8.00	8.00	7.50	**7.50**
Wilkie Edge[5]	4.40	4.40	4.25	4.25	4.25	**4.25**	8.00	7.75	8.00	8.00	7.50	**7.50**
CapitaGreen	NA	NA	NA	NA	NA	**4.00**	NA	NA	NA	NA	NA	**7.25**
Raffles City SG												
Office	4.50	4.50	4.25	4.25	4.25	**4.25**	7.75	7.50	7.50	7.35	7.50	**7.50**
Retail	5.50	5.40	5.40	5.25	5.25	**5.25**	8.00	7.75	7.80	7.65	7.50	**7.50**
Hotel	5.75	5.75	5.75	5.55	5.25	**5.25**	7.75	7.75	8.00	7.75	7.75	**7.75**

Notes:
(1) CBRE was appointed for 2014 valuation of CCT properties and Raffles City Singapore, while Knight Frank was appointed to value CapitaGreen
(2) Excludes Golden Shoe Car Park and Bugis Village and includes CapitaGreen as an operating asset for Dec 2014 valuation
(3) Calculated on a simple average basis
(4) Excludes Bugis Village due to the right of the President of the Republic of Singapore, as Lessor under the State Lease, to terminate the said Lease on 1 April 2019 upon payment of S$6,610,208.53 plus accrued interest.
(5) Refers to office capitalisation rate only

CapitaCommercial Trust

Robust balance sheet (1)
As at 31 Dec 2014

	S$ '000
Non-current Assets	6,381,629
Current Assets	139,430
Total Assets	**6,521,059**
Current Liabilities[2]	328,795
Non-current Liabilities	1,038,776
Total Liabilities	**1,367,571**
Net Assets	**5,153,488**
Unitholders' Funds	**5,153,488**
Units in issue ('000)	**2,944,849**

	S$ '000
Deposited Properties[3]	**7,633,640**
Net Asset Value Per Unit	**$1.75**
Adjusted Net Asset Value Per Unit (excluding distributable income)	**$1.71**

Credit Rating

A- by **S&P**

A3 by **Moody's**[4]

Outlook Stable

Notes:
(1) CCT Group has accounted for its 60% interest in RCS Trust and 40% interest in MSO Trust based on the respective joint ventures' net carrying amounts of assets and liabilities.
(2) There are sufficient credit facilities to refinance borrowings due 2015.
(3) Deposited properties for CCT Group includes CCT's 60% interest in total assets of RCS Trust (S$1.88 billion) and 40% interest in MSO Trust (S$0.62 billion).
(4) Moody's upgraded CCT credit rating from "Baa1" to "A3" with stable outlook on 12 Feb 2015.

Strong financial ratios

	3Q 2014	4Q 2014	Remarks
Net Debt / EBITDA[(1)]	4.9 times	**5.0 times**	**Increased** (Higher Net Debt)
Unencumbered Assets as % of Total Assets[(2)]	100.0%	**100.0%**	**Stable**
Average Term to Maturity	4.0 years	**3.9 years**	**Decreased** (Passing of time)
Average Cost of Debt (p.a.)[(3)]	2.3%	**2.3%**	**Stable**
Interest Coverage[(4)]	7.1 times	**7.2 times**	**Improved** (Lower interest expense and higher EBITDA)

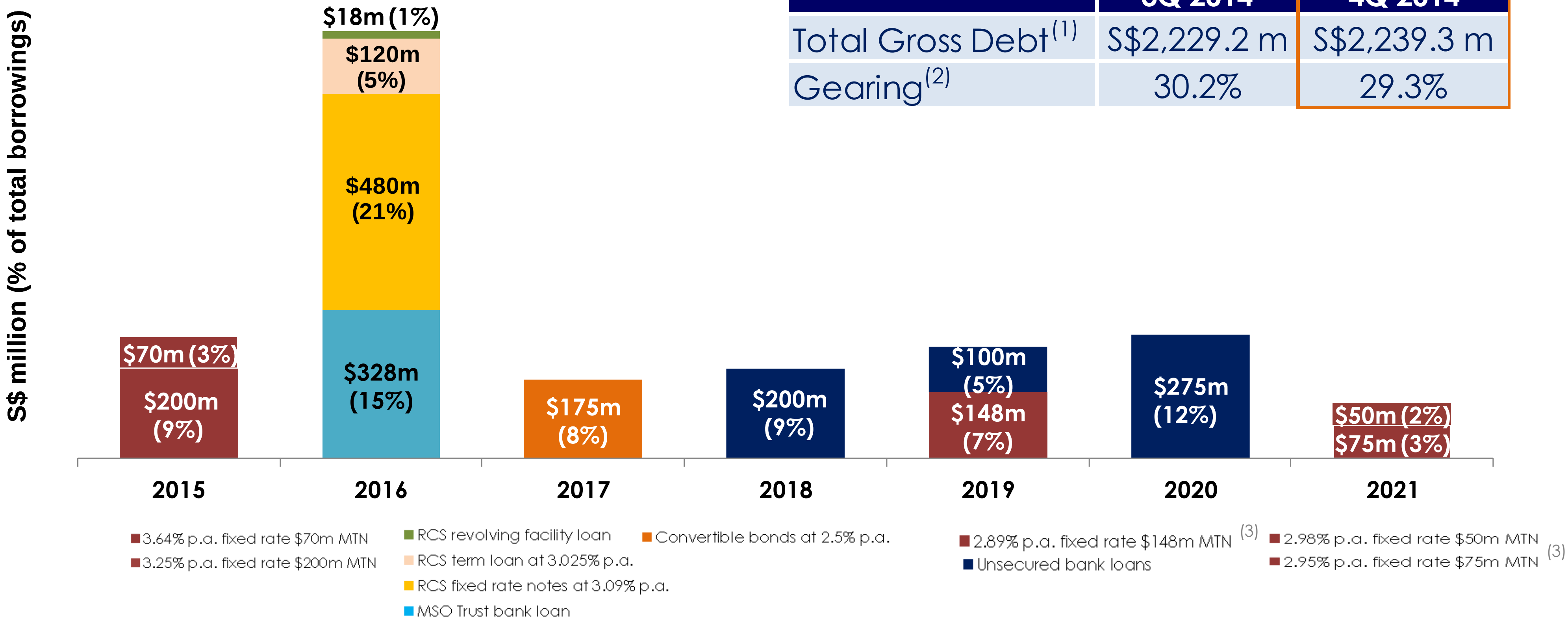
Notes:
(1) Net debt excludes borrowings of RCS Trust and MSO Trust. EBITDA refers to earnings before interest, tax, depreciation and amortisation but after share of profit of associate and joint ventures.
(2) Investment properties at CCT Trust and Twenty Anson (held through CCT's 100.0% interest in FirstOffice Pte. Ltd.) are all unencumbered.
(3) Ratio of interest expense over weighted average borrowings.
(4) Ratio of EBITDA over finance costs includes amortisation and transaction costs.

Diversified funding sources

New issuance of $75m MTN due in 2021

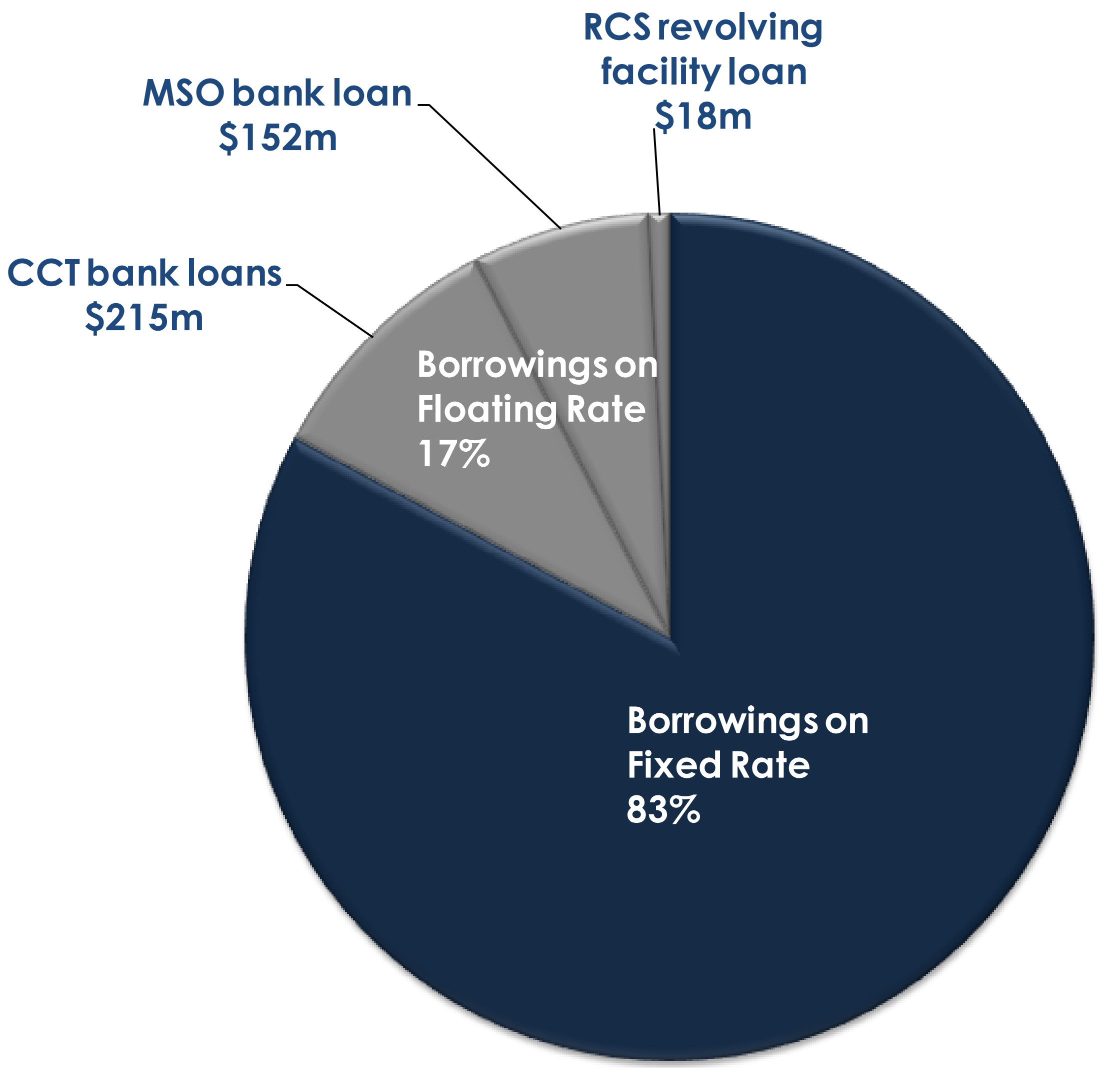
As at 31 Dec 2014

	3Q 2014	4Q 2014
Total Gross Debt[1]	S$2,229.2 m	S$2,239.3 m
Gearing[2]	30.2%	29.3%



Notes:
(1) Total gross debt of CCT Group includes CCT's 60.0% interest in RCS Trust and 40.0% interest in MSO Trust.
(2) Gearing was computed based on total gross debt over total deposited properties which includes CCT's 60.0% interest in RCS Trust and 40.0% interest in MSO Trust.
(3) JPY bond swapped to S$

83% of fixed rate borrowings provides certainty of interest expense



3. CapitaGreen and Key Portfolio Information

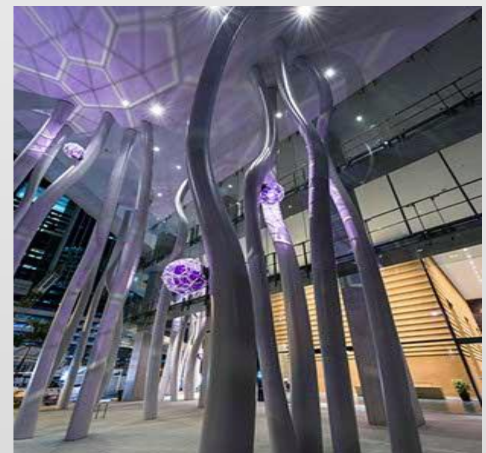
Six Battery Road, Singapore

CapitaGreen obtained Temporary Occupation Permit and achieved commitment for 69.3% of NLA

- Status: Temporary Occupation Permit (TOP) issued on 18 Dec 2014
- Total Net Lettable Area: 702,000 sq ft
- No. of storeys: 40
- Committed Occupancy: 486,800 sq ft or 69.3%, exceeded target occupancy of 50%


CapitaGreen


Lobby of CapitaGreen

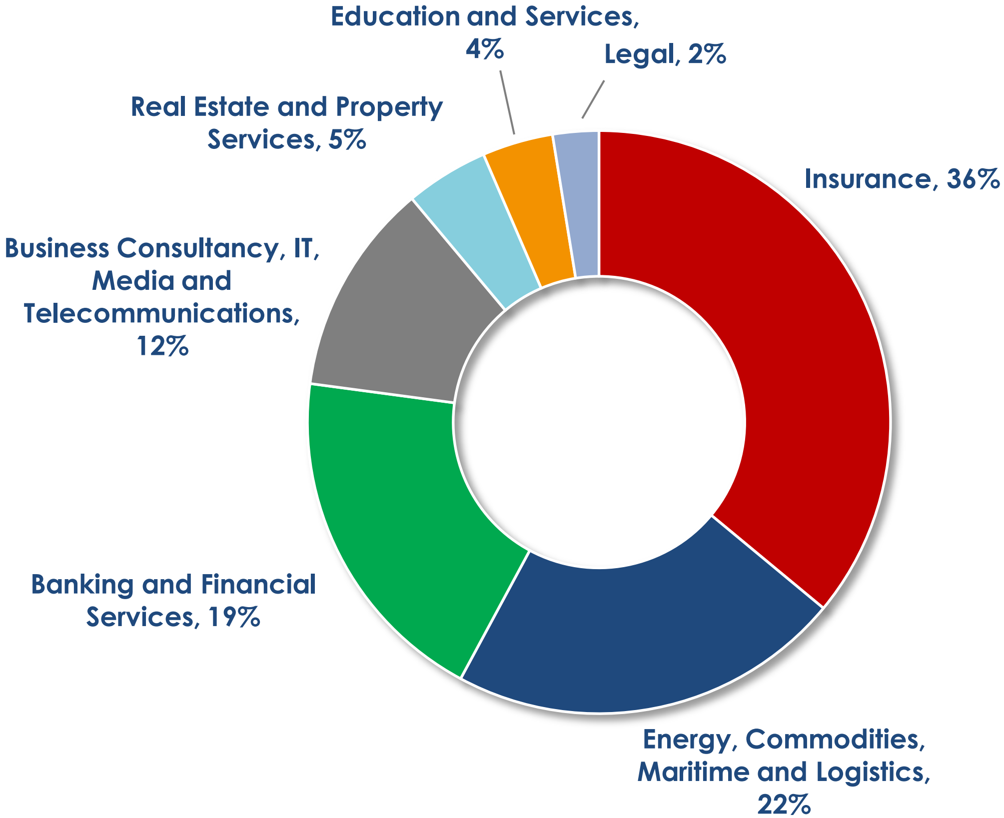

Integrated art by Olafur Eliasson

CapitaCommercial Trust

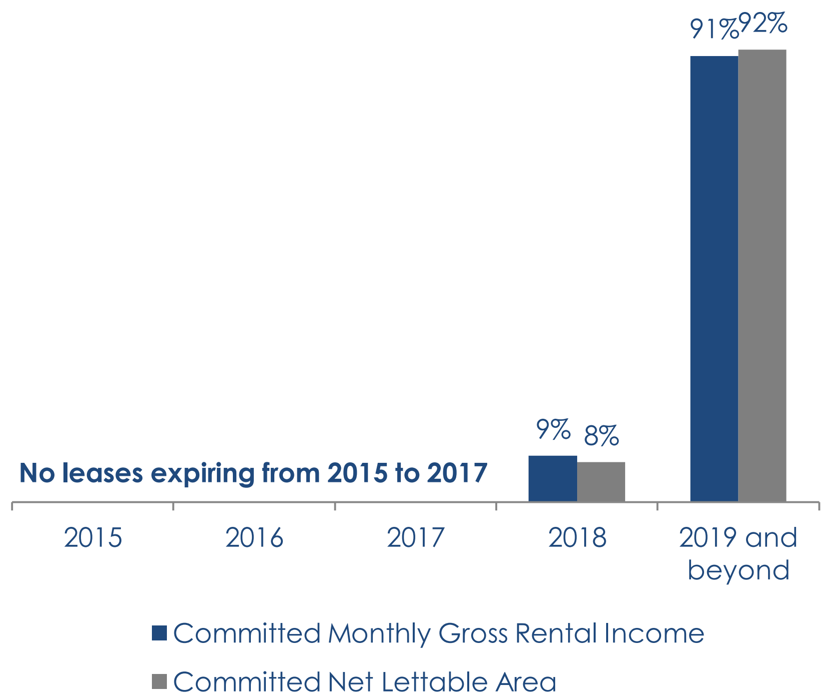
CapitaGreen was 69.3% committed as at 31 Dec 2014

Committed tenants are on long term leases and predominantly from the Insurance, Banking and Financial Services sector

Tenant trade mix[1] for CapitaGreen



Lease expiry profile for CapitaGreen



Note:
(1) Based on net lettable area of new leases committed at CapitaGreen

CapitaGreen: Completion on schedule

Wind scoop

Swimming Pool

Sky terrace

CCT's 40.0% interest	CCT's 40.0% interest in MSO Trust	Progress payment as at Dec 2014	Balance by progress payment[2]
MSO Trust's debt [1]	S$356.0m	(S$328.0m)	S$ 28.0m
Equity inclusive of shareholder's loan	S$204.0m	(S$135.2m)	S$ 68.8m
Total	S$560.0m	(S$463.2m)	S$96.8m

Notes:
(1) MSO Trust has secured committed bank loan facilities of up to S$890m (100% interest)
(2) Ongoing capital requirement by progress payment until 2015

Public art sculptures at CapitaGreen


2x2 II
by Antony Gormley


La Rencontre by Etienne


Living World Series by Ju Ming

Potential acquisition pipeline of remaining 60.0%

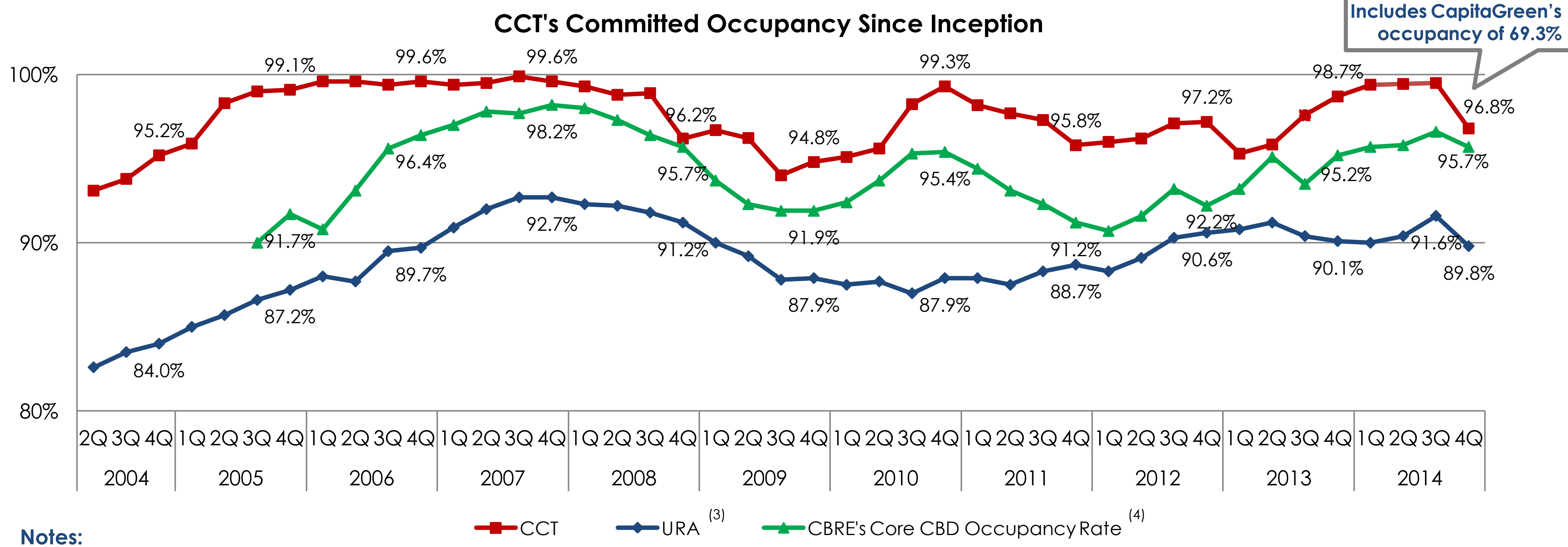

CapitaGreen

CapitaGreen
138 Market Street

- Total project development cost of S$1.4 billion
- CCT owns 40.0% share of CapitaGreen
- Has call option to acquire balance 60.0% from JV partners
- Purchase price at market valuation
- Subject to minimum of development cost compounded at 6.3% p.a.
- Exercise period: within 3 years after completion (2015 to 2017)

CCT's portfolio occupancy of 96.8% above market occupancy of 95.7%

	CCT Committed Occupancy					Market Occupancy Level (2)			
		Including CapitaGreen (1)	Excluding CapitaGreen		Excluding CapitaGreen				
Grade A office	4Q 2014	95.4%	99.8%	3Q 2014	99.8%	4Q 2014	94.2%	3Q 2014	95.7%
Portfolio	4Q 2014	96.8%	99.5%	3Q 2014	99.4%	4Q 2014	95.7%	3Q 2014	96.6%



Notes:

(1) Including CapitaGreen's occupancy of 69.3% as at 31 Dec 2014. CapitaGreen was completed on 18 Dec 2014.

(2) Source: CBRE Pte. Ltd.

(3) Source: URA. URA has not released Occupancy Index Figure for 4Q 2014

(4) Covers Raffles Place, Marina Centre, Shenton Way and Marina Bay, data only available from 3Q 2005 onwards

Overall positive rental reversions for CCT's Grade A office leases committed in 4Q 2014

S$ psf per month	Average Expired Rents	Committed Rents [1]	Sub-Market	Market Rents of Comparative Sub-Market	
				Colliers[2]	DTZ[3]
CapitaGreen	-	9.80 – 16.00	Premium Grade Raffles Place	11.93	10.80
Six Battery Road	11.23	11.40 – 14.20	Grade A Raffles Place	10.25	10.80
One George Street	10.00	10.20 – 11.90	Grade A Raffles Place	10.25	10.80

Notes:

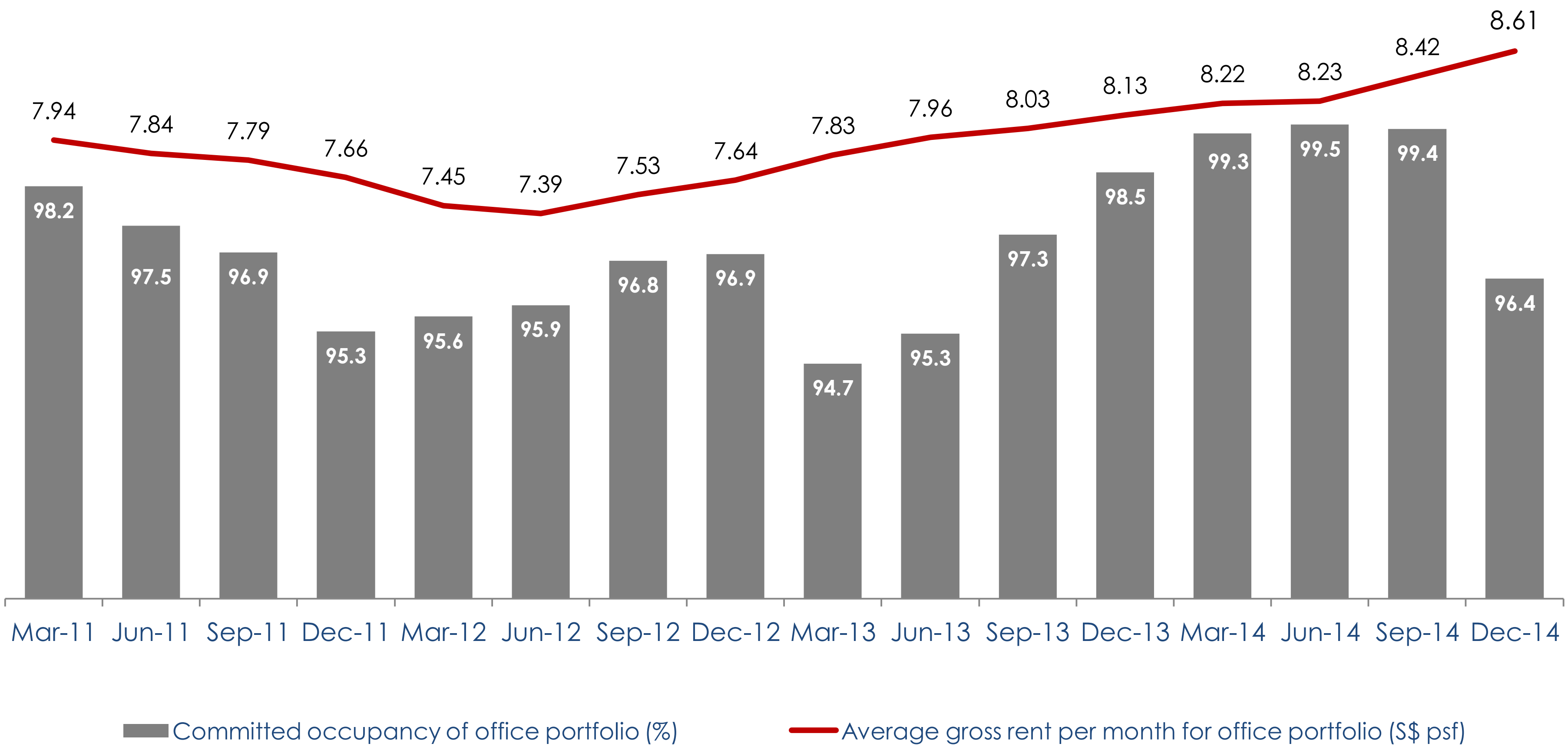
(1) Renewal/new leases committed in 4Q 2014

(2) Source: Colliers International 4Q 2014

(3) Source: DTZ 4Q 2014. DTZ do not have a premium grade classification

(4) CBRE Pte. Ltd.'s 4Q 2014 Grade A rent is S$11.20 psf per month and they do not publish sub-market rents

Monthly average office rent of CCT's portfolio[1][2] up by 5.9% over 12-month period



Notes:

(1) Average rent per month for office portfolio (S$ psf) = $\frac{\text{Total committed gross rent for office per month}}{\text{Committed area of office per month}}$

(2) Includes 40.0% interest in CapitaGreen with effect from Dec 2014

4. Solid Portfolio (excluding CapitaGreen information)

Raffles City Singapore

Higher retention rate supported CCT's full occupancy[1]

- In 2014, CCT signed approximately 900,000 square feet of new leases and renewals, of which 15% are new leases.
- The above include retail space of approximately 203,000 square feet.
- 2014's tenant retention rate[2] was 86% compared to 2013's 67%.
- CCT portfolio occupancy excluding CapitaGreen increased to 99.5% as at 31 Dec 2014 compared to 98.7% as at 31 Dec 2013.

Notes:
(1) Excludes CapitaGreen

(2) Tenant retention rate = $\dfrac{\text{Net lettable area renewed in the subject year}}{\text{Total net lettable area due for renewal in the subject year}}$

Active portfolio leasing activities for CCT[1]

	New and renewed leases signed in 2014				
Quarter	1Q	2Q	3Q	4Q	FY2014
Area (sf)	242,000	97,000	131,000	430,000	900,000

- For 4Q 2014, new and renewed tenants include:

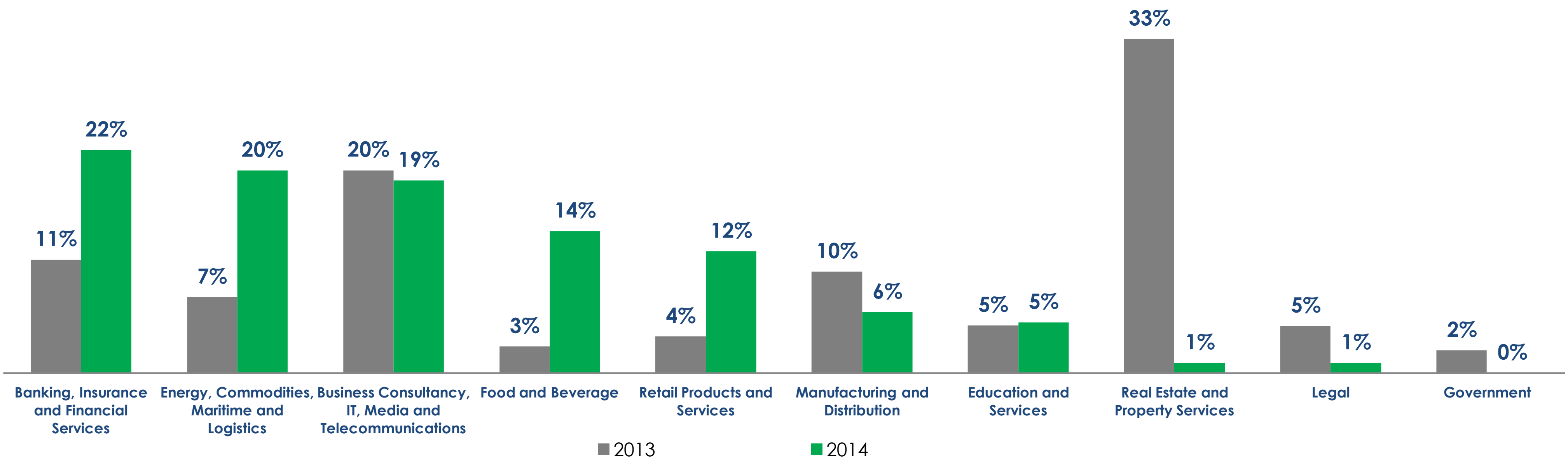
Tenant	Trade Sector	Building
GIC Private Limited.	Banking, Insurance and Financial Services	Capital Tower
Robert Walters (Singapore) Pte Ltd	Business Consultancy	Six Battery Road
Egon Zehnder International Pte Ltd	Business Consultancy	Six Battery Road
D'Amico Shipping Singapore Pte Ltd	Maritime	Six Battery Road
RedPine Capital International Holdings Pte. Ltd.	Banking, Insurance and Financial Services	Six Battery Road
Ashmore Investment Management (Singapore) Pte. Ltd.	Banking, Insurance and Financial Services	One George Street

Note:
(1) Excludes CapitaGreen

CapitaCommercial Trust

New demand in CCT's portfolio supported by tenants from diverse trade sectors

Trade mix of new leases signed in 2014 compared to 2013[1]

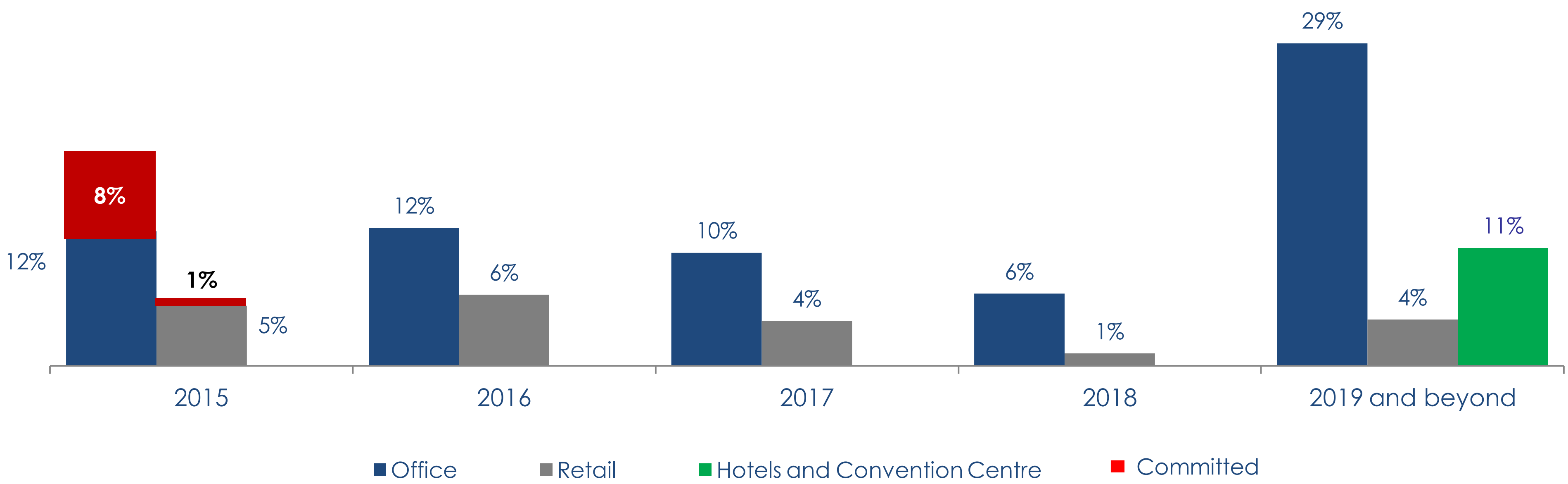


Note:

(1) Based on net lettable area of new leases committed using 100% basis for Raffles City Singapore and excluding CapitaGreen

Well spread portfolio lease expiry profile

Lease expiry profile as a percentage of monthly gross rental income[1] for Dec 2014



Portfolio WALE[2] by NLA as at end Dec 2014 = 8.1 years

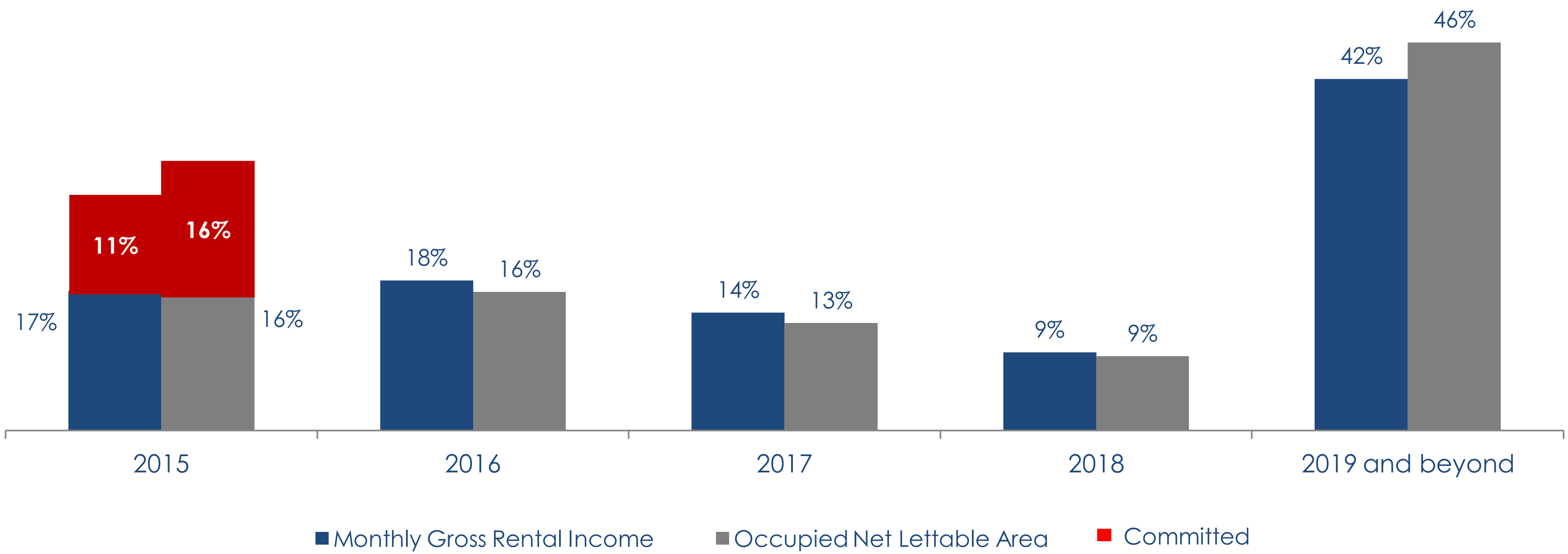
Notes:

(1) Excludes retail and hotel turnover rent and CapitaGreen

(2) WALE: Weighted Average Lease term to Expiry

Low lease expiries during period of expected increase in office supply

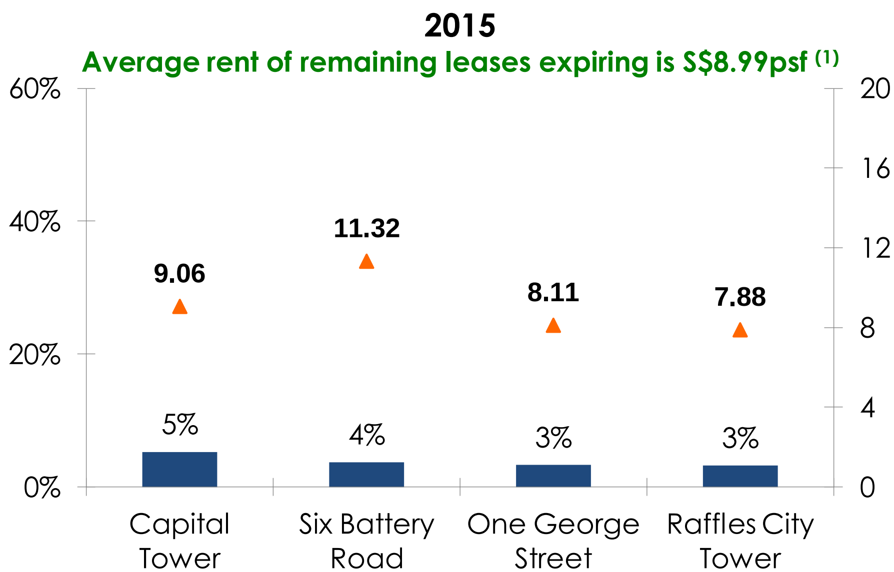
Office lease expiry[(1)] profile as a percentage of net lettable area and monthly gross rental income for Dec 2014



Note:
(1) Excludes CapitaGreen

Lower 2015 lease expiries compared to 3Q 2014, due to proactive renewals of key tenants

4Q 2014 Industry Statistics [1] –
Grade A Office Average Market Rent: S$11.20 psf per month



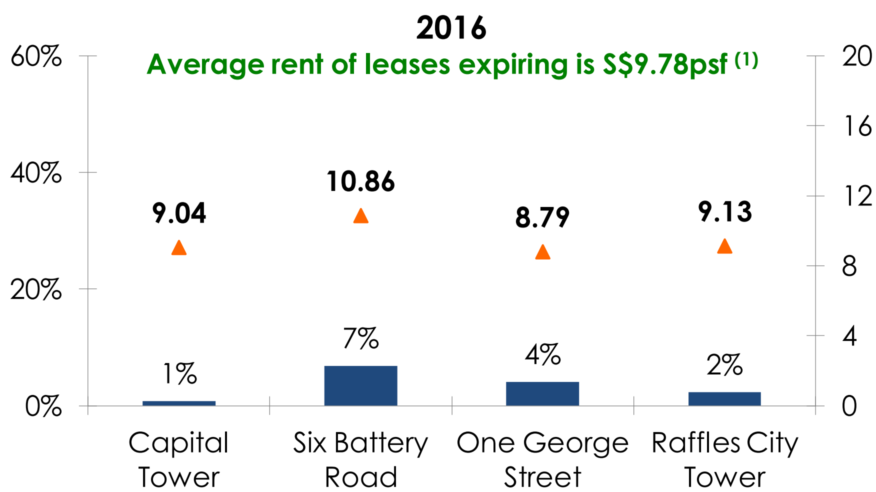
Period	1H 2015		2H 2015	
Building	% of Expiring Leases	Rental Rates of Expiring Leases	% of Expiring Leases	Rental Rates of Expiring Leases
Capital Tower	3.1%	$10.15	2.2%	$7.85
Six Battery Road	0.9%	$10.93	2.9%	$11.45
One George Street	1.8%	$8.54	1.5%	$7.63
Raffles City Tower	0.3%	$9.78	2.9%	$7.71
Total / Weighted Average[2]	6.1%	$9.68	9.5%	$8.59

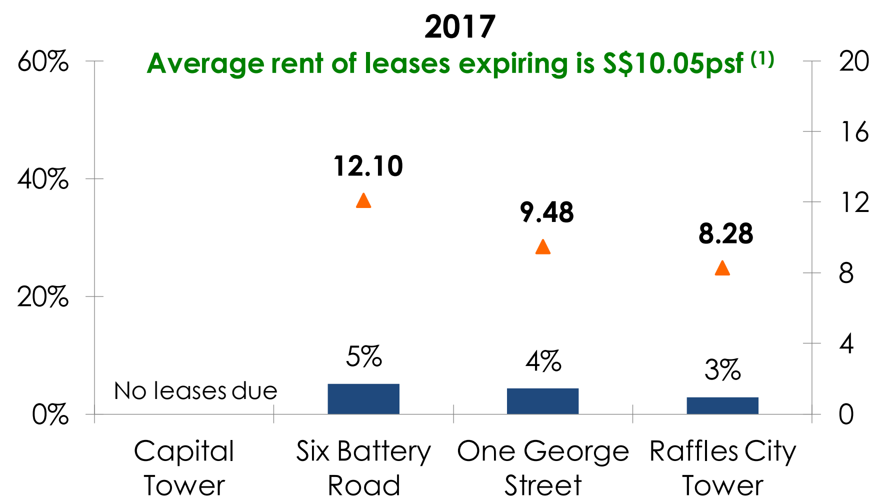
▲ Average monthly gross rental rate for expiring leases (S$ psf / month)

■ $\frac{\text{Monthly gross rental income for leases expiring at respective properties}}{\text{Monthly gross rental income for office portfolio}}$ X 100%

Notes:
(1) Source: CBRE Pte. Ltd. as at 4Q 2014
(2) Percentages may not add up due to rounding

Continue to renew leases ahead of expiries





▲ Average monthly gross rental rate for expiring leases (S$ psf/month)

■ $\frac{\text{Monthly gross rental income for leases expiring at respective properties}}{\text{Monthly gross rental income for office portfolio}} \times 100\%$

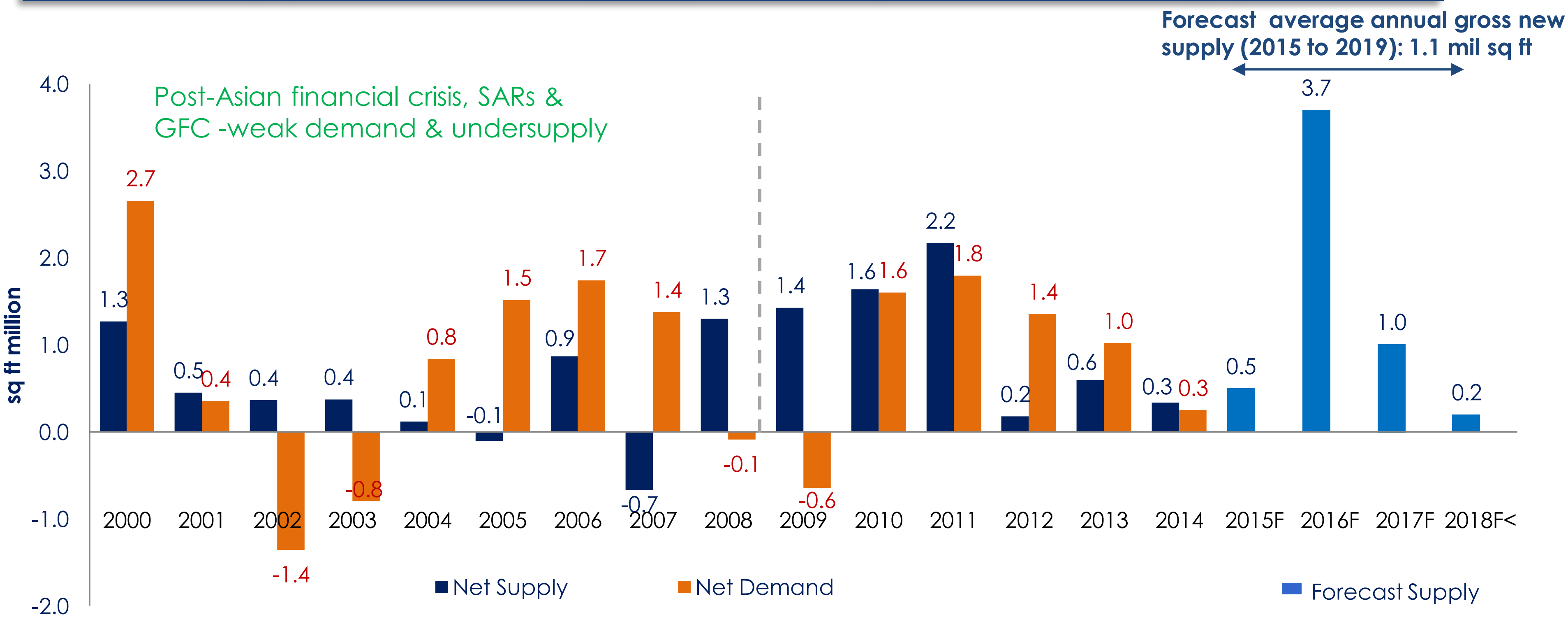
Note:
(1) 3 Grade A buildings and Raffles City Tower only

5. Positive Singapore Office Market

Wilkie Edge, Singapore

Limited new supply in CBD in 2015; CBD Core occupancy at 95.7% as at end Dec 2014

Singapore Private Office Space (Central Area) – Net Demand & Supply



Periods	Average annual net supply	Average annual net demand
2005 – 2014 (through 10-year property market cycles)	0.8m sq ft	1.0m sq ft
2010 – 2014 (five years period post GFC)	1.0m sq ft	1.2m sq ft
2015 – 2019 (gross supply)	1.1m sq ft	N.A.

Notes:

(1) Central Area comprises 'The Downtown Core', 'Orchard' and 'Rest of Central Area'

(2) Supply is calculated as net change of stock over the quarter and may include office stock removed from market due to conversions or demolitions

(3) Source: Historical data from URA statistics as at 4Q 2014; Forecast supply from Jones Lang LaSalle and CBRE Pte. Ltd.

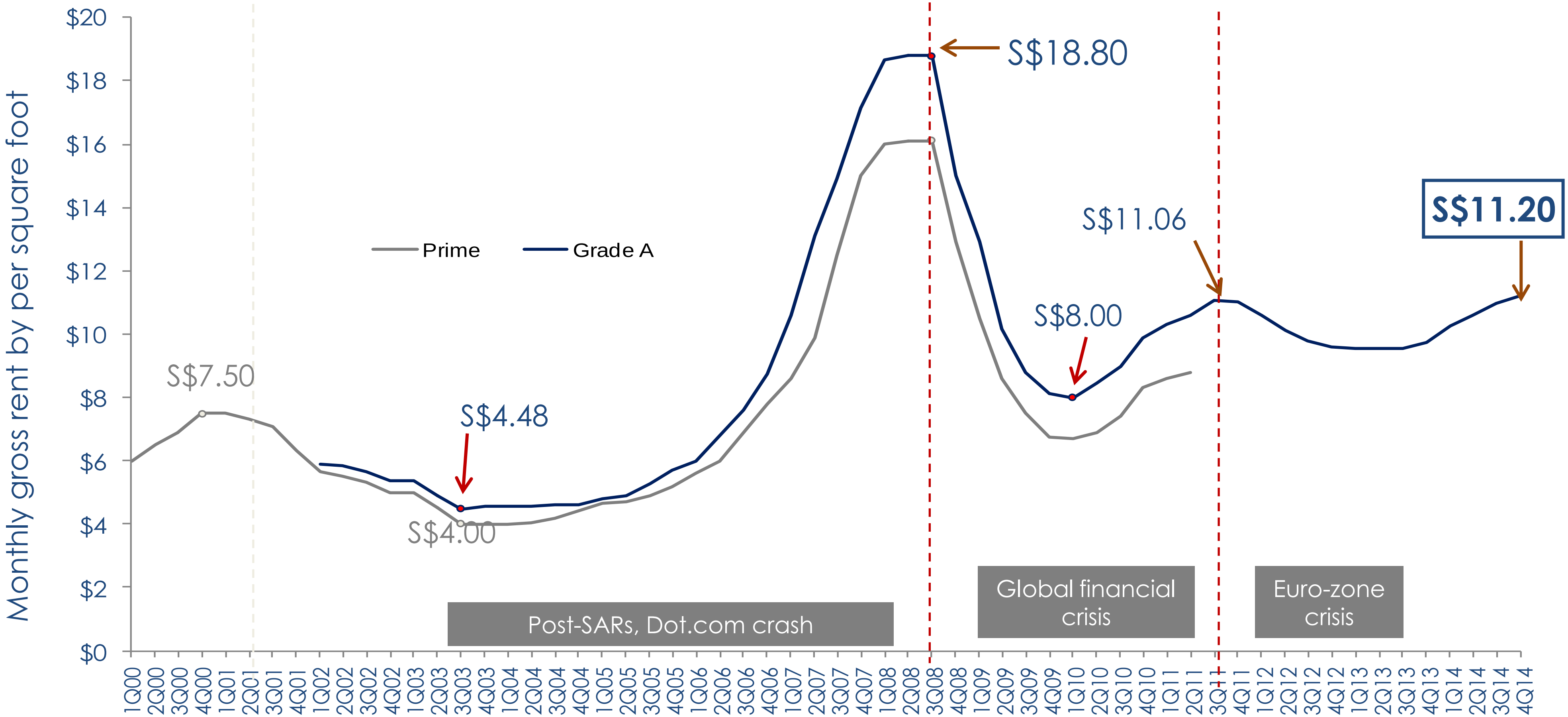
Known Future Office Supply in Central Area (2015 – 2018<)

Expected completion	Proposed Office Projects	Location	NLA (sq ft)
2015	South Beach Development (about 80-90% committed – reported by DTZ, Dec 2014)	Beach Road/City Hall	523,214
		Subtotal (2015):	**523,214**
2016	Marina One	Marina Bay	1,880,000
3Q 2016	DUO	Bugis	570,000
3Q 2016	Guoco Tower	Tanjong Pagar	900,000
4Q 2016	V on Shenton (Former UIC Building at 5 Shenton Way)	Shenton Way	285,000
4Q 2016	Robinson Square (Redevelopment of The Corporate Building)	Robinson Road	35,355
		Subtotal (2016):	**3,670,355**
1Q 2017	Robinson Tower	Robinson Road	128,000
2017	SBF Centre (Strata Office)	Shenton Way	235,400
4Q 2017	Frasers Cecil Street Development	Shenton Way	645,000
		Subtotal (2017):	**1,008,400**
2018 and beyond	Oxley Tower (Strata Office)	Shenton Way	111,713
2018 and beyond	EON Shenton (Redevelopment of Marina House) (Strata Office)	Shenton Way	103,021
		Subtotal (2018 and beyond):	**214,734**
		TOTAL FORECAST SUPPLY (2015-2018<)	**5,416,703**
		Total forecast supply excluding strata offices	**4,966,569**

Note:
(1) Source: URA, Jones Lang LaSalle Research, 24 Oct 2014

Grade A office market rent grew by 14.9% YoY

	4Q 13	1Q 14	2Q 14	3Q 14	4Q 14*
Mthly rent (S$ / sq ft)	9.75	10.25	10.60	10.95	**11.20**
% change	+2.1%	+5.1%	+3.4%	+3.3%	**+2.3%**



***No historical data for Grade A rents prior to 2002.**
Source of data: CBRE Pte. Ltd. (figures as at end of each quarter). CBRE no longer tracks prime rents from 3Q 2011.

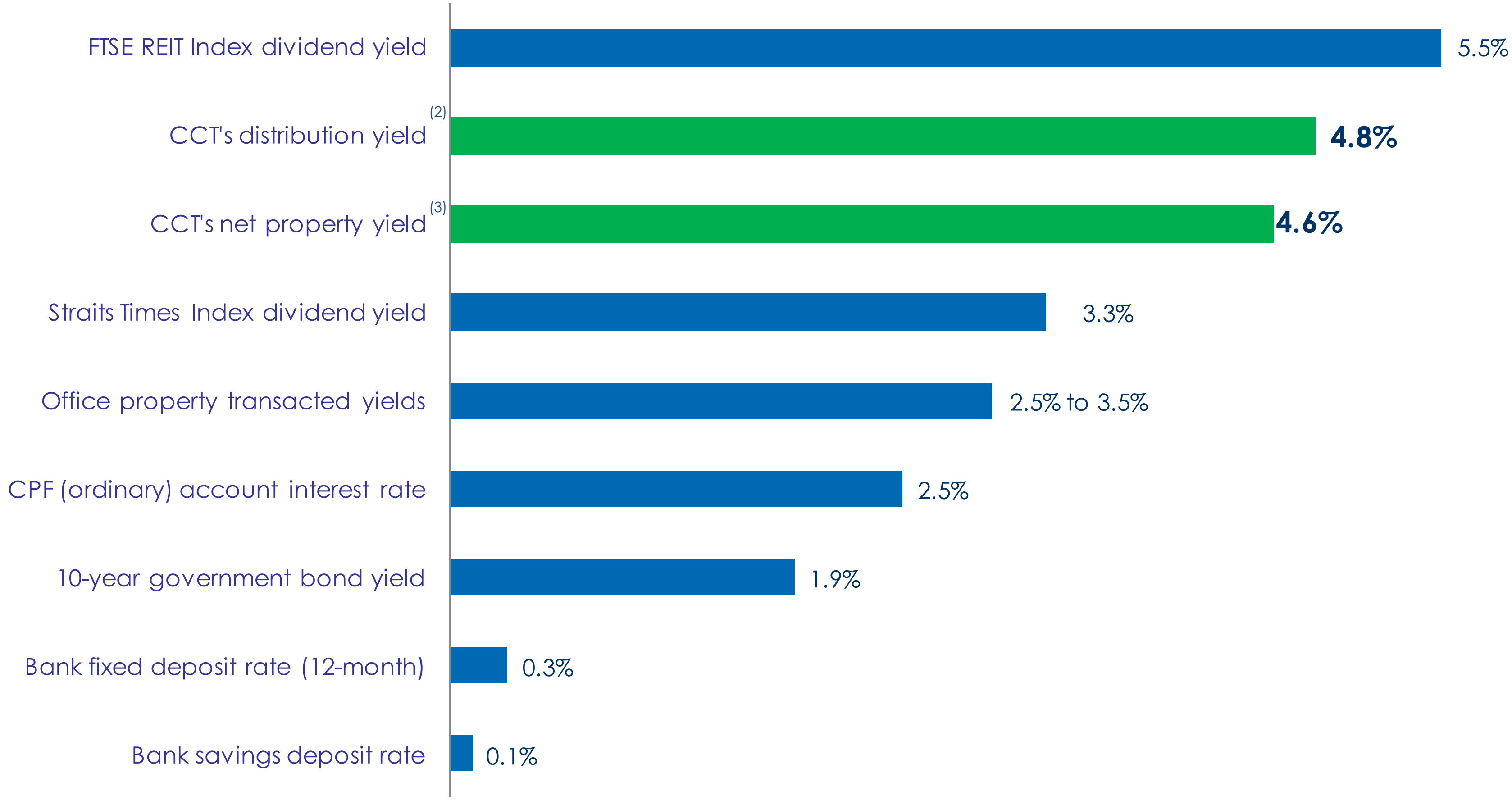
CapitaCommercial Trust

6. Summary

Raffles City Singapore

Wong Chow Mein, CapitaLand "Building People" Photography Competition 2012

Attractive yield compared to other investments[1]



Notes:

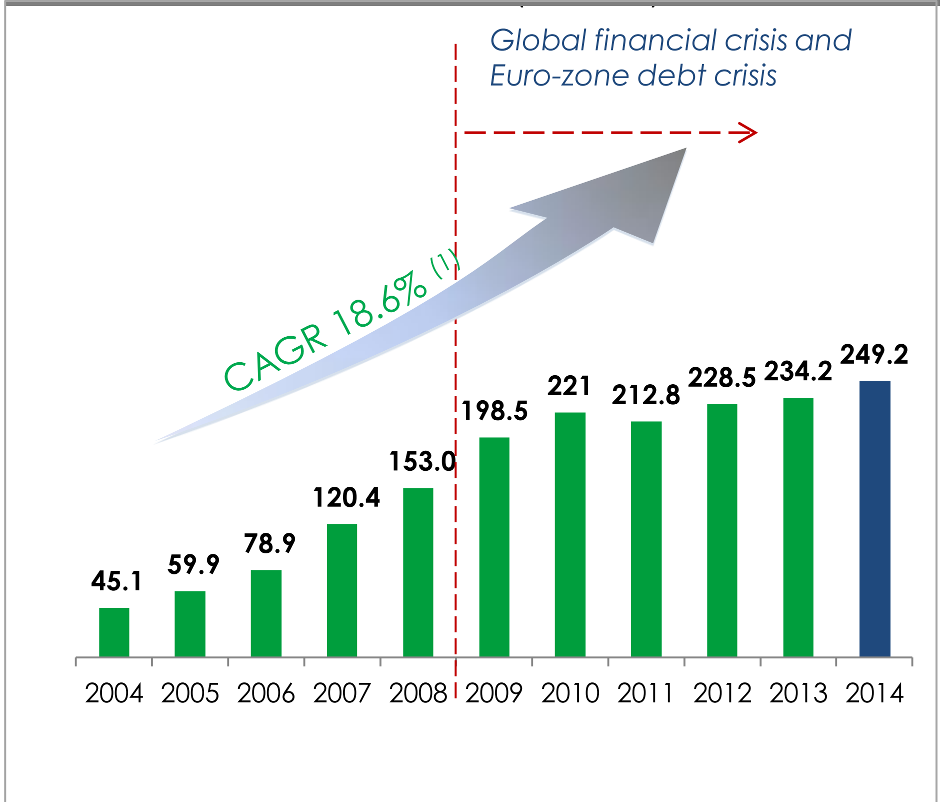
(1) All information as at 31 Dec 2014 except for FTSE REIT Index, STI and 10-year government bond yield which are as at 20 Jan 2015. Sources: Bloomberg, Monetary Authority of Singapore, Central Provident Fund, Singapore Government Securities, CBRE Pte. Ltd.

(2) CCT Group distribution yield is based on FY 2014 DPU of 8.46 cents over closing price of S$1.77 as at 31 Jan 2015

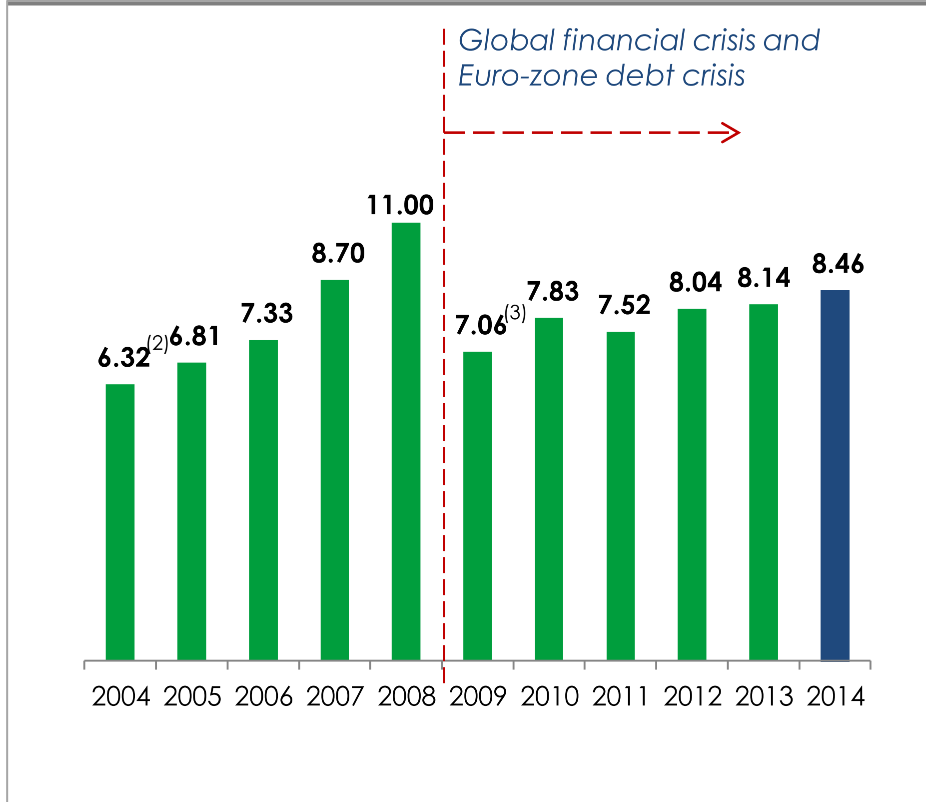
(3) CCT Group (including RCS Trust and excluding CapitaGreen) net property yield based on FY 2014 net property income and Dec 2014 valuation

CCT delivered higher returns

Distributable Income (S$ million)



Distribution Per Unit (cents)



Notes:

(1) CAGR: Compounded Annual Growth Rate; After taking into consideration the issue of rights units in July 2009

(2) Annualised

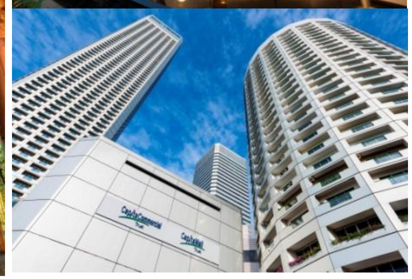
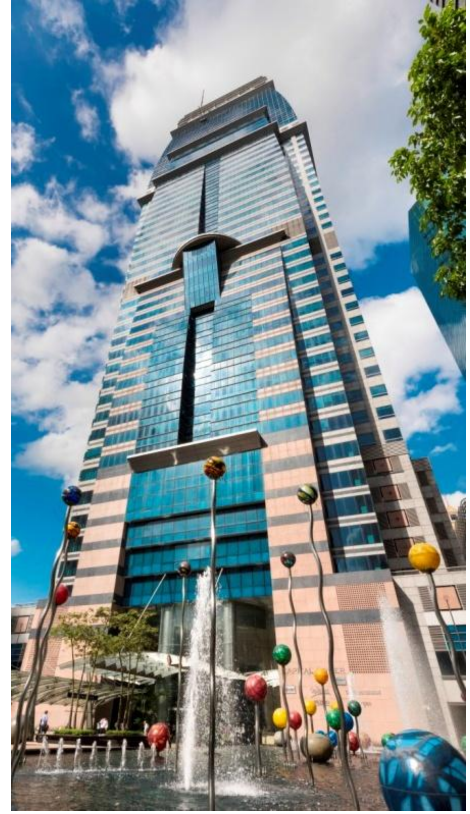
(3) After taking into consideration the issue of rights units in July 2009

Well positioned for opportunities

- ✓ Limited supply in Singapore office market
- ✓ Office leases contributing 12% of portfolio gross rental income up for renewal in 2015
- ✓ CapitaGreen secures lease commitment for 69.3% of total NLA
- ✓ CCT has debt headroom of S$1.3 billion assuming 40% gearing
- ✓ Acquisition pipeline: Call option to buy 60.0% interest in CapitaGreen within 3 years (2015-2017) after completion
- ✓ Ability to deploy development capacity up to S$760 million

CCT owns 40.0% of CapitaGreen




CapitaCommercial Trust

Thank you

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168 Robinson Road, #28-00 Capital Tower, Singapore 068912
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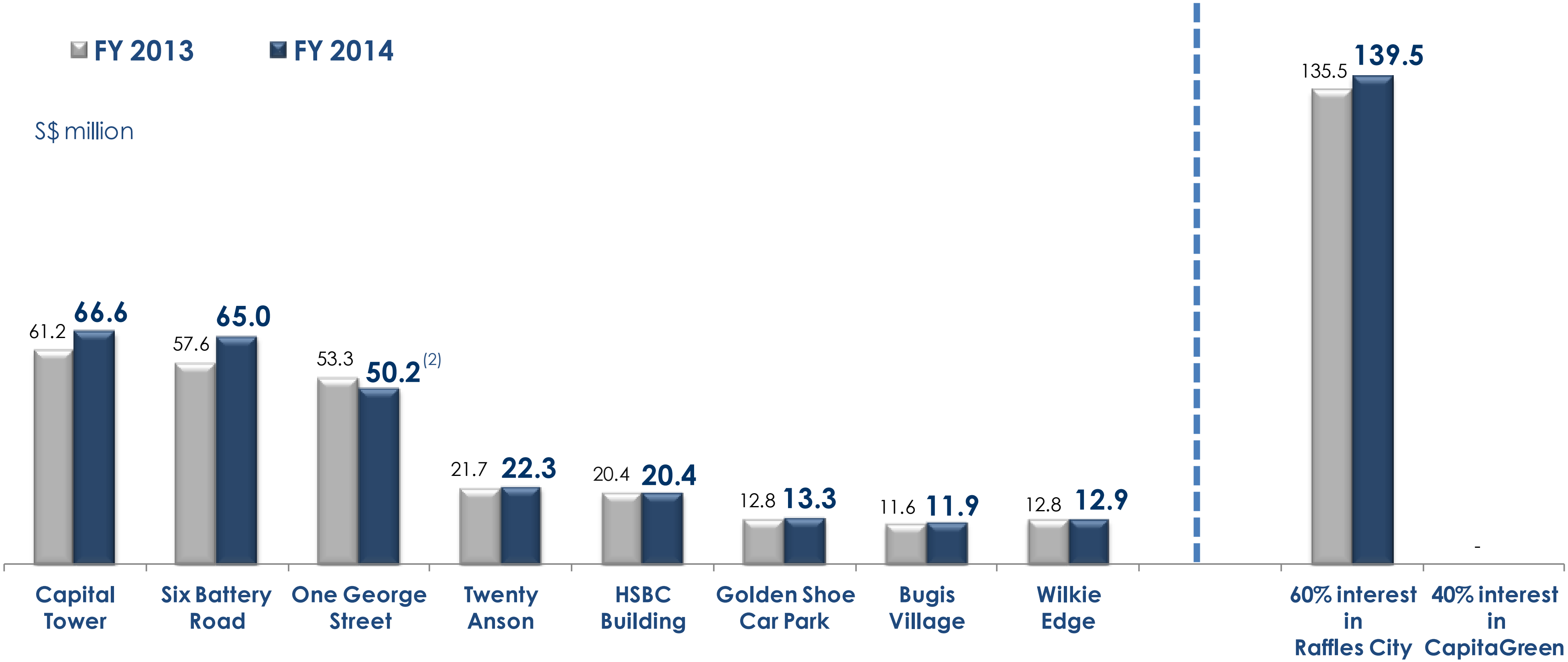
7. Supplementary Information

Raffles City Singapore

Ng Hock How, CapitaLand "Building People" Photography Competition 2012

FY 2014 revenue by property

- Increased 4.4% YoY (excludes CCT's 60.0% interest in Raffles City)[1]
- Revenue for all properties improved YoY except for One George Street



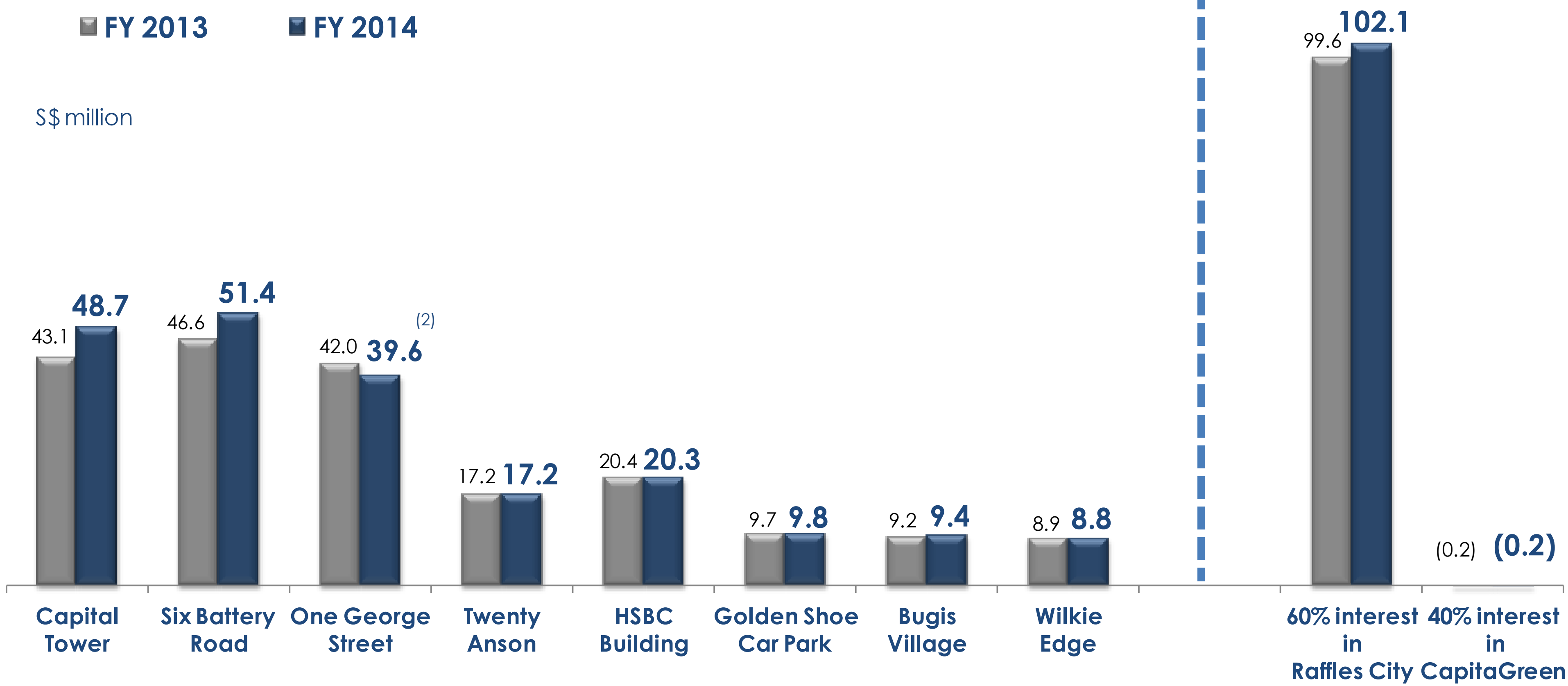
Notes:

(1) CCT group has adopted FRS 111 Joint Arrangements whereby interest in RCS Trust and MSO Trust were accounted for using equity method.

(2) Due to the cessation of yield protection income on 10 July 2013.

FY 2014 NPI by property

Increased 4.1% YoY (excludes CCT's 60.0% interest in Raffles City)[1]



Notes:

(1) CCT group has adopted FRS 111 Joint Arrangements whereby interest in RCS Trust and MSO Trust were accounted for using equity method.

(2) Due to absence of yield protection income. In January 2014, CCT shared that the year-on-year decline for One George Street's NPI expected to be no more than S$4.5 million. Actual difference was S$2.4 million.

CapitaCommercial Trust

Portfolio committed occupancy rate[1] consistently above 90%

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	1Q 2014	2Q 2014	3Q 2014	4Q 2014
Capital Tower	94.5	100.0	100.0	100.0	99.9	99.9	99.9	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Six Battery Road	97.5	99.5	100.0	99.9	98.6	99.2	99.7	85.4[2]	93.0 [2]	98.6[2]	99.2	99.2	99.2	99.2
Bugis Village	92.9	92.1	95.3	99.1	96.6	93.8	93.4	98.8	97.1	97.2	98.3	96.6	95.7	94.8
Golden Shoe Car Park	100.0	85.4	98.0	96.4	100.0	100.0	95.2	100.0	100.0	94.6	96.9	97.1	100.0	100.0
HSBC Building		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Raffles City (60% interest)			99.5	99.3	99.9	99.3	99.1	98.9	100.0	100.0	100.0	99.9	99.9	100.0
Wilkie Edge[3]					52.5	77.9	98.4	98.4	93.9	99.6	99.6	98.7	98.2	100.0
One George Street					100.0	96.3	100.0	93.3	92.5	95.5	100.0	100.0	100.0	100.0
Twenty Anson									100.0	98.1	95.0	97.8	97.8	97.8
CapitaGreen (40% interest)[4]								NA	NA	NA	NA	NA	NA	69.3
Portfolio Occupancy	**95.2**	**99.1**	**99.6**	**99.6**	**96.2**	**94.8**	**99.3**	**95.8**	**97.2**	**98.7**	**99.4**	**99.4**	**99.4**	**96.8**

Notes:
(1) For years 2004 to 2009, portfolio occupancy rate includes Starhub Centre and Robinson Point which were divested in 2010
(2) Six Battery Road's AEI has been completed in Dec 2013
(3) Wilkie Edge is a property legally completed in Dec 2008
(4) CapitaGreen is a Grade A office tower on the former site of Market Street Car Park. It obtained TOP on 18 Dec 2014
(5) Portfolio occupancy rate excluding CapitaGreen as at 31 Dec 2014 is 99.5%

CapitaCommercial Trust

Capital Tower AEI: Work in progress

Target return on investment of 7.8% with budget of $40m

Works Completed

- ✓ Main lobby upgraded
- ✓ Mezzanine lobby upgraded
- ✓ Chillers replaced and upgraded
- ✓ Turnstiles and self registration kiosks in operation
- ✓ VIP lift and VIP lift lobbies upgraded

Upper lift lobbies upgrade

5 floors from Dec 2014 to Jan 2015

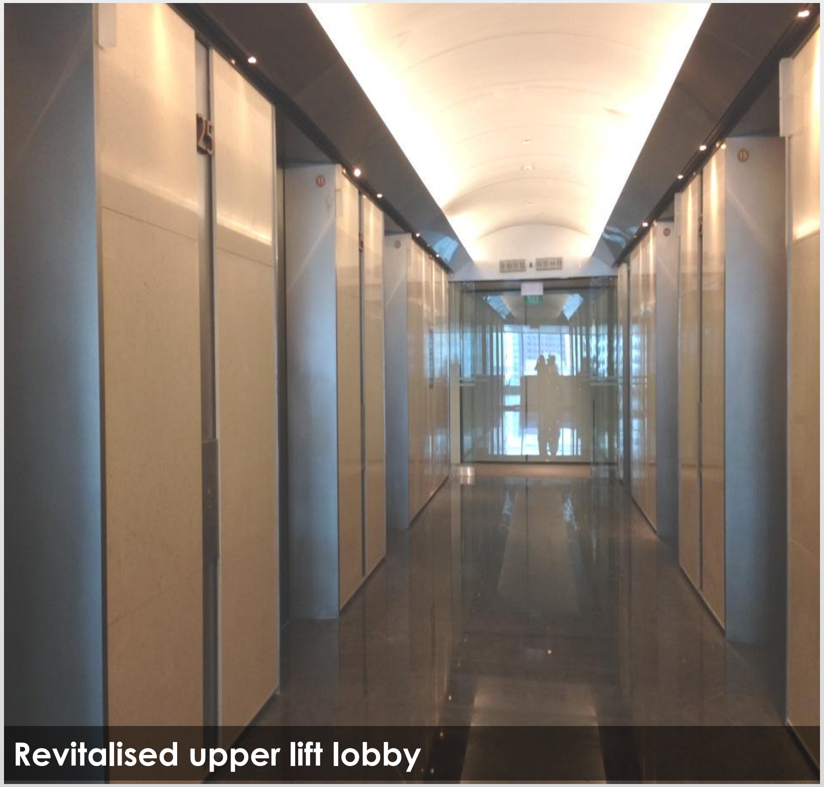
AEI on schedule for completion on **4Q 2015**

100% Committed occupancy as at 31 Dec 2014

S$26.3 m paid to date

Restroom Upgrade

Completed **35** out of **40** floors

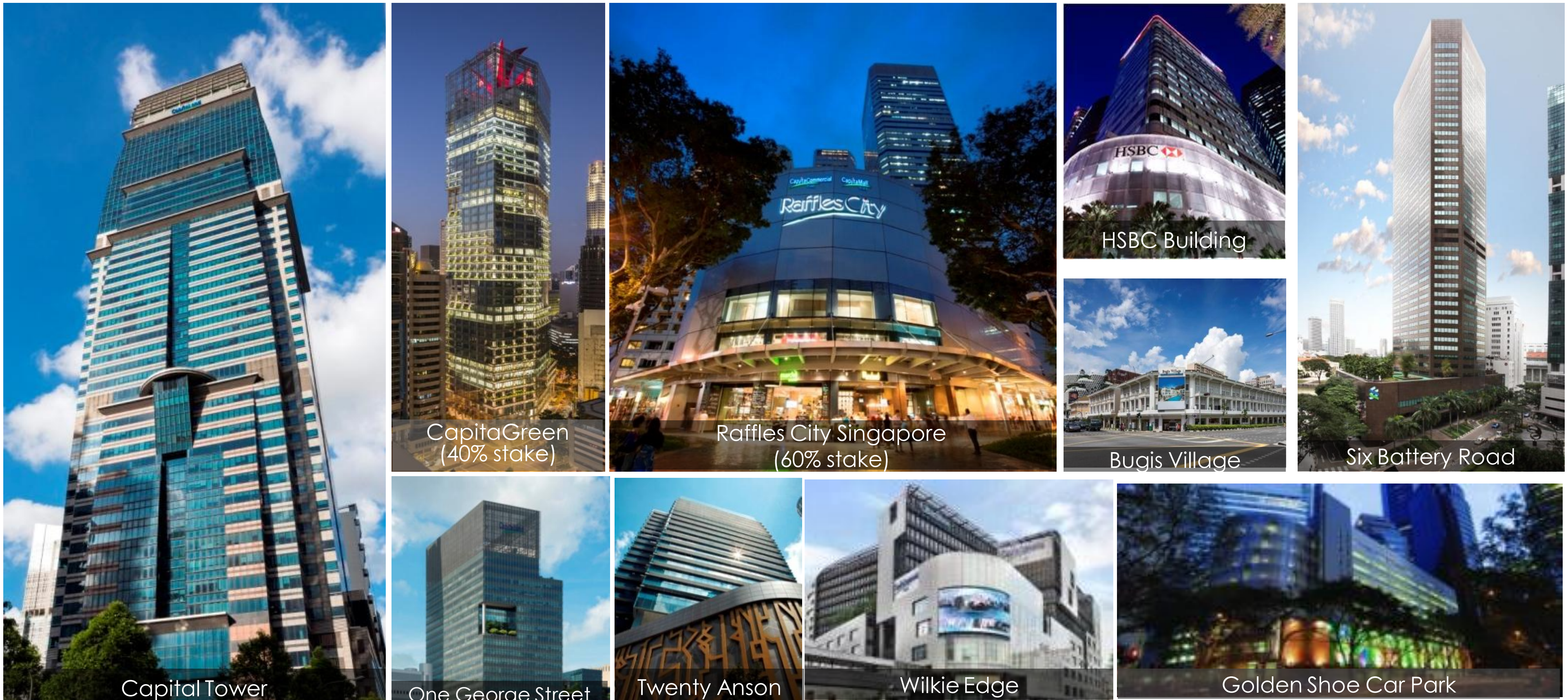


Revitalised upper lift lobby

CapitaCommercial Trust

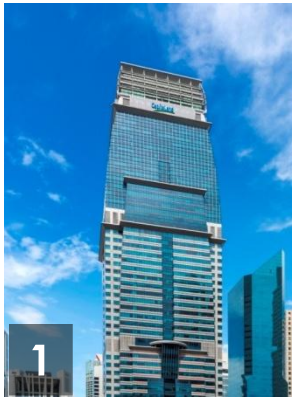
First and Largest Listed Commercial REIT in Singapore (11 May 2004)

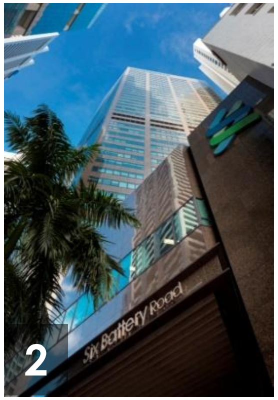
S$5.2b(1)	10	S$7.6b(2)	>3m sq ft	32%	18%(3)
Market Capitalisation	Properties in Singapore's Central Area	Deposited Properties	NLA	Owned by CapitaLand Group	Stake in Quill Capita Trust

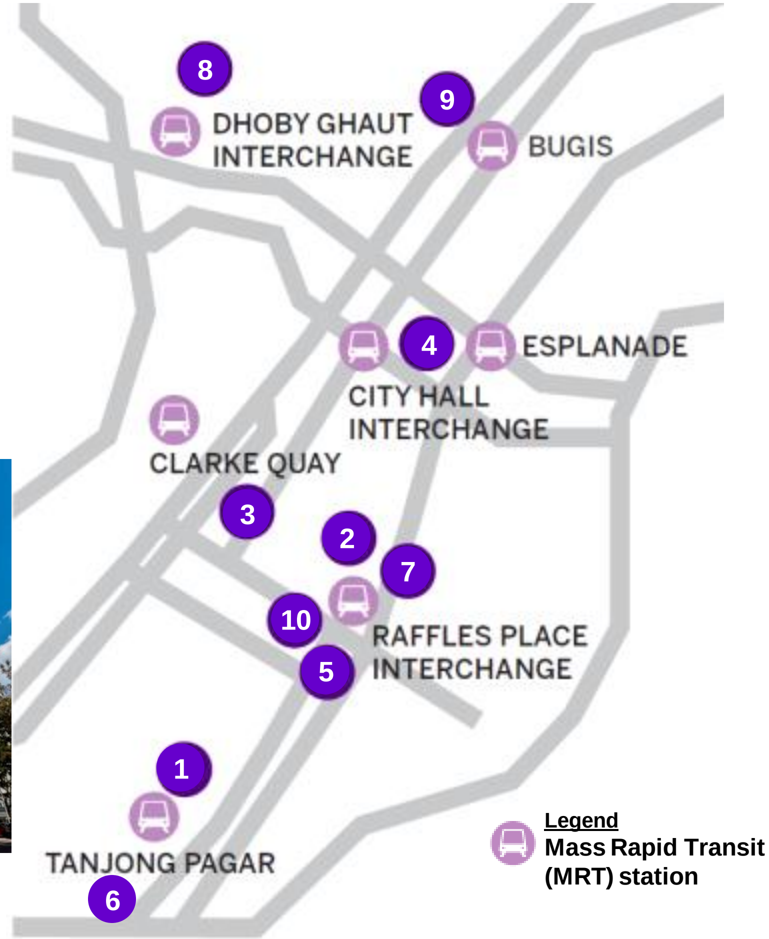


Notes:
(1) Market Capitalisation as at 30 Mar 2015
(2) Deposited Properties as at 31 Dec 2014
(3) As at 30 Mar 2015

Owns 10 centrally-located quality commercial properties







1. Capital Tower
2. Six Battery Road
3. One George Street
4. Raffles City Singapore
5. CapitaGreen *(completed on 18 Dec 2014)*
6. Twenty Anson
7. HSBC Building
8. Wilkie Edge
9. Bugis Village
10. Golden Shoe Car Park

CapitaCommercial Trust

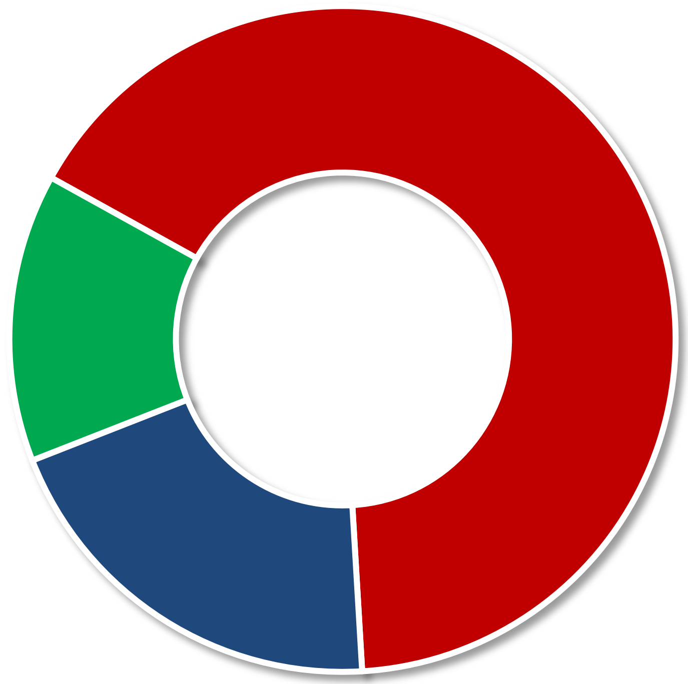
66% of gross rental income[1] contributed by office and 34% by retail and hotel & convention centre

CCT's income contribution by sector

Mainly from 60% interest in Raffles City

Hotels & Convention Centre, 14%

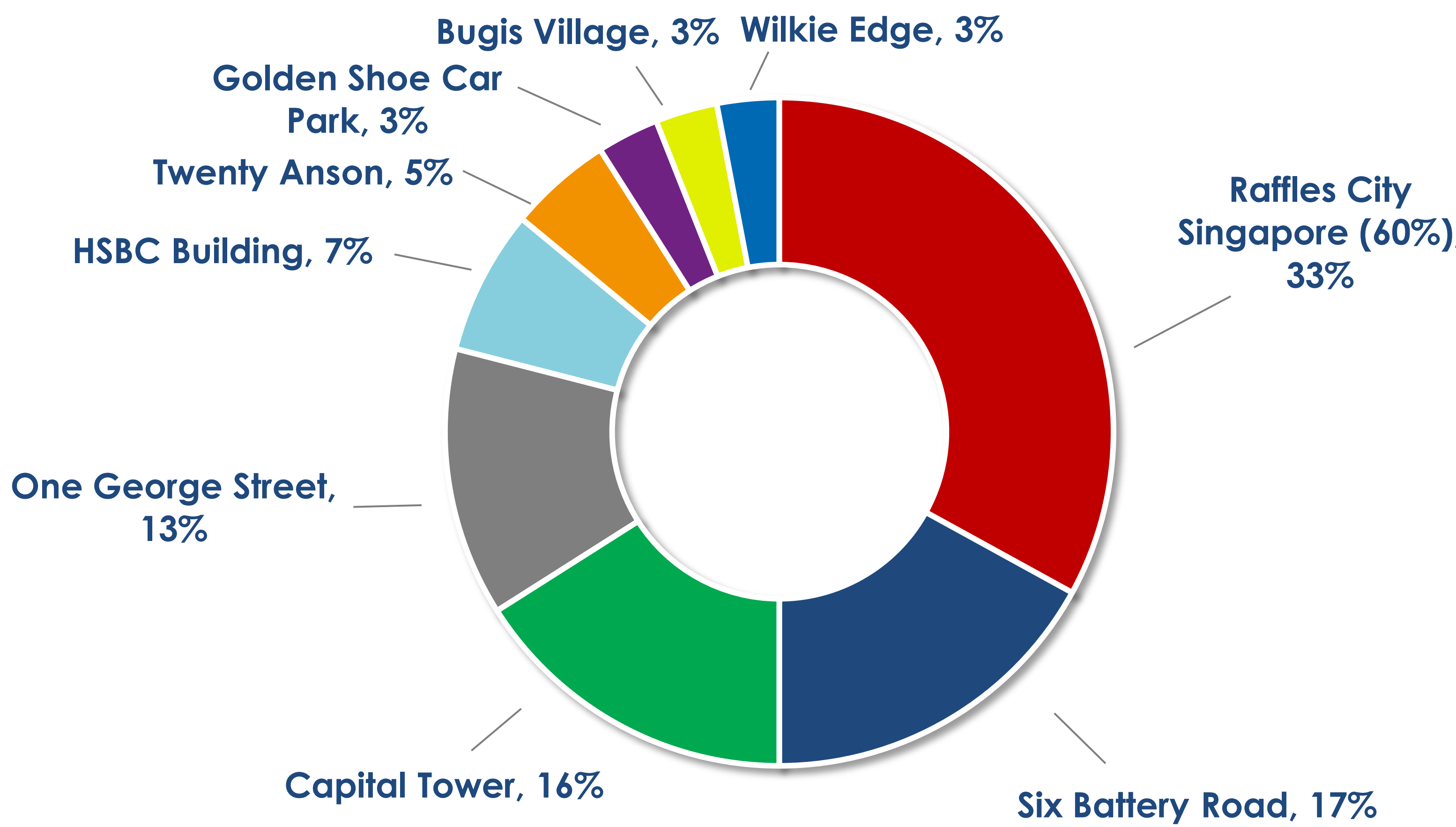
Master lease to hotel operator with over 70% of rent on fixed basis



Notes:
(1) Based on gross rental income excluding retail turnover rent from 1 Jan 2014 to 31 Dec 2014
(2) Includes gross rental income from CCT's 60.0% interest in Raffles City Singapore

Portfolio diversification with focus on quality

91% of Net Property Income[1] from Grade A and prime offices[2]



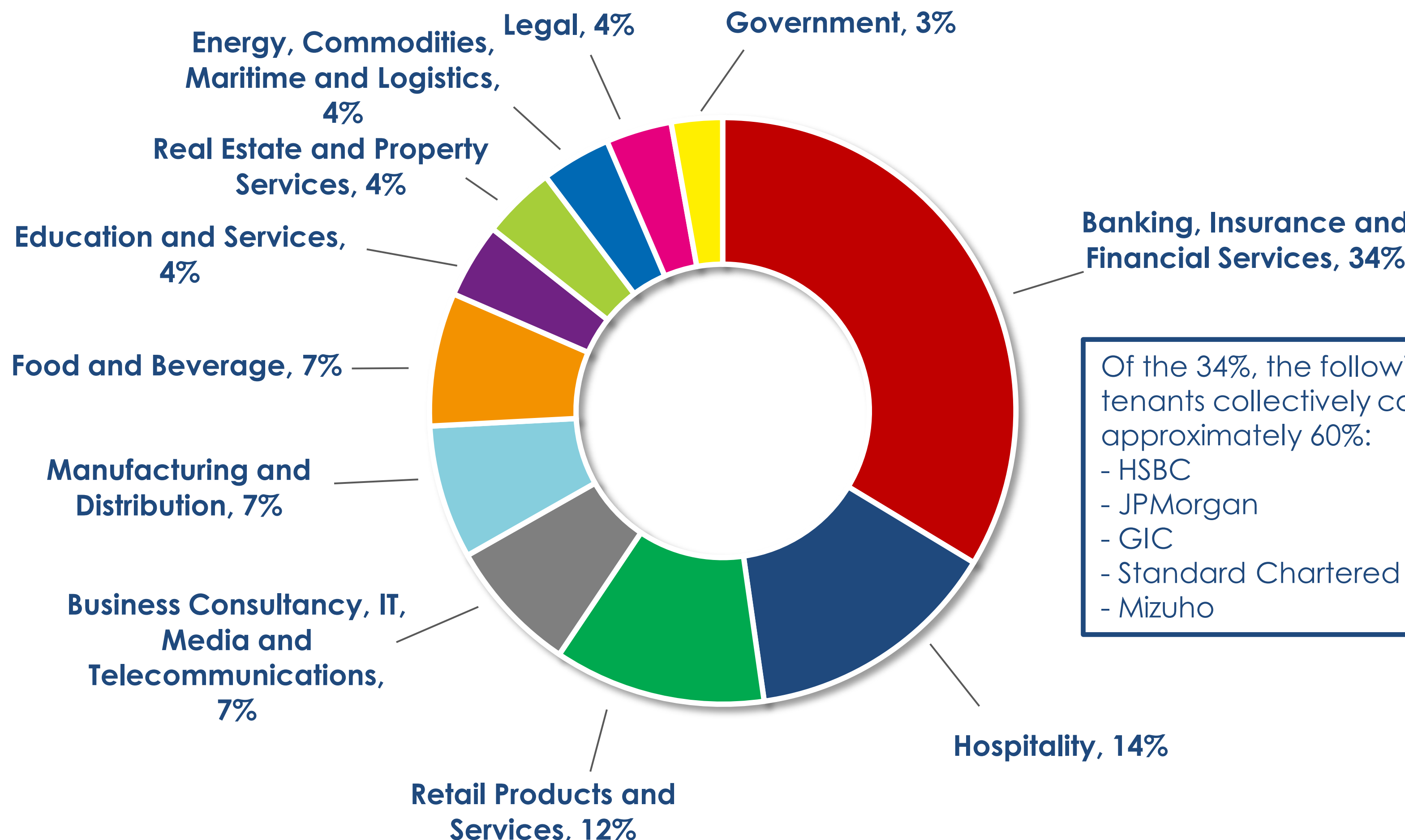
Notes:

(1) Based on net property income from 1 Jan 2014 to 31 Dec 2014

(2) Includes net property income from CCT's 60.0% interest in Raffles City Singapore

Diverse tenant mix in CCT's portfolio(1)

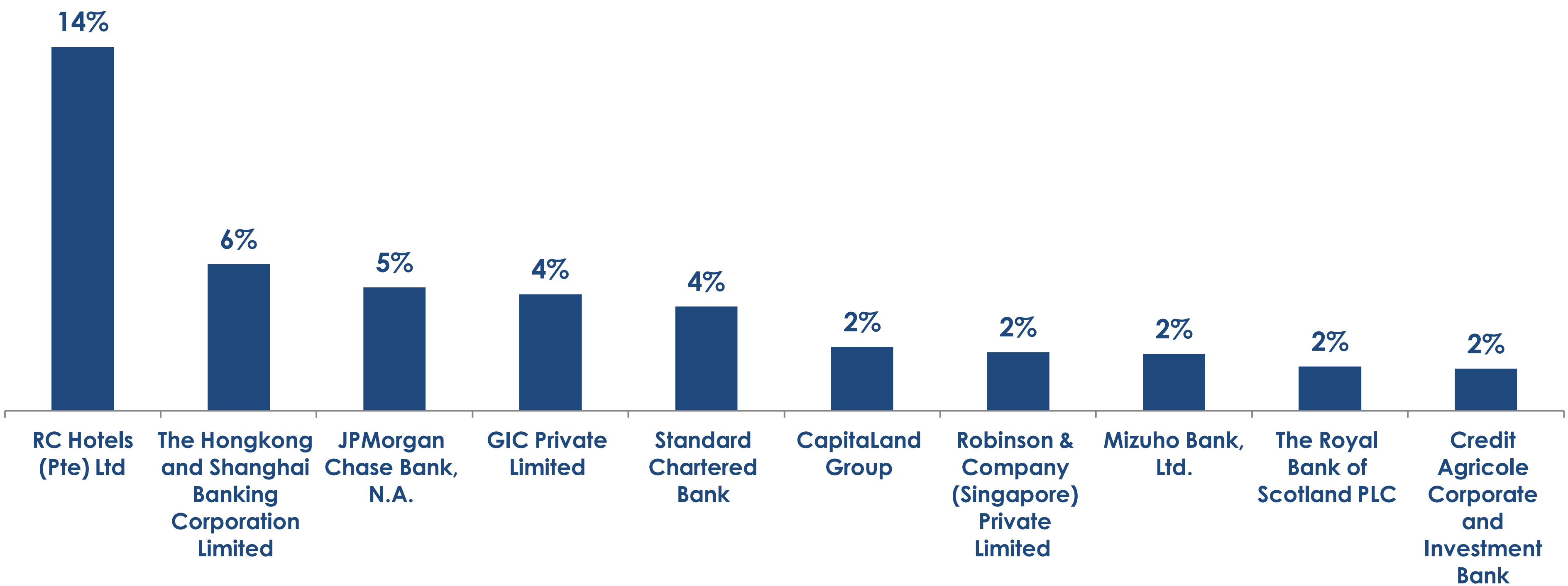
Tenant mix in CCT portfolio



Of the 34%, the following key tenants collectively contribute approximately 60%:
- HSBC
- JPMorgan
- GIC
- Standard Chartered Bank
- Mizuho

Notes:
(1) Based on monthly gross rental income including CCT's 60.0% interest in Raffles City Singapore and excluding retail turnover rent of tenants as at 31 Dec 2014

Top 10 blue-chip tenants contribute 42% of monthly gross rental income(1)



Note:

(1) Based on monthly gross rental income excluding retail turnover rent, of top ten tenants as at 31 Dec 2014. Total percentage may not add up due to rounding.

Successful portfolio reconstitution strategy has re-positioned CCT for further growth








2005: Acquired HSBC Building

2006: Acquired 60.0% interest in RCS Trust which owns Raffles City Singapore

2008: Acquired Wilkie Edge and One George Street

2010: Sale of Robinson Point and StarHub Centre

2011: Entered into joint venture for redevelopment of Market Street Car Park into a Grade A office Building called CapitaGreen

2012: Acquired Twenty Anson

18 Dec 2014: Completion of CapitaGreen

Commitment to environmental sustainability and improved energy efficiency

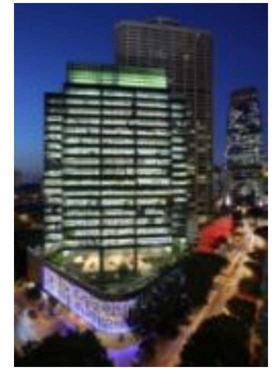
No.	CCT Properties	Green Mark Award
1	Six Battery Road	Platinum
2	Twenty Anson	Platinum
3	CapitaGreen (completed on 18 Dec 2014)	Platinum
4	Capital Tower	Platinum
5	One George Street	Gold^{Plus}
6	Golden Shoe Car Park	Gold^{Plus}
7	Raffles City Singapore	Gold
8	Wilkie Edge	Gold
9	HSBC Building	Certified
10	Six Battery Road Tenant Service Centre	Gold^{Plus} (Office Interior)

BCA GREEN MARK

Since 18 September 2009, CCT has been and continues to be a constituent of FTSE4Good Index Series (FTSE4Good), a series of benchmark and tradable indices derived from the globally recognized FTSE Global Equity Index Series

FTSE4Good

Property details (1)



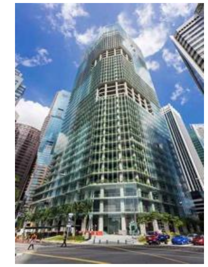
	Capital Tower	Six Battery Road	One George Street	Raffles City Singapore (100%)	Twenty Anson
Address	168 Robinson Road	6 Battery Road	1 George Street	250/252 North Bridge Road; 2 Stamford Road; 80 Bras Basah Road	20 Anson Road
NLA (sq ft)	740,000	494,000	447,000	801,000 (Office: 381,000, Retail: 420,000)	205,000
Leasehold expiring	31-Dec-2094	19-Apr-2825	21-Jan-2102	15-Jul-2078	22-Nov-2106
Committed occupancy	100.0%	99.2%	100.0%	100.0%	97.8%
Valuation (31 Dec 2014)	S$1,309.0m	S$1,330.0m	S$975.0m	S$3,109.5m (100.0%) S$1,865.7m (60.0%)	S$431.0 m
Car park lots	415	190	178	1,045	55

CapitaCommercial Trust

Property details (2)







	HSBC Building	Wilkie Edge	Bugis Village(1)	Golden Shoe Car Park	CapitaGreen(2) (100%)
Address	21 Collyer Quay	8 Wilkie Road	62 to 67 Queen Street, 151 to 166 Rochor Road, 229 to 253 (odd nos only) Victoria Street	50 Market Street	138 Market Street
NLA (sq ft)	200,000	153,000	121,000	47,000	702,000
Leasehold expiring	18-Dec-2849	20-Feb-2105	30-Mar-2088	31-Jan-2081	31-Mar-2073
Committed occupancy	100.0%	100.0%	94.8%	100.0%	69.3%
Valuation (31 Dec 2014)	S$450.0m	S$191.0m	S$55.4m	S$141.0m	S$1,526.0m (100.0%) S$610.4m(40.0%)
Car park lots	NA	215	NA	1,053	180

Notes:
(1) The leasehold title and the valuation take into account the right of the President of the Republic of Singapore, as Lessor under the State Lease, to terminate the State Lease on 1 Apr 2019 upon payment of S$6,610,208.53 plus accrued interest.
(2) Figures shown are 100% interest. CCT owns 40.0% of CapitaGreen development with a call option to acquire balance 60.0% within 3 years upon receipt of temporary occupation permit. CapitaGreen obtained TOP on 18 Dec 2014.