

CapitaLand Commercial Trust

First rebound in office rents in 9 quarters



SINGAPORE | REAL ESTATE (REIT) | 3Q17 RESULTS

- 3Q/9M17 revenue and DPU within our estimates.
- 170k sqft. leases (30% new leases) signed in 3Q17, edging portfolio occupancy up to 98.5% (from 97.5% in 2Q17).
- First QoQ rise in average Grade A office rentals in 9 quarters to S\$9.1/sqft/mth.
- Maintain ACCUMULATE with unchanged TP of S\$1.80.

Results at a glance

(SGD mn)/Dec Yr End	3Q17	3Q16	YoY (%)	Comments
Gross Revenue	74.1	74.4	(0.4)	Due to divestments of One George Street, Wilkie Edge, Golden Shoe CP, offset by stronger performance from CapitaGreen
Net property income	58.6	57.0	2.7	Lower property taxes from divestments
Distributable income	73.1	68.3	7.0	Includes S\$3.3mn top up for loss of income from divestments.
DPU (Cents)	2.36	2.30	2.6	

Source: Company, PSR

The positives

+ **Divestment proceeds used to top up the rental shortfall from divestments this year:** A S\$3.3mn top up to DPU from divestment gains was made during 3Q17. This, along with stronger performance from CapitaGreen (S\$15.9mn higher revenue YoY for 3Q17) made up for the rental shortfalls from divestments in One George St (19 June 2017), Wilkie Edge (11 Sept 2017) and Golden Shoe Car Park (12 July 2017). We estimate the impact of loss of income in 3Q17 from these divestments to be around S\$15.1mn.

+ **Recovery of office rents to mitigate the impact of potential negative reversions in 2018.** After 9 consecutive quarters of QoQ fall in Grade A office rentals, average rents rebounded 1.7% to S\$9.1/sqft/mth. This would help mitigate the magnitude of negative rental reversions in FY18.

The negatives

- **Portfolio renewals still experiencing negative rental reversions:** Although rental reversions were still negative in 3Q17, new/renewal leases signed were negligible. Rental reversions would most likely persist in 2018. Renewals in 2018 would most likely be signed close to the peak in 2015 (typical office contract is 3y). Average rents have fallen c.20% from the peak in 2Q15 to current.

Outlook

Rebound in office rents will reduce the pressure of expected negative reversions in FY18. Nevertheless, DPU outlook is stable. As at 30 Sept 2017, CCT has cumulative unutilized tax-exempt income of S\$35.7mn which could be used for future distributions. Management has also expressed commitment to utilise divestment proceeds to make up for loss of income from divestments. We forecast a 3% increase in DPU in FY18e, which includes the recent acquisition of Asia Square 2.

Maintain ACCUMULATE with unchanged target price of S\$1.80

We maintain our ACCUMULATE rating on CCT, with target price translating to FY18e yield of 5.0% and P/NAV of 1.0.

23 October 2017

Accumulate (Maintained)

LAST DONE PRICE	SGD 1.66
FORECAST DIV	SGD 0.09
TARGET PRICE	SGD 1.80
TOTAL RETURN	14.0%

COMPANY DATA

BLOOMBERG CODE	CCT SP
O/S SHARES (MN)	3,094
MARKET CAP (USD mn / SGD mn)	3856 / 5243
52 - WK HI/LO (SGD)	171 / 139
3M Average Daily T/O (mn)	9.59

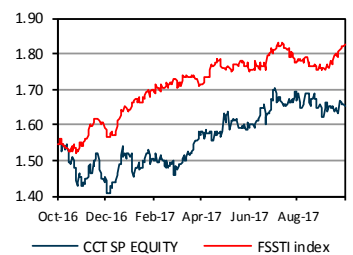
MAJOR SHAREHOLDERS (%)

CAPITALAND SINGAPORE	31.0%
BLACKROCK INC	7.0%
SCHRODERS PLC	3.2%
VANGUARD GROUP	2.8%
SUMITOMO MITSUI ASSET MGMT	2.6%

PRICE PERFORMANCE (%)

	1M TH	3M TH	1YR
COMPANY	(0.0)	17	14.9
STIRETURN	3.42	163	211

PRICE VS. STI



Source: Bloomberg, PSR

KEY FINANCIALS

SGD mn	FY 15	FY 16	FY 17e	FY 18e
Gross Revenue	273.2	298.6	367.5	400.7
NPI	212.8	210.3	268.5	308.7
Dist Inc.	254.5	269.0	268.6	320.5
P/NAV (x)	0.88	0.88	0.89	0.91
DPU (Cents)	8.62	9.08	8.72	9.00
Dist yield %	5.53%	5.58%	5.30%	5.50%

Source: Company Data, PSR est.

Valuation Method

DDM (Cost of equity 6.76%, Terminal Growth 1.85%)

Dehong Tan (+65 6212 1849)

tandh@phillip.com.sg

Figures 1 and 2: CCT trades at slightly below post-GFC average dividend yields and above average Price/NAV

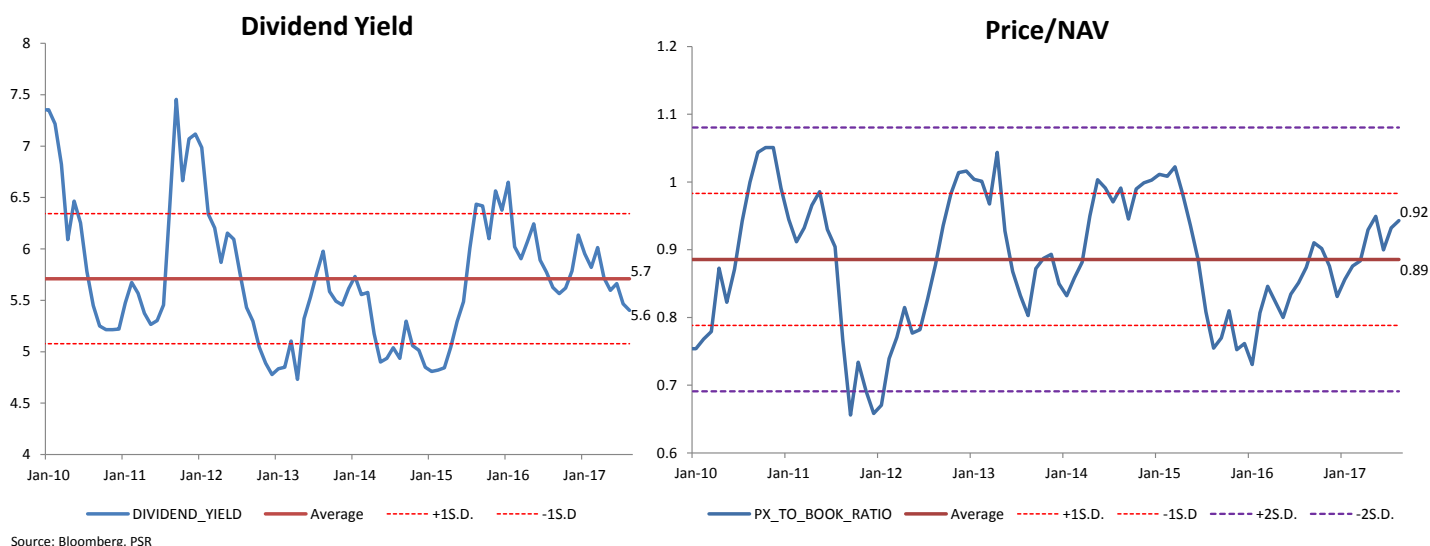


Figure 3: Peer comparison table

Name	PSR CALL	Mkt Cap (SGD mn)	Last Close (\$)	Dvd Yld:D-1	P/B	Latest Gearing (%)	Average Cost of debt
CAPITALAND COMMERCIAL TRUST	ACCUMULATE	5,259	1.66	5.51	0.92	33.9	2.70%
SUNTEC REIT		5,087	1.92	5.23	0.91	36.4	2.42%
KEPPEL REIT		3,959	1.18	4.87	0.83	38.8	2.57%
FRASERS COMMERCIAL TRUST		1,128	1.40	7.05	0.91	35.9	3.00%
OUE COMMERCIAL REAL ESTATE I		1,110	0.72	6.78	0.84	37.7	3.60%
MAPLETREE COMMERCIAL TRUST		4,503	1.57	5.64	1.14	36.4	2.66%

Source: Bloomberg (Updated 20 October 2017), Various company latest results slides, PSR

Financials

Statement of Total Return and Distribution Statement

Y/E Dec, SGD mn	FY14	FY15	FY16	FY17e	FY18e
Gross Revenue	262.6	273.2	298.6	367.5	400.7
Total Property expenses	(57.4)	(70.9)	(79.2)	(99.0)	(92.0)
Net Property Income	205.2	212.8	219.3	268.5	308.7
Finance costs	(36.4)	(36.0)	(50.1)	(85.0)	(114.0)
Base Asset management Fees	(4.9)	(5.1)	(5.9)	(7.5)	(7.5)
Performance Asset management fees	(8.7)	(9.3)	(9.3)	(11.2)	(13.4)
Net income before JV and associates	152.8	162.6	160.4	171.6	182.2
Net tax and other adjustments	9.1	6.8	15.1	22.5	54.0
Distribution from JVs	83.2	84.8	93.5	74.5	84.2
Total distributions for the year	249.1	254.5	269.0	268.6	320.5

Per share data (SGD)

Y/E Dec	FY14	FY15	FY16	FY17e	FY18e
Net asset value per unit	1.75	1.77	1.78	1.82	1.79
DPU (\$\$)	0.085	0.086	0.091	0.087	0.090

Cash Flow

Y/E Dec, SGD mn	FY14	FY15	FY16	FY17e	FY18e
CFO					
Total return for the year before tax	448.9	307.4	261.8	246.1	266.5
Adjustments	(255.8)	(106.6)	(42.5)	10.7	29.0
WC changes	(4.6)	(4.0)	(15.9)	-	-
Net cash from operating activities	188.5	196.8	203.1	256.8	295.5
CFI					
Net cash from investing activities	51.7	63.7	(259.4)	(1,335.9)	(44.5)
CFF					
Interest Paid	(30.7)	(33.4)	(71.5)	(85.0)	(114.0)
Distributions to Unitholders	(242.8)	(251.9)	(257.1)	(268.6)	(320.5)
Net cash used in financing activities	(223.2)	(280.4)	135.1	1,312.5	(434.5)
Net (decrease)/increase in cash/equivalents	17.0	(19.9)	78.8	233.4	(183.6)
Cash and cash equivalents at 31 Dec	101.1	81.2	160.0	393.4	209.8

Source: Company, Phillip Securities Research (Singapore) Estimates

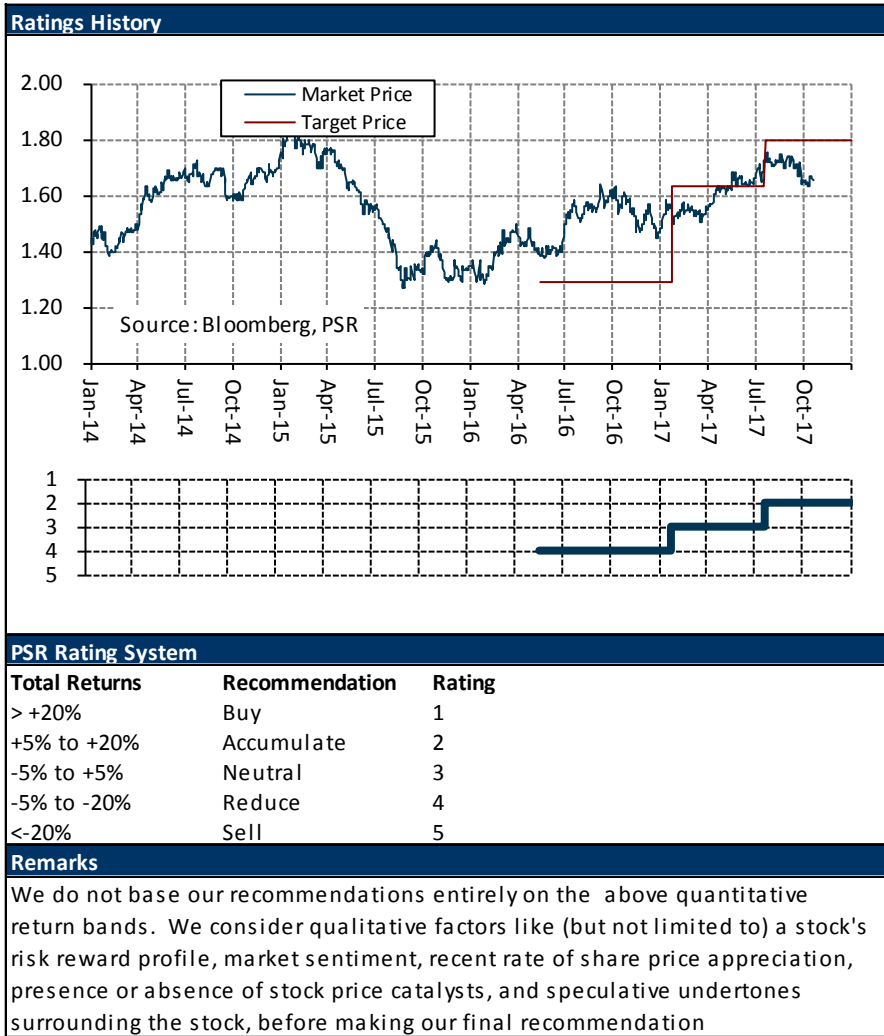
*Forward multiples & yields based on current market price; historical multiples & yields based on historical market price.

Balance Sheet

Y/E Dec, SGD mn	FY14	FY15	FY16	FY17e	FY18e
ASSETS					
Investment properties	4,882	4,962	6,591	7,514	7,514
Trade and other receivables	38	44	42	42	42
Cash and cash equivalents	101	81	160	393	210
JVs	1,428	1,452	1,190	1,999	2,125
Total Assets	6,521	6,593	8,051	10,018	9,960
LIABILITIES					
Trade and other payables	47	37	53	53	53
Interest bearing liabilities (Current)	270	-	-	200	248
Interest bearing liabilities (Non-current)	801	1,084	2,457	3,254	3,206
Convertible bonds	169	171	173	-	-
Total Liabilities	1,368	1,358	2,773	3,594	3,594
EQUITY					
Shareholder Equity	5,153	5,234	5,279	6,423	6,366

Valuation Ratios

Y/E Dec	FY14	FY15	FY16	FY17e	FY18e
P/NAV	0.93	0.92	0.92	0.89	0.91
Distribution yield (%)	5.2%	5.3%	5.6%	5.3%	5.5%
NPI yield (%)	4.2%	4.3%	3.5%	3.6%	4.1%
Growth & Margins (%)	FY14	FY15	FY16	FY17e	FY18e
Growth					
Revenue	4.4%	4.0%	9.3%	23.1%	9.0%
Net property income (NPI)	4.1%	3.7%	8.7%	16.1%	15.0%
DPU	3.9%	1.9%	5.3%	-4.0%	3.3%
Margins					
NPI margin	78.2%	77.9%	77.5%	73.1%	77.0%
Operating Income Margin	58.2%	59.5%	53.7%	46.7%	45.5%
Key Ratios					
Net Gearing	29.3%	29.5%	37.7%	39.4%	38.8%



Contact Information (Singapore Research Team)

Head of Research

Paul Chew – paulchewkl@phillip.com.sg

Research Operations Officer

Mohamed Amiruddin - amiruddin@phillip.com.sg

Consumer | Healthcare

Soh Lin Sin - sohls@phillip.com.sg

Oil & Gas | Energy

Chen Guangzhi - chengz@phillip.com.sg

Macro

Pei Sai Teng - peist@phillip.com.sg

Transport | REITs (Industrial)

Richard Leow, CFTe, FRM -
richardleowwt@phillip.com.sg

REITs (Commercial, Retail, Healthcare) | Property

Dehong Tan - tandh@phillip.com.sg

Technical Analysis

Jeremy Ng - jeremyngch@phillip.com.sg

Banking and Finance

Jeremy Teong - jeremyteongfh@phillip.com.sg

US Equity

Ho Kang Wei - hokw@phillip.com.sg

Contact Information (Regional Member Companies)

SINGAPORE

Phillip Securities Pte Ltd
Raffles City Tower
250, North Bridge Road #06-00
Singapore 179101
Tel +65 6533 6001
Fax +65 6535 6631
Website: www.poems.com.sg

JAPAN

Phillip Securities Japan, Ltd.
4-2 Nihonbashi Kabuto-cho Chuo-ku,
Tokyo 103-0026
Tel +81-3 3666 2101
Fax +81-3 3666 6090
Website: www.phillip.co.jp

THAILAND

Phillip Securities (Thailand) Public Co. Ltd
15th Floor, Vorawat Building,
849 Silom Road, Silom, Bangrak,
Bangkok 10500 Thailand
Tel +66-2 6351700 / 22680999
Fax +66-2 22680921
Website www.phillip.co.th

UNITED STATES

Phillip Capital Inc
141 W Jackson Blvd Ste 3050
The Chicago Board of Trade Building
Chicago, IL 60604 USA
Tel +1-312 356 9000
Fax +1-312 356 9005
Website: www.phillipusa.com

INDIA

PhillipCapital (India) Private Limited
No.1, 18th Floor, Urmi Estate
95, Ganpatrao Kadam Marg
Lower Parel West, Mumbai 400-013
Maharashtra, India
Tel: +91-22-2300 2999 / Fax: +91-22-2300 2969
Website: www.phillipcapital.in

CAMBODIA

Phillip Bank Plc
Ground Floor of B-Office Centre, #61-64,
Norodom Blvd Corner Street 306, Sangkat
Boeung Keng Kang 1, Khan Chamkamorn,
Phnom Penh, Cambodia
Tel: 855 (0) 7796 6151/855 (0) 1620 0769
Website: www.phillipbank.com.kh

MALAYSIA

Phillip Capital Management Sdn Bhd
B-3-6 Block B Level 3 Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450
Kuala Lumpur
Tel +603 2162 8841
Fax +603 2166 5099
Website: www.poems.com.my

INDONESIA

PT Phillip Securities Indonesia
ANZ Tower Level 23B,
Jl Jend Sudirman Kav 33A
Jakarta 10220 – Indonesia
Tel +62-21 5790 0800
Fax +62-21 5790 0809
Website: www.phillip.co.id

FRANCE

King & Shaxson Capital Limited
3rd Floor, 35 Rue de la Bienfaisance 75008
Paris France
Tel +33-1 45633100
Fax +33-1 45636017
Website: www.kingandshaxson.com

AUSTRALIA

Phillip Capital Limited
Level 10, 330 Collins Street
Melbourne, Victoria 3000, Australia
Tel +61-03 9629 8288
Fax +61-03 9629 8882
Website: www.phillipcapital.com.au

TURKEY

PhillipCapital Menkul Degerler
Dr. Cemil Bengü Cad. Hak Is Merkezi
No. 2 Kat. 6A Caglayan
34403 Istanbul, Turkey
Tel: 0212 296 84 84
Fax: 0212 233 69 29
Website: www.phillipcapital.com.tr

HONG KONG

Phillip Securities (HK) Ltd
11/F United Centre 95 Queensway
Hong Kong
Tel +852 2277 6600
Fax +852 2868 5307
Websites: www.phillip.com.hk

CHINA

Phillip Financial Advisory (Shanghai) Co Ltd
No 550 Yan An East Road,
Ocean Tower Unit 2318,
Postal code 200001
Tel +86-21 5169 9200
Fax +86-21 6351 2940
Website: www.phillip.com.cn

UNITED KINGDOM

King & Shaxson Capital Limited
6th Floor, Candlewick House,
120 Cannon Street,
London, EC4N 6AS
Tel +44-20 7426 5950
Fax +44-20 7626 1757
Website: www.kingandshaxson.com

SRI LANKA

Asha Phillip Securities Limited
2nd Floor, Lakshmans Building,
No. 321, Galle Road,
Colombo 03, Sri Lanka
Tel: (94) 11 2429 100
Fax: (94) 11 2429 199
Website: www.ashaphillip.net

DUBAI

Phillip Futures DMCC
Member of the Dubai Gold and
Commodities Exchange (DGCX)
Unit No 601, Plot No 58, White Crown Bldg,
Sheikh Zayed Road, P.O.Box 212291
Dubai-UAE
Tel: +971-4-3325052 / Fax: + 971-4-3328895

Important Information

This report is prepared and/or distributed by Phillip Securities Research Pte Ltd ("Phillip Securities Research"), which is a holder of a financial adviser's licence under the Financial Advisers Act, Chapter 110 in Singapore.

By receiving or reading this report, you agree to be bound by the terms and limitations set out below. Any failure to comply with these terms and limitations may constitute a violation of law. This report has been provided to you for personal use only and shall not be reproduced, distributed or published by you in whole or in part, for any purpose. If you have received this report by mistake, please delete or destroy it, and notify the sender immediately.

The information and any analysis, forecasts, projections, expectations and opinions (collectively, the "Research") contained in this report has been obtained from public sources which Phillip Securities Research believes to be reliable. However, Phillip Securities Research does not make any representation or warranty, express or implied that such information or Research is accurate, complete or appropriate or should be relied upon as such. Any such information or Research contained in this report is subject to change, and Phillip Securities Research shall not have any responsibility to maintain or update the information or Research made available or to supply any corrections, updates or releases in connection therewith.

Any opinions, forecasts, assumptions, estimates, valuations and prices contained in this report are as of the date indicated and are subject to change at any time without prior notice. Past performance of any product referred to in this report is not indicative of future results.

This report does not constitute, and should not be used as a substitute for, tax, legal or investment advice. This report should not be relied upon exclusively or as authoritative, without further being subject to the recipient's own independent verification and exercise of judgment. The fact that this report has been made available constitutes neither a recommendation to enter into a particular transaction, nor a representation that any product described in this report is suitable or appropriate for the recipient. Recipients should be aware that many of the products, which may be described in this report involve significant risks and may not be suitable for all investors, and that any decision to enter into transactions involving such products should not be made, unless all such risks are understood and an independent determination has been made that such transactions would be appropriate. Any discussion of the risks contained herein with respect to any product should not be considered to be a disclosure of all risks or a complete discussion of such risks.

Nothing in this report shall be construed to be an offer or solicitation for the purchase or sale of any product. Any decision to purchase any product mentioned in this report should take into account existing public information, including any registered prospectus in respect of such product.

Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may provide an array of financial services to a large number of corporations in Singapore and worldwide, including but not limited to commercial / investment banking activities (including sponsorship, financial advisory or underwriting activities), brokerage or securities trading activities. Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may have participated in or invested in transactions with the issuer(s) of the securities mentioned in this report, and may have performed services for or solicited business from such issuers. Additionally, Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may have provided advice or investment services to such companies and investments or related investments, as may be mentioned in this report.

Phillip Securities Research or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report may, from time to time maintain a long or short position in securities referred to herein, or in related futures or options, purchase or sell, make a market in, or engage in any other transaction involving such securities, and earn brokerage or other compensation in respect of the foregoing. Investments will be denominated in various currencies including US dollars and Euro and thus will be subject to any fluctuation in exchange rates between US dollars and Euro or foreign currencies and the currency of your own jurisdiction. Such fluctuations may have an adverse effect on the value, price or income return of the investment.

To the extent permitted by law, Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may at any time engage in any of the above activities as set out above or otherwise hold an interest, whether material or not, in respect of companies and investments or related investments, which may be mentioned in this report. Accordingly, information may be available to Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, which is not reflected in this report, and Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may, to the extent permitted by law, have acted upon or used the information prior to or immediately following its publication. Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited its officers, directors, employees or persons involved in the issuance of this report, may have issued other material that is inconsistent with, or reach different conclusions from, the contents of this report.

The information, tools and material presented herein are not directed, intended for distribution to or use by, any person or entity in any jurisdiction or country where such distribution, publication, availability or use would be contrary to the applicable law or regulation or which would subject Phillip Securities Research to any registration or licensing or other requirement, or penalty for contravention of such requirements within such jurisdiction.

This report is intended for general circulation only and does not take into account the specific investment objectives, financial situation or particular needs of any particular person. The products mentioned in this report may not be suitable for all investors and a person receiving or reading this report should seek advice from a professional and financial adviser regarding the legal, business, financial, tax and other aspects including the suitability of such products, taking into account the specific investment objectives, financial situation or particular needs of that person, before making a commitment to invest in any of such products.

This report is not intended for distribution, publication to or use by any person in any jurisdiction outside of Singapore or any other jurisdiction as Phillip Securities Research may determine in its absolute discretion.

IMPORTANT DISCLOSURES FOR INCLUDED RESEARCH ANALYSES OR REPORTS OF FOREIGN RESEARCH HOUSES

Where the report contains research analyses or reports from a foreign research house, please note:

- (i) recipients of the analyses or reports are to contact Phillip Securities Research (and not the relevant foreign research house) in Singapore at 250 North Bridge Road, #06-00 Raffles City Tower, Singapore 179101, telephone number +65 6533 6001, in respect of any matters arising from, or in connection with, the analyses or reports; and
- (ii) to the extent that the analyses or reports are delivered to and intended to be received by any person in Singapore who is not an accredited investor, expert investor or institutional investor, Phillip Securities Research accepts legal responsibility for the contents of the analyses or reports.