CAPITALAND INTEGRATED COMMERCIAL TRUST
(Constituted in the Republic of Singapore pursuant to a trust deed dated 29 October 2001 (as amended))

ANNOUNCEMENT

ENTRY INTO INTERESTED PERSON TRANSACTION:

LEASE AGREEMENT WITH CITY ENERGY PTE. LTD. IN ITS CAPACITY AS TRUSTEE OF CITY ENERGY TRUST FOR #03-77 TO #03-78 AT THE ATRIUM @ ORCHARD

---

1. INTRODUCTION

CapitaLand Integrated Commercial Trust Management Limited, as manager of CapitaLand Integrated Commercial Trust ("**CICT**", and the manager of CICT, the "**Manager**") wishes to announce the entry into a lease agreement between HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of CICT) and City Energy Pte. Ltd. in its capacity as trustee of City Energy Trust ("**City Energy**") for units #03-77 to #03-78 at The Atrium @ Orchard, for a period of two (2) years, commencing on 13 October 2026 and expiring on 12 October 2028 (the "**City Energy Lease**" and for the lease term, the "**City Energy Lease Period**").

2. DISCLOSURE REQUIREMENTS

Under Chapter 9 of the Singapore Exchange Securities Trading Limited Listing Manual ("**Listing Manual**"), where an entity at risk (as defined in the Listing Manual) proposes to enter into a transaction with an interested person (as defined in the Listing Manual) and the value of the transaction (either in itself or when aggregated with the value of other transactions, each of a value equal to or greater than S$100,000, with the same interested person during the same financial year) is equal to or exceeds three per cent (3%), but is less than five per cent (5%), of the latest audited consolidated net tangible assets ("**NTA**") of CICT and its subsidiaries (the "**Issuer Group**"), an immediate announcement of the transaction must be made and if the value is equal to or exceeds five per cent (5%) of the Issuer Group's latest audited consolidated NTA, approval of the unitholders of the issuer must be obtained.

Based on the information available to the Manager as at the date of this announcement, Temasek Holdings (Private) Limited ("**Temasek**"), through its subsidiaries and associated companies, has an aggregate deemed interest in 1,664,523,683 units in CICT ("**Units**"), representing approximately 20.92% of the total number of Units in issue, and is therefore regarded as a "controlling unitholder" of CICT under both the Listing Manual and Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore (the "**Property Funds Appendix**"). In addition, as the Manager is a wholly owned subsidiary of CapitaLand Investment Limited ("**CLI**") and CLI is a subsidiary of Temasek, Temasek is therefore regarded as a "controlling shareholder" of the Manager under both the Listing Manual and the Property Funds Appendix. For the purposes of determining the relationship under Chapter 9 of the Listing Manual and the Property Funds Appendix, entities in which Temasek and/or its subsidiaries have an interest of 30% or more are treated as associates of Temasek.

For the purposes of Chapter 9 of the Listing Manual and Paragraph 5 of Appendix 6 of the Property Funds Appendix, City Energy, where Temasek and/or its subsidiaries, taken together (directly or indirectly), have an interest of 30% or more, is considered an "associate" of (i) a "controlling unitholder" of CICT and (ii) a "controlling shareholder" of the Manager, and therefore an "interested person" (for the purposes of the Listing Manual) and "interested party" (for the purposes of the Property Funds Appendix) of CICT, which is regarded as an "entity at risk" for

these purposes.

Therefore, the City Energy Lease constitutes an "interested person transaction" under Chapter 9 of the Listing Manual as well as an "interested party transaction" under the Property Funds Appendix (collectively, the "**Interested Person Transaction**"). The Interested Person Transaction, when aggregated with the existing interested person transactions with Temasek and its subsidiaries and associates (excluding CLI and its subsidiaries and associates) (the "**Temasek Group**") would exceed 3.0% of the latest audited NTA of CICT, and accordingly under Rule 905 of the Listing Manual, the Manager must make an announcement of such Interested Person Transaction.

3. CERTAIN PRINCIPAL TERMS OF THE INTERESTED PERSON TRANSACTION

Pursuant to the City Energy Lease, City Energy shall pay CICT a total rent of S$996,813.72 for the City Energy Lease Period (the "**Rent**"). There is no option to renew for a further term.

The Rent is calculated based on the monthly gross rent payable by City Energy during the City Energy Lease Period. The Rent is benchmarked against comparable leases and arrived at after taking into consideration *inter alia*, the condition and location of the leased premises. An independent valuer, CBRE Pte. Ltd., has reviewed the City Energy Lease and is of the opinion that the Rent as at the date of commencement of the City Energy Lease is within market benchmarks and the other key commercial terms of the City Energy Lease are reasonable and on normal commercial terms.

Accordingly, the Manager is of the view that the City Energy Lease is on normal commercial terms and not prejudicial to the interests of CICT and its minority unitholders.

The value of the City Energy Lease will be aggregated pursuant to Rule 905 of the Listing Manual. As the City Energy Lease falls within the exception under Rule 916(1) of the Listing Manual, the value of the City Energy Lease will not be aggregated for the purposes of Rule 906 of the Listing Manual.

4. RATIONALE FOR AND BENEFITS OF THE INTERESTED PERSON TRANSACTION

City Energy is an existing tenant in The Atrium @ Orchard and has renewed its tenancy for an additional two years to continue trading and operations. The lease with City Energy will benefit CICT as it provides stable income and maintains occupancy levels at the mall, amidst asset enhancement works to be carried out in 2026 and 2027.

5. AUDIT AND RISK COMMITTEE STATEMENT

The Audit and Risk Committee has considered the terms of the Interested Person Transaction and is of the view that it is on normal commercial terms and is not prejudicial to the interests of CICT and its minority unitholders.

6. TOTAL VALUE OF INTERESTED PERSON TRANSACTIONS WITH TEMASEK GROUP FOR THE CURRENT FINANCIAL YEAR

As at the date of this announcement, the value of all interested person transactions entered into between (1) CICT and (2) Temasek and members of the Temasek Group (excluding CLI and its subsidiaries and associates) during the course of the current financial year (including the Interested Person Transaction but excluding any transaction with a value of less than S$100,000) is approximately (a) S$5,007.67 million and (b) S$0.33 million pursuant to Rules 905 and 906 of the Listing Manual respectively.

The value of all interested person transactions entered into between (1) CICT and (2) all interested persons during the course of the current financial year (including the Interested Person Transaction but excluding any transaction with a value of less than S$100,000) is approximately (a) S$5,007.77 million and (b) S$0.33 million pursuant to Rules 905 and 906 of the Listing Manual respectively.

7. INTERESTS OF DIRECTORS AND CONTROLLING UNITHOLDERS[1]

As at the date of this announcement, certain directors of the Manager collectively hold an aggregate direct and indirect interest in 658,416 Units.

Mr Tan Choon Siang is the Chief Executive Officer and an Executive Non-Independent Director of the Manager. Mr Jonathan Yap is a Non-Executive Non-Independent Director of the Manager and Chief Executive Officer of CapitaLand Development. Ms Janine Gui Siew Kheng is a Non-Executive Non-Independent Director and the Chief M&A Officer of CLI. Ms Teo Swee Lian and Ms Jeann Low Ngiap Jong are directors of certain related corporations and an associated company of Temasek, but for the avoidance of doubt, they are not involved in the day-to-day management of such entities, and none of such entities has a direct or indirect interest in City Energy.

Based on information available to the Manager as at the date of this announcement, Temasek, through its subsidiaries and associated companies (including CLI and its subsidiaries), has an aggregate deemed interest in 1,664,523,683 Units, which is equivalent to approximately 20.92% of the total number of Units in issue.

Save as disclosed in this announcement and as at the date of this announcement, none of the directors of the Manager or Controlling Unitholders has an interest, direct or indirect, in the Interested Person Transaction.

BY ORDER OF THE BOARD
CapitaLand Integrated Commercial Trust Management Limited
(Registration Number: 200106159R)
as manager of CapitaLand Integrated Commercial Trust

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries

17 July 2026

IMPORTANT NOTICE

The past performance of CapitaLand Integrated Commercial Trust ("**CICT**") is not indicative of future performance. The listing of the units in CICT ("**Units**") on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") does not guarantee a liquid market for the Units. The value of the Units and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, CapitaLand Integrated Commercial Trust Management Limited, as manager of CICT (the "**Manager**"), or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

This announcement 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 terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

[1] "**Controlling Unitholders**" refers to a person with an interest in Units constituting not less than 15.0% of all Units in issue.