



CAPITALAND INTEGRATED COMMERCIAL TRUST

4Q and Full Year 2020 Financial Results – Annexes (Property Information)

21 January 2021

Retail portfolio (1/3)



	Tampines Mall	Junction 8	IMM Building	Bugis Junction
Address	4 Tampines Central 5	9 Bishan Place	2 Jurong East Street 21	200 Victoria Street
Land Tenure	Leasehold tenure of 99 years with effect from 1 September 1992	Leasehold tenure of 99 years with effect from 1 September 1991	Leasehold tenure of 30 + 30 years with effect from 23 January 1989	Leasehold tenure of 99 years with effect from 10 September 1990
Joint Venture Partners' Interests	N.A.	N.A.	N.A.	N.A.
Number of tenants	164	166	470	220
NLA (sq ft)	356,228	254,105	Total: 963,378 Retail: 424,408 Warehouse: 538,970	396,419
Valuation as at 31 Dec 2020 (\$\$ million)	1,074.0	794.0	670.0	1,087.0
Committed occupancy as at 31 Dec 2020	99.9%	100.0%	99.5% ⁽¹⁾	98.7%
Carpark Lots	637	305	1,324	648

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

(1) Includes retail leases only.

Retail portfolio (2/3)



	JCube	Lot One Shoppers' Mall	Bukit Panjang Plaza ⁽¹⁾	Clarke Quay
Address	2 Jurong East Central 1	21 Choa Chu Kang Avenue 4	1 Jelebu Road	3 River Valley Road
Land Tenure	Leasehold tenure of 99 years with effect from 1 March 1991	Leasehold tenure of 99 years with effect from 1 December 1993	Leasehold tenure of 99 years with effect from 1 December 1994	Leasehold tenure of 99 years with effect from 13 January 1990
Joint Venture Partners' Interests	N.A.	N.A.	N.A.	N.A.
Number of tenants	117	143	117	59
NLA (sq ft)	210,043	227,664	163,652	293,248
Valuation as at 31 Dec 2020 (\$\$ million)	276.0	531.0	334.5	394.0
Committed occupancy as at 31 Dec 2020	N.A. ⁽²⁾	98.9%	N.A. ⁽²⁾	90.1% ⁽³⁾
Carpark Lots	341	321	326	424

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

(1) Comprises 90 out of 91 strata lots.

(2) The total committed occupancy of JCube and Bukit Panjang Plaza as at 31 December 2020 was 96.5%.

(3) Clarke Quay's occupancy was affected by government-stipulated restrictions on trading hours and sales of alcohol at nightlife venues like clubs, karaoke joints and bars without food licenses

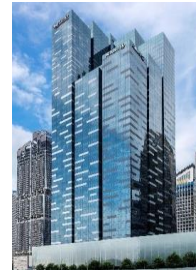
Retail portfolio (3/3)



	Bugis+	Bedok Mall	Westgate
Address	201 Victoria Street	311 New Upper Changi Road	3 Gateway Drive
Land Tenure	Leasehold tenure of 60 years with effect from 30 September 2005	Leasehold tenure of 99 years with effect from 21 November 2011	Leasehold tenure of 99 years with effect from 29 August 2011
Joint Venture Partners' Interests	N.A.	N.A.	N.A.
Number of tenants	88	191	246
NLA (sq ft)	214,376	222,469	409,087
Valuation as at 31 Dec 2020 (S\$ million)	353.0	779.0	1,087.0
Committed occupancy as at 31 Dec 2020	99.5%	99.1%	98.3%
Carpark Lots	325	265	610

Note: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

Office portfolio (1/2)

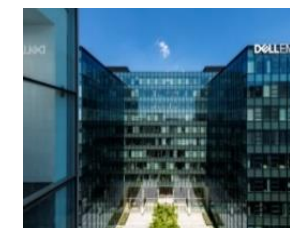


	Capital Tower	Asia Square Tower 2	CapitaGreen	Six Battery Road
Address	168 Robinson Road	12 Marina View	138 Market Street	6 Battery Road
Land Tenure	Leasehold tenure of 99 years with effect from 1 January 1996	Leasehold tenure of 99 years with effect from 3 March 2008 (land lot only)	Leasehold tenure of 99 years with effect from 1 April 1974	Leasehold tenure of 999 years with effect from 20 April 1826
Joint Venture Partners' Interests	N.A.	N.A.	N.A.	N.A.
Number of tenants	29	72	53	99
NLA (sq ft)	734,739	Total: 776,909 Retail: 25,568 Office: 751,341	700,372	499,365
Valuation as at 31 Dec 2020 (\$\$ million)	1,389.0	2,128.0	1,611.0	1,414.0
Committed occupancy as at 31 Dec 2020	98.0%	95.5% ⁽¹⁾	98.2%	77.9%
Carpark Lots	415	263	184	191

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

(1) Includes retail and office leases

Office portfolio (2/2)



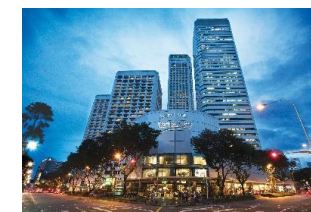
	One George Street	21 Collyer Quay	Gallileo	Main Airport Center
Address	1 George Street	21 Collyer Quay	Gallusanlage 7/ Neckarstrasse 5, 60329 Frankfurt am Main, Germany	Unterschweinstiege 2-14, 60549 Frankfurt, Germany
Land Tenure	Leasehold tenure of 99 years with effect from 22 January 2003	Leasehold tenure of 999 years with effect from 19 December 1850	Freehold	Freehold
Joint Venture Partners' Interests	CICT: 50.0% OGS (II) Limited: 50.0%	N.A.	CICT: 94.9% CapitaLand : 5.1%	CICT: 94.9% CapitaLand : 5.1%
Number of tenants	52	1	7	34
NLA (sq ft)	445,735	200,469	436,175	649,462
Valuation as at 31 Dec 2020 (\$\$ million)	1,122.0 (100.0%) 561.0 (50.0%)	468.0	576.0 ⁽¹⁾ (100.0%) 546.7 ⁽¹⁾ (94.9%)	420.5 ⁽²⁾ (100.0%) 399.1 ⁽²⁾ (94.9%)
Committed occupancy as at 31 Dec 2020	97.9%	100.0%	100.0%	90.0%
Carpark Lots	178	53	43	1,513

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

(1) Valuation as at 31 December 2020 for a 100% interest in Gallileo, Frankfurt was EUR361.1 million. The conversion rate used for the 31 December 2020 valuation was EUR1 = S\$1.595.

(2) Valuation as at 31 December 2020 for a 100% interest in Main Airport Center, Frankfurt was EUR263.6 million. The conversion rate used for the 31 December 2020 valuation was EUR1 = S\$1.595.

Integrated development portfolio



	Plaza Singapura	The Atrium@Orchard	Funan ⁽¹⁾	Raffles City Singapore	CapitaSpring
Address	68 Orchard Road	60A and 60B Orchard Road	107 and 109 North Bridge Road	250 & 252 North Bridge Road; 2 Stamford Road; 80 Bras Basah Road	86 & 88 Market Street
Land Tenure	Freehold	Leasehold tenure of 99 years with effect from 15 August 2008	Leasehold tenure of 99 years with effect from 12 December 1979	Leasehold tenure of 99 years with effect from 16 July 1979	Leasehold tenure of 99 years with effect from 1 February 1982
Joint Venture Partners' Interests	N.A.	N.A.	N.A.	N.A.	CICT: 45.0% ⁽¹⁾ CapitaLand: 45.0% Mitsubishi Estate Co., Ltd: 10.0%
Number of tenants	230	74	209	263	N.A.
NLA (sq ft)	484,439	Total: 386,892 Retail: 134,584 Office: 252,308	Total: 531,558 Retail: 317,430 Office: 214,128	Total: 808,200 Retail: 426,833 Office: 381,367	Total: 647,025 Retail: 11,669 Office: 635,356
Valuation as at 31 Dec 2020 (S\$ million)	1,300.0	750.0	742.0	3,179.0	1,037.0 ⁽³⁾ (100.0%) 466.7 ⁽³⁾ (45.0%)
Committed occupancy as at 31 Dec 2020	98.7%	98.0% ⁽²⁾	99.8% ⁽²⁾	95.9% ⁽²⁾	38.0 (19 Jan 2021)
Carpark Lots	695	127	404	1,051	350

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

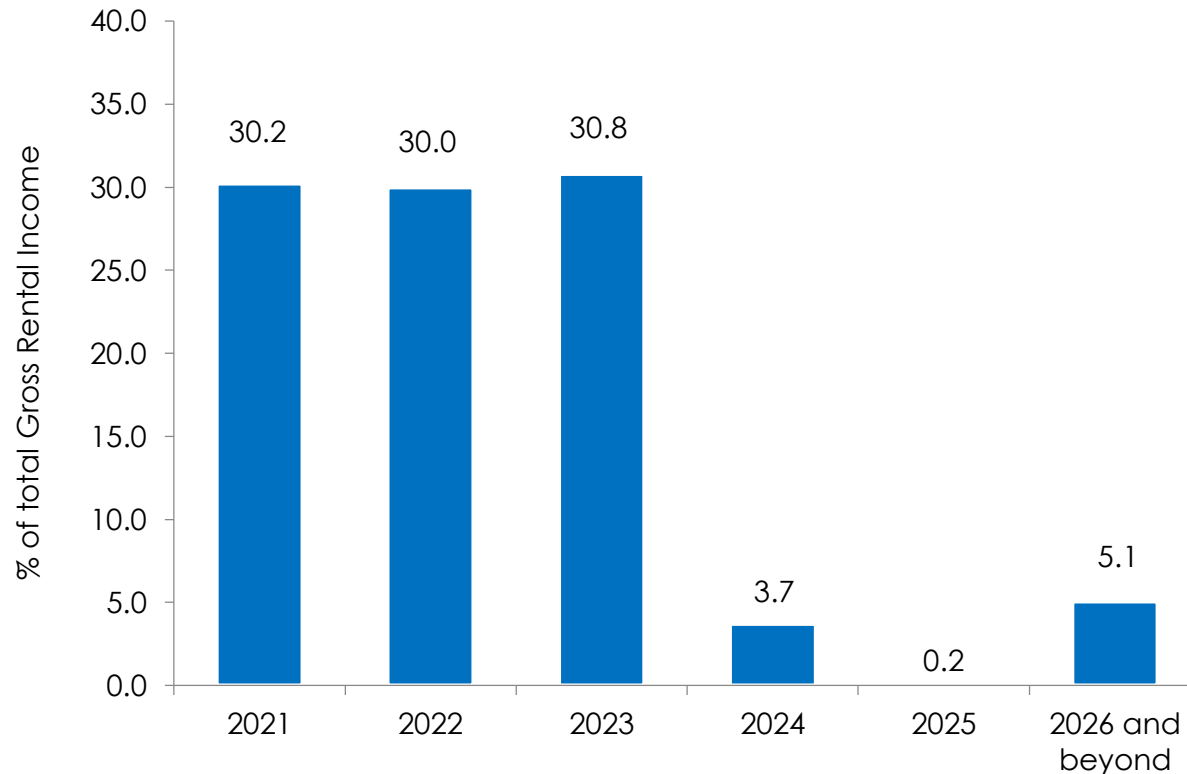
(1) All information on Funan reflects retail and office components only, unless otherwise stated.

(2) Includes office and retail leases.

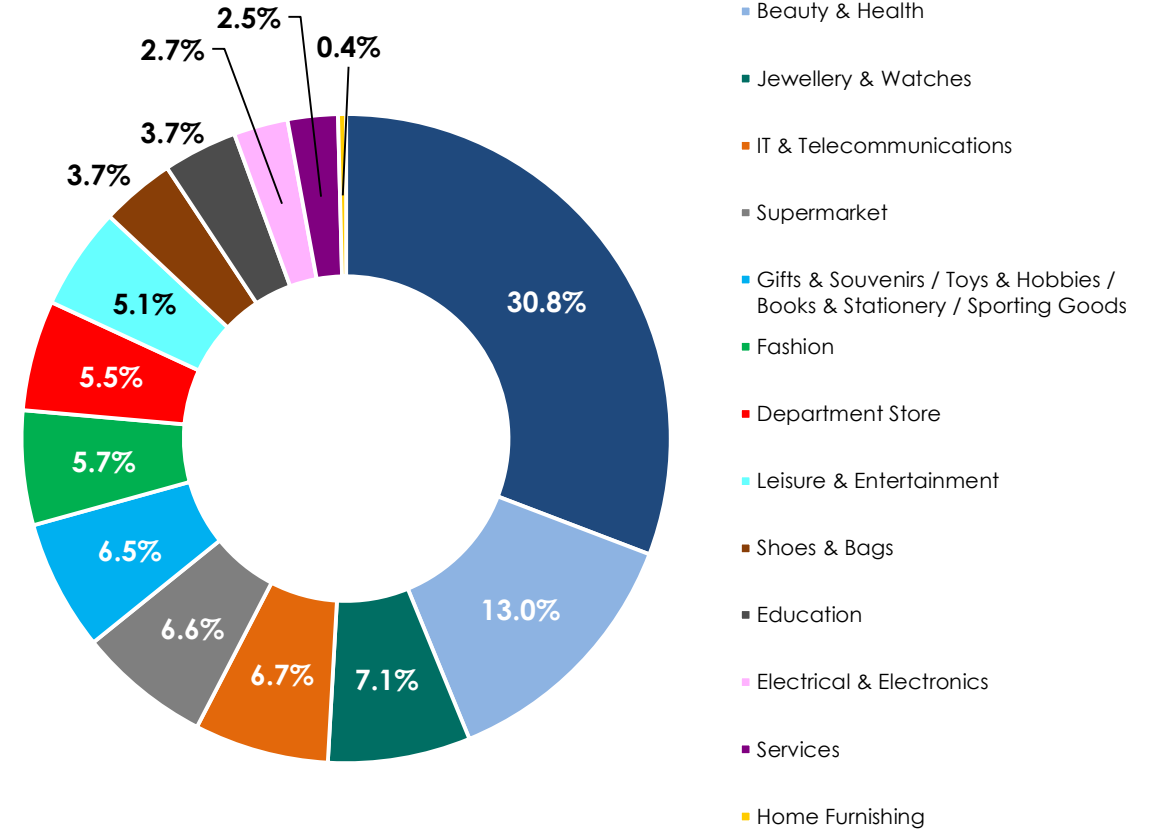
(3) Based on land value including the differential premium paid for the change of use and increase in plot ratio

Tampines Mall

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



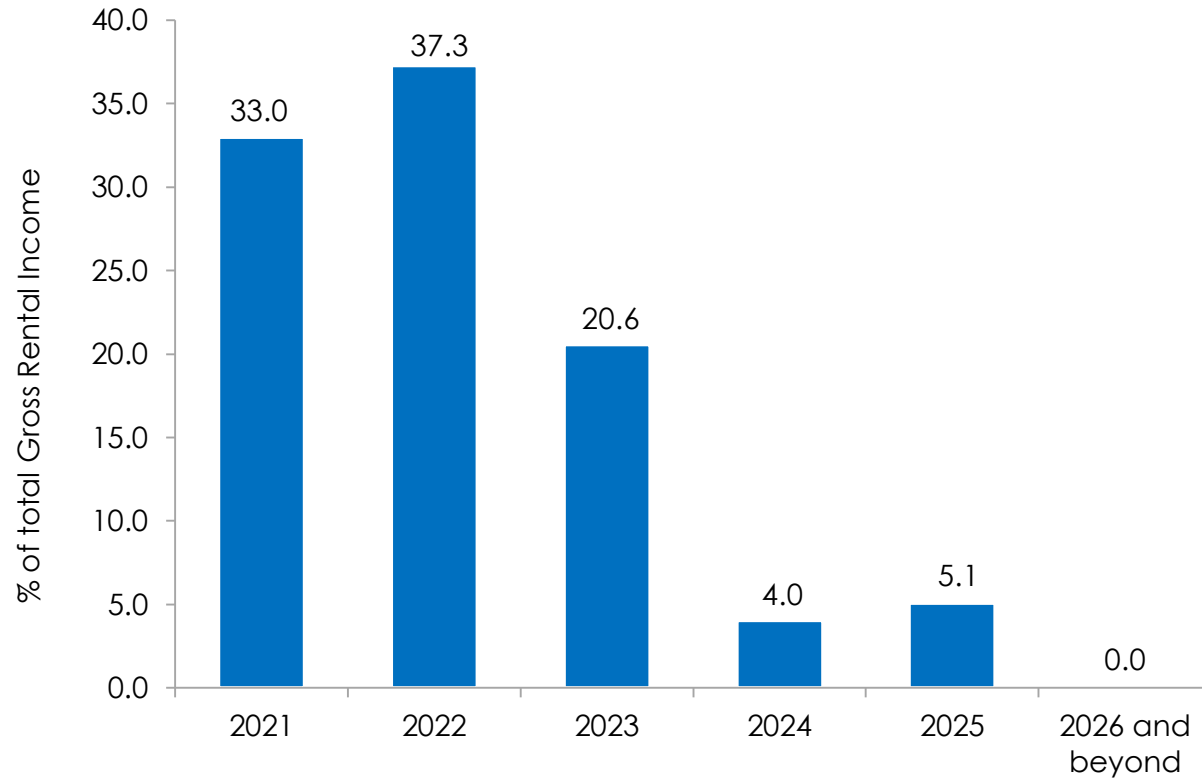
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

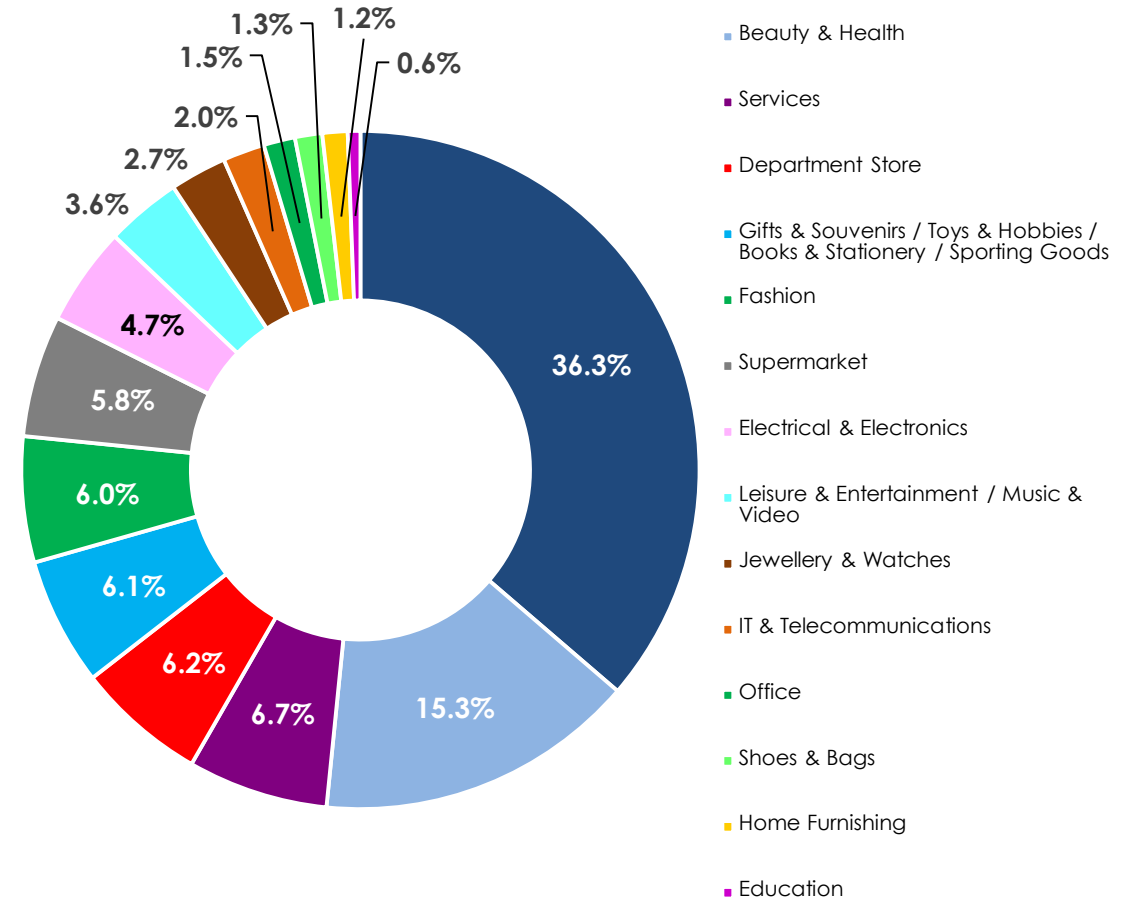
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Junction 8

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



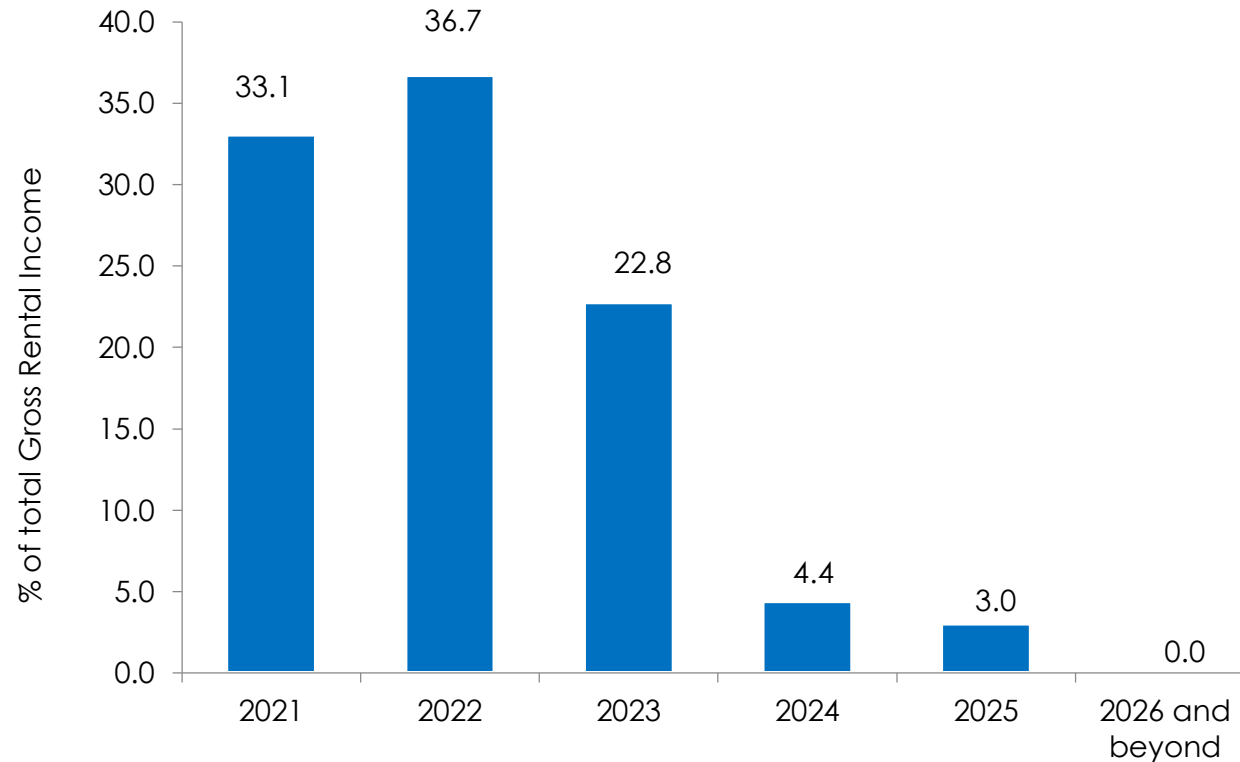
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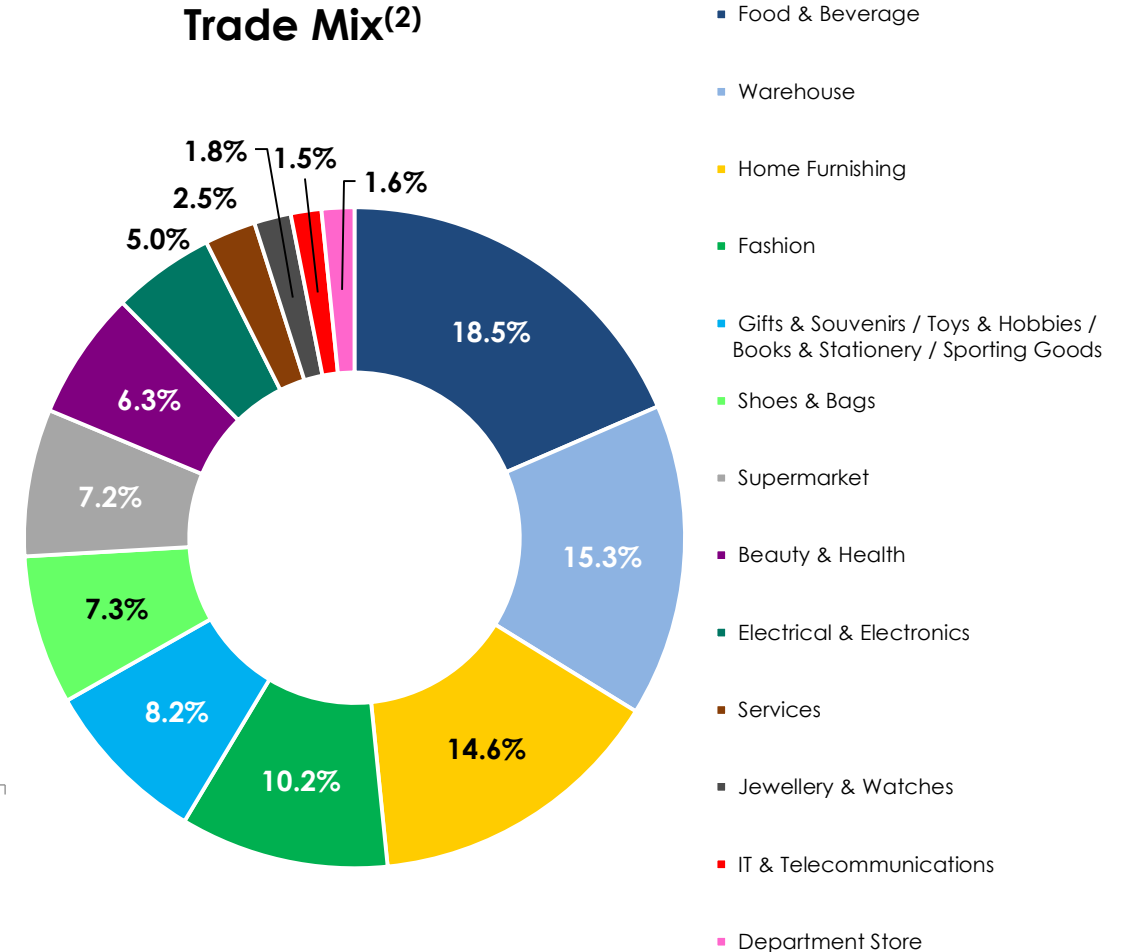
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

IMM Building

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



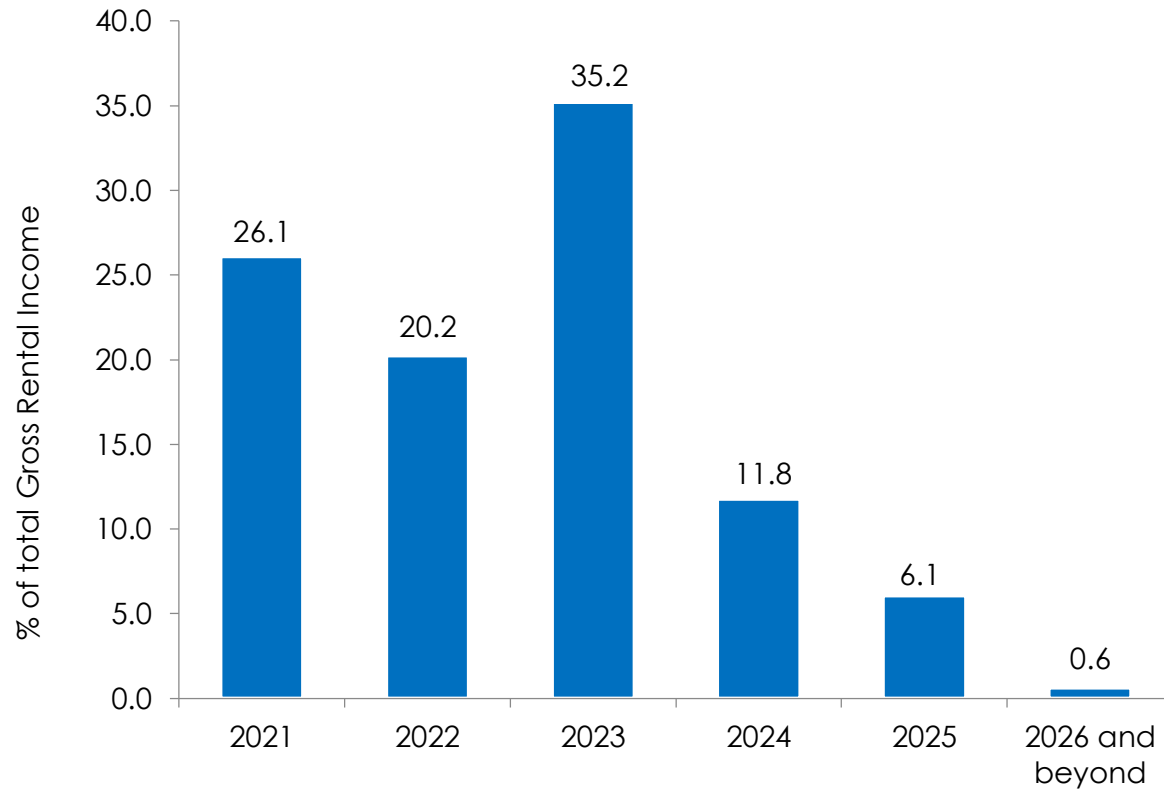
Note:

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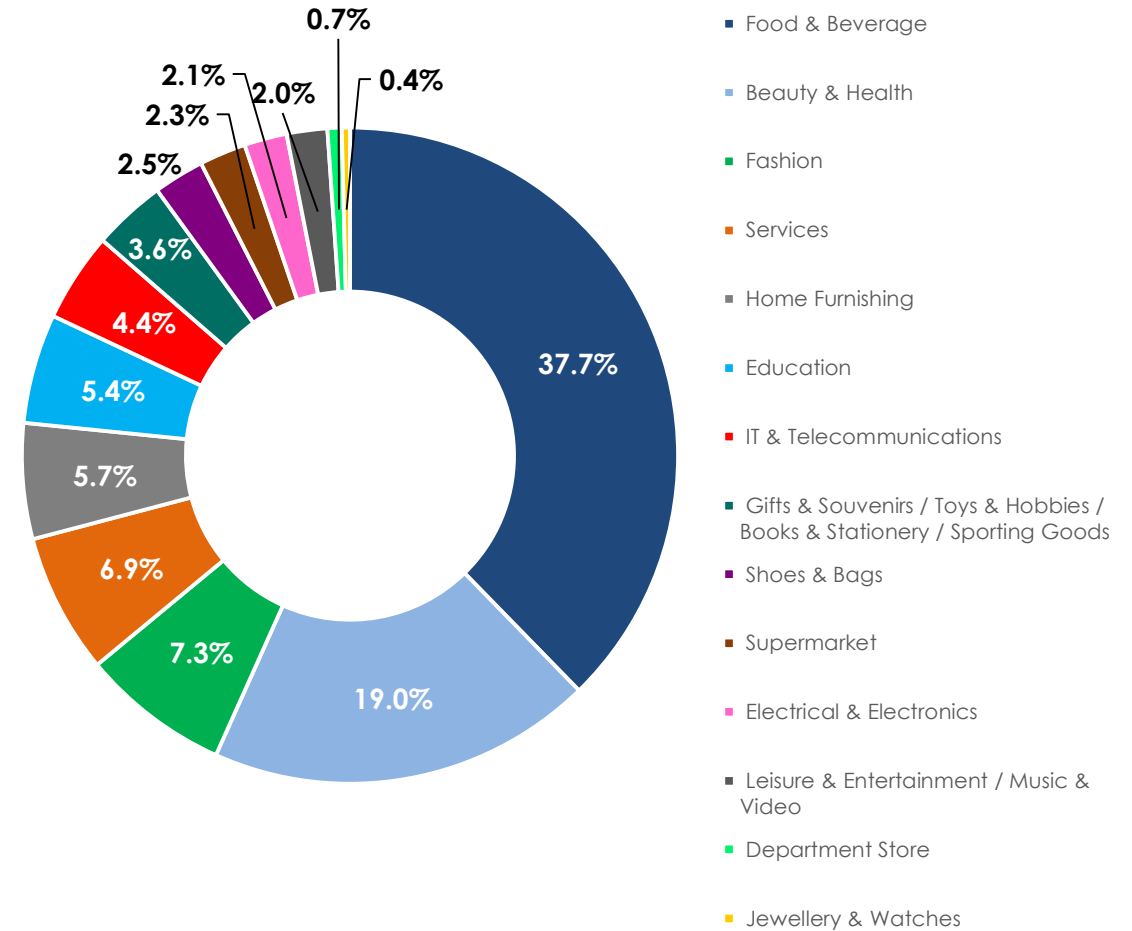
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Westgate

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



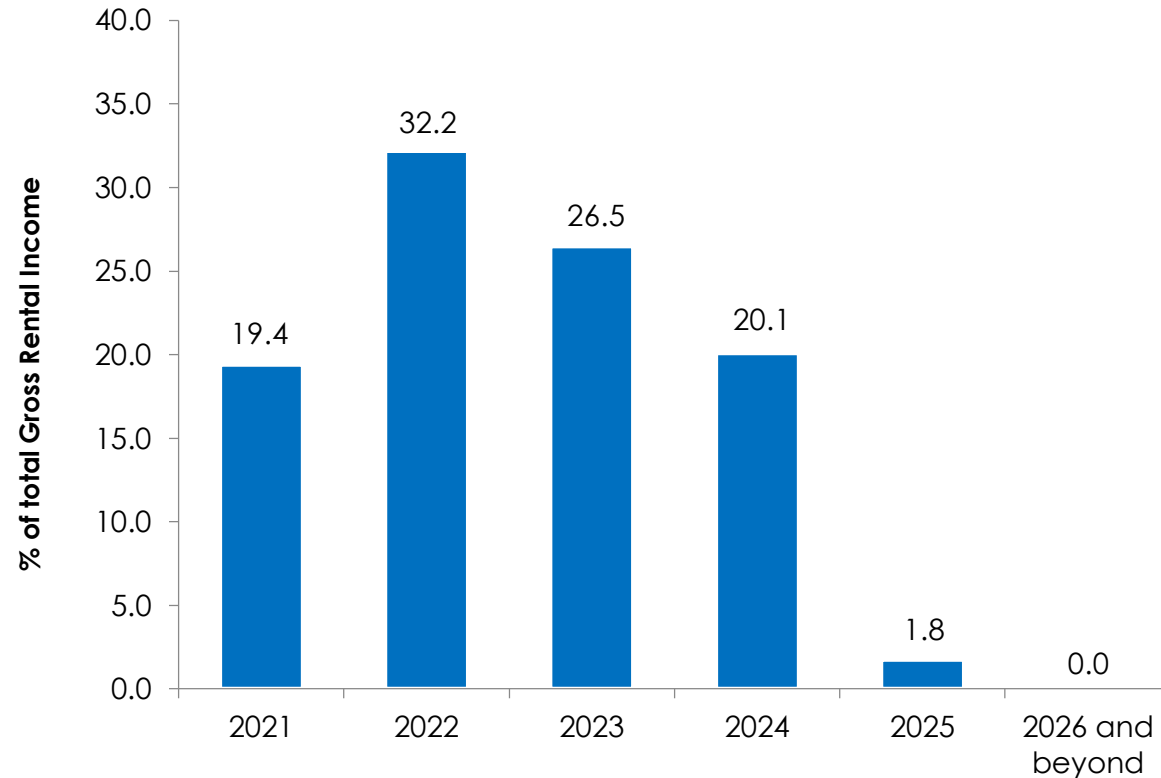
Note:

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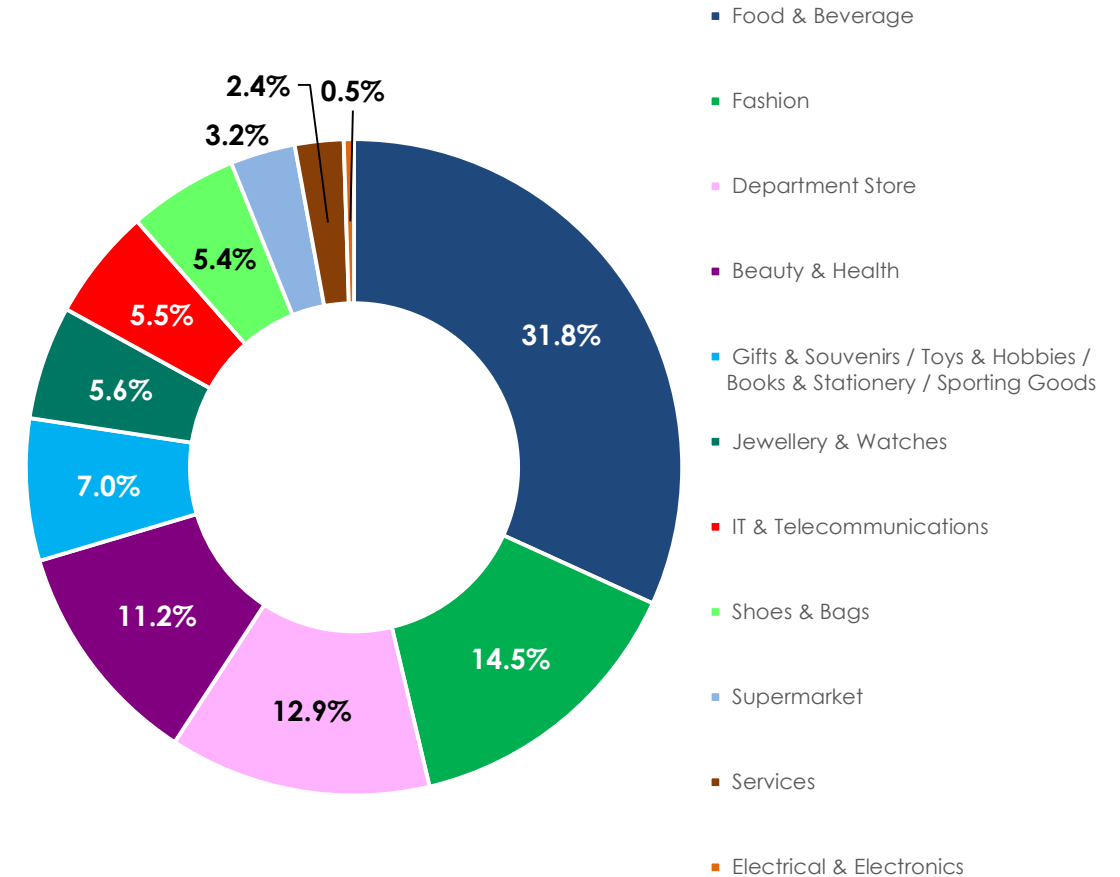
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Bugis Junction

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



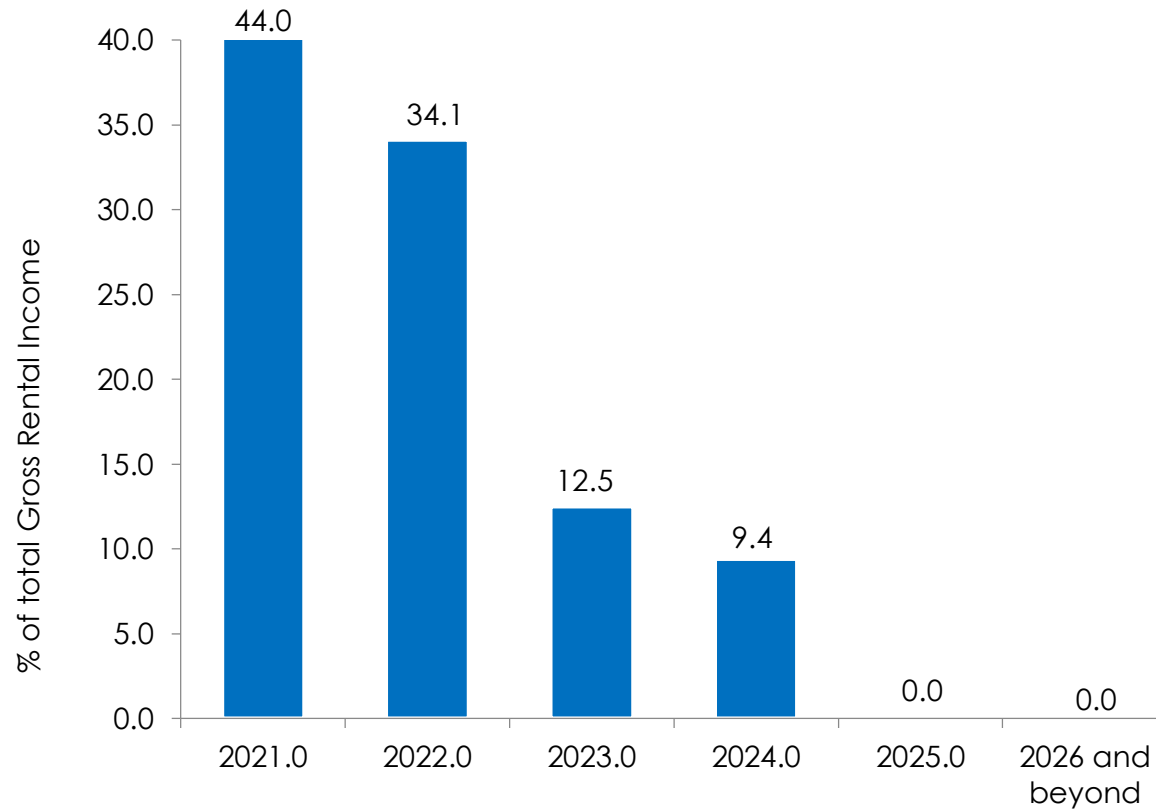
Note:

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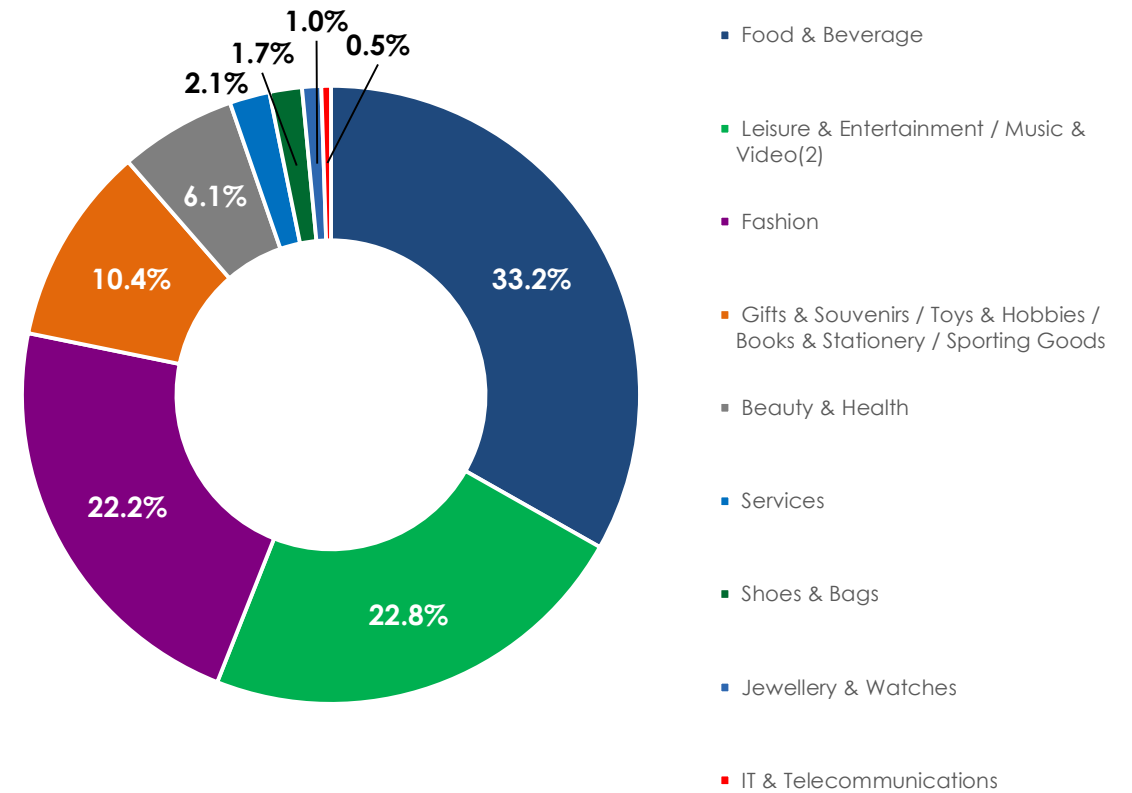
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Bugis+

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



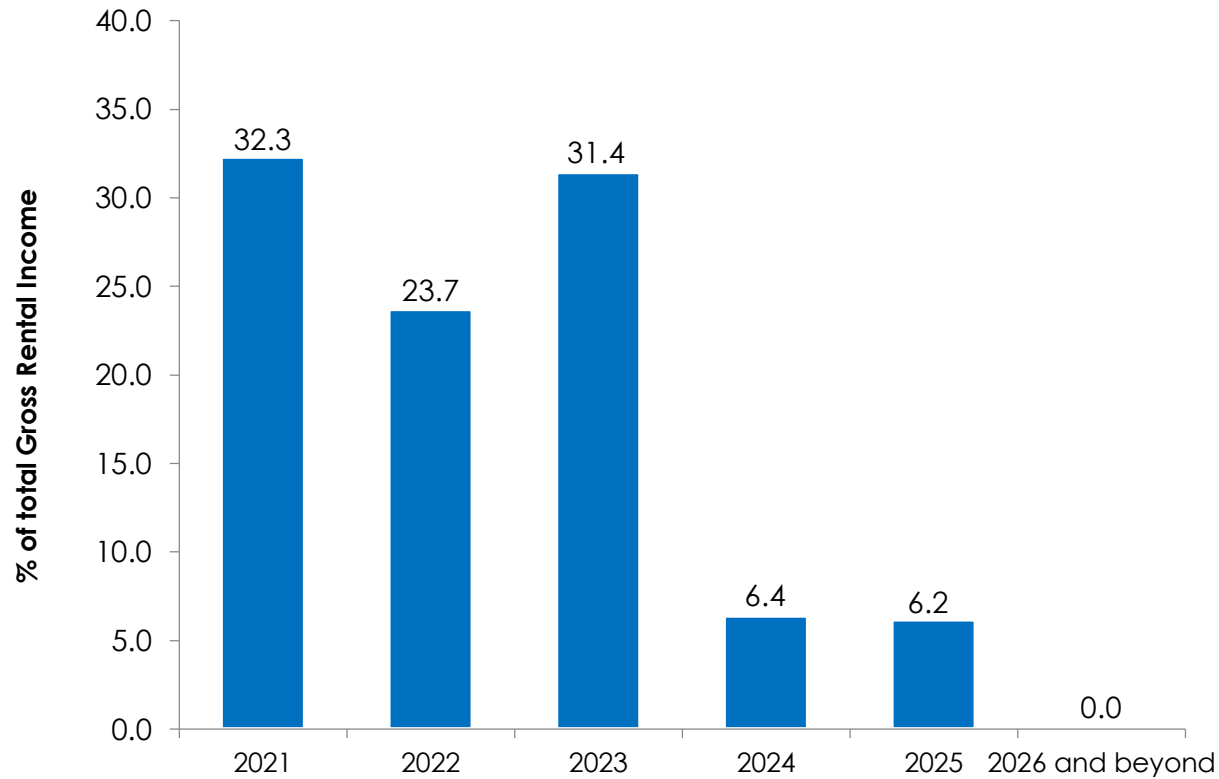
Note:

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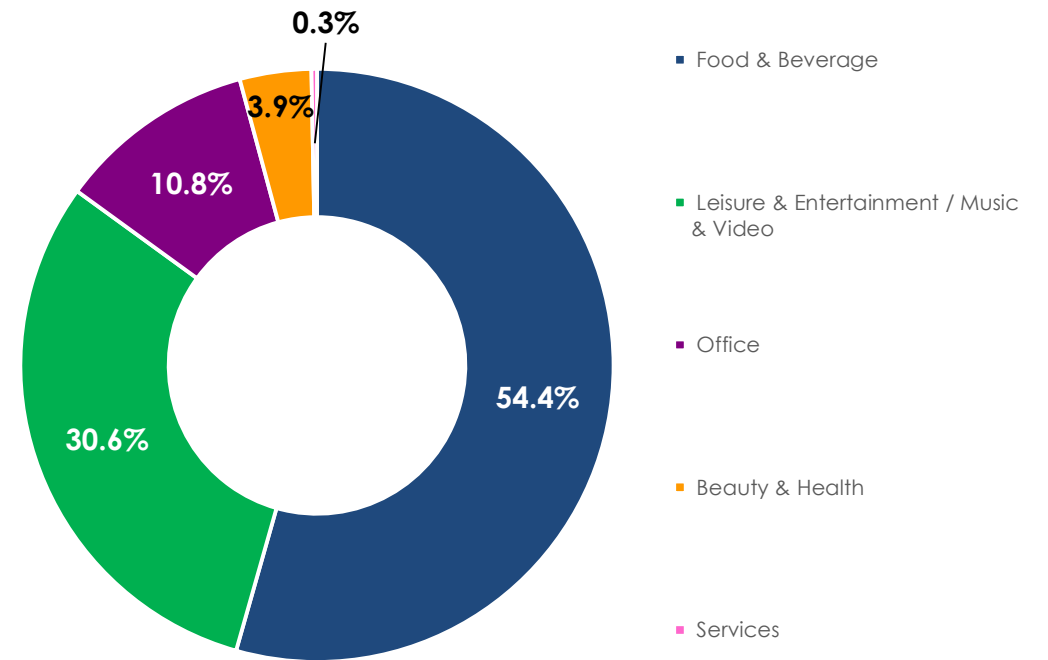
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Clarke Quay

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



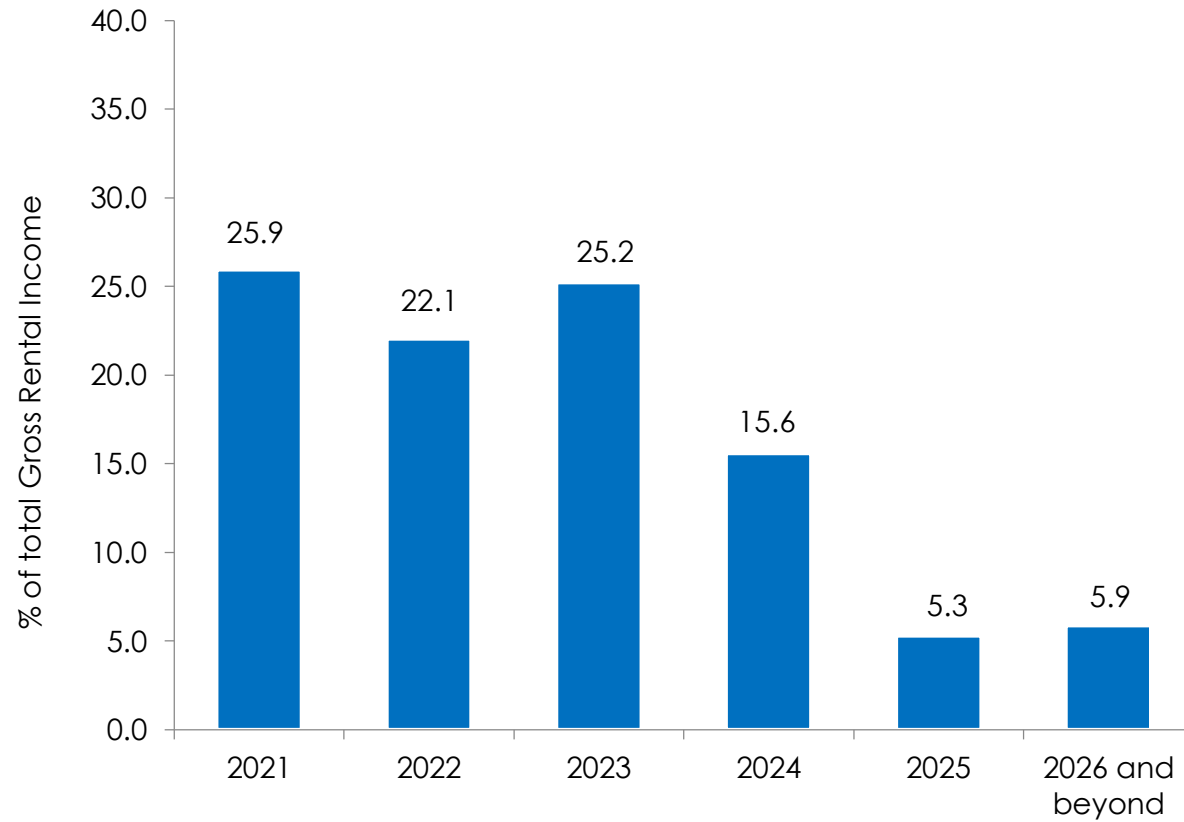
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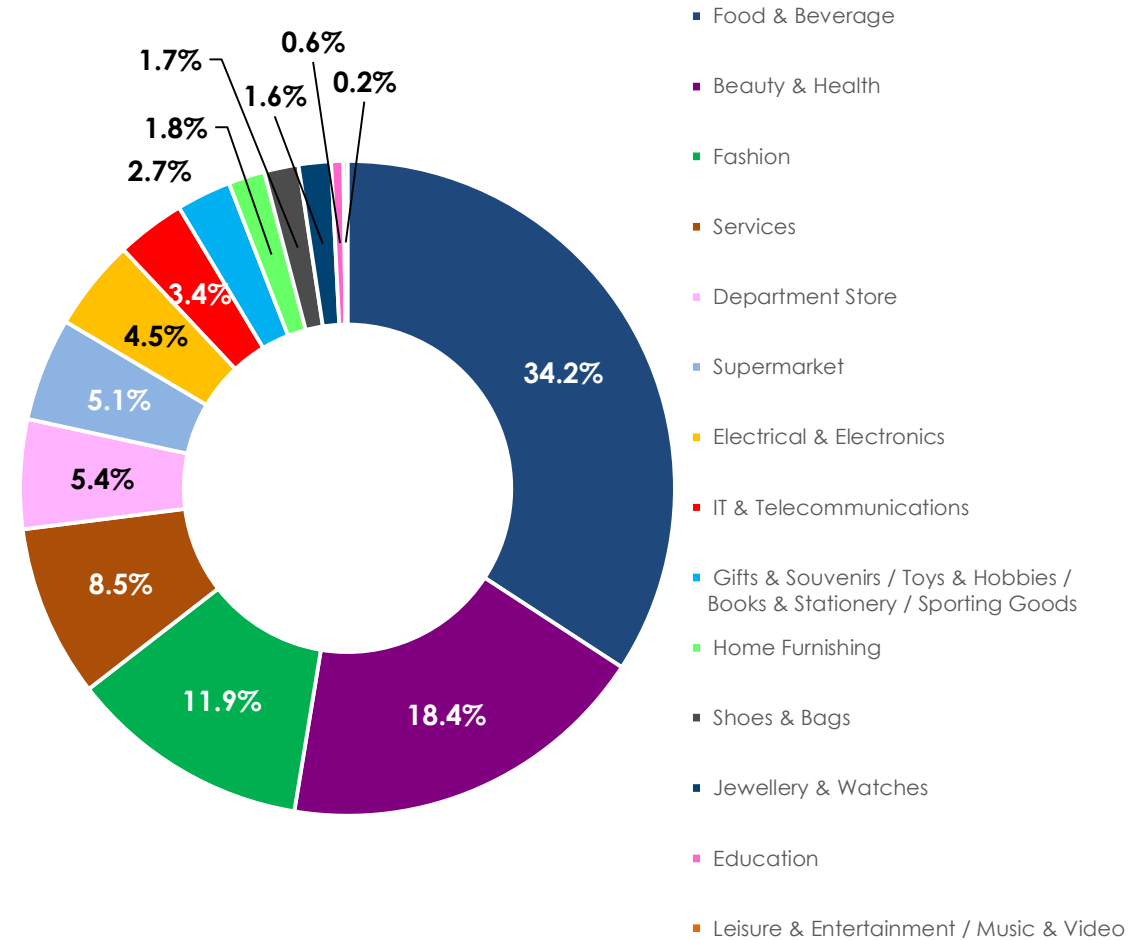
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Lot One Shoppers' Mall

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



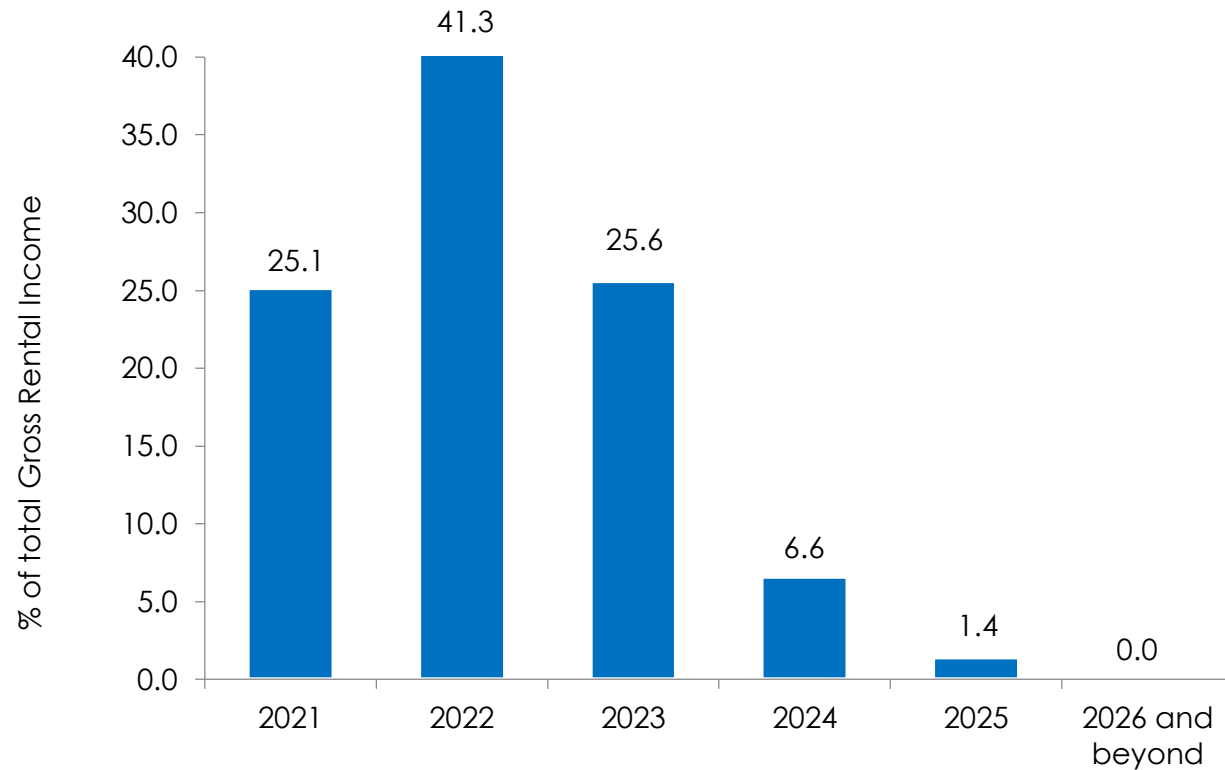
Note:

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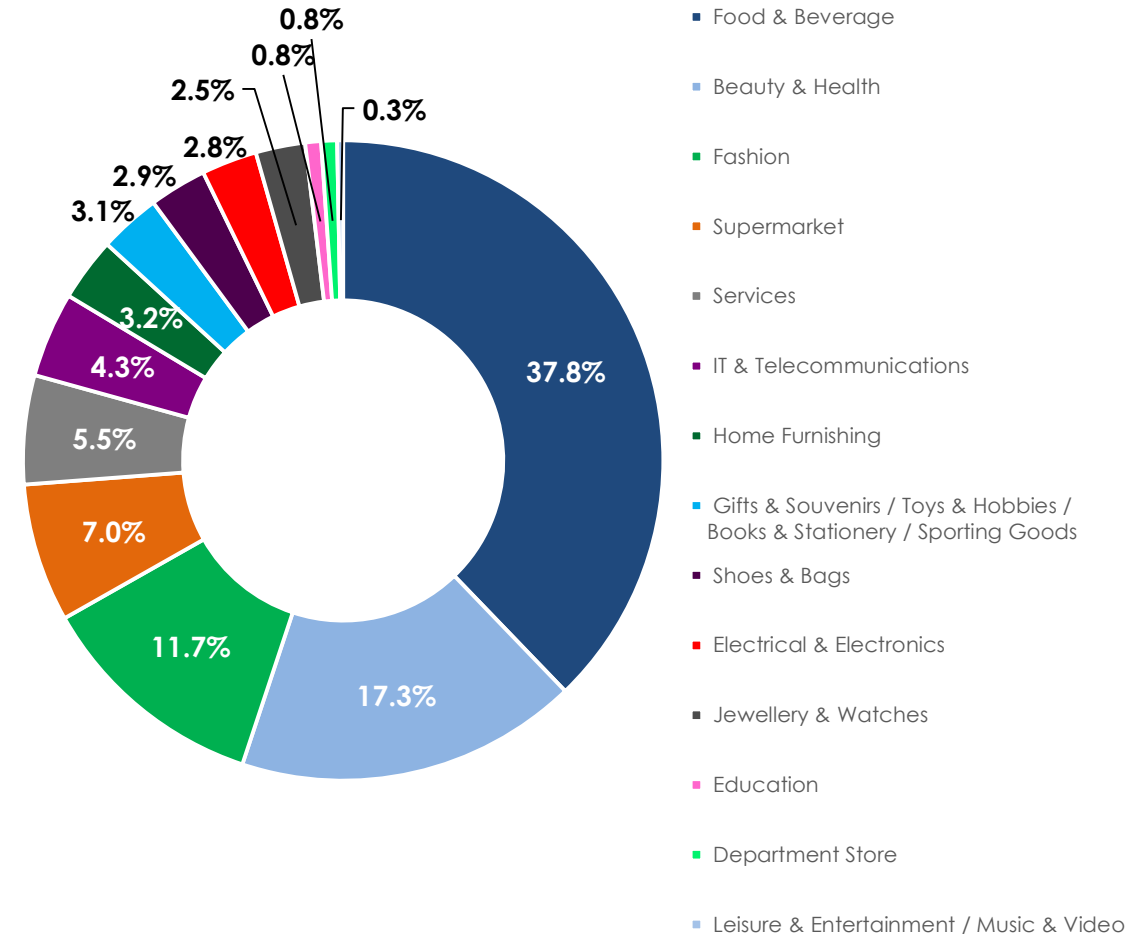
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Bedok Mall

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



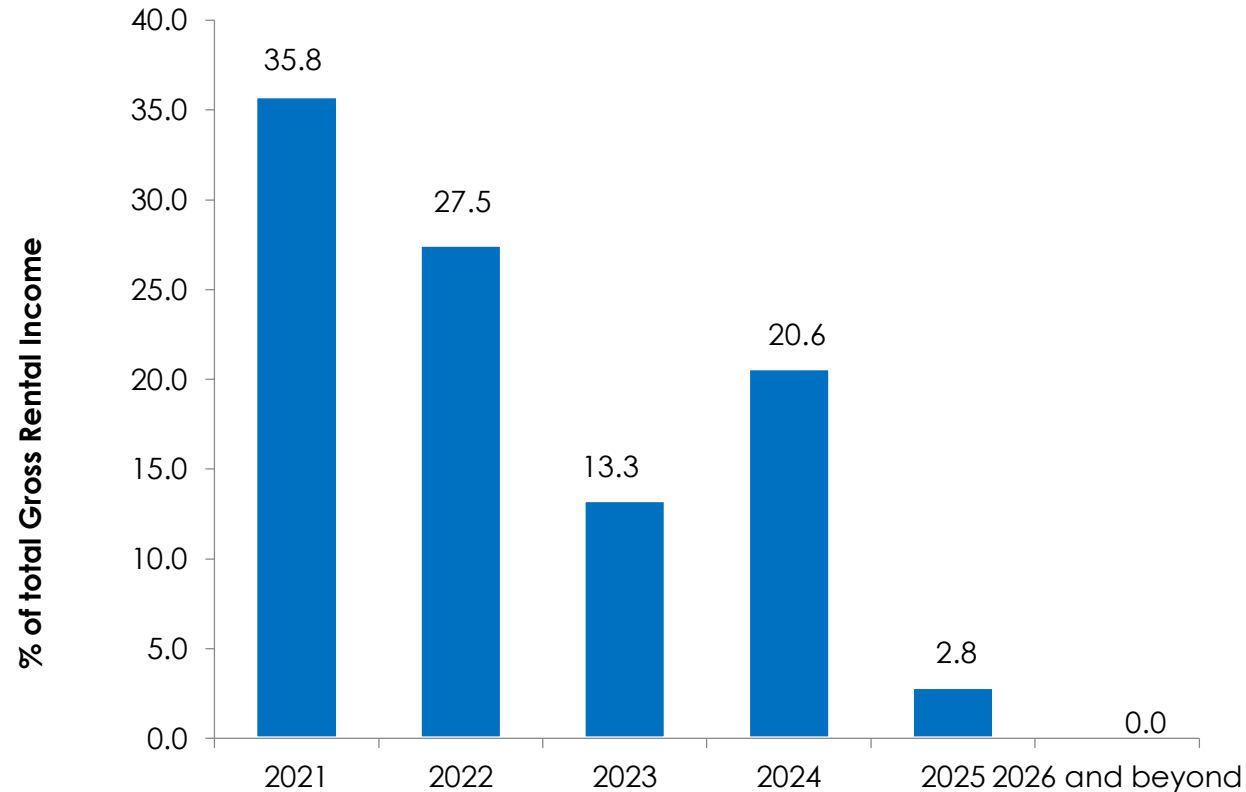
Note:

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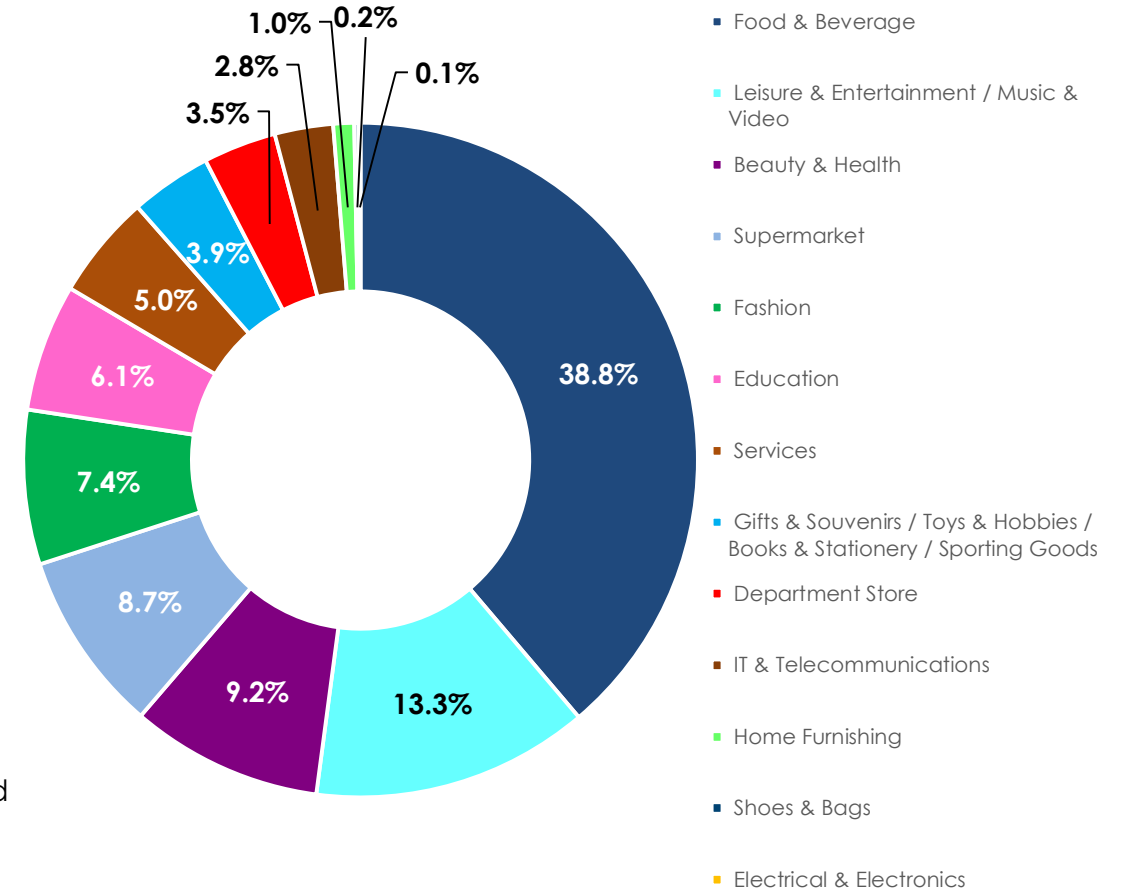
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

JCube

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



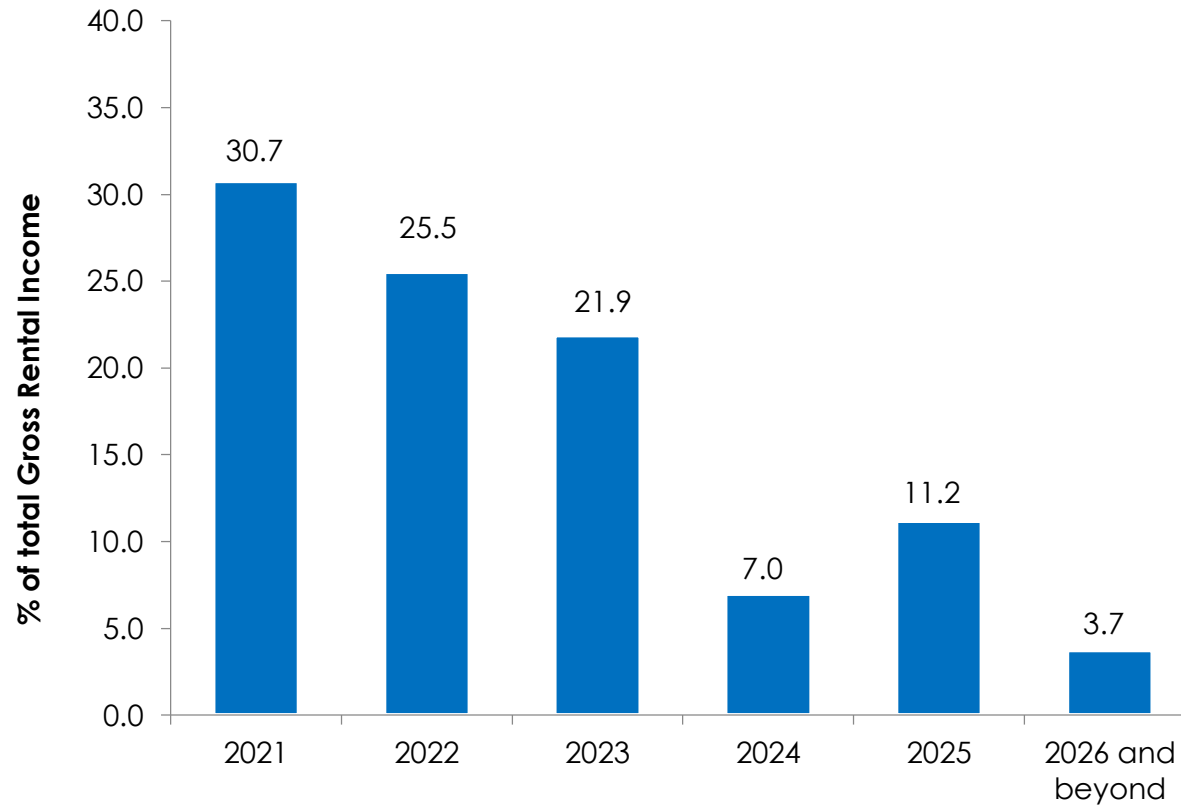
Note:

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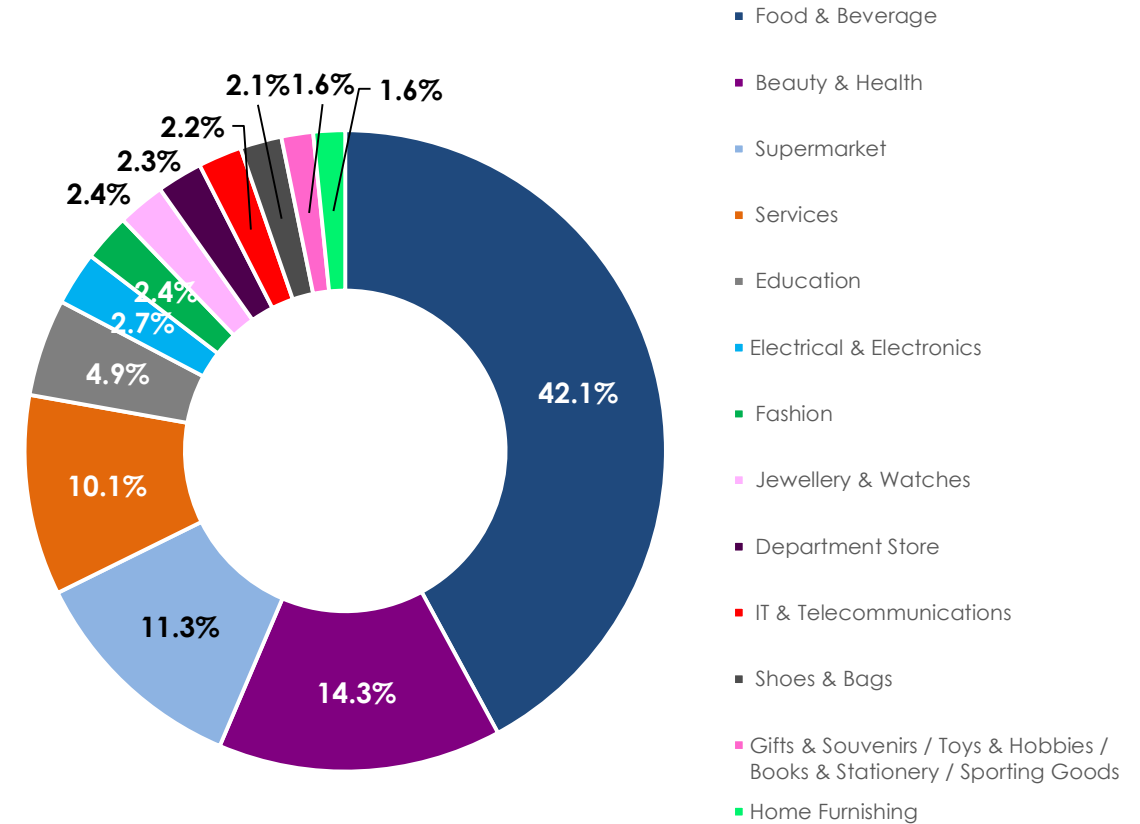
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Bukit Panjang Plaza

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



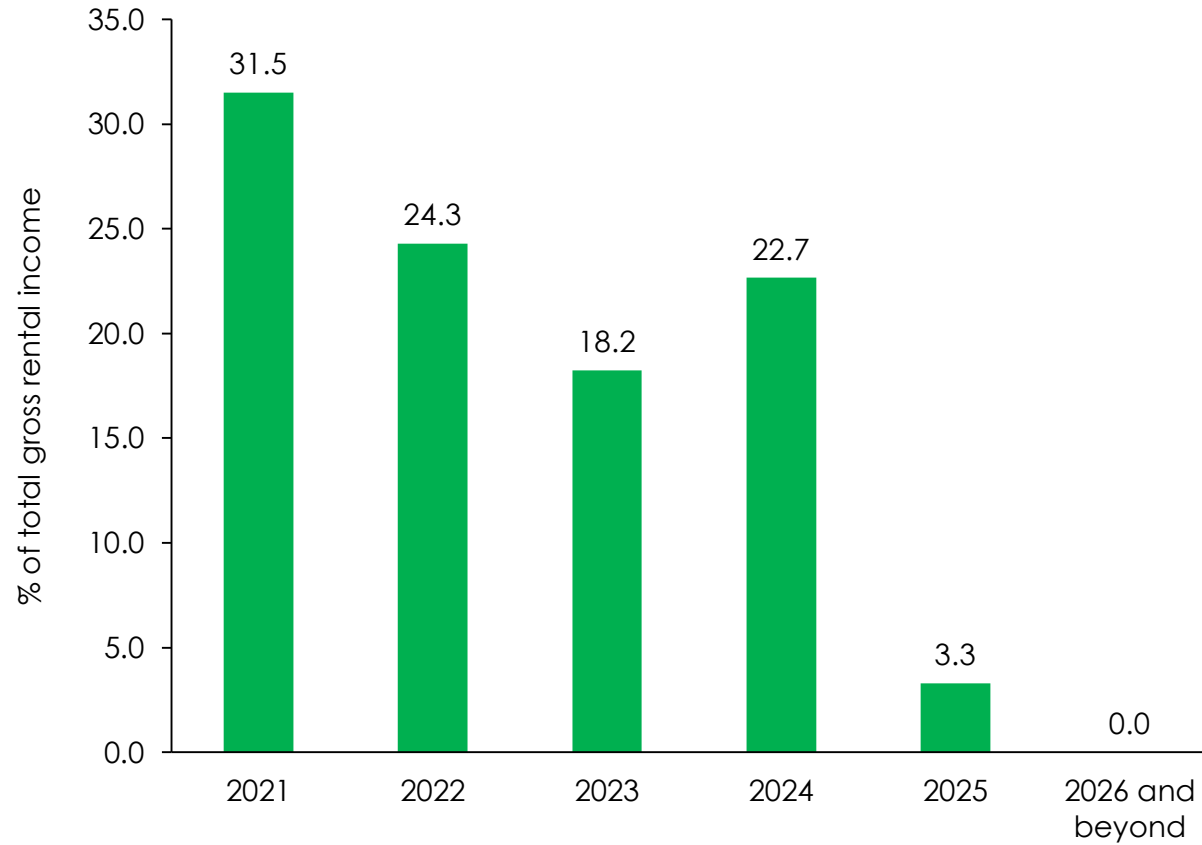
Note:

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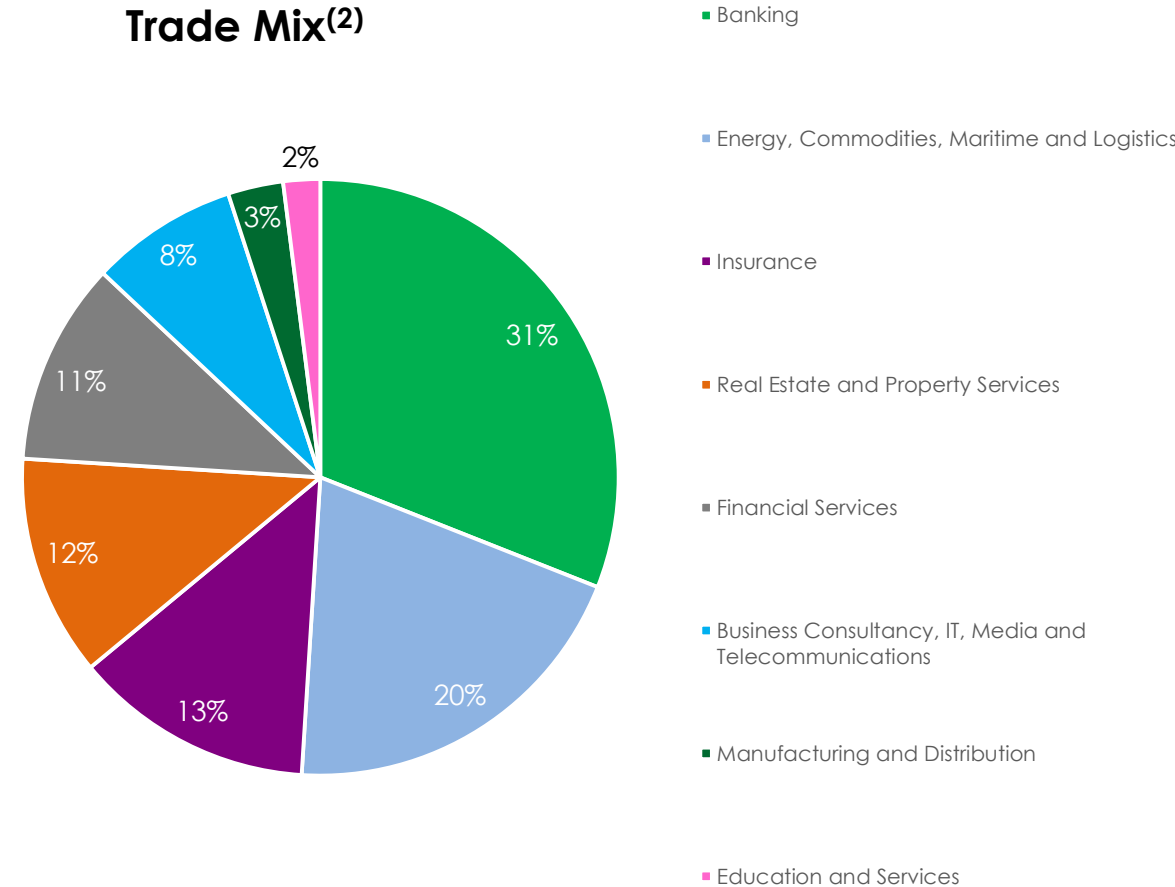
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Asia Square Tower 2

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



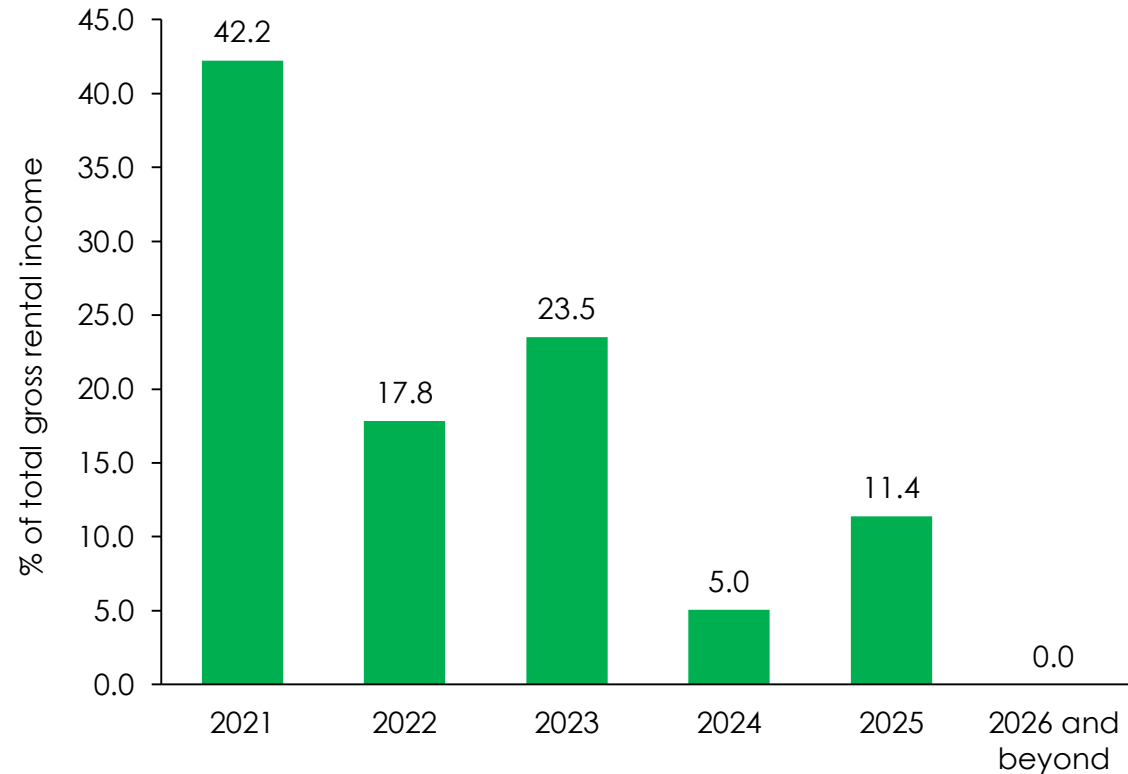
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

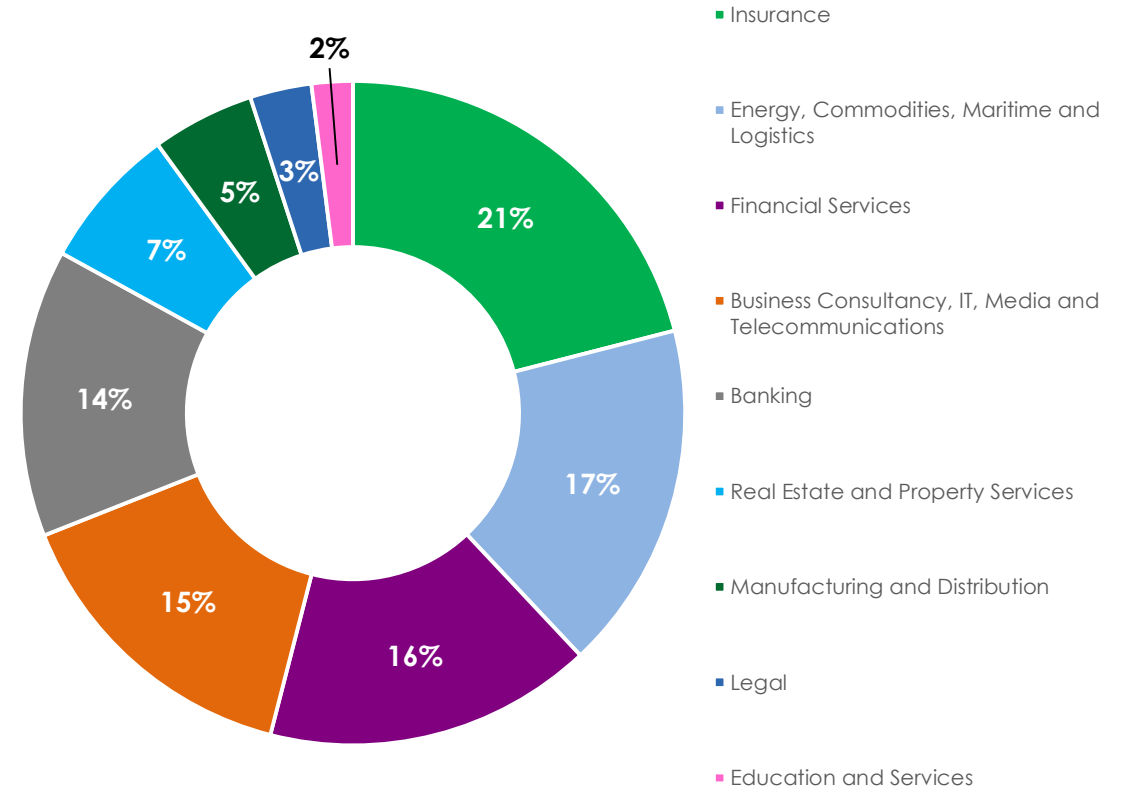
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

CapitaGreen

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



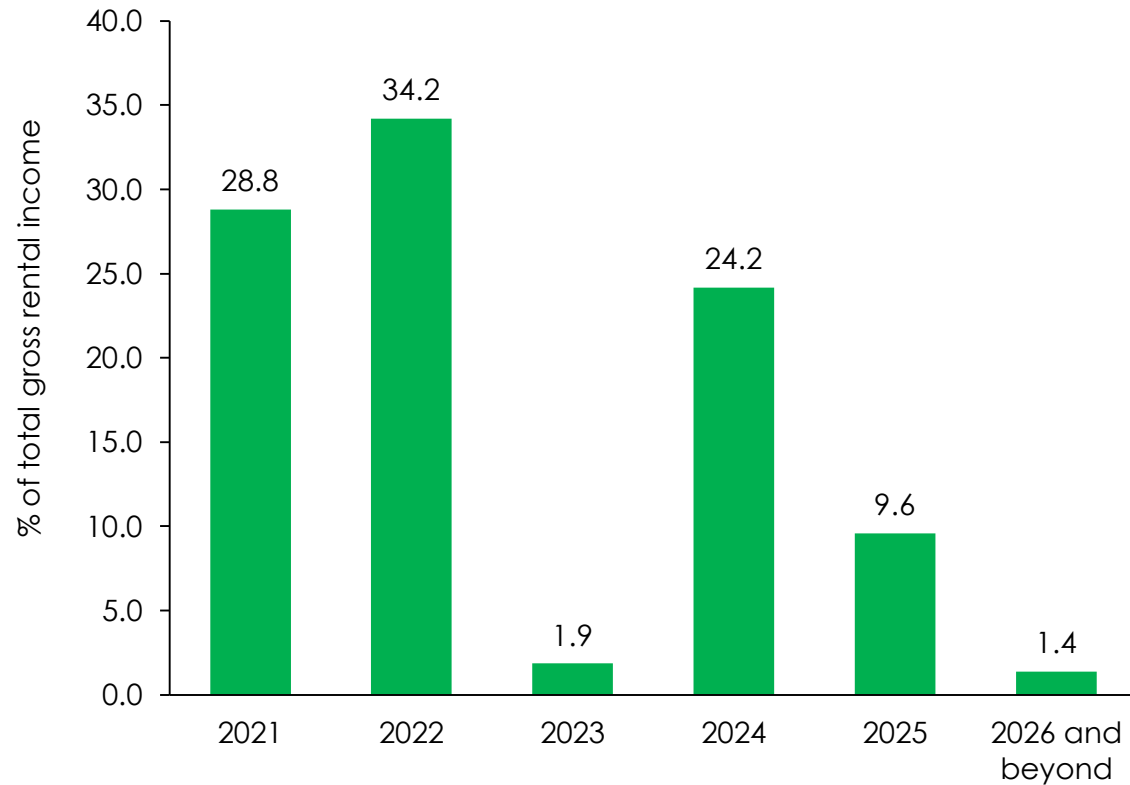
Note:

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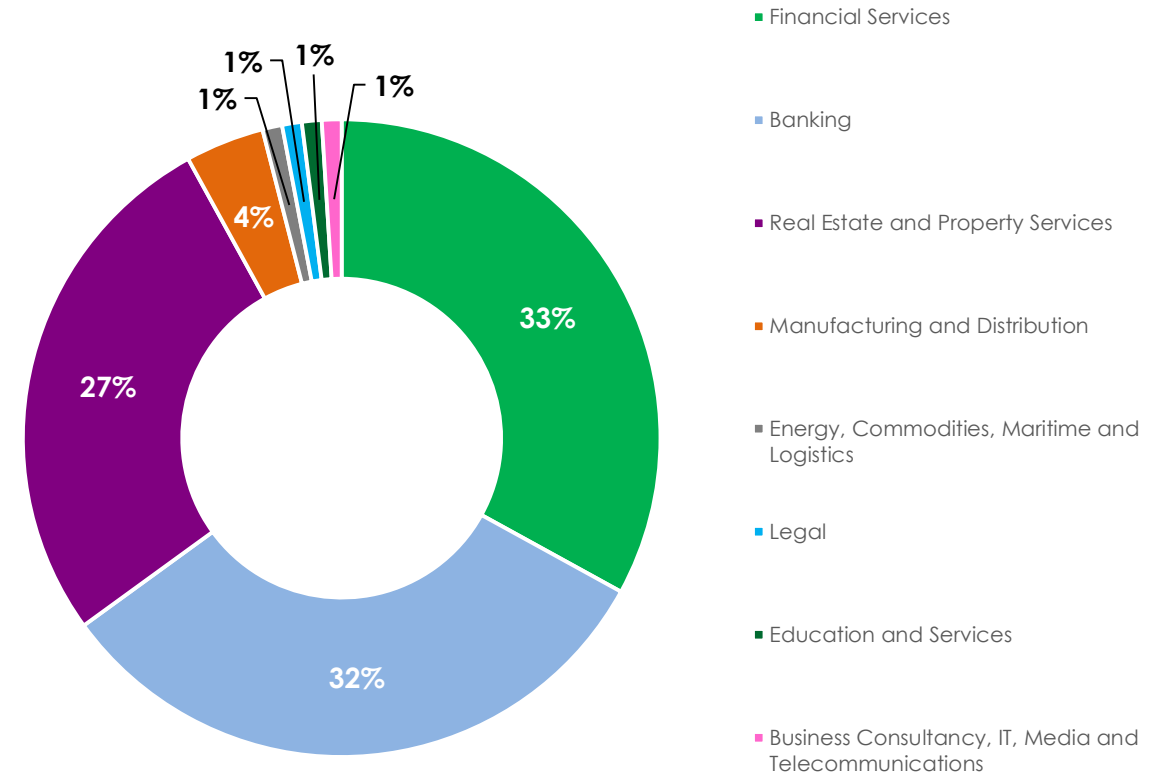
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Capital Tower

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



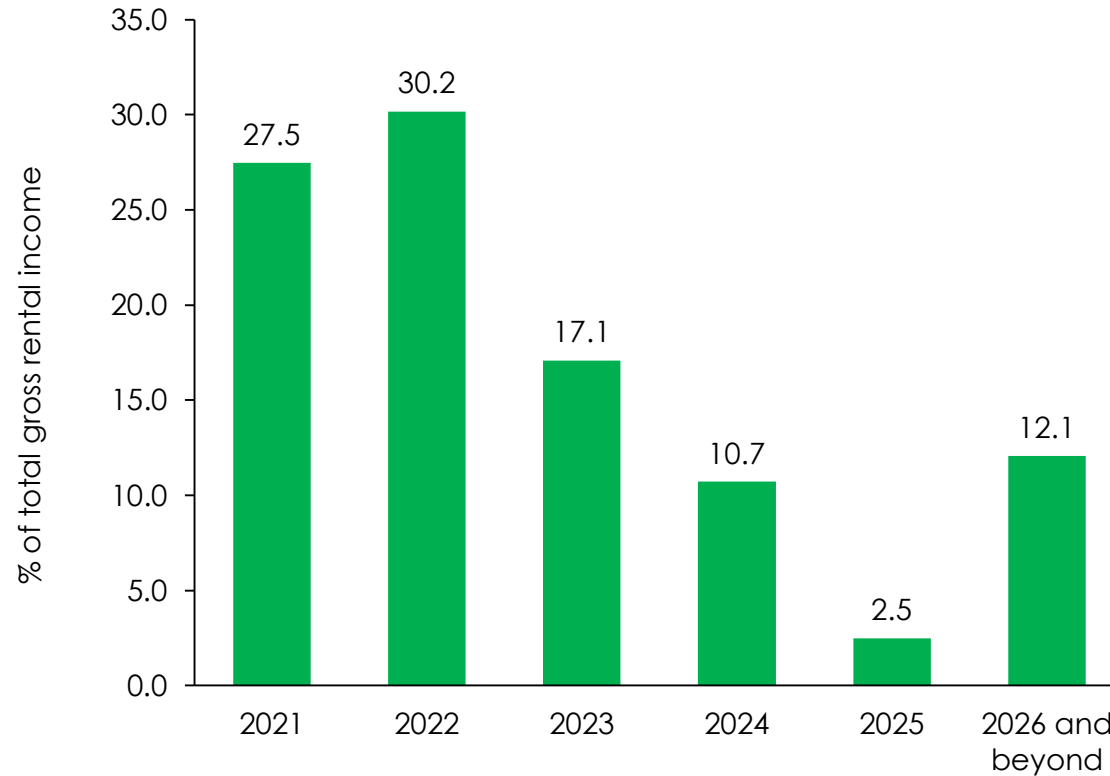
Note:

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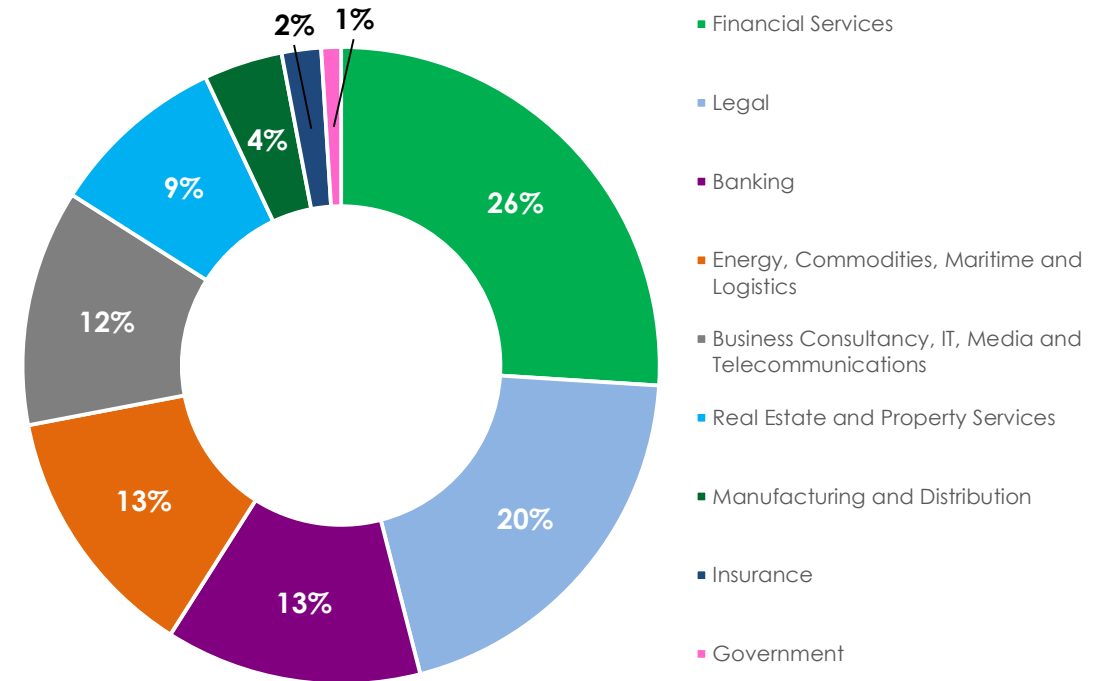
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Six Battery Road

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



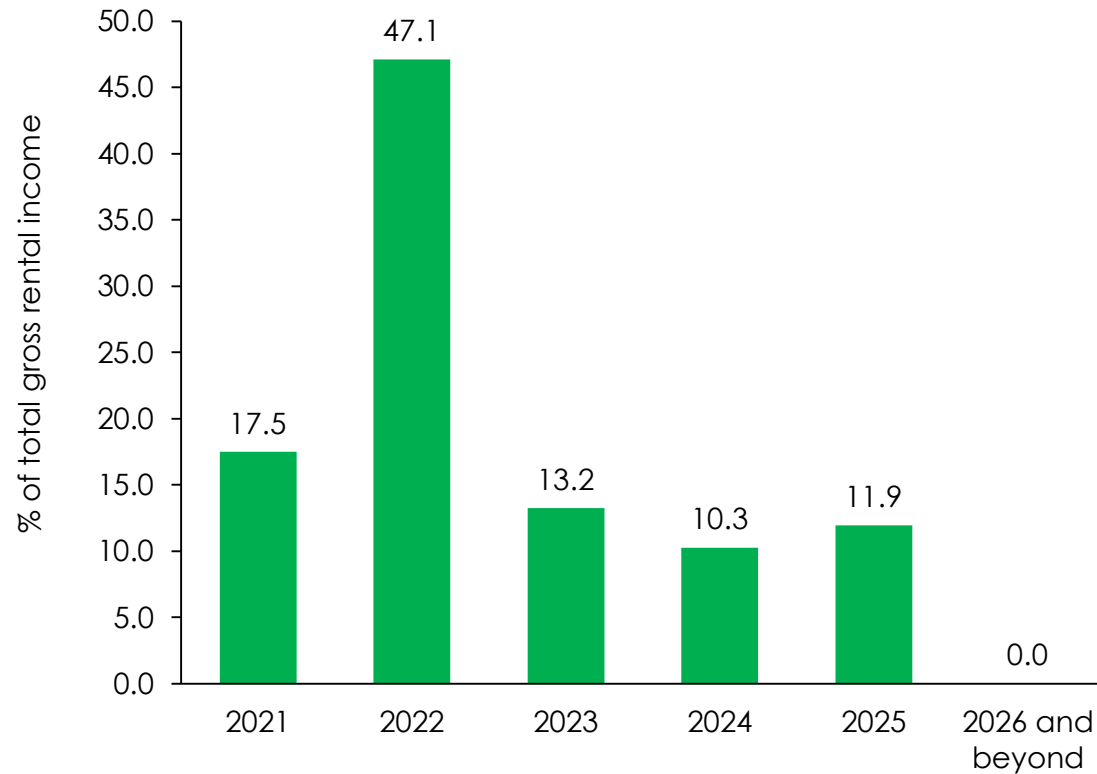
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

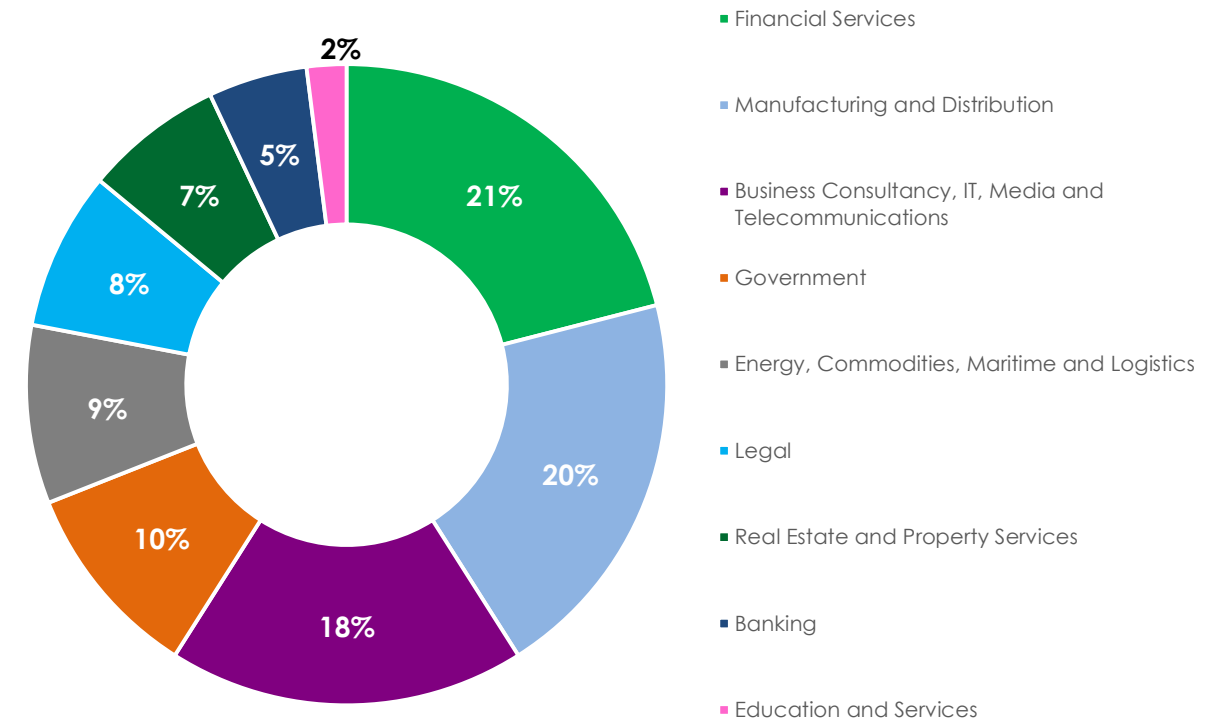
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

One George Street

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



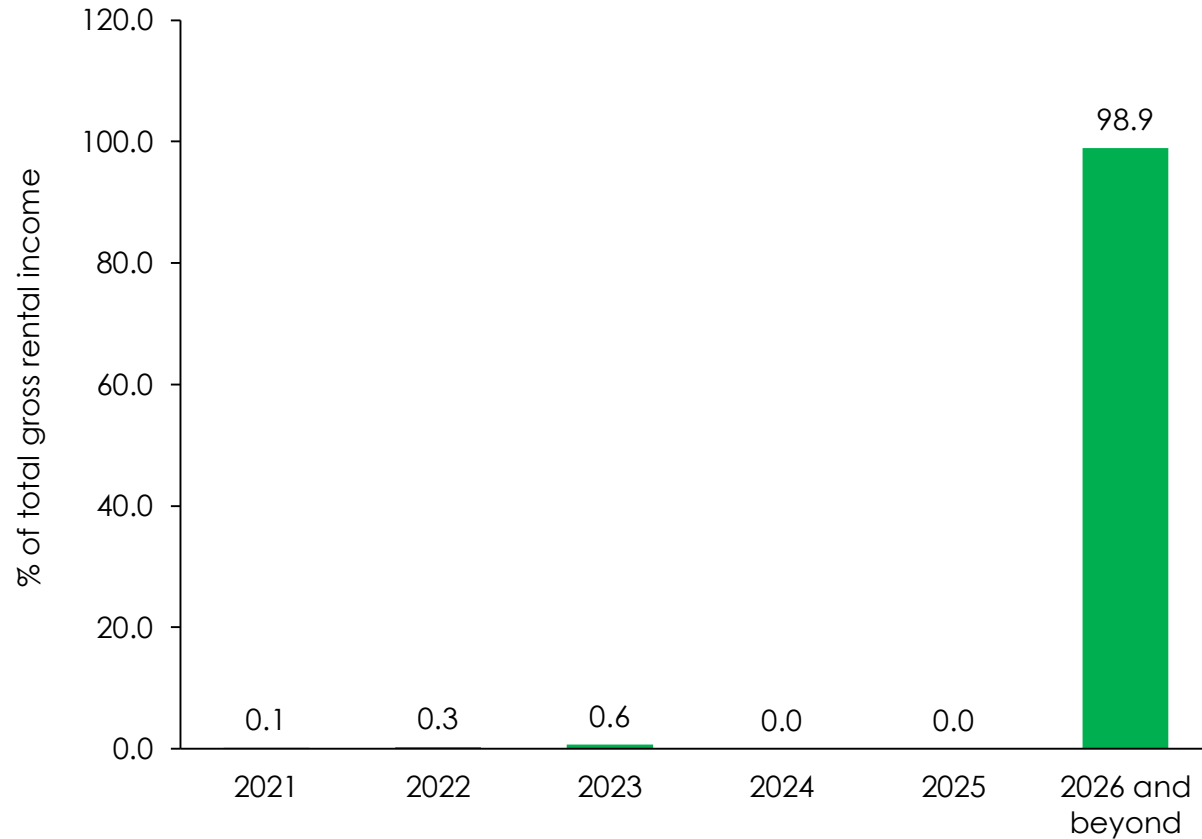
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

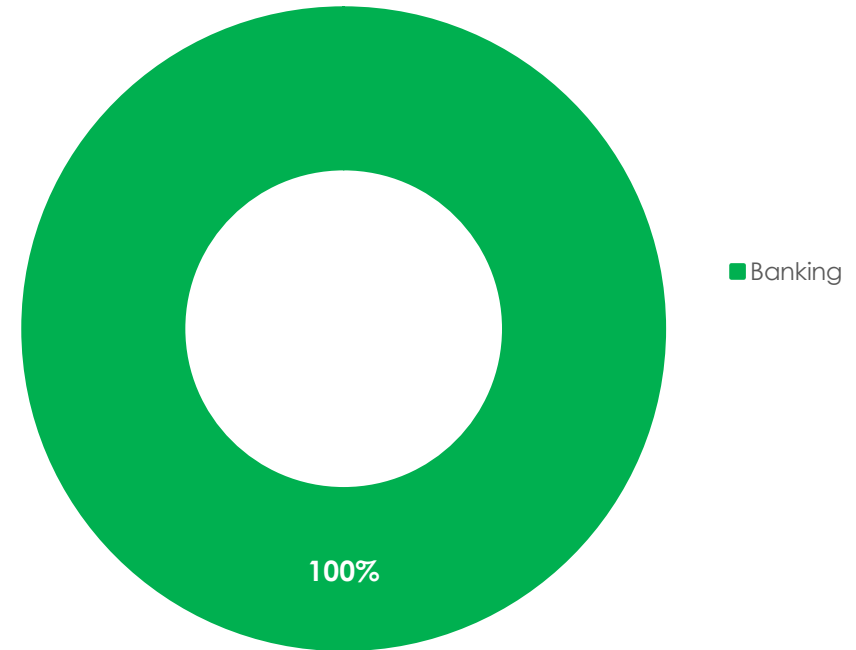
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Galileo

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾

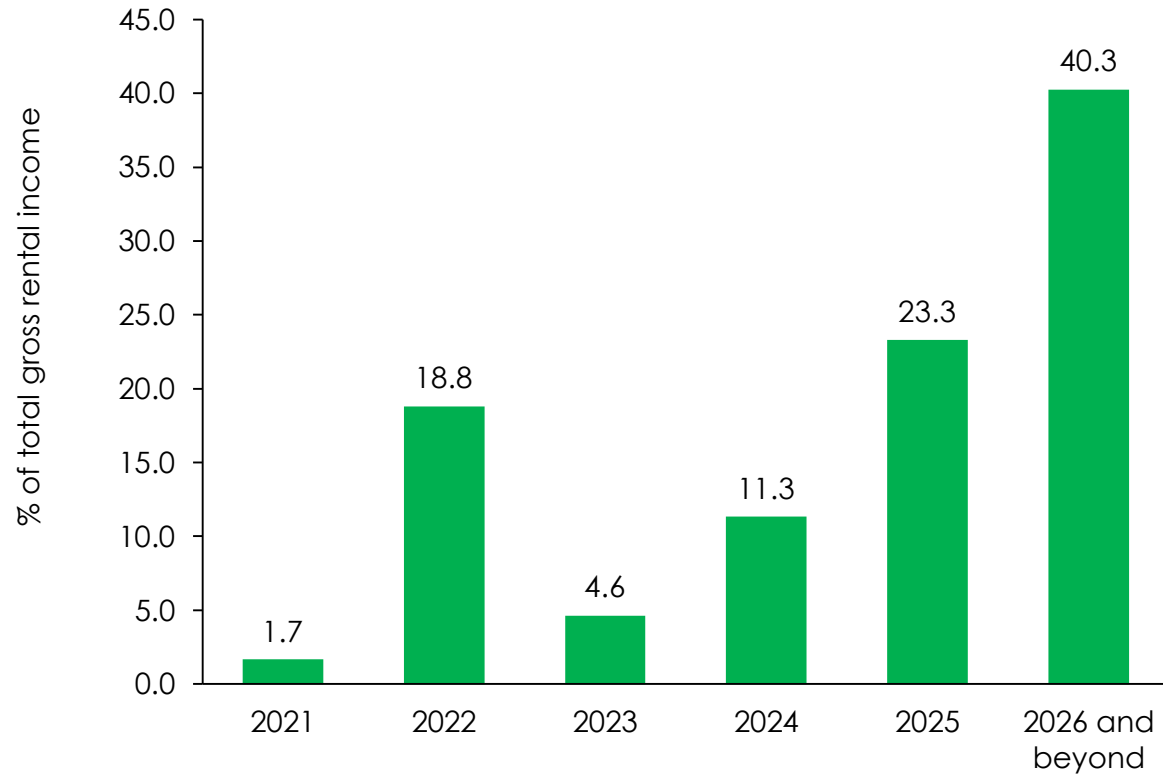


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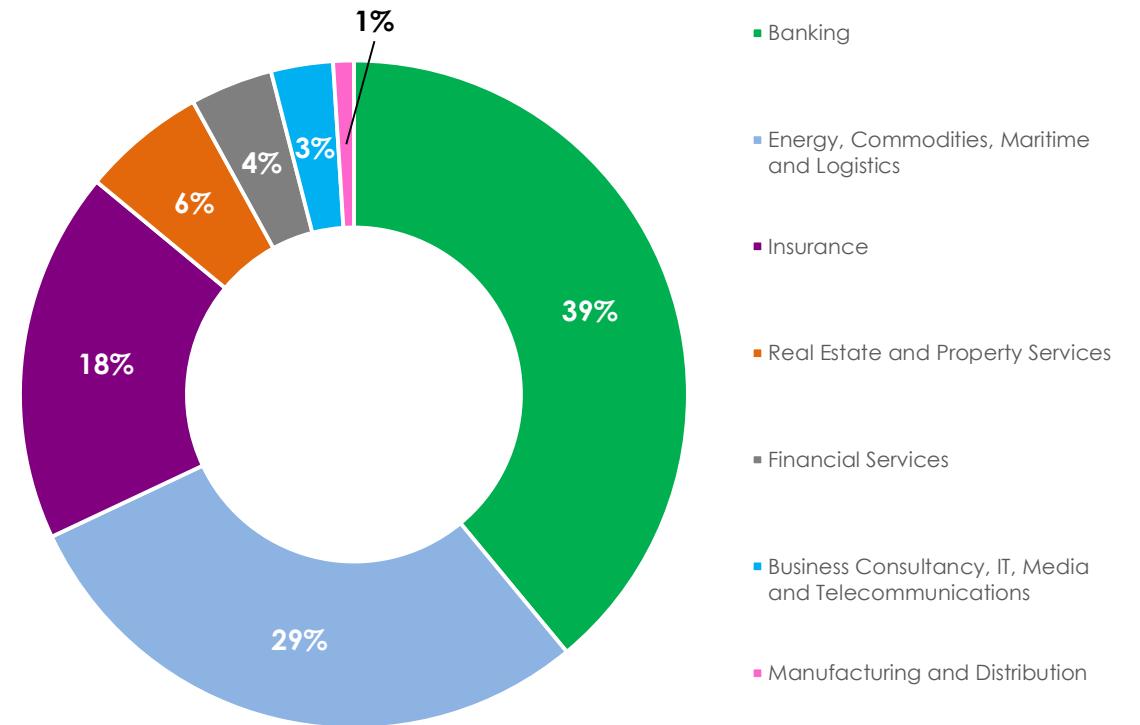
- (1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.
 (2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Main Airport Center

Lease Expiry Profile(1)



Trade Mix(2)



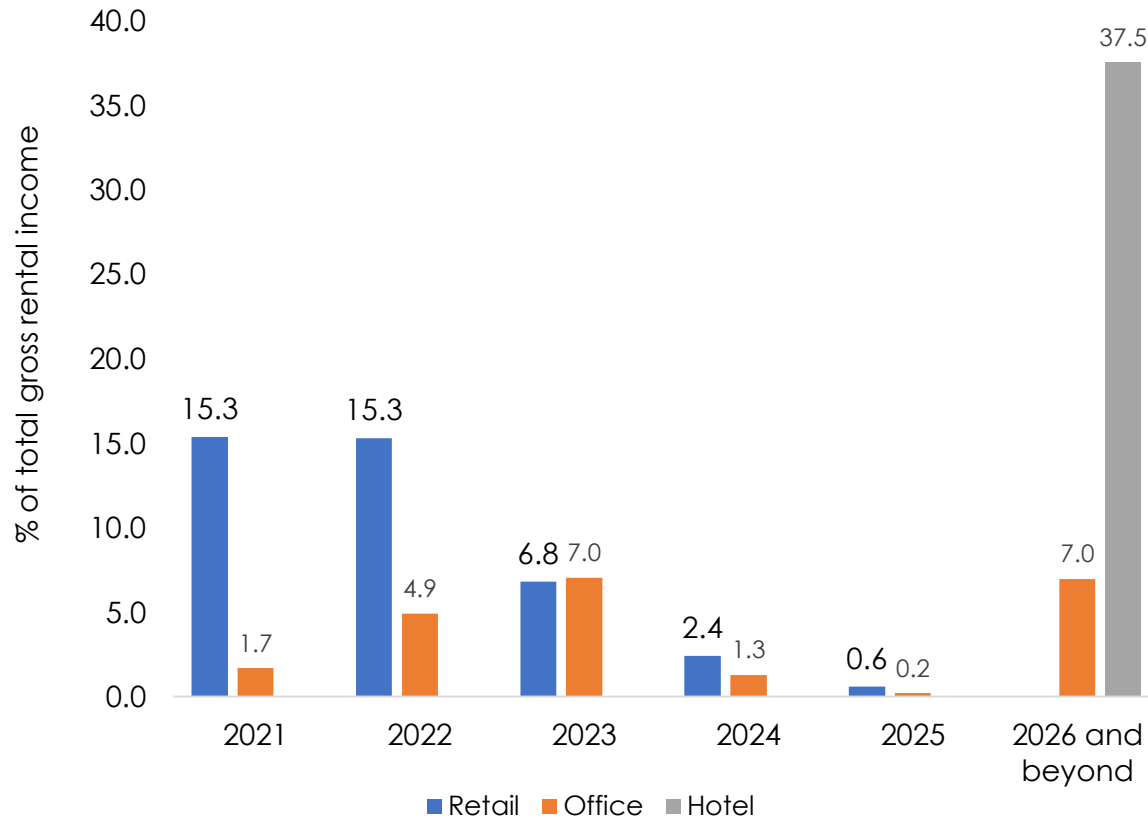
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

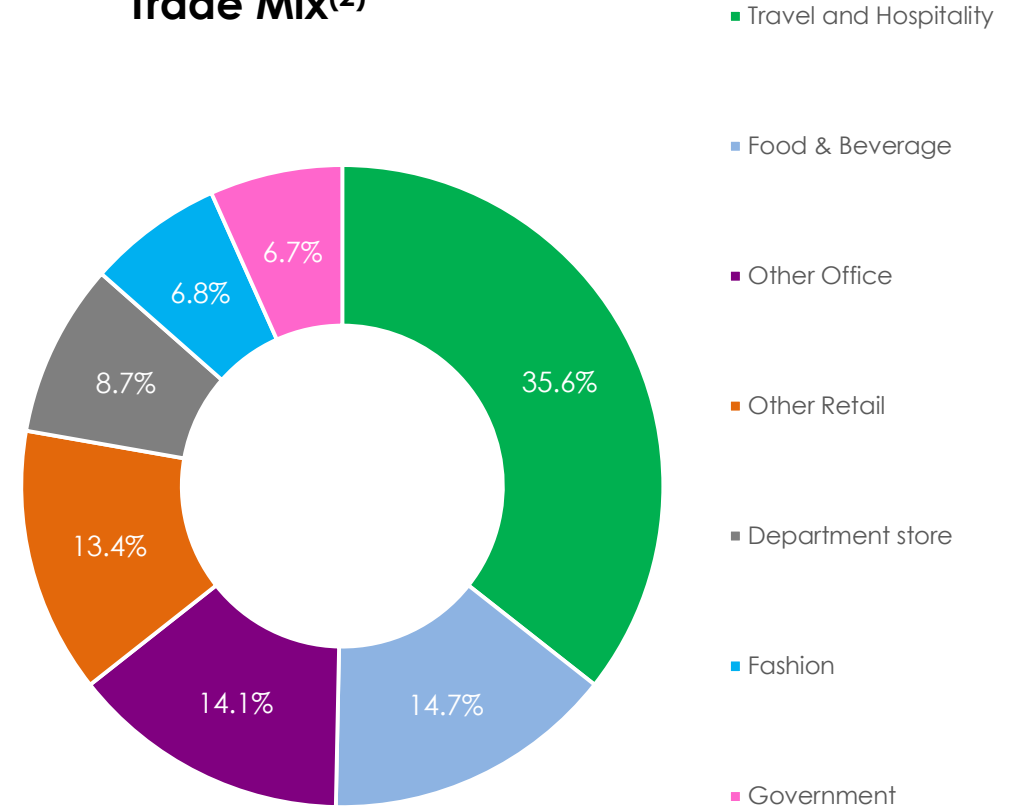
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Raffles City Singapore

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



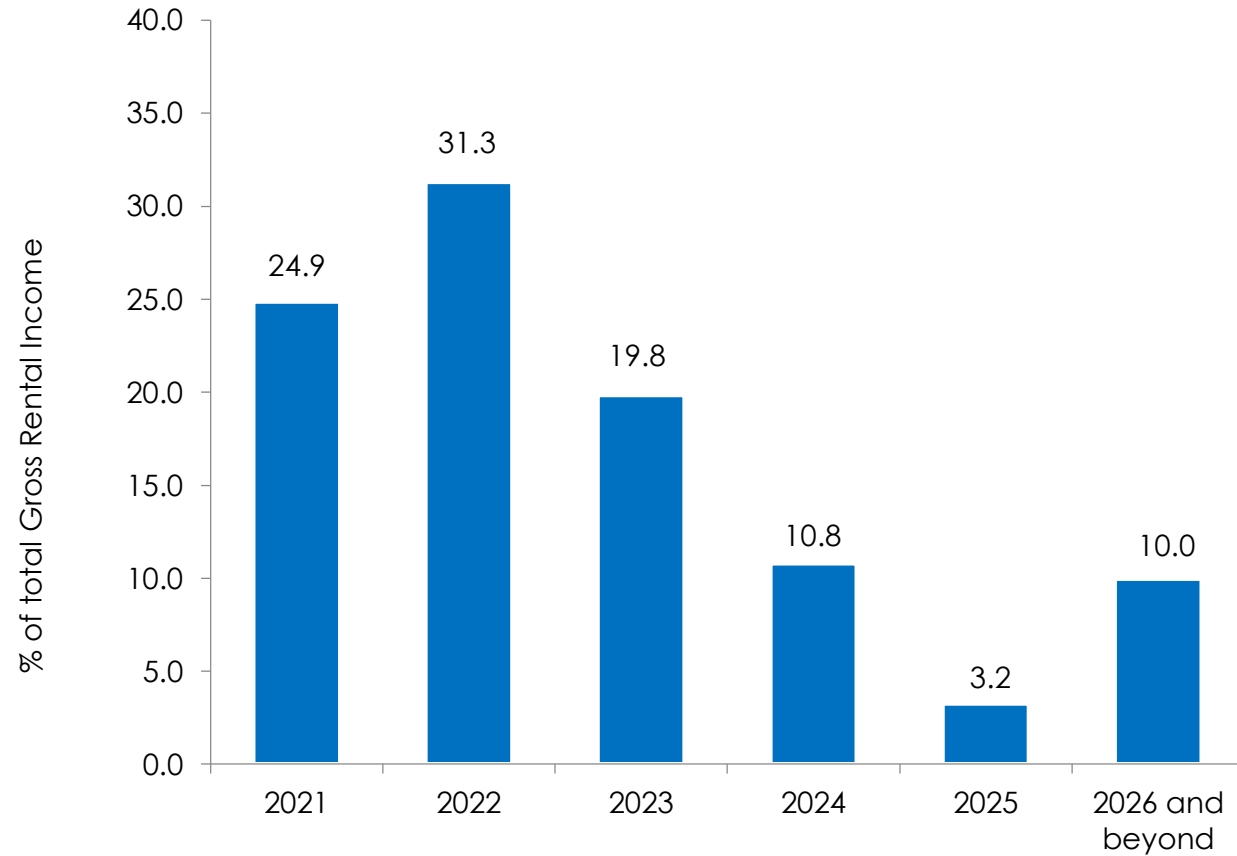
Note:

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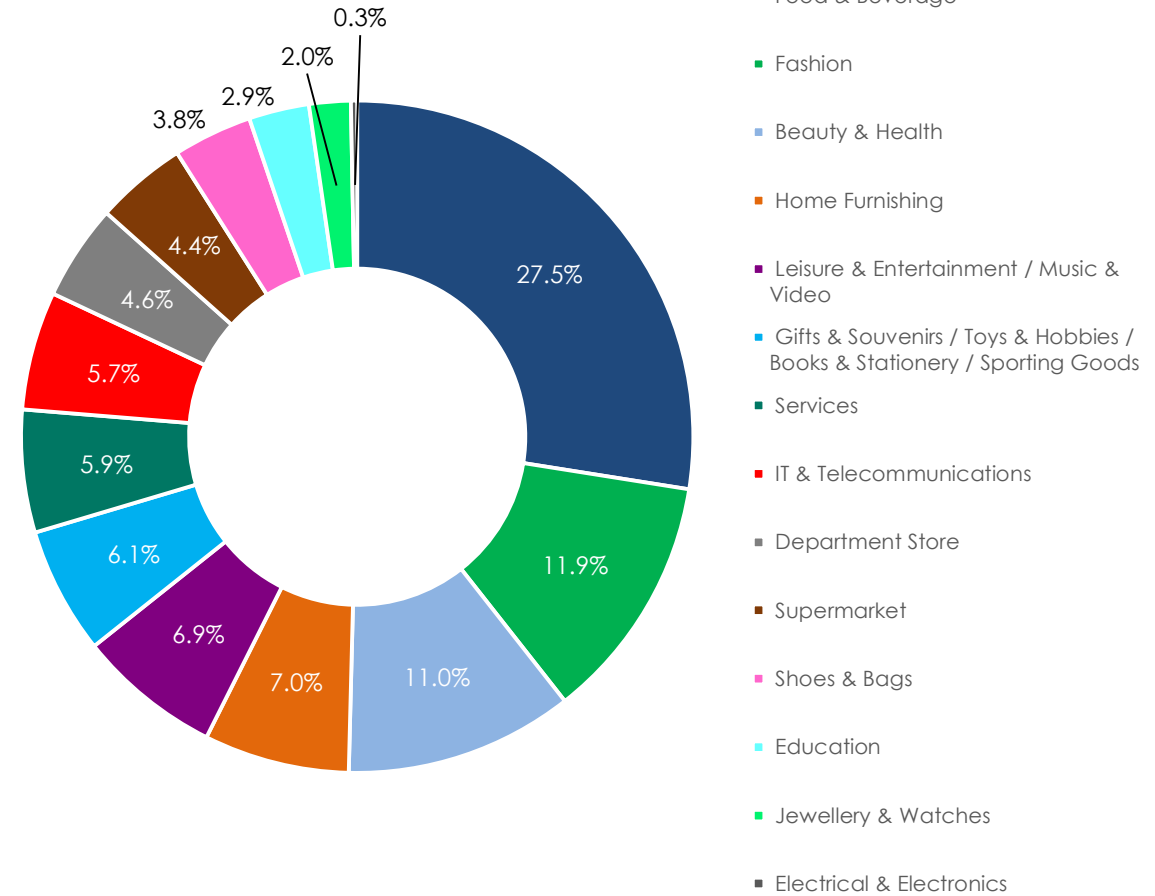
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Plaza Singapura

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



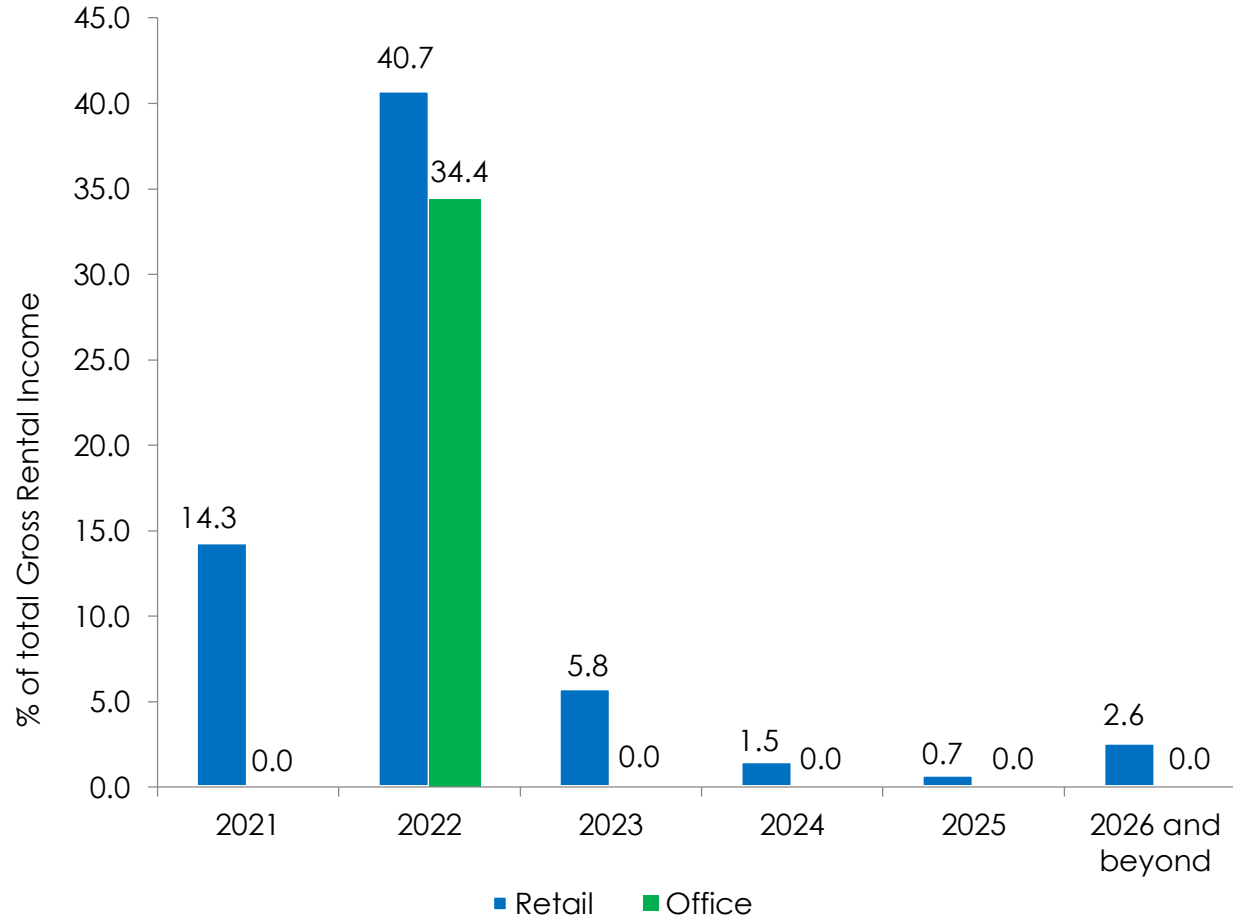
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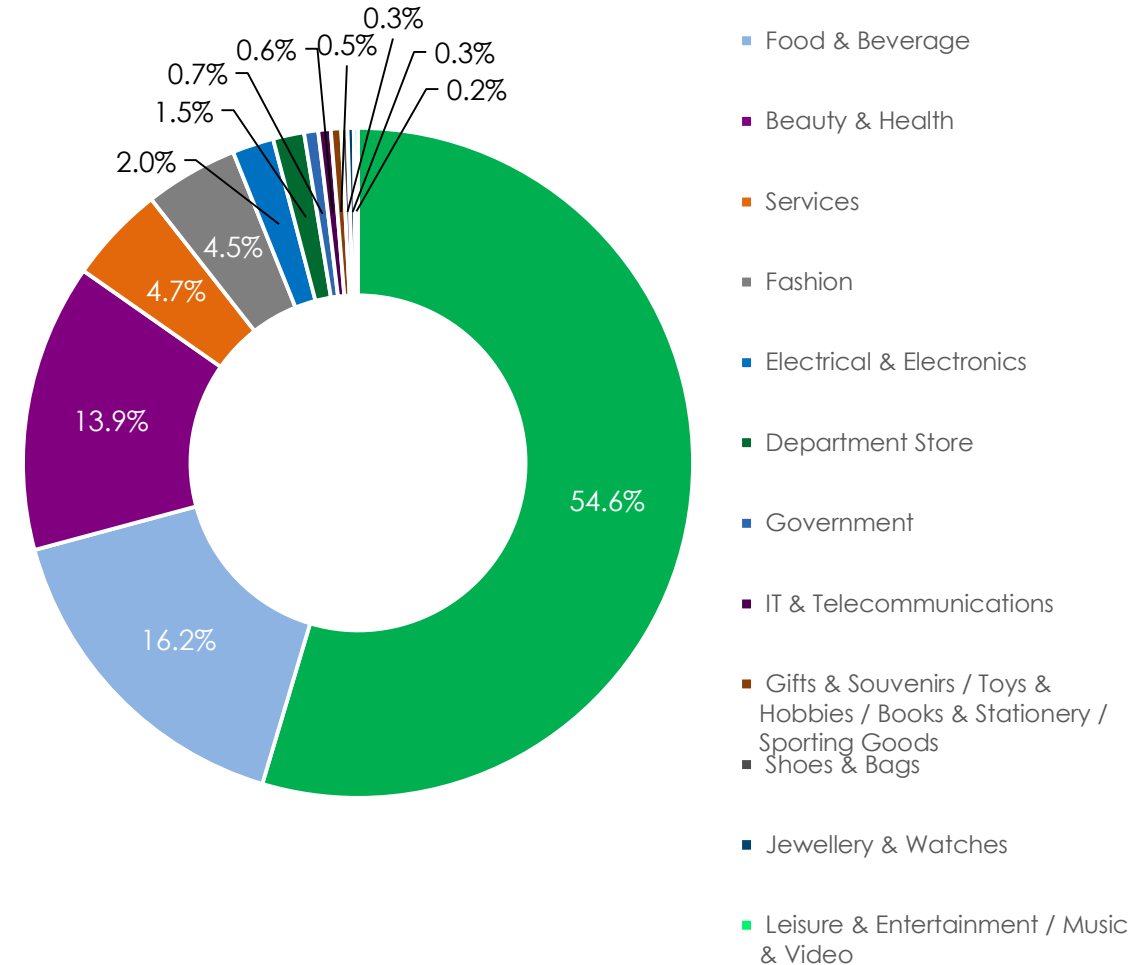
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

The Atrium@Orchard

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



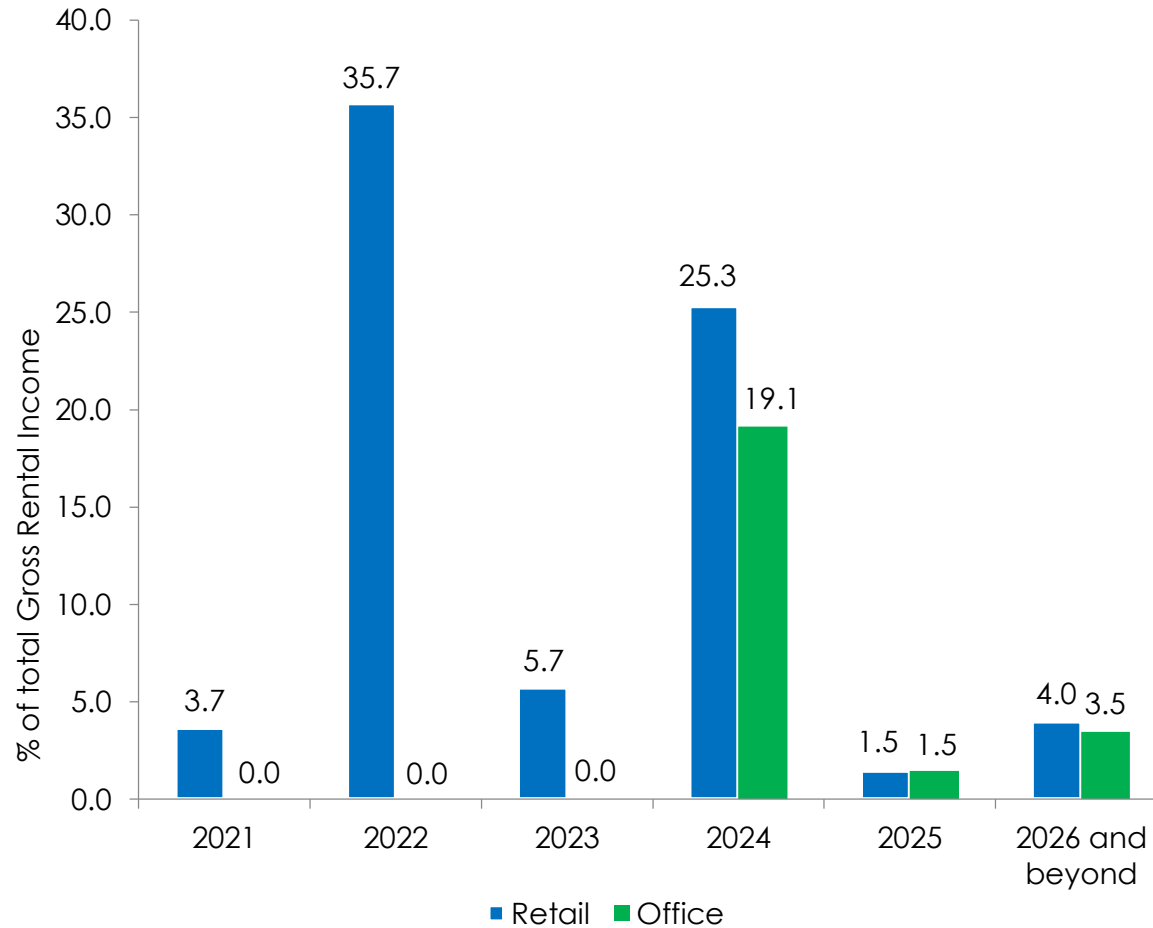
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

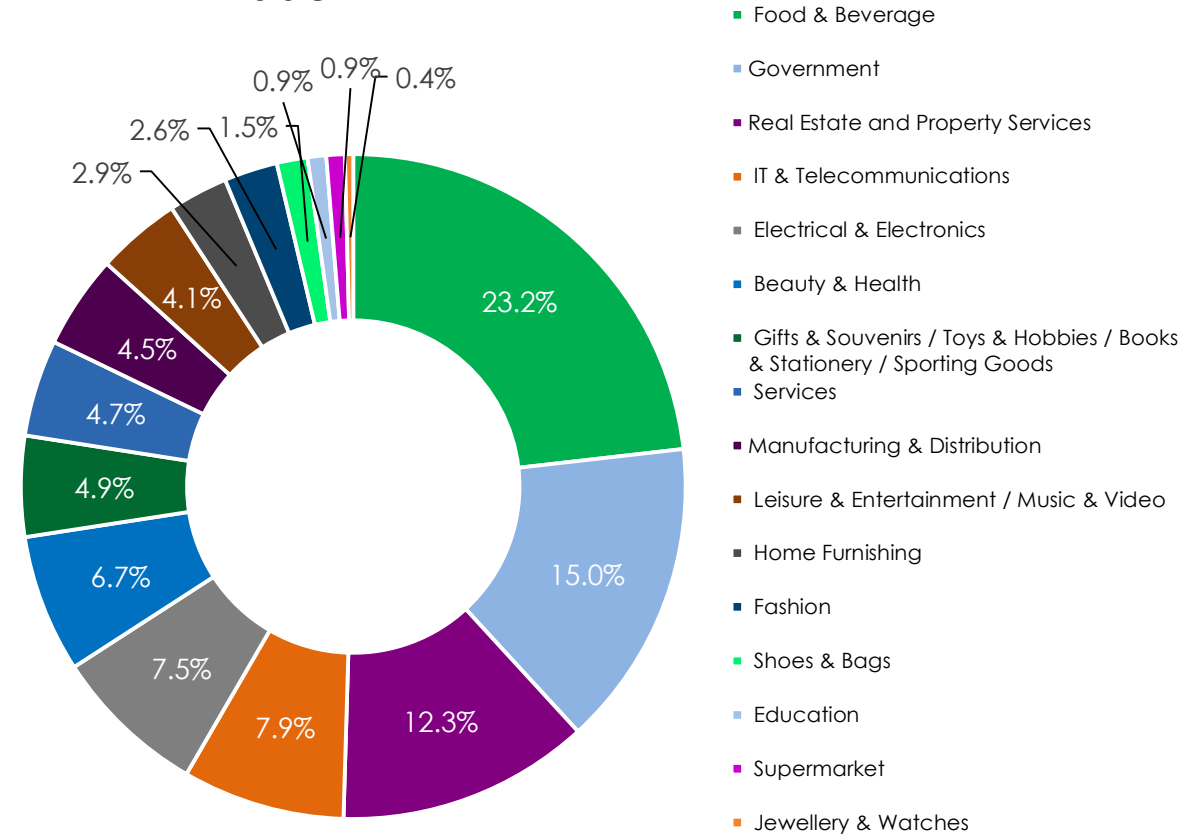
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

Funan

Lease Expiry Profile⁽¹⁾



Trade Mix⁽²⁾



Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.