



CapitaLand Integrated Commercial Trust
**Proposed Acquisition of
50.0% interest in 101 Miller Street &
Greenwood Plaza in Sydney, Australia**

23 December 2021

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Additional Information

Notes:

- (1) Any discrepancies in the tables and charts between the listed figures and totals thereof are due to rounding.
- (2) Unless otherwise stated, all Australian dollar amounts in this presentation have been translated into Singapore dollars based on an exchange rate of A\$1.00 to S\$0.97 as at 6 December 2021.
- (3) NABERS (National Australian Built Environment Rating System) is a national rating system that measures the environmental performance of Australian buildings. It measures the energy efficiency, water usage, waste management and indoor environment quality of a building or tenancy and its impact on the environment. A 6 Star rating demonstrates market-leading performance, while a 1 Star rating indicates considerable scope for improvement.

A photograph of the Greenwood Plaza in Sydney, Australia, at dusk. The image features a tall, dark glass skyscraper with the 'Genworth' logo at the top, and a curved, multi-story office building with a white and blue facade. The street is busy with traffic, and the sky is a deep blue. In the foreground, there are streetlights and banners. The overall scene is a vibrant urban environment.

Overview

The property is an iconic integrated development comprising a 28-storey Premium Grade office tower and a 2-storey office building, collectively referred to as 101 Miller Street (unless otherwise stated) and retail centre, known as Greenwood Plaza.

CapitaLand
Integrated Commercial
Trust

101 Miller Street and Greenwood Plaza, Sydney, Australia

Reconstituting Portfolio to be Better Positioned for Growth

Singapore remains key focus; while expansion into Australia offers another engine of growth and diversified income base



►01 Divestment

Divested 50.0% interest in One George Street for S\$640.7 million⁽¹⁾ with an exit yield of 3.17%



►02 Equity

Raised gross proceeds of S\$250.0 million via private placement closed on 8 Dec 2021



►03 Debt

~50% of loan-to-value

►04 Proposed Acquisitions in Sydney, Australia

- Two Grade A office buildings and 50.0% interest in an integrated development comprising Premium Grade office and a retail centre announced on 3 Dec 2021 and 22 Dec 2021 respectively.

Aggregate property value	~A\$1.1 billion ⁽²⁾
Combined implied NPI yield	5.1% ⁽³⁾
Combined pro forma DPU accretion	2.8% ⁽⁴⁾
Contribution to CICT's pro forma portfolio property value	~5%
Pro forma aggregate leverage post acquisition of the three Australian properties	~41%



Notes:

(1) Based on agreed property value (100% basis) or sales consideration of S\$1,281.5 million.

(2) Includes rental guarantee for 100 Arthur Street and 101 Miller Street and Greenwood Plaza.

(3) Based on the pro forma 1H 2021 annualised NPI of 101 Miller Street and Greenwood Plaza, 66 Goulburn Street and 100 Arthur Street and taking into account the following assumptions: (a) the acquisitions of the two trusts holding 66 Goulburn Street and 100 Arthur Street as well as 101 Miller Street and Greenwood Plaza were completed on 1 January 2021 and held and operated to 30 June 2021; (b) including rental guarantee for 100 Arthur Street; (c) the tenants and committed tenants of 100 Arthur Street as at 30 September 2021 were in place on 1 January 2021.

(4) Assuming a loan-to-value of approximately 50% for the proposed acquisitions and the balance of the total acquisition outlays to be funded from a combination of net sales proceeds from the divestment of 50.0% interest in One George Street (Divestment) and net proceeds from the private placement closed on 8 December 2021. Pro forma annualised DPU for 1H 2021 assumes the Divestment and the proposed acquisitions of the three Australian properties had been completed on 1 January 2021.

Transaction Highlights

- ✓ Proposed DPU-accretive acquisition of 50.0% interest in an iconic integrated development comprising 101 Miller Street, a Premium Grade⁽¹⁾ office tower, a 2-storey office building and Greenwood Plaza, a retail centre in North Sydney
- ✓ Deepening presence in Sydney, Australia with the proposed acquisition
- ✓ In line with CICT's portfolio reconstitution strategy and to develop scale in target developed markets
- ✓ Transaction expected to be completed in 1Q 2022



Making an entry to Australia with
~A\$1.1 billion
 worth of investments



DPU Accretion⁽²⁾
1.0%



NPI Yield
 1H 2021 annualised: **4.9%⁽³⁾**
 Passing: **5.6%⁽⁴⁾**



Independent Valuation⁽⁵⁾

A\$422.0 million
(S\$409.3 million)



Purchase Price⁽⁶⁾

A\$422.0 million (S\$409.3 million)



101 Miller Street and Greenwood Plaza (50.0% interest)

66 Goulburn Street

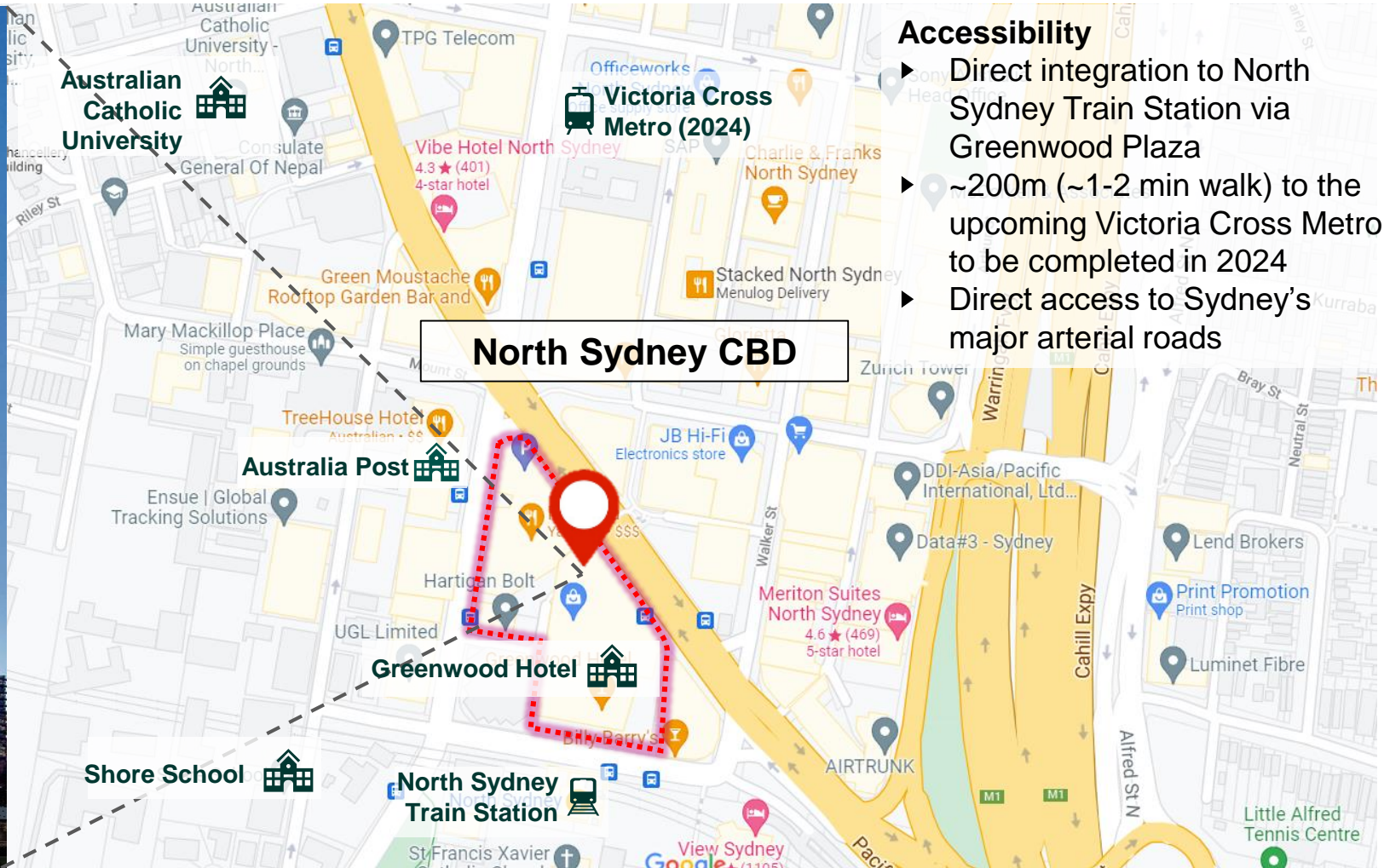
100 Arthur Street

Notes:

- (1) Property Council of Australia – A guide to building office quality
- (2) Based on pro forma 1H 2021 annualised NPI from 101 Miller Street and Greenwood Plaza. Assuming a loan-to-value of approximately 51% for the proposed acquisition and the balance of the total acquisition outlay to be funded from a combination of partial net sales proceeds from the Divestment and about S\$95.9 million of the net proceeds from the private placement closed on 8 December 2021.
- (3) Based on pro forma 1H 2021 annualised NPI.
- (4) Passing NPI yield as set out in the valuation report by Savills Valuations Pty Ltd. as at 1 December 2021.
- (5) Independent valuation as at 1 December 2021 based on discounted cash flow and capitalisation methods by Savills Valuations Pty Ltd.
- (6) Purchase price is based on 50.0% interest of 101 Miller Street and Greenwood Plaza and includes a rental guarantee of A\$7 million. This rental guarantee is provided by the vendor, in view of any potential impact to the tenants as a result of the ongoing COVID-19 situation in Sydney.

101 Miller Street and Greenwood Plaza

One of only three Premium Grade buildings strategically located in North Sydney



101 Miller Street and Greenwood Plaza

Unique integrated development with Premium Grade office and retail centre



5-STAR NABERS Energy⁽¹⁾
4.5-STAR NABERS Water⁽¹⁾
5-Star Green Star⁽¹⁾

All information as at 20 October 2021 on 100% basis unless otherwise stated.

Address	101 – 103 Miller Street & 36 Blue Street, North Sydney, New South Wales
Property Description	An iconic integrated development comprising a 28-storey Premium Grade office tower, a 2-storey office building and a retail centre
Co-owners	CICT (50.0% interest) Mirvac Commercial Trust (50.0% interest)
Tenure	Freehold
Year of Completion / Last Refurbishment	101 Miller Street: 1992 / 2008 ⁽²⁾ Greenwood Plaza: 1992 / 2013
Site Area	11,870 sqm (~127,768 sq ft)
NLA	Office: 37,473 sqm (~403,356 sq ft) or 80.8% of total NLA Retail: 8,930 sqm (~96,122 sq ft) or 19.2% of total NLA Total: 46,403 sqm (~499,478 sq ft)
Parking Lots	Car park: 531 and Bicycle: 170
Purchase Price⁽³⁾	A\$422.0 million (S\$409.3 million)
Independent Valuation⁽⁴⁾	A\$422.0 million (S\$409.3 million)
No of Tenants	~90
Weighted Average Lease Expiry ⁽⁵⁾	3.6 years
Committed Occupancy	94.9%
NPI Yield	4.9% ⁽⁶⁾ 5.6% ⁽⁷⁾



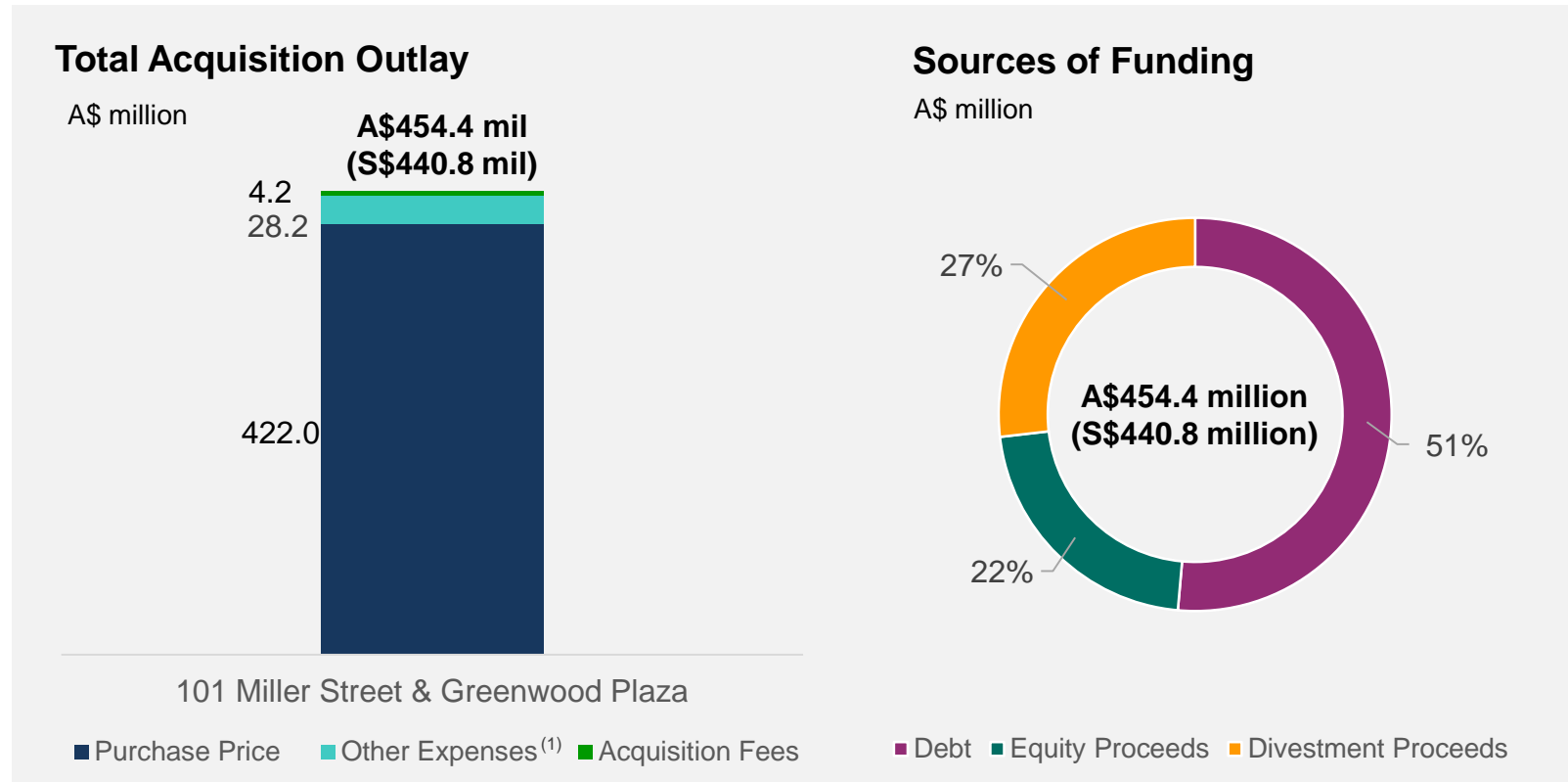
101 Miller Street and Greenwood Plaza

Notes:

- (1) Green building rating is applicable only for the 28-storey Premium Grade office tower. CICT is committed to achieving green certifications for the 2-storey office building and Greenwood Plaza.
- (2) Refurbishment only for 28-storey Premium Grade office tower.
- (3) Purchase price is based on 50.0% interest of 101 Miller Street and Greenwood Plaza and includes a rental guarantee of A\$7 million. This rental guarantee is provided by the vendor, in view of any potential impact to the tenants as a result of the ongoing COVID-19 situation in Sydney.
- (4) Independent valuation based on discounted cash flow and capitalisation methods by Savills Valuations Pty Ltd. as at 1 December 2021.
- (5) Based on monthly gross rental income as at 20 October 2021 and excludes gross turnover rents.
- (6) Based on pro forma 1H 2021 annualised NPI.
- (7) Passing NPI yield as set out in the valuation report by Savills Valuations Pty Ltd. as at 1 December 2021.

Total Acquisition Outlay of A\$454.4 million (S\$440.8 million)

Balance proceeds from private placement to be utilised for proposed acquisition



- ▶ Total Acquisition Outlay to be funded by a combination of:
 - Debt which will be partially funded by Australian-dollar denominated loans to achieve natural hedging
 - Balance net sales proceeds from the Divestment
 - Remaining proceeds of about S\$95.9 million from private placement closed on 8 December 2021

Note:

(1) Other expenses include stamp duty, estimated professional and other fees and expenses incurred or to be incurred by CICT in connection with the acquisition.

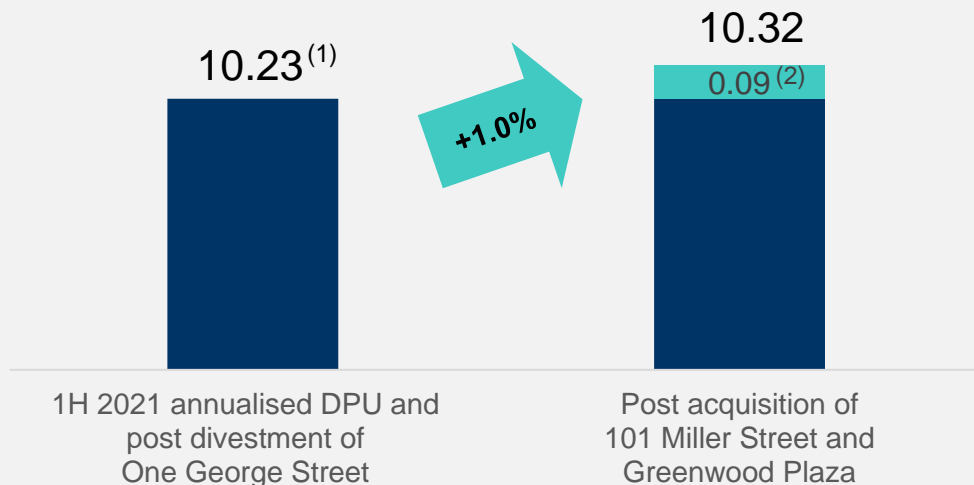
Financial Effects and Capital Management

Continue to adopt a prudent capital management strategy

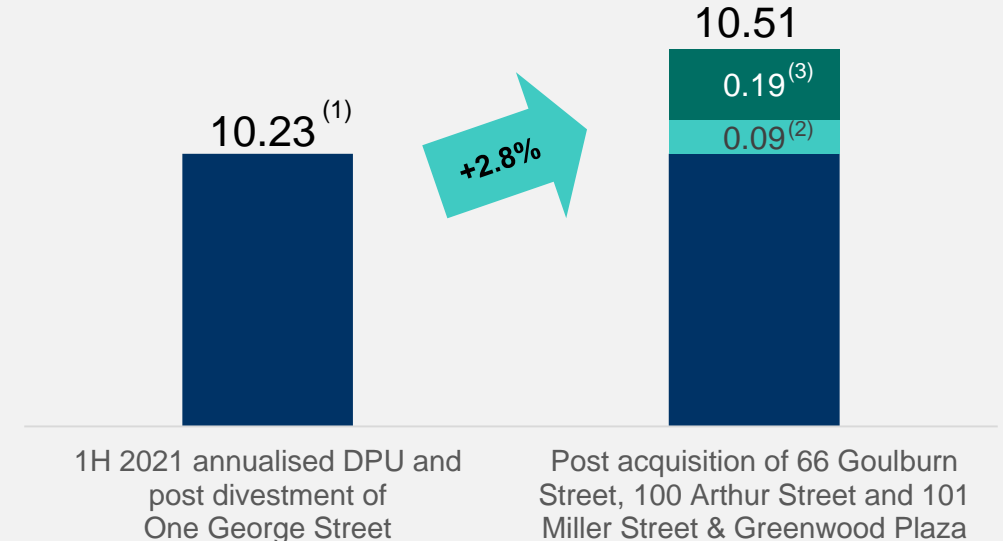
FOR ILLUSTRATIVE PURPOSE: Pro forma Distribution per Unit (DPU) (\$ cents)

Funding with debt, divestment proceeds and equity

DPU accretion for the proposed acquisition of 101 Miller Street & Greenwood Plaza



DPU accretion for the proposed acquisitions of the three Australian properties

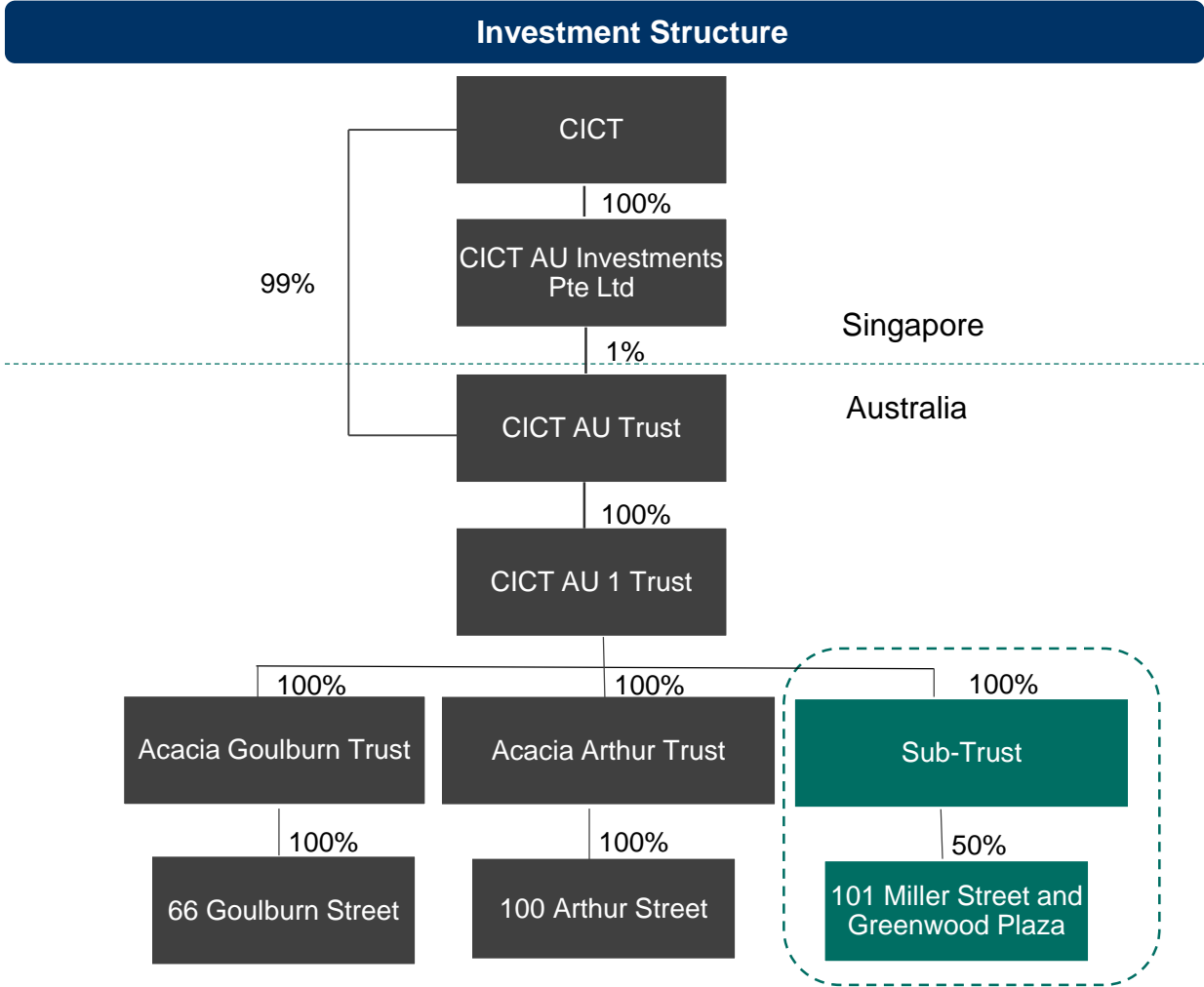


Notes:

- (1) DPU for 1H 2021 on an annualised basis, and assuming the Divestment had been completed on 1 January 2021.
- (2) Based on pro forma 1H 2021 annualised NPI of 101 Miller Street and Greenwood Plaza. Assuming a loan-to-value of approximately 51% for the proposed acquisition and the balance of the total acquisition outlay to be funded from a combination of partial net sales proceeds from the Divestment and about S\$95.9 million of the net proceeds from the private placement closed on 8 December 2021.
- (3) Based on pro forma 1H 2021 annualised NPI of 66 Goulburn Street and 100 Arthur Street and taking into account the following assumptions: (a) the acquisition of the two trusts were completed on 1 January 2021 and held and operated to 30 June 2021; (b) including rental guarantee for 100 Arthur Street; (c) the tenants and committed tenants of 100 Arthur Street as at 30 September 2021 were in place on 1 January 2021. Assuming a loan-to-value of approximately 50% for the proposed acquisitions of 66 Goulburn Street and 100 Arthur Street and the balance of the total acquisition outlay for the proposed acquisitions of 66 Goulburn Street and 100 Arthur Street are funded from a combination of partial net sales proceeds from the Divestment and S\$150.0 million of the net proceeds from the private placement closed on 8 December 2021.

Proposed Investment Structure

CICT to co-own the integrated development with Mirvac Commercial Trust



Investment Merits



101 Miller Street and Greenwood Plaza, Sydney, Australia

CapitaLand
Integrated Commercial
Trust

GREENWOOD
GROCER

Investment Merits

1 Deepening presence in Sydney

2 Riding on the rejuvenation of North Sydney

3 Quality asset that complements CICT's strategy, enhances resilience and diversity of portfolio

4 Transaction is DPU accretive to Unitholders

5 Leveraging Sponsor's established platform

1

Deepening Presence in Sydney

In line with CICT's strategy to build scale in markets with existing footprint



Sydney CBD

66 Goulburn Street

100 Arthur Street

101 Miller Street and
Greenwood Plaza

North Sydney CBD

1

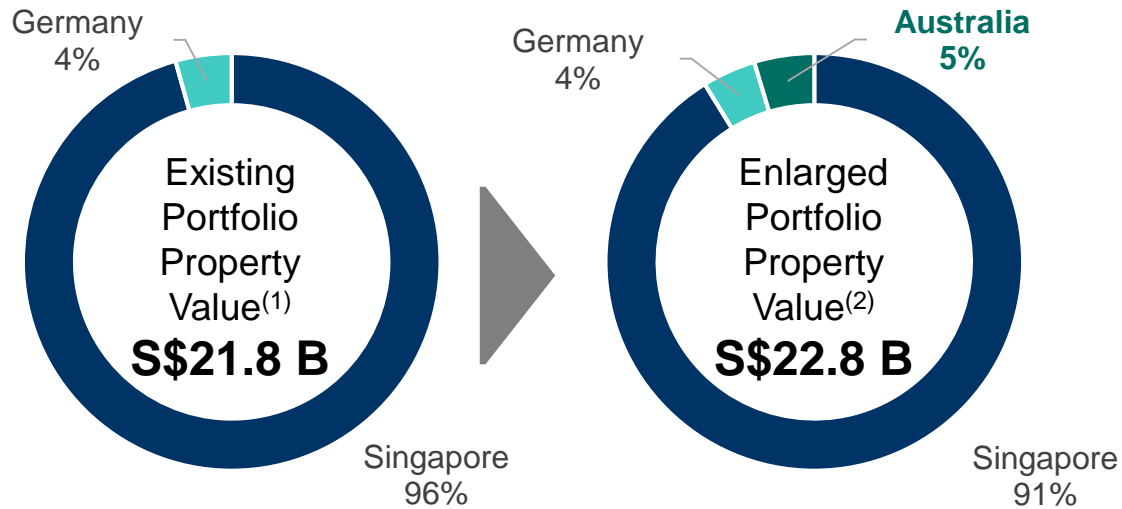
Deepening Presence in Sydney

CICT's presence in Australia increases to ~5% of portfolio property value

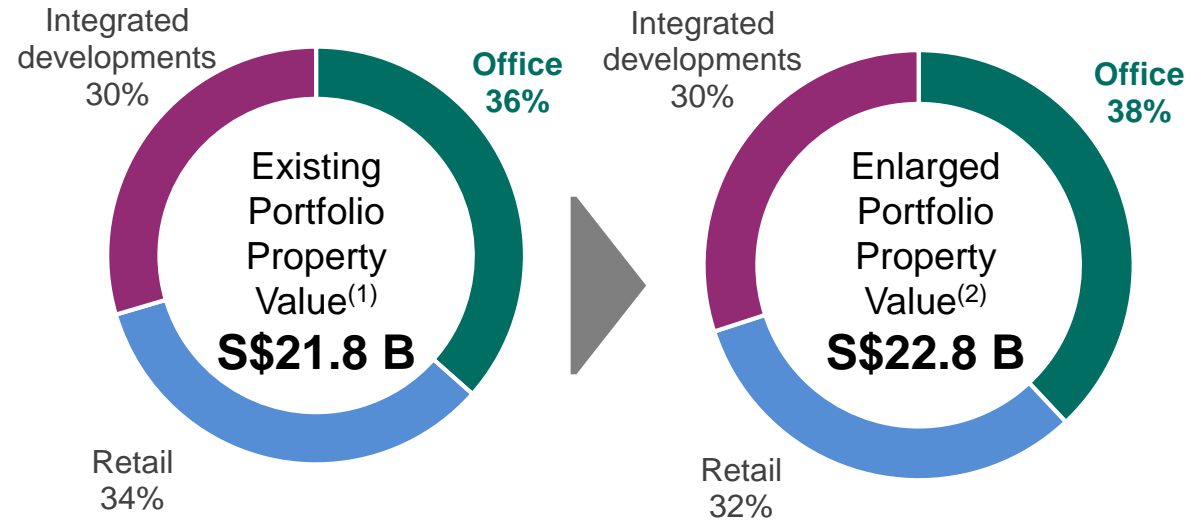
- ▶ Portfolio property value to increase approximately 5% from S\$21.8 billion⁽¹⁾ to S\$22.8 billion⁽²⁾
- ▶ Majority of portfolio remains green rated post acquisition⁽³⁾

Portfolio Details by Geography and Asset Class after Proposed Acquisitions of the Three Australian Properties

Portfolio property value by geography



Portfolio property value by asset class



Notes:

- (1) Existing portfolio property value is based on valuation as at 31 December 2020 and assuming One George Street had been divested.
- (2) Enlarged portfolio property value includes existing portfolio value, 66 Goulburn Street and 100 Arthur Street, which are based on valuations as at 15 November 2021, and 50.0% interest of 101 Miller Street and Greenwood Plaza which is based on valuation as at 1 December 2021.
- (3) Green building rating is applicable only for the 28-storey Premium Grade office tower. CICT is committed to achieving green certifications for the 2-storey office building and Greenwood Plaza.

2

Riding on the Rejuvenation of North Sydney

Part of the North District Plan by Greater Sydney Commission to develop North Sydney CBD as part of the Harbour CBD⁽¹⁾; Sydney Metro to be a gamechanger for North Sydney

SYDNEY RAIL NETWORK⁽²⁾



- ▶ 101 Miller Street and Greenwood Plaza are directly connected to North Sydney station, which is on the T1 North Shore line of the Sydney metropolitan train network.
- ▶ Travel time from North Sydney to the CBD (Wynyard station) is 5 minutes on the North Shore line.
- ▶ Sydney Metro was introduced to increase Sydney’s metropolitan train capacity. Sydney Metro is Australia’s largest public transport infrastructure project, providing the first fully automated rail system in Australia.
- ▶ The future Victoria Cross Metro in North Sydney will bring more traffic from the Western part of Sydney to North Sydney and become a focal point to be developed into a high-quality commercial and retail hub.
- ▶ Indicative travel time from Victoria Cross Metro (from 2024) on the new metro line⁽³⁾:
 - 3 minutes to Barangaroo Station
 - 5 minutes to Sydney Metro Martin Place Station
 - 9 minutes to Central Station

Notes:
 (1) Greater Sydney Commission: [North District Plan](#)
 (2) Sydney rail network: <https://transportnsw.info/>
 (3) Sydney Metro: [Victoria Cross Metro](#)

2

Riding on the Rejuvenation of North Sydney

Major commercial hub with multiple plans to improve public domain to support its North Sydney CBD vision



1 Miller Place


- Create a pedestrian space that will potentially become the civic, retail and social heart of North Sydney CBD
- A public plaza that will be able to accommodate tens of thousands of commuters with areas to relax, gather and be entertained

2 Central Laneways Masterplan

- Connect the south (North Sydney train station) to north (St. Leonards Park) with a laneway network which will also interconnect major urban spaces such as Greenwood Plaza

3 Ward Street Masterplan

- Transform existing public car park into a new plaza and provide a new knowledge and cultural hub as part of the redevelopment of the surrounding buildings

 101 Miller Street and Greenwood Plaza’s strategic location in the heart of the North Sydney CBD to benefit from the transformation and growth in the area.

Source: North Sydney Council: [CBD Public Domain Strategy](#) and [Ward St Precinct Masterplan](#)

Riding on the Rejuvenation of North Sydney

Completed stock and potential supply to rejuvenate North Sydney CBD; Demand to pick up

North Sydney CBD

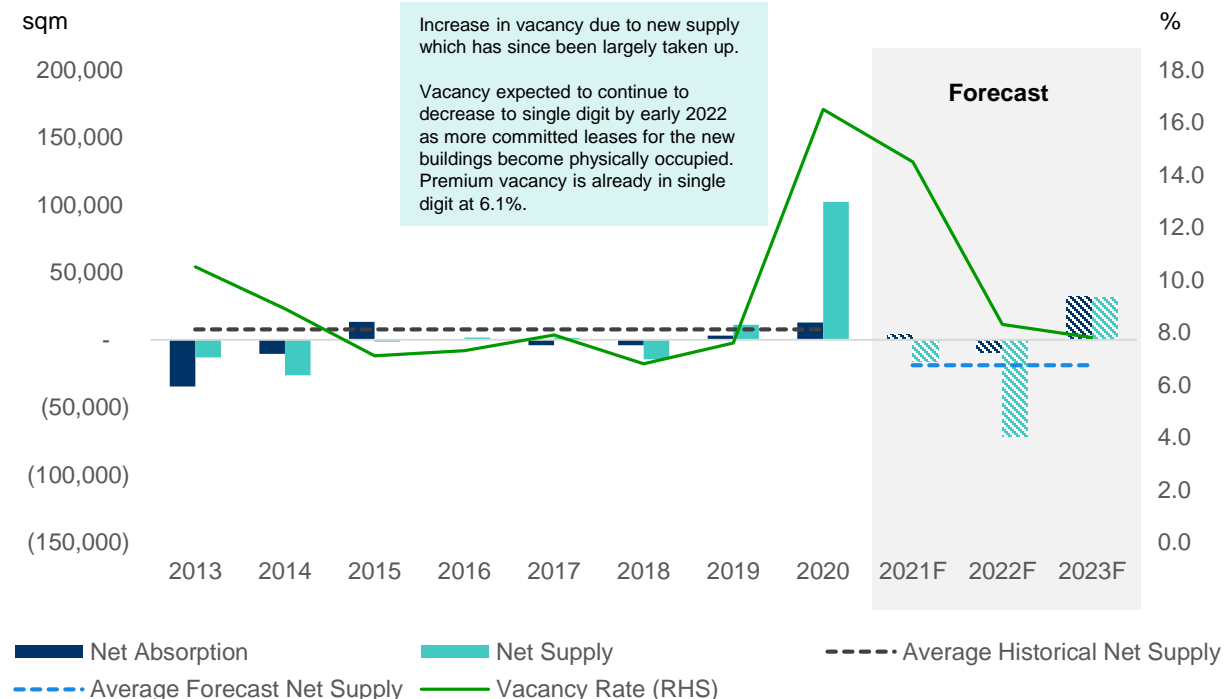
- ▶ Two key trends observed in the leasing market are the centralisation from metropolitan markets and flight to quality.⁽¹⁾
- ▶ Major leasing activity recorded at recently completed projects with transactions featuring tenants moving into North Sydney and relocating for expansion.⁽¹⁾
- ▶ North Sydney's vacancy rate is expected to contract materially due to a number of leases recently signed but yet to commence and no new supply due until 3Q 2022⁽¹⁾. Some of the existing stock expected to be withdrawn for potential redevelopment and refurbishment⁽²⁾.
- ▶ Cardigal forecasts prime⁽³⁾ vacancy rates forecast to fall to 9% in 2022⁽¹⁾

	North Sydney CBD	Premium	Grade A
Total Stock ⁽⁴⁾ (sqm)	922,793	137,464	222,072
Net Supply ⁽⁴⁾ (sqm)	0	0	0
Net Absorption ⁽⁴⁾ (sqm)	776	15,875	212
Vacancy ⁽⁴⁾⁽⁵⁾ (%)	16.4	6.1	18.6

Notes:

- (1) Cadigal Research August 2021
- (2) North Sydney Council: [Current DAs](#)
- (3) Refers to Premium and Grade A stock.
- (4) Property Council of Australia July 2021
- (5) According to Property Council of Australia, vacant space is defined as areas within buildings available for occupation at the time of survey. Space which is empty but unable to be occupied is not included in the calculation of vacancies and marketable stock. Space under work for make good or fit out is considered occupiable.
- (6) CBRE Research 3Q 2021

North Sydney Net Absorption, Net Supply and Vacancy⁽⁶⁾



Period	Average annual net supply (sqm)	Average annual net absorption (sqm)
8-year (2013-2020)	7,700	(2,900)
3-year forecast (2021-2023)	(18,900)	9,000

3

Quality Asset that Complements CICT's Strategy, Enhances Resilience and Diversity of Portfolio

Opportunity to co-own one of the most prominent buildings in North Sydney



Spectacular panoramic views of Sydney CBD, Harbour Bridge and Opera House



Direct access from North Sydney train station to Greenwood Plaza



Quality Asset

- ▶ One of only three Premium grade properties in North Sydney
- ▶ Unparalleled views of Sydney CBD, Harbour Bridge and Opera House



Green Ratings⁽¹⁾/ Features

- ▶ 5-STAR NABERS Energy
- ▶ 4.5-STAR NABERS Water
- ▶ 5-STAR Green Star
- ▶ Double-glazed windows
- ▶ Rooftop of Greenwood Plaza is one of the key activation community places in North Sydney with a wide range of seasonal events⁽²⁾



Excellent Connectivity

- ▶ Proximity to the public bus and direct integration with train networks
 - Direct link to North Sydney Station through integrated access with Greenwood Plaza
 - In 2019, North Sydney Station was the 5th busiest out of all 279 Sydney train stations with 68,280 daily passengers⁽³⁾
 - Within 10-minute commute of the three largest Sydney CBD train stations (Townhall, Central and Wynyard)⁽³⁾
 - ~200m (~1-2 mins walk) to the upcoming Victoria Cross Metro to be completed in 2024
- ▶ Direct access to Sydney's major arterial roads

Notes:

(1) Green building rating is applicable only for the 28-storey Premium Grade office tower. CICT is committed to achieving green certifications for the 2-storey office building and Greenwood Plaza.

(2) North Sydney Council: [CBD Public Domain Strategy](#)

(3) Source: Location IQ, November 2021

3

Quality Asset that Complements CICT's Strategy, Enhances Resilience and Diversity of Portfolio

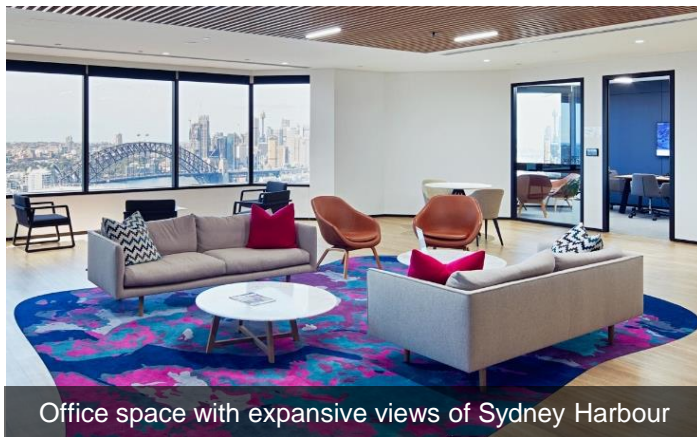
101 Miller Street – iconic Premium Grade building with quality office space and amenities



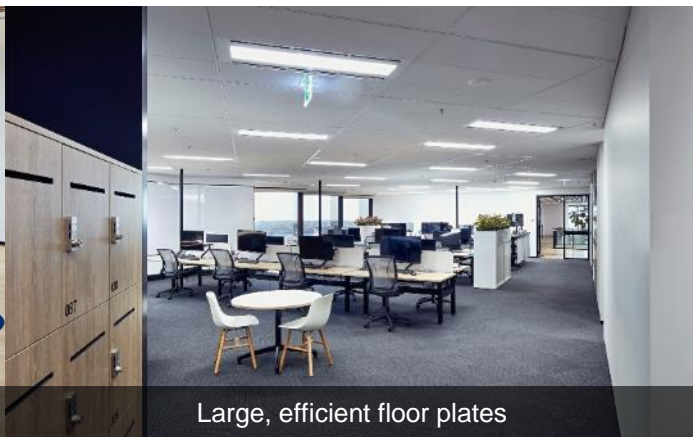
End-of-trip facilities



Bike storage areas



Office space with expansive views of Sydney Harbour



Large, efficient floor plates



Amenities

- ▶ Café on the ground floor
- ▶ End-of-trip facilities comprising showers, lockers and bike storage areas
- ▶ Ample parking spaces
- ▶ High quality retail amenity by Greenwood Plaza
- ▶ Direct link to North Sydney Station through integrated access with Greenwood Plaza



Space

- ▶ 28-storey building
- ▶ Large, efficient floorplates up to 1,500 sqm with panoramic views across Sydney CBD, Harbour Bridge and Opera House

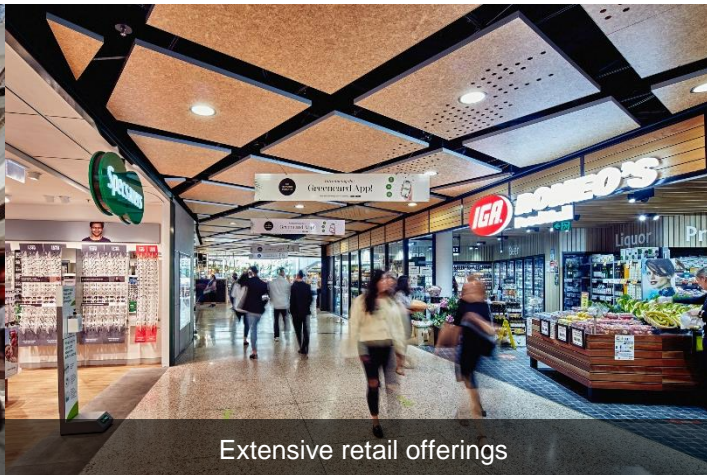
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Quality Asset that Complements CICT's Strategy, Enhances Resilience and Diversity of Portfolio

Greenwood Plaza – three-level retail centre offering high quality urban retailing and convenience options to the North Sydney workforce, resident and student population



Convenience-based shopping centre



Extensive retail offerings

KEY STATISTICS

No of Retail Offerings

~90

Shopper Traffic
Apr-to-Sep 2021
Monthly Average

Recovered
104.9%
vs Apr-to-Sep 2020
Monthly Average

Tenants' Sales
Moving average
turnover (MAT)
as at Sep 2021

Recovered
69.4%
year-on-year

Well-known Brands



TRADE AREA CATCHMENT(1)

- ▶ Home to a population of ~31,500 which is projected to increase to ~36,200 by 2041
- ▶ ~47,700 workers employed within the area, and expected to increase to around 71,200 by 2041
- ▶ North Sydney has a younger, more affluent population where workers record high income levels (average per capita income of A\$79,000 vs Sydney's average of A\$42,000⁽²⁾) and a greater portion of them are considered "white collar" roles

OFFERINGS

- ▶ Around 90 specialty retail and service offerings
- ▶ Tenants include well-known brands such as CottonOn, Din Tai Fung, Seed, L'Occitane, MAC Cosmetics, Romeo's IGA, Vodafone, Medibank Private
- ▶ Direct integration with North Sydney train station provides seamless connectivity

Notes:

(1) Location IQ, November 2021

(2) Trade Area Socio-Economic Profile, 2016 Census; Location IQ, November 2021

3

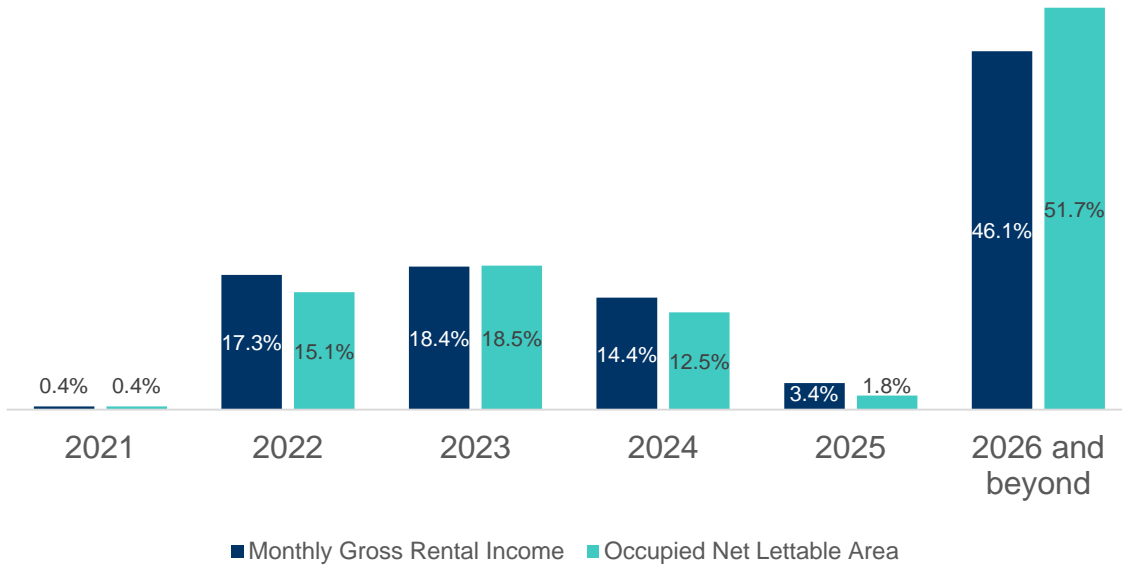
Quality Asset that Complements CICT's Strategy, Enhances Resilience and Diversity of Portfolio

Robust tenancy profile anchored by high quality tenants

Lease Expiry Profile

Weighted Average Lease to Expiry⁽¹⁾ = 3.6 years

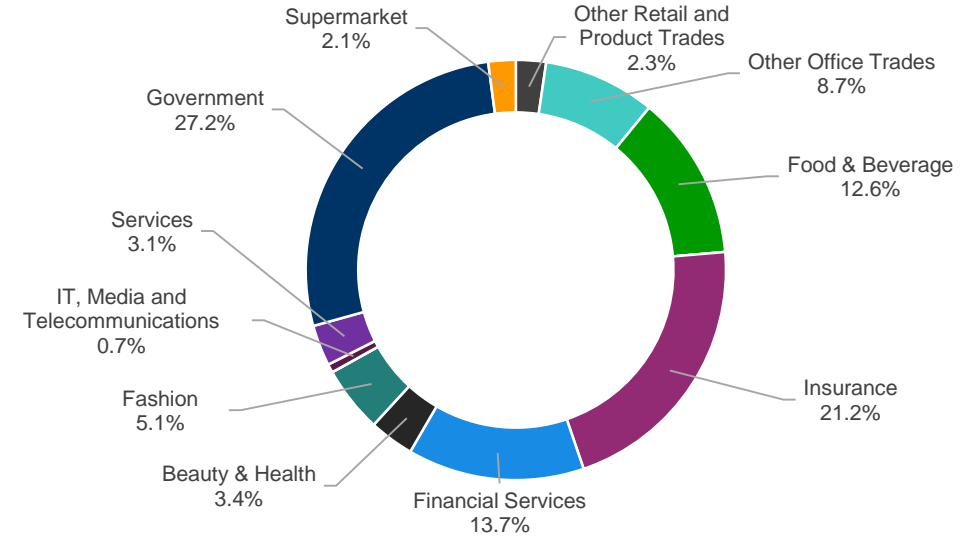
- ▶ Over 60% of total NLA occupied by tenants with investment grade credit
- ▶ Annual rent escalations of 3% - 5%



Note:

(1) Based on monthly gross rental income for as at 20 October 2021 and excludes gross turnover rents.

Tenant Mix⁽¹⁾



Top 3 Tenants make up ~44% of gross rental income⁽¹⁾

Tenant Name	Trade Category	Description
Commonwealth of Australia	Government	Government of Australia
Genworth Financial Mortgage Insurance	Insurance	Leading provider of lenders mortgage insurance in Australia
Allianz	Financial Services	Global financial services provider for insurance and asset management

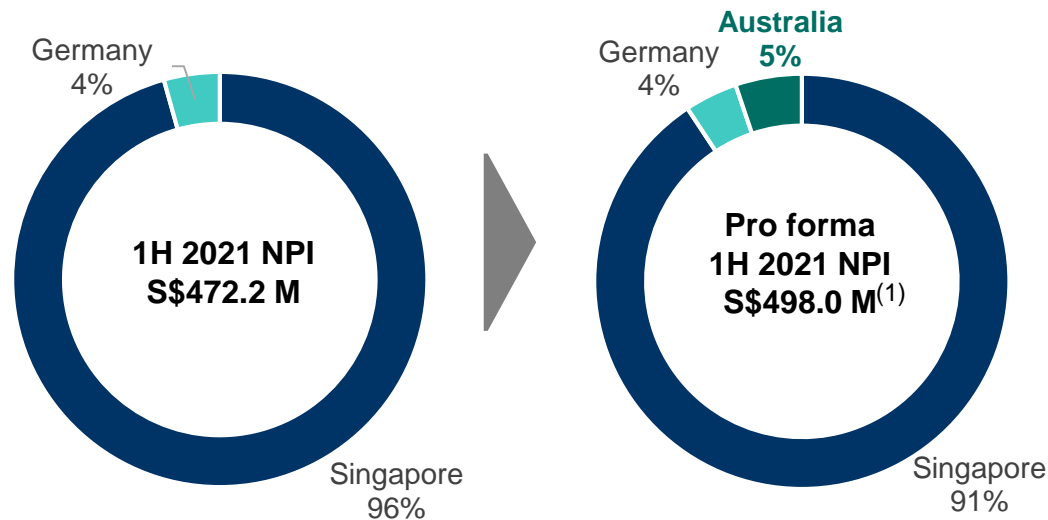
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Quality Asset that Complements CICT's Strategy, Enhances Resilience and Diversity of Portfolio

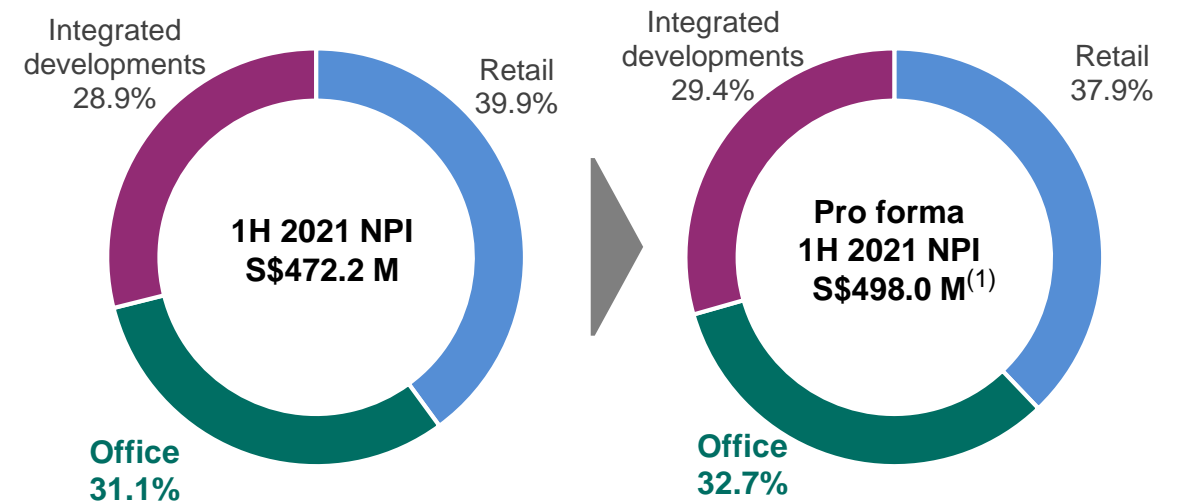
Improving income diversification with the addition of the three Australian properties

NPI Contribution by Geography and Asset Class after Proposed Acquisitions of the Three Australian Properties

NPI contribution by geography



NPI contribution by asset class



Note:

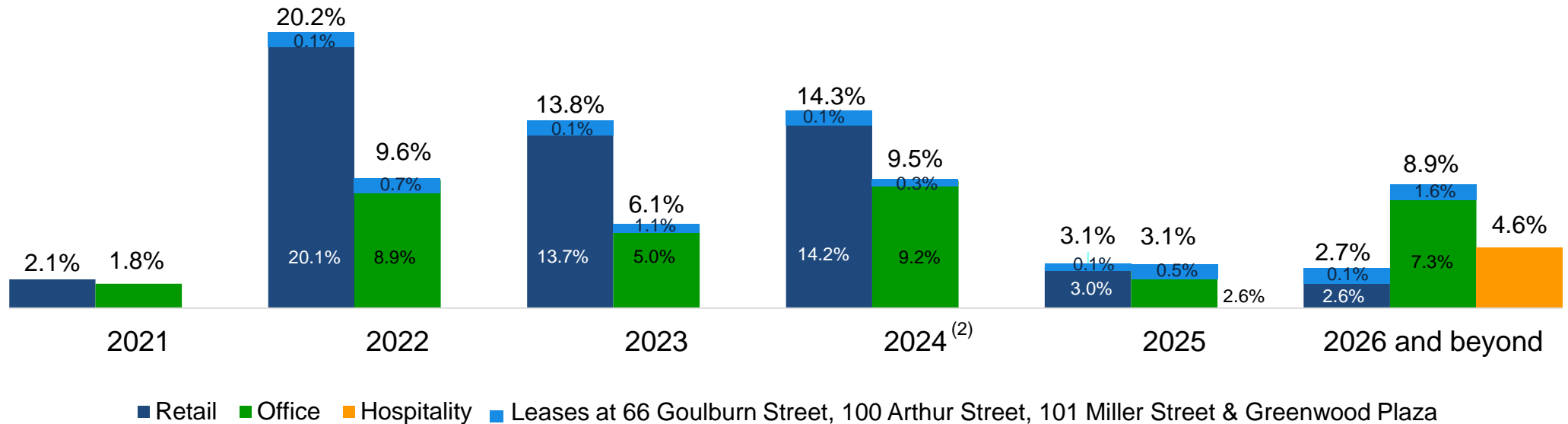
(1) Based on CICT's 1H 2021 NPI and 1H 2021 NPI of 66 Goulburn Street and 100 Arthur Street and 1H 2021 NPI of 101 Miller Street and Greenwood Plaza (50.0% interest) assuming the acquisitions of the three Australian properties were completed on 1 January 2021 and held and operated to 30 June 2021.



Quality Asset that Complements CICT's Strategy, Enhances Resilience and Diversity of Portfolio

Portfolio WALE⁽¹⁾ increased to 3.1 years from 3.0 years post acquisition of the three Australian properties

Portfolio Lease Expiry Profile Post Acquisition



- Notes:
- (1) Weighted average lease expiry (WALE) based on:
 - (i) committed monthly gross rental income as at 30 September 2021 for CICT's portfolio and excludes gross turnover rents.
 - (ii) committed monthly gross rental income as at 30 September 2021 for 66 Goulburn Street and 100 Arthur Street and as at 20 October 2021 for the Property and excludes gross turnover rents; and
 - (iii) excluding the Divestment and based on 94.9% interest in Gallileo and Main Airport Center, Frankfurt; and WeWork's 7-year lease at 21 Collyer Quay. Includes 66 Goulburn Street and 100 Arthur Street.
 - (2) The existing lease with Commerzbank will be terminated in 2024. The Manager is exploring future plans for the building.

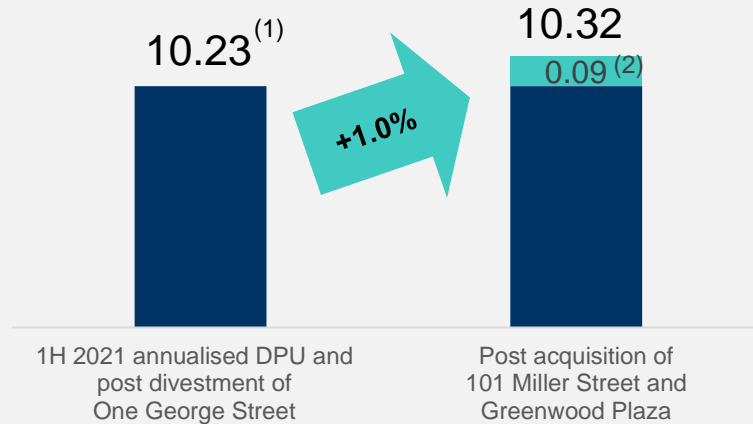
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Transaction is DPU Accretive to Unitholders

FOR ILLUSTRATIVE PURPOSE: Pro forma Distribution per Unit (DPU) (S cents)

Funding with debt, divestment proceeds and equity

DPU accretion for the proposed acquisition of 101 Miller Street & Greenwood Plaza



Capital Management

- ▶ Acquisition to be funded by a combination of debt, divestment proceeds and equity
 - Debt to be partially funded by Australian-dollar denominated loans to achieve natural hedging
 - Partial net sales proceeds from Divestment
 - Remaining proceeds of about S\$95.9 million from private placement closed on 8 December 2021
- ▶ Net distributions expected to be hedged

Notes:

(1) DPU for 1H 2021 on an annualised basis, and assuming the Divestment had been completed on 1 January 2021.

(2) Based on pro forma 1H 2021 annualised NPI of 101 Miller Street and Greenwood Plaza. Assuming a loan-to-value of approximately 51% for the proposed acquisition and the balance of the total acquisition outlay to be funded from a combination of partial net sales proceeds from the Divestment and about S\$95.9 million of the net proceeds from the private placement closed on 8 December 2021.

5 Leveraging Sponsor's Established Platform

CapitaLand Investment has a strong presence and platform in Australia since 2015

- ▶ Continue to leverage Sponsor's investment and asset management capabilities



4

Presence in Key Cities of Australia

- ▶ Sydney
- ▶ Melbourne
- ▶ Brisbane
- ▶ Perth



~790,000 sqm

Area Owned and Managed

- ▶ Logistics and suburban office sectors



37

No. of Assets under Ascendas REIT

- ▶ Acquired 40 and divested 3 properties



140

Serviced Residences and Hotels under The Ascott Limited and Ascott REIT

- ▶ >12,700 units and hotel rooms

- ▶ Arrangement for integrated development, 101 Miller Street and Greenwood Plaza



Existing property management agreement in place for 101 Miller Street and Greenwood Plaza

Key Functions of Property Manager

- ▶ Day-to-day management of the office building and shopping centre
- ▶ Leasing
- ▶ Capital expenditure management

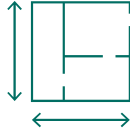
CICT's Portfolio Post Acquisition



26
properties



S\$22.8B
Portfolio property value



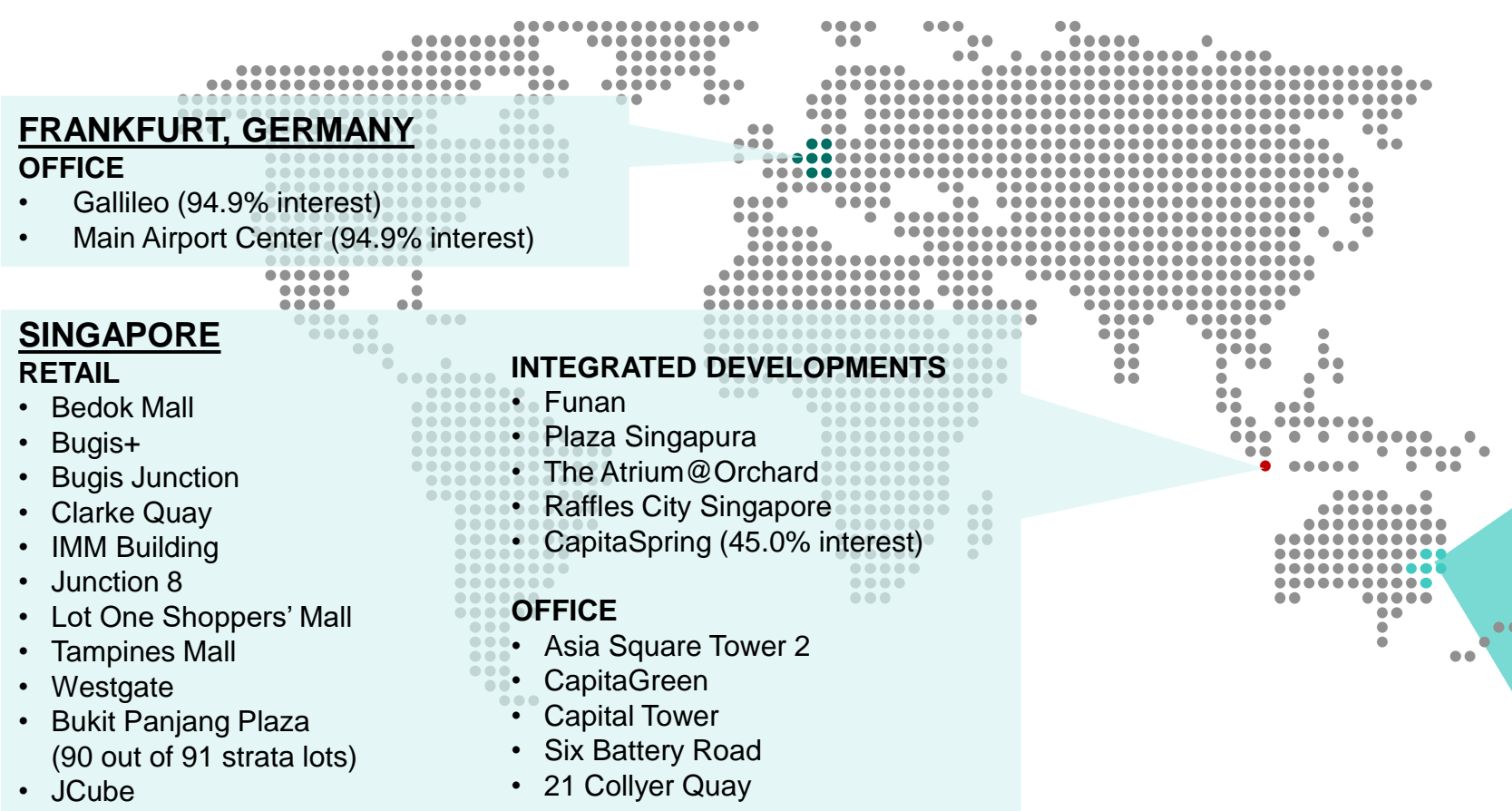
10.1M sq ft
Total NLA⁽¹⁾



93.4%
Portfolio Occupancy



3.1 years
Portfolio WALE



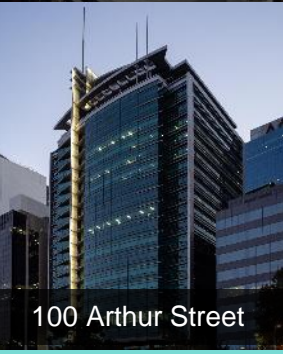
SYDNEY, AUSTRALIA
OFFICE



101 Miller Street & Greenwood Plaza
(50.0% interest)



66 Goulburn Street



100 Arthur Street

Note:
(1) Based on proportionate interests owned for the properties.

ZJOOSH

Thank You!

For enquiries, please contact:

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CapitaLand Integrated Commercial Trust Management Limited

(<http://www.cict.com.sg>)

168 Robinson Road, #25-00 Capital Tower, Singapore 068912

Tel: (65) 6713 2888 | Fax: (65) 6713 2999

101 Miller Street and Greenwood Plaza, Sydney, Australia

CapitaLand
Integrated Commercial
Trust



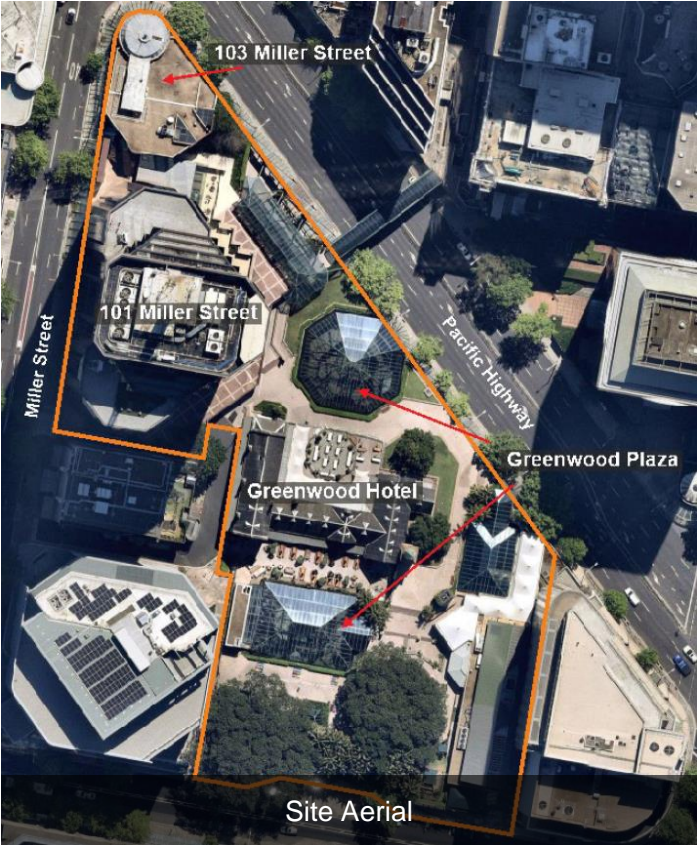
Additional Information

Genworth Genworth

101 Miller Street and Greenwood Plaza, Sydney, Australia

101 Miller Street & Greenwood Plaza

Site Overview & Stacking Plan



Greenwood Plaza

Rooftop Level	Retail
Plaza Level	Retail
Metro Level	Retail

Metro level is connected to North Sydney Station

