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CAPITALAND INTEGRATED COMMERCIAL TRUST

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

ANNOUNCEMENT

**RESULTS OF THE PRIVATE PLACEMENT OF NEW UNITS
TO RAISE GROSS PROCEEDS OF APPROXIMATELY S\$600.0 MILLION AT AN ISSUE PRICE
OF S\$2.11 PER NEW UNIT**

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of CapitaLand Integrated Commercial Trust ("CICT") dated 5 August 2025 in relation to the launch of the private placement (the "**Launch Announcement**").*

1. INTRODUCTION

Further to the Launch Announcement in relation to the launch of the private placement to raise gross proceeds of no less than approximately S\$500.0 million (the "**Private Placement**"), CapitaLand Integrated Commercial Trust Management Limited, in its capacity as manager of CICT (the "**Manager**"), is pleased to announce that Citigroup Global Markets Singapore Pte. Ltd., DBS Bank Ltd. ("**DBS**") and J.P. Morgan Securities Asia Private Limited (collectively, the "**Joint Bookrunners and Underwriters**"), in consultation with the Manager, have closed the book of orders for the Private Placement on 5 August 2025.

The Manager and the Joint Bookrunners and Underwriters have agreed to raise additional gross proceeds of approximately S\$100.0 million (the "**Upsize Option**"). With the Upsize Option, a total of 284,361,000 New Units will be issued, increasing the aggregate gross proceeds raised to approximately S\$600.0 million.

The Private Placement was approximately 4.9 times covered (including the Upsize Option) and approximately 5.9 times covered (excluding the Upsize Option) and drew strong demand from new and existing institutional, accredited and other investors.

2. ISSUE PRICE

The issue price has been fixed at S\$2.11 per New Unit (the "**Issue Price**"), as agreed

between the Manager and the Joint Bookrunners and Underwriters, following a book-building process.

The Issue Price of S\$2.11 per New Unit represents a discount of:

- (i) (for illustrative purposes only) approximately 2.48% to the adjusted volume weighted average price (“**VWAP**”)¹ of S\$2.1637 per Unit for trades in the Units done on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the Market Day² on 4 August 2025 (being the preceding Market Day up to the time the Placement Agreement was signed on 5 August 2025); and
- (ii) approximately 5.53% to the VWAP of S\$2.2334 per Unit.

A total of 284,361,000 New Units will be issued. The gross proceeds from the Private Placement amounted to approximately S\$600.0 million.

3. USE OF PROCEEDS

Further to the Announcement and subject to relevant laws and regulations, the Manager intends to use the aggregate gross proceeds of approximately S\$600.0 million from the Private Placement in the following manner:

- (i) approximately S\$466.5 million (which is equivalent to approximately 77.7% of the gross proceeds of the Private Placement) to finance the proposed acquisition of the remaining 55.0% interest in the office and retail component of CapitaSpring, a property located at 86 Market Street, Singapore 048947 and 88 Market Street, Singapore 048948³ (the proposed “**Acquisition**”), which was announced on 5 August 2025;
- (ii) approximately S\$125.9 million (which is equivalent to approximately 21.0% of the gross proceeds of the Private Placement) for the repayment and refinancing of debt and/or capital expenditure and asset enhancement initiatives; and
- (iii) approximately S\$7.6 million (which is equivalent to approximately 1.3% of the gross proceeds of the Private Placement) to pay the estimated transaction-related expenses, including professional fees and expenses, incurred or to be incurred by CICT in connection with the Private Placement,

with the balance of the gross proceeds of the Private Placement, if any, to be used for general corporate and/or working capital purposes.

1 The adjusted VWAP is computed based on the VWAP of all trades in the Units on the SGX-ST for the Market Day on 4 August 2025 (being the preceding Market Day up to the time the Placement Agreement was signed on 5 August 2025) and subtracting the Cumulative Distribution currently estimated to be approximately 6.97 Singapore cents per Existing Unit (being the mid-point of the estimated Cumulative Distribution Range). The estimated distribution for the period from 1 July 2025 to 13 August 2025 is only an estimate based on information currently available to the Manager and the Manager’s estimate of CICT’s revenue and expenses for the relevant period on a *pro-rata* basis, and the actual Cumulative Distribution may differ.

2 “**Market Day**” refers to a day on which the SGX-ST is open for securities trading.

3 CICT currently holds 45.0% interest in the office and retail component of CapitaSpring and following the Acquisition, CICT will hold 100.0% interest in the office and retail component of CapitaSpring.

Notwithstanding its current intention, in the event that the Private Placement is completed but the proposed Acquisition does not proceed for whatever reason, the Manager may, subject to relevant laws and regulations, use the net proceeds from the Private Placement at its absolute discretion for other purposes, including, without limitation, funding future acquisitions, funding asset enhancement initiatives, the repayment of existing indebtedness and for funding capital expenditures.

Pending the deployment of the net proceeds from the Private Placement, the net proceeds may, subject to relevant laws and regulations, be deposited with banks and/or financial institutions or used to repay outstanding borrowings or for any other purpose on a short-term basis as the Manager may, in its absolute discretion, deem fit.

The Manager will make periodic announcements on the utilisation of the net proceeds of the Private Placement via SGXNet as and when such funds are materially utilised and whether such a use is in accordance with the stated use and in accordance with the percentage allocated. Where proceeds are to be used for working capital purposes, the Manager will disclose a breakdown with specific details on the use of proceeds for working capital in CICT's announcements and in CICT's annual report and where there is any material deviation from the stated use of proceeds, the Manager will announce the reasons for such deviation.

4. AUTHORITY TO ISSUE NEW UNITS

The New Units will be issued pursuant to a general mandate (the "**General Mandate**") given to the Manager at the annual general meeting ("**AGM**") of CICT held on 22 April 2025.

Pursuant to the General Mandate, the Manager may issue new Units, make or grant offers, agreements or options (collectively, the "**Instruments**") and issue Units in pursuance of such Instruments, during the period from 22 April 2025 until (i) the conclusion of the next AGM of CICT or (ii) the date by which the next AGM of CICT is required by applicable laws and regulations or the trust deed of CICT to be held, whichever is the earlier, unless such authority is earlier revoked or varied by the Unitholders in a general meeting.

The aggregate number of Units which the Manager may issue (including new Units to be issued pursuant to Instruments) under the General Mandate must not exceed 50.0% of the total number of Units in issue as at 22 April 2025 (the "**Base Figure**"), of which the aggregate number of new Units issued other than on a *pro-rata* basis to Unitholders shall not be more than 20.0% of the Base Figure.

The Base Figure, being the number of Units in issue as at 22 April 2025, was 7,314,106,571.

The amount of Units that can be issued under the General Mandate on a *pro-rata* basis to existing Unitholders is 3,657,053,285 Units, of which no more than 1,462,821,314 Units may be issued for a non *pro-rata* placement. The Manager has issued 3,044,633 Units under the General Mandate since 22 April 2025 on a non *pro-rata* basis.

Taking into account the Units which have been issued as described above, the number of Units that can be issued under the General Mandate is 3,654,008,652 Units, of which no more than 1,459,776,681 Units may be issued for a non *pro-rata* placement.

The 284,361,000 New Units to be issued pursuant to the Private Placement would constitute

approximately 3.9% of the Base Figure, which together with the 3,044,633 Units already issued on a non *pro-rata* basis, is within the 20.0% limit for issue of new Units other than on a *pro-rata* basis. Accordingly, the New Units under the Private Placement fall within the limit approved under the General Mandate.

5. LISTING OF, DEALING IN AND QUOTATION OF THE NEW UNITS

The trading of the New Units on the SGX-ST pursuant to the Private Placement is currently expected to commence at 9.00 a.m. on Thursday, 14 August 2025.

The Manager will make a formal application to the SGX-ST for the listing of, dealing in, and quotation of, the New Units on the Main Board of the SGX-ST. An appropriate announcement will be made upon the receipt of such in-principle approval from the SGX-ST.

The Private Placement shall be subject to certain conditions precedent set out in the Placement Agreement, including the receipt of in-principle approval from the SGX-ST for the listing of, dealing in, and quotation of, the New Units on the Main Board of the SGX-ST.

6. PLACEMENT OF NEW UNITS TO DBS

DBS has been allocated, on a proprietary basis, 3,300,000 New Units under the Private Placement. CapitaLand Investment Limited (the “**Sponsor**”) is a substantial unitholder of CICT. As at 14 March 2025 and based on information available to the Manager, Temasek Holdings (Private) Limited (“**Temasek**”) indirectly owns 54.20% of the Sponsor. Accordingly, Temasek, through its indirect interest in the Sponsor, is deemed a substantial unitholder of CICT. DBS is a wholly owned subsidiary of DBS Group Holdings Ltd (“**DBSH**”) and based on the latest annual report of DBSH for the financial year ended 31 December 2024, Temasek had a direct and deemed interest of 28.24% in DBSH as at 7 February 2025.

In response to an application by DBS, which is a Joint Bookrunner and Underwriter, the SGX-ST has stated that it has no objections to the placement of New Units to DBS pursuant to Rule 812(4) of the Listing Manual, subject to the following conditions: (a) DBS operates independently from and is not involved in the management of CICT and the Sponsor, and the Manager, the Sponsor, DBS and DBSH do not share any common director except in a situation where there is only one common director, and the common director is an independent director of (i) DBSH and DBS, and (ii) the Manager or the Sponsor; (b) the Private Placement is for the purpose of acquisition in the ordinary course of business; (c) Temasek’s charter provides that it will only provide strategic directions to CICT and the Sponsor and it does not involve itself in their day-to-day commercial decisions; (d) Temasek does not have board representation in the Manager or the Sponsor; (e) the Private Placement is effected through an independent process of book building and the allocation and pricing of the Private Placement will be done in consultation and with the approval of CICT; (f) any amount placed to DBS should not be more than 25.0% of the total New Units under the Private Placement; (g) DBSH does not own an interest of 5.0% or more in CICT; (h) DBSH and its subsidiaries, with the exception of DBS Bank Ltd., do not subscribe to placements of Temasek-linked Trusts on a proprietary basis for its own investment

purposes; and (i) disclosure via SGXNET by CICT of the placement to DBS and disclosure of the aforementioned conditions.

BY ORDER OF THE BOARD

CapitaLand Integrated Commercial Trust Management Limited

(Registration Number: 200106159R)

As manager of CapitaLand Integrated Commercial Trust

Lee Ju Lin, Audrey

Company Secretary

6 August 2025

Important Notice

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than to eligible UK investors), Canada, Japan, Australia (other than to wholesale clients) or Malaysia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”), and may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. There will be no public offering of the securities referred to herein in the United States.

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

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in the Monetary Authority of Singapore (“**MAS**”) Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).