



CAPITALAND INTEGRATED COMMERCIAL TRUST

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

ANNOUNCEMENT

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, CapitaLand Integrated Commercial Trust Management Limited (the "**Company**"), as manager of CapitaLand Integrated Commercial Trust ("**CICT**", and manager of CICT, the "**Manager**"), wishes to announce that the Manager has obtained independent valuations as at 31 December 2022 for all properties owned by CICT.

The valuations for Bedok Mall, Tampines Mall, Plaza Singapura and The Atrium@Orchard were conducted by Knight Frank Pte Ltd. The valuations for Capital Tower, CapitaSky and IMM Building were conducted by Jones Lang LaSalle Property Consultants Pte Ltd. The valuations for Bugis Junction, Bugis+, Funan, Junction 8, Raffles City Singapore were conducted by Savills Valuation and Professional Services (S) Pte Ltd. The valuations for Lot One Shoppers' Mall, Bukit Panjang Plaza and Six Battery Road were conducted by Colliers International Consultancy & Valuation (Singapore) Pte Ltd. The valuations for Asia Square Tower 2, CQ @ Clarke Quay and Westgate were conducted by Cushman & Wakefield VHS Pte. Ltd.. The valuations for 21 Collyer Quay, CapitaSping and CapitaGreen were conducted by CBRE Pte. Ltd. The valuations for Germany properties, Gallileo and Main Airport Center, were conducted by Knight Frank Valuation & Advisory GmbH & Co. KG. The valuations for Australia properties, 100 Arthur Street, 66 Goulburn Street and 101-103 Miller Street and Greenwood Plaza were conducted by Jones Lang LaSalle Advisory Pty Limited.

Description of Property	Valuation (S\$ million)
Tampines Mall 4 Tampines Central 5	1,081.0
Junction 8 9 Bishan Place	801.0
Funan⁽¹⁾ 107 and 109 North Bridge Road	794.0
IMM Building 2 Jurong East Street 21	715.0
Plaza Singapura 68 Orchard Road	1,349.0
Bugis Junction 200 Victoria Street	1,109.0
Lot One Shoppers' Mall 21 Choa Chu Kang Avenue 4	551.0
Bukit Panjang Plaza (90 out of 91 strata lots) 1 Jelebu Road	344.0

Description of Property	Valuation (S\$ million)
The Atrium@Orchard 60A and 60B Orchard Road	763.0
CQ @ Clarke Quay 3A/B/C/D/E River Valley Road	359.7
Bugis+ 201 Victoria Street	354.0
Bedok Mall⁽²⁾ 311 New Upper Changi Road	786.0
Westgate⁽³⁾ 3 Gateway Drive	1,095.0
Raffles City Singapore⁽⁴⁾ 250 & 252 North Bridge Road, 2 Stamford Road and 80 Bras Basah Road	3,120.0
Asia Square Tower 2 12 Marina View	2,235.5
CapitaGreen 138 Market Street	1,663.0
Capital Tower 168 Robinson Road	1,450.0
Six Battery Road 6 Battery Road	1,509.0
21 Collyer Quay	634.0
CapitaSky⁽⁵⁾ 79 Robinson Road	1,260.0
CapitaSpring⁽⁶⁾ 86 & 88 Market Street	2,041.0
Gallileo⁽⁷⁾ Gallusanlage 7 Neckarstraße 5, 60329 Frankfurt/Main, Germany	€275.0 390.1 ⁽⁹⁾
Main Airport Center⁽⁸⁾ Unterschweinstiege 2-14 60549 Frankfurt am Main, Germany	€266.0 377.3 ⁽⁹⁾
100 Arthur Street	A\$377.0 340.4 ⁽¹⁰⁾
66 Goulburn Street	A\$308.0 278.1 ⁽¹⁰⁾
101-103 Miller Street and Greenwood Plaza 101-103 Miller Street, North Sydney	A\$796.0 718.6 ^(10,11)

Notes:

- (1) The retail component of Funan is held through CICT and the office component is held through Victory Office 1 Trust and Victory Office 2 Trust (each of Victory Office 1 Trust and Victory Office 2 Trust are wholly-owned by CICT).
- (2) Bedok Mall is held through Brilliance Mall Trust, which is wholly-owned by CICT.
- (3) Westgate is held through Infinity Mall Trust, which is wholly-owned by CICT.
- (4) Raffles City Singapore is held through RCS Trust which is wholly-owned by CICT.
- (5) The valuation of the property is S\$1,260.0 million as at 31 December 2022. CICT's 70.0% interest in CapitaSky amounts to S\$882.0 million.

- (6) The valuation of the entire integrated development is S\$2,041.0 million as at 31 December 2022. CICT's 45.0% interest in CapitaSpring held through Glory Office Trust and Glory SR Trust amounts to S\$918.5 million.
- (7) CICT's 94.9% interest in Gallileo held through Gallileo Property S.a.r.l amounts to EUR261.0 million (S\$370.2 million).
- (8) CICT's 94.9% interest in the Main Airport Center held through MAC Property Company B.V. and MAC Car Park Company B.V. amounts to EUR252.4 million (S\$358.1 million).
- (9) Based on exchange rate of EUR1 = S\$1.4184.
- (10) Based on exchange rate of AUD1 = S\$0.9028.
- (11) The valuation of the property is AUD\$796.0 million (S\$718.6 million) as at 31 December 2022. CICT's 50.0% interest in 101-103 Miller Street and Greenwood Plaza amounts to AUD\$398.0 million (S\$359.3 million).

Valuation reports for the above properties are available for inspection by appointment only at the Manager's registered office at 168 Robinson Road, #30-01 Capital Tower, Singapore 068912 during normal business hours for three months from the date of this Announcement.

For enquiries and appointment, please contact Ms Ho Mei Peng at + 65 6713 3668 or email: ho.meipeng@capitaland.com or visit our website at www.cict.com.sg.

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
1 February 2023

IMPORTANT NOTICE

The past performance of CapitaLand Integrated Commercial Trust ("**CICT**") and CapitaLand Integrated Commercial Trust Management Limited, as manager of CICT (the "**Manager**") 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 derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, 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.