



CAPITALAND COMMERCIAL TRUST

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 6 February 2004 (as amended))

ANNOUNCEMENT

ASSET VALUATION

Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) Listing Manual, CapitaLand Commercial Trust Management Limited (the “**Manager**”), as manager of CapitaLand Commercial Trust (“**CCT**”), wishes to announce that independent valuations as at 30 June 2020, have been obtained for the properties owned/ jointly owned by CCT. Notwithstanding the announcement by the Manager on 26 February 2020 that it will conduct property valuations on an annual basis, in light of the proposed merger between CCT and CapitaLand Mall Trust (“**CMT**”) which was announced on 22 January 2020 (the “**Merger**”), the Manager had commissioned the valuations as part of the process to update certain information required for purposes of the Merger.

The value of CCT’s Singapore properties comprising Asia Square Tower 2, CapitaGreen, Capital Tower, Six Battery Road and 21 Collyer Quay was S\$7,020.5 million in aggregate as at 30 June 2020. This figure of S\$7,020.5 million excludes CCT’s 60.0% interest in Raffles City Singapore held through RCS Trust, 50.0% interest in One George Street held through One George Street LLP and 45.0% interest in CapitaSpring held through Glory Office Trust and Glory SR Trust.

The value of Raffles City Singapore as at 30 June 2020 was S\$3,266.0 million. CCT’s 60.0% interest in Raffles City Singapore held through RCS Trust was S\$1,959.6 million.

The value of One George Street was S\$1,122.0 million as at 30 June 2020. CCT’s 50.0% interest in One George Street held through One George Street LLP was S\$561.0 million.

The value of CapitaSpring, based on the residual land value approach, was S\$1,037.0 million. CCT's 45.0% interest in CapitaSpring held through Glory Office Trust and Glory SR Trust amounts to S\$466.7 million.

After including CCT's 60.0% interest in Raffles City Singapore, 50.0% interest in One George Street and 45.0% interest in the CapitaSpring, the overall valuation of CCT's Singapore portfolio was S\$10,007.8 million.

The value of Gallileo was EUR 364.7 million (S\$563.0 million at an exchange rate of EUR 1 = S\$1.54379) as at 30 June 2020. CCT's 94.9% interest in Gallileo held through Gallileo Property S.a.r.l was EUR 346.1 million (S\$534.3 million).

The value of Main Airport Center was EUR 264.6 million (S\$408.5 million at an exchange rate of EUR 1 = S\$1.54379) as at 30 June 2020. CCT's 94.9% interest in Main Airport Center held through MAC Property Company B.V. and MAC Car Park Company B.V. was EUR 251.1 million (S\$387.7 million).

The aggregate value of all CCT's properties including its 94.9% interest in Gallileo and Main Airport Center was S\$10,929.7 million as at 30 June 2020. This represents a downward revaluation of S\$193.6 million or approximately 1.74% from the aggregate value of S\$11,123.3 million as at 31 December 2019 for the same properties.

The valuations for the respective properties are set out below.

Owner	CCT (held through HSBC Institutional Trust Services (Singapore) Limited as trustee of CCT)	
Date of Valuation	30 June 2020	
Valuer	CBRE Pte. Ltd. and Cushman & Wakefield VHS Pte. Ltd. ⁽¹⁾	
Description of Property	Valuation S\$ million	
Asia Square Tower 2 12 Marina View	2,134.0	
CapitaGreen 138 Market Street	1,618.0	
Capital Tower 168 Robinson Road	1,389.0	
Six Battery Road 6 Battery Road	1,414.0	
21 Collyer Quay	465.5	

Note:

- (1) CBRE Pte. Ltd. valued Asia Square Tower 2, CapitaGreen and Six Battery Road. Cushman & Wakefield VHS Pte. Ltd. valued Capital Tower and 21 Collyer Quay.

Owner	RCS Trust (held through HSBC Institutional Trust Services (Singapore) Limited as trustee-manager of RCS Trust)	
Date of Valuation	30 June 2020	
Valuer	CBRE Pte. Ltd.	
Description of Property	Valuation S\$ million	
Raffles City Singapore⁽²⁾ 250 & 252 North Bridge Road, 2 Stamford Road and 80 Bras Basah Road	3,266.0	

Note:

- (2) As Raffles City Singapore is an integrated development, the value reflected in this announcement is the total value of the integrated development. CCT's 60.0% interest in Raffles City Singapore held through RCS Trust amounts to S\$1,959.6 million.

Owner	One George Street LLP	
Date of Valuation	30 June 2020	
Valuer	Knight Frank Pte Ltd	
Description of Property		Valuation S\$ million
One George Street⁽³⁾ 1 George Street		1,122.0

Note:

- (3) CCT's 50.0% interest in One George Street held through One George Street LLP amounts to S\$561.0 million.

Owner	Glory Office Trust and Glory SR Trust	
Date of Valuation	30 June 2020	
Valuer	Knight Frank Pte Ltd	
Description of Property		Valuation S\$ million
CapitaSpring⁽⁴⁾ 86 & 88 Market Street		1,037.0

Note:

- (4) The valuation of CapitaSpring was based on the residual land value approach as it is a development under construction, expected to be completed in first half 2021. CCT's 45.0% interest in the land value of CapitaSpring held through Glory Office Trust and Glory SR Trust amounts to S\$466.7 million.

Owner	Gallileo Property S.a.r.l	
Date of Valuation	30 June 2020	
Valuer	C&W (U.K.) LLP German Branch	
Description of Property		Valuation EUR million (S\$ million)
Gallileo⁽⁵⁾ Gallusanlage 7 Neckarstraße 5, 60329 Frankfurt/Main, Germany		364.7 (S\$563.0) ⁽⁶⁾

Note:

- (5) CCT's 94.9% interest in Gallileo held through Gallileo Property S.a.r.l amounts to EUR 346.1 million (S\$534.3 million).
(6) Based on exchange rate of EUR 1 = S\$1.54379

Owner	MAC Property Company B.V. and MAC Car Park Company B.V.	
Date of Valuation	30 June 2020	
Valuer	C&W (U.K.) LLP German Branch	
Description of Property	Valuation EUR million (S\$ million)	
Main Airport Center⁽⁷⁾ Unterschweinstiege 2-14 60549 Frankfurt am Main, Germany	264.6 (S\$408.5) ⁽⁸⁾	

Note:

(7) CCT's 94.9% interest in Main Airport Center held through MAC Property Company B.V. and MAC Car Park Company B.V. amounts to EUR 251.1 million (S\$387.7 million).

(8) Based on exchange rate of EUR 1 = S\$1.54379

Copies of the valuation certificates for the portfolio are available for inspection by appointment¹ 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.

BY ORDER OF THE BOARD
CapitaLand Commercial Trust Management Limited
(Registration number: 200309059W)
As manager of CapitaLand Commercial Trust

Lee Ju Lin, Audrey
Company Secretary
Singapore
23 July 2020

IMPORTANT NOTICE

The value of units in CapitaLand Commercial Trust ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by CapitaLand Commercial Trust Management Limited (the "**Manager**"), as manager of CapitaLand Commercial Trust, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CapitaLand Commercial Trust is not necessarily indicative of the future performance of CapitaLand Commercial Trust.

Responsibility Statement

The directors of the Manager (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement are fair and accurate and that there are no other material facts not contained in this

¹ Please contact CCT Investor Relations team at 6713 2888 to make an appointment for inspection of the valuation report.

Announcement the omission of which would make any statement in this Announcement misleading. The directors of the Manager jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources, the sole responsibility of the directors of the Manager has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this Announcement.