



FY 2025 Financial Results

6 February 2026

CapitaLand
INTEGRATED
COMMERCIAL TRUST

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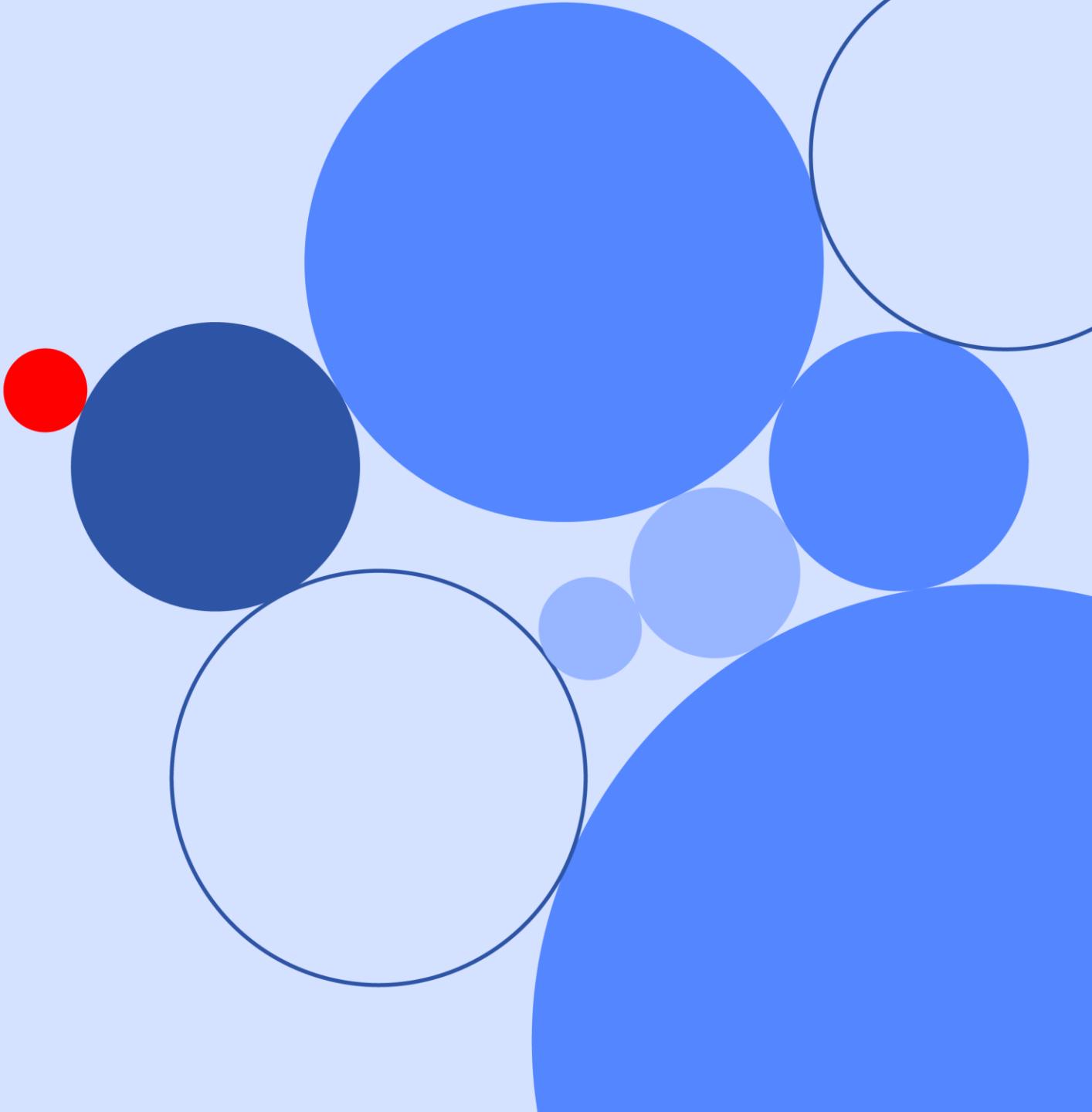
Agenda

- 01 Highlights
- 02 Financials & Capital Management
- 03 Portfolio & Asset Type Performance
- 04 Focus & Outlook
- 05 Sustainability
- 06 Market Information
- 07 Additional Information



01

Highlights



Strong Performance for FY 2025

FINANCIAL PERFORMANCE		CAPITAL MANAGEMENT		OPERATING METRICS	
FY 2025 Net Property Income (NPI)	S\$1,189.7M ▲ 3.1% YoY	Aggregate Leverage	38.6% ▼ 0.6 ppts vs 30 Sep 2025	FY 2025 Rent Reversion ²	Retail Portfolio ▲ 6.6%
2H 2025 NPI	S\$609.9M ▲ 6.8% YoY	Average Cost of Debt	3.2% ▼ 0.1 ppt vs 30 Sep 2025	FY 2025 Tenant Sales psf	Office Portfolio ▲ 6.6%
FY 2025 Distributable Income	S\$860.9M ▲ 14.4% YoY	VALUATION			▲ 14.9% YoY
2H 2025 Distributable Income	S\$449.0M ▲ 16.4% YoY	Portfolio Property Value	S\$27.4B¹ ▲ 5.2% YoY	FY 2025 Shopper Traffic	▲ 1.2% YoY ex. ION Orchard
FY 2025 Distribution per Unit (DPU)	11.58 cents ▲ 6.4% YoY	OPERATING METRICS			▲ 20.5% YoY
2H 2025 DPU	5.96 cents ▲ 9.4% YoY	Portfolio Occupancy	96.9% ▼ 0.3 ppts QoQ		▲ 4.6% YoY ex. ION Orchard
		Portfolio WALE	3.0 Years ▼ 0.2 ppts QoQ		

Above information as at 31 December 2025, unless otherwise stated.

1. Portfolio property value as at 31 December 2025. Includes CICT's proportionate interest in Gallileo and Main Airport Center (94.9%, respectively), CapitaSky (70%), 101-103 Miller Street & Greenwood Plaza (50%) and ION Orchard (50%).

2. Based on average committed rents for incoming leases versus average rents of expiring leases of Singapore portfolio.

Value Creation Journey

DIVESTMENT

Divested 45% interest in CapitaSpring's serviced residence component for S\$126.0 million at an exit yield of ~3.6%

ACQUISITION

Acquired the remaining 55% interest in CapitaSpring's for S\$1,045.0 million¹

DIVESTMENT

Announced the sale of Bukit Panjang Plaza for S\$428.0 million at an exit yield around the mid-4% level

DEVELOPMENT

Awarded Hougang Central site in joint bid, with full ownership to develop the commercial component

2025 – 2026

AEI

- IMM Building completed S\$48 million AEI in 3Q 2025
- Gallileo completed progressive handover of Phase 1 (office tower) to major tenant in Dec 2025
- Lot One Shoppers' Mall commenced S\$37 million AEI targeting ROI of >7%
- Tampines Mall commenced S\$24 million AEI targeting ROI of ~7%

UPGRADING

Raffles City Tower commenced upgrading to enhance overall user experience

AEI - New

Capital Tower will commence S\$25 million AEI in 3Q 2026 to reposition Level 9 into a community space and create a higher-yielding F&B space on Level 1

Divestment of Bukit Panjang Plaza for S\$428.0 million¹

The sale is part of CICT's broader portfolio reconstitution strategy, where asset divestments may be considered to enable capital redeployment into potential growth opportunities, or other strategic purposes

Premium
10%

Against valuation of
S\$389.0M as at
31 Dec 2025

Premium
165%

Against purchase
price of S\$161.3M
in 2007

Estimated Net
Divestment Proceeds
S\$421.2M

Gearing²
38.6% → 37.6%

Exit Yield
~ mid-4%
level

Expected Completion
1Q 2026



Bukit Panjang Plaza is a suburban mall located in the northwest region of Singapore

1. 90 out of 91 strata lots held by CICT.

2. Gearing would lower by 1%, assuming the divestment was completed on 31 December 2025.

CICT & Consortium Awarded Hougang Central Site for Landmark Mixed-use Development



Prime location

In the heart of Hougang with sizeable catchment. First government land sales site in Hougang since 2019



Excellent connectivity

Direct links to the bus interchange and the Mass Rapid Transit network via the North-East Line and the future Cross Island Line



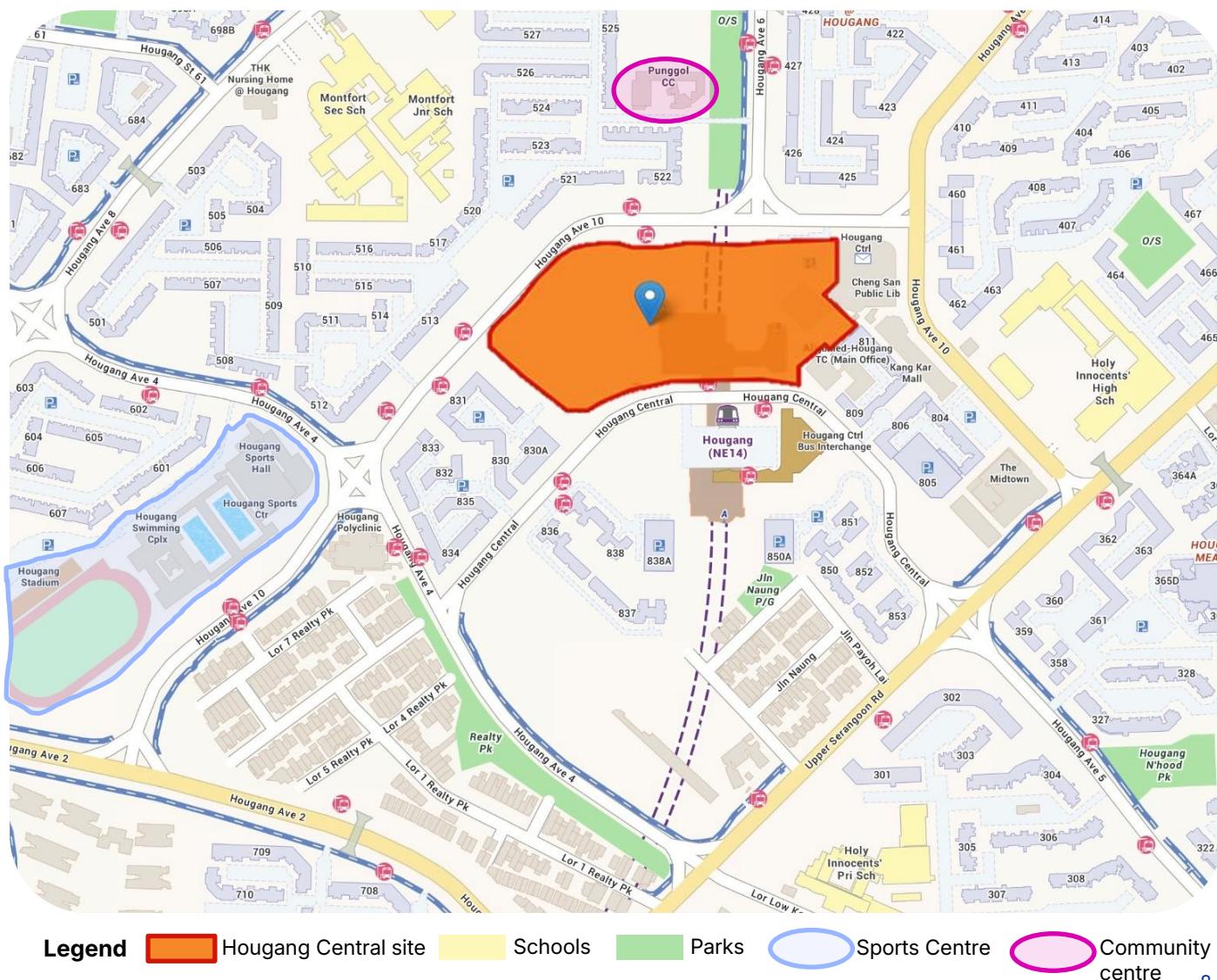
Surrounded by amenities

Close to Punggol Community Club, Hougang Sports Centre, and Punggol Park. Several established primary schools are within 1 km and 2 km of the development



Address demand from the precinct's underserved catchment

New development will add ~300,000 sq ft of net lettable area (NLA) for retail and lifestyle concepts and ~830 residential units integrated with a bus interchange. Will feature sheltered public event space and diverse F&B offerings to enhance community vibrancy and placemaking



CICT will Develop and Own 100% of the Commercial Component

Reinforcing foothold in our core market of Singapore, while expanding its retail footprint into Singapore's northeast region

Commercial Component

Estimated NLA of Commercial Component	~300,000 sq ft
Total Development Cost	~S\$1.1 billion
Yield on Cost	Over 5% ¹
Funding	Internal fundings and external borrowings
Target Completion	2030 / 2031

Overall Development

Location	Hougang Avenue 10 / Hougang Central
Land use	Mixed-use development comprising a commercial and residential development integrated with a bus interchange
Site area	504,820 sq ft
Plot ratio	2.5
Tenure	99-year leasehold
Tender price	~S\$1.5 billion



Image source: Google street view

1. Based on the valuer's estimated net income, assuming completion of the commercial component and taking into consideration the estimated development cost of the commercial component.

Rationale for Development

1

Increased Exposure to Singapore

- ✓ Strengthens CICT's portfolio exposure in Singapore, leveraging development as a strategic growth driver to reinforce position as the proxy for commercial real estate in Singapore

2

Prime Location in the Heart of Hougang with Excellent Connectivity

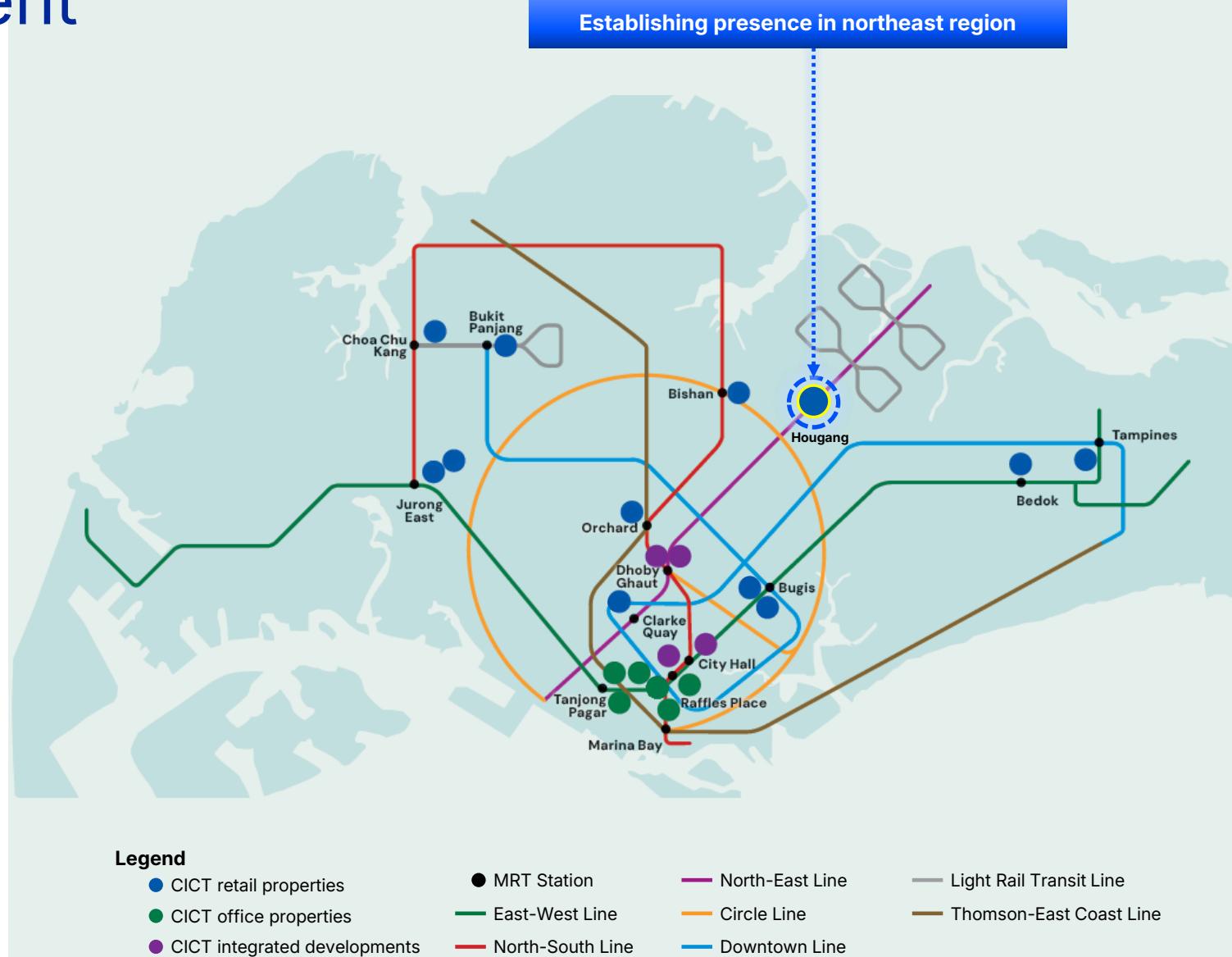
See slide 8

3

Establishing Strategic Foothold in the Northeast Region

- ✓ Marking entry into Singapore northeast where CICT has no presence
- ✓ Opportunity to expand retail footprint in Singapore where well-located suburban malls at transport nodes are tightly held and rarely available

Establishing presence in northeast region

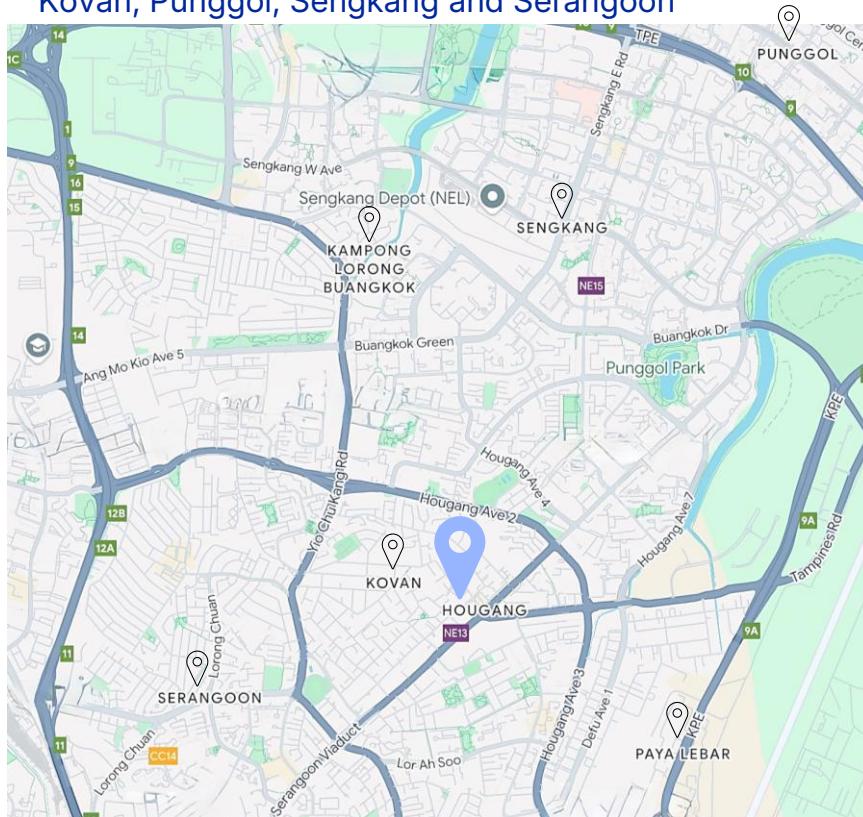


Rationale for Development

4

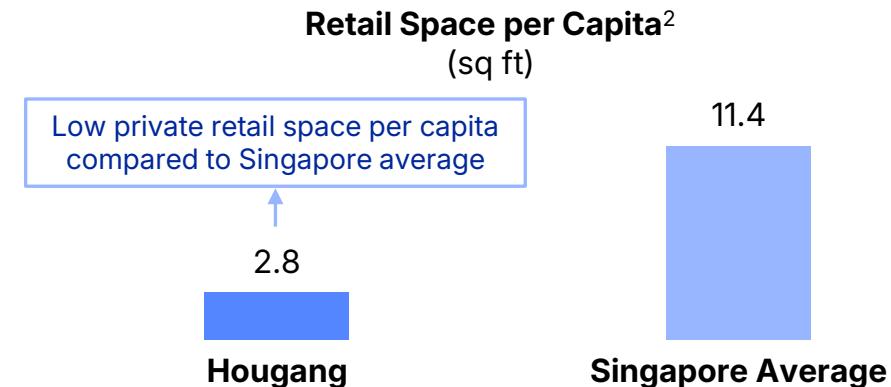
Strong Population Catchment to Drive Sustainable Demand

- ✓ Hougang ranks among Singapore's most populous precincts, with nearly 230,000 residents, placing it in the top 10 of the 55 residential zones¹
- ✓ Supported by residents from neighbouring precincts such as Kovan, Punggol, Sengkang and Serangoon



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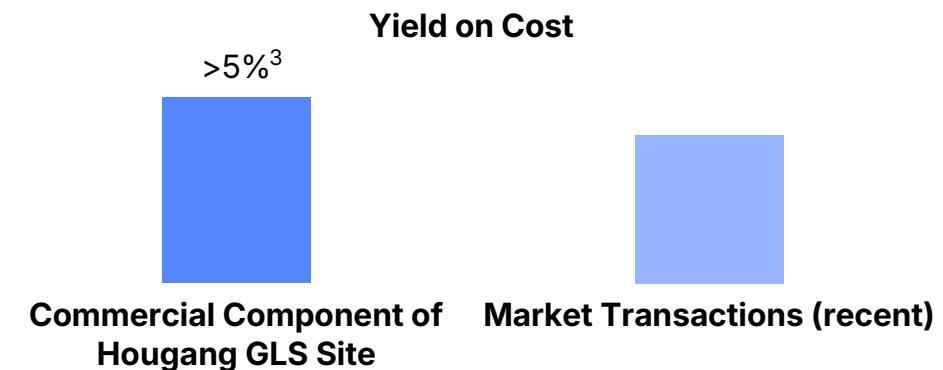
Untapped Potential from Relatively Low Private Retail Space per Capita



6

Attractive Yield on Cost and Full Control to Shape the Commercial Component from Day 1

Expected >5%³, compares favourably with recent transactions of operating assets in the market



Map extracted from Google Maps

1. Based on population statistics from Department of Statistics Singapore.

2. Based on population statistics from Department of Statistics Singapore and private retail space data from Urban Redevelopment Authority REALIS.

3. Based on the valuer's estimated net income, assuming completion of the commercial component and taking into consideration the estimated total development cost of the commercial component.

Asset Enhancement at Capital Tower

Repositioning Level 9 into a community space and create higher-yielding F&B space at ground floor

Level 1 Urban Plaza Enhancement ~7,750 sq ft

- Introducing a two-storey, multi-tenanted pavilion to elevate the F&B experience at Capital Tower
- Creating an inviting landscape for tenants and public to gather, interact, and unwind in the communal space
- Enhancing Capital Tower as a vibrant, tenant-and-community centric landmark in the Tanjong Pagar precinct



Level 9 Reconfiguration

- Establishing the first workplace mental wellness centre in the CBD focused on working adults and their families through a lease with TOUCH Community Services, in partnership with CapitaLand Hope Foundation, the philanthropic arm of CapitaLand Group, via the Urban Redevelopment Authority's Community/Sports Facilities Scheme
- Championing social causes and strengthening community engagement to advance well-being and social inclusivity



AEI Statistics

Estimated Cost	S\$25 million
Duration	3Q 2026 to 4Q 2027

Update on Asset Enhancement Works

Gallileo

Elevating Galileo as a modern workplace



Status:

- Completed progressive handover of Phase 1 (office tower) to European Central Bank in Dec 2025

Target handover of Phase 2: 1Q 2026

Lot One Shoppers' Mall

Create value through increase in NLA, focusing on daily essentials and shopper convenience



Works:

- Create additional ~15,000 sq ft NLA
- Curate daily essentials and convenience-focused offerings at Basement 2 anchored by Fairprice
- Enhance connectivity with new sheltered bridge on Level 2

Status: Commenced AEI in Nov 2025; works ongoing

Target completion: 1Q 2027

Tampines Mall

Uplift asset value, enhance asset potential via upgrading works



Works:

- Rejuvenate main entrance
- Refresh tenant mix and increase product offerings through space configuration

Status:

- Commenced AEI in Sep 2025; works ongoing
- Space handed over to new tenants such as Yeah Gelato, L'Occitane, Shiseido and Elemis - opening progressively from Feb to Apr 2026 at the newly configured entrance

Target completion: 3Q 2026

Raffles City Tower

Enhance overall user experience by refreshing key touchpoints and creation of end-of-trip facilities



Works:

- Refurbish Level 1 lobby to enhance user experience
- Create end-of-trip facilities to upgrade tenant amenities
- Upgrade transfer-floor lift lobbies and wayfinding to align with lift enhancements

Status: Commenced AEI in Nov 2025

Target completion: 4Q 2026

Value Growth Driven by Acquisition and Strength in SG Portfolio

VALUATION BY ASSET TYPE				
Portfolio	as at 31 Dec 24 S\$ million	as at 31 Dec 25 S\$ million	Variance S\$ million	Variance %
Retail	9,384.0	9,488.2	104.3	1.1
Office	9,034.0	11,120.2	2,086.2 ¹	23.1 ¹
LFL ²	9,034.0	9,220.2	186.2	2.1
Integrated Development	7,617.0	6,789.1	(828.0) ¹	(10.9) ¹
LFL ²	6,690.7	6,789.1	98.4	1.5
Total³	26,034.9	27,397.5⁴	1,362.5	5.2
VALUATION BY GEOGRAPHY				
Singapore	24,607.4	25,857.8	1,250.4	5.1
Germany	678.4	823.2	144.9	21.4
Australia	749.2	716.4	(32.8)	(4.4)
Total³	26,034.9	27,397.5⁴	1,362.5	5.2

1. Due to the reclassification of CapitaSpring from Integrated Development to Office, following the divestment of the serviced residence in May 2025.
2. Like-for-like (LFL) comparison excludes CapitaSpring's 45% interest as at 31 December 2024 and 100% interest as at 31 December 2025.
3. On a LFL basis, excluding CapitaSpring's 45% interest as at 31 December 2024 and 100% interest as at 31 December 2025, total portfolio property value increased by 1.5%.
4. Portfolio property value as at 31 December 2025. Includes CICT's proportionate interest in Gallileo and Main Airport Center (94.9%, respectively), CapitaSky (70%), 101-103 Miller Street & Greenwood Plaza (50%) and ION Orchard (50%).
5. Excludes warehouse.
6. Refers to exit capitalisation rate at the end of discounted cashflow period.

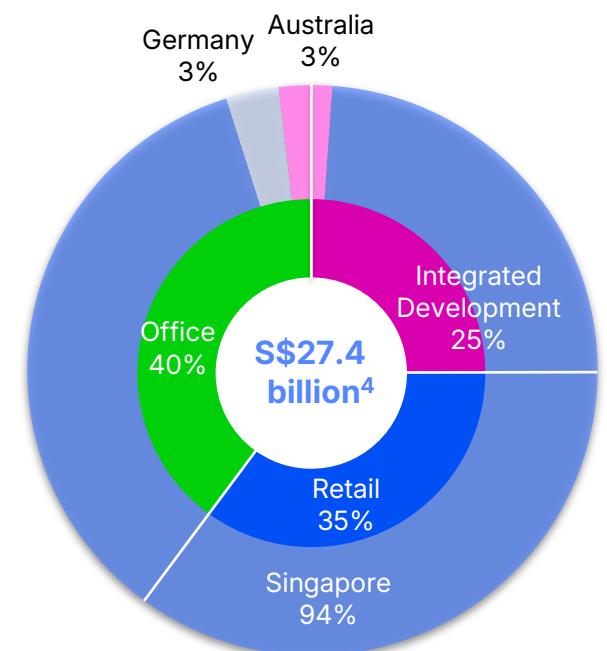
Figures may not add up due to rounding.
Please see slides [53 to 55](#) for more details.

Range of Cap Rates as at 31 Dec 25 (%)

Retail
Singapore⁵: 4.35 - 6.20
Australia: 6.50

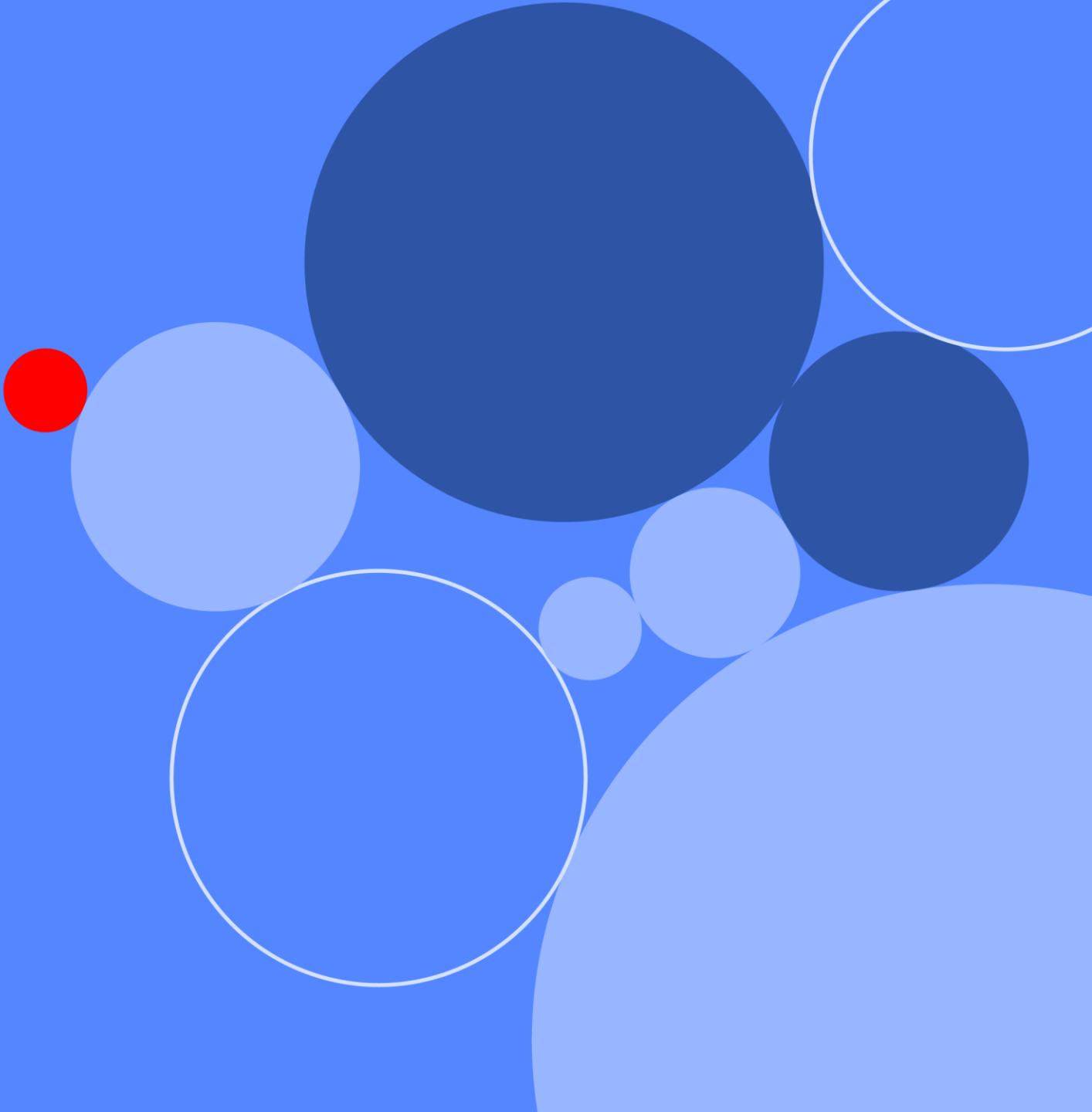
Office
Singapore: 3.15 - 3.85
Australia: 6.63 - 7.25
Germany⁶: 4.65 - 5.35

Hospitality
Singapore: 4.80



02

Financials & Capital Management

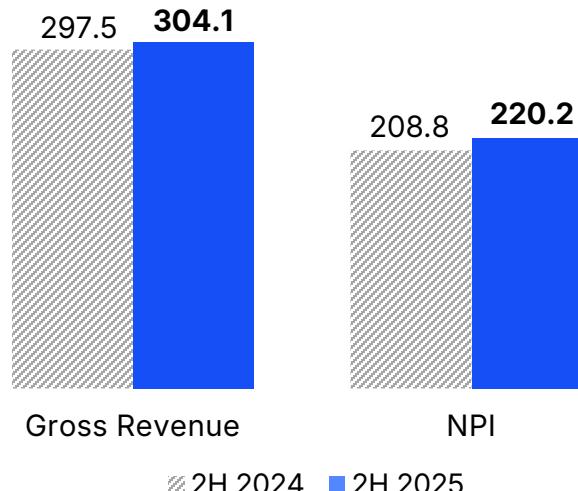


2H 2025 Financial Performance¹

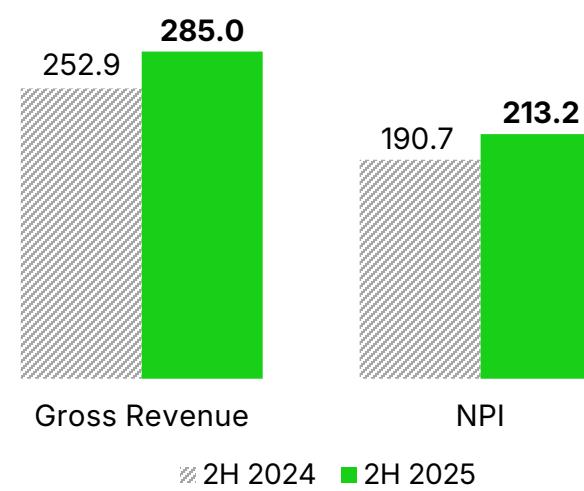
Stronger 2H 2025 YoY due to the step-up acquisition to a 100% interest in CapitaSpring and stronger asset performance across the portfolio

	2H 2025		2H 2025		
Gross Revenue	S\$831.5M	▲ 4.7% YoY ²	NPI	S\$609.9M	▲ 6.8% YoY ²

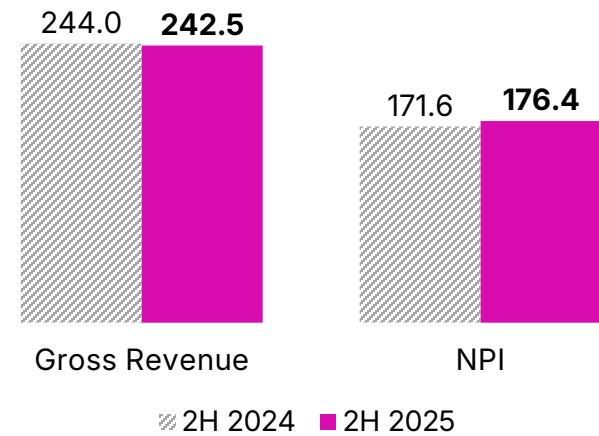
Retail Portfolio (S\$ m)



Office Portfolio (S\$ m)



Integrated Development Portfolio (S\$ m)



1. Gross revenue and NPI exclude CICT's proportionate share of income from CapitaSpring (up to 25 August 2025) and ION Orchard, reported under Share of Results from Joint Ventures.

2. Gross revenue and NPI grew 1.3% and 3.3% YoY respectively on a LFL basis, assuming no income from 21 Collyer Quay in 2H 2024, and CapitaSpring from 26 August 2025 to 31 December 2025 following the acquisition of the remaining 55% interest.

Figures may not add up due to rounding.

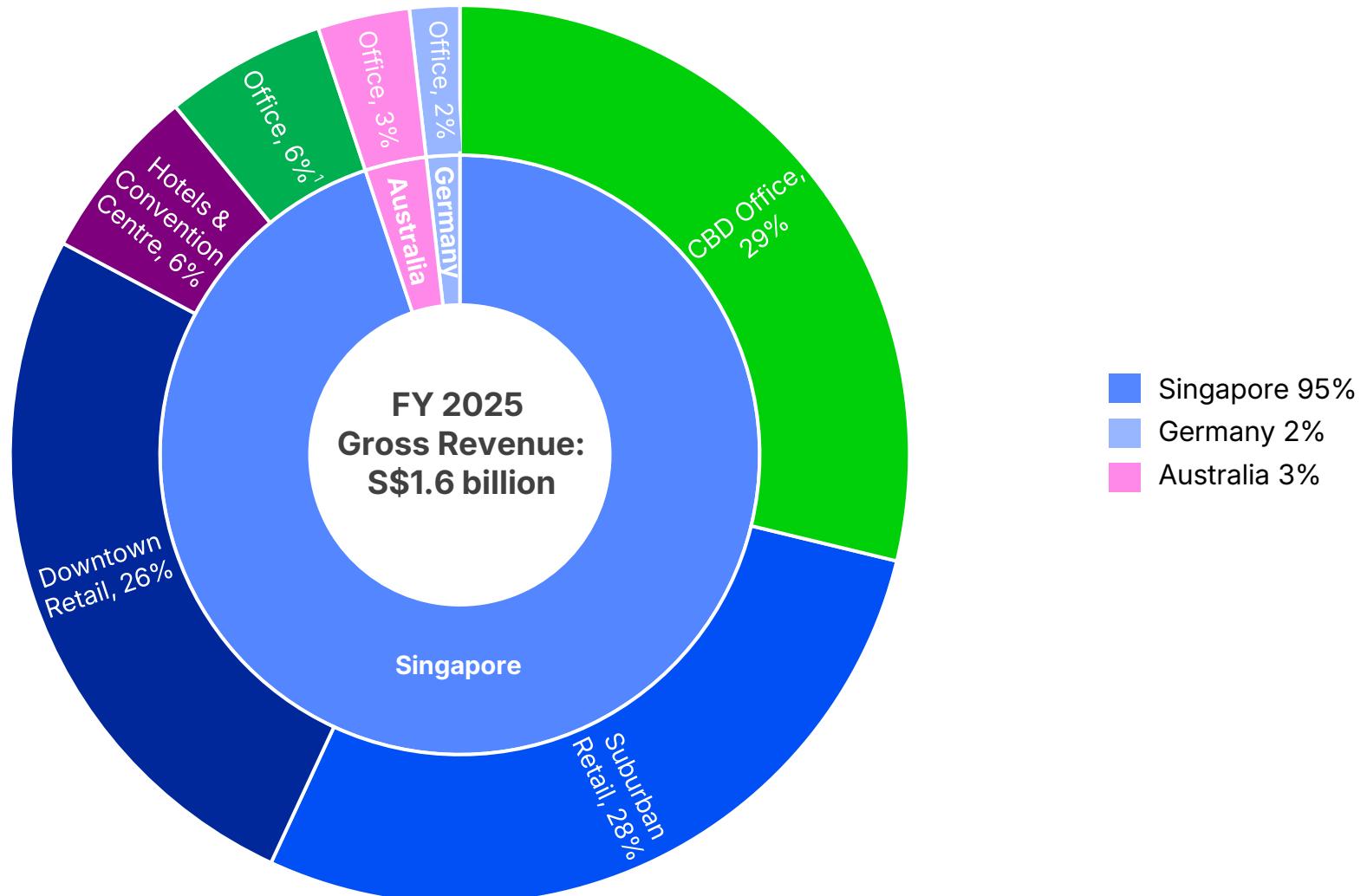
FY 2025 Financial Performance¹



1. Gross revenue and NPI exclude CICT's proportionate share of income from CapitaSpring (up to 25 August 2025) and ION Orchard, reported under Share of Results from Joint Ventures.

2. Gross revenue and NPI grew 1.4% and 2.5% YoY respectively on a LFL basis, assuming no income from 21 Collyer Quay in FY 2024, and CapitaSpring from 26 August 2025 to 31 December 2025 following the acquisition of the remaining 55% interest.

Resilience through Diversified Revenue Streams

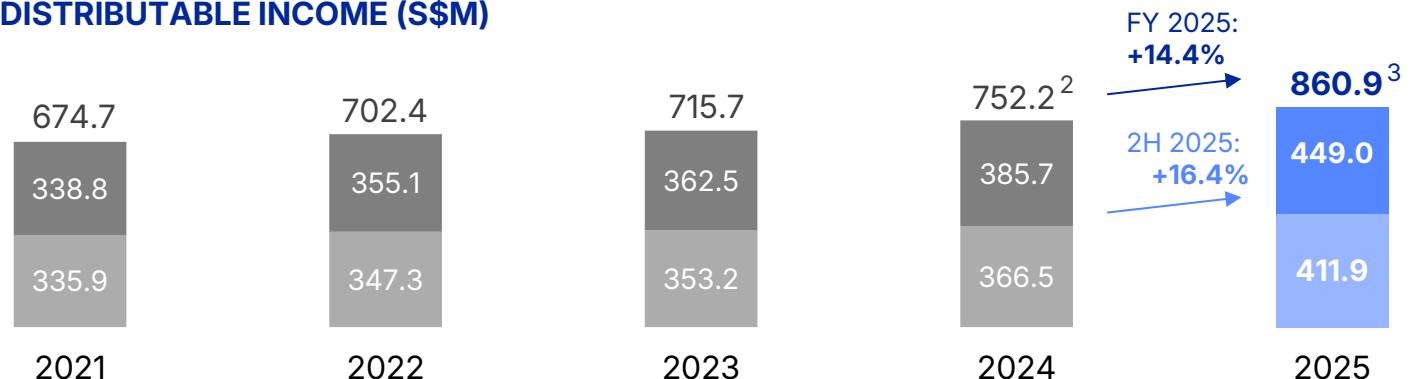


1. Office comprises office revenue contribution from Funan, Raffles City Singapore and The Atrium@Orchard.

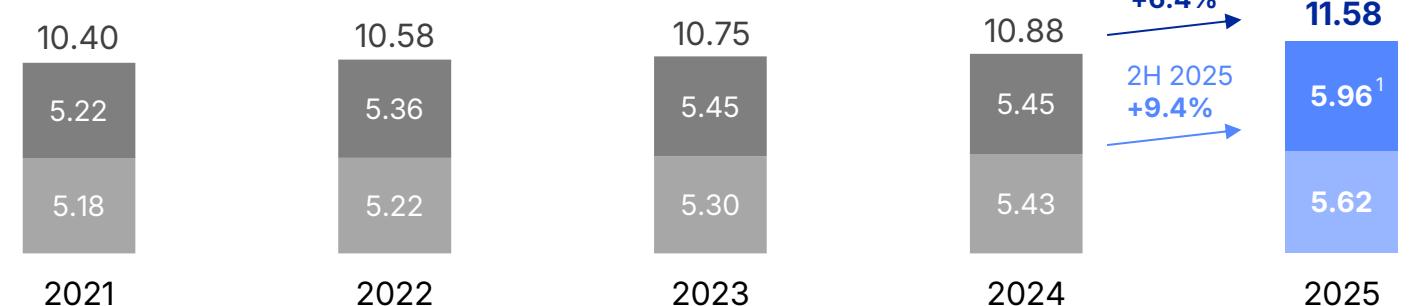
FY 2025 DPU Grew 6.4% YoY to 11.58¢

2H 2025 DPU rose 9.4% YoY to S\$5.96¹

DISTRIBUTABLE INCOME (S\$M)



DPU (CENT)



1. Includes advanced distribution of 1.35 cents for 1 July 2025 to 13 August 2025, paid on 18 September 2025.

2. For FY 2024, S\$9.4 million comprising S\$8.0 million and S\$1.4 million received from CapitaLand China Trust (CLCT) and Sentral REIT respectively had been retained for general corporate and working capital purposes. For 1H 2024, S\$4.2 million was retained, comprising S\$4.0 million from CLCT and S\$0.2 million from Sentral REIT. For 2H 2024, S\$5.2 million was retained, comprising S\$4.0 million from CLCT and S\$1.2 million from Sentral REIT.

3. For FY 2025, S\$9.1 million comprising S\$6.9 million and S\$2.2 million received from CLCT and Sentral REIT respectively had been retained for general corporate and working capital purposes. For 1H 2025, S\$4.6 million was retained, comprising S\$3.5 million from CLCT and S\$1.1 million from Sentral REIT. For 2H 2025, S\$4.5 million was retained, comprising S\$3.4 million from CLCT and S\$1.1 million from Sentral REIT.

DISTRIBUTION DETAILS

Distribution Period	14 August to 31 December 2025
DPU	4.61 cents
Notice of Record Date	Friday, 6 February 2026
Last Day of Trading on 'cum' Basis	Thursday, 12 February 2026
Ex-Date	Friday, 13 February 2026
Record Date	Monday, 16 February 2026
Distribution Payment Date	Tuesday, 24 March 2026

Healthy Balance Sheet

As at 31 Dec 2025

S\$'000

Non-current Assets	26,787,504
Current Assets	643,840
Total Assets	27,431,344
Current Liabilities	1,116,267
Non-current Liabilities	9,824,760
Total Liabilities	10,941,027
Unitholders' Funds	16,292,063
Non-controlling Interests	198,254
Net Assets	16,490,317
Units in Issue ('000 units)	7,611,318

Net Asset Value/Unit

2.14

**Adjusted Net Asset Value/Unit
(excluding distributable income)**

2.09

Proactive Capital Management

	As at 31 Dec 2025	As at 30 Sep 2025	As at 31 Dec 2024
Aggregate Leverage ¹	38.6%	39.2%	38.5%
Total Borrowings (S\$ billion)	10.0	10.1	8.9
% of Borrowings on Fixed Interest Rate	74%	74%	81%
% of Total Assets that are Unencumbered	90.9%	86.5%	93.8%
Interest Coverage Ratio (ICR) ²	3.7x	3.5x	3.1x
Average Term to Maturity (years)	4.0	3.9	3.9
Average Cost of Debt ³	3.2%	3.3%	3.6%
CICT's Issuer Rating ⁴	'A3' by Moody's 'A-' by S&P	'A3' by Moody's 'A-' by S&P	'A3' by Moody's 'A-' by S&P
ICR Sensitivity ⁵ :	3.3x 2.8x		
• 10% decrease in EBITDA			
• 100bps increase in weighted average interest rate ⁶			

1. In accordance with Property Funds Appendix, the aggregate leverage ratio includes proportionate share of borrowings as well as deposited property values of joint ventures. As at 31 December 2025, the total borrowings including CICT's proportionate share of its joint ventures is S\$10.7 billion. The ratio of total gross borrowings to total net assets as at 31 December 2025 is 66.3%.

2. Ratio of earnings of CICT Group, before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, foreign exchange translation, non-operational gain/loss as well as share of results of joint ventures) and distribution income from joint ventures, over interest expense and borrowing-related costs, on a trailing 12-month basis. CICT did not issue any hybrid securities.

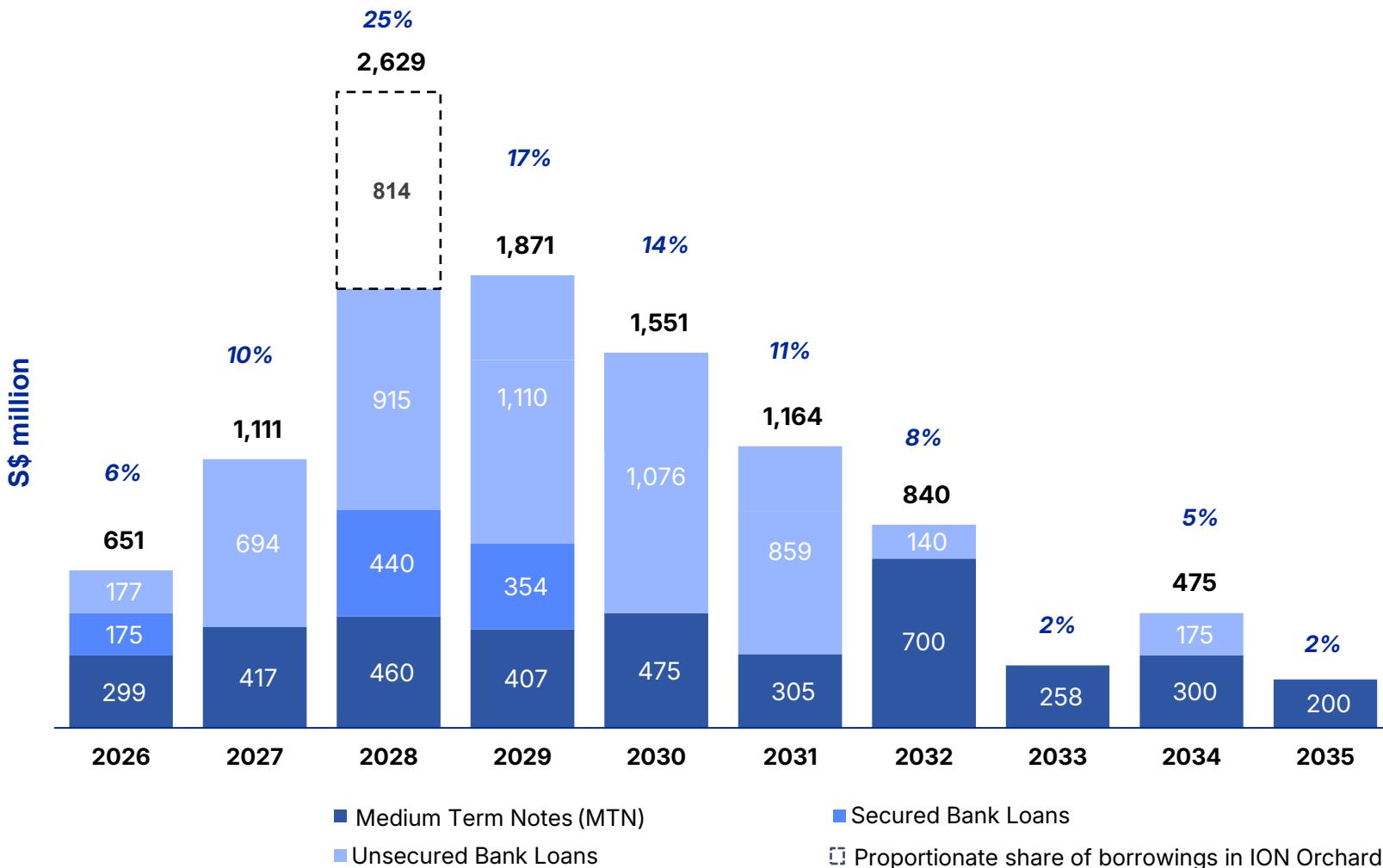
3. Ratio of interest expense over weighted average borrowings.

4. Moody's Ratings has affirmed CICT's A3 rating with a stable outlook on 7 August 2025.

5. In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2025.

6. Assuming 100bps increase in the weighted average interest rate of all hedged and unhedged borrowings.

Well Spread Debt Maturity Profile¹



1. Based on CICT Group's borrowings, including proportionate share of borrowings in joint ventures as at 31 December 2025.

2. Based on CICT Group's borrowings, excluding proportionate share of borrowings in joint ventures as at 31 December 2025.

3. Computed on full year basis on floating rate borrowings (26% of total borrowings) of CICT Group (excluding proportionate share of borrowings in joint venture) as at 31 December 2025.

4. Based on the number of units in issue as at 31 December 2025.

Please visit [CICT's website](#) for details of the respective MTN notes.

Exclude share of JV's borrowings

Funding sources as at 31 December 2025²

MTN 38%

Unsecured bank loans 52%

Secured bank loans 10%

Interest rate sensitivity
assuming 1% p.a. increase in interest rate

Estimated additional interest expense +S\$26.36 million p.a.³

Estimated DPU -0.35 cents⁴

Include proportionate share of JV's borrowings 

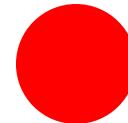
Sustainability-linked/green loans and green bond issuance

Outstanding S\$6.8 billion

% of total borrowings 63.1%

03

Portfolio & Asset Type Performance

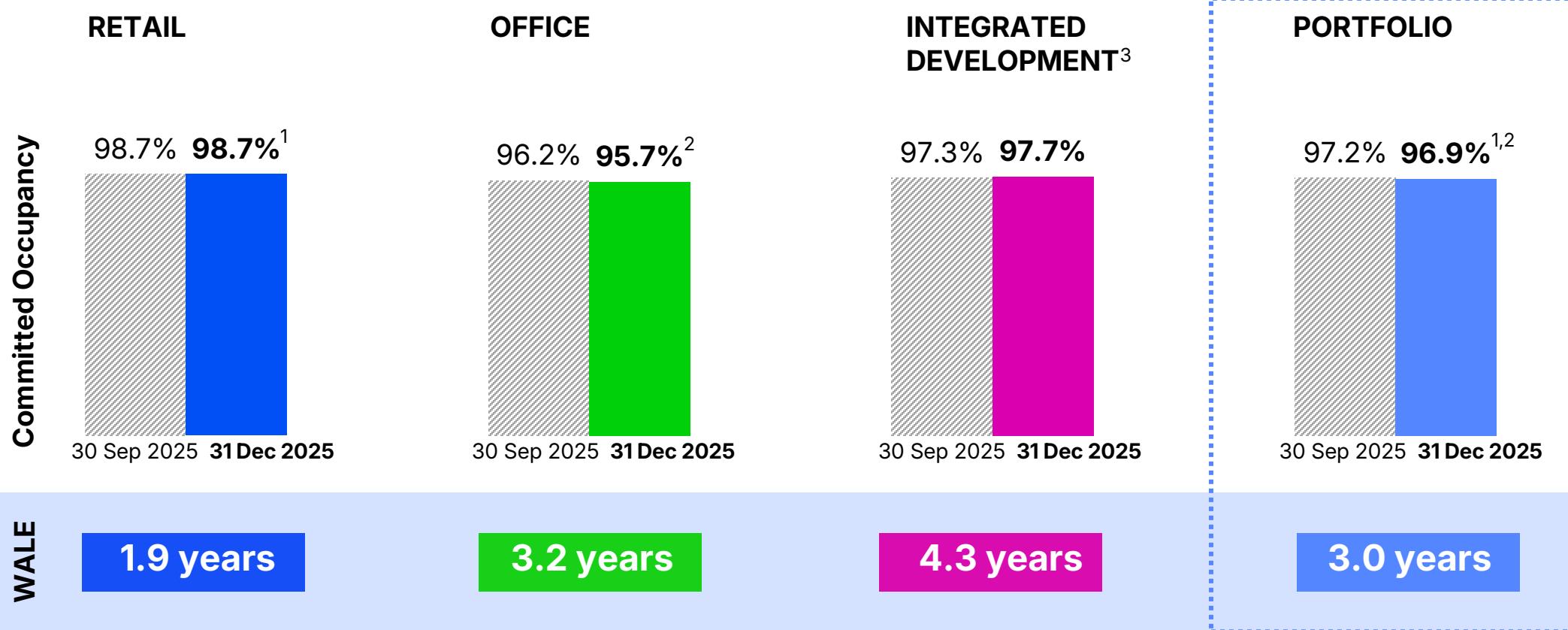


The retail and office asset information comprises the respective retail and office components of integrated developments, unless stated otherwise, to present their operating metrics and trends.

Please see Portfolio Information as at 31 December 2025 on [CICT's website](#) for the operating metrics of each property.

Occupancy and WALE as at 31 Dec 2025

Healthy occupancy levels and lease tenures across portfolio



For the above chart, Retail includes retail properties and retail components in integrated developments and Office includes office properties and office components in integrated developments. WALE refers to weighted average lease expiry which is based on monthly committed gross rental income and excludes gross turnover rents as at 31 December 2025.

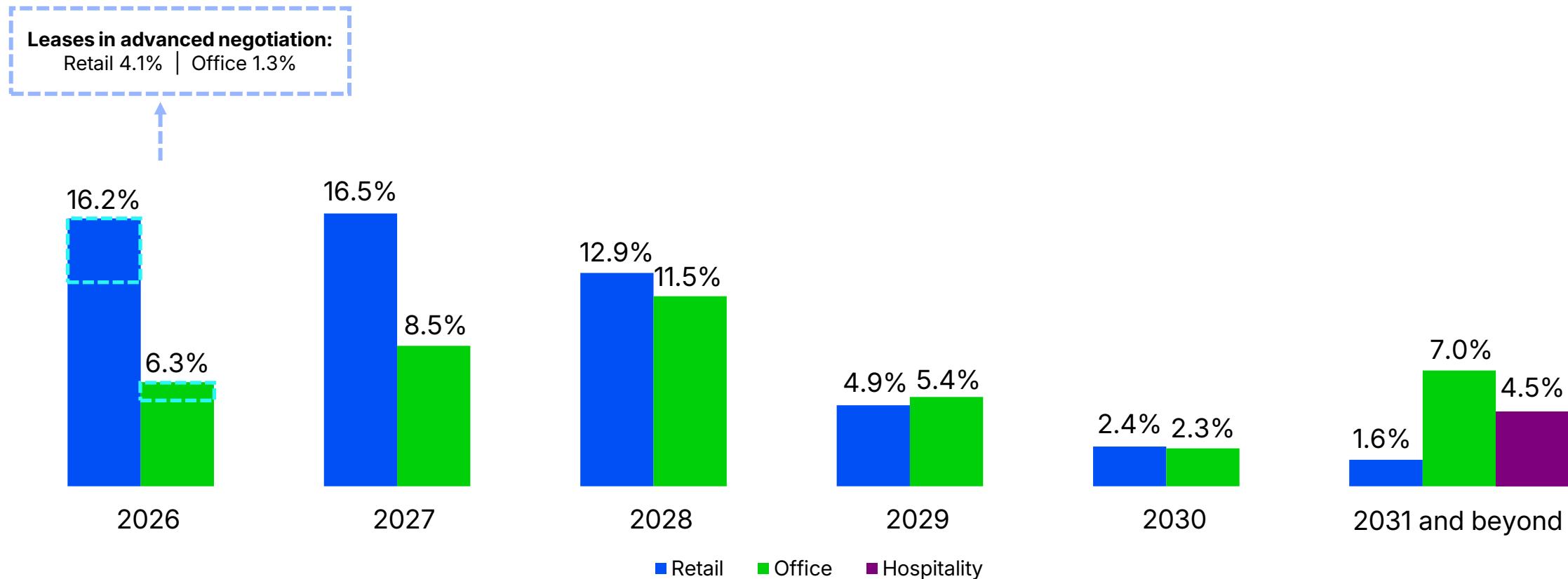
1. Committed occupancy excludes AEI space in Tampines Mall.

2. Committed occupancy includes Gallileo but excludes space under reconfiguration for community use in Capital Tower.

3. Committed occupancy excludes CapitaSpring which has been reclassified under the Office Portfolio.

Portfolio Lease Expiry Profile

Proactively managing leases to ensure well spread portfolio lease expiry



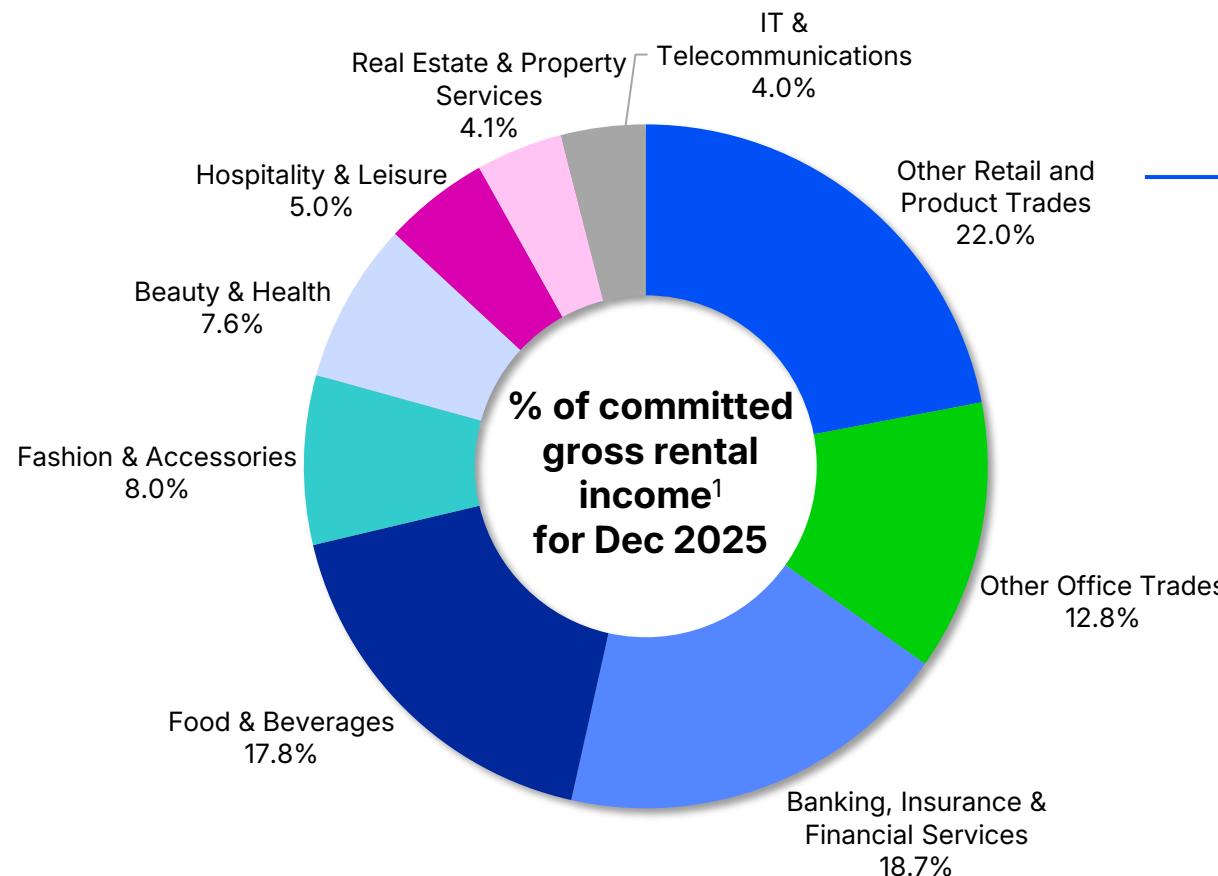
Portfolio Top 10 Tenants

Stable QoQ, with no single tenant contributing over 5% of total gross rental income

Top 10 Tenants for Dec 2025 ¹		% of Total Gross Rental Income	Trade Sector
1	RC Hotels (Pte) Ltd	4.5	Hotel
2	GIC Private Limited	1.6	Financial Services
3	The Work Project Group	1.6	Real Estate & Property Services
4	Temasek Holdings	1.6	Financial Services
5	NTUC Enterprise Co-Operative Ltd	1.5	Supermarket / Beauty & Health / Food & Beverages / Education / Warehouse
6	Breadtalk Group Pte Ltd	1.2	Food & Beverages
7	JPMorgan Chase Bank, N.A.	1.1	Banking & Financial Services
8	UNIQLO (Singapore) Pte. Ltd.	1.0	Fashion & Accessories
9	KPMG Services Pte. Ltd.	1.0	Business Consultancy
10	Mizuho Group	0.9	Financial Services
Top 10 Tenant Contribution		16.0	

1. Top 10 tenants for the month of December 2025 is based on gross rental income and excludes gross turnover rent. Europäischen Zentralbank (ECB) will be one of the Top 10 tenants based on monthly rent when progressive handover is fully completed.

Diversified Tenants' Business Trade Mix



Other Retail and Product Trades

Books, Stationery & Gifts/ Hobbies/ Sports	3.5%
Jewellery & Watches	2.7%
Digital & Appliance	2.6%
Supermarket	2.3%
Leisure & Entertainment	2.3%
Home & Living	2.0%
Shoes & Bags	1.7%
Multi-Concepts	1.4%
Others ²	1.4%
Services (Retail)	1.2%
Education	0.9%

Other Office Trades

Distribution & Trading	2.9%
Business Consultancy	2.4%
Government	2.3%
Energy & Natural Resources	1.6%
Legal	1.5%
Logistics & Supply Chain Management	1.2%
Others ³	0.9%

1. Above chart includes gross rental income from ION Orchard.

2. Includes trade categories such as Warehouse and Kids.

3. Includes trade categories such as Services (Office), Engineering, Biomedical Sciences, Chemical, International Organisation/Non-Governmental Organisations/Non-Profit Organisations, Data Centres and Media.

Healthy Leasing Activity Across Portfolio

RETAIL

Total New/Renewed Leases¹ (sq ft)	4Q	244,000
	3Q	273,800
	2Q	290,100
	1Q	209,500

Of which, new leases made up 4.4%, mainly from:
 – Digital & Appliance
 – Fashion & Accessories
 – Food & Beverages

Retention Rate³

- 83.7%

4Q 2025 Top Leasing Interest⁴

- Food & Beverages
- Beauty & Health
- Fashion & Accessories

OFFICE

Total New/Renewed Leases² (sq ft)	4Q	214,400
	3Q	299,800
	2Q	114,700
	1Q	203,500

Of which, new leases made up 21.8%, mainly from:
 – Banking, Insurance & Financial Services
 – Business Consultancy
 – IT & Telecommunications

Retention Rate³

- 72.7%

4Q 2025 Top Leasing Interest⁴

- Banking, Insurance & Financial Services
- IT & Telecommunications
- Business Consultancy

1. Based on committed leases in Singapore and excludes newly created and reconfigured units and Greenwood Plaza's small retail component.

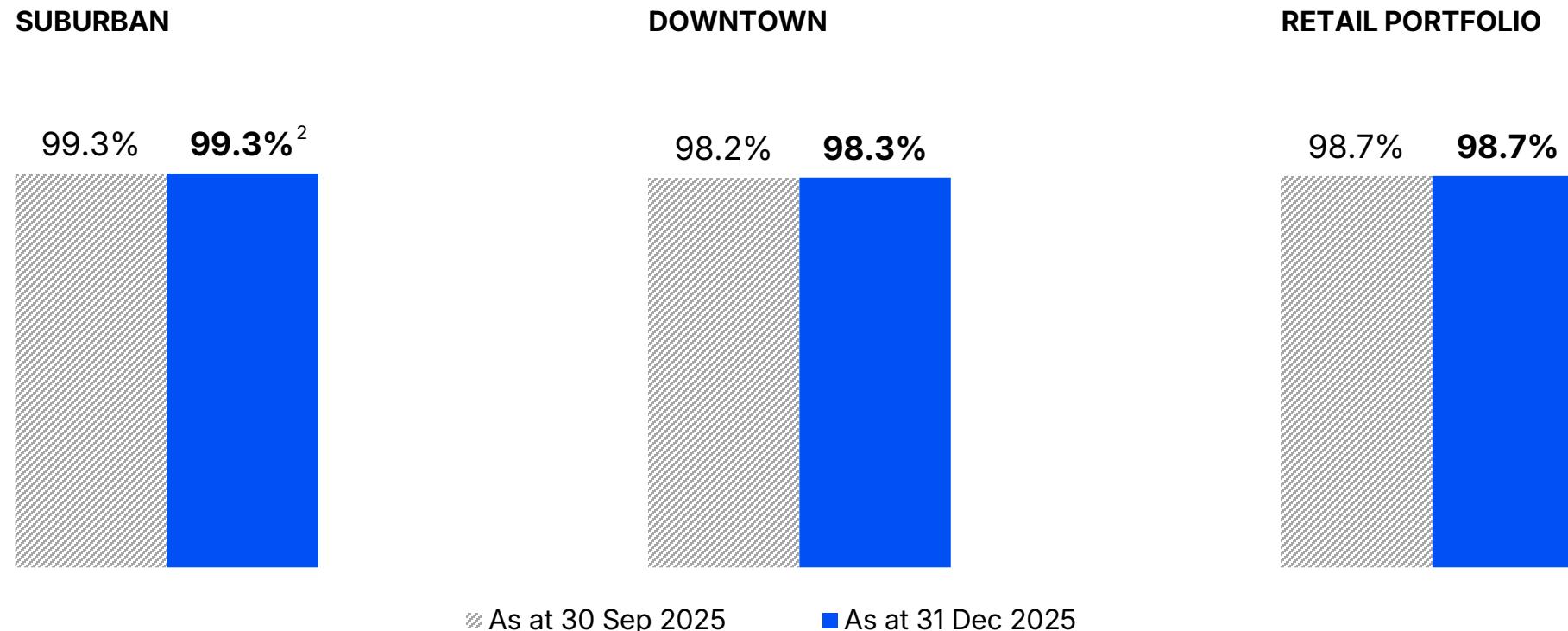
2. Based on the office portfolio in Singapore, Germany and Australia.

3. Based on NLA of renewed versus expiring leases of Singapore portfolio for FY 2025.

4. Refers to the top three trade categories/sectors with leasing enquiries in Singapore.

Sustaining High Retail Occupancy

All properties reported higher occupancy than URA's Singapore retail occupancy rate of 93.7%¹



The above chart includes retail properties and retail components in integrated developments (excluding Greenwood Plaza's small retail component). Committed occupancy for each property can be found on CICT's website under Portfolio Information as at 31 December 2025.

1. Based on URA's islandwide retail space vacancy rate for 4Q 2025.
2. Committed occupancy for the Retail Portfolio excludes AEI space in Tampines Mall.

Positive Rent Reversion for FY 2025

Maintaining a positive but sustainable pace for FY 2026

FY 2025	Based on Net Lettable Area				Rent Reversion ¹ Average Incoming Rents Vs Average Outgoing rents
	No. of Renewals /New Leases	Retention Rate (%)	Area (sq ft)	Percentage of Retail Portfolio (%)	
Downtown ²	381	85.4	649,832	13.1	+ 6.2%
Suburban ³	328	80.9	367,544	7.4	+ 7.2%
Retail Portfolio	709	83.7	1,017,376	20.5	+ 6.6%

1. Based on committed leases in Singapore and excludes newly created and reconfigured units and Greenwood Plaza's small retail component.

2. Downtown malls comprise Bugis Junction, Bugis+, CQ @ Clarke Quay, Funan, ION Orchard, Plaza Singapura, The Atrium@Orchard and Raffles City Singapore.

3. Suburban malls comprise Bedok Mall, Bukit Panjang Plaza, IMM Building, Junction 8, Lot One Shoppers' Mall, Tampines Mall and Westgate.

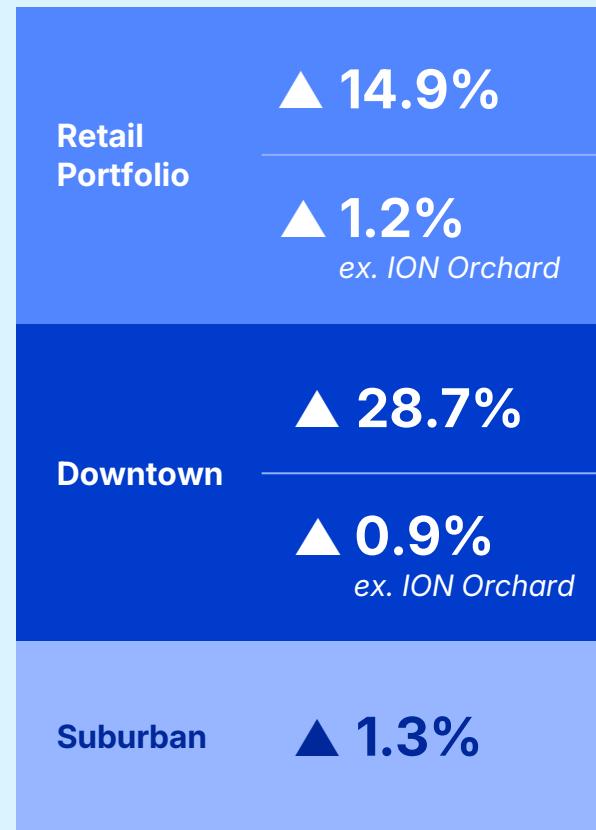
Resilient Tenant Sales for FY 2025

Tenant sales psf remained healthy despite ongoing economic and geopolitical uncertainties

TENANT SALES¹

FY 2025

YoY



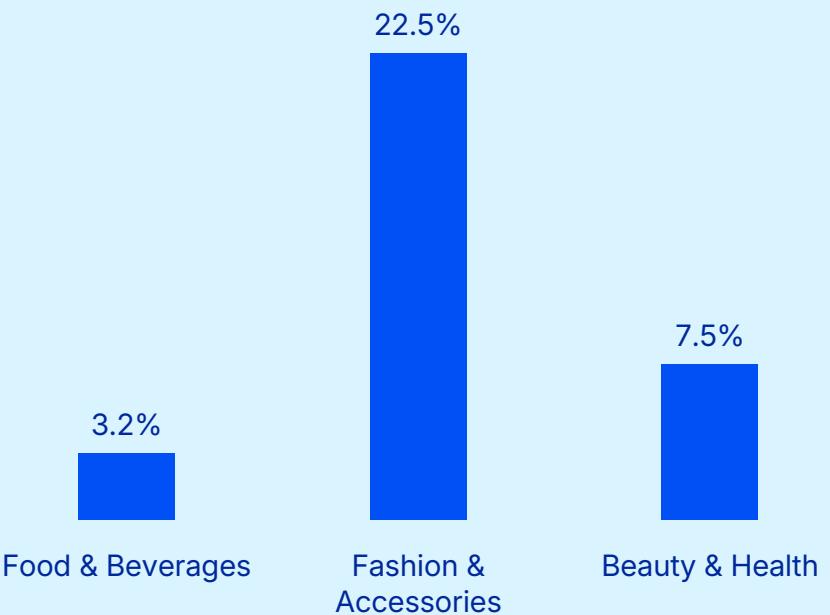
Remained resilient in both psf and quantum terms on the back of a stronger 2H, suggesting a firmer year-end demand supported by seasonal promotions and new openings. The increase was largely contributed by Hobbies, and Jewellery & Watches trades.

The increase was mainly due to contribution from ION Orchard. Excluding ION Orchard, tenant sales psf were driven by Hobbies, Digital & Appliances, and Books, Stationary & Gifts trades. The increase in sales was supported by new tenant openings, tourist arrivals and resilient domestic consumption over the year-end festivities.

The increase was driven by resilient sales growth in Multi-Concepts, Hobbies, and Jewellery & Watches, with tenant sales remaining resilient despite increased outbound travel during school and year-end holidays.

TOP 3 TRADE CATEGORIES²

Tenant Sales¹ Performance ▲ 7.5 % YoY



1. Tenant sales psf adjusted for non-trading days. Tenant sales YoY performance is based on \$ per square foot per month.

2. The top three trade categories contributed 61.8% to retail gross rental income, including gross turnover rent, for FY 2025.

Re-energizing our Properties with New Concepts Every Quarter

Food & Beverages



**Chick-fil-A,
Bugis+ (NTM):**

Popular US chicken chain known for its signature chicken sandwiches



**Sushidan,
Raffles City Singapore (NTM):**

Japanese sushi concept offering wide selection of nigiri, rolls, and set options



**Bao's Pastry,
Westgate (NTP):**

Modern bakery concept featuring pastries and crowd-favourite bakes

Lifestyle-related



**Judydoll,
Bugis+ (NTM):**

Trend-forward beauty brand known for playful colours and approachable makeup



**Hermès Beauty,
Raffles City Singapore (NTM):**

Heritage luxury maison renowned for craftsmanship and timeless leather goods



**Ruxu,
Funan (NTM):**

Modern eatery known for its creative Asian-inspired desserts



**Yuen Kee Dumpling,
Funan (NTP):**

Homestyle dumpling spot serving hearty, comforting dumplings and noodles



**Taste Ipoh,
Raffles City Singapore (NTM):**

Malaysian comfort-food concept spotlighting Ipoh-style favourites



**Tesla,
Westgate (NTP):**

Technology-led EV brand showcasing its latest models and innovations



**MO&Co.,
Raffles City Singapore (NTM):**

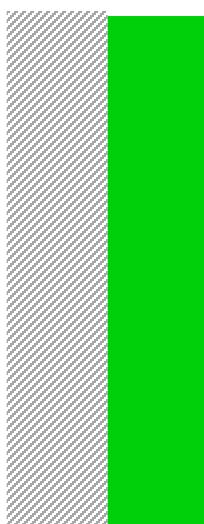
Contemporary fashion label offering stylish, modern womenswear

Driving Active Leasing & Retention

SINGAPORE

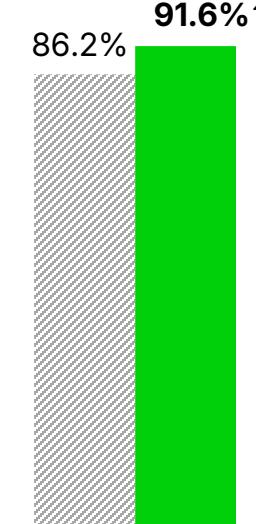
CBRE Core CBD
4Q 2025: 95.2%

98.3% **97.3%¹**



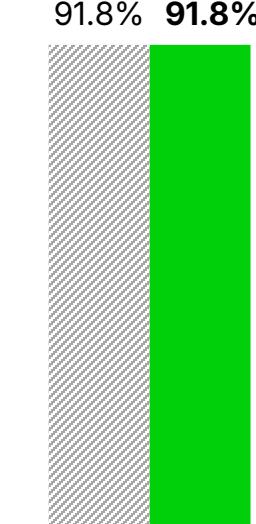
GERMANY

CBRE Frankfurt
4Q 2025: 88.9%



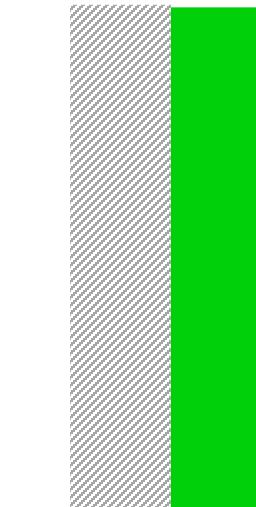
AUSTRALIA

JLL 4Q 2025-
Sydney CBD: 85.3%
North Sydney CBD: 74.8%



PORTFOLIO

96.2% **95.7%^{1,2}**



✉ As at 30 Sep 2025

■ As at 31 Dec 2025

1. Committed occupancy excludes space under reconfiguration for community use in Capital Tower.

2. Committed occupancy includes Gallileo.

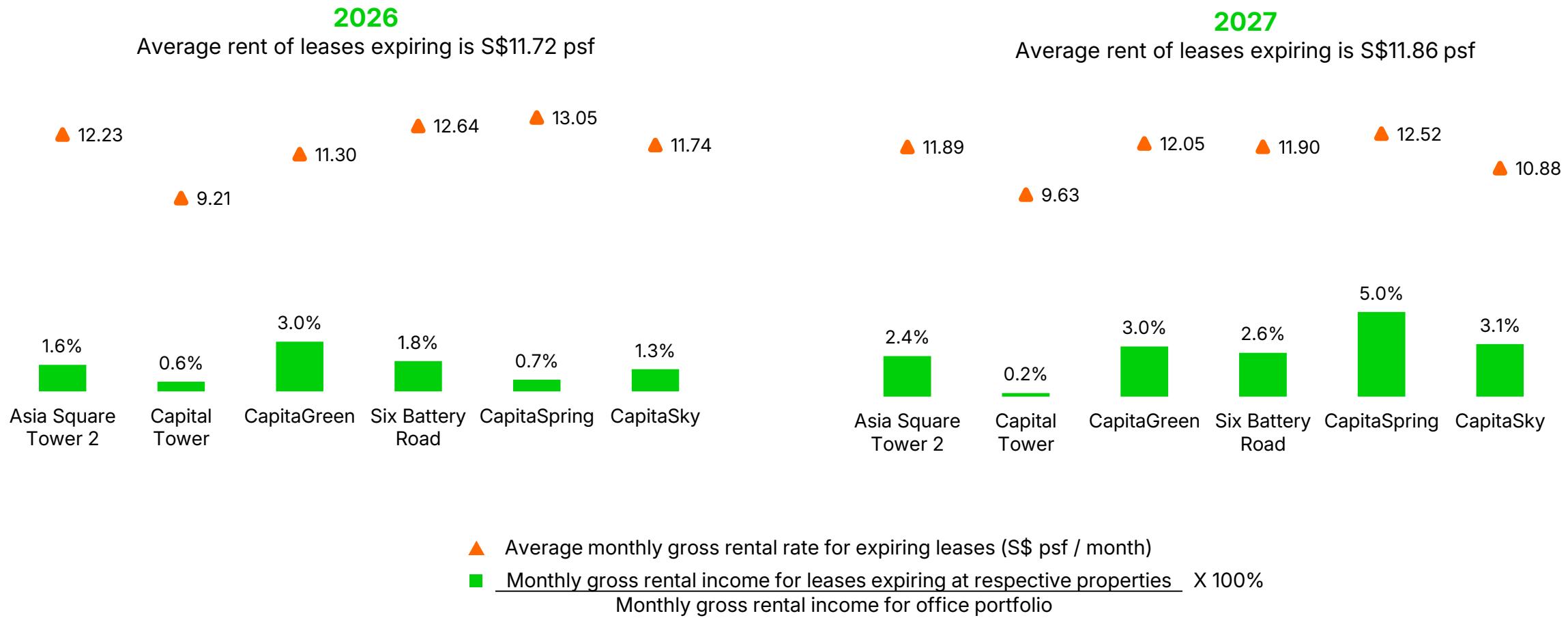
CICT OFFICE PORTFOLIO

- ▶ **4Q 2025 major renewals/new leases include:**
 - Schroder Investment Management (Singapore) Ltd. at CapitaGreen
 - Servcorp Singapore Holdings Pte. Ltd. at CapitaGreen
 - Landesbank Baden-Wuerttemberg at CapitaSky
 - Mayer Brown at Six Battery Road
- ▶ **Average rents of Singapore office portfolio (S\$ psf per month) Up 2.1% YoY**



Proactively Addressing Upcoming Expiries

Average expiring rents below market rent level of S\$12.30 psf



04

Focus & Outlook

Primed for Growth & Leveraging Cyclical and Structural Tailwinds

Anchored by Resilient Fundamentals and Disciplined Focus



Income Outlook

- Positive rent reversions for leases signed in in past few years to continue contributing to FY 2026 revenue
- IMM Building's** completed Phase 3 AEI started income contribution progressively from 3Q 2025
- CapitaSpring's** 100% income contribution from 26 August 2025
- Gallileo's** income contribution is progressively from 4Q 2025 with the handover of Phase 1 (office tower) to European Central Bank. Target handover of Phase 2 in 1Q 2026
- Affected AEI space at **Tampines Mall** expected to contribute income from 4Q 2026
- Additional NLA at **Lot One Shoppers' Mall** Basement 2 expected to contribute income from 1Q 2027
- Upcoming two-storey, multi-tenanted pavilion at **Capital Tower's** Urban Plaza expected to contribute income from 4Q 2027



Organic & Inorganic Growth

- Explore AEIs with a phased approach to minimise income disruption
- Portfolio reconstitution: redeploy capital into higher yielding assets
- Evaluate opportunities as and when they arise



Cost & Capital Management

- Diversify funding sources
- Well-staggered debt maturities with no single-year concentration
- Leverage easing interest rate environment
- Prudent cost management

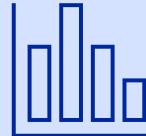


Business Landscape

- Remain vigilant of macro headwinds that may impact business sentiments
- Seek to secure leases ahead of expiries
- Build a vibrant tenant ecosystem through new tenant acquisition and retention

CICT's Value Creation Strategy

To deliver stable distributions and sustainable returns to unitholders



Asset & Portfolio Management

- Optimise rental rate and maintain high occupancy rate
- Reposition tenant mix
- Manage operating expenses
- Drive asset and portfolio plan



Asset Enhancements & Redevelopments

- Achieve the highest and best use for properties
- Reposition or repurpose assets in line with changing real estate trends and consumers' preferences
- Redevelop properties from single-use to integrated projects



Portfolio Reconstitution

- Undertake appropriate divestment of assets that have reached their optimal life cycle
- Redeploy divestment proceeds into higher yielding properties or other growth opportunities

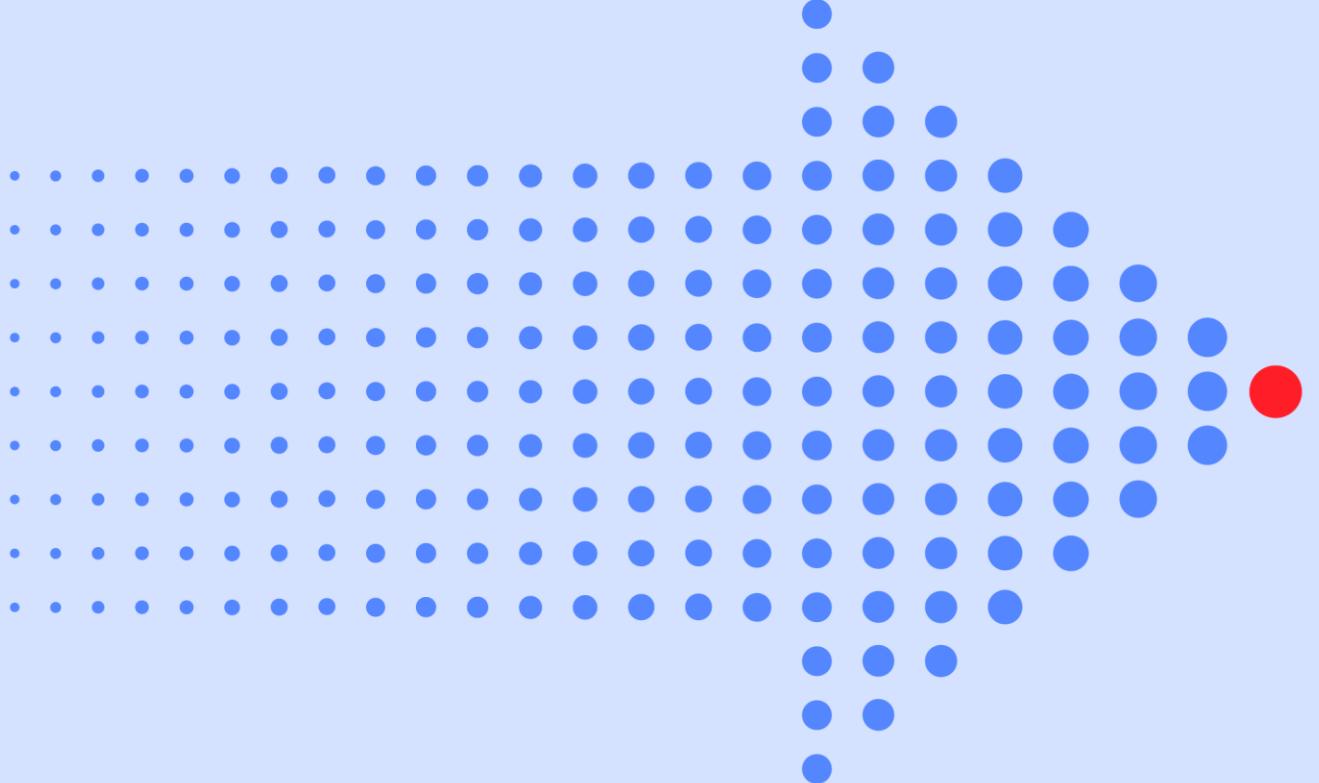


Acquisition

- Invest through property market cycles in Singapore, Germany, Australia and other developed markets
- Singapore-centric; not less than 80% of portfolio value
- Focus on retail, office and integrated developments
- Seek opportunities from third parties and CapitaLand

05

Sustainability



Advancing our ESG Ambition

Award Recognition in 2025



Singapore Corporate Awards 2025

- Best Annual Report Gold
- Best Investor Relations Gold



SIAS Investors' Choice Awards 2025

- Winner for Singapore Corporate Governance Award (REITs & Business Trusts Category)



REITs Symposium Award 2025

- Winner of Best Managed REIT Award
- Winner of Most Preferred REIT Leadership Award



ASEAN Corporate Governance Awards

- One of the Top 5 Public Listed Companies (PLC) in Singapore and Top 50 ASEAN PLC

100% Green-rated Portfolio



Ratings & Rankings in 2025



GRESB Public Disclosure Rating

- Maintained 5-Star Rating with a score of 92 points
- Maintained 'A' for GRESB Public Disclosure with a score of 100 points



FTSE4Good Index

- Constituent since Sep 2007



MSCI ESG Rating

- CICT received an AA rating in the MSCI ESG assessment



2025 Fortune Southeast Asia 500

- CICT included in the list (**advanced six positions in the rankings**)

BCA Green Mark Gold & Gold^{PLUS}
28%

→ Certified BCA Green Mark Platinum (Super Low Energy)
- The Atrium@Orchard
- Asia Square Tower 2

Curating Shared Experiences That Strengthen Community Bonds and Foster Engagements



Community Chest SG SHARE Initiative @ Various Malls:

Aimed at raising awareness and driving donations through mall-wide digital outreach



SportSG & Active Parent @ Westgate:

Promoted family bonding through engaging activities



Red Pencil Singapore @ Junction 8:

Supported seniors' well-being through creative expression



Tron: Ares Pop-up @ Bugis+:

Fans immersed themselves in the Tron universe



POP LAND POP-up Store @ Bugis+:

POP Mart's first international immersive POP LAND POP-up store



#LoveOurSeniors Carnival @ IMM Building

Promoted senior inclusion through community activities



Celebrate Singapore Tabletop Game Show @ Bukit Panjang Plaza:

Empowered youth learning through play, storytelling and invention



National Council of Social Service @ Various Malls:

Galvanised Singaporeans to donate and volunteer through mall-wide digital outreach



CQ Afterlight at CQ @ Clarke Quay:

Singapore's first social culture festival combining art, tech and music

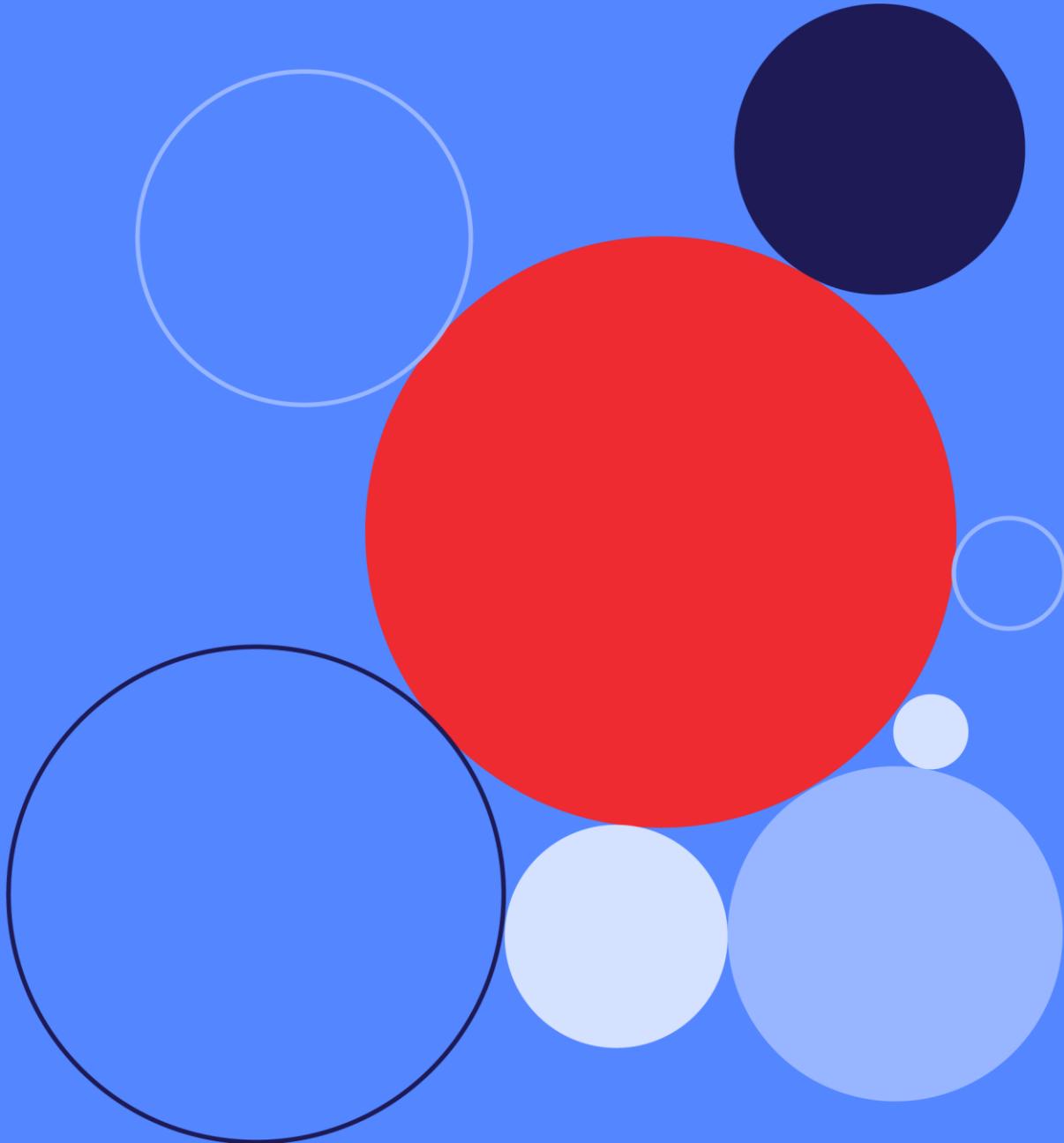


"Dreams Of Wonder" @ Raffles City Singapore:

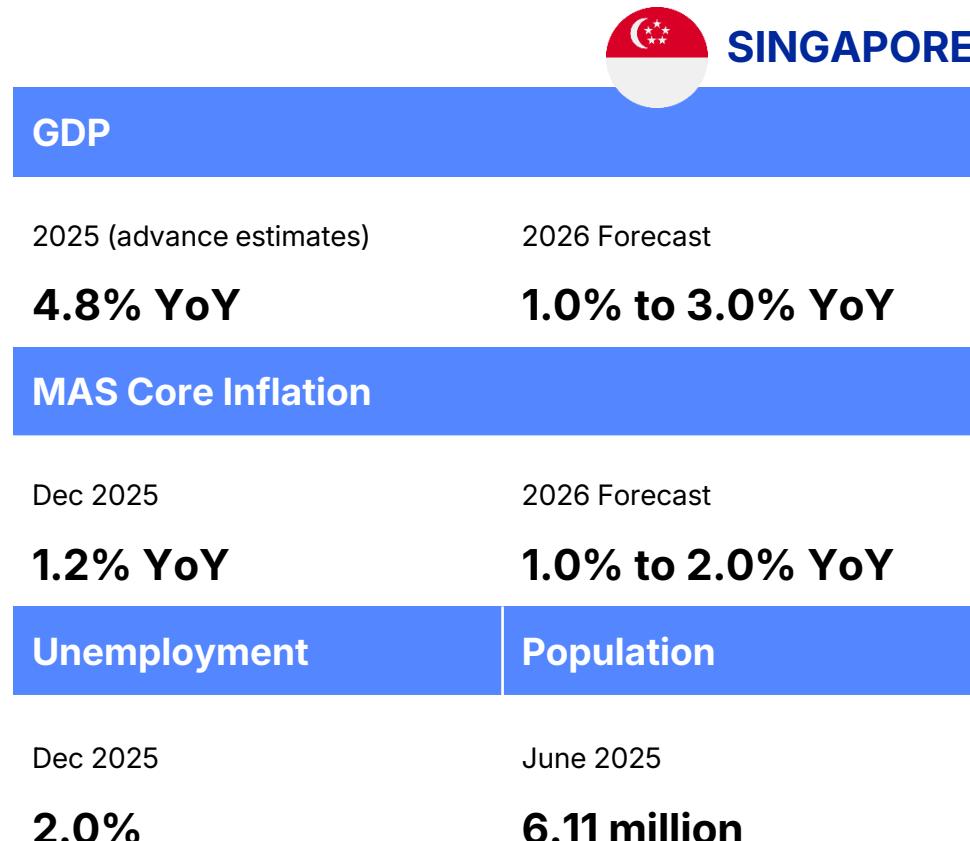
Raffles City Singapore transformed into a festive circus wonderland in partnership with DIOR Beauty

06

Market Information



Macroeconomic Outlook



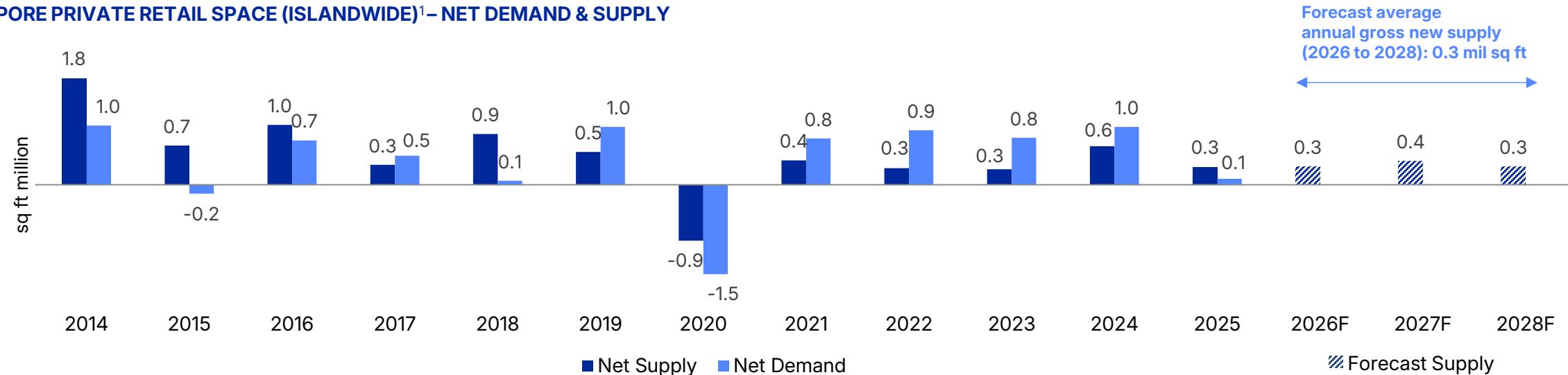
Sources for Singapore statistics: 4Q 2025 GDP advance estimates by Ministry of Trade and Industry Singapore (MTI) as at 2 January 2026; MAS core inflation and 2026 core inflation forecast by Monetary Authority of Singapore (MAS); Unemployment rate by Ministry of Manpower; Population as at end June 2025 by the Singapore Department of Statistics published on 29 September 2025.

Sources for Australia statistics: Australian's GDP, Inflation and Unemployment by Australian Bureau of Statistics. [2026 GDP forecast by OECD as at 2 December 2025](#).

Sources for Germany statistics: Germany's GDP, Inflation and unemployment by Federal Statistical Office (Destatis). Germany's January 2026 inflation based on provisional calculations as at 30 January 2026. [2026 GDP forecast by OECD as at 2 December 2025](#).

Resilient Retail Rents Supported by Limited Retail Supply

SINGAPORE PRIVATE RETAIL SPACE (ISLANDWIDE)¹ – NET DEMAND & SUPPLY



SINGAPORE RETAIL RENTS \$S psf



AVERAGE ANNUAL (MILLION SQ FT)

Period	Net supply ²	Net demand
2016 – 2025 (10-year)	0.4	0.4
2021 – 2025 (5-year)	0.4	0.7

1. Islandwide comprises Central Region and Outside Central Region

2. Average annual net supply is calculated as net change of stock over the quarter and may include retail stock removed from market due to conversions or demolitions.

Sources: CBRE Singapore (figures as at end of each quarter). Historical data on net supply and net demand from URA statistics as at 4Q 2025. Forecast supply from CBRE Singapore preliminary 4Q 2025.

Future Retail Supply in Singapore (2026 – 2028)

No major new retail supply; retail supply is mainly concentrated in the Fringe and Outside Central Region submarkets

Expected Completion	Proposed Retail Projects	Submarket	Location	NLA (sq ft)
2026	Tanjong Katong Complex (A/A) - Phase 1	Fringe	845 Geylang Road	180,000
	Piccadilly Galleria	Fringe	Northumberland Road	20,200
	CanningHill Square (Liang Court Redevelopment)	Rest of Central Region	River Valley Road	81,600
Subtotal (2026):				281,800
2027	TMW Maxwell (Maxwell House Redevelopment)	Downtown Core	20 Maxwell Road	34,700
	Chill @ Chong Pang City	Outside Central Region	Yishun Ring Road	56,900
	Jurong Gateway Hub	Outside Central Region	Jurong Gateway	40,400
	Mövenpick Singapore and Mövenpick Living Singapore (Tower 15 Redevelopment)	Downtown Core	15 Hoe Chiang Road	29,300
	Bukit V	Fringe	Jalan Anak Bukit	173,400
	Moulmein Road tender	Fringe	2 Moulmein Road	31,500
Subtotal (2027):				366,200
2028	Union Square Central (Central Mall/ Central Square Redevelopment)	Rest of Central	20 Havelock Road (Keng Cheow Street/Magazine Road)	56,700
	Clifford Centre	Downtown Core	Raffles Place	37,100
	Comcentre Redevelopment ¹	Orchard	31 Exeter Road	71,200
	Parktown Tampines	Outside Central Region	Tampines Avenue 11	80,900
	The Skywaters (AXA Tower Redevelopment)	Downtown Core	Shenton Way	54,300
	Robertson Walk Redevelopment	Rest of Central	Unity Road	35,800
Subtotal (2028):				336,000
Total supply forecast (2026 - 2028)				984,000

1. According to its media release, Comcentre will feature 20,000 square metres of lifestyle and retail spaces, including Singtel's new flagship store, various F&B offerings, medical suites, a gym and an auditorium. Sources: URA as at 3Q 2025 and CBRE Singapore preliminary 4Q 2025.

Singapore Retail Sales Performance

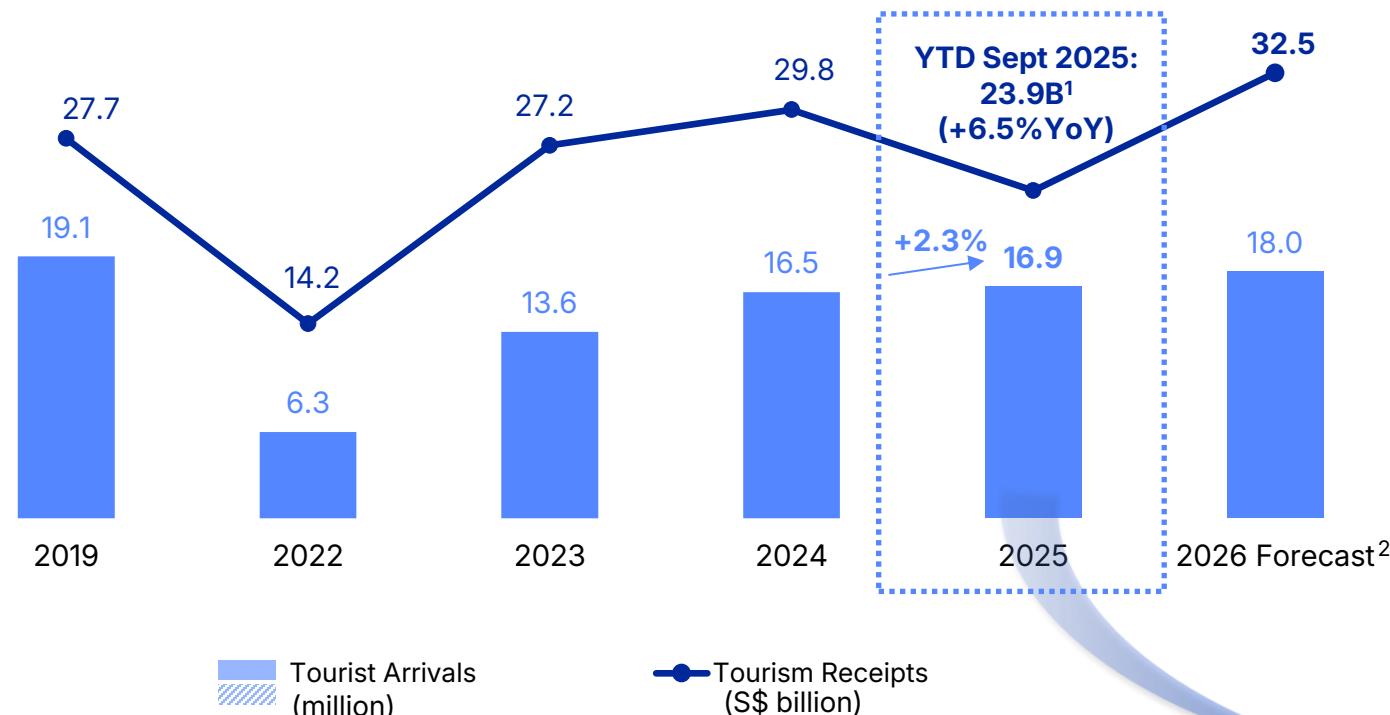
Several industries recorded YoY sales growth in Dec 2025: Recreational Goods and Computer & Telecommunications Equipment led the gains, with sales rising between 13.4% and 12.8%



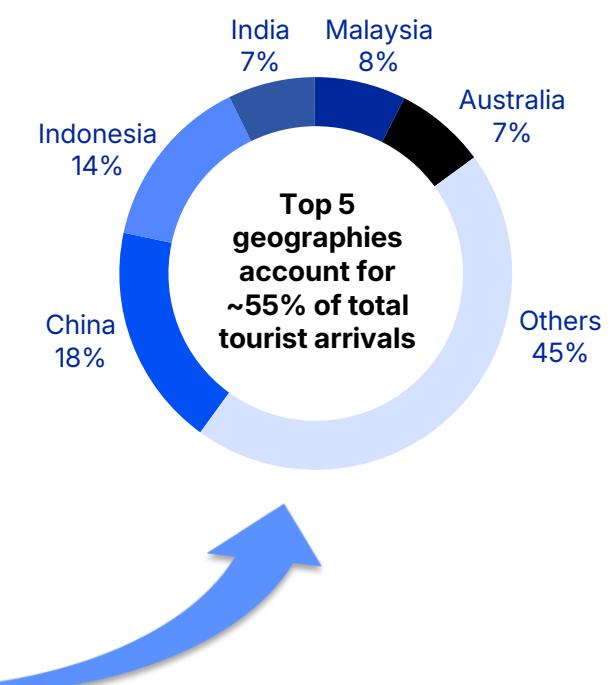
Singapore Tourism Activity

Tourism sector recorded steady growth in 2025, with YTD Sep tourism receipts showing the highest YoY increase of 6.5%

Singapore Tourist Arrival and Tourism Receipts



Tourist Arrivals by Top 5 Geographies (2025)

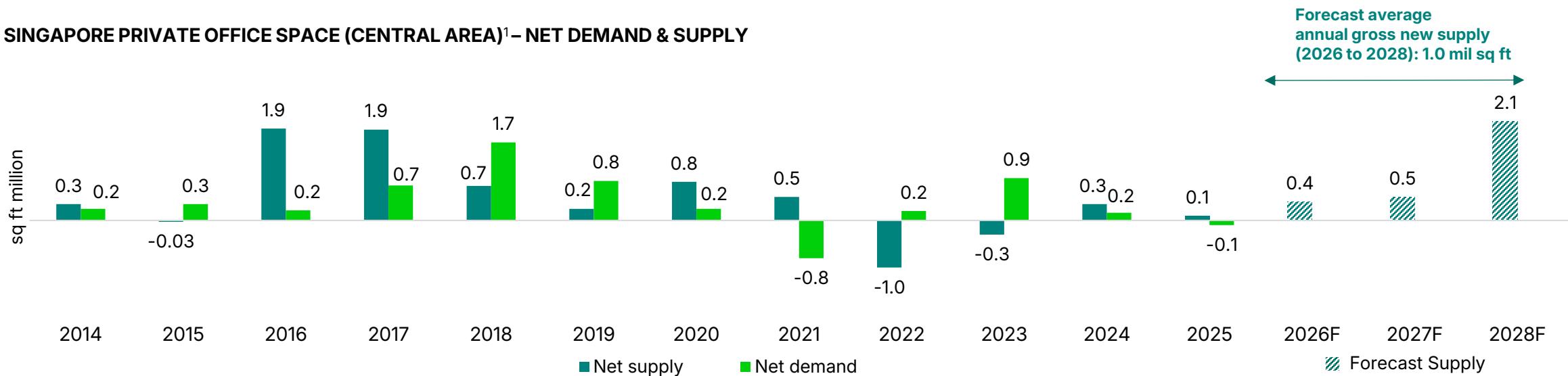


1. Tourism receipts are reported on a quarterly basis and the FY 2025 data is not yet available at the time of reporting. By Singapore Tourism Board (STB) projects 2025 tourism receipts to reach between \$29.0 and S\$30.5 billion.
2. STB expects 2026 international visitor arrivals to reach between 17 and 18 million, bringing in approximately S\$31.0 to 32.5 billion in tourism receipts.
3. Sources: Based on latest data in February 2026 by STB and Department of Statistics Singapore.

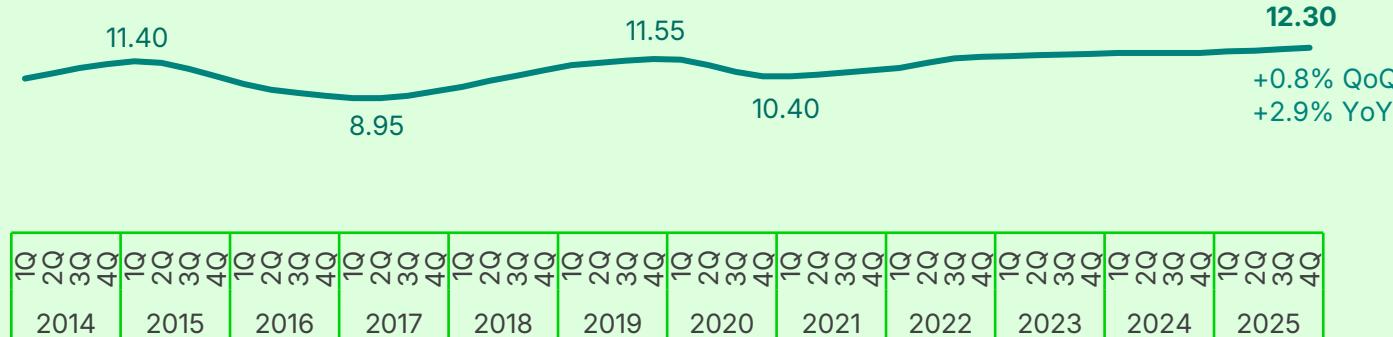
Figures may not add up due to rounding.

Grade A Office Rents Up by 2.9% YoY in 4Q 2025

SINGAPORE PRIVATE OFFICE SPACE (CENTRAL AREA)¹ – NET DEMAND & SUPPLY



SINGAPORE GRADE A OFFICE RENTS (S\$ psf)



AVERAGE ANNUAL (MILLION SQ FT)

Periods	Net supply ²	Net demand
2016 – 2025 (10-year)	0.5	0.4
2021 – 2025 (5-year)	-0.1	0.1

1. Central Area comprises 'The Downtown Core', 'Orchard' and 'Rest of Central Area'.

2. Average annual net supply is calculated as net change of stock over the quarter and may include office stock removed from market due to conversions or demolitions.

Sources: CBRE Singapore (figures as at end of each quarter). Historical data on net supply and net demand from URA statistics as at 4Q 2025. Forecast supply from CBRE Singapore preliminary 4Q 2025.

Future Office Supply in Central Area (2026 – 2028)

Limited supply in CBD core¹ for the next few years; no commercial sites in CBD Core on the Government Land Sales reserve list and confirmed list²

Expected Completion	Proposed Office Projects	Submarket	Location	NLA (sq ft)
2026	Shaw Tower Redevelopment	Fringe CBD	Beach Road / City Hall	441,700
				Subtotal (2026): 441,700
2027	Solitaire on Cecil (Strata Office)	Core CBD	Shenton Way	196,500
	Robinson Point (AEI)	Core CBD	Shenton Way	110,300
	Newport Tower	Fringe CBD	Tanjong Pagar	220,000
				Subtotal (2027): 526,800
2028	One Sophia	Fringe CBD	Orchard Road	214,700
	New Comcentre	Fringe CBD	Orchard Road	809,200
	Clifford Centre Redevelopment	Core CBD	Raffles Place	345,000
	The Skywaters (AXA Tower redevelopment)	Fringe CBD	Tanjong Pagar	745,200
				Subtotal (2028): 2,114,100
				Total supply forecast (2026 – 2028) 3,082,600
				Total supply forecast excluding strata office (2026 – 2028) 2,886,100

1. Tanjong Pagar, Beach Road / City Hall are considered Fringe CBD by CBRE Singapore.

2. For more details of the GLS reserve and confirmed lists, please see [Current URA GLS Sites](#).

Sources: URA as at 3Q 2025 and CBRE Singapore preliminary 4Q 2025.

4Q 2025 Frankfurt Office Market



Demand

4Q 2025: ~93K sq m

FY 2025: ~556K sq m (highest since 2018)

Driven by the demand for modern, future proof and ESG-compliant space



Prime Rents

+0.9% QoQ to €55 per sqm/month

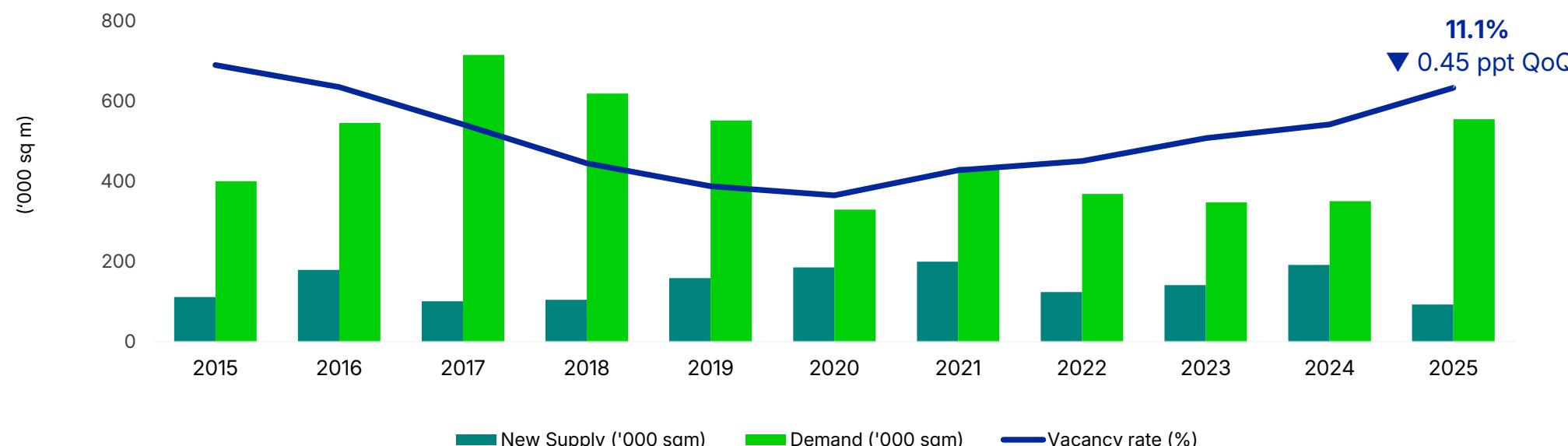
Driven by strong demand for high-quality, energy-efficient space in core locations amid limited availability



Outlook

CBRE expects leasing volumes to align with the five-year average at between 400K-450K sq m

Frankfurt Office



Sydney CBD 4Q 2025

Positive leasing demand for 8th consecutive quarter



2 completions in
4Q 2025
Total supply at
5.4M sq m



Demand

Positive net absorption of
20,519 sq m driven by
large tenant (>1,000sq m)
demand with all four
precincts in the CBD,
especially Midtown
precinct



Prime Net Effective Rents

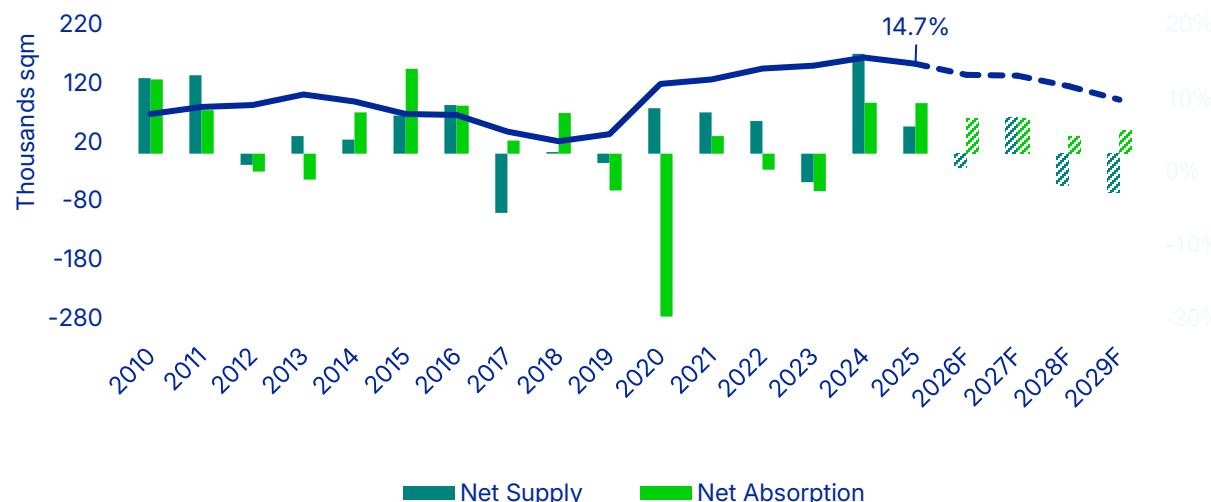
+ 1.9% QoQ
+ 10.9% YoY



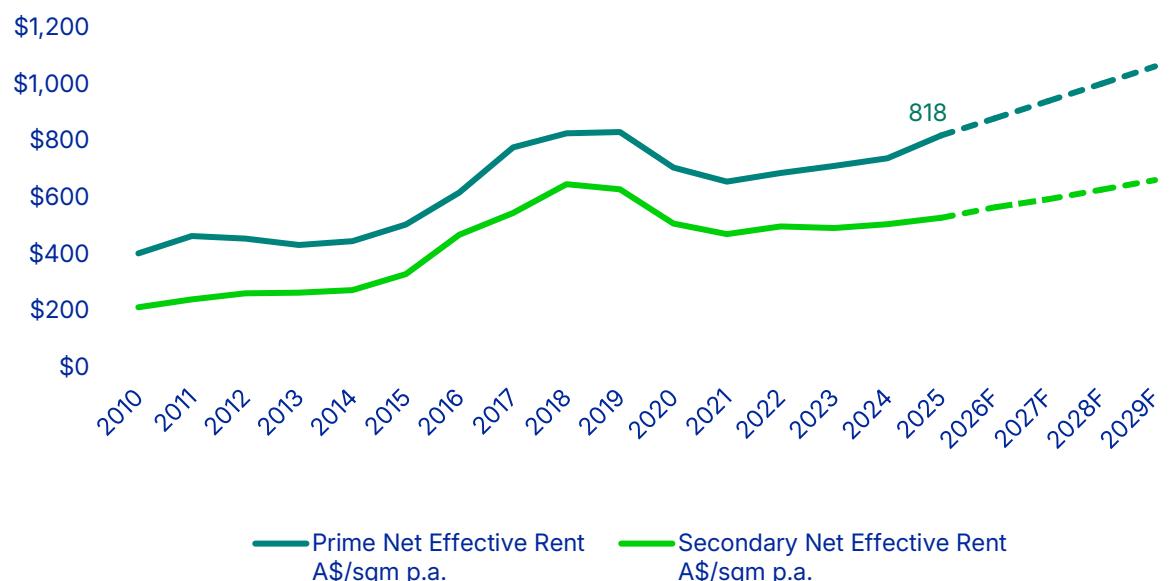
Outlook

Only one new supply coming on
stream in 2026 - Atlassian
Central (8-10 Lee Street) with
56,242 sq m, with majority NLA
committed by anchor tenant

Sydney CBD Office Space - Net Supply, Net Absorption & Vacancy



Sydney CBD - Net Effective Rent



North Sydney CBD 4Q 2025

Positive net absorption over the quarter; no new supply through 2029



2 completion in
4Q 2025
Total supply at
955K sq m



Demand

Positive net absorption
mainly driven by small
tenant moves (<1000
sq m)



Prime Net
Effective Rents

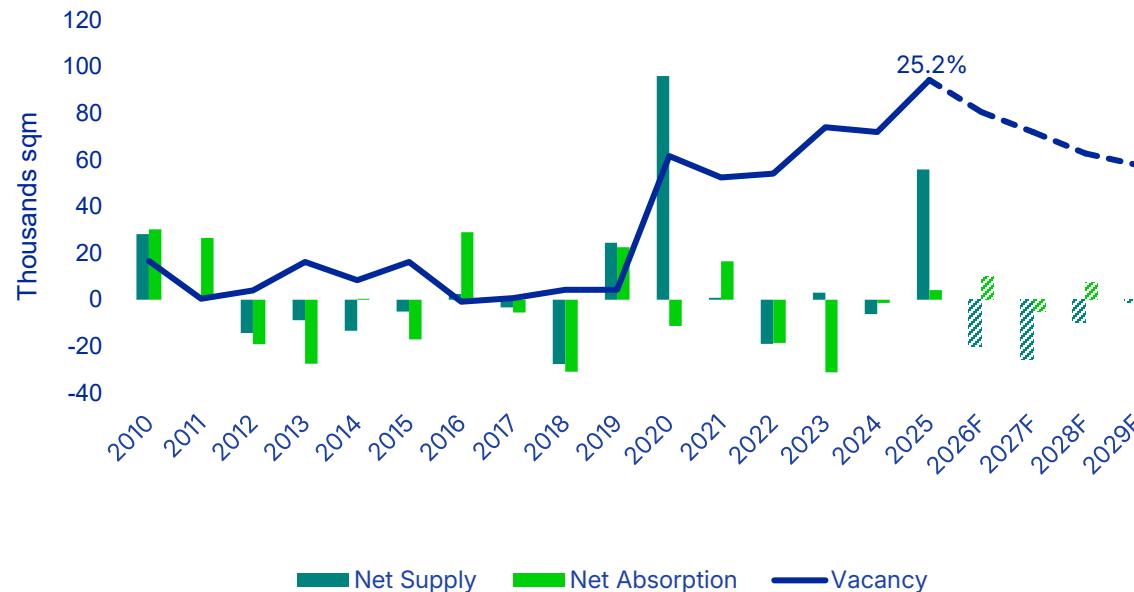
+ 0.9% QoQ
- 1.8% YoY



Outlook

No confirmed new
supply in North Sydney
to 2029

North Sydney CBD - Net Supply, Net Absorption & Vacancy

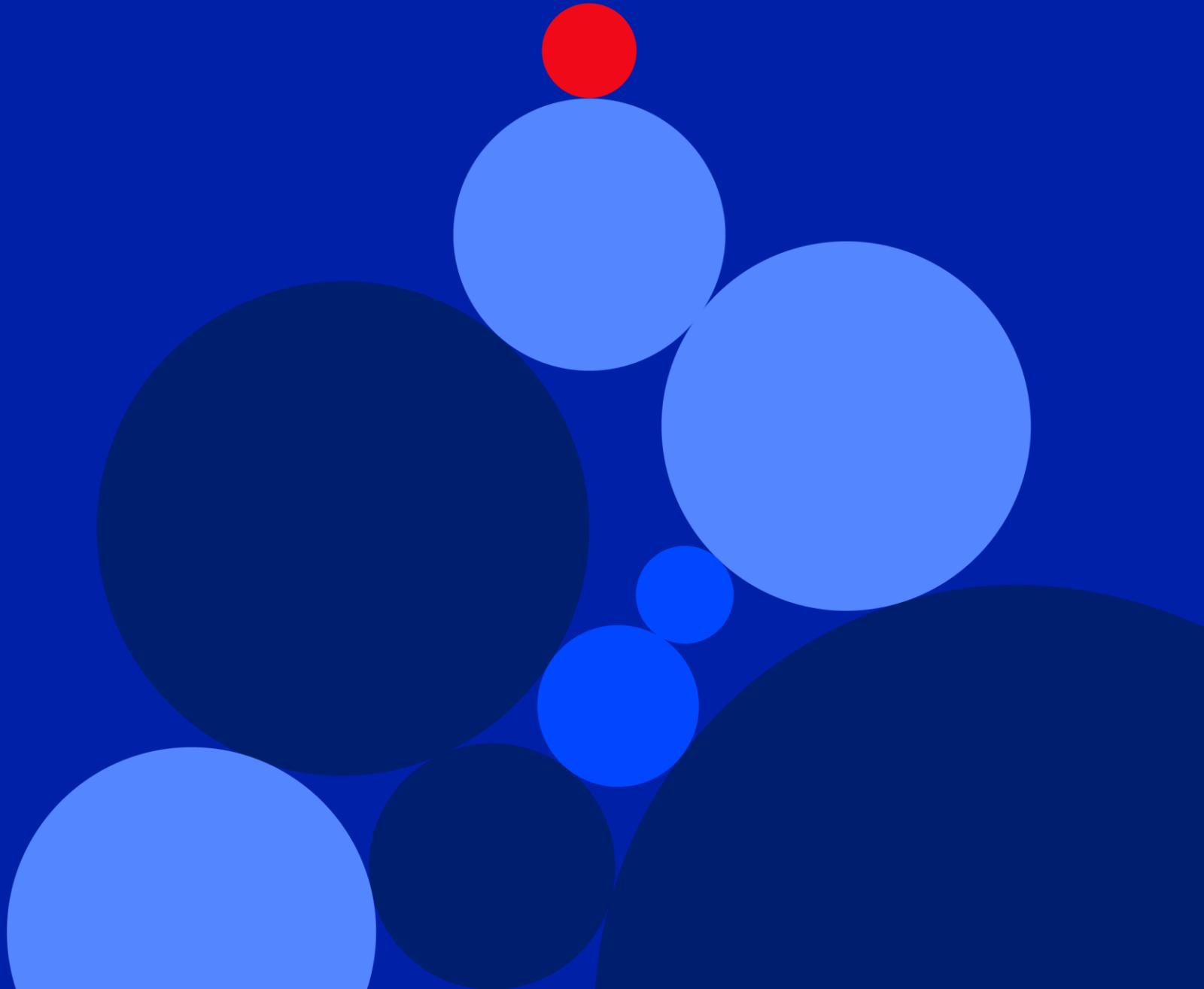


North Sydney - Net Effective Rent



07

Additional Information



Valuation – Retail Portfolio

Key assumptions remain largely unchanged

	Valuation as at 31 Dec 24 S\$ million	Valuation as at 31 Dec 25 S\$ million	Variance S\$ million	Valuation as at 31 Dec 25 S\$ per sq ft NLA	Range of Cap Rates ⁵ as at 31 Dec 2025 %
Bedok Mall	815.0	827.0	12.0	1.5	3,710
Bugis Junction	1,141.0	1,155.0	14.0	1.2	2,940
CQ @ Clarke Quay	411.0	413.0	2.0	0.5	1,429
IMM Building	763.0	790.0 ¹	27.0	3.5	826
ION Orchard (50%)	1,849.0	1,855.2	6.3	0.3	5,944
Junction 8	815.0	815.0	0.0	0.0	3,244 ²
Lot One Shoppers' Mall	564.0	584.0 ³	20.0	3.5	2,997 ²
Tampines Mall	1,151.0	1,158.0	7.0	0.6	3,253
Westgate	1,127.0	1,140.0	13.0	1.2	2,847 ²
Bugis+	359.0	362.0	3.0	0.8	1,877 ²
Bukit Panjang Plaza ⁴	389.0	389.0	0.0	0.0	2,935 ²
Total Retail Portfolio	9,384.0	9,488.2	104.3	1.1	4.35 - 6.20

1. Valuation for IMM Building as at 31 December 2025 was uplifted due to an increase in value post-AEI, improvements in rents and higher occupancy.

2. Excludes Community/Sports Facilities Scheme (CSFS) area.

3. Valuation for Lot One Shoppers' Mall as at 31 December 2025 increased due to the expected expansion in net lettable area from the conversion of surplus carpark lots.

4. Sale of 90 out of 91 strata lots in Bukit Panjang Plaza was announced on 14 January 2026 at S\$428.0 million, with expected completion in 1Q 2026.

5. Excludes warehouse.

Figures may not add up due to rounding.

Valuation – Office Portfolio

Key assumptions remain largely unchanged

	Valuation as at 31 Dec 24 S\$ million	Valuation as at 31 Dec 25 S\$ million	Variance S\$ million	%	Valuation as at 31 Dec 25 S\$ per sq ft NLA	Range of Cap Rates as at 31 Dec 2025 %
Asia Square Tower 2	2,245.0	2,252.0	7.0	0.3	2,911	
CapitaSpring	N.A. ¹	1,900.0	N.A.	N.A.	2,820	
CapitaGreen	1,689.0	1,718.0 ²	29.0	1.7	2,470	
Capital Tower	1,463.0	1,471.0	8.0	0.5	2,004	
Six Battery Road	1,608.0	1,623.0	15.0	0.9	3,277	
CapitaSky (70%)	884.1	887.6	3.5	0.4	2,444	
Singapore Office Portfolio	7,889.1	9,851.6	1,962.5³	24.9³		3.15 - 3.75
Gallileo (94.9%)	363.7	519.7 ⁴	156.0	42.9	1,239	
Main Airport Center (94.9%)	314.7	303.5 ⁵	(11.2)	(3.5)	489	
Germany Office Portfolio	678.4	823.2	144.9	21.4		4.65 - 5.35⁸
66 Goulburn Street	205.5	202.8 ⁶	(2.7)	(1.3)	825	
100 Arthur Street	261.0	242.6 ⁷	(18.4)	(7.0)	833	
Australia Office Portfolio	466.5	445.4	(21.1)	(4.5)		7.25
Total Office Portfolio	9,034.0	11,120.2	2,086.2³	23.1³		

1. Valuation for CapitaSpring (45% interest) was S\$926.3 million as at 31 December 2024 under Integrated Development. The property has been reclassified under Office as at 31 December 2025.

2. Valuation for CapitaGreen as at 31 December 2025 was uplifted due to improved operating performance.

3. On a LFL basis, excluding CapitaSpring, the valuation for Singapore Office Portfolio and Total Office Portfolio valuation increased by S\$62.5 million (0.8%) and S\$186.2 million (2.1%) YoY, respectively.

4. Valuation for Gallileo (94.9% interest) was EUR344.5 million as at 31 December 2025. S\$ value was derived from a conversion rate of EUR1 = S\$1.509.

5. Valuation for Main Airport Center (94.9% interest) was EUR201.2 million as at 31 December 2025. S\$ value was derived from a conversion rate of EUR1 = S\$1.509.

6. Valuation for 66 Goulburn Street was A\$239.0 million as at 31 December 2025. S\$ value was derived from a conversion rate of A\$1 = S\$0.848.

7. Valuation for 100 Arthur Street was A\$286.0 million as at 31 December 2025. S\$ value was derived from a conversion rate of A\$1 = S\$0.848.

8. Refers to exit capitalisation rate at the end of discounted cashflow period.

Figures may not add up due to rounding.

Valuation – Integrated Development (ID) Portfolio

Key assumptions remain largely unchanged

	Valuation as at 31 Dec 24 S\$ million	Valuation as at 31 Dec 25 S\$ million	Variance		Valuation as at 31 Dec 25 S\$ per sq ft NLA	Range of Cap Rates as at 31 Dec 2025 %
			S\$ million	%		
Funan	849.0	852.0	3.0	0.4	1,659 ¹	
Plaza Singapura ²	1,441.0	1,443.0	2.0	0.1	2,972	
The Atrium@Orchard ²	786.0	789.0	3.0	0.4	2,157 ¹	
Raffles City Singapore	3,332.0	3,434.0 ³	102.0 ²	3.1	N.M. ⁶	
CapitaSpring (45%)	926.3	N.A. ⁴	N.A.	N.A.	N.A.	
Singapore ID⁴	7,334.3	6,518.0	(816.3)	(11.1)		Retail: 4.40 - 4.85 Office: 3.50 - 3.85 Hospitality: 4.80
101-103 Miller Street & Greenwood Plaza (50%)	282.7	271.1 ⁵	(11.6)	(4.1)	1,085	
Australia ID	282.7	271.1	(11.6)	(4.1)		Retail: 6.50 Office: 6.63
Total	7,617.0	6,789.1	(828.0)	(10.9)		

1. Excludes CSFS area.

2. Plaza Singapura and The Atrium@Orchard are classified as an integrated development.

3. Valuation for Raffles City Singapore as at 31 December 2025 was uplifted due to improved operating performance largely driven by the retail and hotel components.

4. Total for Singapore ID includes CapitaSpring (45% interest) valued at S\$926.3 million as at 31 December 2024 under Integrated Development. The property has been reclassified under Office as at 31 December 2025. On a LFL basis, excluding CapitaSpring, the valuation for Singapore ID and Total ID Portfolio valuation increased by S\$110.0 million (1.7%) and S\$98.4 million (1.5%) YoY, respectively.

5. Valuation for 101-103 Miller Street & Greenwood Plaza (50% interest) was A\$319.5 million as at 31 December 2025. S\$ value was derived from a conversion rate of A\$1 = S\$0.848.

6. Not meaningful as Raffles City Singapore comprises retail and office components, hotels and convention center.

Figures may not add up due to rounding.

Thank You

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