1H 2026 Financial Results

12 August 2026

CapitaLand
INTEGRATED
COMMERCIAL TRUST

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Agenda

01

Highlights

Healthy Performance for 1H 2026

1H 2026 Financial Performance

NPI	**S$630.5M** ▲ 8.7% YoY
Distributable Income	**S$466.7M** ▲ 13.3% YoY
DPU	**6.02 cents**[1] ▲ 7.1% YoY

Capital Management

Aggregate Leverage	**37.4%** ▼ 1.1 ppts vs *31 Mar 2026*
Average Cost of Debt	**2.9%** Stable QoQ

Operating Metrics

Portfolio Occupancy	**95.6%** ▲ 0.4 ppts QoQ
Retail Occupancy	**97.7%** ▼ 0.1 ppts QoQ
Office Occupancy	**94.4%** ▲ 0.7 ppts QoQ
Integrated Development Occupancy	**95.5%** ▼ 0.5 ppts QoQ
Portfolio WALE	**3.0 Years** Stable QoQ

Operating Metrics

1H 2026 Rent Reversion[2]	**Retail Portfolio** ▲ **4.0%** **Office Portfolio** ▲ **6.5%**
1H 2026 Shopper Traffic	▲ **2.4%** YoY
1H 2026 Tenant Sales psf	▲ **1.6%** YoY

Above information as at 30 June 2026 or for 1H 2026, unless otherwise stated.

1. Includes the advanced distribution of 3.98 Singapore cents per CICT unit for the period from 1 January 2026 to 28 April 2026.
2. Based on average committed rents for incoming leases versus average rents of expiring leases of Singapore portfolio.

Portfolio Updates

TRANSACTIONS | DEVELOPMENT

PROPERTY	STATUS
PARAGON Agreed Property Value **S$3.9B**[1] Overall Net Yield **3.9%**[2]	√ Completed on 1 July 2026
ASIA SQUARE TOWER 2 Net Sales Proceeds **~S$2.45B** Exit Yield **3.0%**[3]	Expected completion in 2H 2026
HOUGANG CENTRAL DEVELOPMENT – COMMERCIAL COMPONENT NLA **~300,000 sq ft** Development Cost **~S$1.1B** Yield on Cost **>5%**[4] Completion **2030/2031**	Design and planning stage Construction expected to commence in 2027, subject to planning approvals

AEI | UPGRADING

PROPERTY	COMPLETION	CAPEX	ROI	STATUS
TAMPINES MALL	3Q 2026	~S$24M	~7%	Progressing
LOT ONE SHOPPERS' MALL	1Q 2027	~S$37M	>7%	Progressing
RAFFLES CITY TOWER (upgrading)	4Q 2026	N.A.	N.A.	Progressing
CAPITAL TOWER	4Q 2027	~S$25M	N.A.	Commencing in 3Q
PLAZA SINGAPURA / THE ATRIUM@ORCHARD	4Q 2028	~S$160M	6-7%	Commencing in 3Q

1. The agreed property value for both the 100% interest in Paragon Trust and Orchard 290, negotiated on a willing-buyer and willing-seller basis based on the average of the two valuations commissioned by the Trustee and the Manager.
2. Net yield is based on the net property income for FY 2025 adjusted based on (a) the annualized January 2026 rental income and (b) the average occupancy in FY 2025.
3. Based on the net property income for the financial year ended 31 December 2025 (FY 2025), taking into account tax expenses, and the agreed property value of Asia Square Tower 2.
4. 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.

Tampines Mall AEI: A New Chapter Awaits

Curated mix of fashion, beauty, lifestyle and dining concepts to uplift asset value and enhance asset potential

NEW BRANDS UNVEILED

Leases committed & in advanced negotiation
~96%[1]

Casa Vostra – Popular artisan pizza concept for your next family or social gathering

Yeah Gelato – Premium gelato concept offering handcrafted flavours made fresh daily

Judydoll – Fast-growing Gen Z beauty brand debuting its popular makeup offerings in the suburban market

ELEMIS and **SHISEIDO**, alongside a newly refreshed **L'OCCITANE** – Your gateway to beauty, wellness and everyday indulgence

OPENING PROGRESSIVELY IN 2H 2026

NEW BRANDS

Level	Brands	Trade Category
L1	Chanel[4]	Beauty & Health
L1	Dior[2]	Beauty & Health
L1	Sephora[2,4]	Beauty & Health
L1	Yves Saint Laurent[4]	Beauty & Health
L1	Meilleur Moment[2,4]	Fashion & Accessories
L1	Paris Baguette[3]	Food & Beverages
L1	Braun Büffel[4]	Shoes & Bags
L2	Boarding Gate[4]	Shoes & Bags

REFRESHED FIT-OUTS

Level	Brands	Trade Category
L1	GOLDHEART[2,4]	Jewellery & Watches
L1	SK GOLD[2,4]	Jewellery & Watches
L2	Running Lab[4]	Sports

1. Refers to Tampines Mall's AEI space.
2. Occupying part of the former department store space.
3. Occupying the former fast-food restaurant space near the entrance.
4. Units have been handed over to tenants for fit-out works.

02

Financials & Capital Management

Summary of 1H 2026 Financial Performance

Strong DPU growth underpinned by resilient portfolio and strategic growth initiatives taking into account an enlarged unit base

Summary of CICT's Results	1H 2026	1H 2025	Change %
Gross Revenue (S$'000)	**846,753**	787,646	7.5
Net Property Income (S$'000)	**630,488**	579,865	8.7
Distribution Income from JVs (S$'000)	**16,748**	20,811	(19.5)
Amount Available for Distribution (S$'000)[1]	**470,915**	416,525	13.1
Distributable Income (S$'000)[1,2]	**466,669**	411,889	13.3
Units in Issue ('000)[3]	**7,733,933**	7,308,954	5.8
DPU (cents)	**6.02**[4]	5.62	7.1

Driven by CapitaSpring's step-up acquisition and contribution from Gallileo, partially offset by the divestment of Bukit Panjang Plaza

Lower distribution income from JVs in 1H 2026 as CapitaSpring's income is fully consolidated following the acquisition of the remaining 55% interest

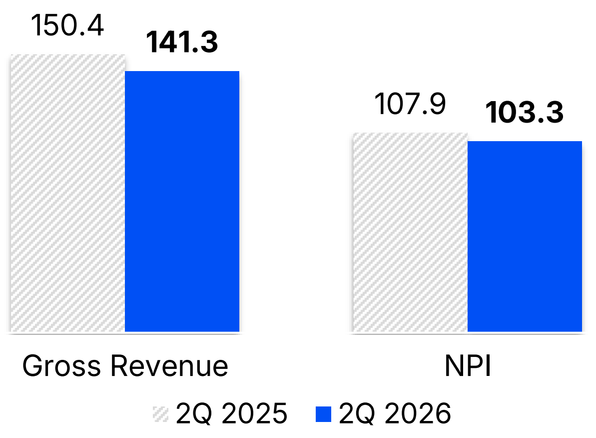
1. Amount includes distribution income from joint ventures.
2. The following sums were retained for general corporate and working capital purposes:
   - For 1H 2026, S$4.2 million comprising S$3.1 million and S$1.1 million received from CLCT and Sentral REIT respectively.
   - For 1H 2025, S$4.6 million was retained, comprising S$3.5 million from CLCT and S$1.1 million from Sentral REIT.
3. Based on the weighted average of units in issue for the period 1 January to 30 June of each respective year.
4. For 1H 2026, advanced distribution of 3.98 cents for 1 January 2026 to 28 April 2026 was paid on 8 June 2026. The distribution of DPU of 2.04 cents for the period from 29 April 2026 to 30 June 2026 will be paid on 25 September 2026.

2Q 2026 Financial Performance[1]

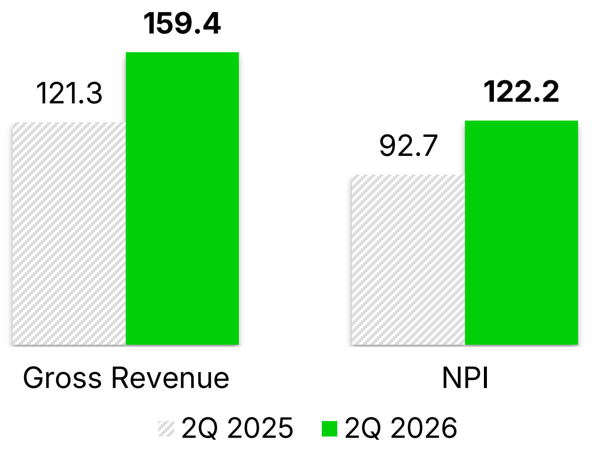
Stronger YoY performance largely due to the step-up acquisition to a 100% interest in CapitaSpring and contribution from Gallileo, partially offset by the divestment of Bukit Panjang Plaza

Gross Revenue	2Q 2026 **S$420.0 M**	▲ 7.0% YoY
NPI	2Q 2026 **S$316.1 M**	▲ 9.6% YoY

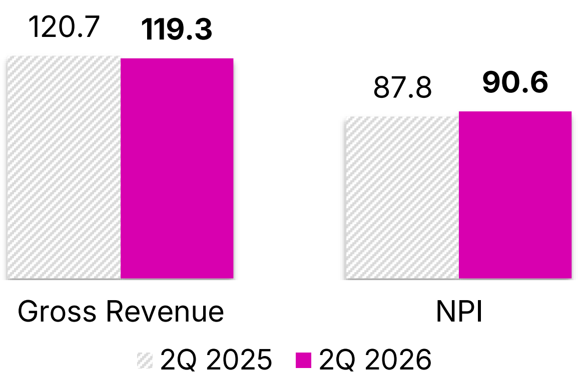
Retail Portfolio (S$ million)



Office Portfolio (S$ million)



Integrated Development Portfolio (S$ million)



1. Gross revenue and NPI exclude CICT's proportionate share of income from CapitaSpring for 2Q 2025, and ION Orchard is reported under Share of Results from Joint Ventures.

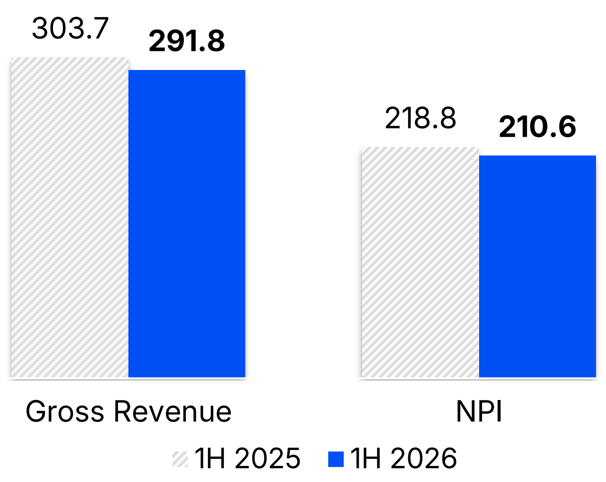
Figures may not add up due to rounding.

1H 2026 Financial Performance[1]

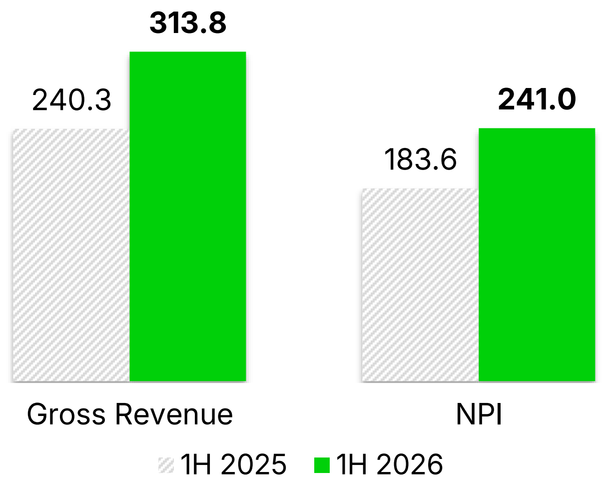
Higher YoY performance mainly driven by CapitaSpring's step-up acquisition and contribution from Gallileo, partially offset by the divestment of Bukit Panjang Plaza

Gross Revenue	1H 2026 **S$846.8 M**	**▲ 7.5% YoY**
NPI	1H 2026 **S$630.5 M**	**▲ 8.7% YoY**

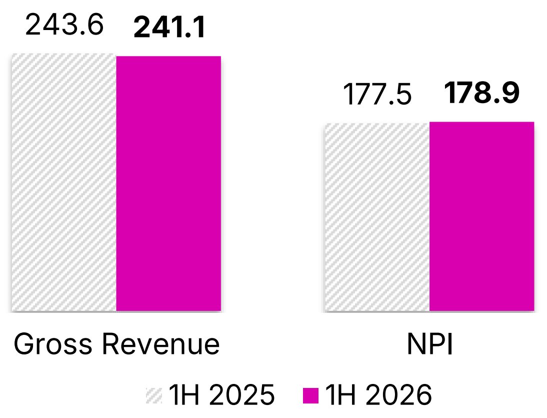
Retail Portfolio (S$ million)



Office Portfolio (S$ million)

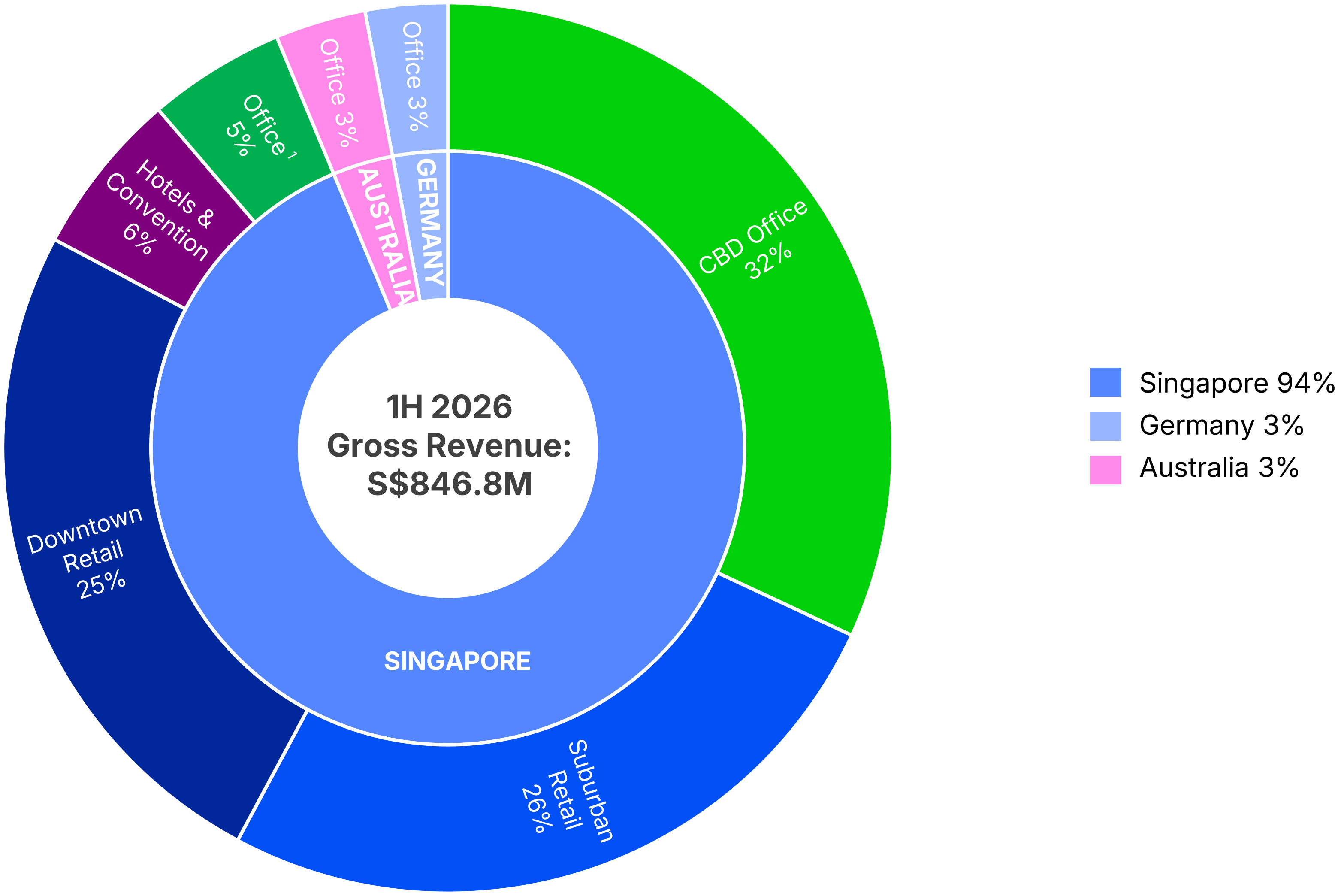


Integrated Development Portfolio (S$ million)



1. Gross revenue and NPI exclude CICT's proportionate share of income from CapitaSpring for 1H 2025 and ION Orchard, reported under Share of Results from Joint Ventures.
Figures may not add up due to rounding.

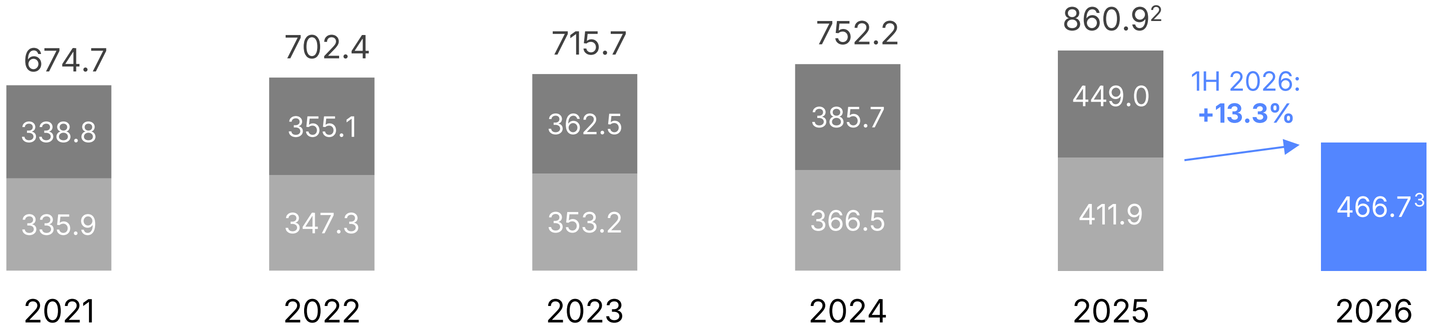
Resilience through Diversified Revenue Streams



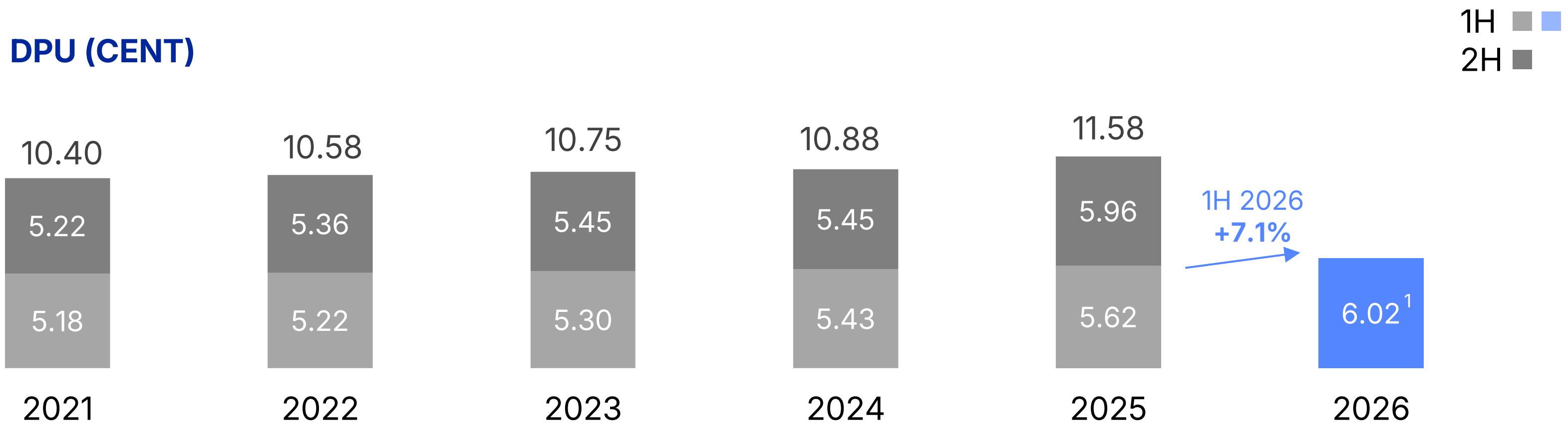
1. Office comprises office revenue contribution from Funan, Raffles City Singapore and The Atrium@Orchard.

1H 2026 DPU Grew 7.1% YoY to 6.02¢[1]

DISTRIBUTABLE INCOME (S$M)



DPU (CENT)



1. Includes advanced distribution of 3.98 cents for 1 January 2026 to 28 April 2026, paid on 8 June 2026.
2. 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.
3. For 1H 2026, S$4.2 million comprising S$3.1 million and S$1.1 million received from CLCT and Sentral REIT respectively had been retained for general corporate and working capital purposes.

DISTRIBUTION DETAILS

Distribution Period	29 April 2026 to 30 June 2026
DPU	2.04 cents
Notice of Record Date	Wednesday, 12 August 2026
Last Day of Trading on 'cum' Basis	Tuesday, 18 August 2026
Ex-Date	Wednesday, 19 August 2026
Record Date	Thursday, 20 August 2026
Distribution Payment Date	Friday, 25 September 2026

Healthy Balance Sheet

As at 30 June 2026	S$'000
Non-current Assets	25,511,735
Current Assets	2,685,075
Total Assets	**28,196,810**
Current Liabilities	1,255,171
Non-current Liabilities	9,622,115
Total Liabilities	**10,877,286**
Unitholders' Funds	17,120,736
Non-controlling Interests	198,788
Net Assets	**17,319,524**
Units in Issue ('000 units)	**7,954,480**

	S$
Net Asset Value/Unit	2.15
Adjusted Net Asset Value/Unit (excluding distributable income)	**2.13**

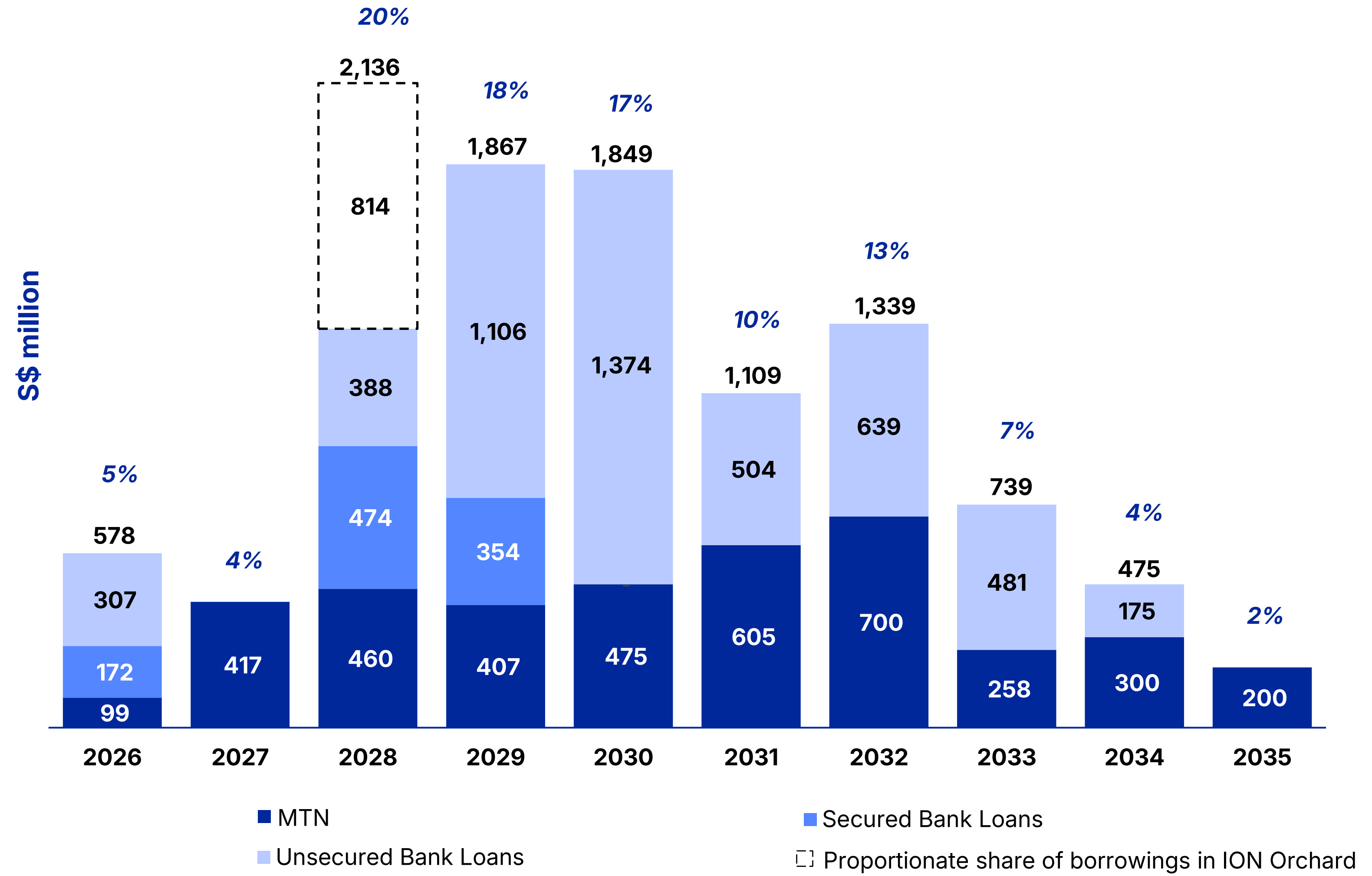
Please refer to CICT 1H 2026 Interim Financial Statements for details.

Proactive Capital Management

	As at 30 June 2026	As at 31 March 2026
Aggregate Leverage[1]	**37.4%**	38.5%
Total Borrowings (S$ billion)	**9.9**	9.8
% of Borrowings on Fixed Interest Rate	**78%**	76%
% of Total Assets that are Unencumbered	**92.8%**	90.7%
Interest Coverage Ratio (ICR)[2]	**3.9x**	3.8x
Average Term to Maturity (years)	**4.1**	4.0
Average Cost of Debt[3]	**2.9%**	2.9%
CICT's Issuer Rating[4]	**'A3' by Moody's** **'A-' by S&P**	'A3' by Moody's 'A-' by S&P
ICR Sensitivity[5]:		
• 10% decrease in EBITDA	**3.5x**	
• 100bps increase in weighted average interest rate[6]	**2.9x**	

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 30 June 2026, 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 30 June 2026 is 62.9%.
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 21 April 2026.
5. In accordance with the Monetary Authority of Singapore's Code on Collective Investment Schemes.
6. Assuming 100bps increase in the weighted average interest rate of all hedged and unhedged borrowings.

Well Spread Debt Maturity Profile[1]



1. Based on CICT Group's borrowings, including proportionate share of borrowings in joint ventures as at 30 June 2026.
2. Computed on full year basis on floating rate borrowings of CICT Group (excluding proportionate share of borrowings in joint venture) as at 30 June 2026.
3. Based on the number of units in issue as at 30 June 2026.

Please visit CICT's website for details of the respective MTN notes.

Exclude share of JV borrowings

Funding sources	
MTN	40%
Unsecured bank loans	50%
Secured bank loans	10%
Interest rate sensitivity assuming 1% p.a. increase in interest rate	
Estimated additional interest expenses p.a.	+S$21.55 million[2]
Estimated DPU	-0.27 cents[3]

Include proportionate share of JV borrowings

Sustainability-linked/green loans and green bond issuance	
Outstanding	S$6.8 billion
% of total borrowings	68.5%

03

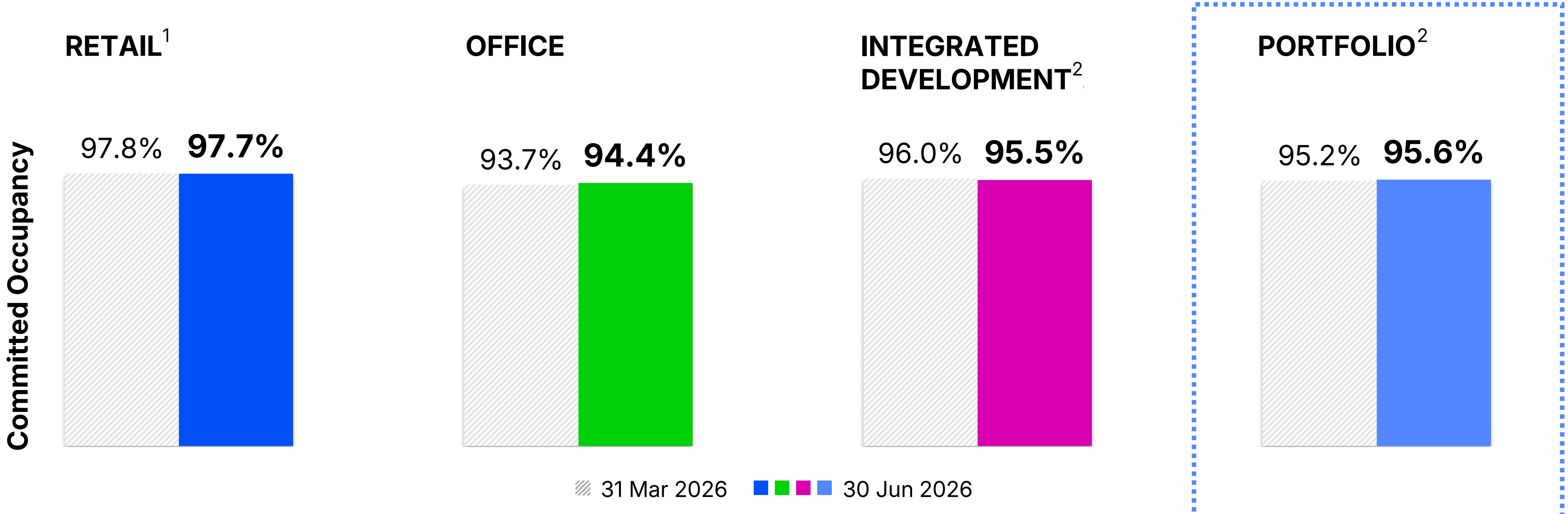
Portfolio & Asset Type Performance

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 30 June 2026 on CICT's website for the operating metrics of each property.

Occupancy and WALE

Overall occupancy remains stable



WALE	Retail	Office	Integrated Development	Portfolio
WALE	2.0 years	3.0 years	4.4 years	3.0 years

For the above chart, Retail includes retail properties and retail components in integrated developments (except for Greenwood Plaza as it is a small retail component) 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 30 June 2026.

1. Committed occupancy excludes the AEI space in Tampines Mall.
2. The lower occupancy for Integrated Development portfolio was largely due to the upcoming AEI at Plaza Singapura and The Atrium@Orchard.

Portfolio Top 10 Tenants

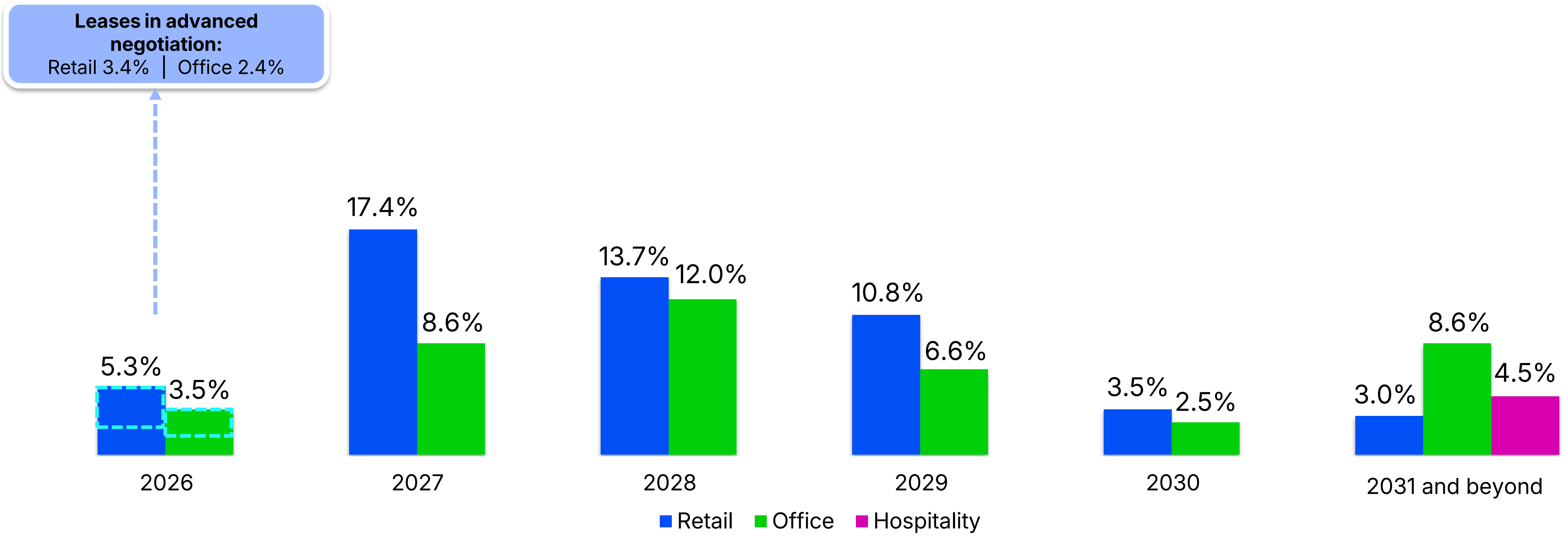
Stable QoQ, with no single tenant contributing over 5% of total gross rental income

	Top 10 Tenants for Jun 2026	% of Total GRI	Trade Sector
1	RC Hotels (Pte) Ltd	4.6	Hospitality & Leisure
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	1.3	Supermarket / Beauty & Health / Food & Beverages / Education / Warehouse
6	BreadTalk Group Pte Ltd	1.2	Food & Beverages
7	JPMorgan Chase Bank, N.A.	1.2	Banking & Financial Services
8	KPMG Services Pte. Ltd.	1.0	Business Consultancy
9	UNIQLO (Singapore) Pte. Ltd.	1.0	Fashion & Accessories
10	Mizuho Group	0.9	Financial Services
	Top 10 Tenants' Contribution	**16.0**	

Top 10 tenants for the month of June 2026 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.

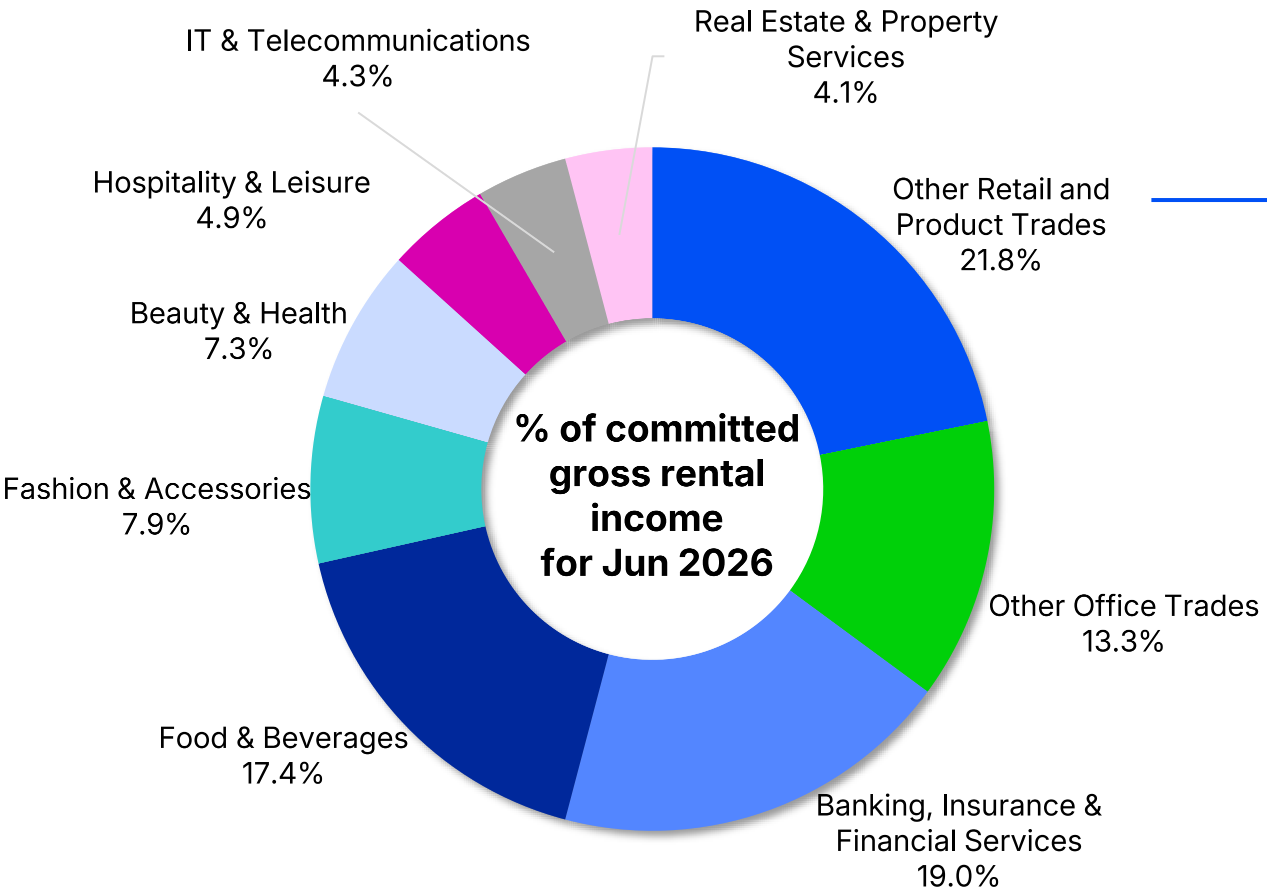
Portfolio Lease Expiry Profile

Proactively managing leases to ensure well spread portfolio lease expiry



Portfolio lease expiry is based on gross rental income of committed leases and excludes gross turnover rents as at 30 June 2026.

Diversified Tenants' Business Trade Mix



Other Retail and Product Trades	
Books, Stationery & Gifts/ Hobbies/ Sports	3.5%
Jewellery & Watches	3.0%
Digital & Appliance	2.6%
Leisure & Entertainment	2.4%
Supermarket	2.1%
Home & Living	1.9%
Shoes & Bags	1.8%
Multi-Concepts	1.5%
Services (Retail)	1.0%
Education	0.8%
Others[1]	1.2%

Other Office Trades	
Distribution & Trading	2.7%
Business Consultancy	2.5%
Government	2.4%
Legal	1.7%
Energy & Natural Resources	1.6%
Logistics & Supply Chain Management	1.3%
Others[2]	1.1%

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

Healthy Leasing Activity Across Portfolio

RETAIL - SINGAPORE

Total New/ Renewed Leases[1] *(sq ft)*

New leases made up 21.8%, mainly from:
- Food & Beverages
- Beauty & Health
- Fashion & Accessories

1H 2026 Retention Rate[2]

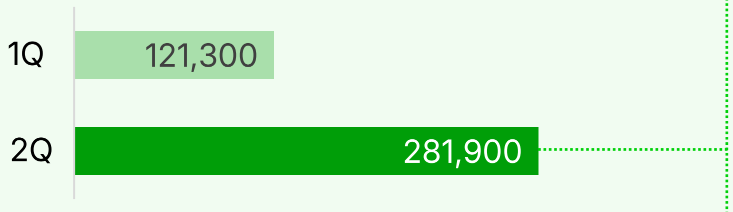
83.9%

2Q 2026 Top Leasing Interest[3]

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

OFFICE - SINGAPORE, GERMANY & AUSTRALIA

Total New/ Renewed Leases *(sq ft)*



New leases made up 39.6%, mainly from:
- IT & Telecommunications
- Legal
- Banking, Insurance & Financial Services

1H 2026 Retention Rate[2]

70.8%

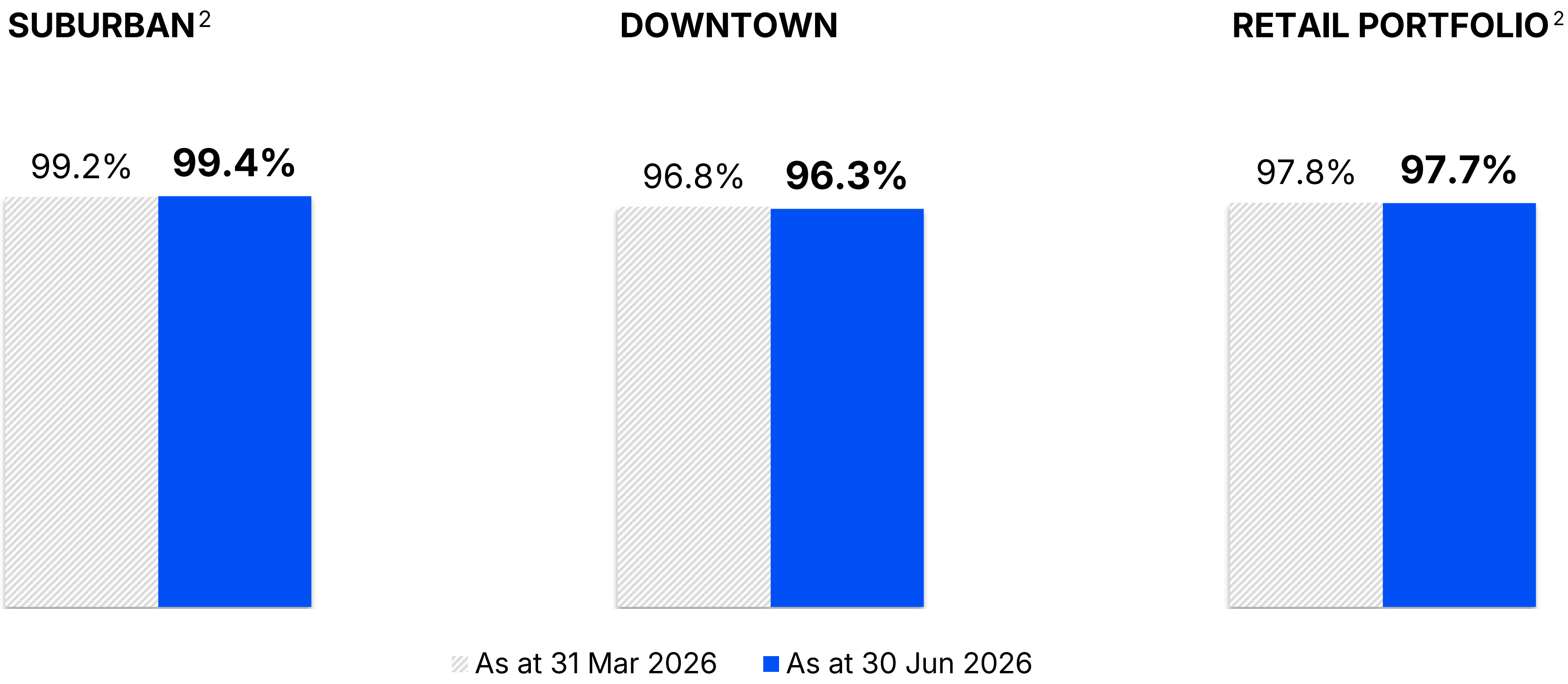
2Q 2026 Top Leasing Interest[3]

- Banking, Insurance & Financial Services
- IT & Telecommunications
- Energy & Commodities

1. Excludes newly created and reconfigured units and Greenwood Plaza's small retail component.
2. Based on NLA of renewed versus expiring leases of Singapore portfolio for 1H 2026.
3. Refers to the top three trade categories/sectors with leasing enquiries in Singapore.

Sustaining High Retail Occupancy

Retail portfolio reported higher occupancy than URA's Singapore retail occupancy rate of 93.5%[1]



The above chart includes retail properties and retail components in integrated developments (excluding Greenwood Plaza's small retail component).

1. Based on URA's islandwide retail space vacancy rate for 2Q 2026.
2. Committed occupancy for Retail Portfolio excludes the AEI space in Tampines Mall.

Positive Rent Reversion for 1H 2026

To sustain healthy and positive rent reversions in the quarters ahead

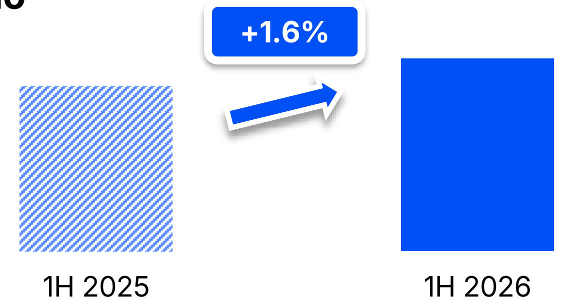
1H 2026	No. of Renewals /New Leases	Based on NLA: Retention Rate (%)	Based on NLA: Percentage of Retail Portfolio (%)	Rent Reversion[1]: Average Incoming Rents Vs Average Outgoing Rents
Downtown[2]	240	83.0	7.4	+3.2%
Suburban[3]	204	85.1	5.9	+5.1%
Retail Portfolio	**444**	**83.9**	**13.2**	**+4.0%**

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, IMM Building, Junction 8, Lot One Shoppers’ Mall, Tampines Mall and Westgate.

Healthy Tenant Sales Growth Despite Macro Headwinds

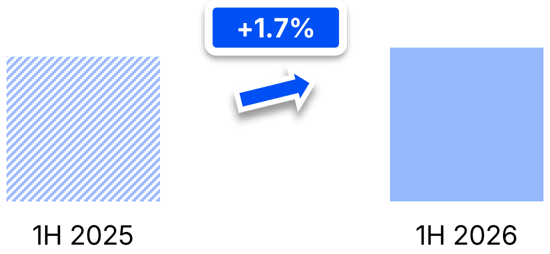
Tenant Sales[1] *(psf)*

Portfolio



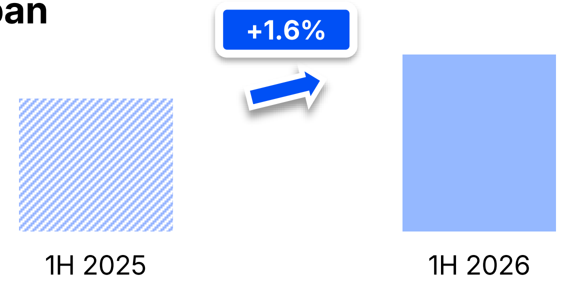
Portfolio
Resilient growth driven by seasonal promotions and new store openings, with Fashion & Accessories and Jewellery & Watches as key contributors

Downtown



Downtown
Growth underpinned by new store openings despite softer tourist arrivals in 2Q 2026, led by Fashion & Accessories, Jewellery & Watches and Kids

Suburban



Suburban
Largely driven by resilient sales in Jewellery & Watches, Hobbies and Shoes & Bags

Top Trade Categories Performance

Portfolio

1H 2026 (YoY)

Food & Beverages: +0.4%
29.4% of Retail GRI

Mainly driven by higher sales from Cafes and Food Courts post-refurbishment at Raffles City Singapore and Junction 8

Fashion & Accessories: +1.9%
18.2% of Retail GRI

Increase observed across most sub-trade categories, led by Apparel & Optical trades

Beauty & Health: +0.3%
14.1% of Retail GRI

Key growth contributors are Health Equipment and Cosmetics, Skincare & Fragrances

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

Elevating Experiences with New Retail Offerings

Mui Kee @ Raffles City Singapore (NTP):

Bridging silky-smooth Cantonese congee tradition and modern taste

Rally Clubhouse @ CQ @ Clarke Quay (NTM):

A lifestyle space combining dining, drinks and creative experiences

Overworld @ Funan (NTP):

Immersive virtual reality gaming blending physical and digital worlds

Photomanner @ Funan (NTP):

Capturing memories with story-driven photobooth experiences

Roryland @ Plaza Singapura (NTM):

Inspiring young minds through engaging play and learning

Chimichanga @ Raffles City Singapore (NTP):

Vibrant Mexican flavours with a Singaporean twist

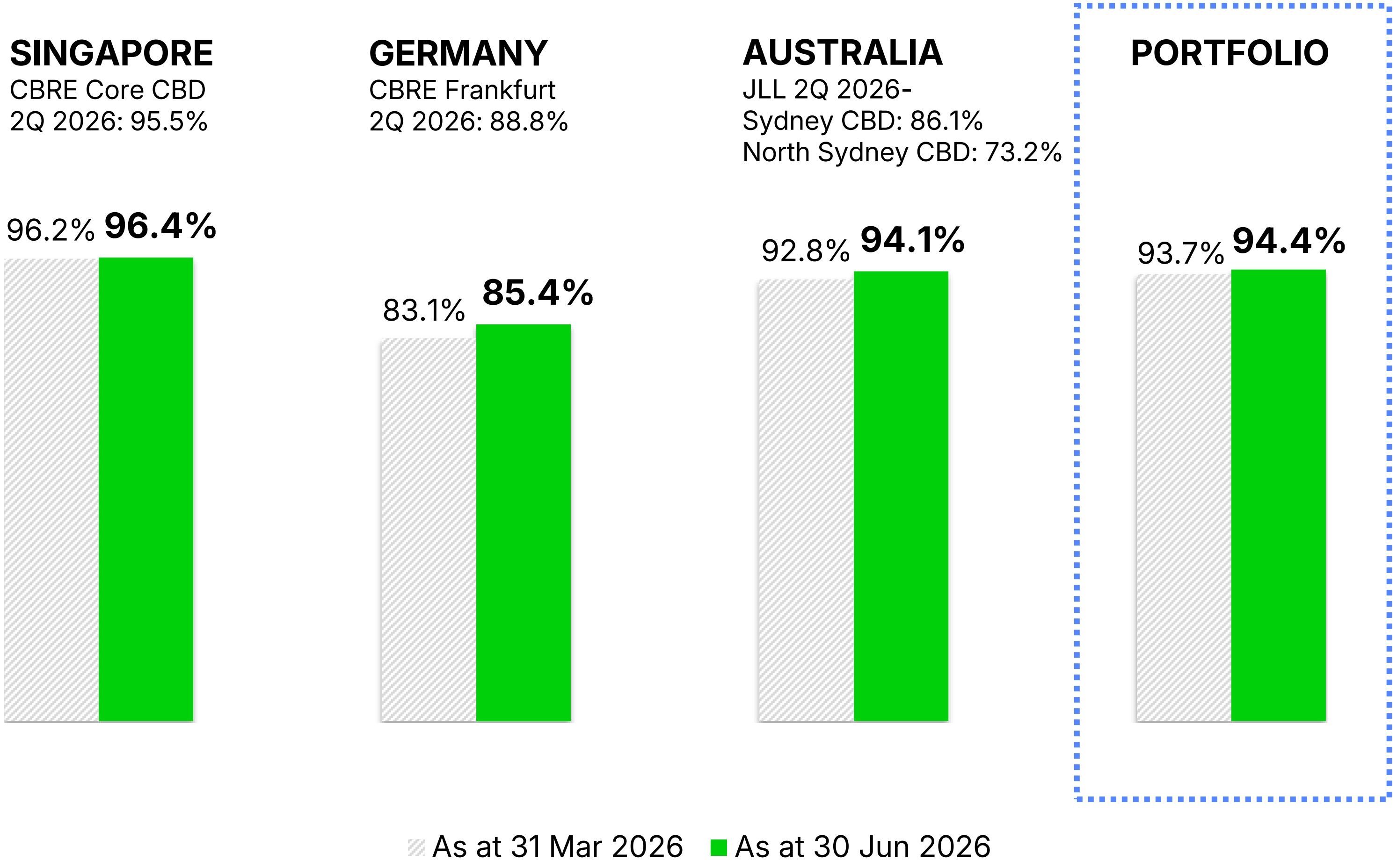
Yang's Dumpling @ Bugis Junction (NTM):

Casual Shanghainese dining famed for its pan-fried dumplings

Softopia @ Funan (NTM):

Premium plush pop toy brand offering character collectibles and blind box surprises

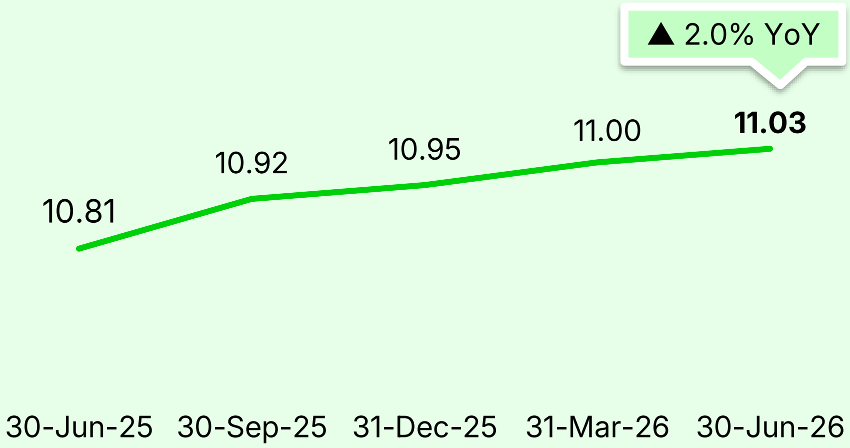
Active Leasing in Progress



CICT OFFICE PORTFOLIO

- **2Q 2026 major renewals/new leases include:**
  - Pgim (Singapore) Pte. Ltd. at CapitaSpring
  - Simpson Spence Young LLP at CapitaSpring
  - Cambiaso Risso Asia Pte. Ltd. at Six Battery Road
  - OTIS Elevator at 100 Arthur Street

- **Average rents of Singapore office portfolio (S$ psf per month)**

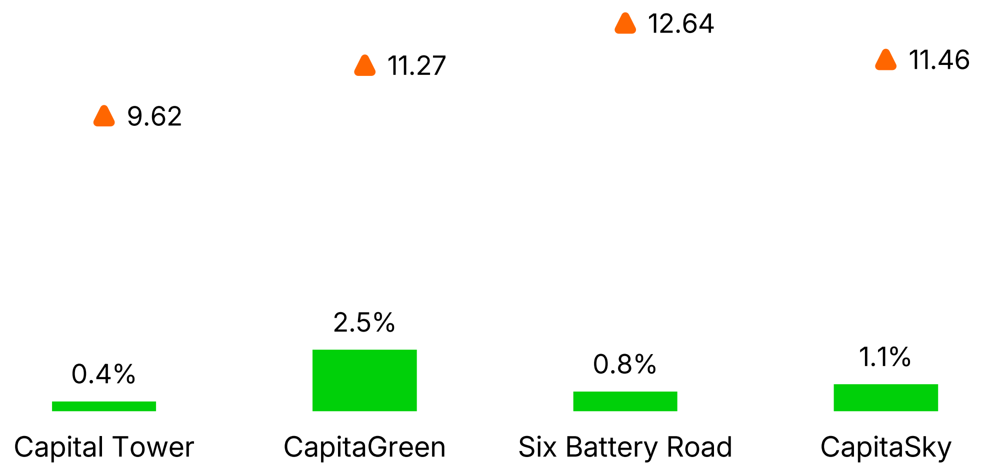


Proactively Addressing Upcoming Expiries

Average expiring rents generally below market rent level of S$12.50 psf[1]

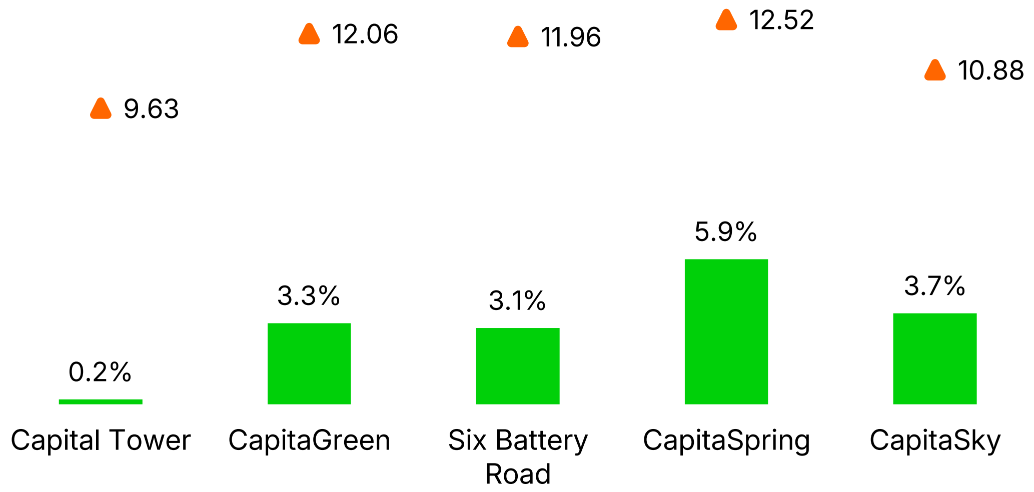
2026

Average rent of leases expiring is S$11.42 psf[2]



2027

Average rent of leases expiring is S$11.87 psf[2]



▲ Average monthly gross rental rate for expiring leases (S$ psf / month)

■ $\frac{\text{Monthly gross rental income for leases expiring at respective properties}}{\text{Monthly gross rental income for office portfolio}} \times 100\%$

1. Based on CBRE Singapore Grade A Core CBD office market rent.
2. Average rent at lease expiry is based on leases expiring in the respective year of CICT's Grade A buildings excluding Asia Square Tower 2. Ancillary retail leases excluded from all buildings.

04

Focus & Outlook

Positioned for Growth, Anchored by Resilient Fundamentals and Disciplined Focus

INCOME OUTLOOK

Paragon: To contribute income upon completion from 1 July 2026

Gallileo: Income contribution progressively from 4Q 2025, with handover largely completed

IMM Building: Completed AEI in 3Q 2025 and started income contribution

CapitaSpring: 100% income contribution from 26 Aug 2025

Carry-through of **positive rent reversions** achieved in recent years

DRIVING ORGANIC & INORGANIC GROWTH

Portfolio reconstitution: redeploy capital into higher yielding assets

Pursue AEIs with a phased approach to minimise income and operational disruption

PROACTIVE COST & CAPITAL MANAGEMENT

Diversify funding sources and staggered debt maturities with no single-year concentration

- Energy rates locked in until June 2027 for Singapore portfolio
- Energy rates largely locked in to between mid-2027 and 2028 for overseas portfolio

CICT’s Value Creation Strategy

To deliver stable distributions and sustainable returns to unitholders

Strengthening Portfolio

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

Asset Enhancement

- 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

Unlocking Value

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

Driving Growth

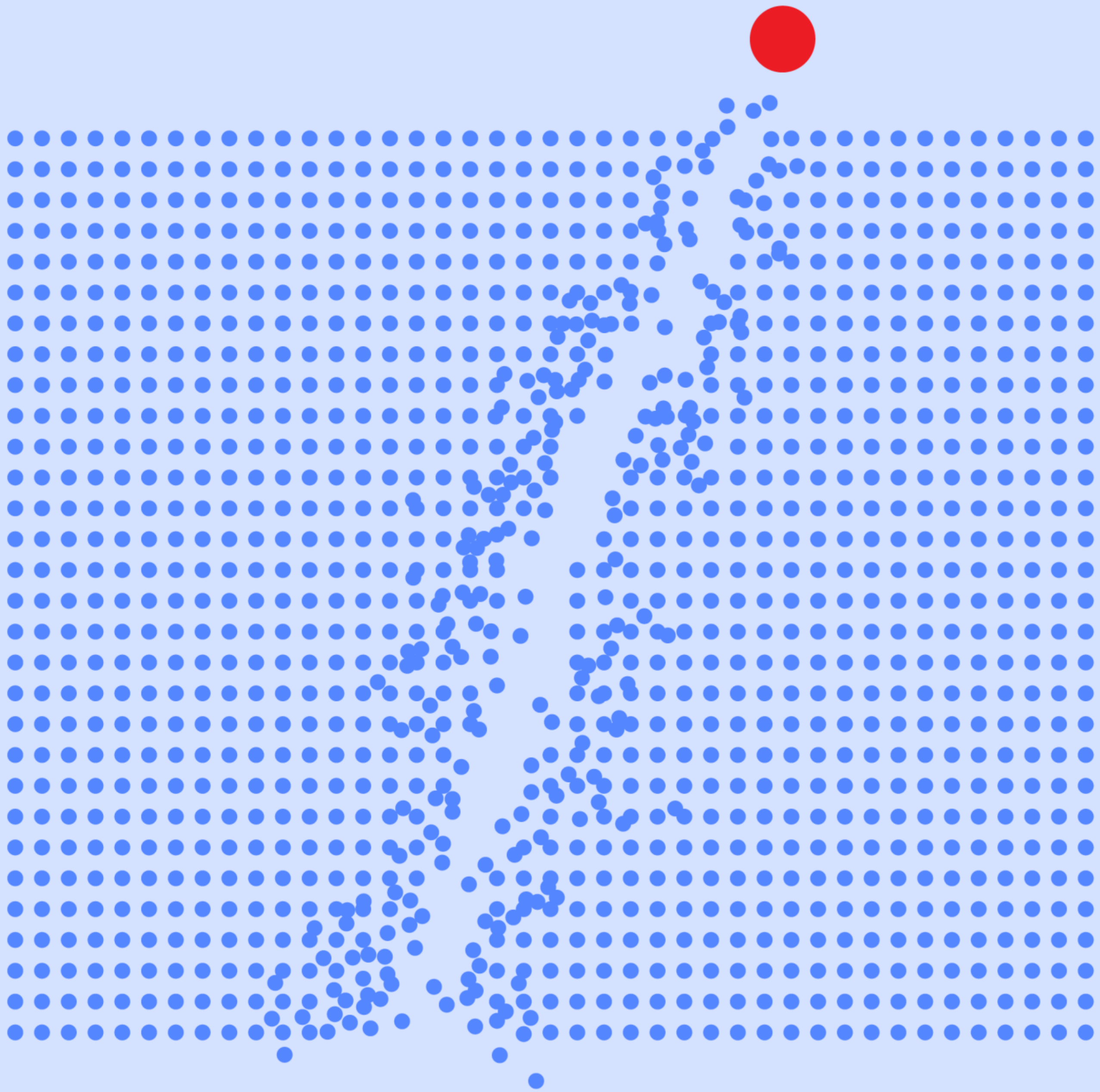
- Invest through property market cycles in Singapore and other developed markets, including via development project(s)
- Focus on retail, office and integrated developments
- Seek opportunities from third parties and CapitaLand Group

Capital Management

- Maintain healthy balance sheet and well spread debt maturity profile
- Optimise cost of capital through diversified and sustainable funding sources
- Proactive management of interest rate and refinancing risk

05

Sustainability



Recognition and Sustainability Performance

AWARD RECOGNITION

Winner at the REITs Symposium Award 2026 for:
- Most Resilient REIT
- Most Popular REIT
- Most Preferred REIT Leadership

NOTABLE RANKINGS

- Included for another consecutive year in the 2026 Fortune Southeast Asia 500[1] and Forbes Global 2000[2]
- **Singapore Governance and Transparency Index 2026** (*REIT & Business Trust category*): Ranked 2nd with an overall score improvement to 111.8 points, up from 104.2 points in the previous year

SCALING UP SOLAR GENERATION ACROSS SINGAPORE ASSETS

2026 New Installations

CQ @ Clarke Quay
~366 kWp
Operational since Jun 2026

Raffles City Singapore
~178 kWp
Operational since Jun 2026

Tampines Mall
~240 kWp
Operational since Jul 2026

~780,000 kWh
Additional renewable electricity generated annually

~182 flats
Four-room HDB flats' equivalent annual power use

Existing

IMM Building
~2,359 kWp
Operational in phases since Apr 2023

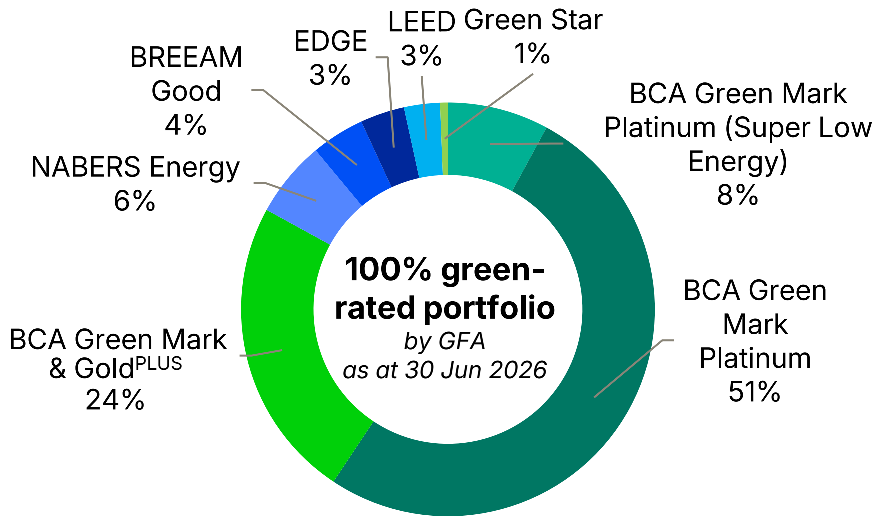
Lot One Shoppers' Mall
~234 kWp
Operational since Nov 2025

New + Existing

~3,624,000 kWh
Total annual solar energy generation across CICT's Singapore portfolio

~2.4%
+0.8%
of 2025 total energy consumption[3]

KEEPING PACE WITH GREEN BUILDING STANDARDS



1. Fortune Southeast Asia 500 recognises the region's 500 largest listed companies by revenue.
2. Forbes Global 2000 list, recognizing the world's largest public companies.
3. Excludes Asia Square Tower 2, pending completion of divestment.

Curating Shared Experiences That Strengthen Community Bonds and Foster Engagements

COMMUNITY/ SHOPPER ENGAGEMENT

Spring/Summer SS26 Campaign @ Plaza Singapura:

Engaged shoppers through pickleball-themed experiences and rewards

The Red Pencil @ Lot One Shoppers' Mall:

Promoted senior well-being through creative arts engagement

Upcycled Terrarium Workshop @ CapitaSpring & Asia Square Tower 2:

Promoted sustainability through terrarium-making using repurposed materials

Milo Tenant Treats Activation @ Capital Tower:

Engaged the community through onsite games and distributed 3,000 cups of MILO

SG International Festival of Art 2026 @ CapitaSpring & Funan Office Tower:

Partnered with SIFA to deliver interactive art experiences for the community

Pom-Pom Keychain Workshop @ CapitaSpring & Asia Square Tower 2:

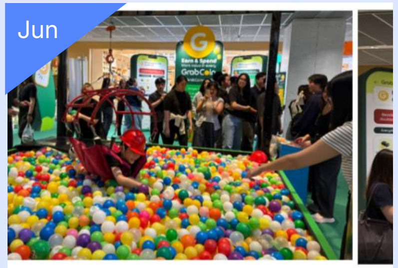
Crafted personalised pom-pom keychains in a hands-on workshop

MPA Roving Exhibition @ Various Malls:

Raised maritime industry awareness by the Maritime and Port Authority of Singapore (MPA)

MSF National Family Festival @ Bedok Mall:

Encouraged family bonding through interactive activities and games



GrabCoins Carnival @ Funan:

Attracted shoppers with interactive games, rewards and experiential activities

Traveloka Tenant Treats Activation @ Capital Tower

Showed appreciation to tenants with 600 complimentary cups of iced drinks

06

Market Information

Macroeconomic Outlook

SINGAPORE

GDP	
2Q 2026	2026 Forecast
5.9% YoY	**4.5% to 5.5% YoY**

MAS Core Inflation	
June 2026	2026 Forecast
1.6% YoY	**1.5% to 2.5% YoY**

Unemployment	Population
June 2026 (Preliminary)	June 2025
2.0%	**6.11 million**

AUSTRALIA

GDP	
1Q 2026	2026 Forecast
2.5% YoY	**1.9% YoY**

Trimmed Mean Inflation	Unemployment
May 2026	June 2026
3.6% YoY	**4.4%**

GERMANY

GDP	
2Q 2026	2026 Forecast
0.2% YoY	**0.7% YoY**

Core Inflation	Unemployment
July 2026 (Provisional)	June 2026 (Provisional)
2.4% YoY	**4.0%**

Sources for Singapore statistics: 2Q 2026 GDP and 2026 GDP forecast by MTI; MAS Core Inflation and 2026 Core Inflation forecast by MAS; Unemployment rate by Ministry of Manpower; Population as at end June-2025 by the Singapore Department of Statistics published in September 2025.

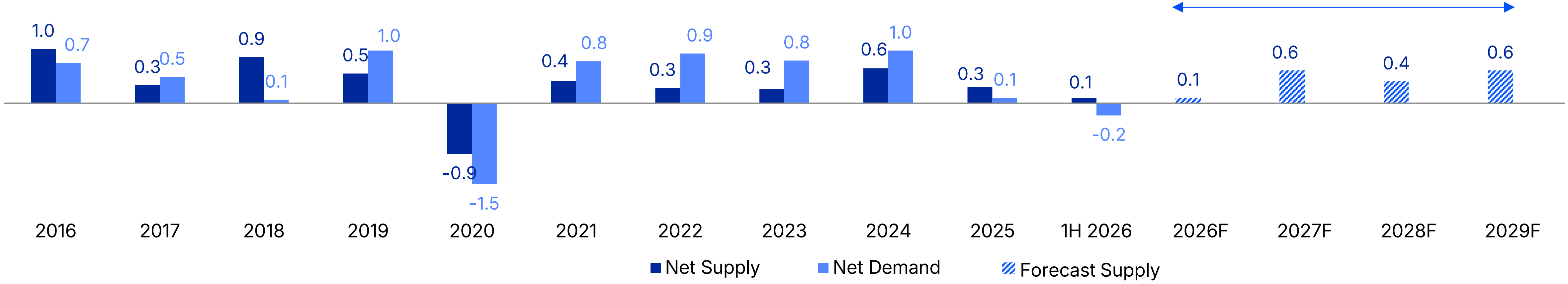
Sources for Australia statistics: Australian's GDP, Trimmed Mean Inflation and Unemployment by Australian Bureau of Statistics. 2026 GDP forecast by OECD as at 3 June 2026.

Sources for Germany statistics: Germany's GDP (price and calendar adjusted), Core Inflation and Unemployment by Federal Statistical Office (Destatis). 2026 GDP forecast by OECD as at 3 June 2026.

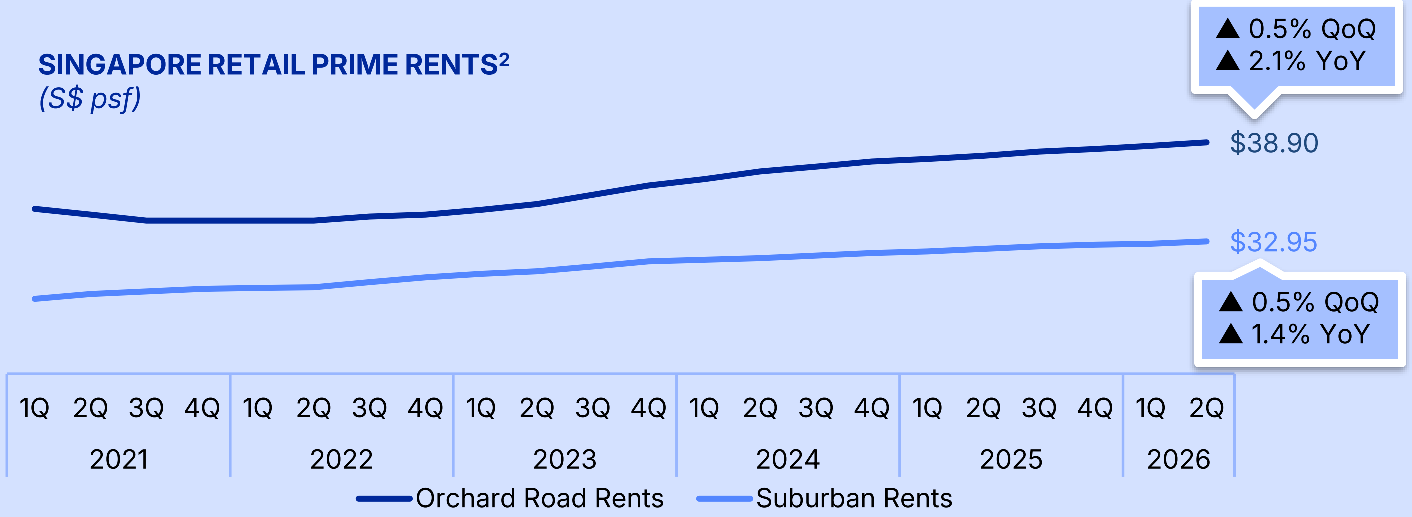
Resilient Retail Rents Supported by Limited Retail Supply

SINGAPORE PRIVATE RETAIL SPACE (ISLANDWIDE)[1] – NET DEMAND & SUPPLY
(million sq ft)

Forecast average annual gross new supply (2026 to 2029): 0.5 M sq ft



SINGAPORE RETAIL PRIME RENTS[2]
(S$ psf)



AVERAGE ANNUAL
(million sq ft)

Period	Net supply[3]	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. Prime rents refer to average rents for prime units, which are units in high-traffic or street-frontage locations, typically on level 1 or basement with direct MRT connectivity.
3. 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 2Q 2026. Forecast supply from CBRE Singapore preliminary 2Q 2026.

Future Retail Supply in Singapore (2026 – 2029)

Limited retail supply expected from 2026 to 2029, with no new developments above 200,000 sq ft

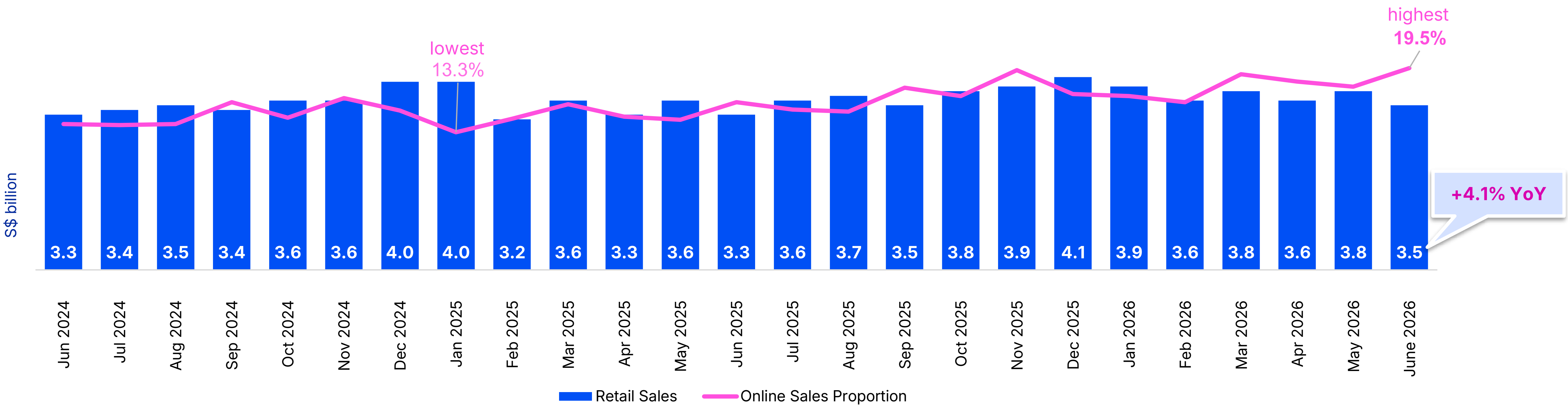
Completion	Proposed Retail Projects	Submarket	Location		NLA (sq ft)
2026	A141	Rest of Central Region	141 Victoria Street		23,000
	CanningHill Square (Liang Court Redevelopment)	Rest of Central Region	River Valley Road		81,600
	Shaw Oriental (Oriental Plaza A/A)	Rest of Central Region	291 New Bridge Road		36,000
				Subtotal (2026):	**140,600**
2027	Tanjong Katong Complex (A/A) - Phase 1	Fringe	845 Geylang Road		180,000
	TMW Maxwell (Maxwell House Redevelopment)	Downtown Core	20 Maxwell Road		34,700
	Chong Pang City	Outside Central Region	Yishun Ring Road		45,300
	Jurong Gateway Hub	Outside Central Region	Jurong Gateway		40,400
	NS Square	Downtown Core	20 Raffles Avenue		48,500
	Mövenpick Singapore and Mövenpick Living Singapore	Downtown Core	15 Hoe Chiang Road		22,100
	Bukit V	Fringe	Jalan Anak Bukit		173,400
	2 Moulmein Road	Fringe	2 Moulmein Road		31,500
				Subtotal (2027):	**575,900**
2028	The Clifford (Redevelopment)	Downtown Core	Raffles Place		45,000
	One Comcentre (Redevelopment)	Orchard	31 Exeter Road		71,200
	Parktown Tampines	Outside Central Region	Tampines Avenue 11		107,000
	Union Square Central (Redevelopment)	Rest of Central	20 Havelock Road		56,700
	The Skywaters (AXA Tower Redevelopment)	Downtown Core	Shenton Way		54,300
	Robertson Opus/ Robertson Walk	Rest of Central	Unity Road		35,800
				Subtotal (2028):	**370,000**
2029	One Sophia (Peace Centre/ Peace Mansion Redevelopment)	Rest of Central	Sophia Road		83,400
	Tanjong Katong Complex (A/A) - Phase 2	Fringe	845 Geylang Road		143,000
	Tengah Garden Galleria	Outside Central Region	Tengah Garden Avenue		24,300
	Pinery Mall	Outside Central Region	Tampines Street 94		100,000
	The Golden Mile (Golden Mile Complex Redevelopment)	Downtown Core	Beach Road		121,500
	Chencharu Close mixed-use development	Outside Central Region	Chencharu Close		130,000
				Subtotal (2029):	**602,200**
				Total:	**1,688,700**

Sources: URA as at 2Q 2026 and CBRE Singapore preliminary 2Q 2026.

Singapore Retail Sales Performance

In June 2026, YoY sales growth was mainly driven by Recreational Goods (+11.4%), Watches & Jewellery (+10.5%), Computer & Telecommunications Equipment (+9.8%), and Cosmetics, Toiletries & Medical Goods (8.3%)

	2019	2022	2023	2024	2025	YTD June 2026
Total Retail Sales (excl. motor vehicles)(S$B)	38.0	42.3	43.1	42.7	43.5	**22.2**
YoY Change	N.A.[1]	14.8%	1.9%	(0.8%)	1.8%	**3.7%**
Average Monthly Retail Sales (S$B)	3.2	3.5	3.6	3.6	3.6	**3.7**
Average Monthly Online Sales Proportion	6.8%	14.9%	14.4%	14.3%	15.9%	**17.9%**



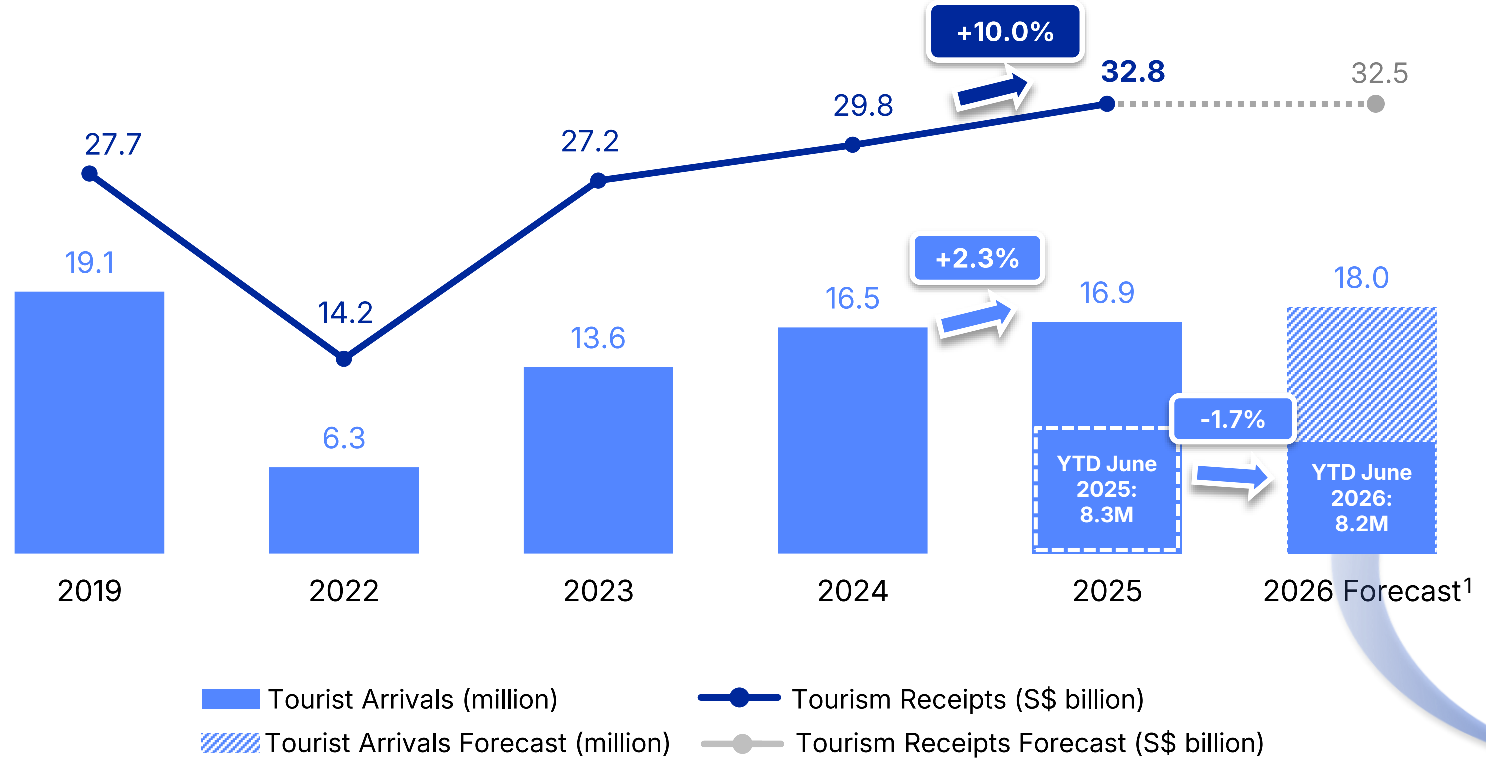
Source: Department of Statistics Singapore, as at 5 August 2026

1. YoY comparison for 2019 is unavailable, as retail sales value (excluding motor vehicles) is only available from 2019 onwards.

Singapore Tourism Activity

Tourism receipts climbed to an all-time high of S$32.8 billion in 2025

SINGAPORE TOURIST ARRIVAL AND TOURISM RECEIPTS



TOURIST ARRIVALS BY TOP 5 GEOGRAPHIES (YTD JUNE 2026)

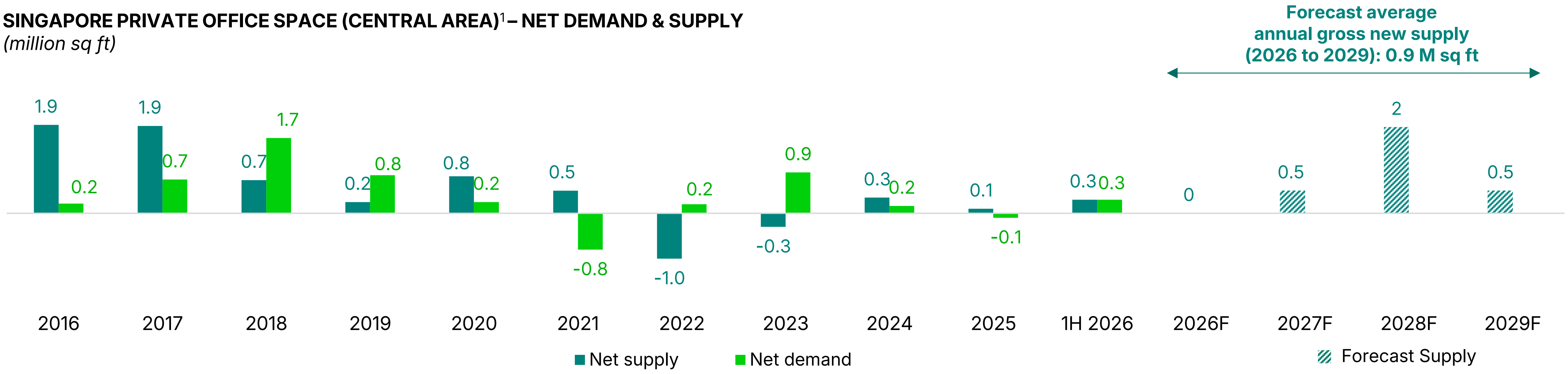
1. STB expects 2026 international visitor arrivals to reach between 17 and 18 million, bringing in approximately S$31.0 to S$32.5 billion in tourism receipts.

Sources: Based on latest data in July 2026 by STB and Department of Statistics Singapore.

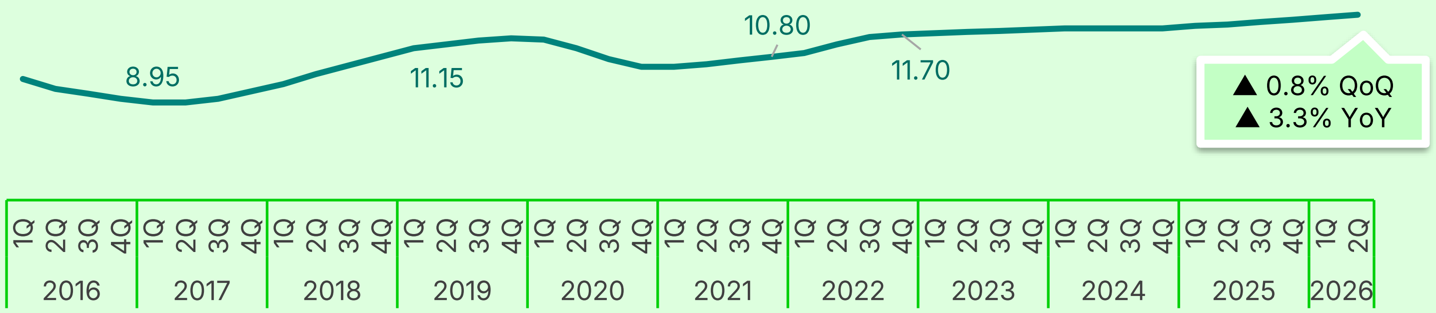
Figures may not add up due to rounding.

Grade A Office Rents Up by 3.3% YoY in 2Q 2026

SINGAPORE PRIVATE OFFICE SPACE (CENTRAL AREA)[1] – NET DEMAND & SUPPLY
(million sq ft)



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 2Q 2026. Forecast supply from CBRE Singapore preliminary 2Q 2026.

Future Office Supply in Central Area (2026 – 2029)

Limited new supply in CBD Core[1]; no commercial sites in CBD Core on the Government Land Sales reserve list and confirmed list[2]

Completion	Proposed Office Projects	Submarket	Location		NLA (sq ft)
2026	Shaw Tower[3]	Fringe CBD	Beach Road / City Hall		435,700
				Subtotal (2026):	**435,700**
2027	Solitaire on Cecil	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	Anson Centre Redevelopment	Fringe CBD	Tanjong Pagar		65,200
	New Comcentre	Fringe CBD	Orchard Road		809,200
	Clifford Centre Redevelopment	Core CBD	Raffles Place		363,300
	The Skywaters	Fringe CBD	Tanjong Pagar		690,800
				Subtotal (2028):	**1,928,500**
2029	The Golden Mile	Fringe CBD	Beach Rd/ City Hall		323,800
	One Sophia	Fringe CBD	Orchard Road		214,700
				Subtotal (2029):	**538,500**
				Total supply forecast (2027 – 2029):	**2,993,800**
				Total supply forecast excluding strata office (2027 – 2029):	**2,797,300**

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.
3. Based on media reports, Shaw Tower has secured temporary occupation permit and is about 60% committed, including leases under advanced negotiations.

Sources: URA as at 2Q 2026 and CBRE Singapore preliminary 2Q 2026.

2Q 2026 Frankfurt Office Market

New Supply
Slight easing for the first time in several quarters

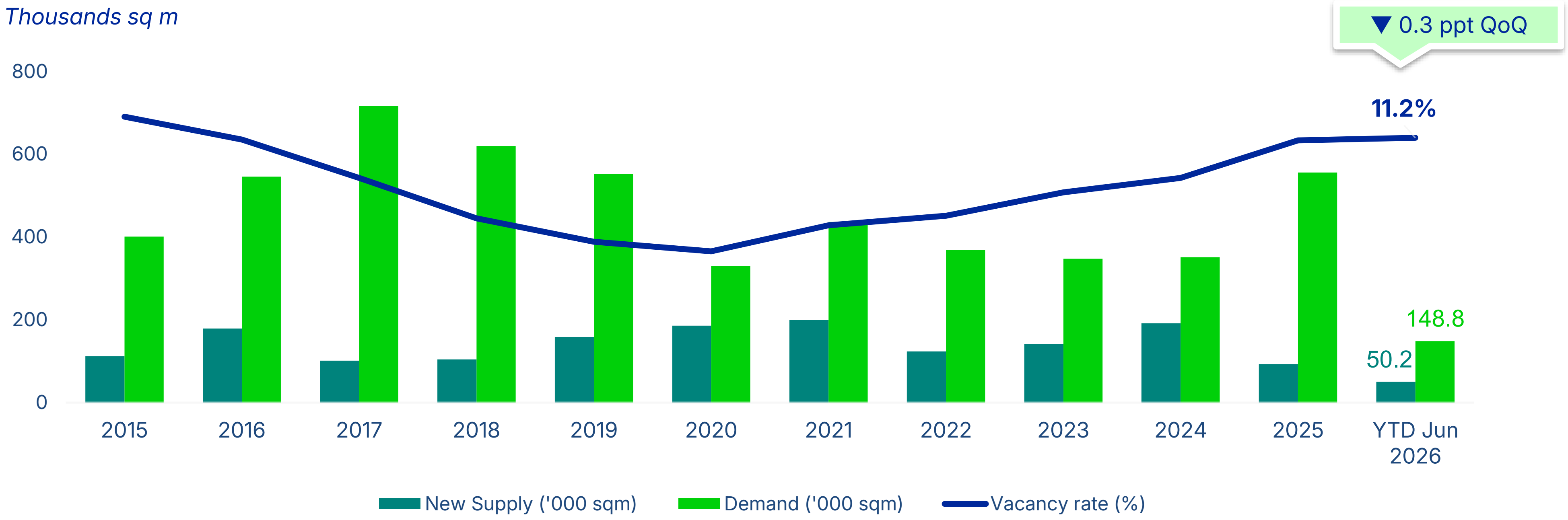
Demand
Positive net absorption from take-up of 148,800 sq m and conversion of selected office properties to alternative uses, underpinned by demand for high-quality, ESG-compliant and efficient workspace

Prime Rents
€55.00 per sq m/month
Stable QoQ
+3.8% YoY

Rental growth is concentrated in top-quality properties

Outlook
Office pipeline through 2028 remains stable at around 500,000 sq m, with more than half pre-let

Frankfurt Office – New Supply, Demand & Vacancy
Thousands sq m



Source: CBRE Germany, 2Q 2026

Sydney CBD 2Q 2026

Positive leasing demand for 10th consecutive quarter

Supply

No completions in 1H 2026

Total supply stands at 5.4M sq m

Demand

Positive net absorption of 9,500 sq m driven by large tenant (>1,000sq m) relocations in the Professional, Scientific and Technical Services sectors

Prime Net Effective Rents

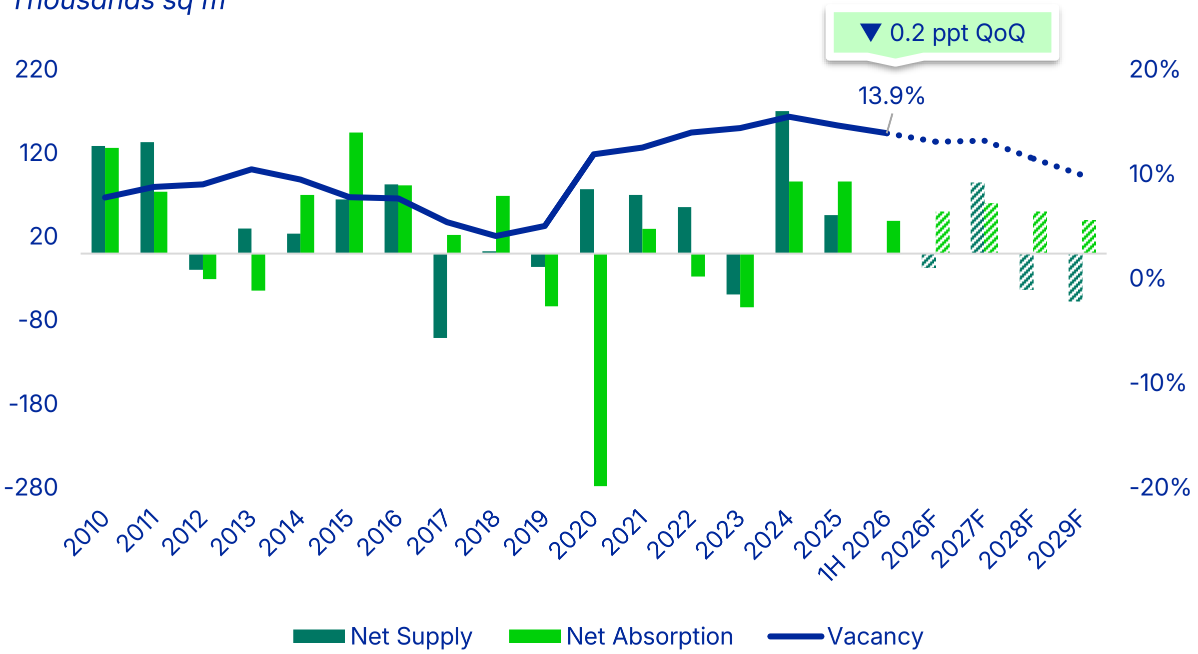
+0.5% QoQ
+9.0% YoY

Outlook

Four projects totalling 175,500 sq m are scheduled for completion between 4Q 2026 and 4Q 2027

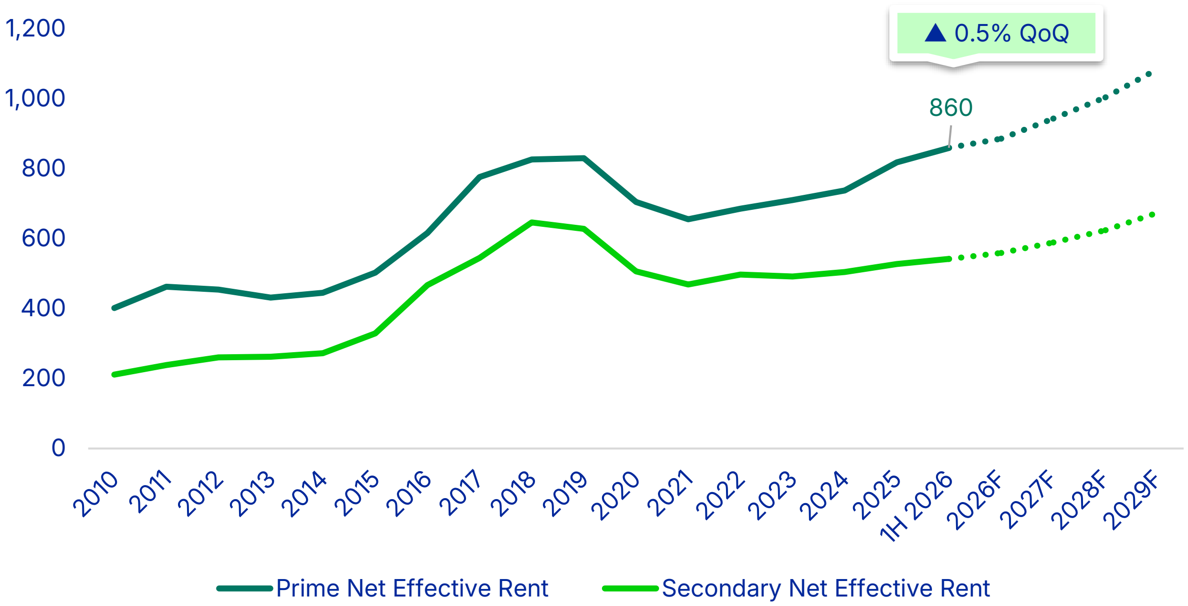
Sydney CBD Office Space - Net Supply, Net Absorption & Vacancy

Thousands sq m



Sydney CBD - Net Effective Rent

A$/sqm p.a.



Source: JLL Australia, 2Q 2026

North Sydney CBD 2Q 2026

Limited future supply will allow time for current vacant supply to be absorbed

Supply

No major completion in 1H 2026

Total supply at 955K sq m

Demand

Net absorption was -20,600 sq m, driven mainly by a large tenant vacating space, increased sublease space and small tenant consolidations

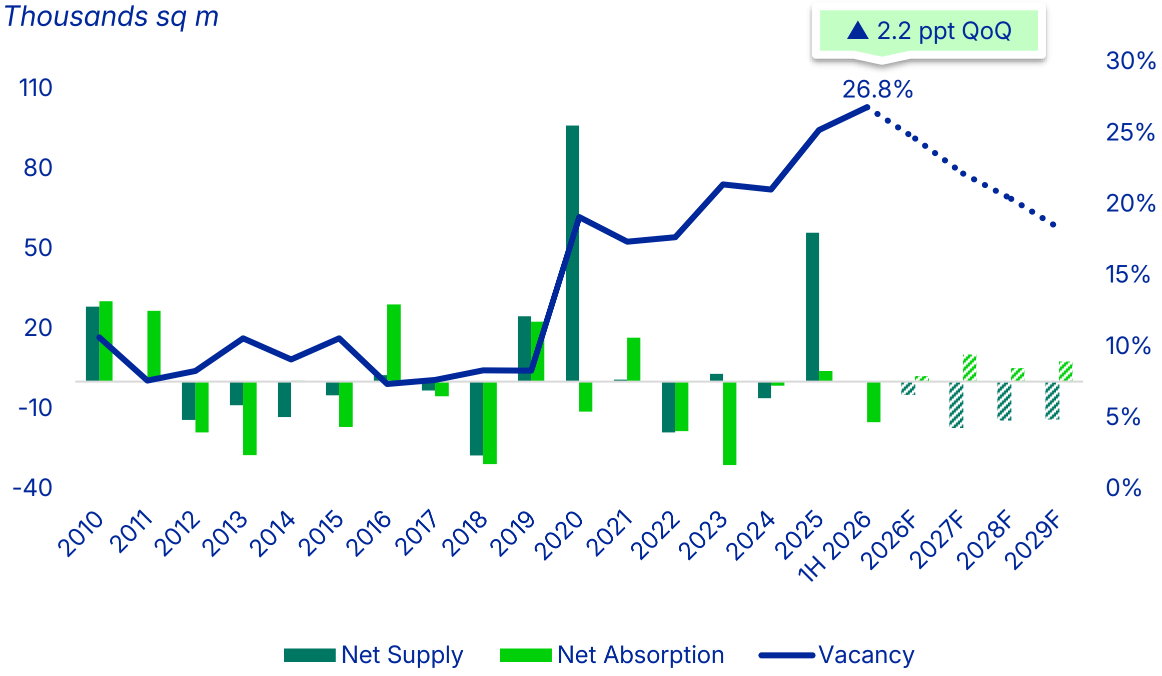
Prime Net Effective Rents

+1.4% QoQ
+5.6% YoY

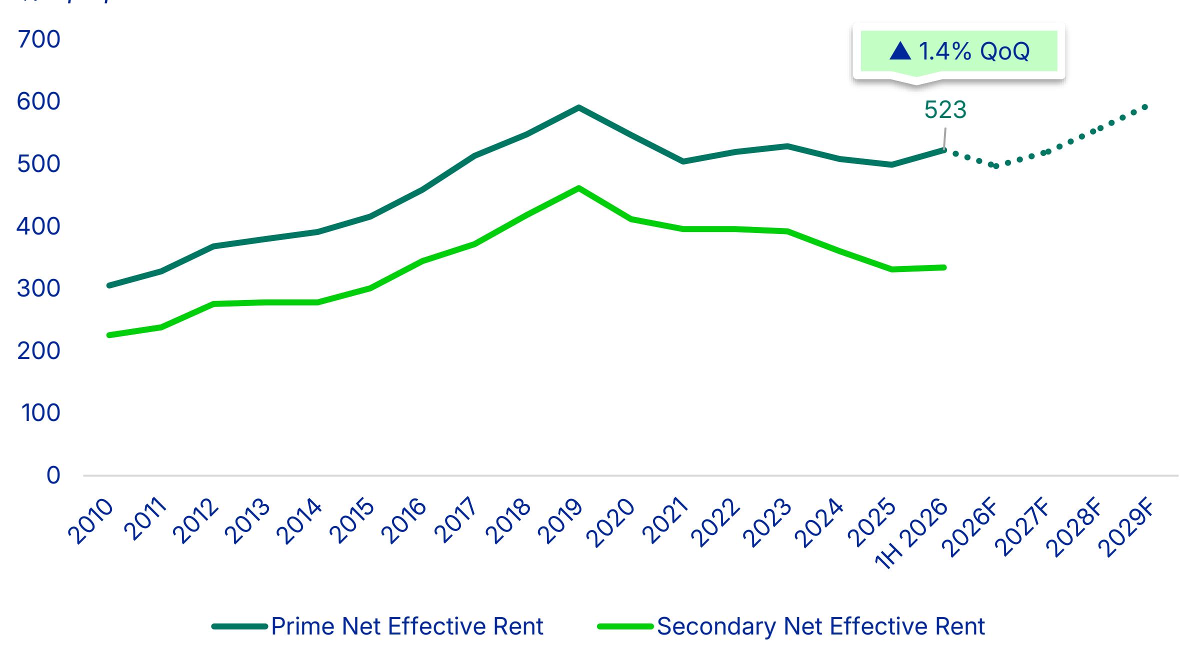
Outlook

While prime incentives stay elevated due to hovering vacancy, positive leasing momentum in premium-grade space is expected to continue, in line with recent CBD trends

North Sydney CBD - Net Supply, Net Absorption & Vacancy



North Sydney CBD - Net Effective Rent



Source: JLL Australia, 2Q 2026

Thank You

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CapitaLand Integrated Commercial Trust Management Limited
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cict.com.sg

Glossary

1H 2026	Six months ended 30 June 2026
2Q 2026	Three months ended 30 June 2026
A/A	Additions & alterations: refers to works that modify, extend, or enhance an existing structure without completely demolishing or reconstructing the main structural framework.
AEI	Asset enhancement initiative
B	Billion
Capex	Capital expenditure
CBD	Central business district
CICT	CapitaLand Integrated Commercial Trust
DPU	Distribution per unit
EBITDA	Earnings before interest, taxes, depreciation, and amortisation
GFA	Gross floor area
GRI	Gross rental income
JVs	Joint ventures
M	Million
MAS	Monetary Authority of Singapore
MTI	Ministry of Trade and Industry
MTN	Medium term notes
N.A.	Not applicable
NAV	Net asset value

NLA	Net lettable area
NTM	New-to-market
NTP	New-to-portfolio
NPI	Net property income
OECD	Organisation for Economic Co-operation and Development
Ppts	Percentage points
Psf	Per square foot
QoQ	Quarter-on-quarter
REIT	Real estate investment trust
ROI	Return on investment
SGX	Singapore Exchange Securities Trading Limited
Sq ft	Square feet
Sq m	Square metres
STB	Singapore Tourism Board
URA	Urban Redevelopment Authority
WALE	Weighted average lease expiry
YoY	Year-on-year
YTD	Year to date