



CAPITALAND INTEGRATED COMMERCIAL TRUST

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

ANNOUNCEMENT

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, CapitaLand Integrated Commercial Trust Management Limited (the "Company"), as manager of CapitaLand Integrated Commercial Trust ("CICT", and manager of CICT, the "Manager"), wishes to announce that the Manager has obtained independent valuations as at 31 December 2025 for all properties owned by CICT.

The valuations for CapitaSky, ION Orchard and Six Battery Road were conducted by CBRE Pte. Ltd. The valuations for Asia Square Tower 2, Bukit Panjang Plaza and Lot One Shoppers' Mall were conducted by Cushman & Wakefield VHS Pte. Ltd.. The valuations for Plaza Singapura, The Atrium@Orchard, Raffles City Singapore and Westgate were conducted by Savills Valuation and Professional Services (S) Pte Ltd. The valuations for CapitaGreen and CapitaSpring were conducted by Colliers International Consultancy & Valuation (Singapore) Pte Ltd. The valuations for Bedok Mall, Capital Tower, CQ @ Clarke Quay, Junction 8 and Tampines Mall were conducted by Knight Frank Pte Ltd. The valuations for Bugis Junction, Bugis+, Funan and IMM Building were conducted by Jones Lang LaSalle Property Consultants Pte Ltd.

The valuations for Germany properties, Gallileo and Main Airport Center, were conducted by Knight Frank Valuation & Advisory GmbH & Co. KG. The valuations for Australia properties, 100 Arthur Street, 66 Goulburn Street and 101-103 Miller Street and Greenwood Plaza were conducted by Cushman & Wakefield (Valuations) Pty Ltd.

Description of Property	Valuation (S\$ million)
Tampines Mall 4 Tampines Central 5	1,158.0
Junction 8 9 Bishan Place	815.0
Funan⁽¹⁾ 107 and 109 North Bridge Road	852.0
IMM Building 2 Jurong East Street 21	790.0
ION Orchard⁽²⁾ 2 Orchard Turn	3,710.4
Plaza Singapura 68 Orchard Road	1,443.0
Bugis Junction 200 Victoria Street	1,155.0
Lot One Shoppers' Mall 21 Choa Chu Kang Avenue 4	584.0

Description of Property	Valuation (S\$ million)
Bukit Panjang Plaza (90 out of 91 strata lots) 1 Jelebu Road	389.0
The Atrium@Orchard 60A and 60B Orchard Road	789.0
CQ @ Clarke Quay 3A/B/C/D/E River Valley Road	413.0
Bugis+ 201 Victoria Street	362.0
Bedok Mall⁽³⁾ 311 New Upper Changi Road	827.0
Westgate⁽⁴⁾ 3 Gateway Drive	1,140.0
Raffles City Singapore⁽⁵⁾ 250 & 252 North Bridge Road, 2 Stamford Road and 80 Bras Basah Road	3,434.0
Asia Square Tower 2 12 Marina View	2,252.0
CapitaGreen 138 Market Street	1,718.0
Capital Tower 168 Robinson Road	1,471.0
Six Battery Road 6 Battery Road	1,623.0
CapitaSky⁽⁶⁾ 79 Robinson Road	1,268.0
CapitaSpring 86 & 88 Market Street	1,900.0
Gallileo⁽⁷⁾ Gallusanlage 7 Neckarstraße 5, 60329 Frankfurt/Main, Germany	€363.0 547.6 ⁽⁸⁾
Main Airport Center⁽⁹⁾ Unterschweinstiege 2-14 60549 Frankfurt am Main, Germany	€212.0 319.8 ⁽⁸⁾
100 Arthur Street	A\$286.0 242.6 ⁽¹⁰⁾
66 Goulburn Street	A\$239.0 202.8 ⁽¹⁰⁾
101-103 Miller Street and Greenwood Plaza⁽¹¹⁾ 101-103 Miller Street, North Sydney	A\$639.0 542.1 ⁽¹⁰⁾

Notes:

- (1) The retail component of Funan is held through CICT and the office component is held through Victory Office 1 Trust and Victory Office 2 Trust (each of Victory Office 1 Trust and Victory Office 2 Trust are wholly-owned by CICT).
- (2) The valuation of ION Orchard is S\$3,710.4 million as of 31 December 2025. CICT's 50.0% interest in ION Orchard held through Orchard Turn Holdings Pte. Ltd. and ION Orchard Link Pte. Ltd.
- (3) Bedok Mall is held through Brilliance Mall Trust, which is wholly-owned by CICT.
- (4) Westgate is held through Infinity Mall Trust, which is wholly-owned by CICT.
- (5) Raffles City Singapore is held through RCS Trust which is wholly-owned by CICT.
- (6) The valuation of the property is S\$1,268.0 million as at 31 December 2025. CICT's 70.0% interest in CapitaSky amounts to S\$887.6 million.
- (7) CICT's 94.9% interest in Gallileo held through Gallileo Property S.a.r.l amounts to EUR344.5 million (S\$519.7 million).
- (8) Based on exchange rate of EUR1 = S\$1.509.
- (9) CICT's 94.9% interest in the Main Airport Center held through MAC Property Company B.V. and MAC Car Park Company B.V. amounts to EUR201.2 million (S\$303.5 million).
- (10) Based on exchange rate of AUD1 = S\$0.848.
- (11) The valuation of the property is AUD\$639.0 million (S\$542.1 million) as at 31 December 2025. CICT's 50.0% interest in 101-103 Miller Street and Greenwood Plaza amounts to AUD\$319.5 million (S\$271.1 million).

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

For enquiries and appointment, please contact Ms Allison Chen at + 65 6713 1502 or email: allison.chen@capitaland.com or visit our website at <www.cict.com.sg>.

BY ORDER OF THE BOARD

CapitaLand Integrated Commercial Trust Management Limited

(Registration Number: 200106159R)

As manager of CapitaLand Integrated Commercial Trust

Hon Wei Seng

Lee Wei Hsiung

Company Secretaries

6 February 2026

IMPORTANT NOTICE

The past performance of CapitaLand Integrated Commercial Trust ("CICT") and CapitaLand Integrated Commercial Trust Management Limited, as manager of CICT (the "Manager") is not indicative of future performance. The listing of the units in CICT ("Units") on the Singapore Exchange Securities Trading Limited (the "SGX-ST") does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.