



CAPITALAND INTEGRATED COMMERCIAL TRUST

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

ANNOUNCEMENT

DIVESTMENT OF 21 COLLYER QUAY

1. INTRODUCTION

CapitaLand Integrated Commercial Trust Management Limited, in its capacity as manager of CapitaLand Integrated Commercial Trust (“**CICT**”, and the manager of CICT, the “**Manager**”), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CapitaLand Commercial Trust, a wholly owned sub-trust of CICT (the “**Vendor**”), has, on 11 November 2024, entered into a sale and purchase agreement (the “**SPA**”) with an unrelated third party (the “**Purchaser**”), to divest the property known as 21 Collyer Quay located at 21 Collyer Quay Singapore 049320 (the “**Property**”, and the divestment of the Property, the “**Divestment**”). The Divestment was completed on 11 November 2024.

2. INFORMATION ON THE PROPERTY

21 Collyer Quay is a 21-storey office building located in Raffles Place with a leasehold tenure of 999 years.

3. PRINCIPAL TERMS OF THE DIVESTMENT AND VALUATION

The sale price payable in relation to the divestment of the Property is S\$688.0 million (the “**Consideration**”) payable in cash and was arrived at on a willing-buyer willing-seller basis, in line with the independent valuation of the Property.

The Manager and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CICT, have commissioned an independent property valuer, Savills Valuation and Professional Services (S) Pte. Ltd. (“**Savills**”), to value the Property. Using the income capitalisation method and the discounted cashflow method, Savills valued the Property at S\$688.0 million as at 31 October 2024.

4. NET PROCEEDS AND FINANCIAL EFFECTS

4.1 Divestment Proceeds

After taking into account the Divestment related expenses (including the divestment fee of approximately S\$3.4 million¹ payable to the Manager) and certain completion adjustments, the net proceeds from the Divestment would be approximately S\$681.7 million. This will provide CICT with greater financial flexibility to repay debt, to finance any capital expenditure, asset enhancement works and investments and/or to finance general corporate and working capital requirements. Based on the annualised net property income for the period ended 30 September 2024 and the Consideration, the exit yield is below 3.5%.

4.2 Financial Effects

For illustrative purposes only, assuming the Divestment was completed and the net proceeds were fully used to repay existing debt on 30 June 2024, CICT's *pro forma* aggregate leverage as at 30 June 2024 is expected to reduce from 39.9%² to approximately 38.3%.

The Divestment is not expected to have any material effect on the distribution per unit of CICT and the net asset value per unit of CICT for the financial year ending 31 December 2024.

4.3 Non-Disclosable Transaction

The Divestment is classified as a non-disclosable transaction under Chapter 10 of the Listing Manual of the Singapore Exchange Securities Trading Limited.

5. INTERESTS OF DIRECTORS AND CONTROLLING UNITHOLDERS

Based on information available to the Manager as at the date of this announcement, save for unitholding interests in CICT held by certain directors of the Manager and the controlling unitholders of CICT, none of the Directors of the Manager or controlling unitholders has any interest, direct or indirect, in the Divestment.

BY ORDER OF THE BOARD

CapitaLand Integrated Commercial Trust Management Limited

(Company Registration Number: 200106159R)

As manager of CapitaLand Integrated Commercial Trust

Lee Ju Lin, Audrey
Company Secretary
12 November 2024

1 Being 0.5% of the Consideration, in accordance with the trust deed constituting CICT dated 29 October 2001 (as amended, supplemented and/or restated from time to time).

2 Assuming the acquisition of CapitaLand Retail Singapore Investments Pte. Ltd., which holds an indirect 50.0% interest in ION Orchard and ION Orchard Link, among other interests (see the circular to unitholders of CICT dated 9 October 2024 for further details) was completed on 30 June 2024.

IMPORTANT NOTICE

The past performance of CapitaLand Integrated Commercial Trust (“**CICT**”) is not necessarily indicative of the future performance of CICT. 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, CapitaLand Integrated Commercial Trust Management Limited, as manager of CICT (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 the Units may only deal in their Units through trading on the SGX-ST.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this Announcement. None of the Manager or any of its affiliates, advisers or representatives undertakes any obligation to update publicly or revise any forward-looking statements, and none of them shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this Announcement or its contents or otherwise arising in connection with this Announcement.