



## **CAPITALAND INTEGRATED COMMERCIAL TRUST**

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

### **ANNOUNCEMENT**

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#### **COMPLETION OF THE PROPOSED ACQUISITION OF 66 GOULBURN STREET AND 100 ARTHUR STREET, SYDNEY, AUSTRALIA**

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*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement dated 3 December 2021 titled "Proposed Acquisition of 66 Goulburn Street and 100 Arthur Street, Sydney, Australia" (the "**Acquisition Announcement**"), and the announcement dated 7 December 2021 titled "Launch of the Private Placement of New Units in CapitaLand Integrated Commercial Trust to raise Gross Proceeds of no less than S\$200 Million".*

#### **1. Completion**

Further to the Acquisition Announcement, 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 the acquisition of (i) all the units in Acacia Goulburn Trust which holds the property located at Civic Tower, 66 Goulburn Street, Sydney, Australia; and (ii) all the units in Acacia Arthur Trust which holds the property located at Innovation Place, 100 Arthur Street, Sydney, Australia (the "**Acquisition**"), have been completed.

Following the completion of the Acquisition, Acacia Arthur Trust and Acacia Goulburn Trust will be renamed as Gateway Arthur Trust and Gateway Goulburn Trust respectively. The Manager will make a further announcement on the issuance of the Acquisition Fee Units payable to the Manager in due course.

#### **2. Use of Proceeds of the Private Placement**

In addition, the Manager refers to:

- (i) the announcement dated 8 December 2021 titled "Close of the Private Placement of 127,551,000 New Units in CapitaLand Integrated Commercial Trust at an Issue Price of S\$1.960 per New Unit" (the "**8 December Announcement**"); and
- (ii) the announcement dated 23 December 2021 titled "Use of Proceeds" in relation to the utilisation of proceeds from the Private Placement (the "**23 December Announcement**").

The Manager refers to the 23 December Announcement where it was stated that prior to the completion of the Acquisition, the Manager had for capital management purposes, utilised approximately S\$192.1 million to repay certain borrowings. In connection with the Acquisition,

approximately S\$116.9 million (which is equivalent to approximately 46.8% of the gross proceeds of the Private Placement) has been utilised to fund the Acquisition<sup>1</sup>.

In addition, approximately S\$3.5 million (which is equivalent to approximately 1.4% of the gross proceeds of the Private Placement) has been used to pay the transaction-related expenses, including professional fees and expenses, incurred by CICT in connection with the Private Placement. Such use is in accordance with the stated use and percentage of the gross proceeds of the Private Placement as stated in the 8 December Announcement.

The table below sets out a summary of the actual utilisation of the proceeds of the Private Placement.

<b>Use of Proceeds</b>	<b>Proceeds Utilised</b>
Acquisitions of all the units in Acacia Goulburn Trust which holds the property located at Civic Tower, 66 Goulburn Street, Sydney, Australia and all the units in Acacia Arthur Trust which holds the property located at 100 Arthur Street, Sydney, Australia	S\$150.0 million <sup>2</sup>
Finance the deposit payable in relation to the acquisition of a 50.0% interest of 101-103 Miller Street and Greenwood Plaza, North Sydney, Australia	S\$20.5 million
Transaction-related expenses, including professional fees and expenses, incurred or to be incurred by CICT in connection with the Private Placement	S\$3.5 million
Balance of proceeds not utilised	S\$76.0 million

The Manager will make further announcements on the actual utilisation of the balance of the net proceeds of the Private Placement via SGXNet as and when such funds are materially utilised and whether such a use is in accordance with the stated use and in accordance with the percentage allocated.

BY ORDER OF THE BOARD

CapitaLand Integrated Commercial Trust Management Limited

(Registration Number: 200106159R)

As manager of CapitaLand Integrated Commercial Trust

Lee Ju Lin, Audrey  
Company Secretary

24 March 2022

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- 1 As CICT had, as disclosed in the 23 December Announcement, for capital management purposes used S\$192.1 million of the gross proceeds of the Private Placement to repay certain borrowings, the approximately S\$116.9 million utilised to fund the Acquisition is funded via additional borrowings.
  - 2 Comprising (i) S\$33.1 million which was used to finance the deposit payable for the Acquisition; and (ii) S\$116.9 million which was used to fund the remaining payment for the Acquisition.

**Important Notice:**

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

The past performance of CapitaLand Integrated Commercial Trust ("**CICT**") 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 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 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 Units.

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, competition from other developments or companies, 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. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.