



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 2020 for all properties owned by CICT.

The valuations for Bedok Mall, Tampines Mall, 21 Collyer Quay and One George Street were conducted by CBRE Pte Ltd. The valuations for Junction 8 Shopping Centre, IMM Building, Raffles City Singapore and Asia Square Tower 2 were conducted by Knight Frank Pte Ltd. The valuations for Plaza Singapura, The Atrium@Orchard, JCube and Westgate were conducted by Savills Valuation and Professional Services (S) Pte Ltd. The valuations for Bugis Junction, Bugis+, Funan, Clarke Quay, CapitaGreen and CapitaSpring were conducted by Colliers International Consultancy & Valuation (Singapore) Pte Ltd. The valuations for Bukit Panjang Plaza, Lot One Shoppers' Mall, Capital Tower and Six Battery Road were conducted by Cushman & Wakefield VHS Pte Ltd. The valuations for Gallileo and Main Airport Center were conducted by C&W (U.K.) LLP German Branch.

Description of Property	Valuation (S\$ million)
Tampines Mall 4 Tampines Central 5	1,074.0
Junction 8 Shopping Centre 9 Bishan Place	794.0
Funan¹ 107 and 109 North Bridge Road	742.0
IMM Building 2 Jurong East Street 21	670.0
Plaza Singapura 68 Orchard Road	1,300.0
Bugis Junction 200 Victoria Street	1,087.0
JCube 2 Jurong East Central 1	276.0
Lot One Shoppers' Mall 21 Choa Chu Kang Avenue 4	531.0

Description of Property	Valuation (S\$ million)
Bukit Panjang Plaza (90 out of 91 strata lots) 1 Jelebu Road	334.5
The Atrium@Orchard 60A and 60B Orchard Road	750.0
Clarke Quay 3A/B/C/D/E River Valley Road	394.0
Bugis+ 201 Victoria Street	353.0
Bedok Mall² 311 New Upper Changi Road	779.0
Westgate³ 3 Gateway Drive	1,087.0
Raffles City Singapore 250 & 252 North Bridge Road, 2 Stamford Road and 80 Bras Basah Road	3,179.0
Asia Square Tower 2 12 Marina View	2,128.0
CapitaGreen 138 Market Street	1,611.0
Capital Tower 168 Robinson Road	1,389.0
Six Battery Road 6 Battery Road	1,414.0
21 Collyer Quay	468.0
One George Street⁴ 1 George Street	1,122.0
CapitaSpring⁵ 86 & 88 Market Street	1,037.0
Gallileo⁶ Gallusanlage 7 Neckarstraße 5, 60329 Frankfurt/Main, Germany	€361.1 576.0 ⁷
Main Airport Center⁸ Unterschweinstiege 2-14 60549 Frankfurt am Main, Germany	€263.6 420.5 ⁷

Notes:

- (1) Funan is held through CICT, 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) Bedok Mall is held through Brilliance Mall Trust, which is wholly-owned by CICT.
- (3) Westgate is held through Infinity Mall Trust, which is wholly-owned by CICT.
- (4) CICT's 50.0% interest in One George Street held through One George Street LLP amounts to S\$561.0 million.
- (5) The valuation of CapitaSpring was based on the residual land value approach as it is a development under construction. CICT's 45.0% interest in the land value of CapitaSpring held through Glory Office Trust and Glory SR Trust amounts to S\$466.7 million.
- (6) CICT's 94.9% interest in Gallileo held through Gallileo Property S.a.r.l amounts to EUR342.7 million (S\$546.7 million).
- (7) Based on exchange rate of EUR 1 = S\$1.595.
- (8) 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 EUR250.2 million (S\$399.1 million).

Copies of the 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 Ho Mei Peng at + 65 6713 3668 or email: ho.meipeng@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

Lee Ju Lin, Audrey
Company Secretary
21 January 2021

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.