



# CAPITALAND INTEGRATED COMMERCIAL TRUST

4Q and Full Year 2020 Financial Results – Annexes (Property Information)

21 January 2021



# Retail portfolio (1/3)



	Tampines Mall	Junction 8	IMM Building	Bugis Junction
<b>Address</b>	4 Tampines Central 5	9 Bishan Place	2 Jurong East Street 21	200 Victoria Street
<b>Land Tenure</b>	Leasehold tenure of 99 years with effect from 1 September 1992	Leasehold tenure of 99 years with effect from 1 September 1991	Leasehold tenure of 30 + 30 years with effect from 23 January 1989	Leasehold tenure of 99 years with effect from 10 September 1990
<b>Joint Venture Partners' Interests</b>	N.A.	N.A.	N.A.	N.A.
<b>Number of tenants</b>	164	166	470	220
<b>NLA (sq ft)</b>	356,228	254,105	Total: 963,378 Retail: 424,408 Warehouse: 538,970	396,419
<b>Valuation as at 31 Dec 2020 (\$\$ million)</b>	1,074.0	794.0	670.0	1,087.0
<b>Committed occupancy as at 31 Dec 2020</b>	99.9%	100.0%	99.5% <sup>(1)</sup>	98.7%
<b>Carpark Lots</b>	637	305	1,324	648

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

(1) Includes retail leases only.

# Retail portfolio (2/3)



	JCube	Lot One Shoppers' Mall	Bukit Panjang Plaza <sup>(1)</sup>	Clarke Quay
<b>Address</b>	2 Jurong East Central 1	21 Choa Chu Kang Avenue 4	1 Jelebu Road	3 River Valley Road
<b>Land Tenure</b>	Leasehold tenure of 99 years with effect from 1 March 1991	Leasehold tenure of 99 years with effect from 1 December 1993	Leasehold tenure of 99 years with effect from 1 December 1994	Leasehold tenure of 99 years with effect from 13 January 1990
<b>Joint Venture Partners' Interests</b>	N.A.	N.A.	N.A.	N.A.
<b>Number of tenants</b>	117	143	117	59
<b>NLA (sq ft)</b>	210,043	227,664	163,652	293,248
<b>Valuation as at 31 Dec 2020 (\$\$ million)</b>	276.0	531.0	334.5	394.0
<b>Committed occupancy as at 31 Dec 2020</b>	N.A. <sup>(2)</sup>	98.9%	N.A. <sup>(2)</sup>	90.1% <sup>(3)</sup>
<b>Carpark Lots</b>	341	321	326	424

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

(1) Comprises 90 out of 91 strata lots.

(2) The total committed occupancy of JCube and Bukit Panjang Plaza as at 31 December 2020 was 96.5%.

(3) Clarke Quay's occupancy was affected by government-stipulated restrictions on trading hours and sales of alcohol at nightlife venues like clubs, karaoke joints and bars without food licenses

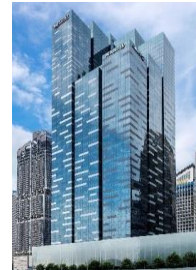
# Retail portfolio (3/3)



	Bugis+	Bedok Mall	Westgate
<b>Address</b>	201 Victoria Street	311 New Upper Changi Road	3 Gateway Drive
<b>Land Tenure</b>	Leasehold tenure of 60 years with effect from 30 September 2005	Leasehold tenure of 99 years with effect from 21 November 2011	Leasehold tenure of 99 years with effect from 29 August 2011
<b>Joint Venture Partners' Interests</b>	N.A.	N.A.	N.A.
<b>Number of tenants</b>	88	191	246
<b>NLA (sq ft)</b>	214,376	222,469	409,087
<b>Valuation as at 31 Dec 2020 (\$\$ million)</b>	353.0	779.0	1,087.0
<b>Committed occupancy as at 31 Dec 2020</b>	99.5%	99.1%	98.3%
<b>Carpark Lots</b>	325	265	610

Note: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

# Office portfolio (1/2)



	Capital Tower	Asia Square Tower 2	CapitaGreen	Six Battery Road
<b>Address</b>	168 Robinson Road	12 Marina View	138 Market Street	6 Battery Road
<b>Land Tenure</b>	Leasehold tenure of 99 years with effect from 1 January 1996	Leasehold tenure of 99 years with effect from 3 March 2008 (land lot only)	Leasehold tenure of 99 years with effect from 1 April 1974	Leasehold tenure of 999 years with effect from 20 April 1826
<b>Joint Venture Partners' Interests</b>	N.A.	N.A.	N.A.	N.A.
<b>Number of tenants</b>	29	72	53	99
<b>NLA (sq ft)</b>	734,739	Total: 776,909 Retail: 25,568 Office: 751,341	700,372	499,365
<b>Valuation as at 31 Dec 2020 (\$\$ million)</b>	1,389.0	2,128.0	1,611.0	1,414.0
<b>Committed occupancy as at 31 Dec 2020</b>	98.0%	95.5% <sup>(1)</sup>	98.2%	77.9%
<b>Carpark Lots</b>	415	263	184	191

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

(1) Includes retail and office leases

# Office portfolio (2/2)



	One George Street	21 Collyer Quay	Gallileo	Main Airport Center
<b>Address</b>	1 George Street	21 Collyer Quay	Gallusanlage 7/ Neckarstrasse 5, 60329 Frankfurt am Main, Germany	Unterschweinstiege 2-14, 60549 Frankfurt, Germany
<b>Land Tenure</b>	Leasehold tenure of 99 years with effect from 22 January 2003	Leasehold tenure of 999 years with effect from 19 December 1850	Freehold	Freehold
<b>Joint Venture Partners' Interests</b>	CICT: 50.0% OGS (II) Limited: 50.0%	N.A.	CICT: 94.9% CapitaLand : 5.1%	CICT: 94.9% CapitaLand : 5.1%
<b>Number of tenants</b>	52	1	7	34
<b>NLA (sq ft)</b>	445,735	200,469	436,175	649,462
<b>Valuation as at 31 Dec 2020 (\$\$ million)</b>	1,122.0 (100.0%) 561.0 (50.0%)	468.0	576.0 <sup>(1)</sup> (100.0%) 546.7 <sup>(1)</sup> (94.9%)	420.5 <sup>(2)</sup> (100.0%) 399.1 <sup>(2)</sup> (94.9%)
<b>Committed occupancy as at 31 Dec 2020</b>	97.9%	100.0%	100.0%	90.0%
<b>Carpark Lots</b>	178	53	43	1,513

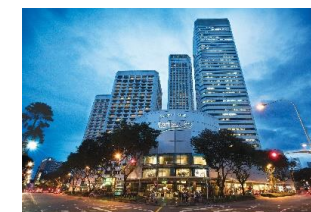
Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

(1) Valuation as at 31 December 2020 for a 100% interest in Gallileo, Frankfurt was EUR361.1 million. The conversion rate used for the 31 December 2020 valuation was EUR1 = S\$1.595.

(2) Valuation as at 31 December 2020 for a 100% interest in Main Airport Center, Frankfurt was EUR263.6 million. The conversion rate used for the 31 December 2020 valuation was EUR1 = S\$1.595.



# Integrated development portfolio



	Plaza Singapura	The Atrium@Orchard	Funan <sup>(1)</sup>	Raffles City Singapore	CapitaSpring
<b>Address</b>	68 Orchard Road	60A and 60B Orchard Road	107 and 109 North Bridge Road	250 & 252 North Bridge Road; 2 Stamford Road; 80 Bras Basah Road	86 & 88 Market Street
<b>Land Tenure</b>	Freehold	Leasehold tenure of 99 years with effect from 15 August 2008	Leasehold tenure of 99 years with effect from 12 December 1979	Leasehold tenure of 99 years with effect from 16 July 1979	Leasehold tenure of 99 years with effect from 1 February 1982
<b>Joint Venture Partners' Interests</b>	N.A.	N.A.	N.A.	N.A.	CICT: 45.0% <sup>(1)</sup> CapitaLand: 45.0% Mitsubishi Estate Co., Ltd: 10.0%
<b>Number of tenants</b>	230	74	209	263	N.A.
<b>NLA (sq ft)</b>	484,439	Total: 386,892 Retail: 134,584 Office: 252,308	Total: 531,558 Retail: 317,430 Office: 214,128	Total: 808,200 Retail: 426,833 Office: 381,367	Total: 647,025 Retail: 11,669 Office: 635,356
<b>Valuation as at 31 Dec 2020 (S\$ million)</b>	1,300.0	750.0	742.0	3,179.0	1,037.0 <sup>(3)</sup> (100.0%) 466.7 <sup>(3)</sup> (45.0%)
<b>Committed occupancy as at 31 Dec 2020</b>	98.7%	98.0% <sup>(2)</sup>	99.8% <sup>(2)</sup>	95.9% <sup>(2)</sup>	38.0 (19 Jan 2021)
<b>Carpark Lots</b>	695	127	404	1,051	350

Notes: All information stated on a 100.0% basis, unless otherwise stated. The information on the CICT Properties is accurate as at 31 December 2020.

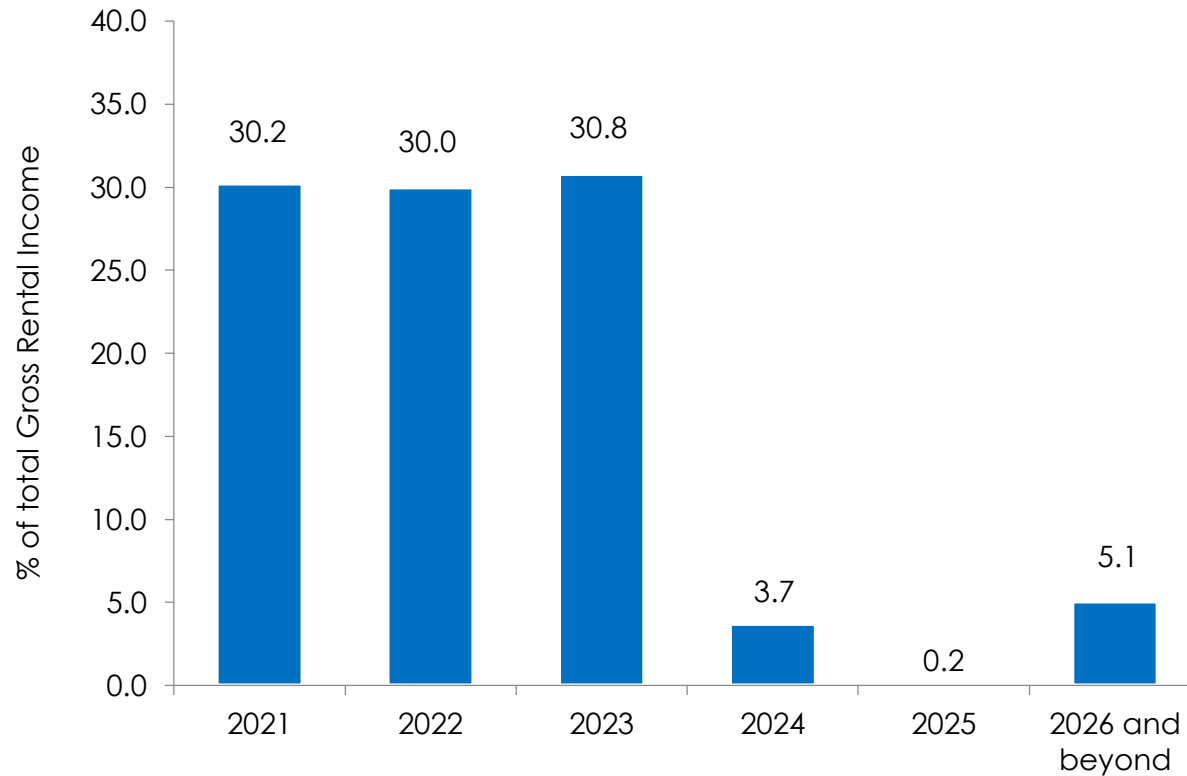
(1) All information on Funan reflects retail and office components only, unless otherwise stated.

(2) Includes office and retail leases.

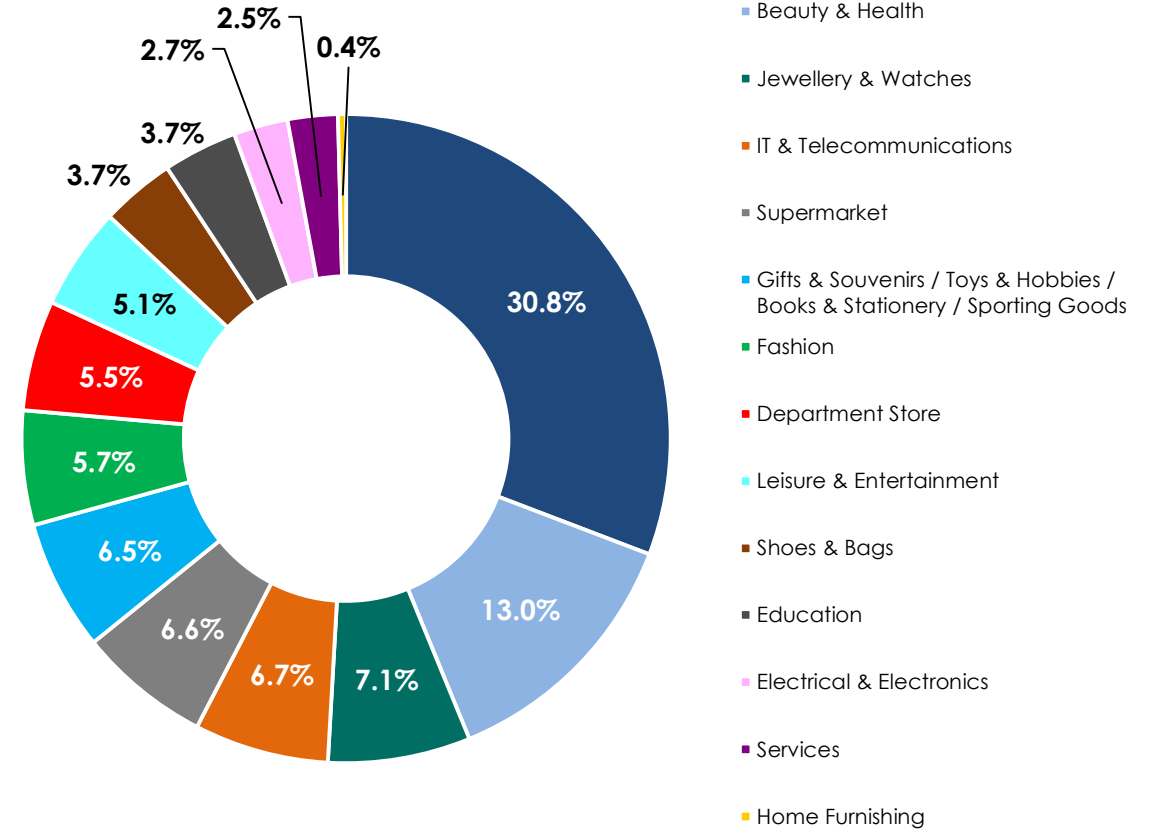
(3) Based on land value including the differential premium paid for the change of use and increase in plot ratio

# Tampines Mall

**Lease Expiry Profile<sup>(1)</sup>**



**Trade Mix<sup>(2)</sup>**



Note:

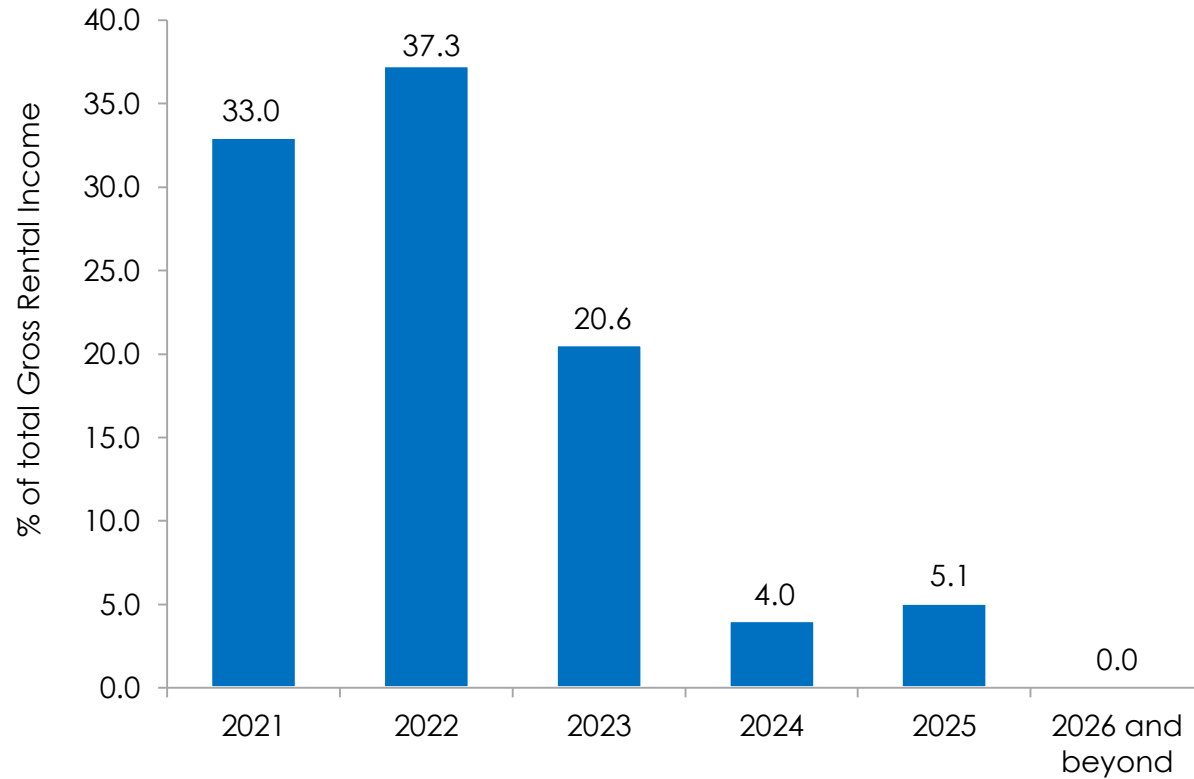
(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

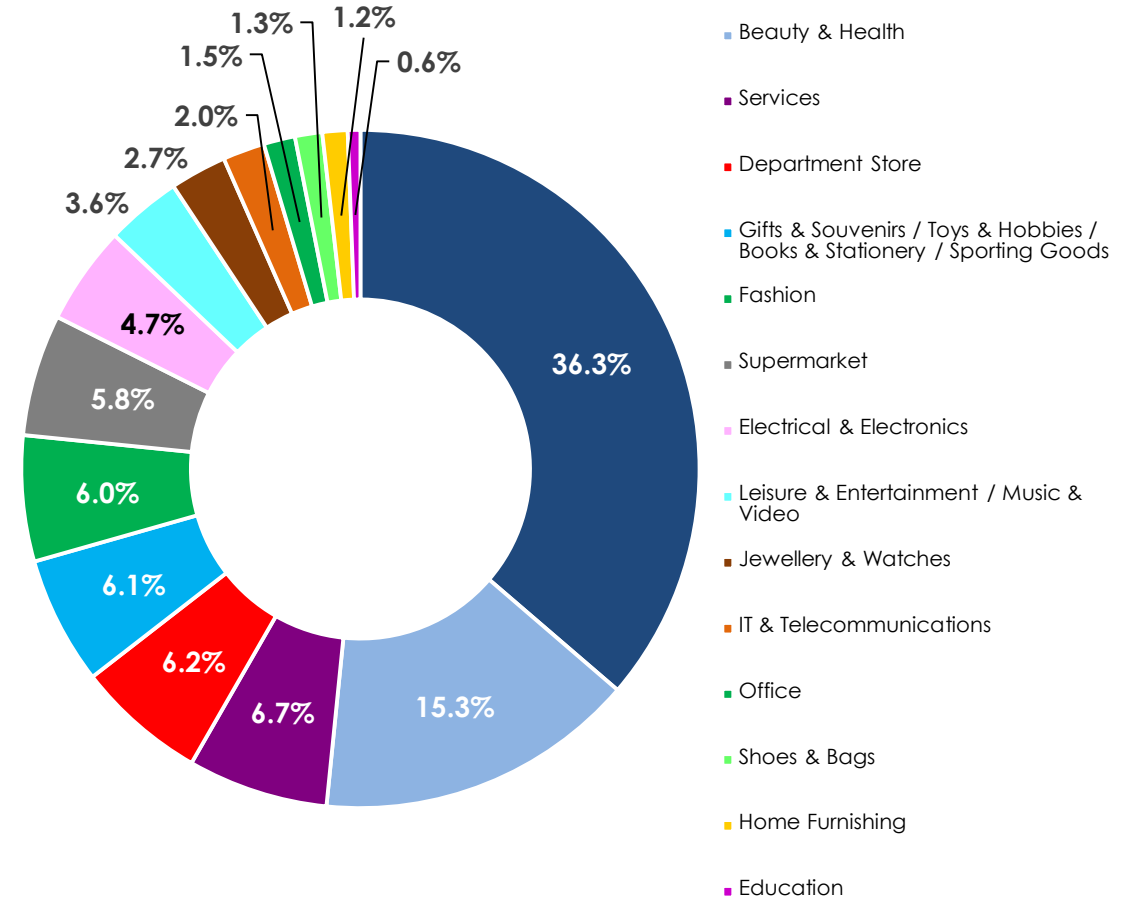


# Junction 8

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



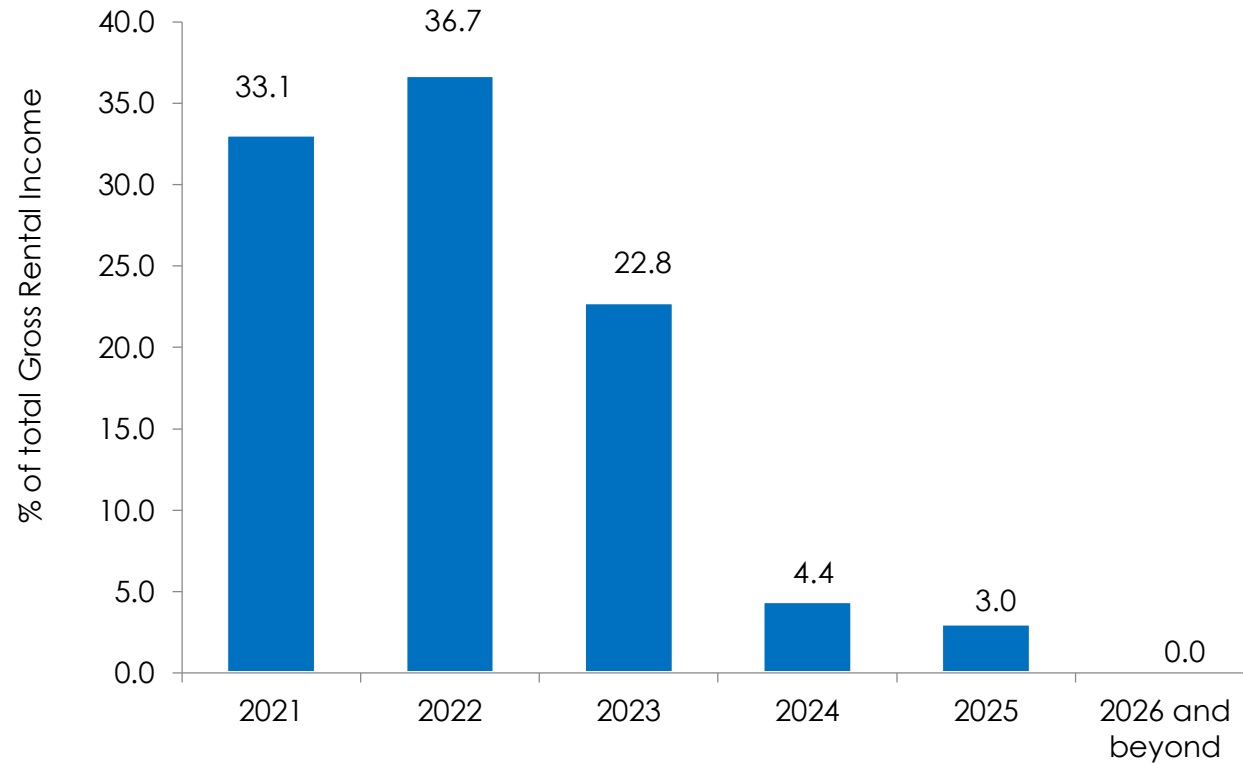
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

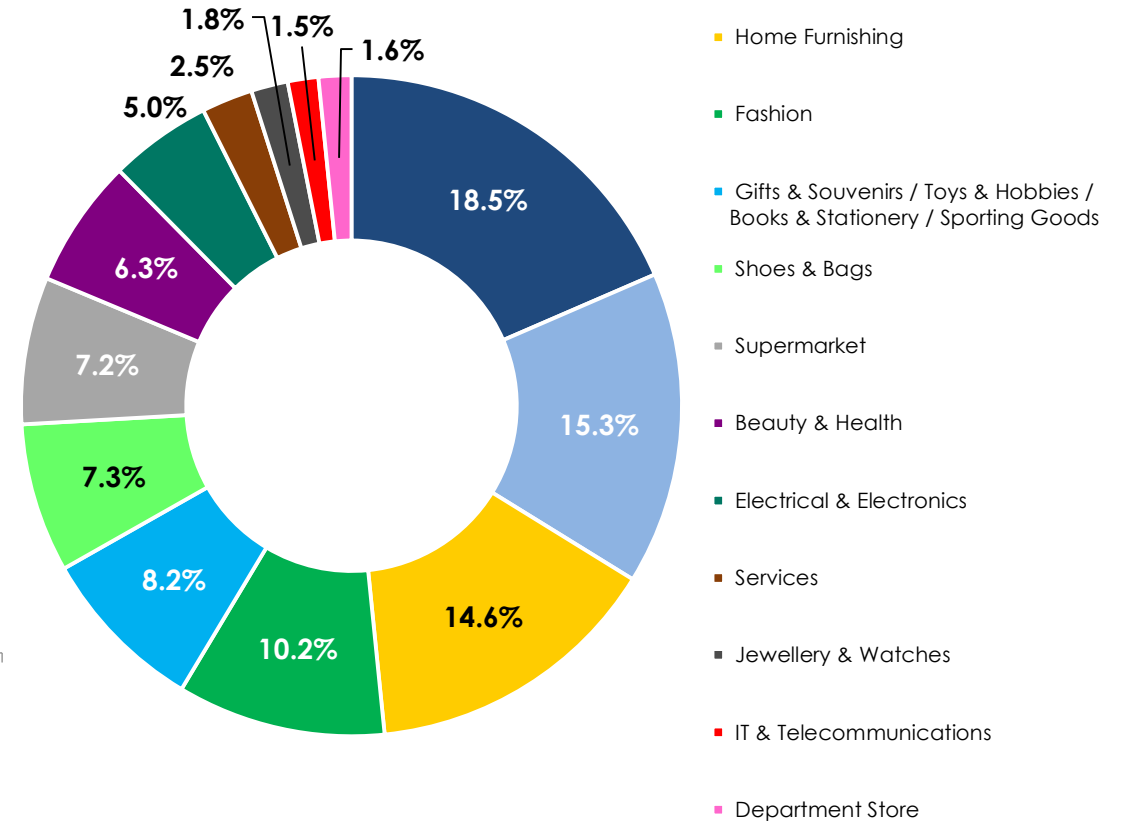
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# IMM Building

**Lease Expiry Profile<sup>(1)</sup>**



**Trade Mix<sup>(2)</sup>**



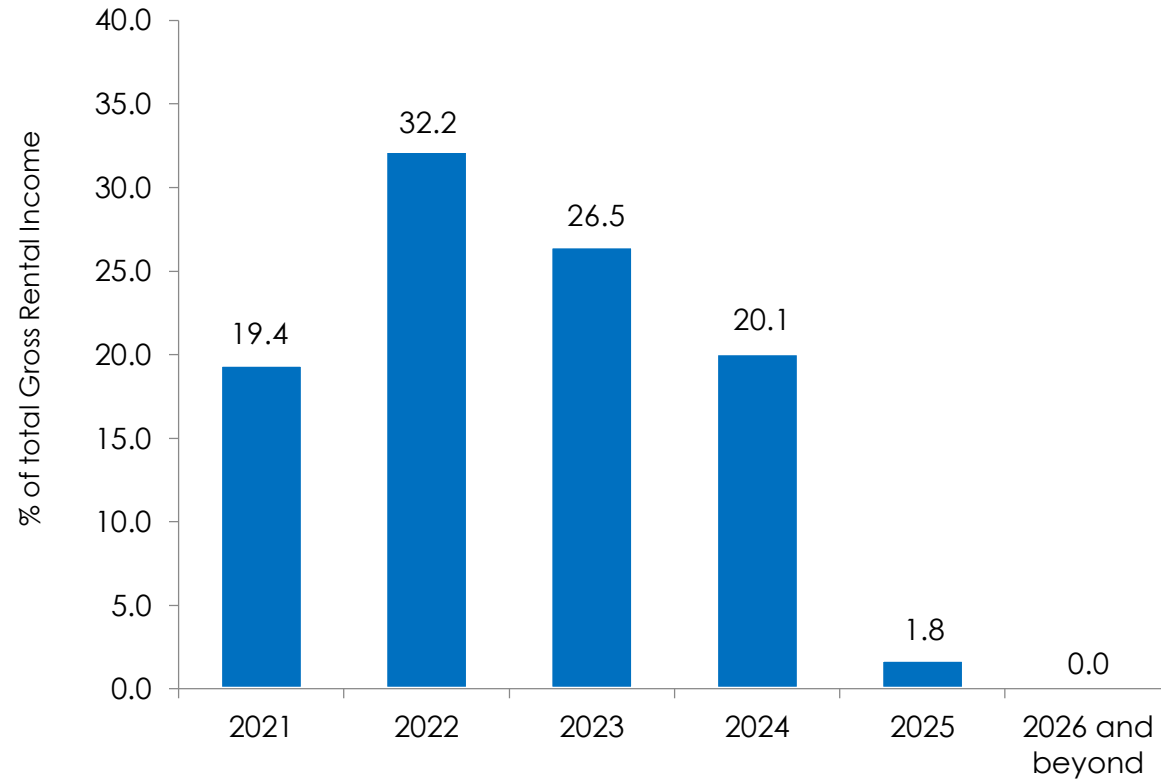
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

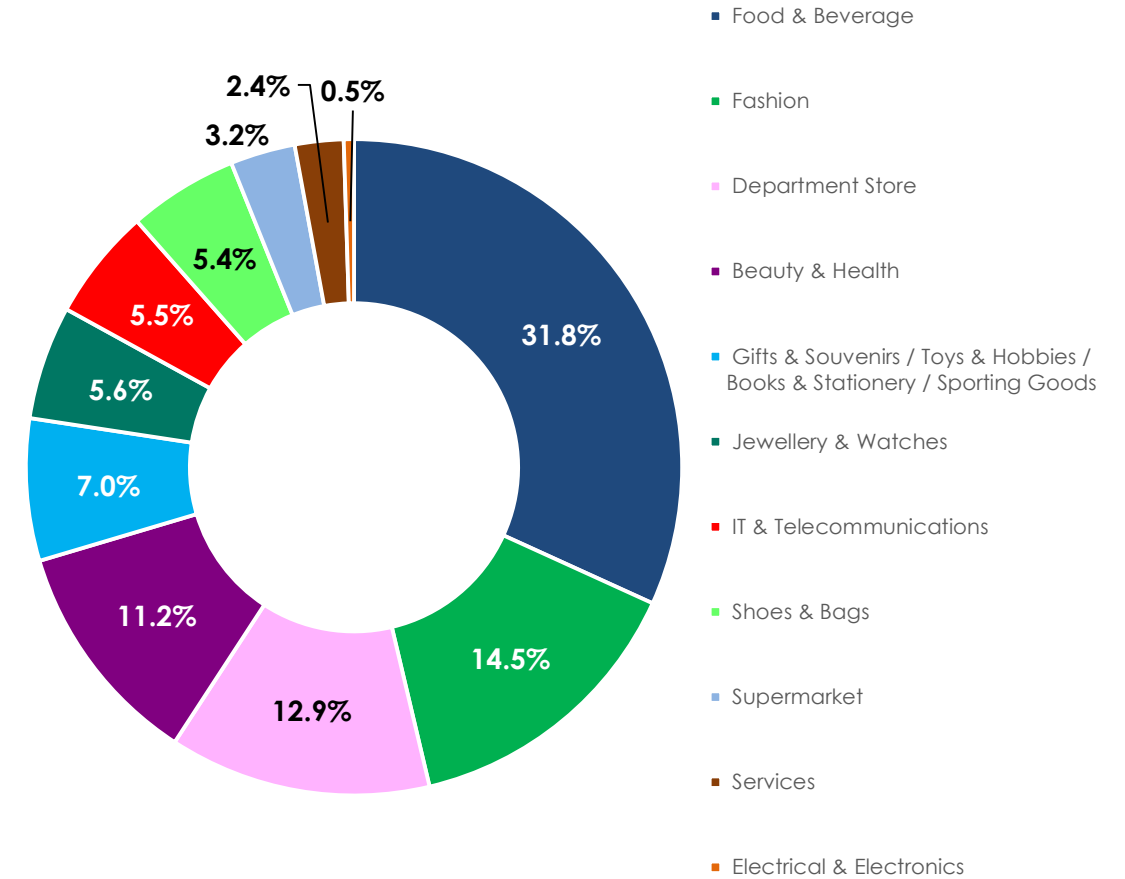
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Bugis Junction

Lease Expiry Profile<sup>(1)</sup>



Trade Mix<sup>(2)</sup>



Note:

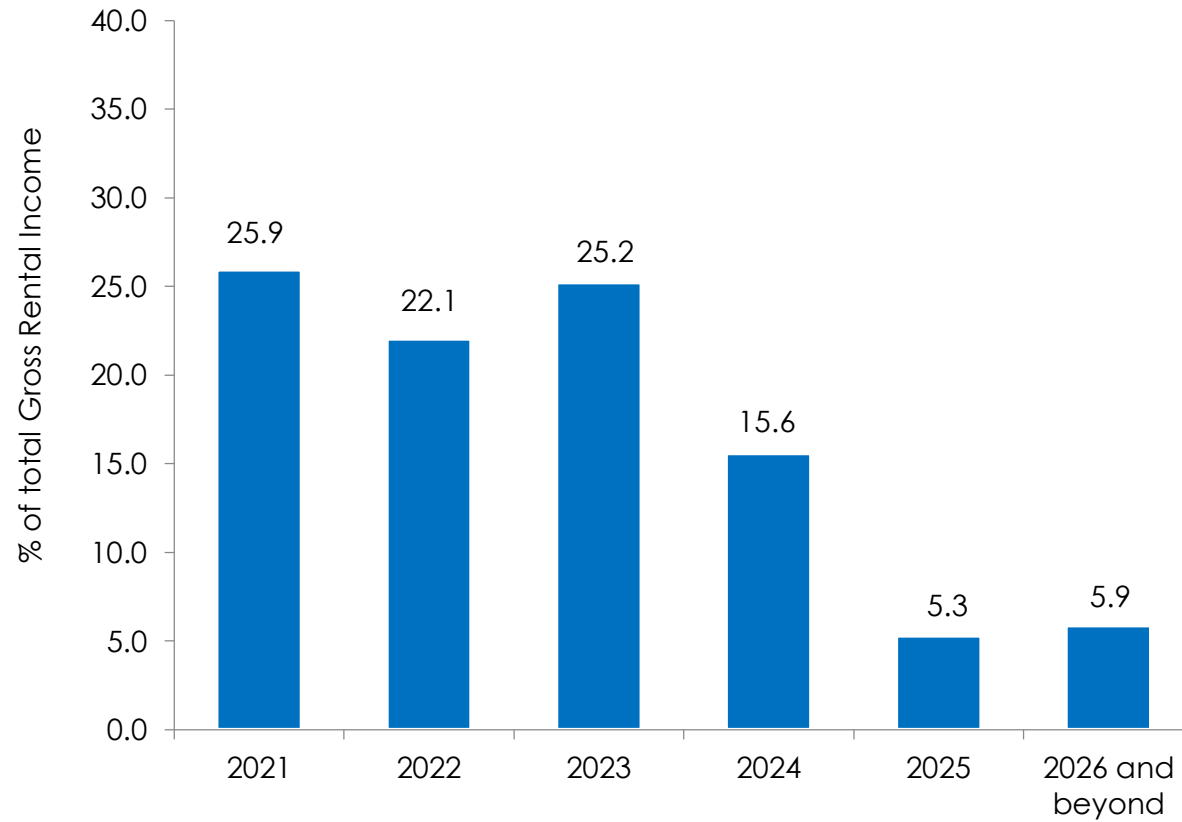
(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

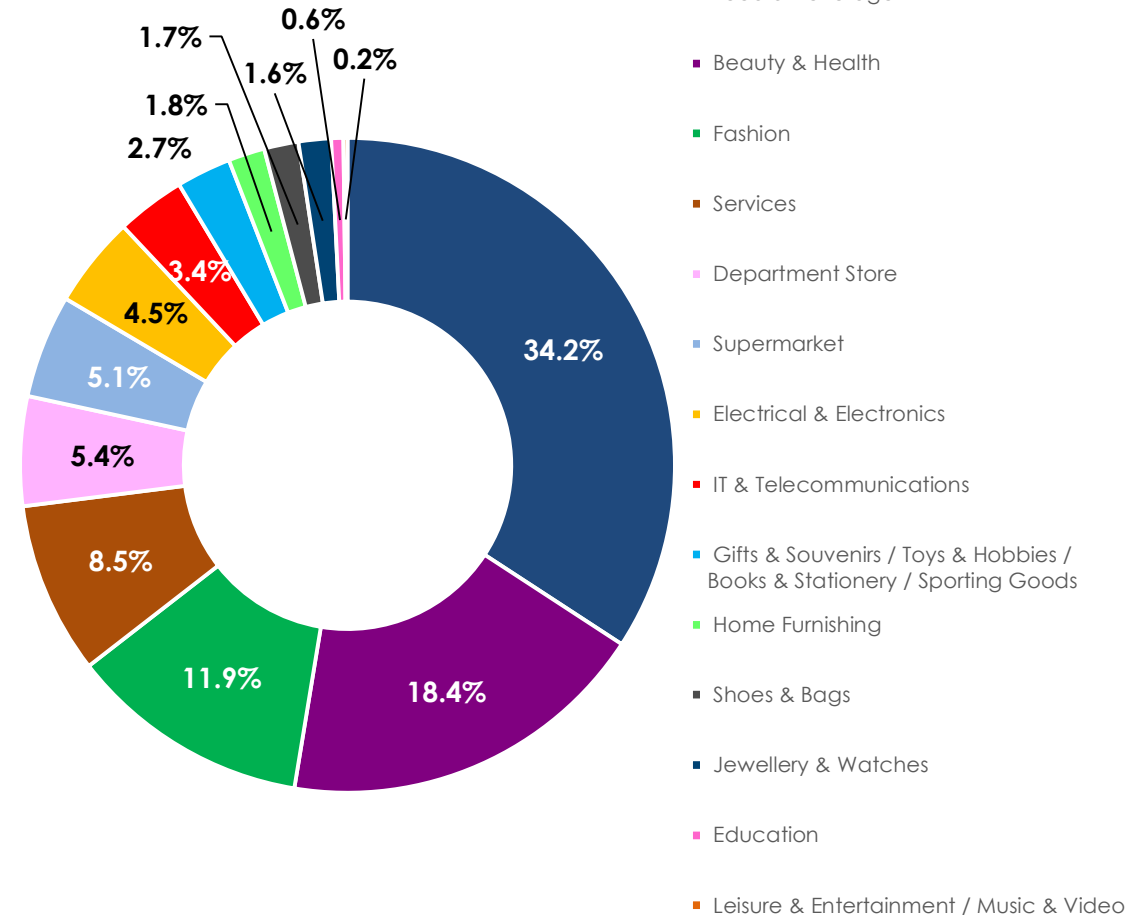


# Lot One Shoppers' Mall

**Lease Expiry Profile<sup>(1)</sup>**



**Trade Mix<sup>(2)</sup>**



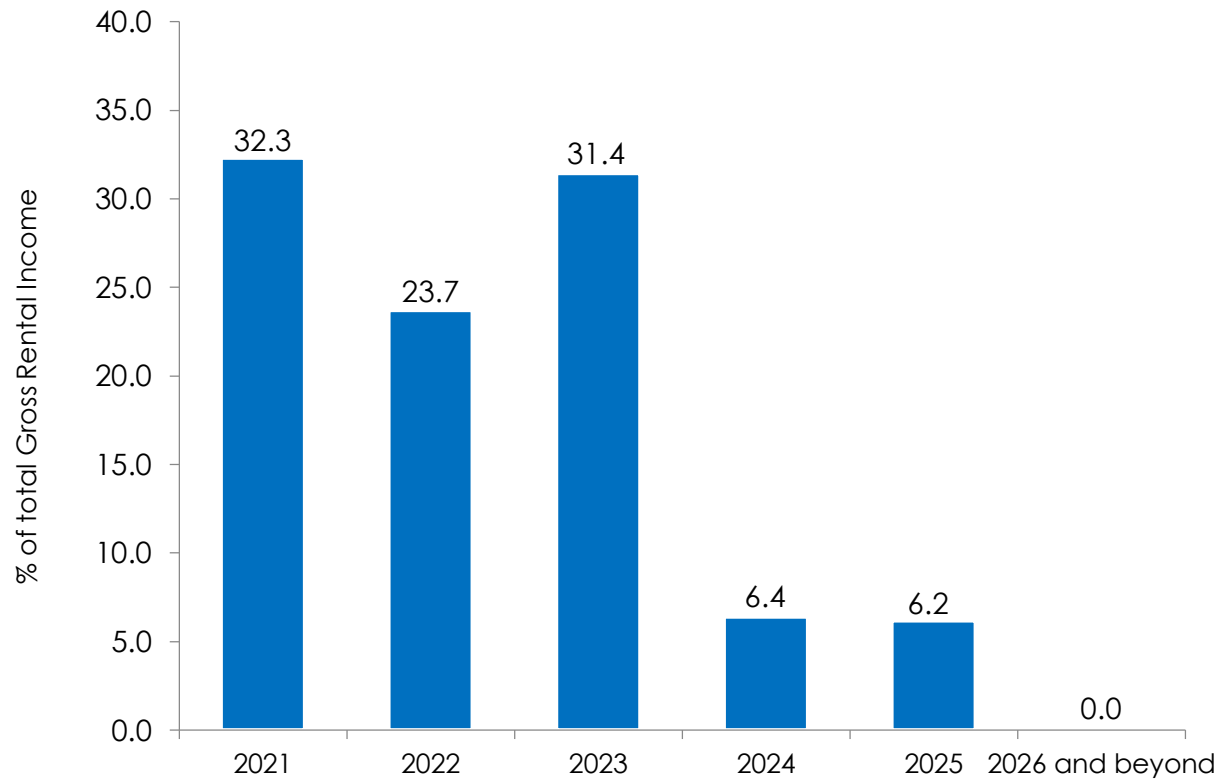
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

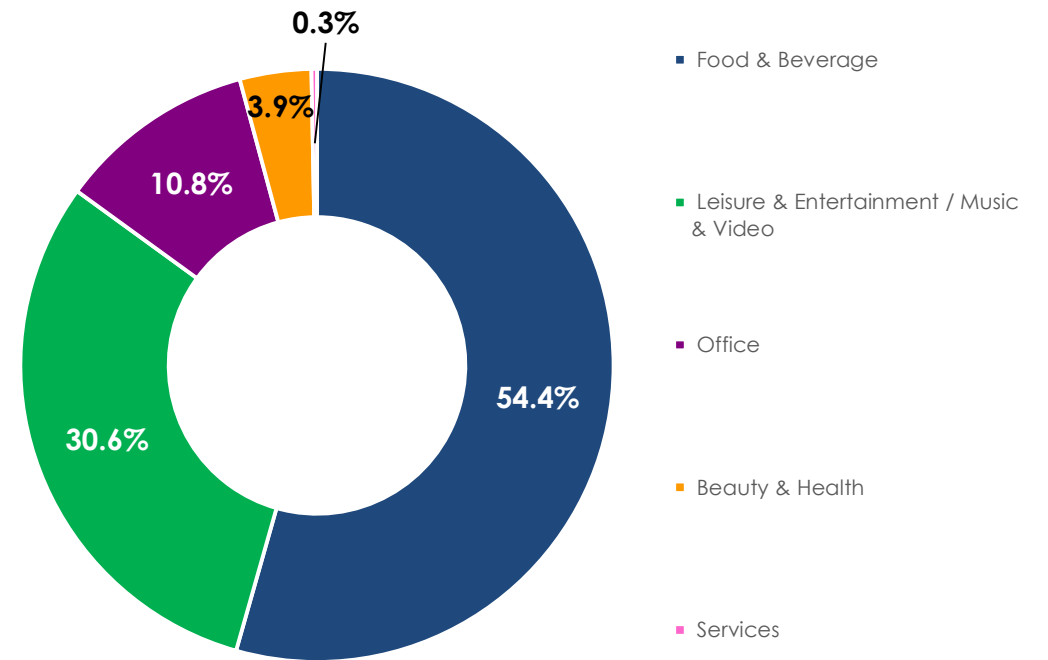
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Clarke Quay

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



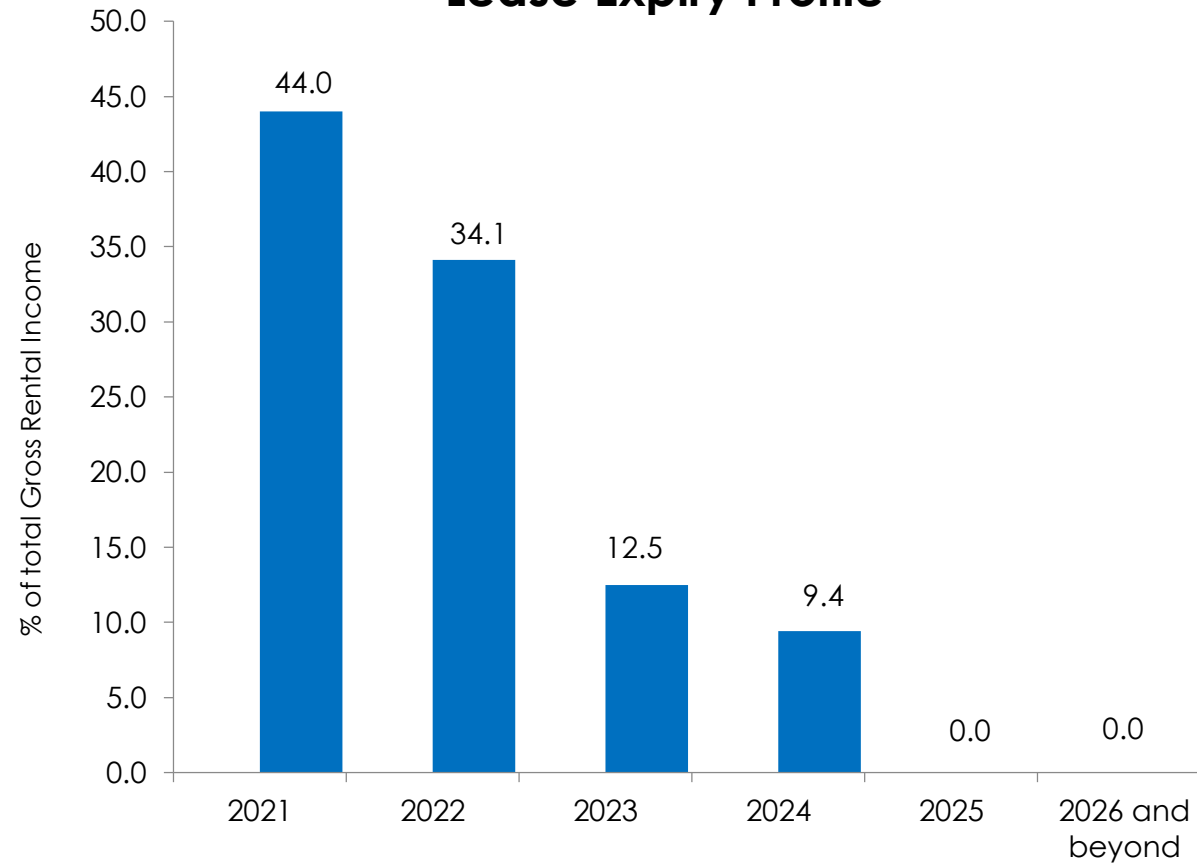
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

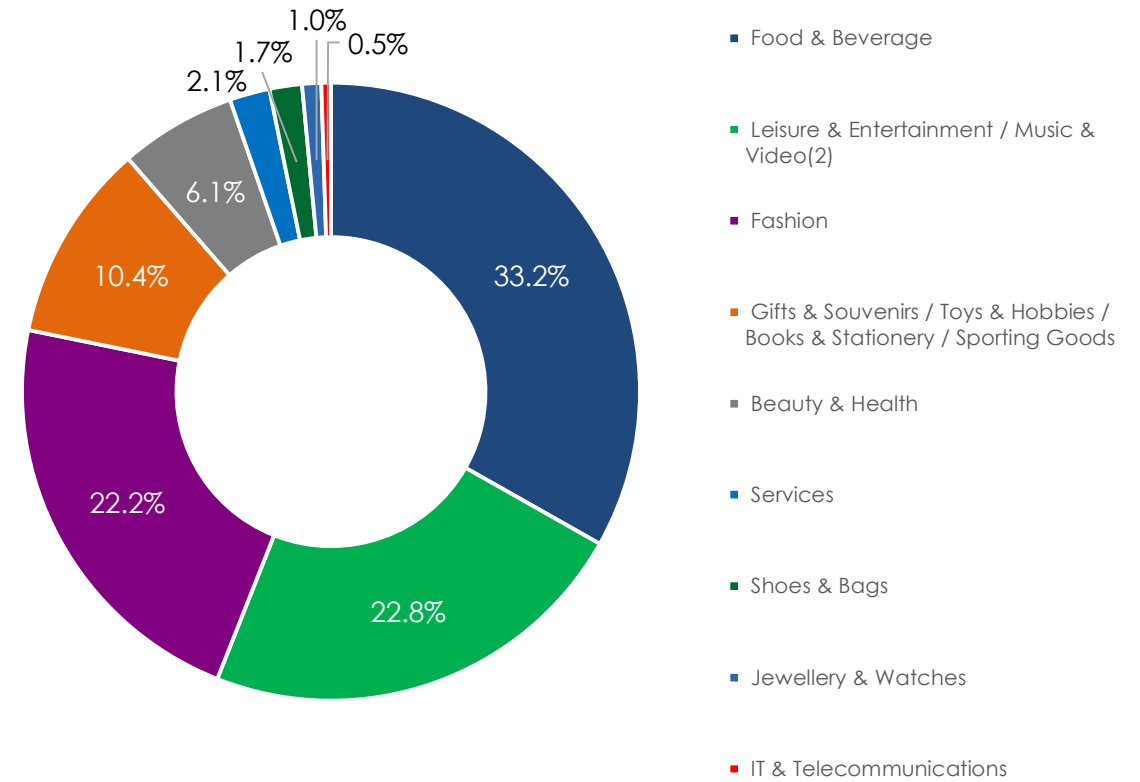
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Bugis+

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



Note:

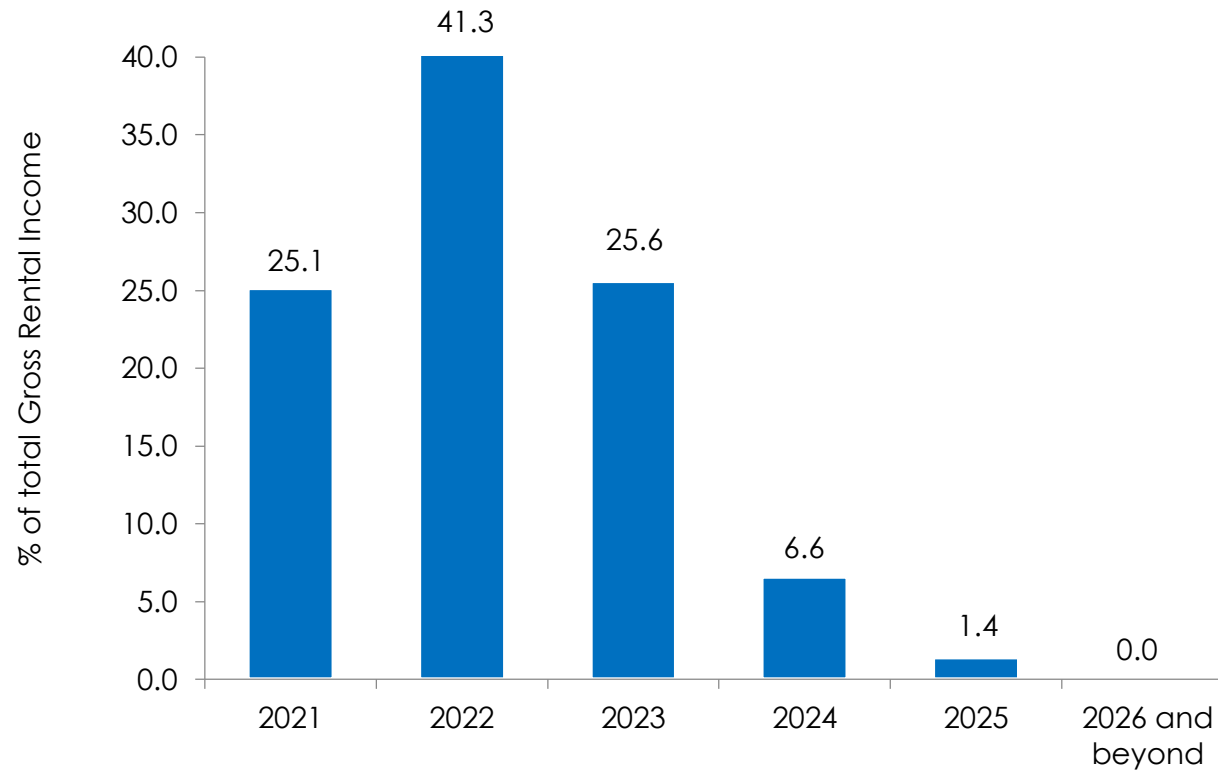
(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

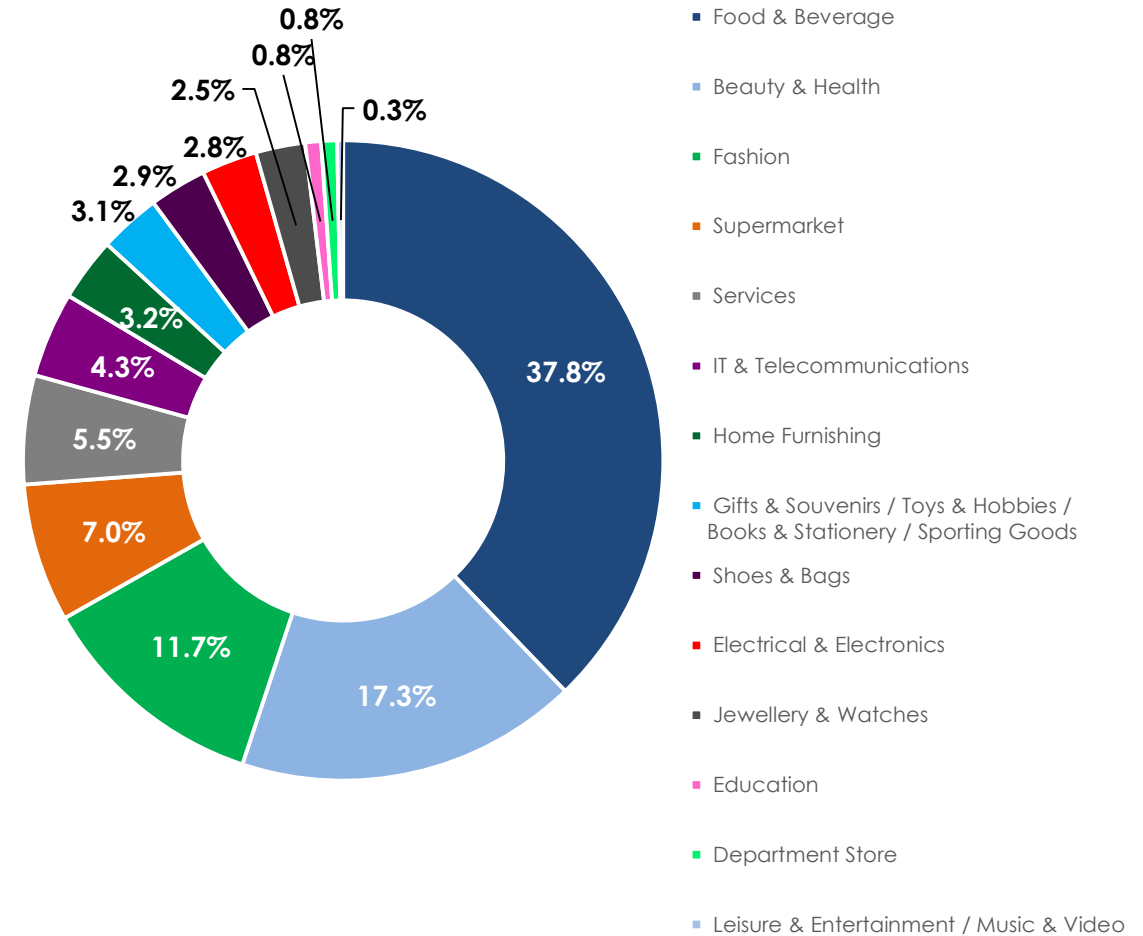


# Bedok Mall

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



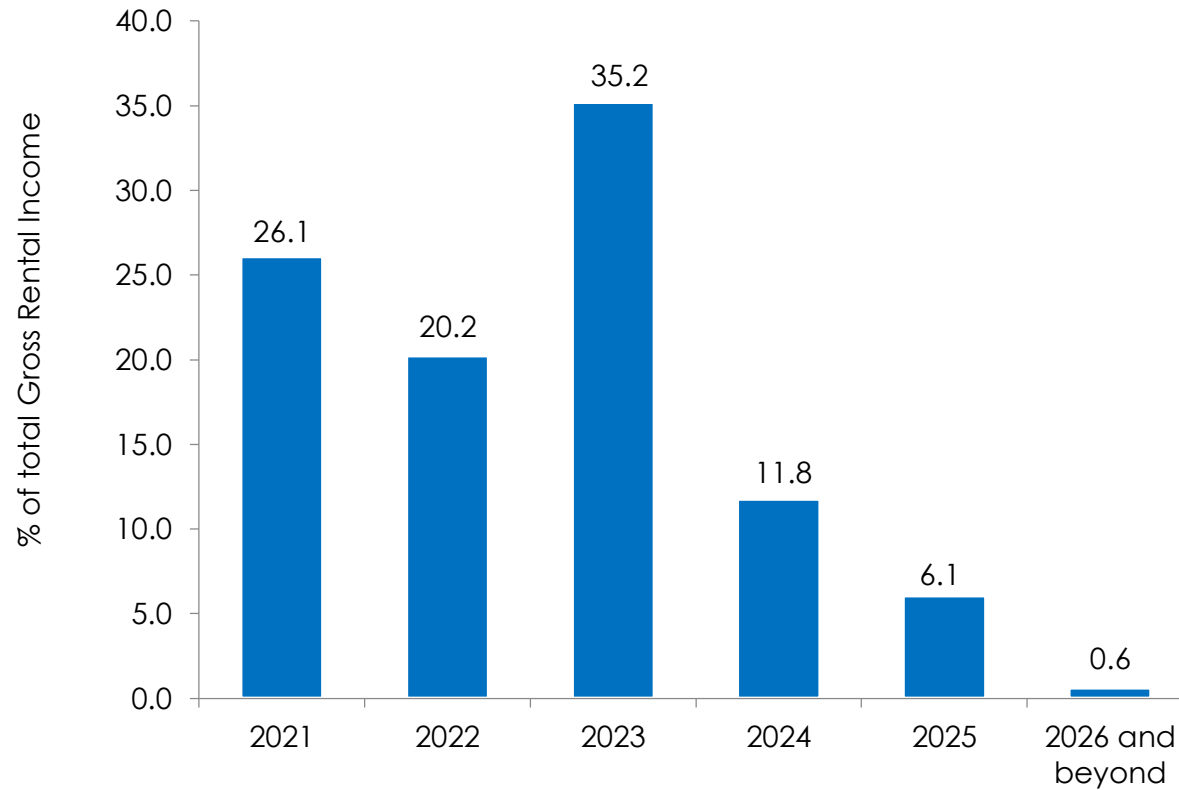
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

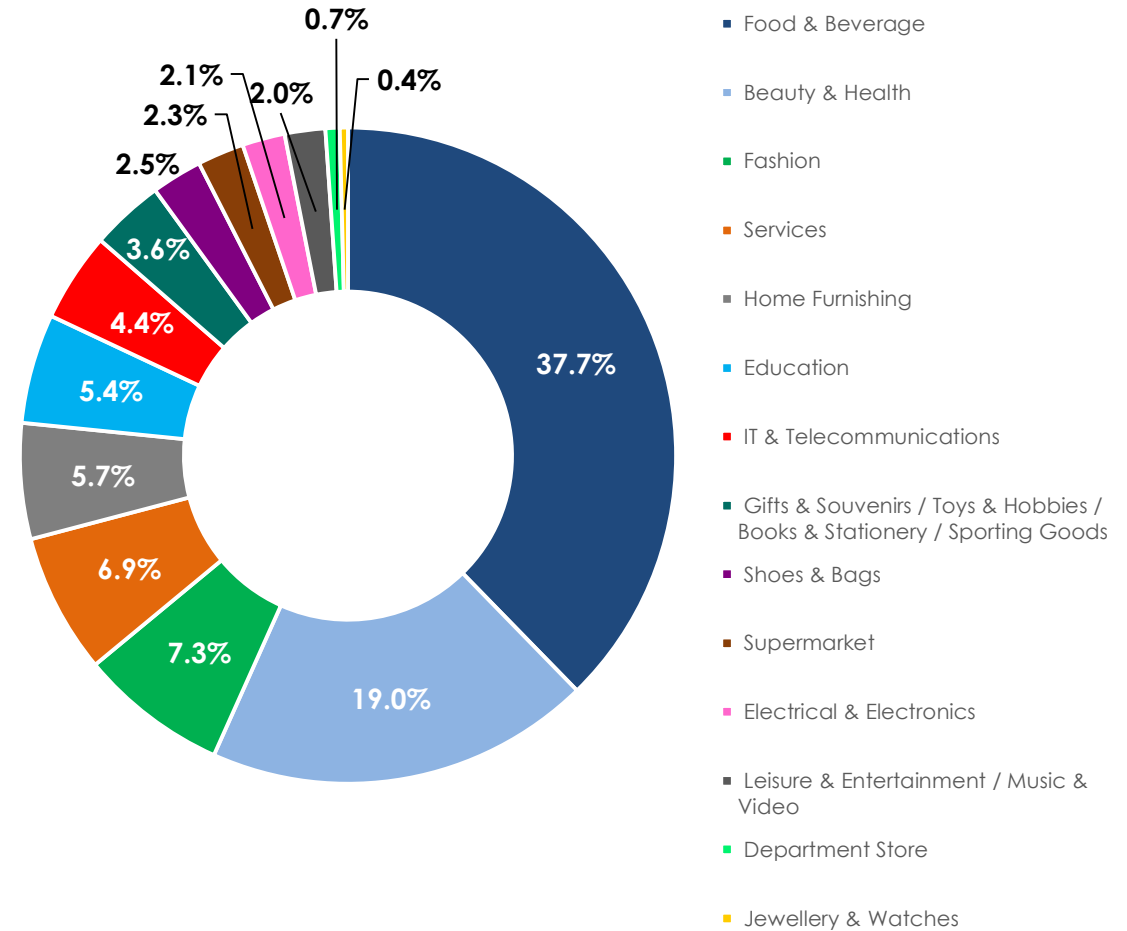
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Westgate

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



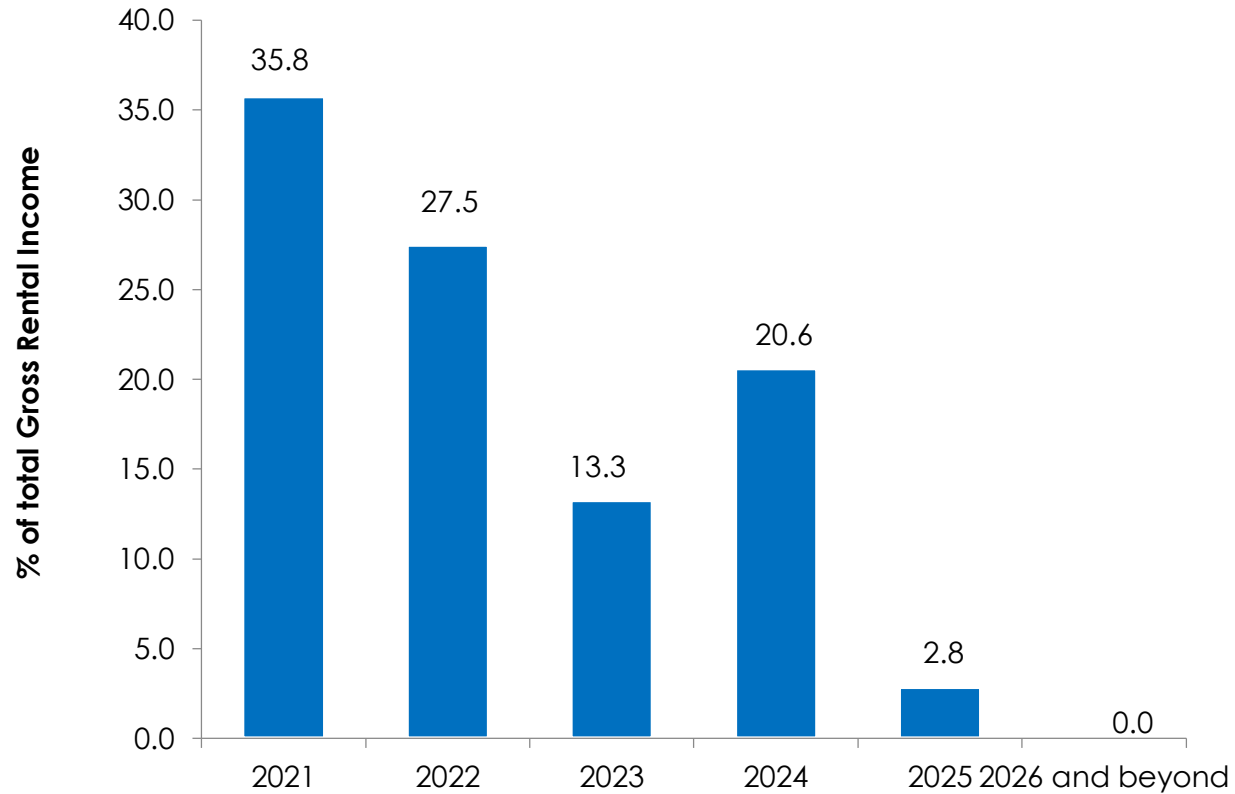
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

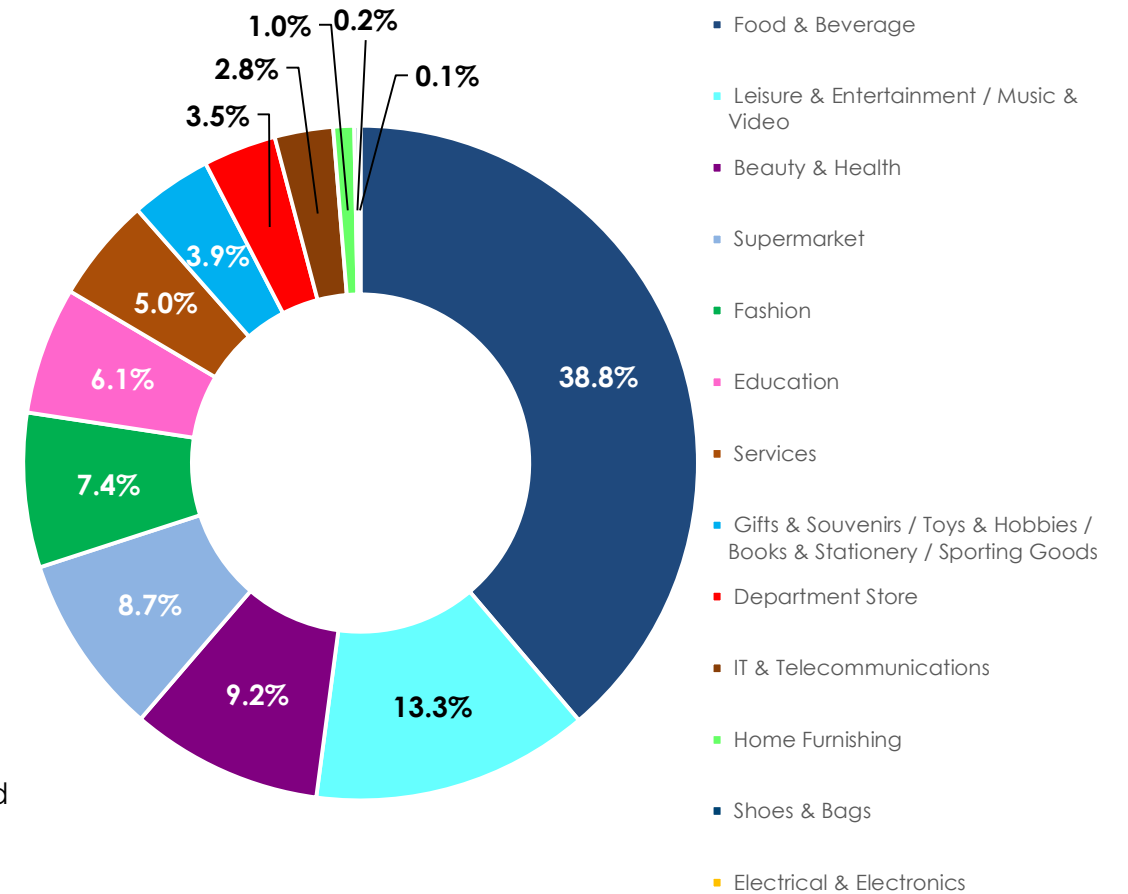
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# JCube

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



Note:

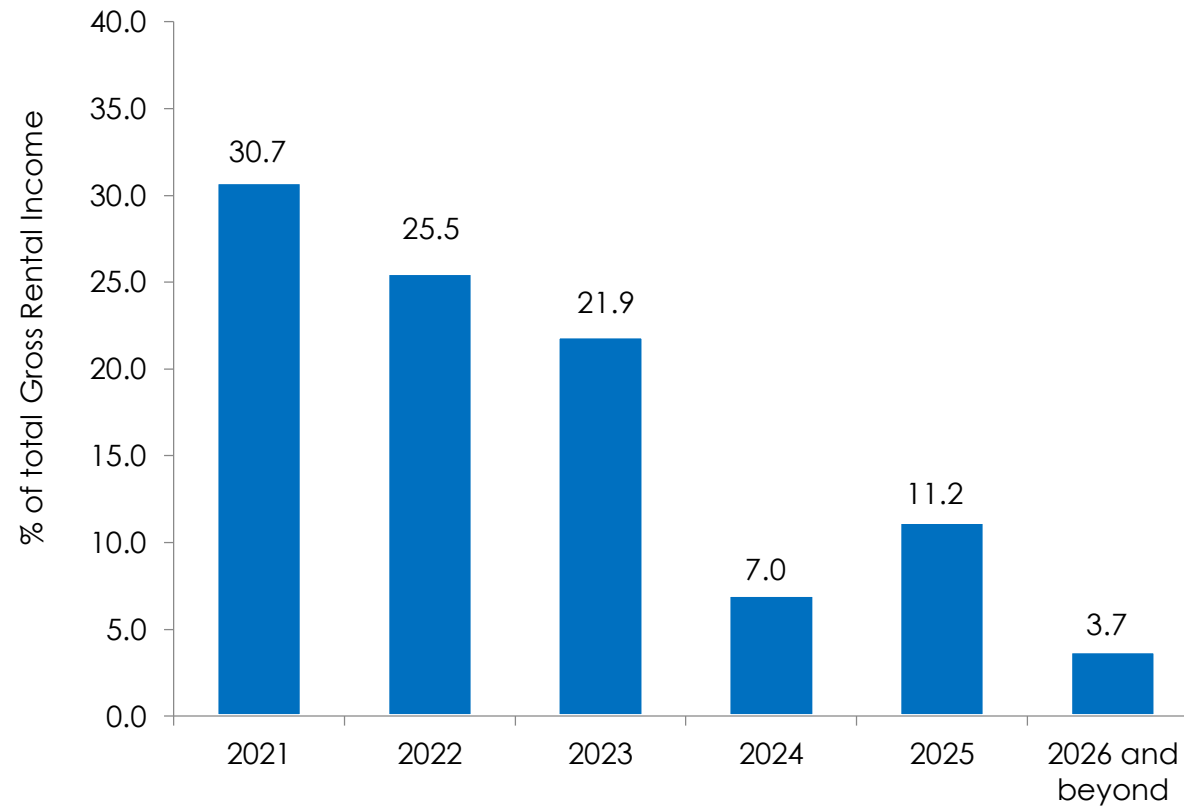
(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

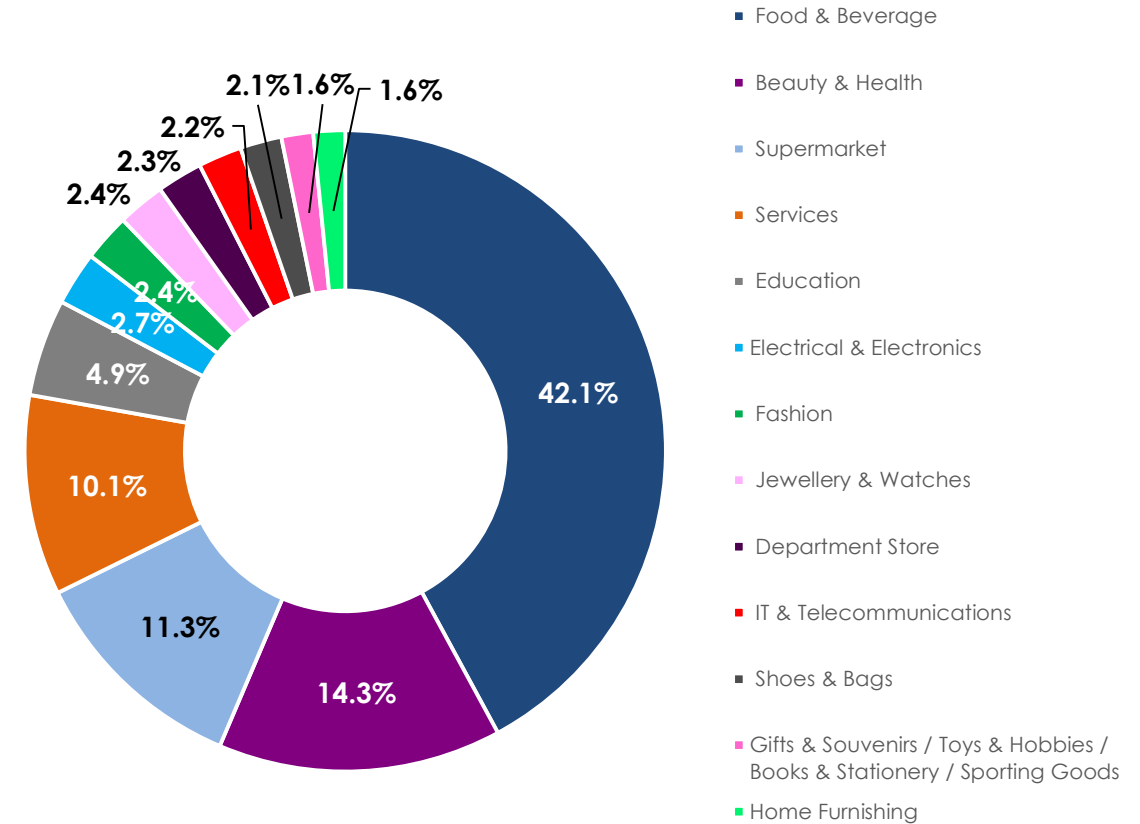


# Bukit Panjang Plaza

Lease Expiry Profile<sup>(1)</sup>



Trade Mix<sup>(2)</sup>



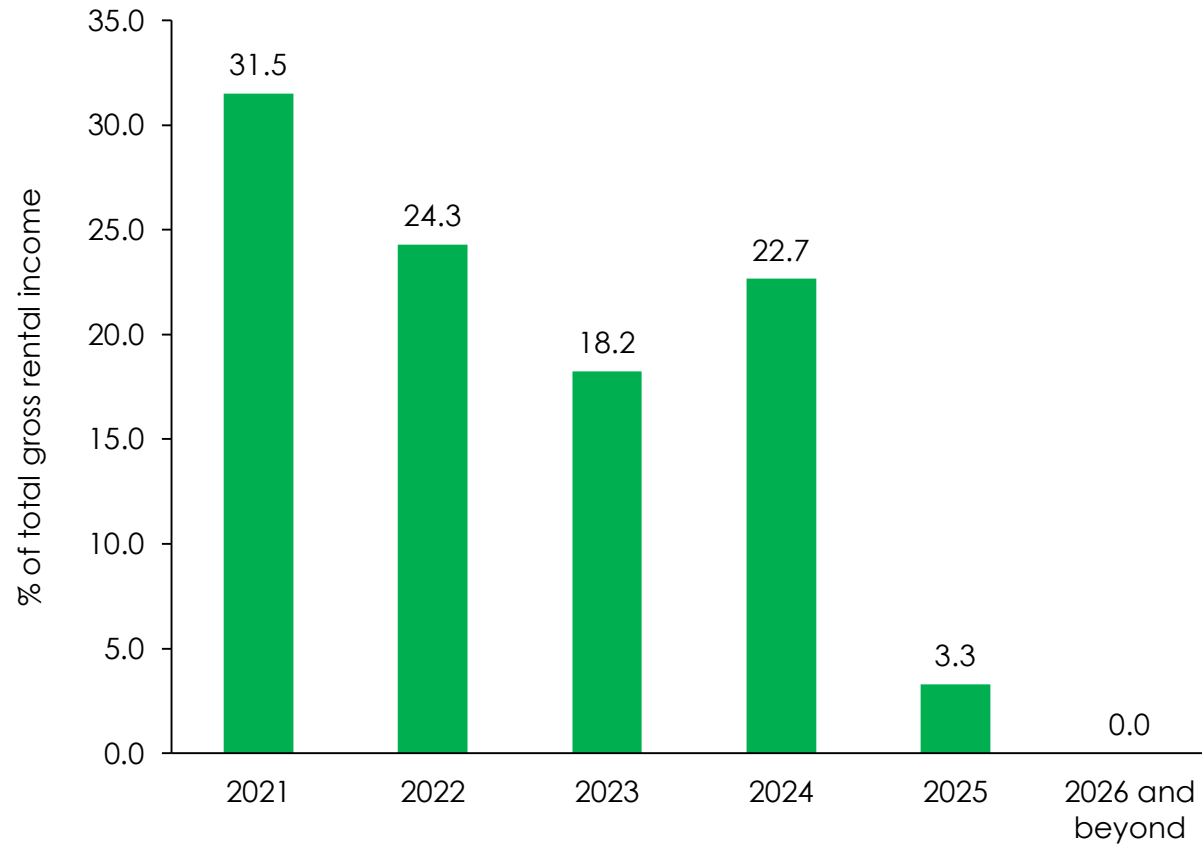
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

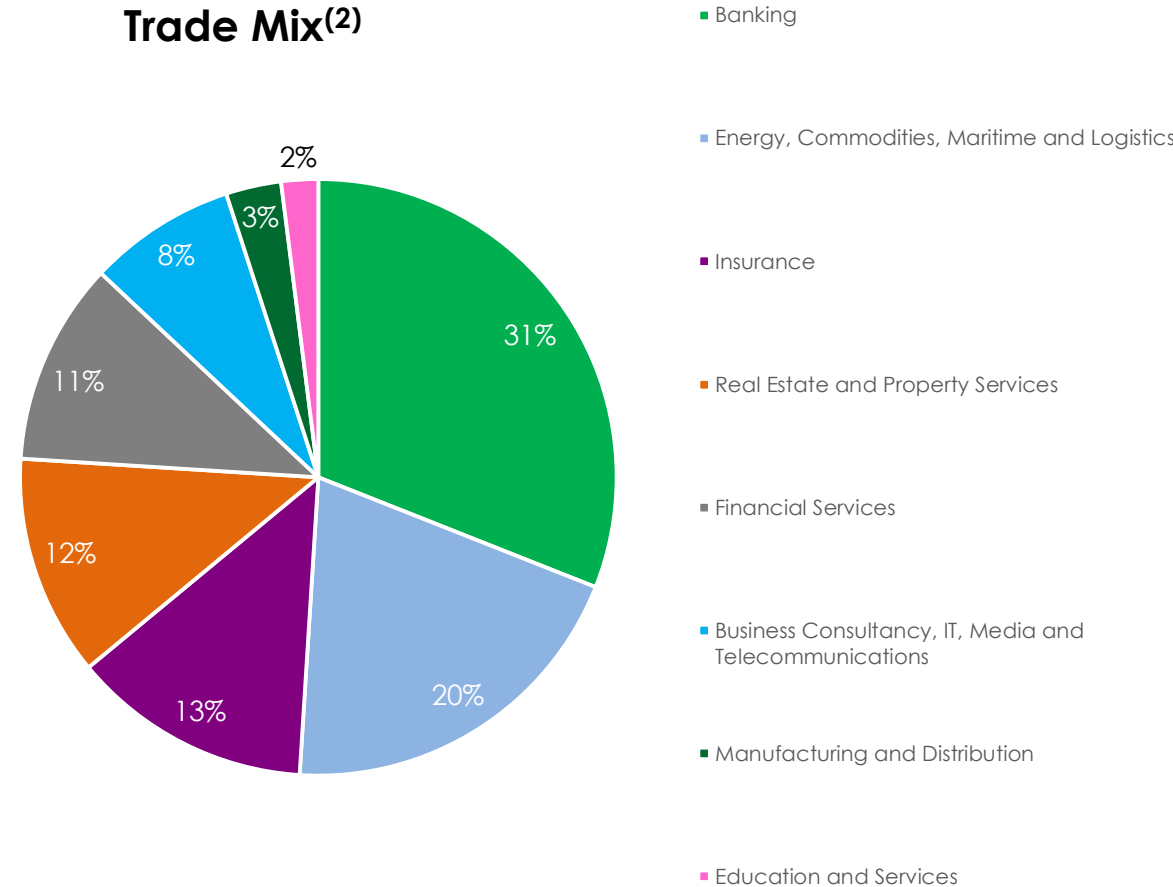
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Asia Square Tower 2

**Lease Expiry Profile<sup>(1)</sup>**



**Trade Mix<sup>(2)</sup>**



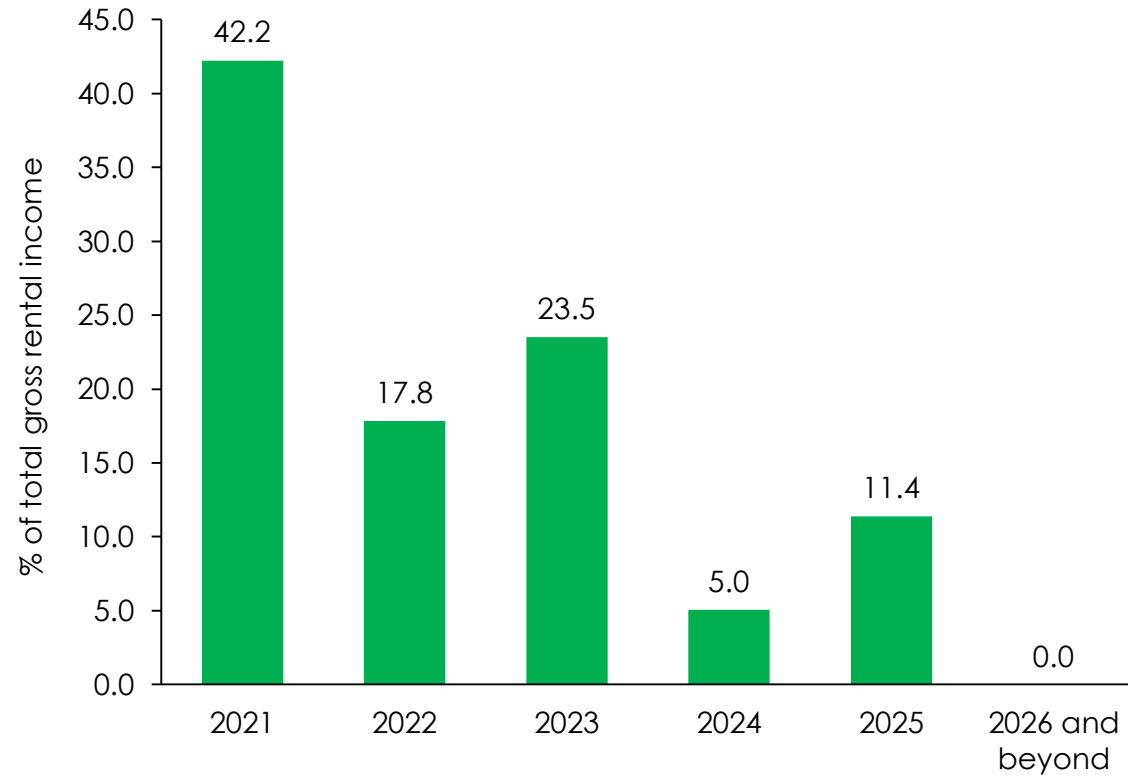
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

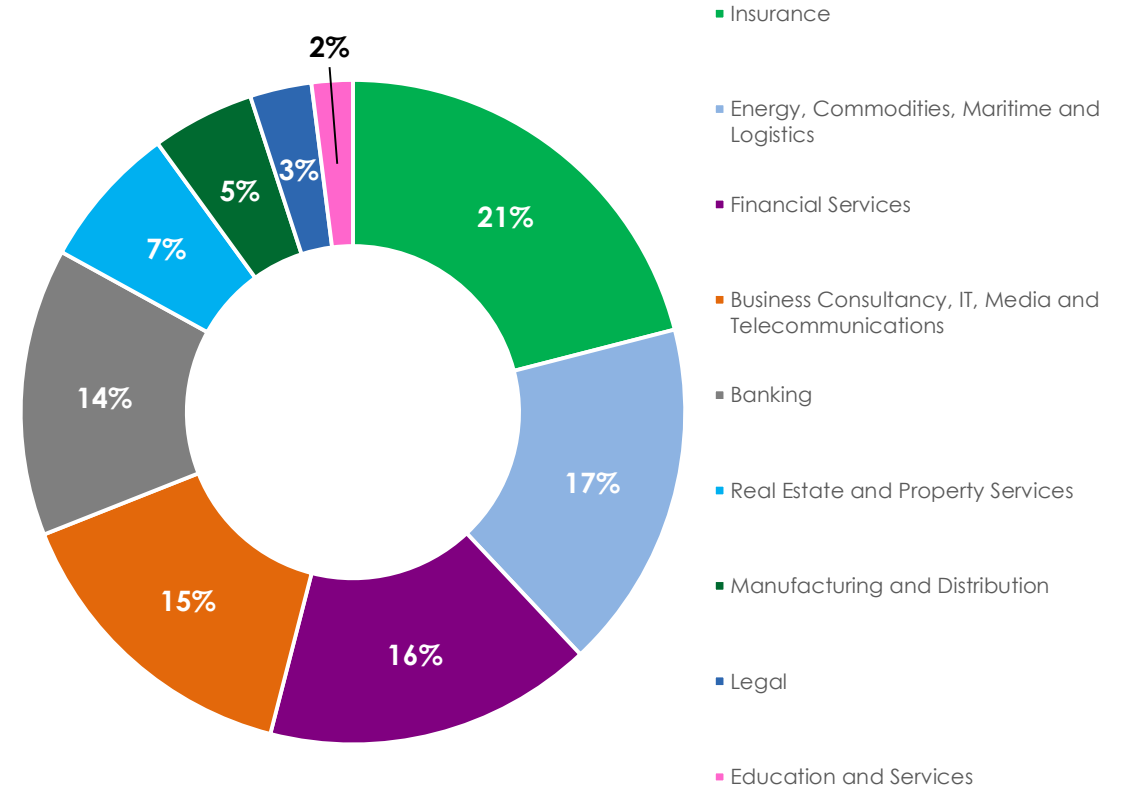
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# CapitaGreen

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



Note:

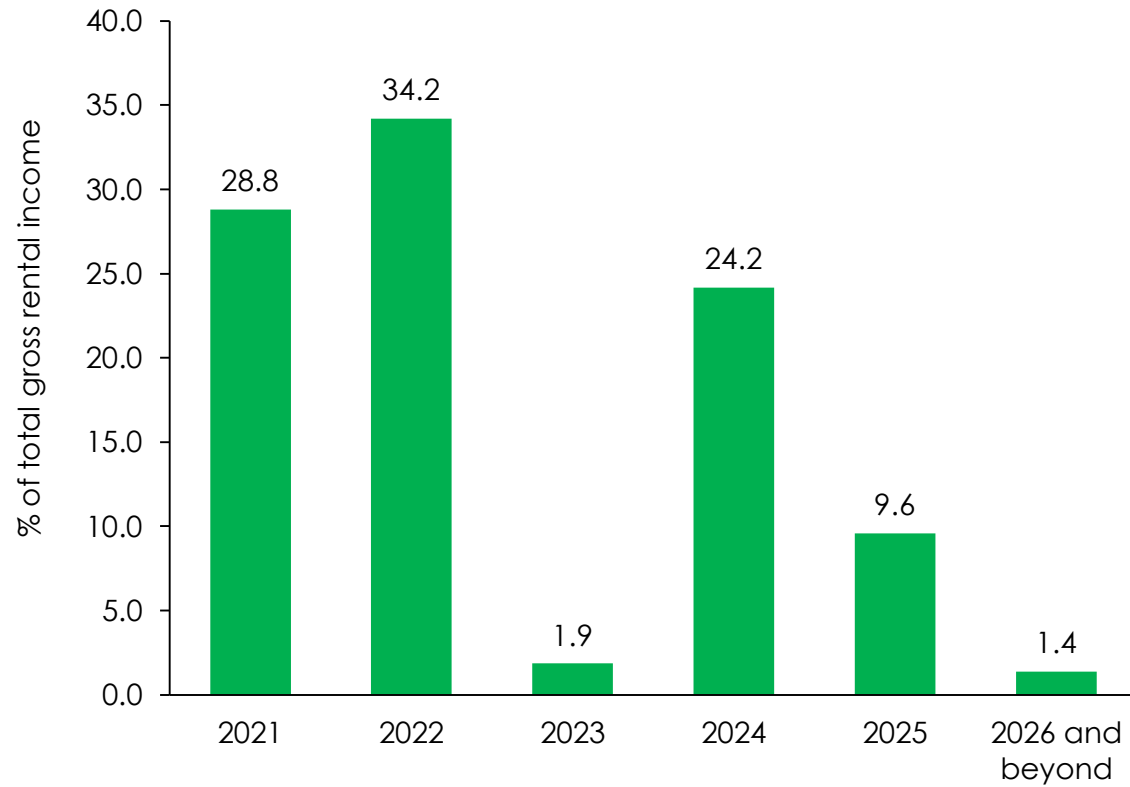
(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

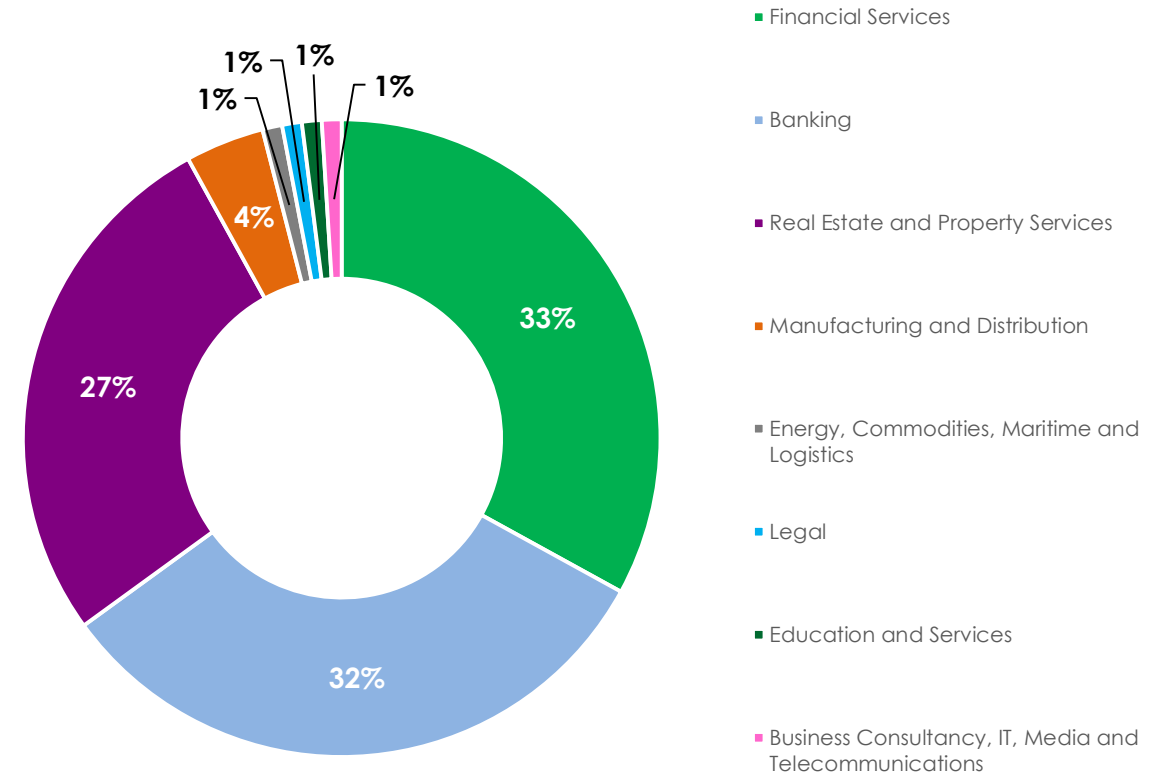


# Capital Tower

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



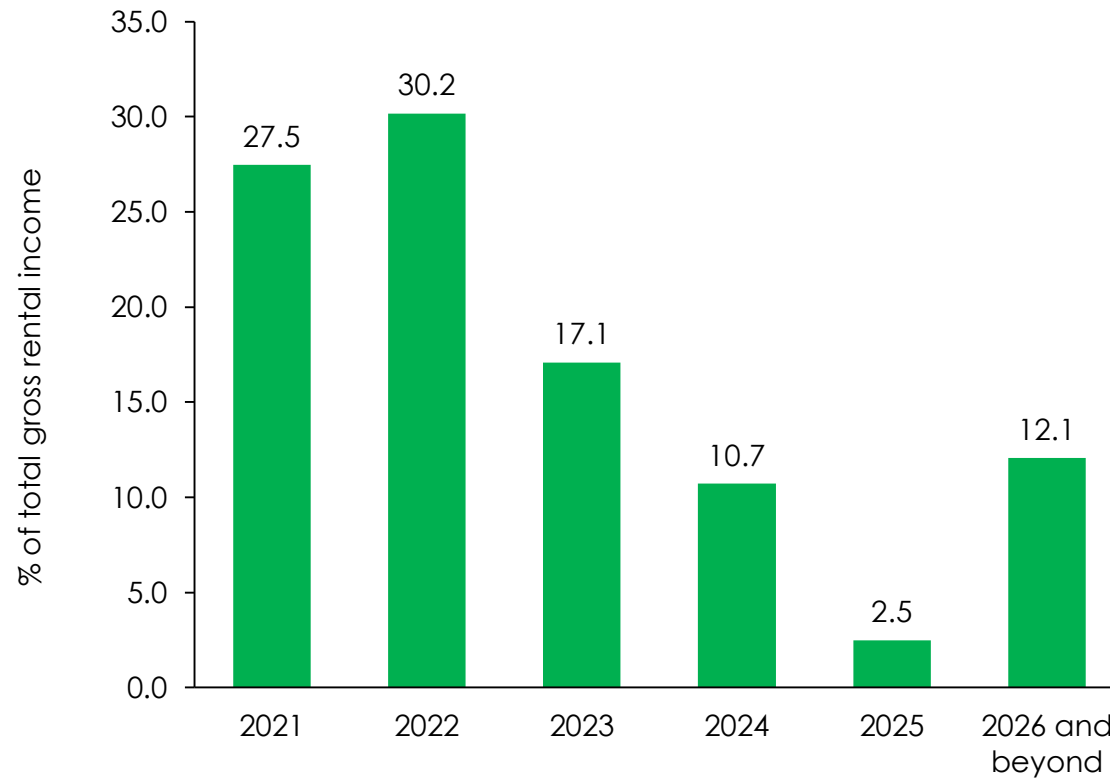
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

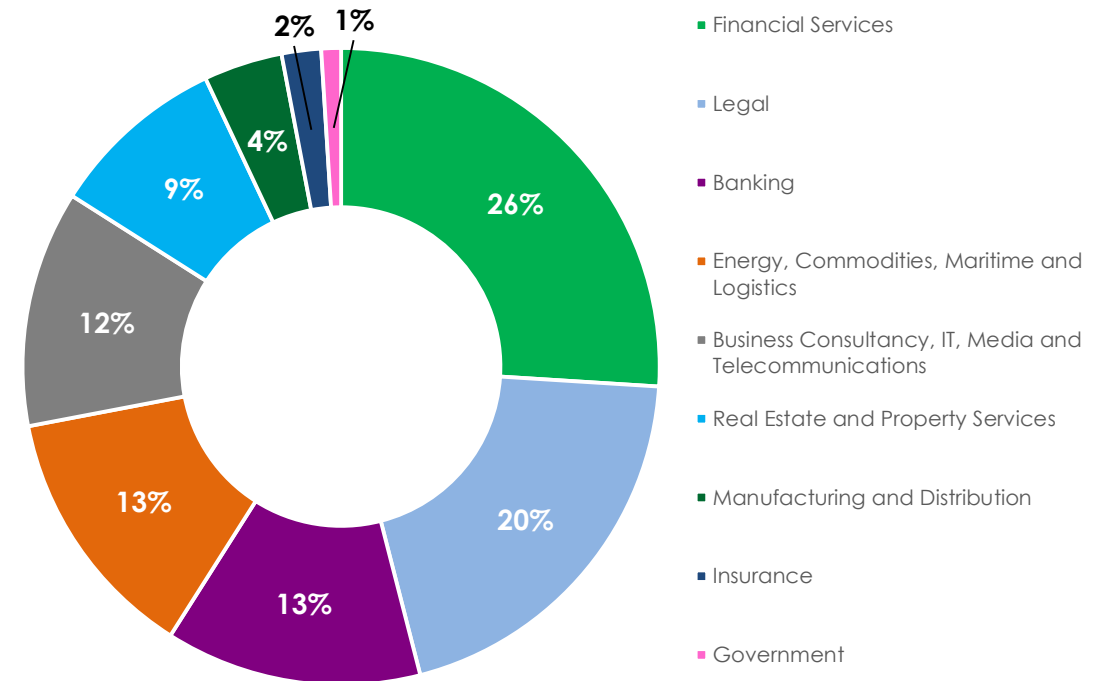
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Six Battery Road

Lease Expiry Profile<sup>(1)</sup>



Trade Mix<sup>(2)</sup>



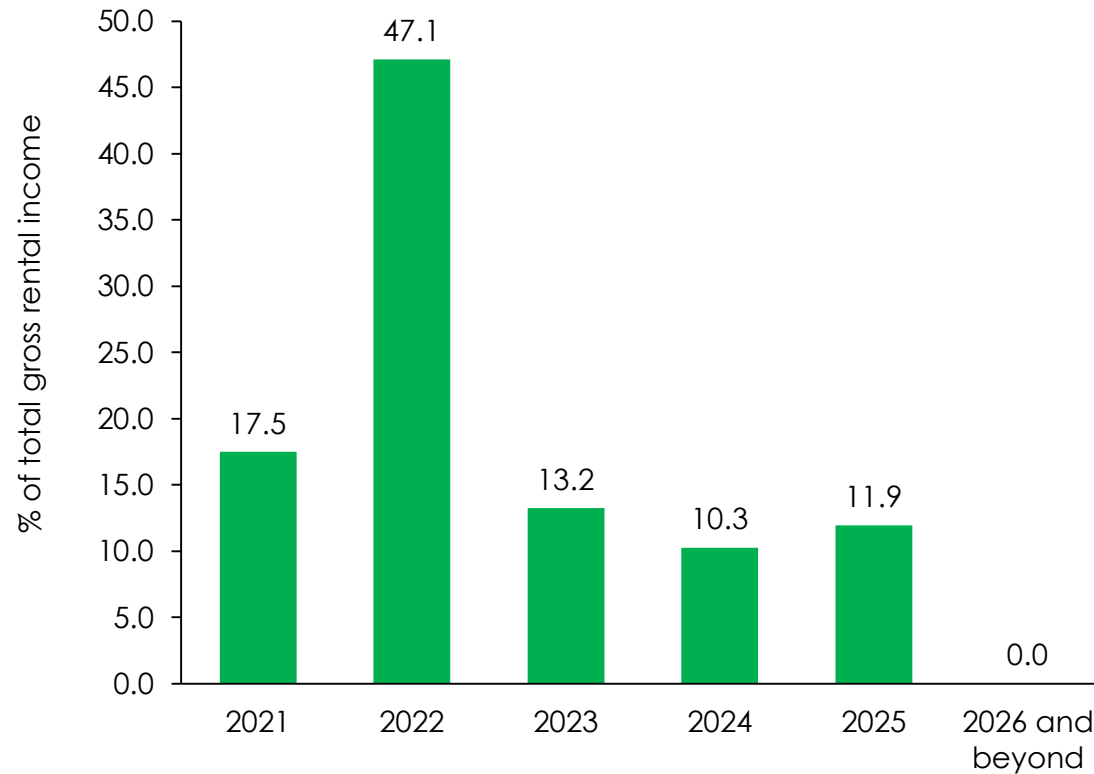
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

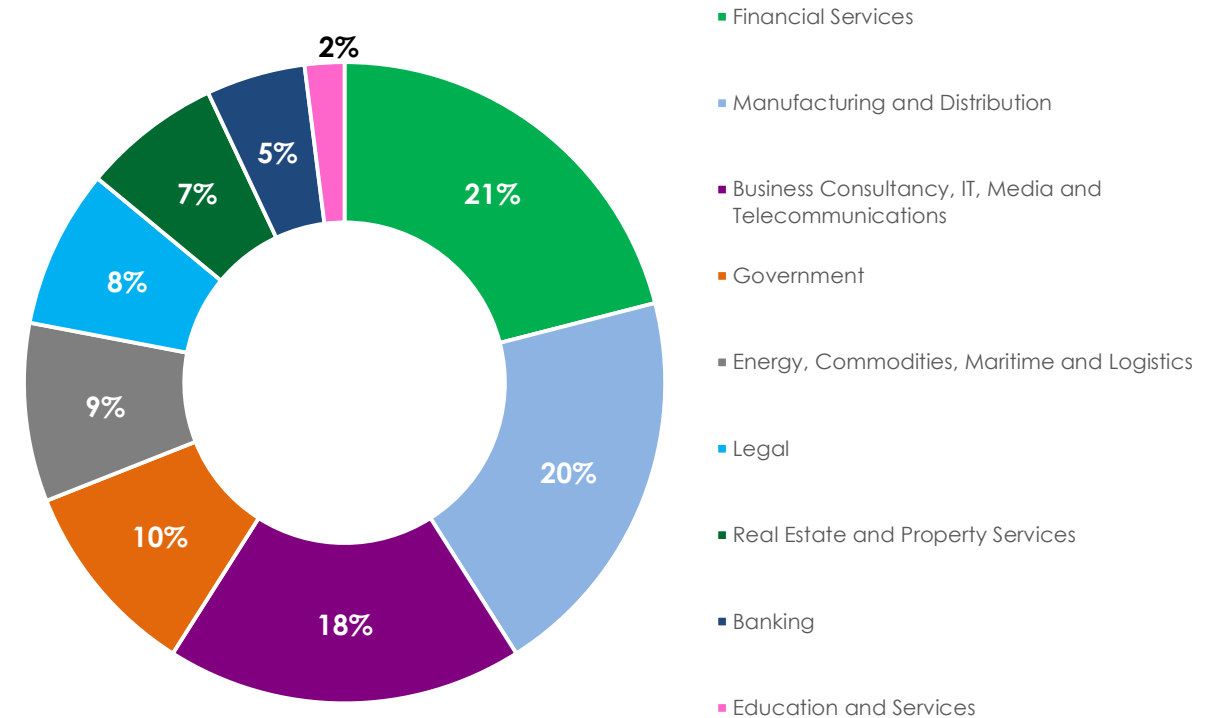
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# One George Street

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



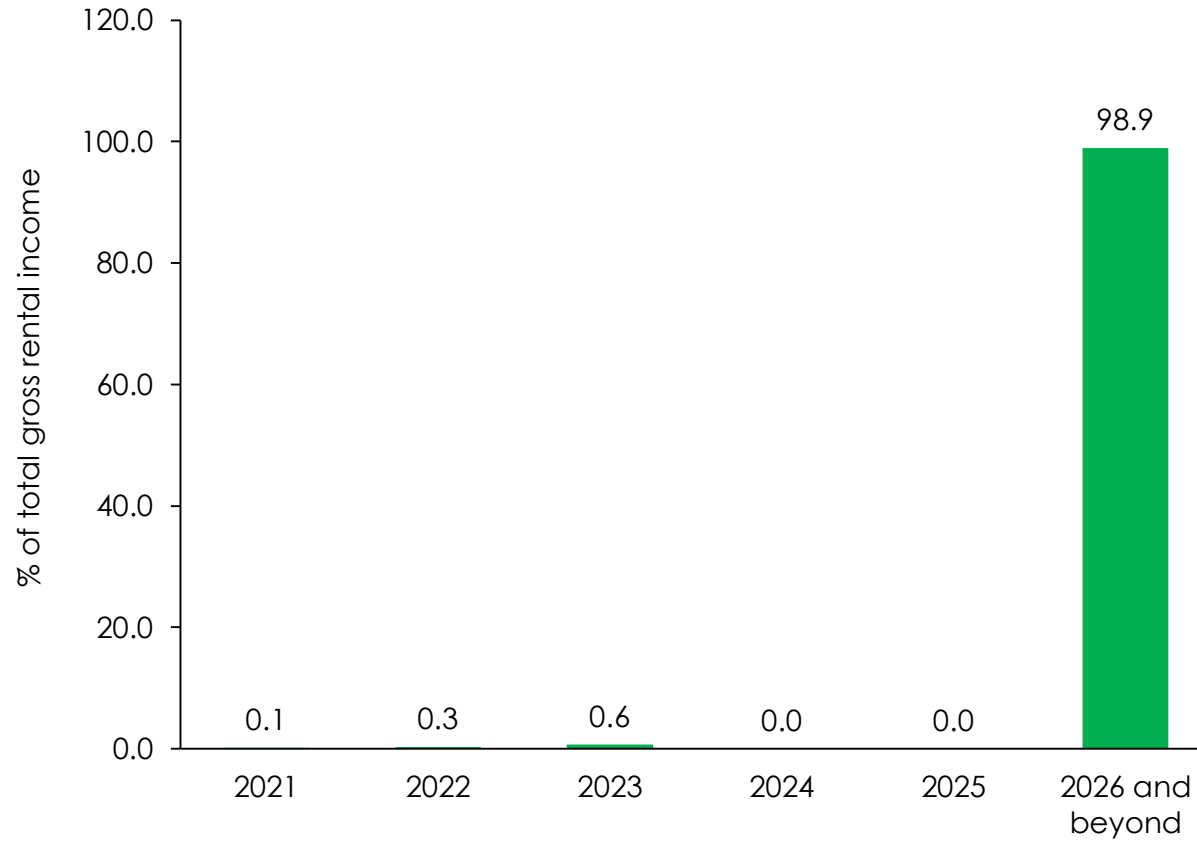
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

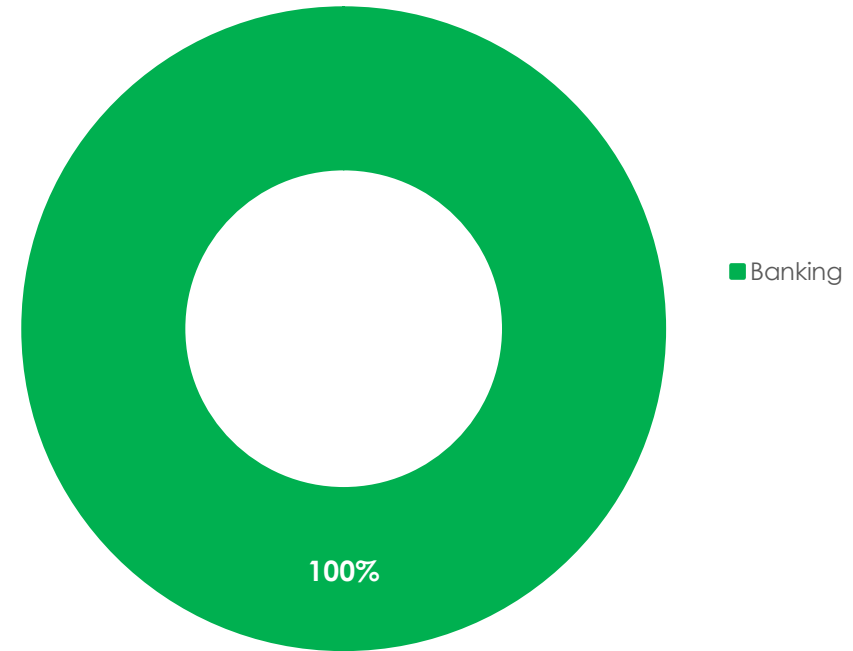
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Gallileo

### Lease Expiry Profile<sup>(1)</sup>



### Trade Mix<sup>(2)</sup>



Note:

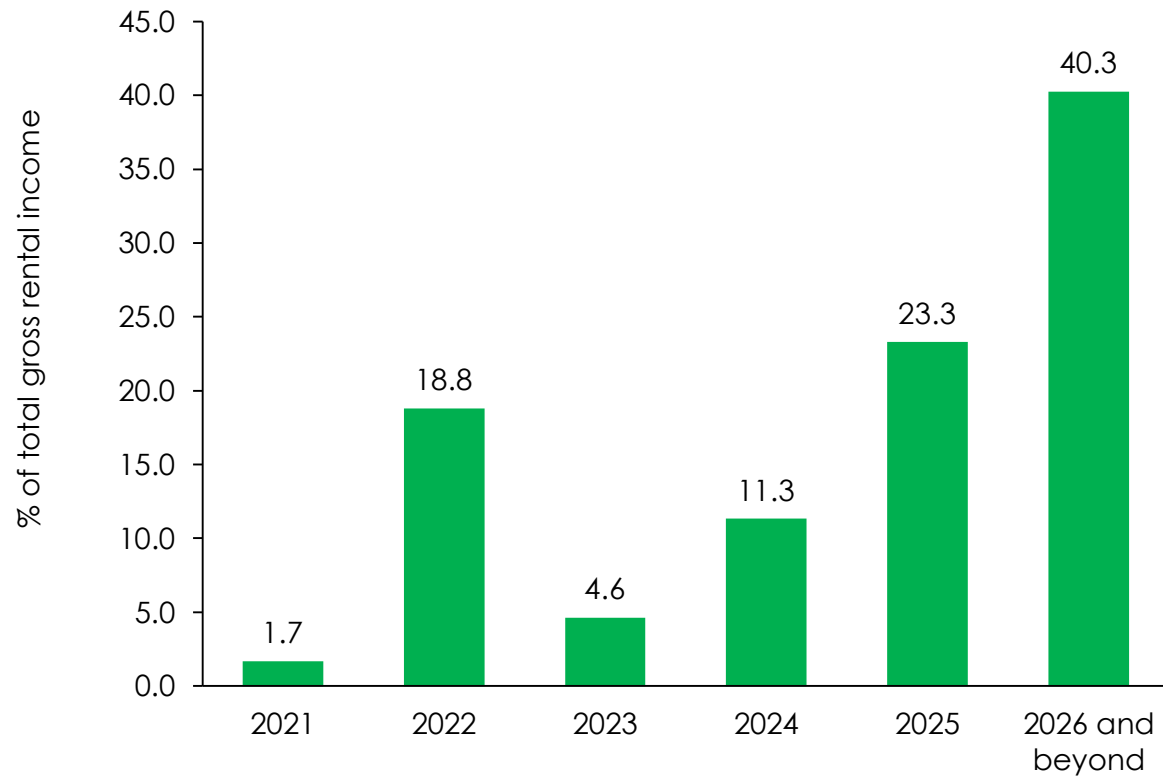
(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

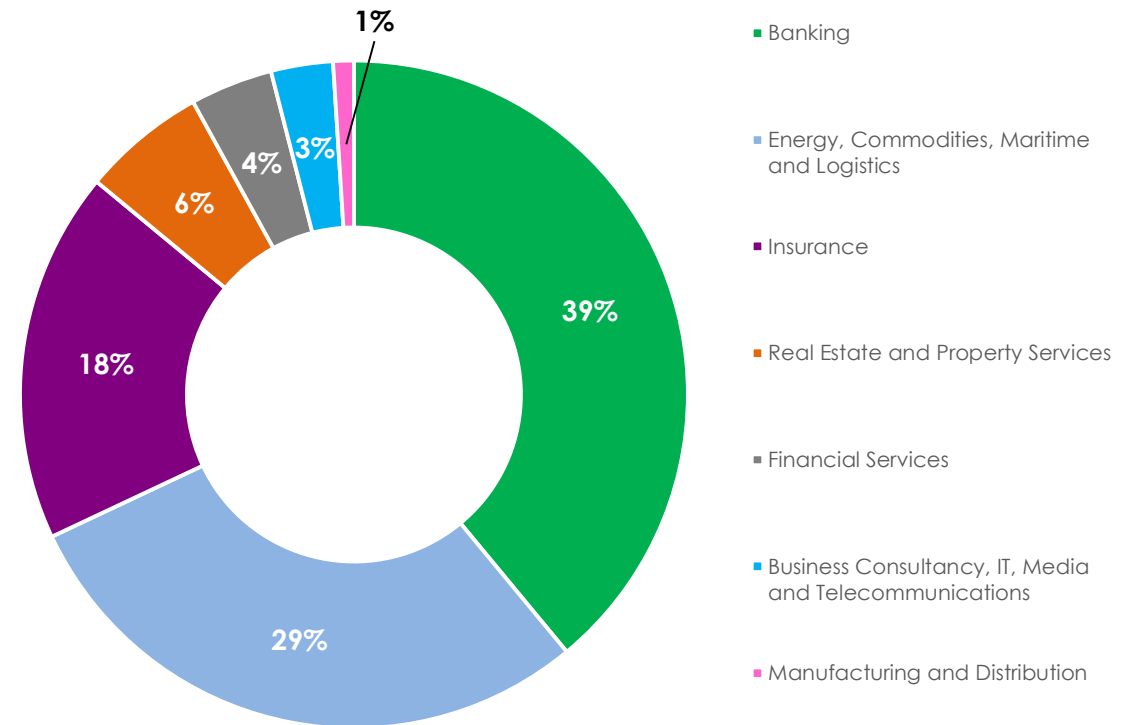


# Main Airport Center

## Lease Expiry Profile(1)



## Trade Mix(2)



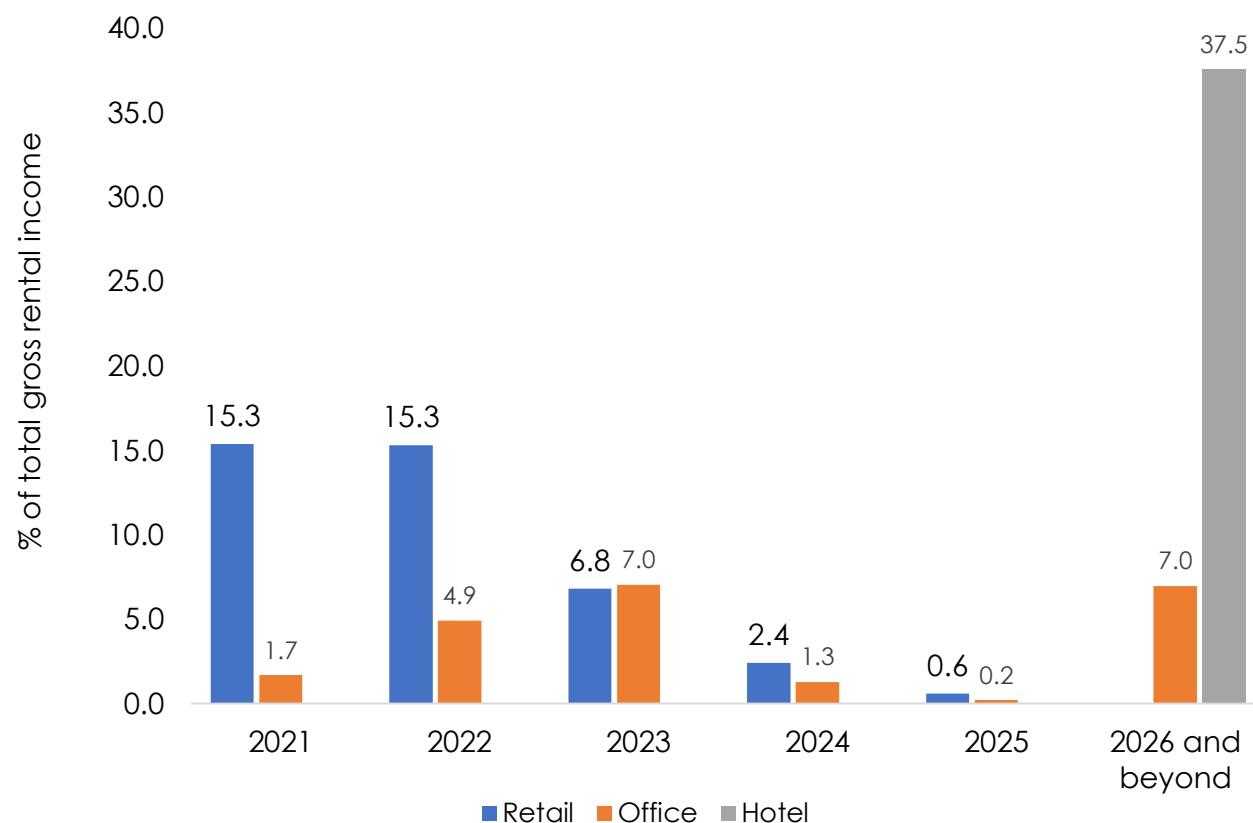
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed effective gross rental income and excludes gross turnover rent.

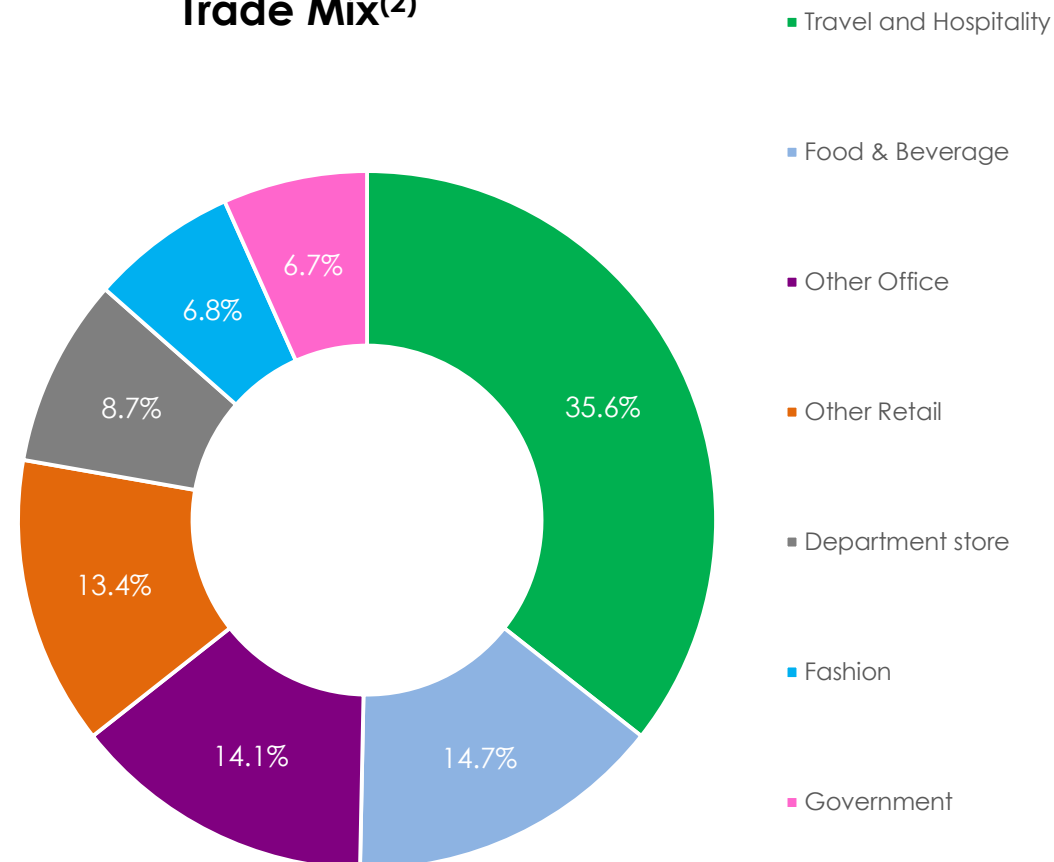
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Raffles City Singapore

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



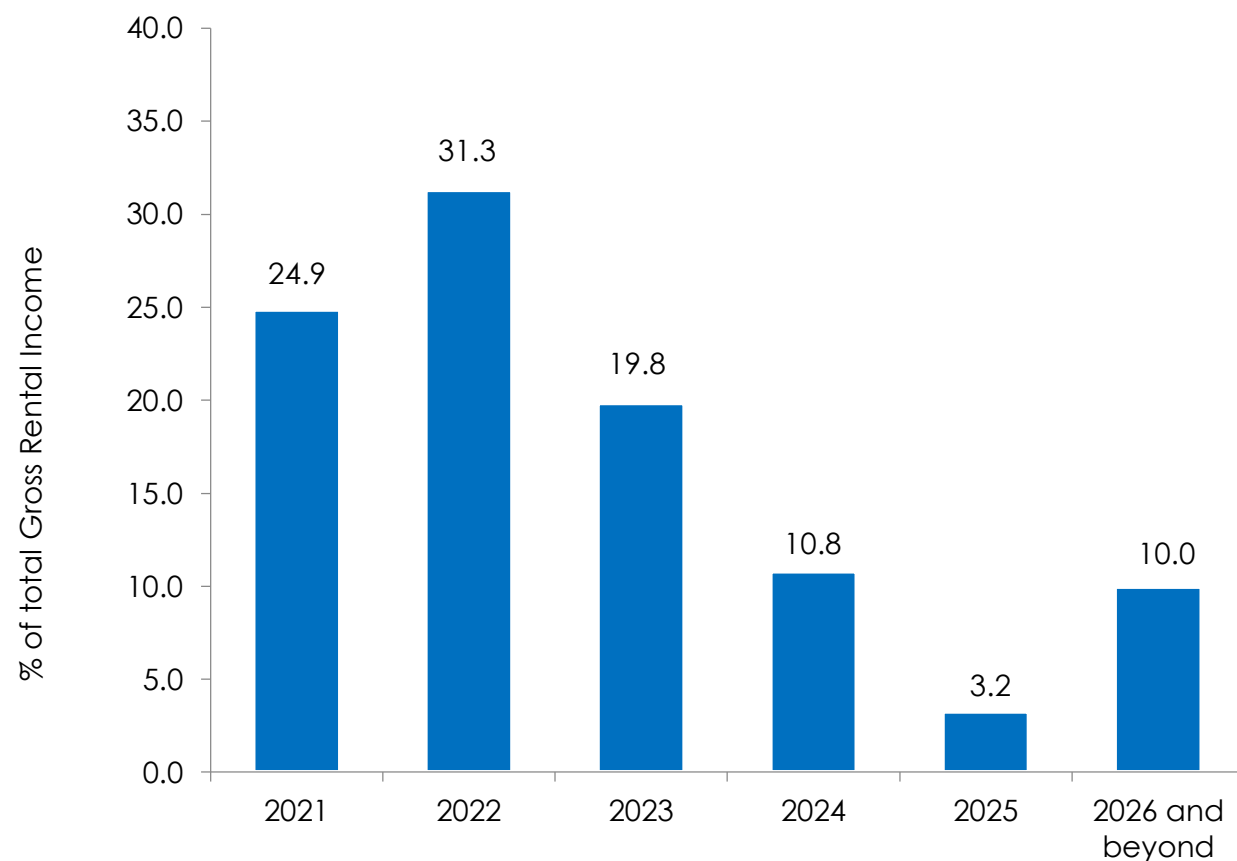
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

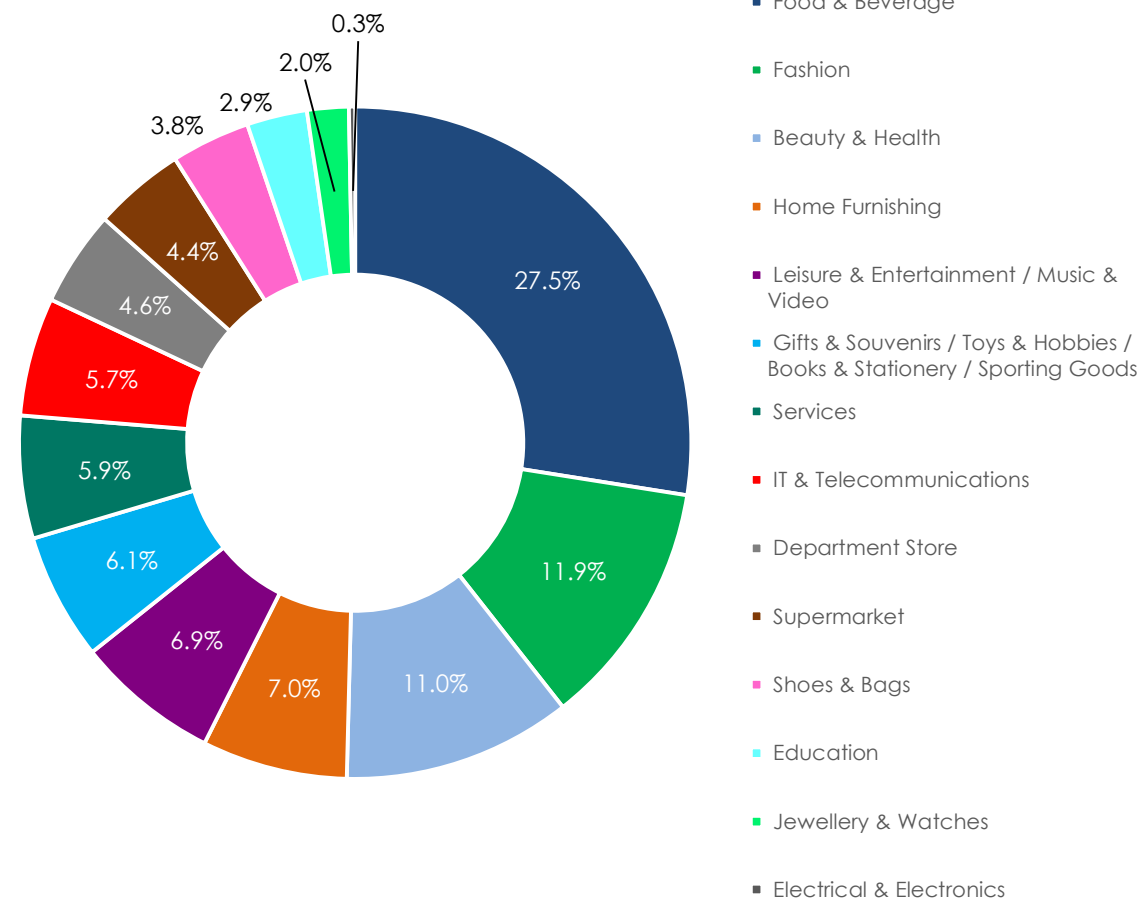
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Plaza Singapura

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



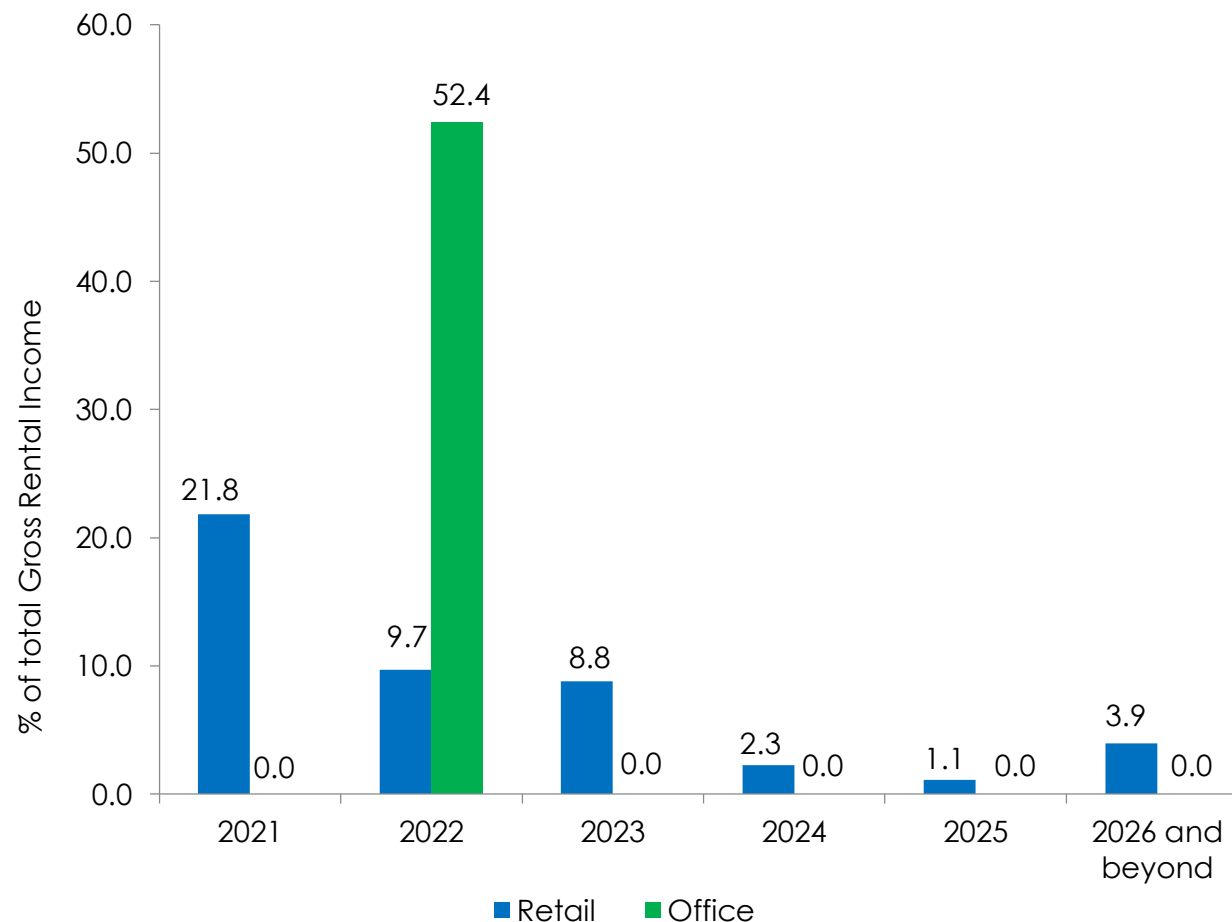
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

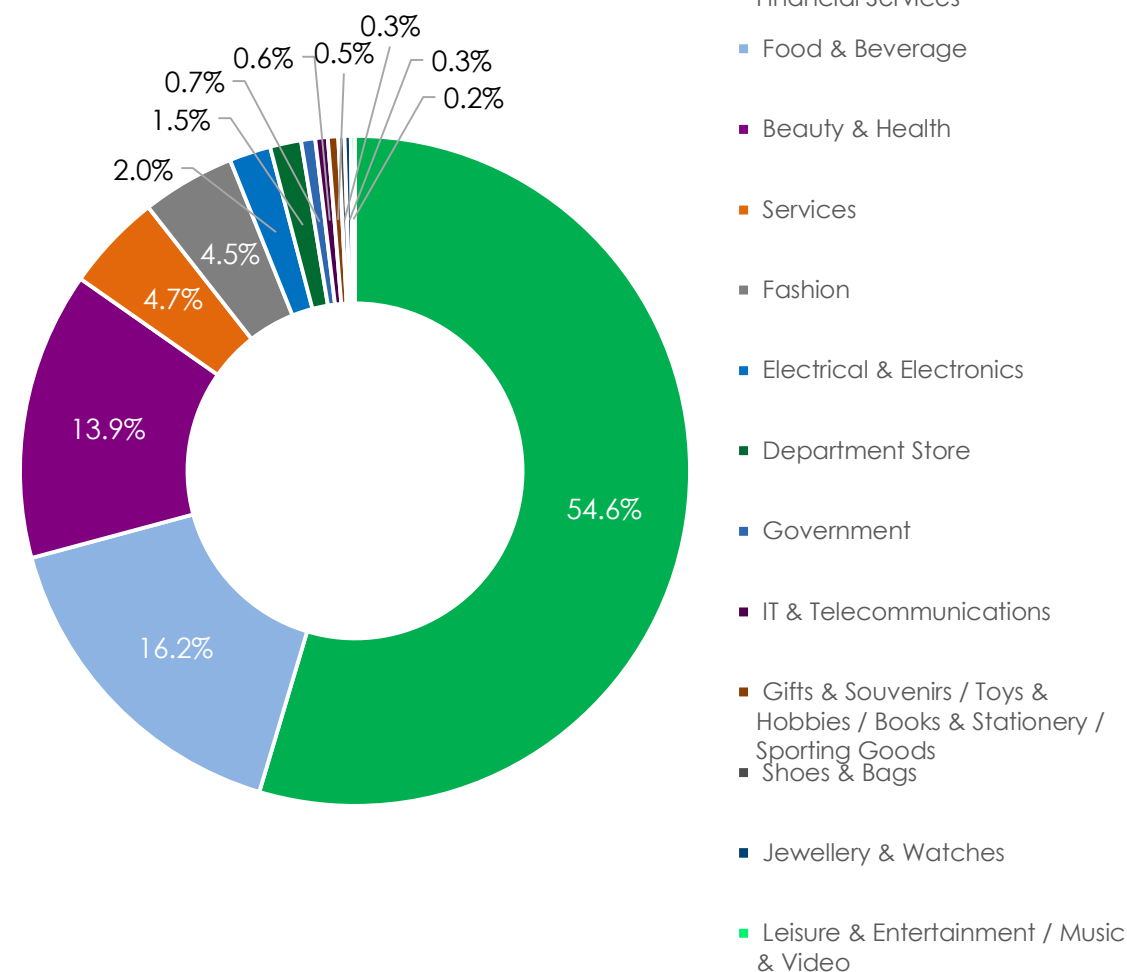
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# The Atrium@Orchard

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



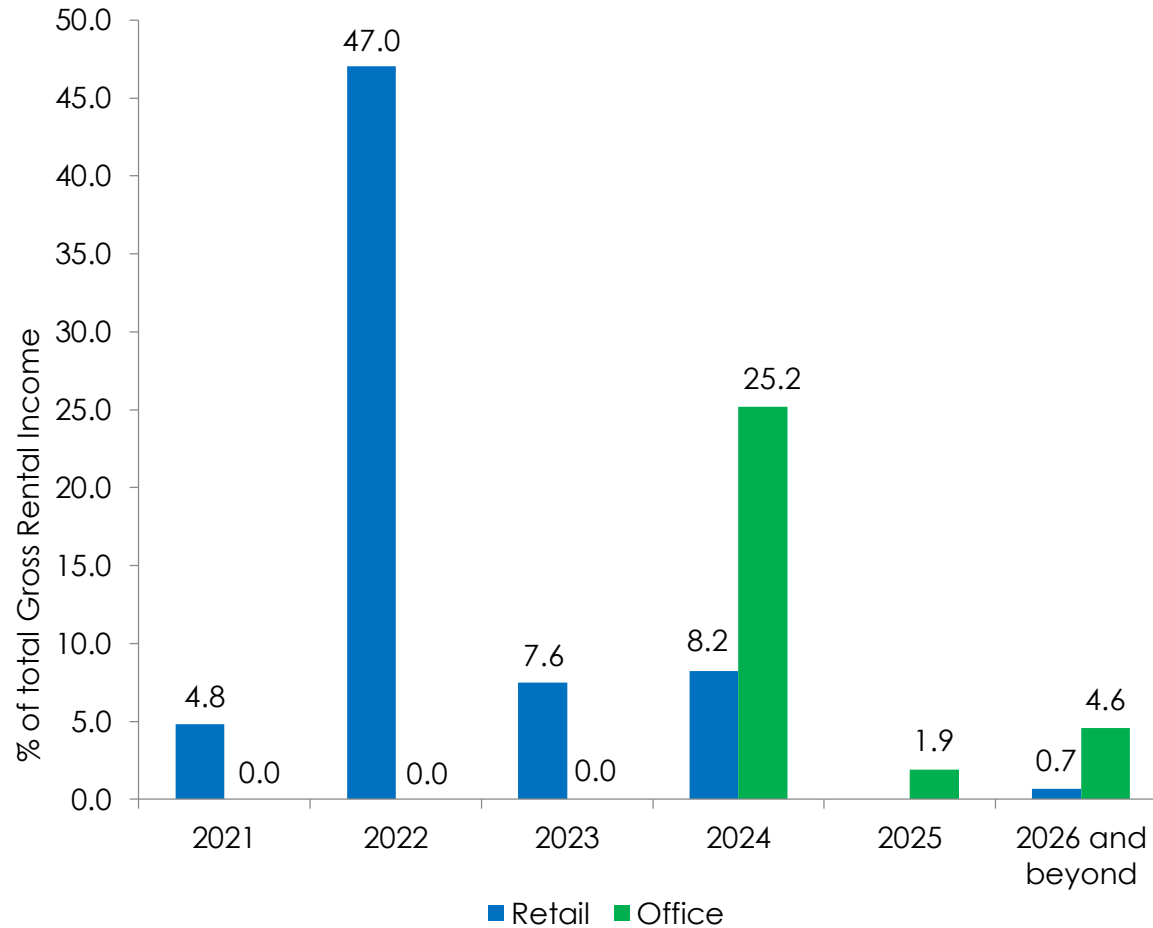
Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

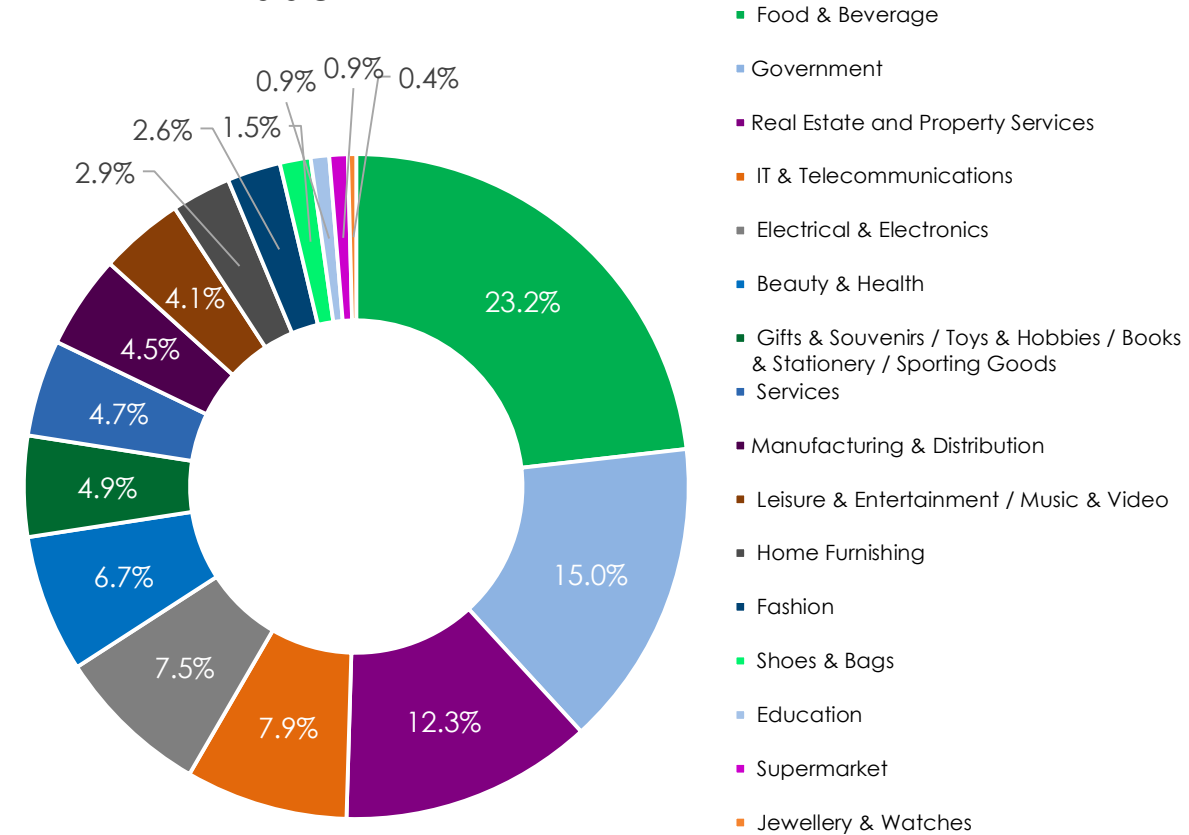
(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.

# Funan

## Lease Expiry Profile<sup>(1)</sup>



## Trade Mix<sup>(2)</sup>



Note:

(1) Lease expiry profile is as at 31 December 2020. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

(2) Trade mix based on percentage of gross rental income in the month of December 2020 and excludes gross turnover rent.