

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for the securities referred to herein. This announcement is not, and is not intended to be, an offer of securities of the Issuer for sale, or the solicitation of an offer to buy securities of the Issuer, in the United States. The securities referred to herein have not been, and will not be, registered under the U.S. Securities Act, or with any securities regulatory authority of any state or other jurisdiction of the United States, and may not be offered or sold within the United States except pursuant to an exemption under, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state or local securities laws. This announcement and the information contained herein are not for distribution, directly or indirectly, in or into the United States. No public offer of the securities referred to herein is being or will be made in the United States.



A stapled group comprising:

CapitaLand Ascott Real Estate Investment Trust

(A real estate investment trust constituted on 19 January 2006 under the laws of the Republic of Singapore)

CapitaLand Ascott Business Trust

(A business trust constituted on 9 September 2019 under the laws of the Republic of Singapore)

Managed by

CapitaLand Ascott Trust Management Limited

(Company Registration No. 200516209Z)

Managed by

CapitaLand Ascott Business Trust Management Pte. Ltd.

(Company Registration No. 201925299R)

ANNOUNCEMENT

NOTICE OF REDEMPTION TO THE HOLDERS OF THE S\$250,000,000 FIXED RATE PERPETUAL SECURITIES (ISIN: SG6YC3000008) ISSUED BY DBS TRUSTEE LIMITED (IN ITS CAPACITY AS TRUSTEE OF CAPITALAND ASCOTT REAL ESTATE INVESTMENT TRUST (FORMERLY KNOWN AS ASCOTT REAL ESTATE INVESTMENT TRUST AND ASCOTT RESIDENCE TRUST)) ON 30 JUNE 2015

CapitaLand Ascott Trust Management Limited, as manager of CapitaLand Ascott Real Estate Investment Trust ("**CapitaLand Ascott REIT**"), and CapitaLand Ascott Business Trust Management Pte Ltd, as trustee-manager of CapitaLand Ascott Business Trust, on behalf of DBS Trustee Limited (in its capacity as trustee of CapitaLand Ascott REIT (formerly known as Ascott Real Estate Investment Trust and Ascott Residence Trust)) (the "**Issuer**"), refers to the S\$250,000,000 Fixed Rate Perpetual Securities (ISIN: SG6YC3000008) (the "**Securities**"), issued by the Issuer on 30 June 2015.

Terms used and not defined in this Notice of Redemption are used with the same meanings ascribed thereto in the terms and conditions of the Securities (the “Conditions”).

In accordance with Condition 5(b) (*Redemption at the option of the Issuer*) of the Conditions, irrevocable notice is hereby given to the holders of the Securities that the Issuer has elected to, and will, redeem all of the outstanding Securities on the Distribution Payment Date falling on 30 June 2025 and payment for the redemption of the outstanding Securities will fall on 30 June 2025 (the “**Payment Date**”). The Securities will be subsequently cancelled and de-listed from Singapore Exchange Securities Trading Limited (the “**SGX-ST**”).

The redemption price (the “**Redemption Price**”) for the Securities will be an amount equal to the principal amount of the Securities, together with the Distribution accrued from (and including) the immediately preceding Distribution Payment Date to (but excluding) 30 June 2025.

On the Payment Date, the Issuer shall make or cause to be made payment of the redemption monies to The Central Depository (Pte) Limited (“**CDP**”) for the account of the holders of the Securities. Such redemption monies will be paid to the persons who, as at 23 June 2025, are shown in the records of CDP as holders of the Securities, via the payment method as agreed between themselves and CDP.

This Notice of Redemption is issued by the Issuer.

By Order of the Board

CAPITALAND ASCOTT TRUST MANAGEMENT LIMITED

(Company Registration No. 200516209Z)

As manager of CapitaLand Ascott Real Estate Investment Trust

CAPITALAND ASCOTT BUSINESS TRUST MANAGEMENT PTE. LTD.

(Company Registration No. 201925299R)

As trustee-manager of CapitaLand Ascott Business Trust

Karen Chan
Company Secretary
21 May 2025

IMPORTANT NOTICE

The value of stapled securities in CapitaLand Ascott Trust ("**Stapled Securities**") and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by CapitaLand Ascott Trust Management Limited, as manager of CapitaLand Ascott REIT (the "**REIT Manager**"), CapitaLand Ascott Business Trust Management Pte. Ltd., as trustee-manager of CapitaLand Ascott Business Trust (the "**BT Trustee-Manager**", together with the REIT Manager, the "**Managers**"), or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Managers to redeem their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities. The past performance of CapitaLand Ascott Trust is not necessarily indicative of the future performance of CapitaLand Ascott Trust.