



(Constituted in the Republic of Singapore pursuant to a trust deed dated 9 October 2002 (as amended))

ANNOUNCEMENT

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors of CapitaLand Ascendas REIT Management Limited, the Manager of CapitaLand Ascendas REIT ("CLAR") is pleased to announce that an independent annual revaluation as at 31 December 2025 has been obtained for 1, 1A and 1B Science Park Drive, Singapore. CLAR has a 34.0% interest in 1, 1A and 1B Science Park Drive through its holding in SPRINT Plot 1 Trust ("SPRINT").

The valuation of 1, 1A and 1B Science Park Drive was conducted by Savills Valuation And Professional Services (S) Pte Ltd and is as follows:

Description of Property	Valuation (S\$ million)
1 Science Park Drive, Singapore 118221	
1A Science Park Drive, Singapore 119314	907.0 ¹
1B Science Park Drive, Singapore 119315	

A copy of the valuation report for 1, 1A and 1B Science Park Drive is available for inspection by prior appointment at the Manager's registered office² during business hours for a period of three months from today.

BY ORDER OF THE BOARD
CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED
(Company Registration No. 200201987K)
As Manager of CapitaLand Ascendas REIT

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
5 February 2026

¹ The valuation reflected in this announcement is the total value of 1, 1A and 1B Science Park Drive. CLAR's 34% interest in 1, 1A and 1B Science Park Drive held through SPRINT amounts to approximately S\$308.4 million.

² 168 Robinson Road, #30-01 Capital Tower, Singapore 068912.

Important Notice

The past performance of CLAR is not indicative of future performance. The listing of the units in CLAR ("Units") on the Singapore Exchange Securities Trading Limited ("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 Ascendas REIT Management Limited (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.