

Morgan Stanley Twenty-Fifth Annual Asia Pacific Summit

18 November 2026

CapitaLand ASCENDAS REIT

Agenda

01 Overview & Highlights

02 Investment Management

03 Capital Management

04 Portfolio Management

05 Sustainability

06 Market Outlook

07 Appendix



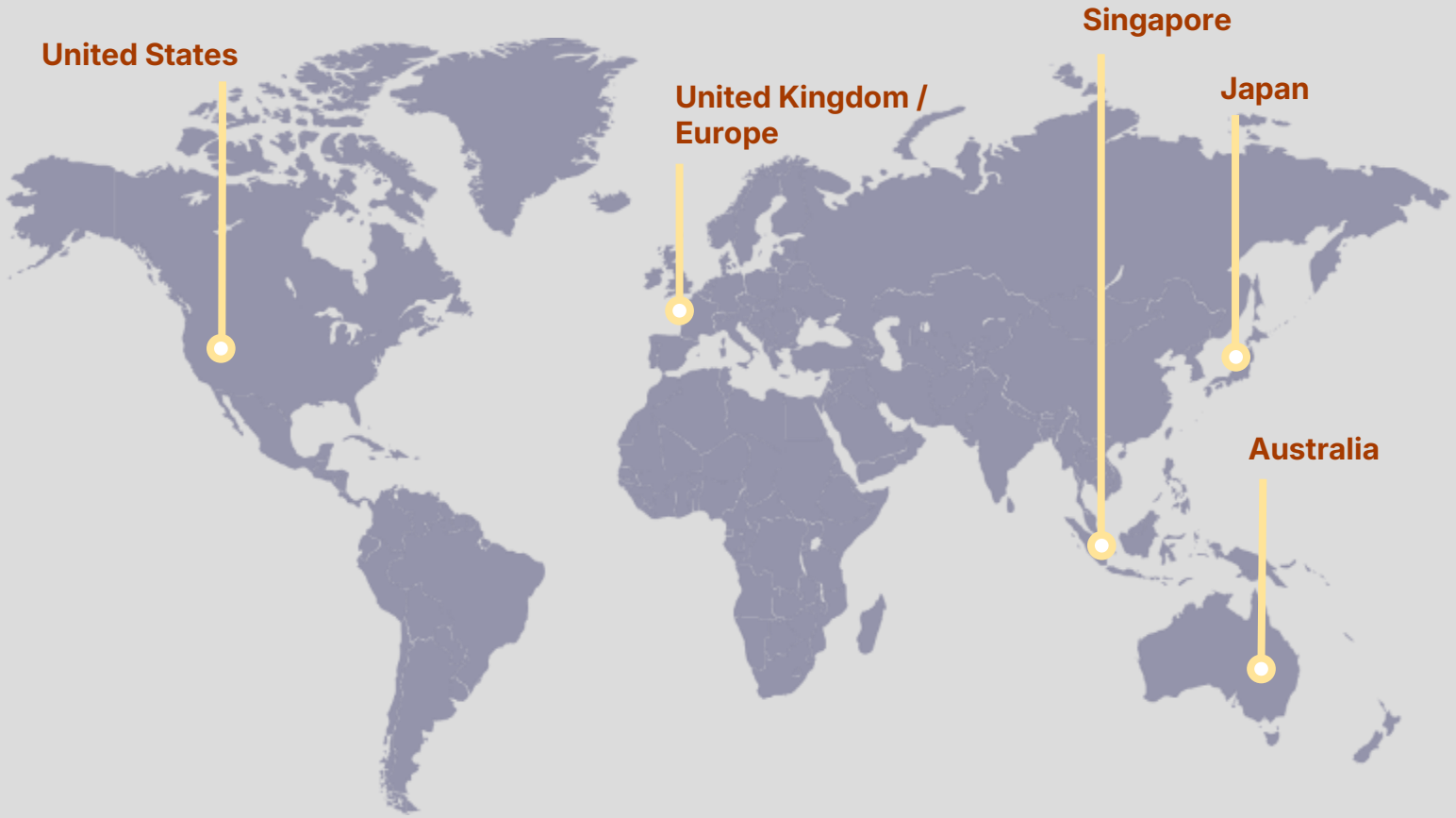
01

Overview & Highlights

CapitaLand ASCENDAS REIT

CapitaLand Ascendas REIT (CLAR)

A global REIT anchored in Singapore, with a multi-asset portfolio in developed markets that caters to a diverse mix of industries.



Portfolio AUM

~S$20.7B[1]

As at 30 Sep 2026

Market Capitalisation

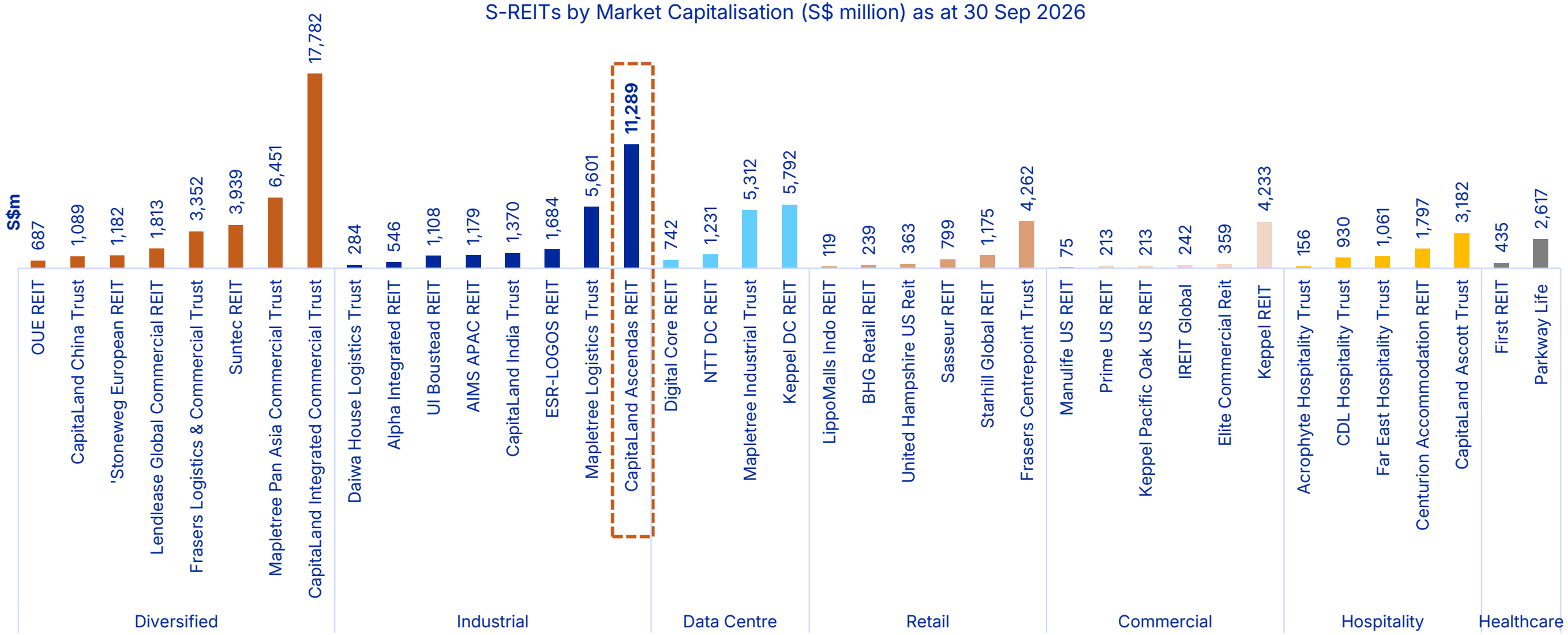
~S$11.3B

As at 30 Sep 2026

1. Comprises 235 properties (excluding properties which are under development) and based on CLAR's proportionate interests in 1, 1A and 1B Science Park Drive, Ascent and Osaka Data Centre 1.

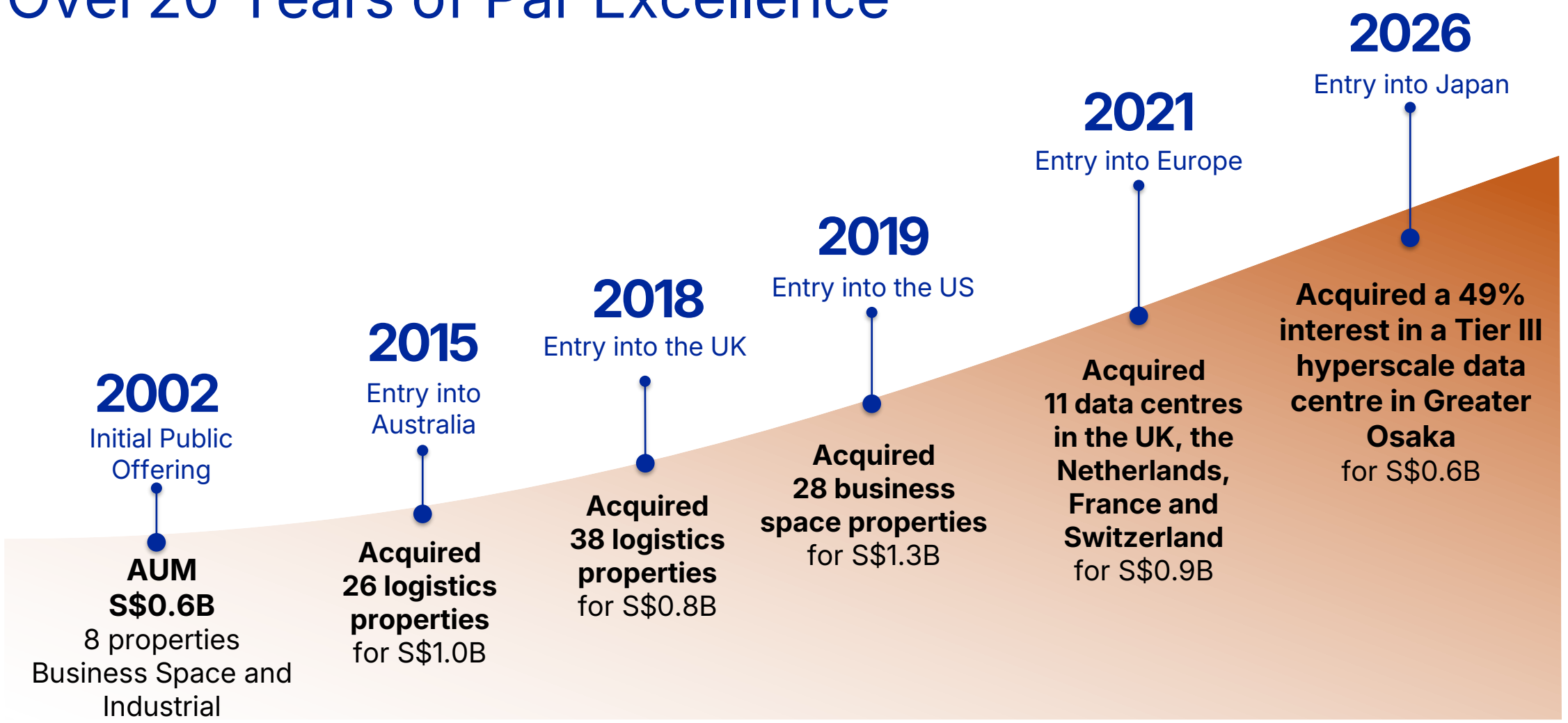
CLAR's S$11.3B Market Cap Accounts for ~12% of S-REIT Market

S-REITs by Market Capitalisation (S$ million) as at 30 Sep 2026



Source: Bloomberg.

Over 20 Years of Par Excellence

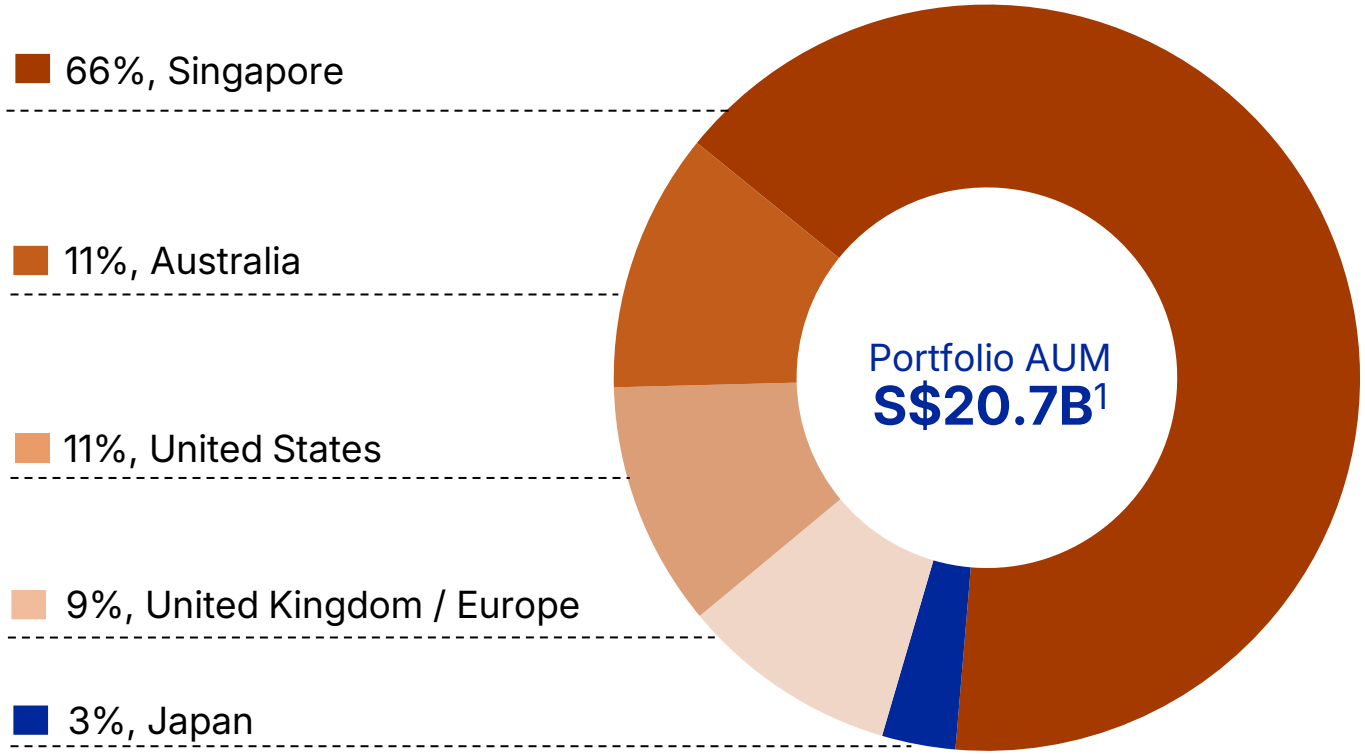


SG-ONLY REIT → SG-FOCUSED REIT + INTERNATIONAL EXPOSURE

Diversified Portfolio Across Developed Markets

Portfolio AUM of **S$20.7 billion**[1] as at 30 Sep 2026:

- Singapore: ***S$13.8 billion***
- Australia: ***S$2.3 billion***
- United States: ***S$2.2 billion***
- United Kingdom/Europe: ***S$1.9 billion***
- Japan: ***S$0.6 billion***



Note: Any discrepancies in the chart between the listed figures and totals thereof are due to rounding. Where applicable, figures and percentages are rounded to one decimal place.

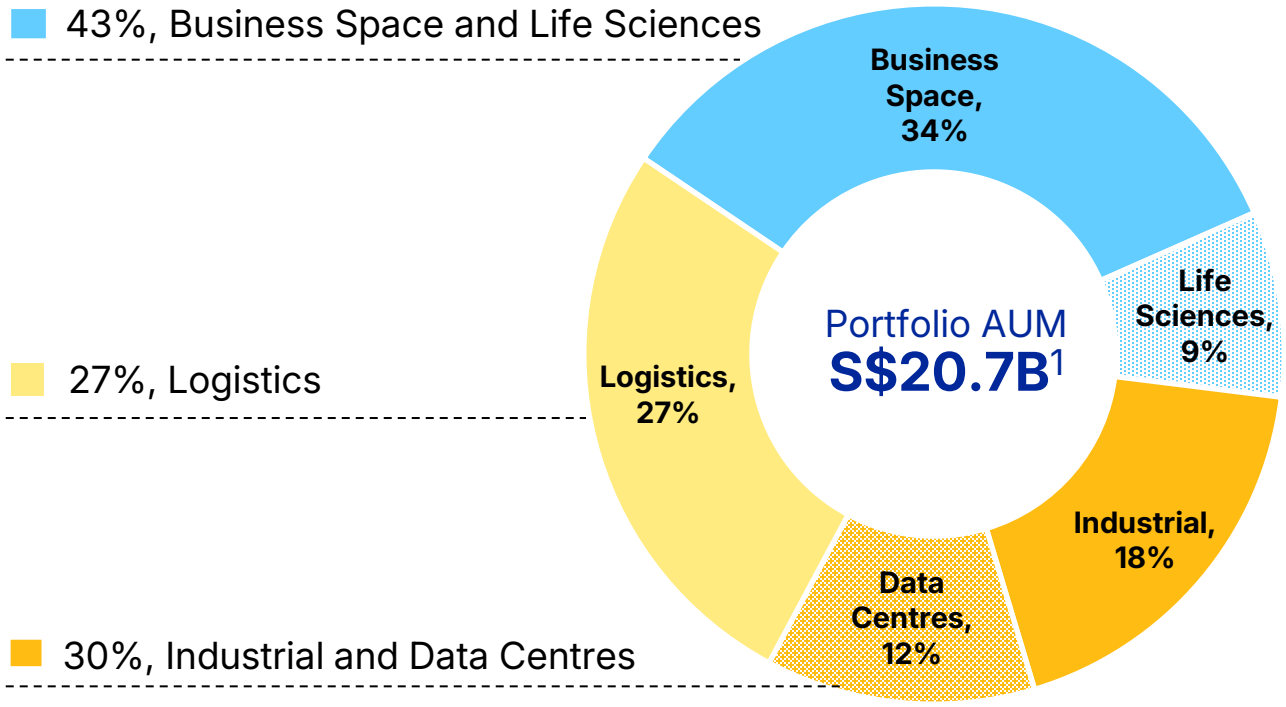
1. Comprises 235 properties (excluding properties which are under development) and based on CLAR's proportionate interests in 1, 1A and 1B Science Park Drive, Ascent and Osaka Data Centre 1. Multi-tenant buildings account for 70.0% of CLAR's total portfolio AUM as at 30 Sep 2026.

Multi-Asset Portfolio

Steering Towards Growth Sectors

Steering our portfolio towards segments that cater to changing market and tenant requirements arising from structural trends as well as changing consumption patterns such as digitalisation and e-commerce.

- Business Space and Life Sciences[2]: ***S$8.8 billion***
- Logistics[3]: ***S$5.5 billion***
- Industrial and Data Centres[4]: ***S$6.4 billion***



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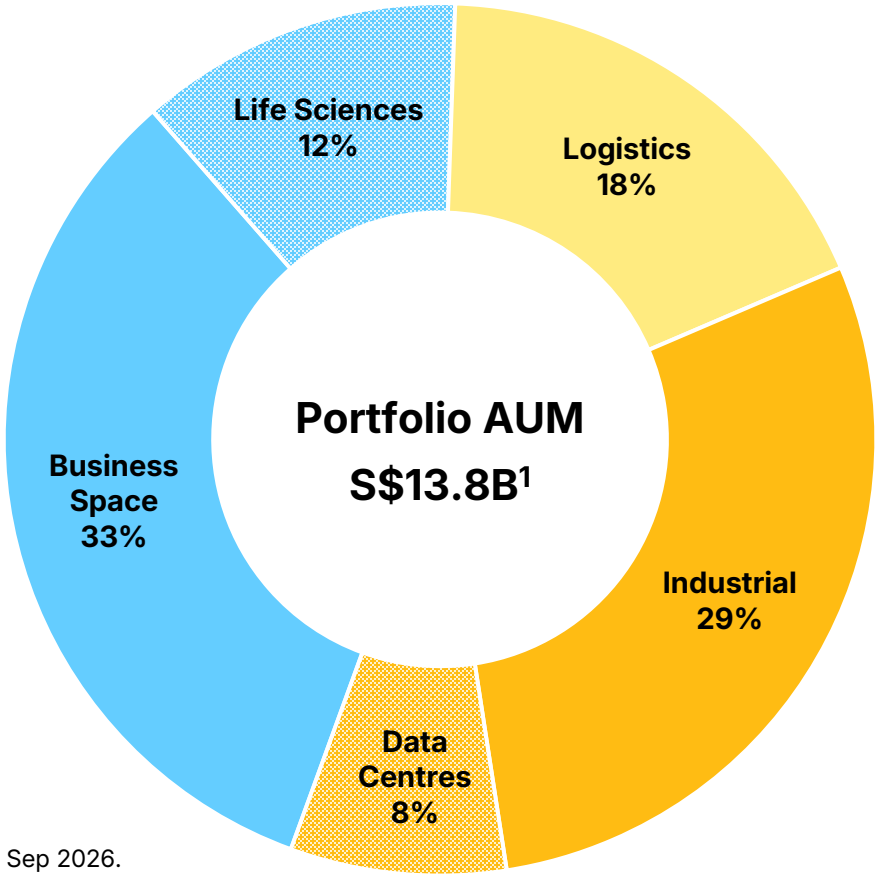
2. Business Space and Life Sciences properties are in Singapore (32%), the US (8%) and Australia (3%).
3. Logistics properties are in Singapore (11%), Australia (8%), the UK (4%) and the US (3%).
4. Data Centres are in Singapore (5%), the UK/Europe (5%) and Japan (3%).

Singapore: 99 properties

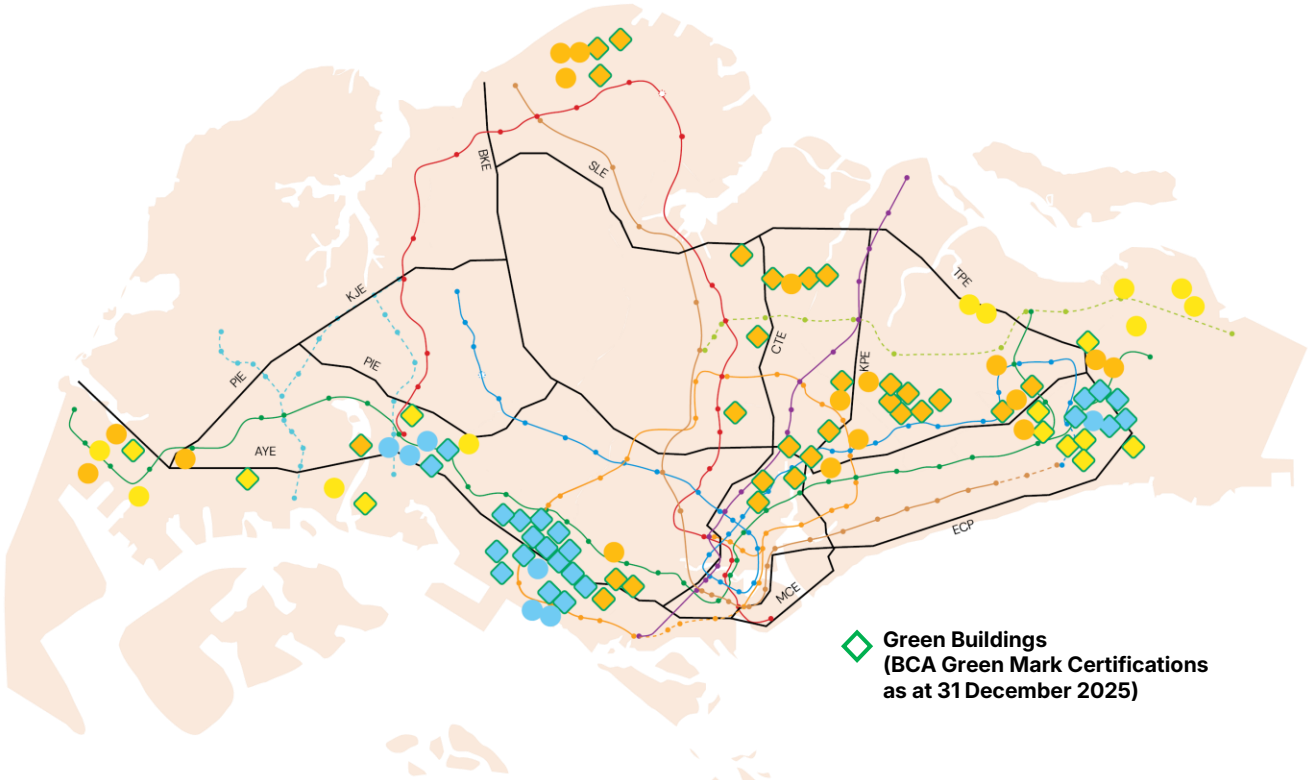
24 Business Space, 8 Life Sciences, 22 Logistics, 41 Industrial, 4 Data Centres

Breakdown by Asset Class



As at 30 Sep 2026.

Properties are well-located along major expressways, with proximity to airport, seaport and MRT stations



- **Business Space and Life Sciences (1,094,759 sqm)**
- **Industrial and Data Centres (1,346,548 sqm)**
- **Logistics (1,054,876 sqm)**

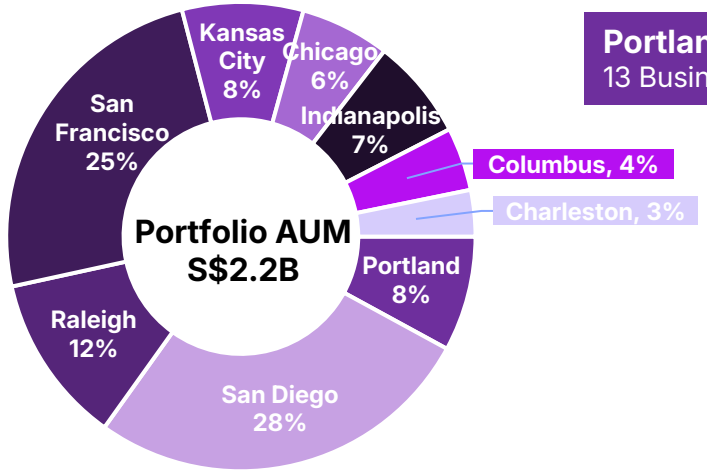
Note: Refers to Gross Floor Area

1. Excludes one property which is under redevelopment and takes into account CLAR's proportionate interests in 1, 1A and 1B Science Park Drive and Ascent.

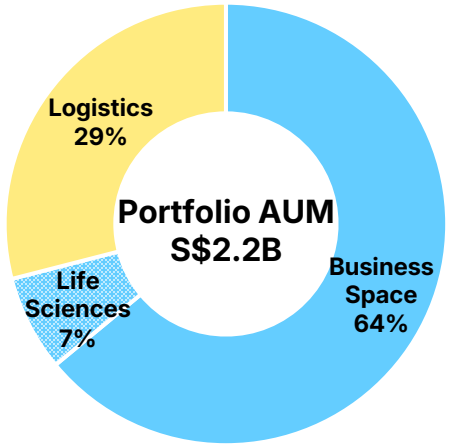
United States: 49 Properties

27 Business Space, 1 Life Sciences, 21 Logistics

Breakdown by Geography



Breakdown by Asset Class



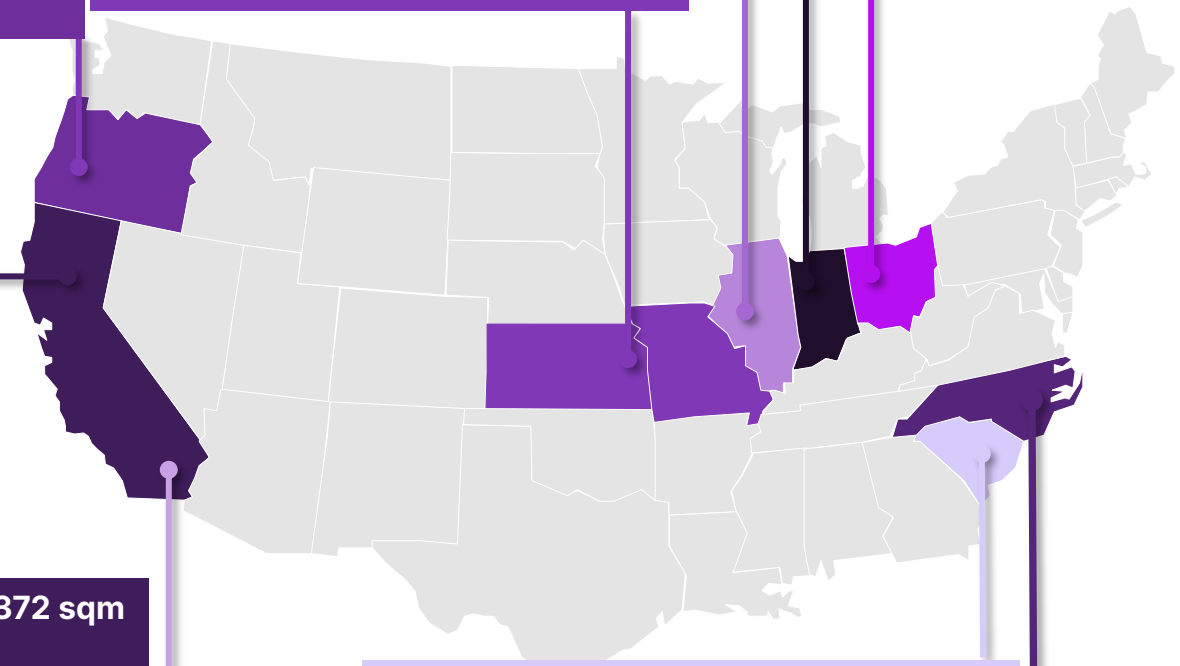
Portland, Oregon **89,108 sqm**
13 Business Space properties

Chicago, Illinois **132,344 sqm**
7 Logistics properties

Indianapolis, Indiana **91,012 sqm**
1 Logistics property

Kansas City, Kansas / Missouri **200,935 sqm**
11 Logistics properties

Columbus, Ohio **70,156 sqm**
1 Logistics property



San Francisco, California **41,372 sqm**
2 Business Space properties

San Diego, California **97,825 sqm**
7 Business Space properties
1 Life Sciences property

Charleston, South Carolina **50,991 sqm**
1 Logistics property

Raleigh, North Carolina **112,378 sqm**
5 Business Space properties

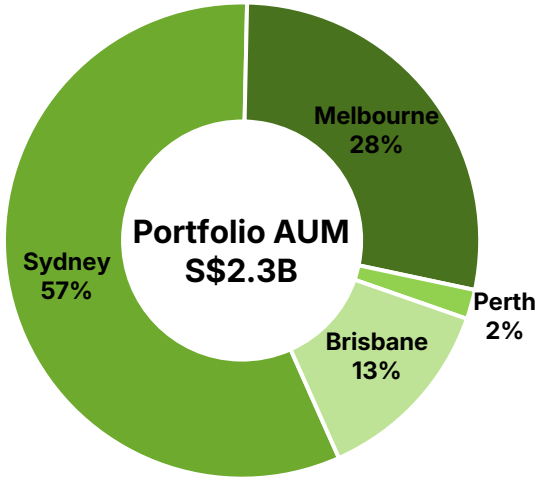
Note: Refers to Gross Floor Area

As at 30 Sep 2026.

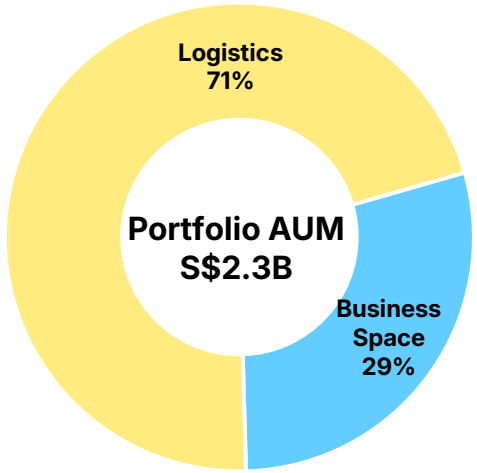
Australia: 33 properties

27 Logistics, 6 Business Space

Breakdown by Geography

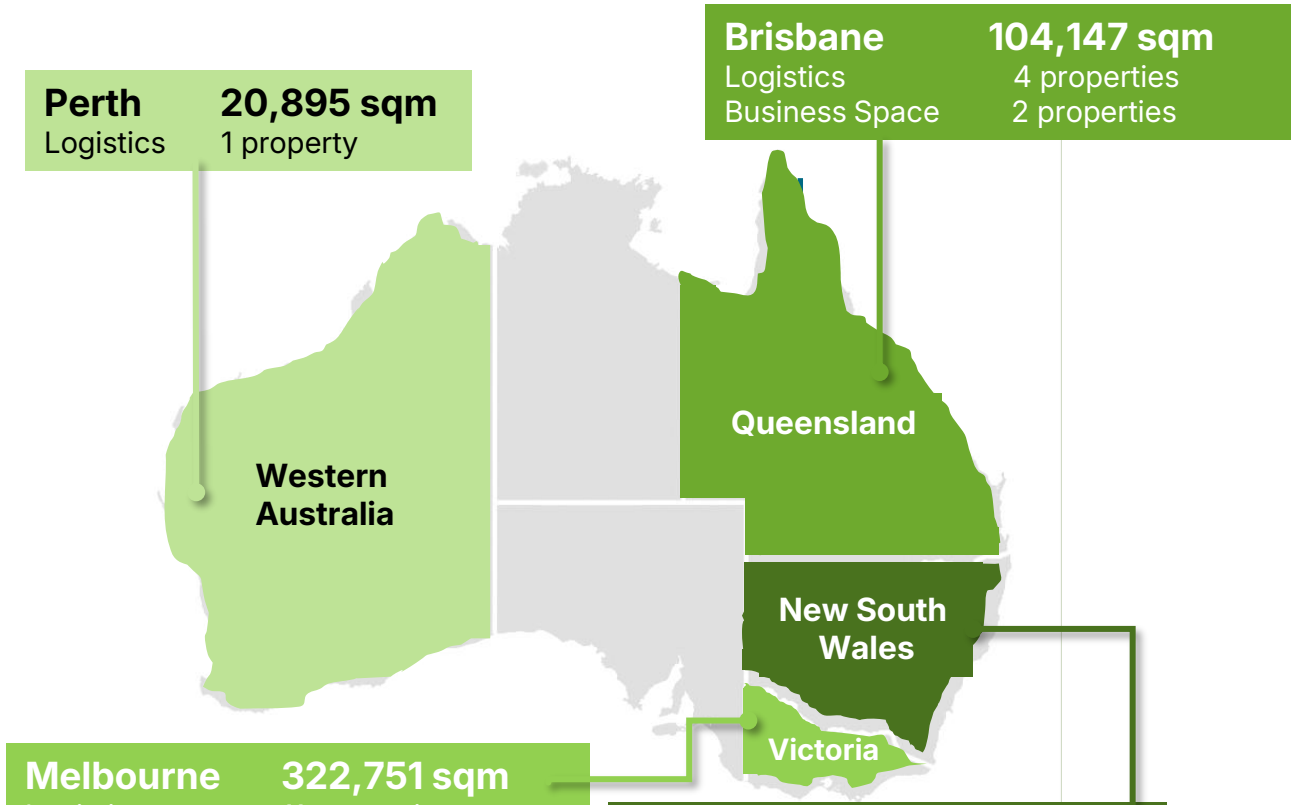


Breakdown by Asset Class



As at 30 Sep 2026.

Located in 4 key cities: Sydney, Melbourne, Brisbane and Perth

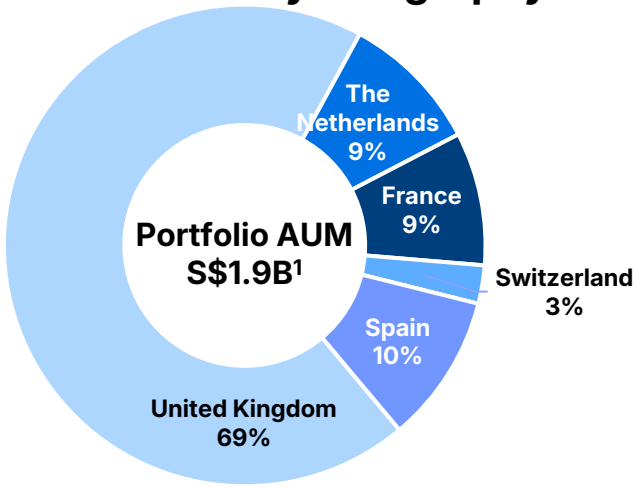


Note: Refers to Gross Floor Area

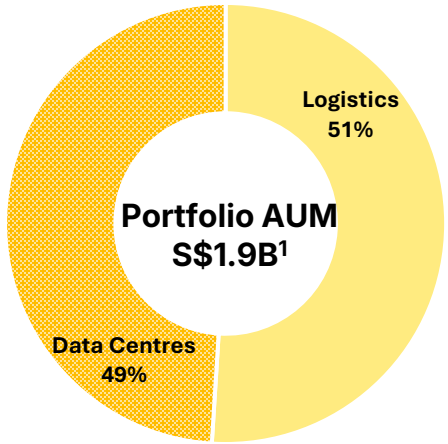
United Kingdom/Europe: 53 properties

42 Logistics, 11 Data Centres

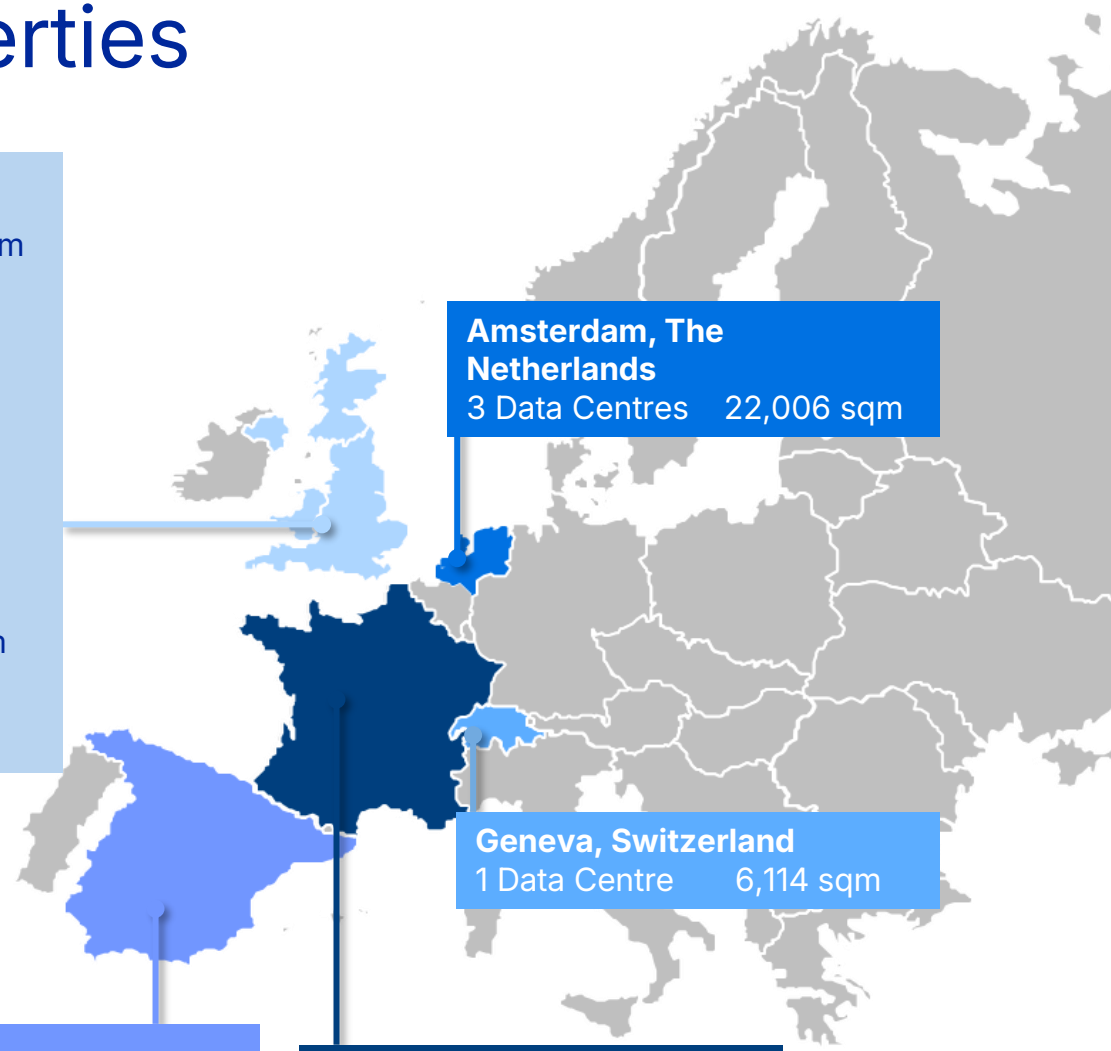
Breakdown by Geography



Breakdown by Asset Class



United Kingdom	
36 Logistics	428,278 sqm
East England	*1 property*
East Midlands	*2 properties*
North West England	*3 properties*
South East England	*3 properties*
West Midlands	*23 properties*
Yorkshire and the Humber	*4 properties*
4 Data Centres	33,380 sqm
Manchester	*1 property*
London	*3 properties*



Amsterdam, The Netherlands
3 Data Centres 22,006 sqm

Geneva, Switzerland
1 Data Centre 6,114 sqm

Paris, France
3 Data Centres 18,380 sqm

Spain	
6 Logistics	99,111 sqm
Barcelona	*4 properties*
Madrid	*2 properties*

As at 30 Sep 2026.
[1] Excludes two properties which are under redevelopment.

Note: Refers to Gross Floor Area

Japan: 1 Data Centre (49% interest)

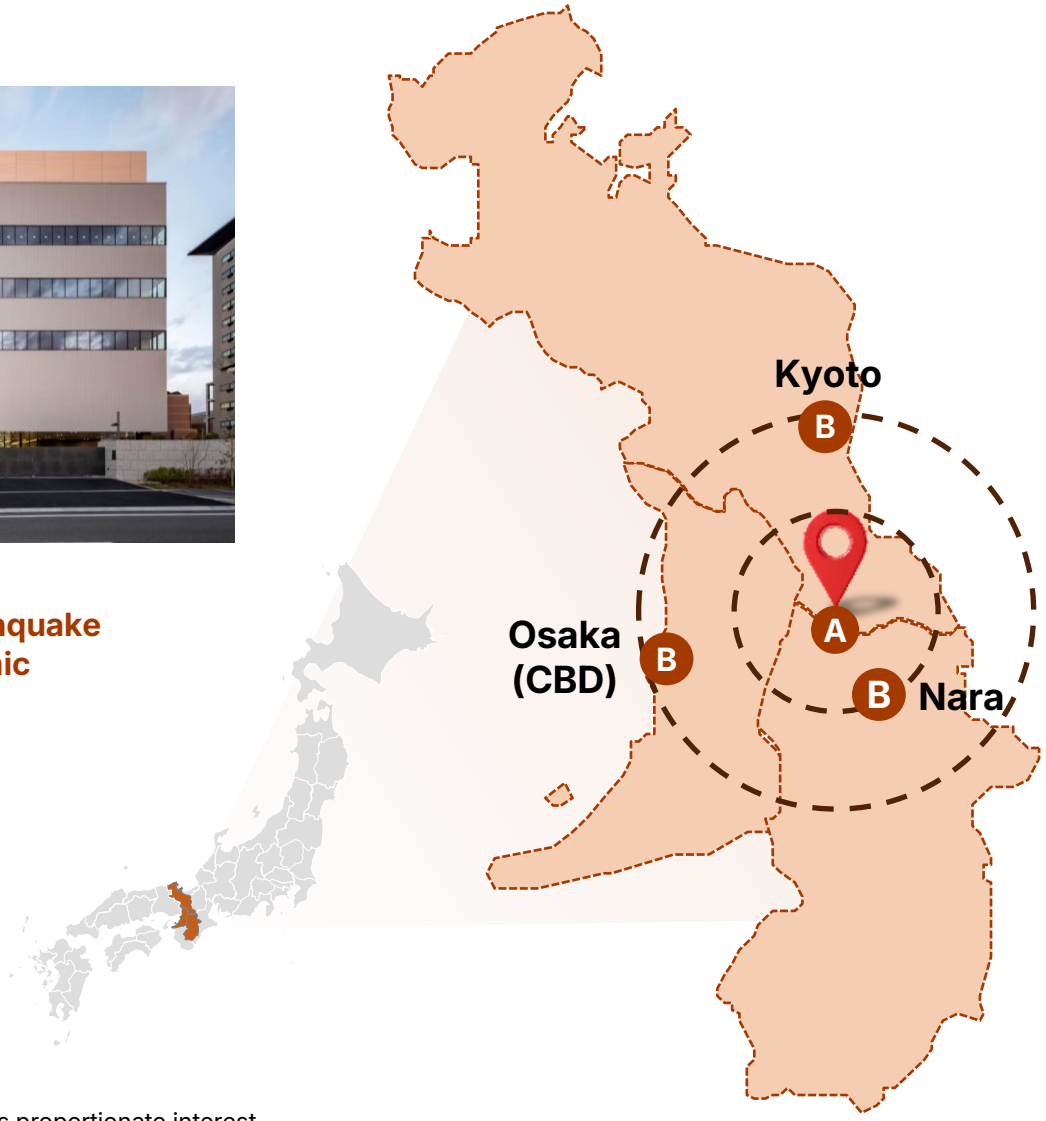
Greater Osaka



Newly built in 2023 with earthquake absorbing structure for seismic intensity level 7

GFA: 21,069 sqm[1]

Freehold



A Situated within one of the main data centre hubs in Greater Osaka and home to multiple major global and regional data centre operators. It is in a high disaster resilience area with robust infrastructure for excellent access to high-capacity power and fibre connectivity

B Approximately 30 km from Osaka and Kyoto and 10 km from Nara which provides excellent access to infrastructure networks

1. As at 30 Sep 2026 and takes into account CLAR's proportionate interest.

Highlights

3Q 2026

Portfolio Rejuvenation

Acquisitions[1]

S$638.1 million

Initial NPI Yields[2]

6.6% - 6.9%

Divestments

S$281.7 million

Premium over valuation

~25%

Portfolio Performance

Portfolio Occupancy[3]

90.1%

30 Jun 2026: 89.1%

Portfolio Rental Reversion[4]

+9.9%

9M 2026: +9.0%

1. Refers to total purchase consideration.
2. NPI yields quoted are pre-transaction costs.
3. As at 30 Sep 2026.
4. Percentage change of the average gross rent over the lease period of the renewed leases against the preceding average gross rent from lease start date. Takes into account renewed leases in multi-tenant buildings that were signed in 3Q 2026 and 9M 2026, and average gross rents are weighted by area renewed.

Highlights

3Q 2026

Capital Management

Aggregate Leverage[1]

41.8%[2]

30 Jun 2026: 39.7%

Cost of Debt

3.4%[3]

1H 2026: 3.5%

Sustainability & Corporate Governance

GRESB

Real Estate Assessment

4-star (Retained)

Public Disclosure

'A' Rating (7th consecutive year)

Singapore Governance & Transparency Index

Ranked 4th (REITs and Business Trusts category)

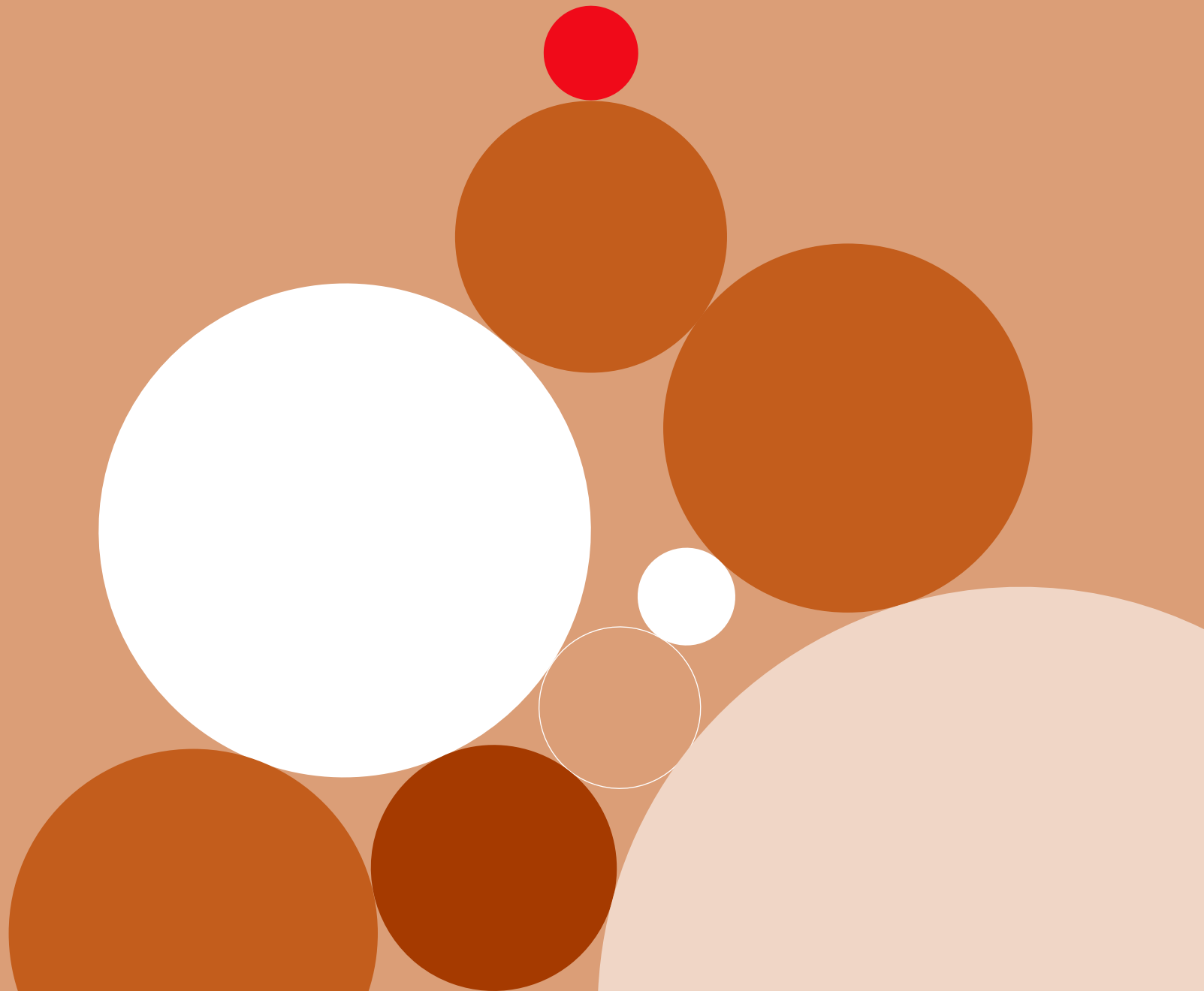
FTSE4Good Index Series

Remained a constituent

1. As at 30 Sep 2026.
2. Assuming total estimated net proceeds of S$255.0 million from ongoing divestments were fully used to repay CLAR's borrowings as at 30 Sep 2026, CLAR's *pro forma* aggregate leverage would be ~41%.
3. Based on 9M 2026.

02

Investment Management



3Q 2026 Completed Acquisitions

- Completed the acquisitions of two logistics properties in Singapore for S$638.1 million
- Well-located assets that are fully occupied
- Attractive lease structures with long WALEs[1] and built-in annual rental escalations
  - ✓ 5 Tuas Avenue 5: WALE of ~5 years with annual rental escalation of 2.0%
  - ✓ 25 Loyang Crescent: WALE of ~13 years with annual rental escalation of 2.5%
- Expected initial NPI yields[2] of 6.6% for 5 Tuas Avenue 5 and 6.9% for 25 Loyang Crescent
- Total 9M 2026 acquisition value: ~S$1.8 billion[3]

Property	Purchase Consideration (S$ million)	Country	Segment	Completion Date
5 Tuas Avenue 5	133.9	Singapore		17 Aug 2026
25 Loyang Crescent	504.2	Singapore		27 Aug 2026
TOTAL:	**638.1**			

Business Space & Life Sciences Industrial & Data Centres Logistics

1. Based on gross rental income or revenue.
2. NPI yields quoted are pre-transaction costs.
3. Please refer to the Appendix for the full list of acquisitions.

Ongoing Divestments

- Divesting three properties in Singapore for a total sale price of S$281.7 million, representing a ~25% premium to the total independent market valuation and a ~86% premium to the total purchase price
- Singapore portfolio occupancy will increase to 91.5% on a *pro forma* basis, from 90.9% as at 30 Sep 2026, assuming divestments were completed
- Assuming total estimated net proceeds of S$255.0 million were fully used to repay CLAR's borrowings as at 30 Sep 2026, CLAR's *pro forma* aggregate leverage would be ~41%
- Assuming the three divestments had been completed on 1 Jan 2025, the *pro forma* impact on CLAR's NPI and DPU for FY 2025 would be a decrease of S$10.6 million and 0.210 cents, respectively

Property	Sale Price (S$ million)	Country	Segment	Estimated Completion Date
Kim Chuan Telecommunications Complex	200.4	Singapore		4Q 2026
17 Changi Business Park Central 1 *(NEW)*	60.0	Singapore		4Q 2026
9 Serangoon North Avenue 5 *(NEW)*	21.3	Singapore		4Q 2026
TOTAL:	**281.7**			

Business Space & Life Sciences Industrial & Data Centres Logistics

Ongoing Divestment *(NEW)*

17 Changi Business Park Central 1, Singapore

- Sale price is at a ~3% premium to market valuation and almost double the purchase price

Description	A six-storey business space asset in Changi Business Park with a remaining land lease tenure of approximately 32 years
Sale Price	S$60.0 million
Valuation[1] (as at 31 Aug 2026)	S$58.5 million
Acquisition Year / Purchase Price	2002 / S$32.8 million
GFA	18,123 sqm
Occupancy as at 30 Sep 2026	2.7%
***Pro forma* impact on NPI and DPU for FY 2025[2]**	-S$0.8 million and -0.013 cents
Estimated Completion Date	4Q 2026


17 Changi Business Park Central 1, Singapore

1. The valuation for the property was commissioned by the Manager and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CLAR, and was carried out by Knight Frank Pte Ltd using the capitalisation, discounted cashflow analysis and direct comparison methods.
2. Assuming the divestment had been completed on 1 January 2025.

Ongoing Divestment *(NEW)*

9 Serangoon North Avenue 5, Singapore

- Sale price is at a ~35% and ~16% premium to independent market valuation and purchase price, respectively

Description	A four-storey high-specifications industrial building in Ang Mo Kio Industrial Estate with a remaining land lease tenure of approximately 42 years[1]
Sale Price	S$21.3 million
Valuation[2] (as at 30 Jun 2026)	S$15.8 million
Acquisition Year / Purchase Price	2008 / S$18.3 million
GFA	9,797 sqm
Occupancy as at 30 Sep 2026	0%
***Pro forma* impact on NPI and DPU for FY 2025[3]**	+S$0.2 million and +0.006 cents
Estimated Completion Date	4Q 2026



9 Serangoon North Avenue 5, Singapore

1. Includes an option for CLAR to renew the land lease for a further 30 years upon expiry of the first term of 30 years commencing 1 January 2007.
2. The valuation for the property was commissioned by the Manager and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CLAR, and was carried out by Savills Valuation And Professional Services (S) Pte Ltd using the income capitalisation and discounted cashflow methods.
3. Assuming the divestment had been completed on 1 January 2025.

Ongoing Projects

- Two new redevelopment projects (the UK and Singapore) for an estimated total cost of S$340.5 million
- Seven ongoing projects as part of portfolio rejuvenation strategy and to enhance returns. Estimated total cost of S$847.7 million
- Stabilised yields on costs of development and redevelopment projects are expected to be between 6% to 8%

	Estimated Total Cost (S$ million)	Country	Segment	Estimated Completion
Ongoing Acquisitions under Development	**350.1**			
Manton Wood	87.2[1]	East Midlands, UK	Logistics	1H 2027
Towcester	262.9[1]	East Midlands, UK	Logistics	2H 2028
Ongoing Redevelopment	**476.7**			
2 Clementi Loop (formerly known as Logis Hub @ Clementi)	136.2	Singapore	Logistics	1H 2028
Hawleys Lane *(NEW)*	76.2[2]	North West England, UK	Logistics	2H 2028
29 International Business Park (formerly known as Acer Building) *(NEW)*	264.3	Singapore	Business Space & Life Sciences	1H 2030
Ongoing AEI	**20.9**			
5005 & 5010 Wateridge	11.2[3]	San Diego, US	Business Space & Life Sciences	2H 2026
1-5 Thomas Holt Drive	9.7[4]	Sydney, Australia	Business Space & Life Sciences	1H 2027
TOTAL :	**847.7**			

Business Space & Life Sciences Industrial & Data Centres Logistics

1. Based on an illustrative exchange rate of £1.00000 : S$1.72014.
2. Based on an illustrative exchange rate of £1.00000 : S$1.73119.
3. Based on an illustrative exchange rate of US$1.0000 : S$1.28296.
4. Based on an illustrative exchange rate of A$1.0000 : S$0.8333.

Redevelopment *(NEW)*

Hawleys Lane, North West England, UK[1]

Description	Repositioning the asset into a logistics facility with flexible mid-box configurations, sustainability-focused features and climate-resilient infrastructure to support modern logistics operations.
Green Certification	BREEAM Excellent (targeted)
Property Segment	Logistics
NLA	293,654 sqft
Cost[2]	S$76.2 million
Estimated Completion Date	2H 2028



Exterior front view of Hawleys Lane*



Aerial view of Hawleys Lane*

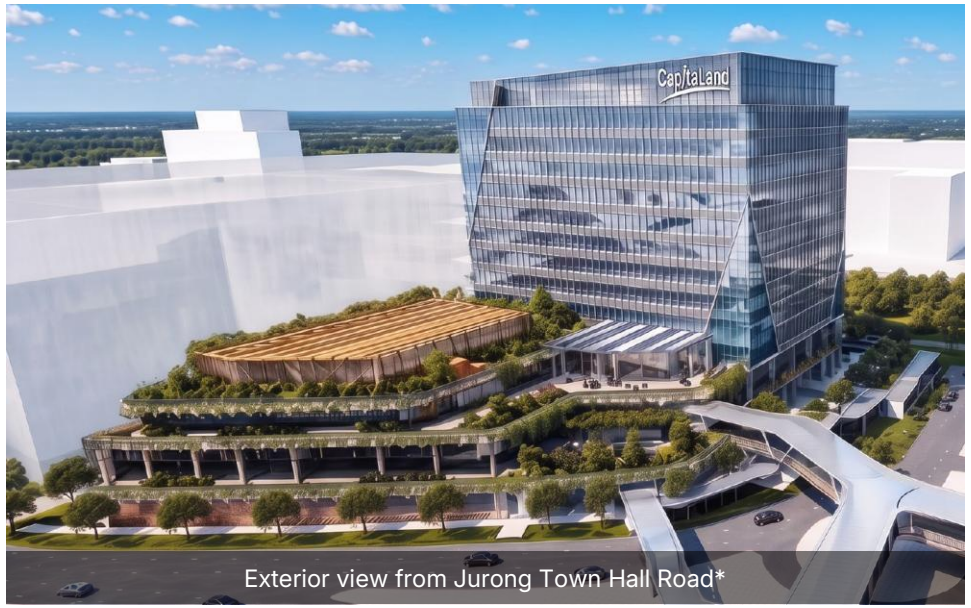
**Artist's Impression*

1. Hawleys Lane was decommissioned for redevelopment on 30 Jul 2026.
2. Based on an illustrative exchange rate of £1.00000 : S$1.73119.

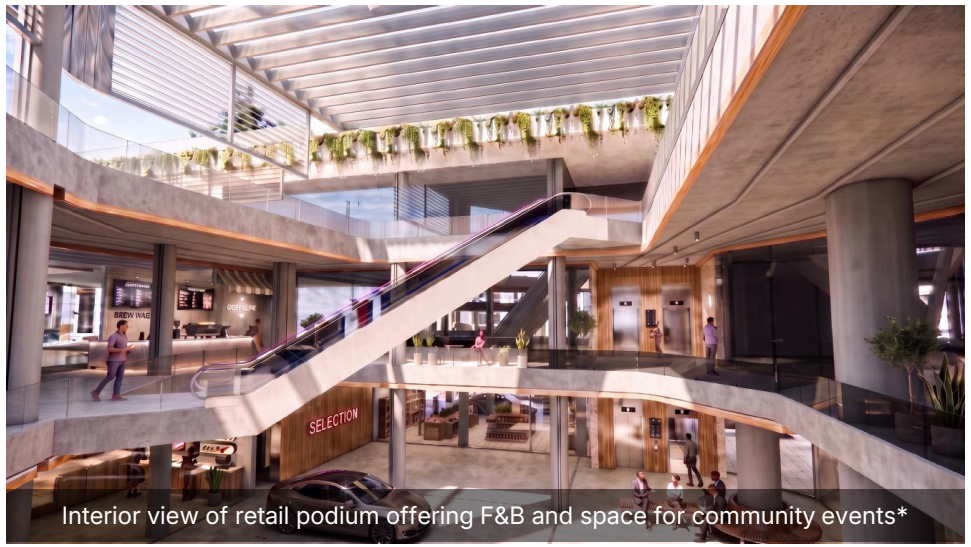
Redevelopment *(NEW)*

29 International Business Park (formerly known as Acer Building), Singapore[1]

Description	29 International Business Park is envisioned as a future gateway to International Business Park, offering a new generation of workspaces which integrates Work, Learn and Play experiences. The property will support flight-to-quality demand with its good connectivity to the Jurong Town Hall MRT station via an elevated pedestrian network. Intensifying the plot ratio from 2.5 to 3.5 creates additional GFA of ~14,000 sqm, of which 11,500 sqm (82%) will be dedicated to retail, F&B, lifestyle amenities and non-business park uses to create a vibrant, community-centric destination within International Business Park.
Green Certification	BCA Green Mark Platinum (targeted)
Property Segment	Business Space & Life Sciences
GFA	43,200 sqm
Cost	S$264.3 million
Estimated Completion Date	1H 2030



Exterior view from Jurong Town Hall Road*



Interior view of retail podium offering F&B and space for community events*

1. 29 International Business Park will be decommissioned for redevelopment in 4Q 2026.

**Artist's Impression*

Portfolio Rejuvenation Strategy Supports Future Income Growth

- Healthy leasing commitments achieved for new developments, which are currently in stabilisation phase, demonstrate positive market response to our portfolio rejuvenation strategy
- Post-redevelopment, increases in NLA and higher average rents commanded by CLAR's new, high quality assets will contribute to future income growth
- The Manager remains committed to identifying and executing new growth initiatives

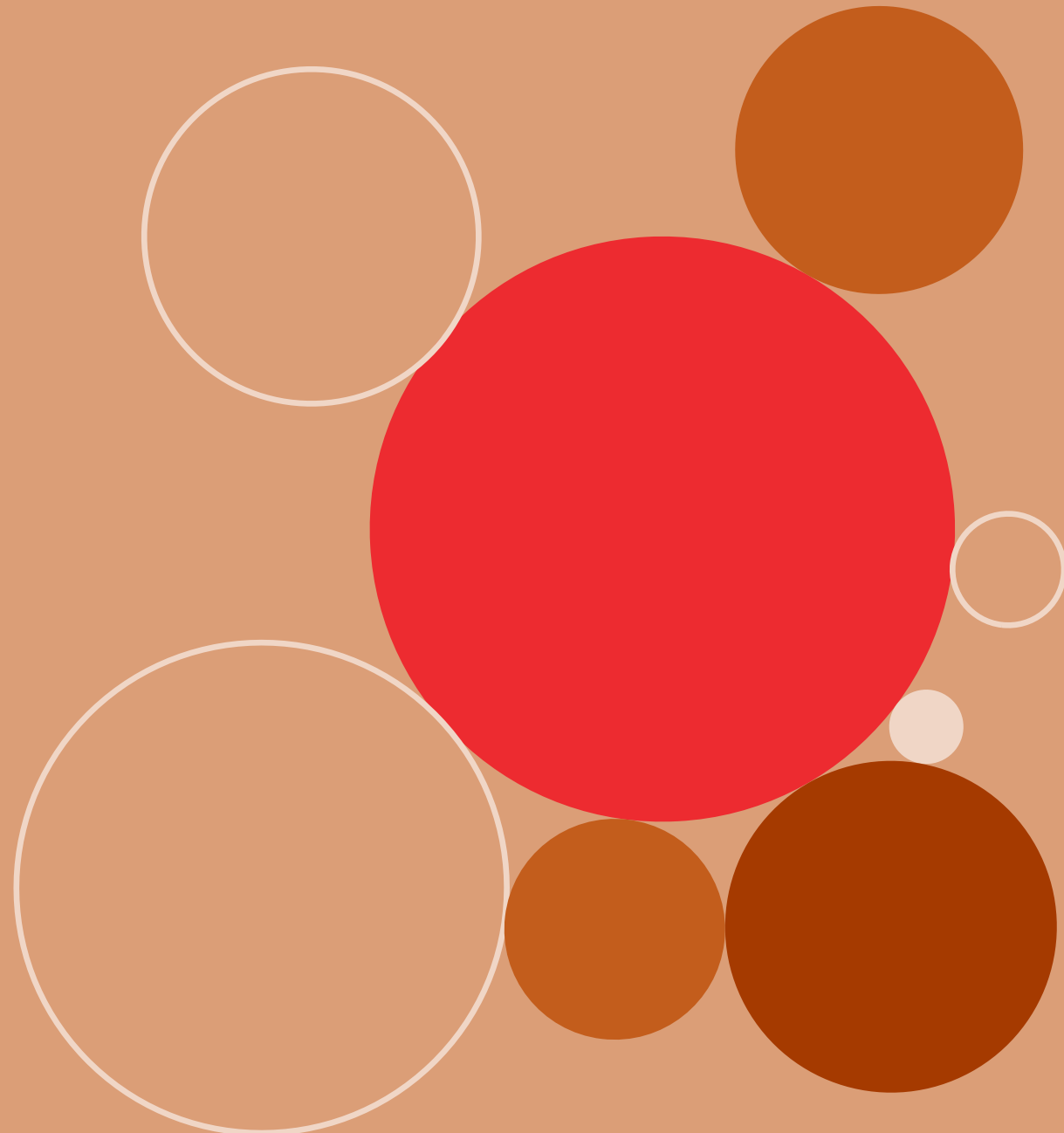
Property	Country	Segment	Completion Date	Previous Occupancy[1]	Previous NLA (sqm)	New NLA (sqm)	Increase in NLA	Committed Occupancy (as at 30 Sep 2026)
1, 1A and 1B Science Park Drive[2]	Singapore		3 Mar 2025	0%	21,343	103,200	384%	80.8%
5 Toh Guan Road East	Singapore		18 Sep 2025	100%	23,495	46,972	100%	64.8%
Summerville Logistics Center	Charleston, US		6 Apr 2026	N.A.	N.A.	50,991	-	9.0%
27 IBP	Singapore		27 Apr 2026	29.9%	9,154	20,095	120%	19.0%

1. Before decommissioning for redevelopment.
2. CLAR has a 34% interest in the redeveloped property. Property details are shown on a 100% basis.

Business Space & Life Sciences Industrial & Data Centres Logistics

03

Capital Management



Key Funding Indicators

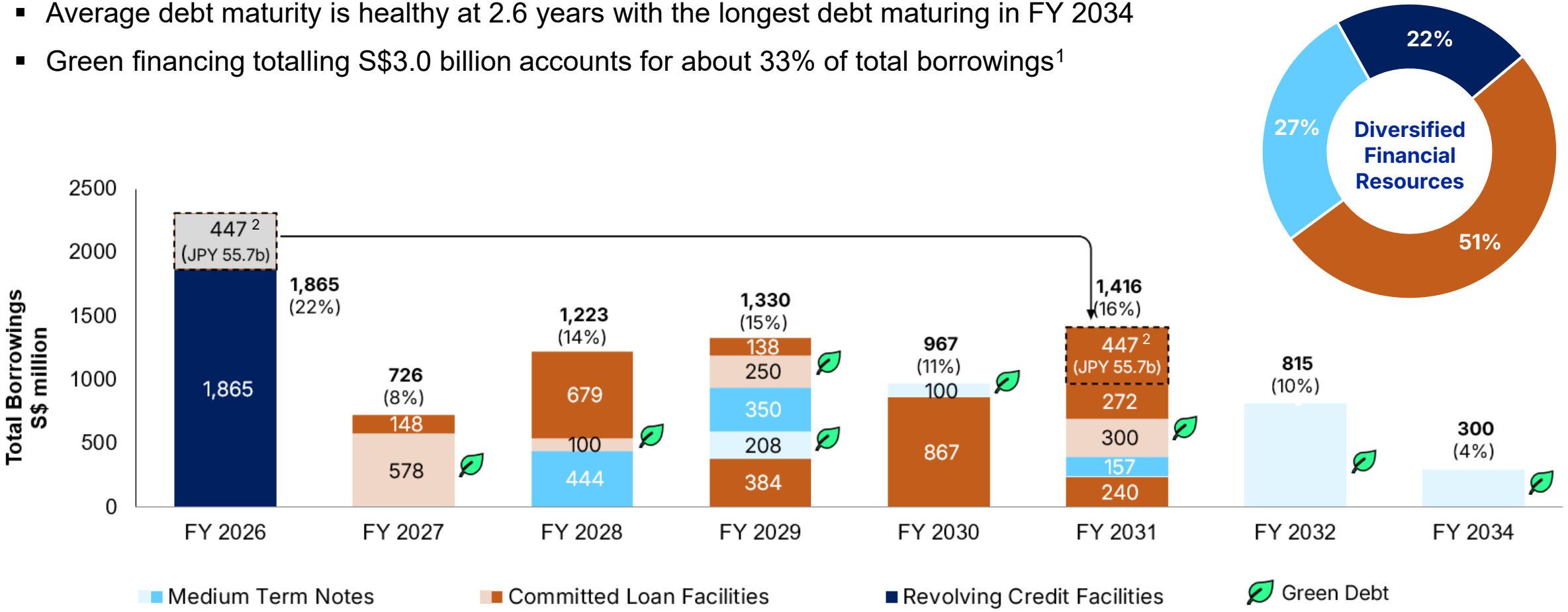
- Aggregate leverage increased to 41.8% mainly due to higher borrowings to fund acquisitions
- Aggregate leverage is expected to improve through portfolio optimisation, with divestment proceeds deployed towards repayment of debt facilities
- Financial metrics remain robust and above bank loan covenants by a healthy margin
- A3 credit rating by Moody's facilitates good access to wider funding options at competitive rates

	As at 30 Sep 2026	As at 30 Jun 2026
Aggregate Leverage[1,2,3]	41.8%	39.7%
Interest Coverage Ratio (ICR)[4]	3.4 x	3.5 x
ICR Sensitivity		
• *10% decrease in EBITDA*	*3.1 x*	*3.2 x*
• *100 bps increase in interest rates*[5]	*2.7 x*	*2.8 x*
Weighted Average All-in Debt Cost[6]	3.4%	3.5%
Weighted Average Tenure of Debt (years)	2.6	2.5
Fixed Rate Debt as % of Total Debt	70.1%	70.1%
Weighted Average Tenure of Fixed Debt (years)	2.9	3.3
Net Debt / Annualised EBITDA[7]	9.3 x	8.6 x
Unencumbered Properties as % of Total Investment Properties[8]	99.6 %	99.6%

1. Excludes the effects of FRS 116.
2. In accordance with Property Funds Appendix, CLAR's proportionate share of its joint ventures' borrowings and deposited property values are included when computing the aggregate leverage.
3. Based on UK AIFM rules and regulations, the ratio of total gross borrowings to total net assets is 76.0%.
4. In accordance with MAS Code on Collective Investment Schemes dated 28 Nov 2025. Based on the trailing 12 months EBITDA (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), divided by the trailing 12 months interest expense, borrowing-related fees and distributions on perpetual securities. With reference to MAS Circular No. CFC 01/2021, the interest expense on lease liabilities was excluded as it is an accounting classification and does not reflect the serviceability of debt. The interest coverage ratio, excluding distributions on perpetual securities, is 3.5 x.
5. Based on hedged and unhedged debts as well as perpetual securities.
6. Based on year-to-date figures.
7. Net debt includes lease liabilities arising from FRS 116, 50% of perpetual securities, offset by cash and fixed deposits, while annualised EBITDA does not pro-rate for full year EBITDA from new acquisitions.
8. Total investment properties exclude properties reported as finance lease receivables.

Well-spread Debt Maturity Profile

- Average debt maturity is healthy at 2.6 years with the longest debt maturing in FY 2034
- Green financing totalling S$3.0 billion accounts for about 33% of total borrowings[1]

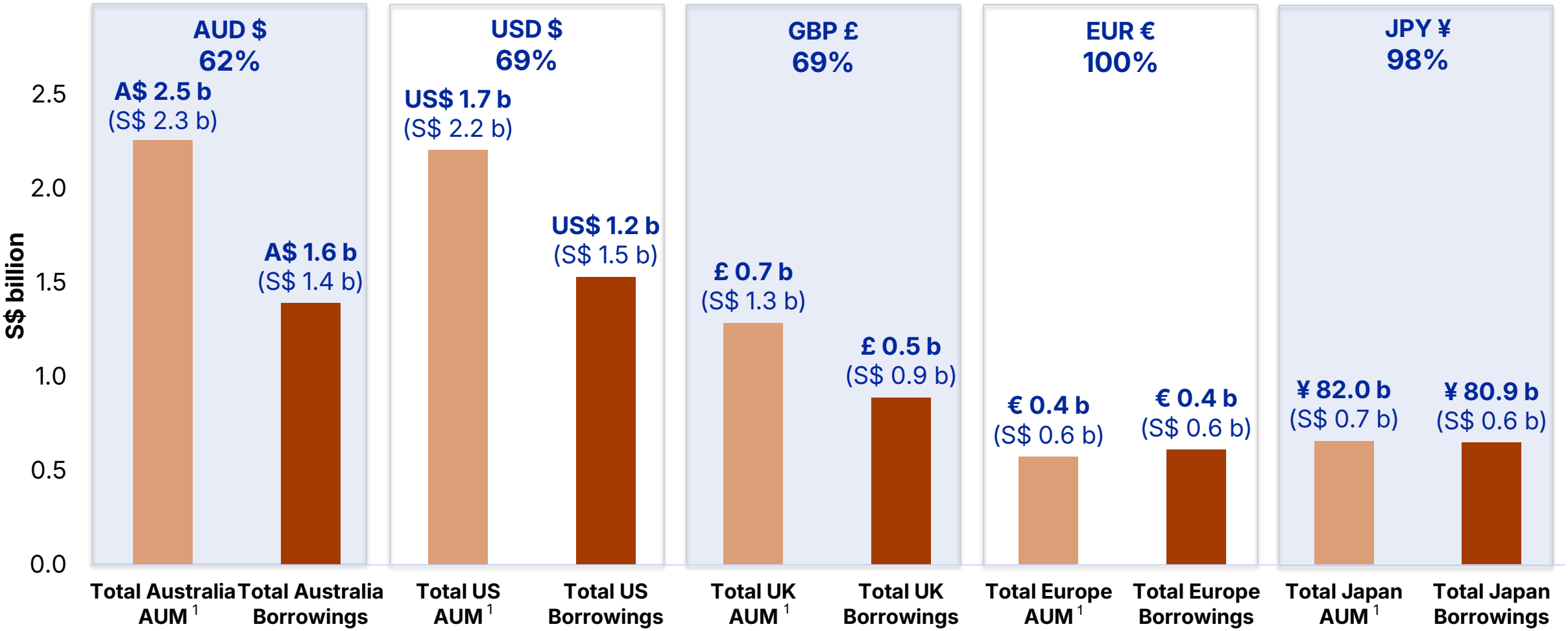


Percentages in brackets in the chart above represent the percentage of total borrowings.

1. Includes Green Perpetual Securities of S$300 million.
2. JPY55.7 billion (~S$447 million) of RCF will be termed out with a 5-year Committed Loan Facility due in FY 2031.

Healthy Natural Hedge

- Maintained healthy natural hedge level of **~73%** for overseas investments to minimise the effects of any adverse exchange rate fluctuations



1. AUM: Assets Under Management (excluding properties which are under development) and based on CLAR's proportionate interest in Osaka Data Centre 1.

Prudent Interest Rate Risk Management

Proportion of Borrowings on Fixed Rates

- **~70%** of borrowings are on fixed rates with an average term of 2.9 years
- A 50 bps increase in interest rate on variable rate debt is expected to have a *pro forma* impact of S$11.9 million decline in distribution or 0.26 cents decline in DPU

Change in Interest Rates	Decrease in Distributable Income (S$m)	Change as % of FY 2025 Distribution	Pro Forma DPU Impact (cents)[1]
+ 50bps	11.9	-1.8%	-0.26
+ 100bps	23.9	-3.5%	-0.52
+ 150bps	35.8	-5.3%	-0.78
+ 200bps	47.7	-7.0%	-1.03

Refinancing in FY 2026

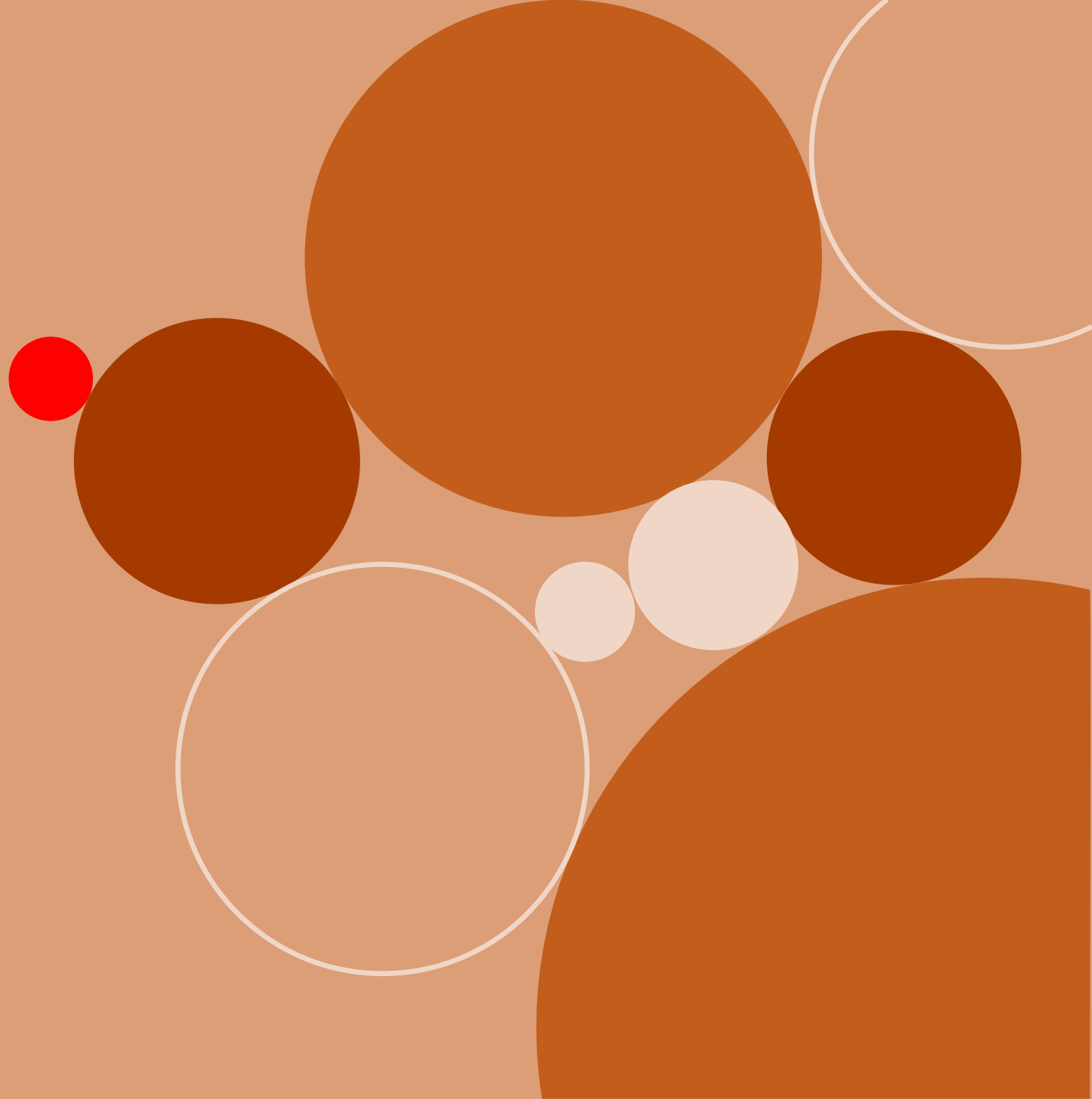
- **S$447 million**[2] of borrowings are due to be refinanced in FY 2026
- A 50 bps increase in interest rate on refinancing is expected to have a *pro forma* impact of S$2.2 million decline in distribution or 0.05 cents decline in DPU

Change in Interest Rates	Decrease in Distributable Income (S$m)	Change as % of FY 2025 Distribution	Pro Forma DPU Impact (cents)[1]
+ 50bps	2.2	-0.3%	-0.05
+ 100bps	4.5	-0.7%	-0.10
+ 150bps	6.7	-1.0%	-0.15
+ 200bps	8.9	-1.3%	-0.19

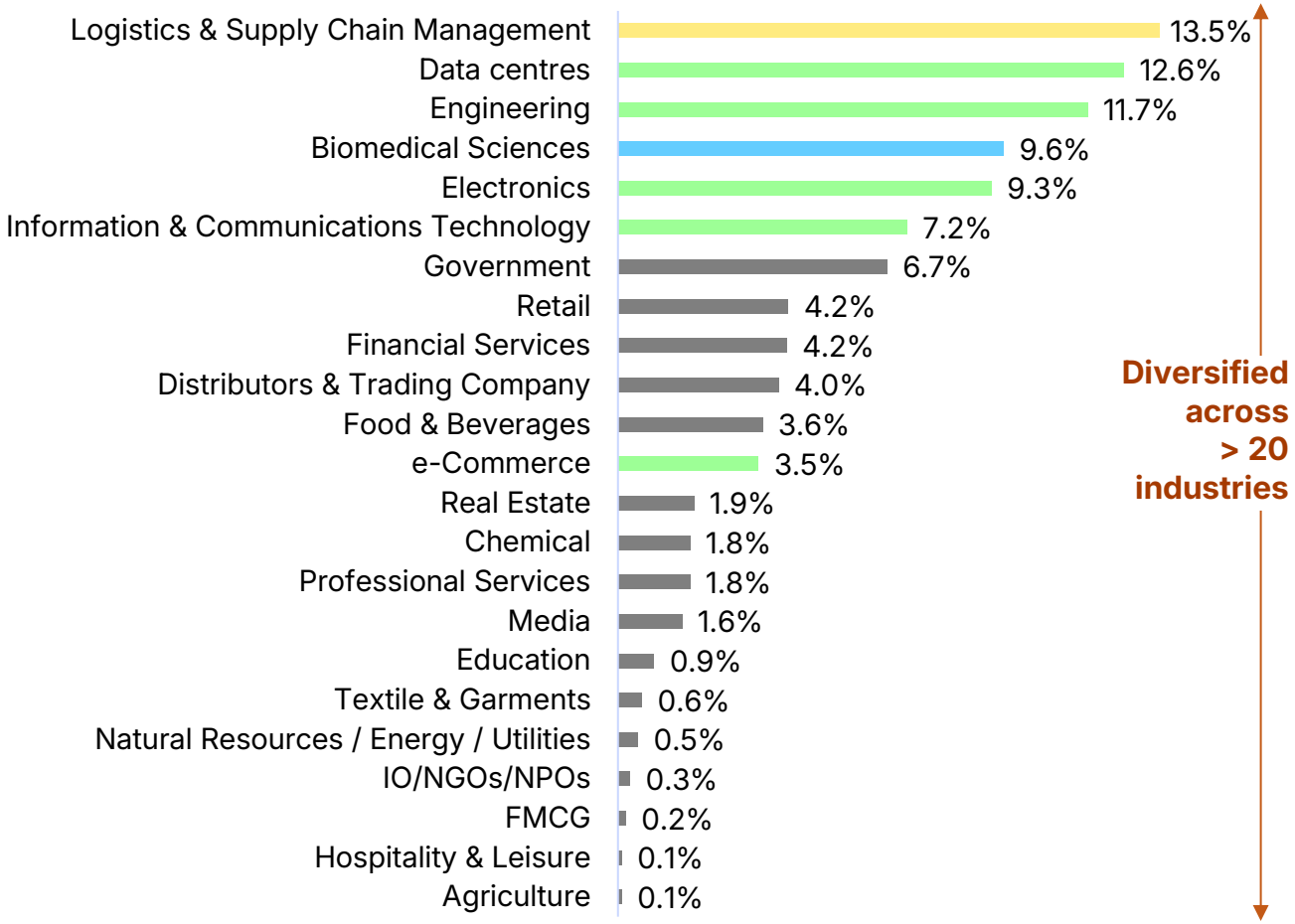
1. Based on number of Units in issue of 4,612 million as at 31 Dec 2025.
2. Total borrowings due to be refinanced in FY 2026 exclude revolving credit facilities as at 30 Sep 2026.

04

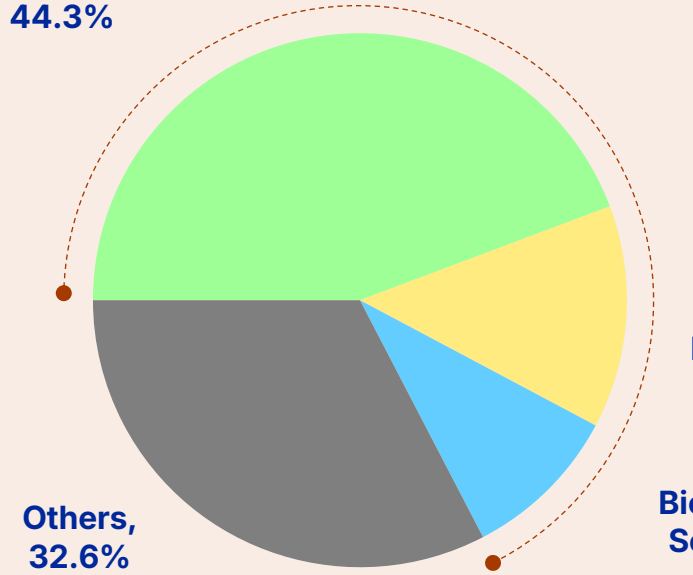
Portfolio Management



A Diverse Mix of Tenants' Business Industries



67.4% of customer base from **Technology, Logistics and Life Sciences industries**



Tenant Industries
By Monthly Rental Income[2]

Note: Any discrepancies in the chart between the listed figures and totals thereof are due to rounding. Where applicable, figures and percentages are rounded to one decimal place.

1. Technology industries refer to Data Centres, Engineering, Electronics, Information & Communications Technology and e-Commerce sectors.
2. As at 30 Sep 2026 and including CLAR's proportionate interests in 1, 1A and 1B Science Park Drive, Ascent and Osaka Data Centre 1.

Quality and Diversified Customer Base

Total Customer Base

1,829 tenants

Monthly portfolio gross revenue

18.2% by Top 10 Customers[1]

Weighted average security deposit

4.9 months

Top 10 Customers[1]

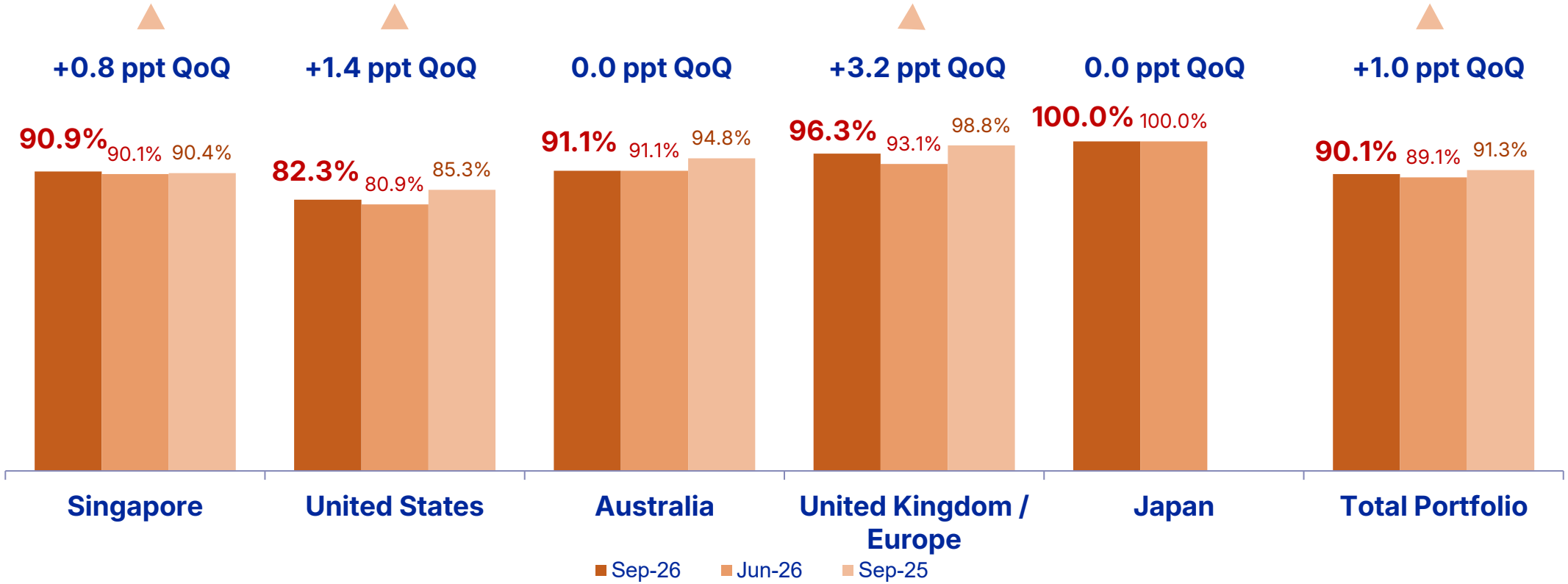
by Monthly Gross Revenue



1. As at 30 Sep 2026 and including CLAR's proportionate interests in 1, 1A and 1B Science Park Drive, Ascent and Osaka Data Centre 1.
2. The identities of the tenants are not disclosed due to strict confidentiality obligations under the lease agreements.

Occupancy

Portfolio



	Singapore	United States	Australia	United Kingdom / Europe	Japan	Total Portfolio
GFA (sqm)[1]	3,496,183	886,121[2]	780,234[3]	607,269[4]	21,069	5,790,876

1. GFA as at 30 Sep 2026.
2. GFA for the US portfolio refers to Gross Lettable Area.
3. GFA for Australia portfolio refers to Gross Lettable Area or NLA.
4. GFA for the UK/Europe portfolio refers to Gross Internal Area.

Occupancy

Singapore

- Occupancy increased 0.8 ppt QoQ to 90.9% mainly due to new acquisitions which are fully occupied and higher occupancy of the Logistics portfolio

As at	30 Sep 2026	30 Jun 2026	30 Sep 2025
Total Singapore Portfolio GFA (sqm)	3,496,183[1,2,3,4]	3,279,794[1,2,4]	3,245,591
Singapore Portfolio Occupancy (Same-store)[5]	90.3%	90.0%	90.6%
Occupancy of Investments and Redevelopments Completed in the Last 12 Months	94.8%[6]	90.7%[7]	70.6%[8]
Overall Singapore Portfolio Occupancy	**90.9%**[1,2,3,4]	**90.1%**[1,2,4]	**90.4%**
Singapore MTB Occupancy	**88.9%**	**87.7%**	**87.8%**

1. Includes CLAR's proportionate interests in 1, 1A and 1B Science Park Drive (34%) and Ascent (50%).
2. Includes 9 Kallang Sector, Tuas Connection and 2 Pioneer Sector 1 which were acquired on 30 Dec 2025.
3. Includes 5 Tuas Avenue 5 which was acquired on 17 Aug 2026 and 25 Loyang Crescent which was acquired on 27 Aug 2026.
4. Excludes 30 Tampines Industrial Avenue 3 which was divested on 16 Oct 2025, 31 Ubi Road 1, 9 Changi South Street 3, 10 Toh Guan Road and 19 & 21 Pandan Avenue which were divested on 17 Dec 2025 and 2 Clementi Loop which was decommissioned for redevelopment in Nov 2025.
5. Same-store portfolio occupancy rates for previous quarters are computed with the same list of properties as at 30 Sep 2026, excluding new investments, divestments and redevelopments completed within the last 12 months.
6. Includes the recommissioned 27 IBP, CLAR's proportionate interest in Ascent (50%), 9 Kallang Sector, Tuas Connection, 2 Pioneer Sector 1, 5 Tuas Avenue 5 and 25 Loyang Crescent.
7. Includes the recommissioned 27 IBP, CLAR's proportionate interest in Ascent (50%), 9 Kallang Sector, Tuas Connection and 2 Pioneer Sector 1.
8. Includes 5 Science Park Drive which was acquired on 6 Aug 2025, 9 Tai Seng Drive which was acquired on 11 Aug 2025 and 5 Toh Guan Road East which completed redevelopment on 18 Sep 2025.

Occupancy

US

- Occupancy increased 1.4 ppt QoQ to 82.3% mainly due to improvements in Logistics portfolio:
  - 13144 South Pulaski Road in Chicago (30 Sep 2026: 100% vs 30 Jun 2026: 78.8%)
  - Summerville Logistics Center in Charleston (30 Sep 2026: 9.0% vs 30 Jun 2026: 0%)
  - North Topping in Kansas City (30 Sep 2026: 100% vs 30 Jun 2026: 77.5%)

As at	30 Sep 2026	30 Jun 2026	30 Sep 2025
Total US Portfolio GFA (sqm)	886,121[1,2]	886,121[1,2]	768,430
US Portfolio Occupancy (Same-store)[3]	85.6%	84.6%	85.2%
Occupancy of Investments Completed in the Last 12 Months	61.7%[4]	57.9%[4]	100%[5]
Overall US Portfolio Occupancy	**82.3%**	**80.9%**	**85.3%**

1. Excludes 8700-8770 Nimbus which was divested on 30 Dec 2025 and includes DHL Canal Winchester which was acquired on 29 Jan 2026.
2. Includes Summerville Logistics Center which was completed on 6 Apr 2026.
3. Same-store portfolio occupancy rates for previous quarters are computed with the same list of properties as at 30 Sep 2026, excluding new investments and divestments completed within the last 12 months.
4. Refers to DHL Canal Winchester which was acquired on 29 Jan 2026 and Summerville Logistics Center which was completed on 6 Apr 2026.
5. Refers to DHL Indianapolis Logistics Center which was acquired on 15 Jan 2025.

Occupancy

Australia

- Occupancy remained stable at 91.1%

As at	30 Sep 2026	30 Jun 2026	30 Sep 2025
Total Australian Portfolio GFA (sqm)	780,234[1]	780,234[1]	822,635
Australian Portfolio Occupancy (Same-store)[2]	91.1%	91.1%	94.6%
Occupancy of Investments Completed in the Last 12 months	N.A.	N.A.	N.A.
Overall Australian Portfolio Occupancy	**91.1%**	**91.1%**	**94.8%**

1. Excludes 95 Gilmore Road which was divested on 10 Dec 2025.
2. Same-store portfolio occupancy rates for previous quarters are computed with the same list of properties at 30 Sep 2026 excluding new investments and divestments completed within the last 12 months.

Occupancy

UK/Europe

- Occupancy remained healthy at 96.3%

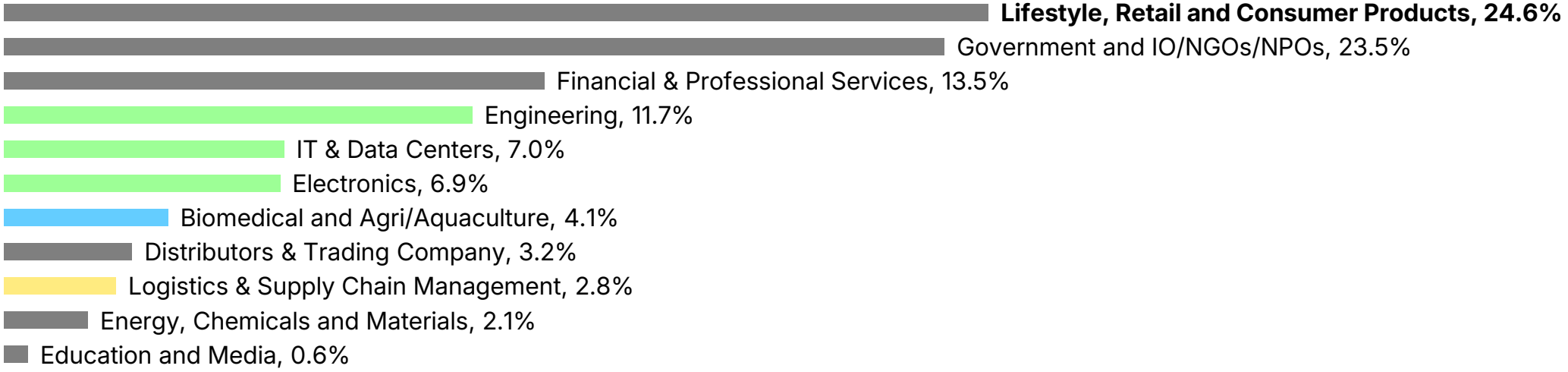
As at	30 Sep 2026	30 Jun 2026	30 Sep 2025
Total UK/Europe Portfolio GFA (sqm)	607,269[1,2,3]	642,373[2,3]	588,305
UK/Europe Portfolio Occupancy (Same-store)[4]	95.5%	98.5%	98.6%
Occupancy of Investments Completed in the Last 12 Months[5]	100%	100%	N.A.
Overall UK/Europe Portfolio Occupancy	**96.3%**	**93.1%**	**98.8%**

1. Excludes Hawleys Lane which was decommissioned on 30 July 2026.
2. Excludes Astmoor Road which was divested on 7 Nov 2025.
3. Includes the portfolio of six Grade A logistics properties in Spain which was acquired on 27 Feb 2026.
4. Same-store portfolio occupancy rates for previous quarters are computed with the same list of properties as at 30 Sep 2026, excluding new investments and divestments completed within the last 12 months.
5. Refers to the portfolio of six Grade A logistics properties in Spain which was acquired on 27 Feb 2026.

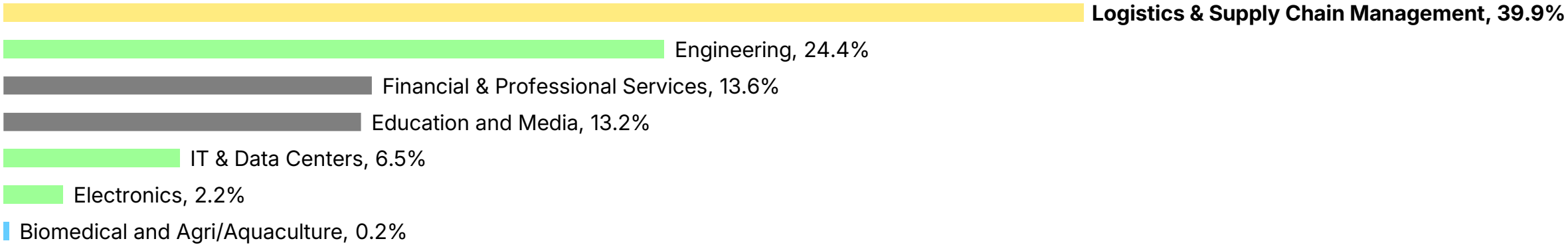
Sources of New Demand

By Gross Rental Income (3Q 2026)

Singapore



Overseas[1]



1. Refers to the US, Australia, the UK/Europe and Japan.

Portfolio Rental Reversions

- Average portfolio rental reversion of leases renewed in 3Q 2026 and 9M 2026 was 9.9% and 9.0% respectively
- Rental reversion for FY 2026 is expected to remain positive in the high single-digit range

% Change in Renewal Rates for Multi-tenant Buildings[1]	3Q 2026	2Q 2026	3Q 2025
Singapore	**4.3%**	**5.0%**	**8.5%**
Business Space & Life Sciences	2.9%	5.1%	5.9%
Logistics	2.5%	1.6%	24.5%
Industrial & Data Centres	6.1%	6.4%	11.4%
US	**6.4%**	**8.7%**	**11.1%**
Business Space & Life Sciences	-[2]	9.2%	7.9%
Logistics	6.4%	8.4%	14.5%
Australia	**32.5%**	**8.2%**	**-[2]**
Business Space	13.8%	8.2%	-[2]
Logistics	39.1%	-[2]	-[2]
UK/Europe	**-[2]**	**-[2]**	**-2.5%**
Data Centres	-[2]	-[2]	-2.5%
Logistics	-[2]	-[2]	-[2]
Total Portfolio:	**9.9%**	**5.2%**	**7.6%**

1. Percentage change of the average gross rent over the lease period of the renewed leases against the preceding average gross rent from lease start date. Takes into account renewed leases that were signed in their respective periods and average gross rents are weighted by area renewed.
2. There were no renewals signed in the period for the respective segments.

Weighted Average Lease Expiry

By Gross Revenue

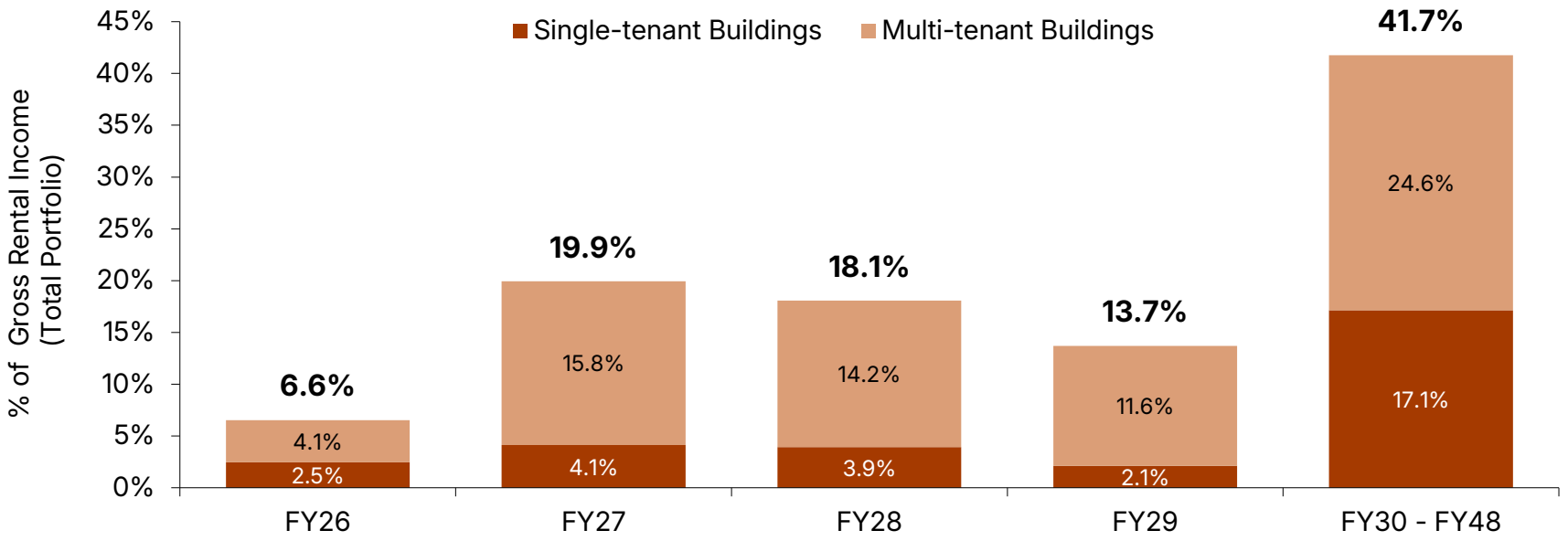
- Portfolio WALE remained stable at 4.1 years

WALE as at 30 Sep 2026	Years
Singapore	3.8
US	4.0
Australia	3.5
UK/Europe	4.7
Japan	13.5
Portfolio	**4.1**

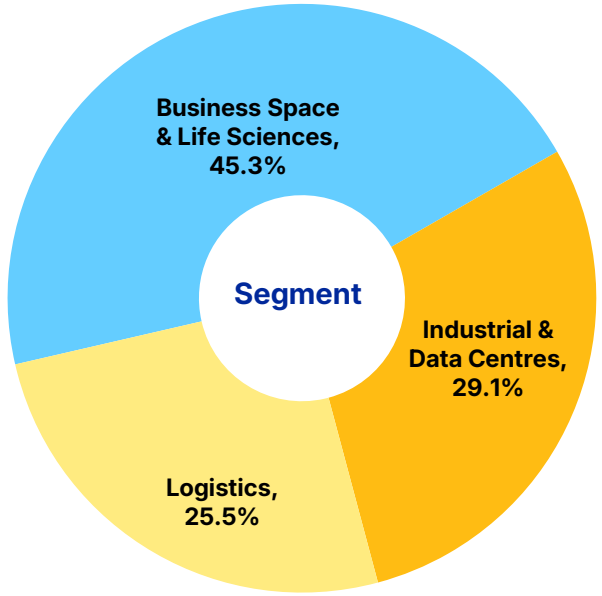
Portfolio Lease Expiry Profile

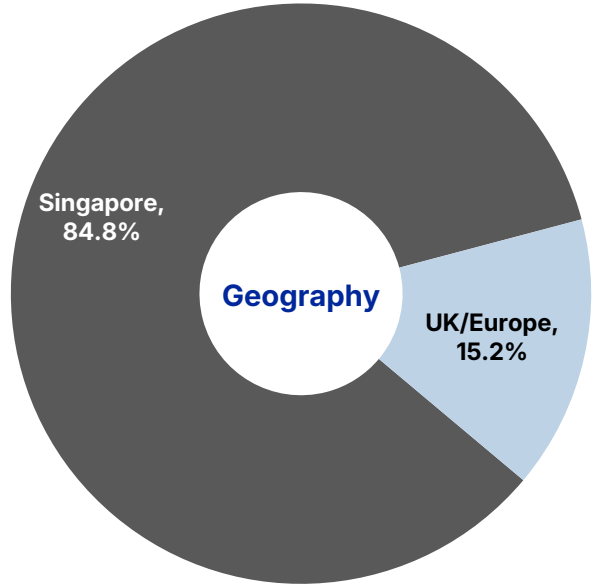
As at 30 Sep 2026

- Portfolio WALE of 4.1 years
- Lease expiry is well-spread, extending beyond FY 2030
- Based on 9M 2026, the weighted average lease term of new leases[1] signed was 3.0 years and contributed 4.1% of the total gross revenue
- 6.6% of gross rental income is due for renewal in the remainder of FY 2026



Breakdown of expiring leases in the remainder of FY 2026





1. New leases refer to new, expansion and renewal leases. Excludes leases from new acquisitions.

05

Sustainability

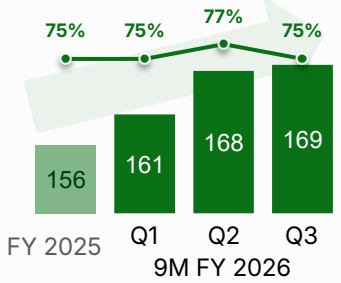
Continued Momentum for Green Initiatives

CLAR continues to push boundaries in our environmental efforts, embodying our commitment as a responsible real estate player

GREEN PROPERTIES[1]

75%

Green-certified properties (by GFA)[2]

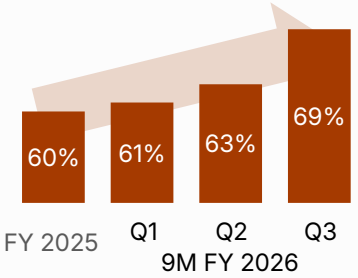




GREEN LEASE[1]

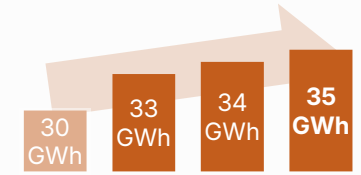
69%

Coverage by Net Leasable Area (NLA)





GREEN ENERGY[1]



Annual solar generation

One of the largest combined rooftop solar installations in Singapore amongst S-REITs

- Additional **12** Singapore properties installed with solar panels in 2026 (Total: 42 properties)
- Projected solar generation could power **>8,200** 4-room HDB[3] flats annually

GREEN FINANCING

~S$3B

Green financing

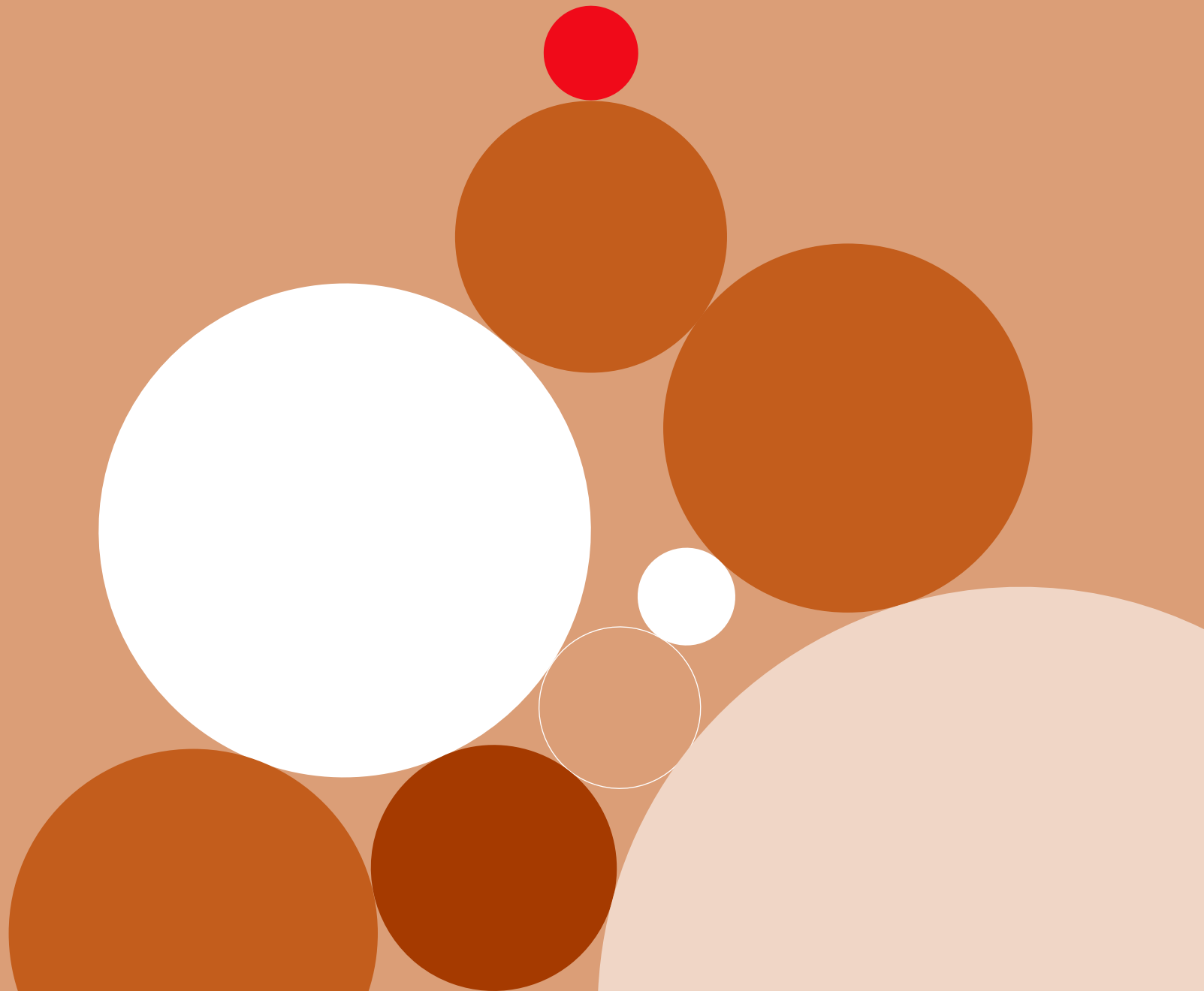
Green financing[4] accounts for about **33%** of total borrowings.

Information as at 30 Sep 2026.

1. Includes all properties in which CLAR holds an interest, such as 1, 1A and 1B Science Park Drive, Ascent and Osaka Data Centre 1.
2. The slight QoQ decline in percentage of green-certified properties was mainly due to the additional GFA acquired in 3Q 2026. For owned and managed, there are 74 properties with green certification (80% of owned and managed GFA).
3. Calculated based on projected solar energy generated and national average consumption (household electricity consumption as at Jun-25 by Singapore's Energy Market Authority) of a four-room Housing & Development Board (HDB) public housing.
4. Green Financing comprising Green Bond, Green Perpetual Securities and Green Loans.
5. For more information on CLAR's Sustainability Committee and ESG Targets, please refer to CLAR's website at https://www.capitaland-ascendasreit.com/en/sustainability.html.

06

Market Outlook



Market Outlook

Macro Environment

Global Economic Growth

According to the IMF

- Global growth is projected to slow to 3.1% in 2026 from 3.5% in 2025
- The slowdown largely reflects the effects of the drawn-out war in the Middle East and continuing strains from trade tensions, mitigated by the technology momentum driven by artificial intelligence

Source: IMF World Economic Outlook, Oct 2026.

Market Outlook

Singapore

Economic Growth

- In 3Q 2026, GDP grew by 5.4% YoY, moderating from the 6.2% growth in 2Q 2026
- Singapore's economy is expected to continue to expand at a firm pace in the immediate quarters ahead and moderate thereafter as the AI cycle eases from its exceptional pace and global financial conditions tighten

Inflation and Interest Rates

- In Sep 2026, inflation edged down to 2.2% YoY from 2.3% in Aug 2026
- In Oct 2026, the MAS kept its monetary policy unchanged. Core inflation is projected to ease from the middle of 2027 as supply-driven imported inflation slows and domestic costs stay subdued

CLAR SG Portfolio (S$13.8B as at 30 Sep 2026)

- Cornerstone of CLAR's portfolio, accounting for 66% of total portfolio value
- Multi-asset portfolio comprising Business Space & Life Sciences, Industrial & Data Centres and Logistics properties
- The Manager will continue to pursue opportunities to enhance and optimise the portfolio through redevelopments and AEIs, as well as divestments

Sources: METI, MAS.

Market Outlook

US

Economic Growth

- In 2Q 2026, GDP increased at an annual rate of 2.2% due to increases in consumer spending, investment, and exports, partly offset by an increase in imports
- The IMF estimated that the US economy will expand by 2.3% in 2026, a similar pace as 2025

Inflation and Interest Rates

- Core CPI rose 2.6% for the 12 months ending Sep 2026 following a 2.4% increase over the 12 months ending Aug 2026
- In Oct 2026, the Fed maintained the target range for the federal funds rate at 3.75%-4.00%. Economic activity is expanding at a strong pace and domestic spending has been resilient. Inflation remains elevated

CLAR US Portfolio (S$2.2B as at 30 Sep 2026)

- Portfolio comprises Business Space & Life Sciences and Logistics properties
- The Manager continues to focus on proactive asset management to enhance operational performance
- CLAR's US portfolio has a long WALE of 4.0 years. There are no leases due for renewal in the remainder of FY 2026

Sources: IMF World Economic Outlook, US Bureau of Economic Analysis, US Federal Reserve (the Fed).

Market Outlook

Australia

Economic Growth

- In 2Q 2026, the Australian economy grew 0.4% QoQ. The modest growth was a result of strength in pockets of private demand and strength in mining exports
- The IMF estimated GDP growth to be 1.9% in 2026, a similar level to the 2.0% growth in 2025

Inflation and Interest Rates

- All groups CPI rose 4.3% for the 12 months to Sep 2026, up from 4.0% for the 12 months to Aug 2026
- In Sep 2026, the RBA increased its cash rate target by 25 bps to 4.60% as it judged that a further tightening in financial conditions is warranted to support a return of inflation to target

CLAR AU Portfolio (S$2.3B as at 30 Sep 2026)

- Portfolio comprises Business Space and Logistics properties
- Healthy portfolio occupancy rate of 91.1% and WALE of 3.5 years will underpin the portfolio's stable performance

Sources: Australian Bureau of Statistics, IMF, RBA

Market Outlook

UK/Europe

UK Economic Growth, Inflation & Interest Rates

- In 2Q 2026, the UK economy grew by 0.5% QoQ
- The IMF estimated that growth is expected to remain stable at 1.3% in 2026
- In Sep 2026, the BoE held the Bank Rate at 3.75% but the Monetary Policy Committee stands ready to act as necessary to ensure that inflation remains on track to meet the 2% target in the medium term

EU Economic Growth, Inflation & Interest Rates

- In 2Q 2026, the EU economy increased by 0.7% QoQ
- EU GDP growth is projected to slow to 1.1% in 2026, 30 bps lower than its previous forecast
- The ECB raised its key interest rates by 25 bps in Sep 2026 as inflation is set to remain well above target for an extended period. It is committed to ensure that inflation stabilises at its 2% target in the medium term.

CLAR UK/EU Portfolio (S$1.9B as at 30 Sep 2026)

- Portfolio comprises Logistics and Data Centre properties
- The Manager plans to redevelop a data centre as well as a logistics property in the UK, and will capitalise on future opportunities to enhance the portfolio quality through redevelopments and AEIs in the UK/Europe

Sources: BOE, UK Office for National Statistics, ECB, European Commission.

Market Outlook

Japan

Economic Growth

- In 2Q 2026, the Japanese economy grew by 0.4% QoQ compared to 0.5% in 1Q 2026 according to the Cabinet Office
- GDP growth is estimated to be 0.9% for 2026 according to the Cabinet Office's Jul 2026 forecast

Inflation and Interest Rates

- All items CPI rose to 2.1% YoY in Sep 2026, an increase from 1.9% in Aug 2026
- The BOJ lifted its policy rate by 25 bps to 1.25% in Sep 2026 against the backdrop of an economy that is still growing moderately with underlying CPI inflation approaching 2% and accommodative financial conditions

CLAR JP Portfolio (S$0.6B as at 30 Sep 2026)

- Portfolio comprises a 49% interest in a Tier III hyperscale data centre in Greater Osaka
- The data centre is fully occupied by one of the global investment grade data centre hyperscalers with a WALE of 13.5 years

Sources: Cabinet Office, Government of Japan and BOJ.

Market Outlook

Summary

Global Environment

- According to the IMF, global economic prospects continue to be uneven, in both the short and the long term
- Risks to the global economic outlook remain skewed to the downside. A prolonged stalemate or further escalation in the Middle East could revive inflationary pressures and weigh on growth

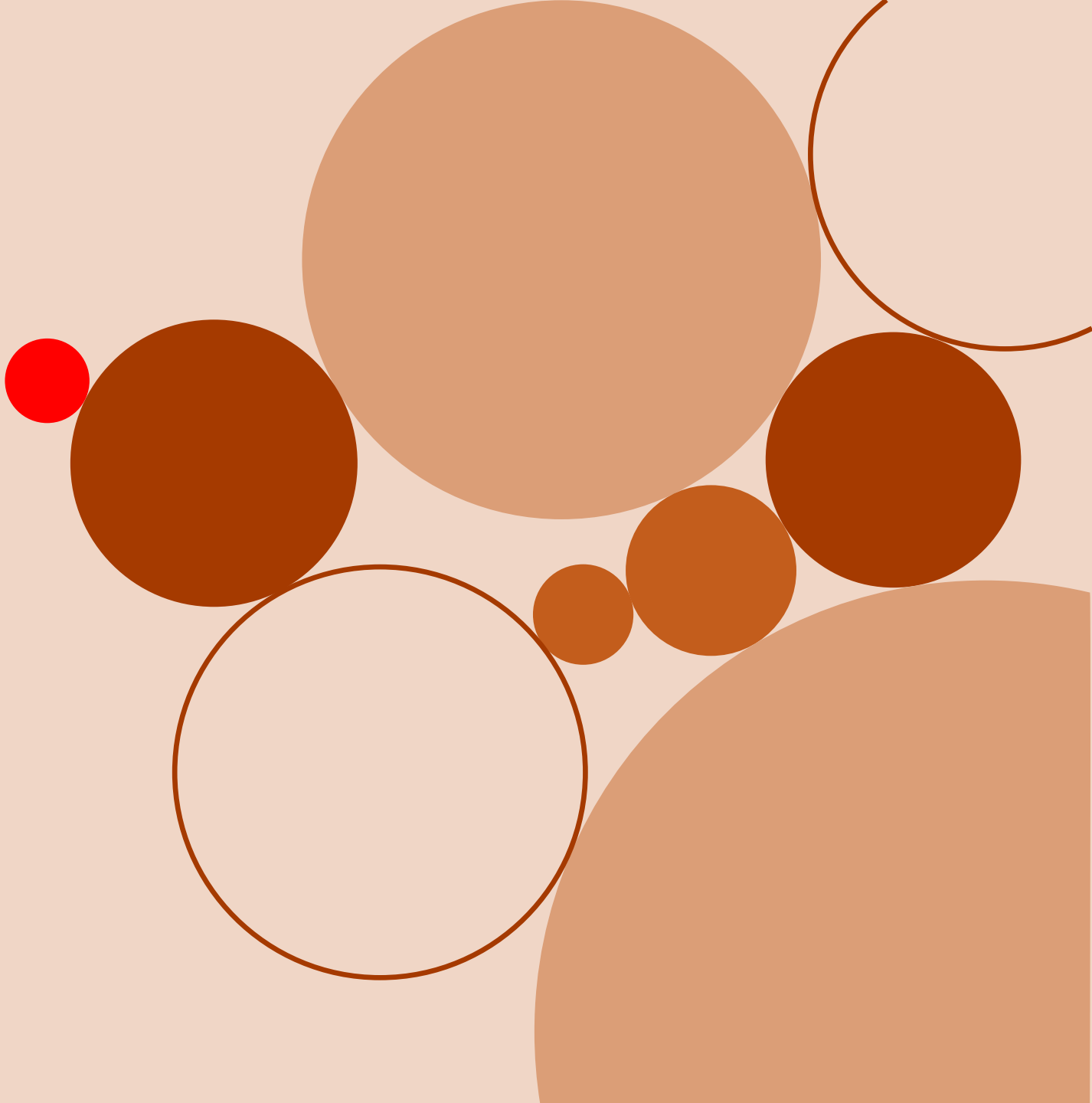
CLAR Portfolio (S$20.7B as at 30 Sep 2026)

- CLAR's global portfolio is diversified across five developed geographies while remaining anchored in Singapore
- The multi-asset portfolio is closely aligned with knowledge, innovation, digital, and e-commerce & trade economies
- With its resilient portfolio, strong balance sheet and ample financial flexibility, CLAR is well-positioned to navigate macro uncertainty and deliver stable, sustainable returns to Unitholders

Source: IMF World Economic Outlook, Oct 2026.

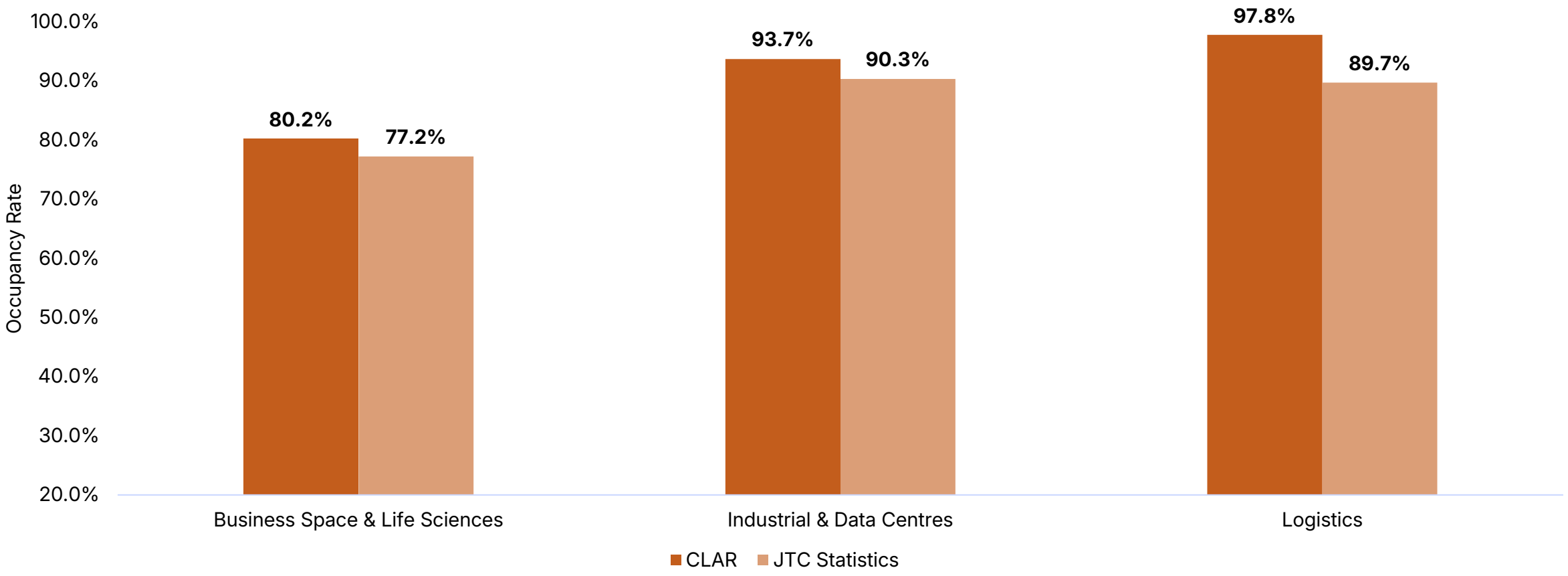
07

Appendix



Singapore Occupancy

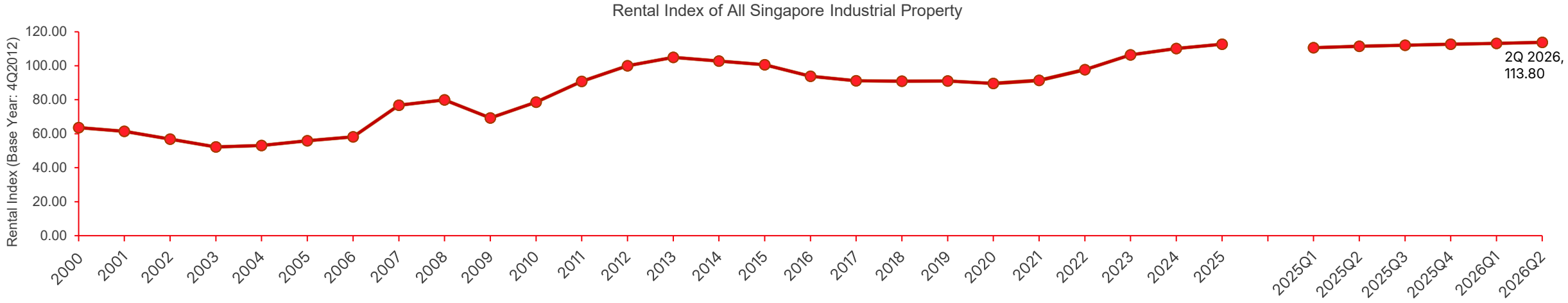
CLAR vs Industrial Average

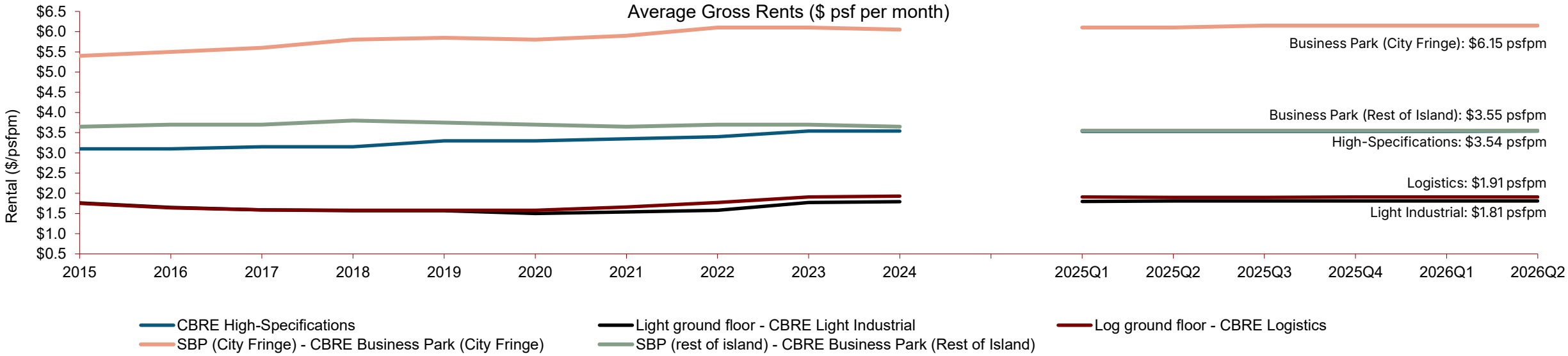


Source :
CLAR's Singapore portfolio as at 30 Sep 2026. Market: 3Q 2026 JTC statistics.
The occupancy rate (90.3%) for multiple-user factory is taken as a proxy for Industrial & Data Centres.

Average Market Rents (Singapore)

By Segment





Source: CBRE Market View Report 2Q 2026 for Business Park (City Fringe), Business Park (Rest of Island), High-Specifications, Light Industrial and Logistics.

Singapore Industrial Market

New Supply[1,2]

- Potential new supply of 3.59 million sqm (6.6% of existing stock) over next 4 years, of which ~83% are pre-committed
- Island-wide occupancy as of 31 June 2026 was 89.1%, an increase of 0.2 ppt as compared to the previous quarter

Sector ('000 sqm)	2026	2027	2028	>2029	New Supply (Total)	Existing Supply (Total)	% of New/ Existing supply
Business & Science Park	0	0	0	0	0	2,715	0.0%
% of Pre-committed (est)	-	-	-	-	-		
Industrial & Data Centres[3]	165	539	864	1,214	2,782	39,471	7.0%
% of Pre-committed (est)	100%	72%	78%	82%	80%		
Logistics & Distribution Centres	99	344	271	95	809	12,347	6.6%
% of Pre-committed (est)	100%	100%	78%	100%	93%		
Total	**264**	**883**	**1,135**	**1,309**	**3,591**	**54,533**	**6.6%**
Total % Pre-committed (est)	**100%**	**83%**	**78%**	**83%**	**83%**	**-**	**-**

Note:
1. Excludes projects under 7,000 sqm. Based on gross floor area (GFA). Numbers may not add up due to rounding.
2. Based on confirmed projects, with year of completion between 2026 – 2030.
3. Accounting for both Multiple-User and Single-User Factory.

Source: JTC Industrial Report 2Q 2026, CLAR Internal Research

Singapore Industrial & Data Centres

New Supply[1]

Expected Completion	Proposed Project	Developer	Location	GFA (sqm)	% Pre-committed (Estimated)
2027	Multiple User Factory	Soon Hock Land Pte Ltd	Tuas Link Close	68,900	0%
2028	Additions/alterations to existing factory	Micron Semiconductor Asia Operations Pte Ltd	North Coast Drive	279,980	100%
2028	Single User Factory	STA Pharmaceutical Singapore Pte Ltd	Tuas South Ave 5	90,090	100%
2028	Single User Factory	Astrazeneca Pharmaceuticals Singapore Pte Ltd	Tuas South Avenue 5	62,440	100%
2028	Multiple-user factory	CL Savour Property Pte Ltd	Kallang Way	111,150	0%
2029	Multiple-user factory	SB (SKW) Investment Pte. Ltd.	Seletar West Road 3	56,990	0%
2029	Additions/alterations to existing factory	Micron Semiconductor Asia Operations Pte Ltd	North Coast Drive	632,830	100%
2030	Single User Factory	Malkoha Pte Ltd	Sunview Way	171,180	100%
2031	Single-user factory	SSCK Pte Ltd	Tampines Industrial Avenue 2	143,580	100%
				1,617,140	**85%**

Note:
1. Includes only projects above 50,000 sqm. Based on gross floor area (GFA). Numbers may not add up due to rounding.

Source: JTC Industrial Report 2Q 2026, CLAR Internal Research

Singapore Logistics

New Supply[1]

Expected Completion	Proposed Project	Developer	Location	GFA (sqm)	% Pre-committed (Estimated)
2026	Additions/alterations to existing industrial development	Cogent Jurong Island Pte Ltd	Tembusu Crescent	62,500	100%
2027	Warehouse development	PSA Corporation Limited	Tuas South Ave 5	230,690	100%
2027	Warehouse development at Pioneer Turn	Pioneer Turn Logistics Pte Ltd	Pioneer Turn	53,040	70%
2028	Warehouse development at Sunview Road	Allied Sunview Pte Ltd	Sunview Road	143,020	70%
2028	Warehouse development at Clementi Loop	CapitaLand Ascendas REIT	Clementi Loop	58,820	0%
2029	Warehouse development at Tuas South Ave 10	Eng Kong Logistics Hub Pte Ltd	Tuas South Ave 10	73,850	100%
				621,920	**81%**

Note:
1. Includes only projects above 50,000 sqm. Based on GFA. Numbers may not add up due to rounding.

Source: JTC Industrial Report 2Q 2026, CLAR Internal Research

Logistics Acquisition

5 Tuas Avenue 5, Singapore

Purchase Consideration	S$133.9 million[1] *(1.5% discount to valuation)*
Acquisition fee and Estimated Professional and Other Fees	S$2.6 million
Total Acquisition Cost	S$136.5 million
Vendor	Hup Hin Transport Co Pte Ltd
Valuation (as at 1 Feb 2026)[2]	S$136.0 million
Land Tenure	~23 years remaining
GFA / NLA	50,160 sqm
Occupancy	100% *(four tenants including the Vendor)*
Lease Structure	WALE of 5 years with annual rental escalation of 2.0% under a triple-net lease structure
Initial NPI Yield[3]	6.6% *(6.5% post-transaction costs)*
DPU Accretion[4]	0.2% or 0.033 Singapore cents
Completion Date	17 Aug 2026


5 Tuas Avenue 5, Singapore

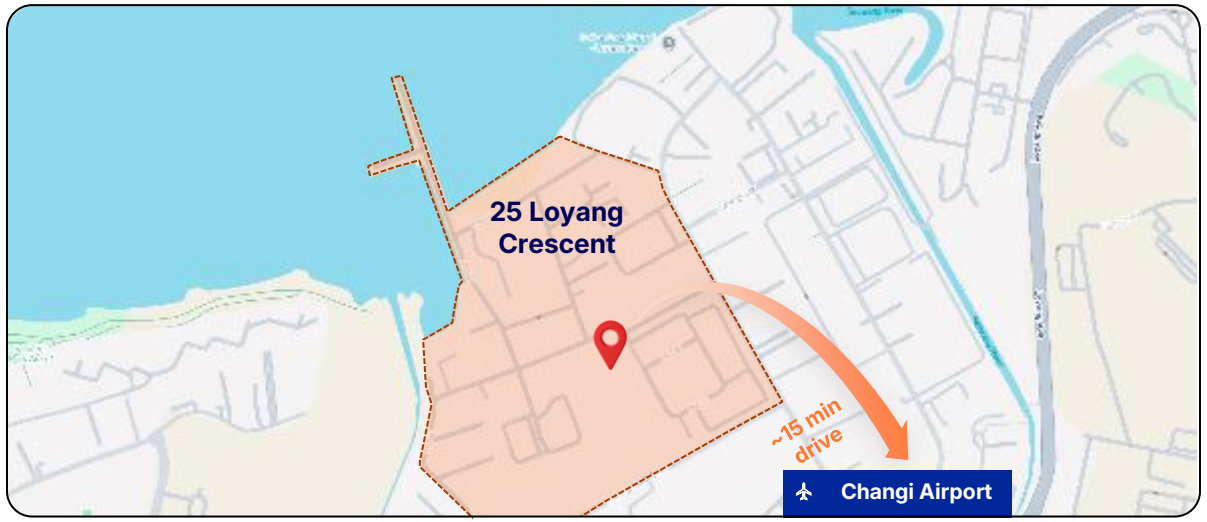
- **Modern seven-storey ramp-up logistics property** completed in 2021 with direct ramp access for 40-foot container trucks up to level six (the highest logistics level) and clear floor to ceiling height of up to 13 metres
- **Strategically located in Tuas**, the largest and most intensive industrial estate in the western region of Singapore with excellent connectivity to key infrastructure such as Tuas Mega Port, Jurong Port, Tuas Second Link and Gul Circle MRT station

1. Includes estimated upfront land premium of S$7.3 million.
2. The valuation was commissioned by the Manager and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CLAR, and was carried out by Jones Lang LaSalle Property Consultants Pte. Ltd. using the discounted cash flow approach and income capitalisation method.
3. The NPI yield is derived using the estimated NPI expected in the first year after the acquisition.
4. The estimated *pro forma* impact is calculated based on the following assumptions: (i) CLAR had completed the acquisition on 1 Jan 2025 and held the property through 31 Dec 2025; (ii) the acquisition was funded based on a funding structure of 60% equity and 40% debt and (iii) the Manager elects to receive 80% of its base fee in cash and 20% in units of CLAR.

Logistics Acquisition

Multi-asset logistics and industrial complex in Loyang, East of Singapore

Name and Location	25 Loyang Crescent, Singapore 508988
Purchase Consideration	S$504.2 million[1] *(2.7% discount to valuation)*
Acquisition and Other Estimated Fees	S$32.7 million
Total Acquisition Cost	S$536.9 million
Seller	Toll Offshore Petroleum Services (Toll)
Valuation (as at 1 Jan 2026)	S$518.0 million[1]
GFA / NLA[2]	165,711 sqm *(current plot ratio of 0.52)* / 197,800 sqm
Occupancy	100%
WALE[3]	13.4 years *(built-in annual rent escalation of 2.5% for the first term of 12 years)*
Master Lessee	Toll
Initial NPI Yield[4]	6.9% *(6.4% post-transaction costs)*
Completion Date	27 Aug 2026





- Features a **modern four-storey ramp-up logistics building, 13 standalone industrial buildings mainly used for warehousing, terrace workshops and open yard space**
- **Remaining land lease tenure of 27.7 years**
- **Sale and leaseback** to Toll on an **absolute triple-net lease for 12 years with built-in annual rent escalation of 2.5%**

1. Includes upfront land premium of S$46.35 million.
2. NLA exceeds GFA due to the inclusion of leasable yard space.
3. Based on revenue.
4. The NPI yield is derived using the estimated NPI expected in the first year after the acquisition and is calculated based on the contracted rent payable by the seller under the leaseback arrangement.

9M 2026 Acquisitions

No.	Acquisition	Purchase Consideration (S$ million)	Country	Segment	Completion Date
1	DHL Canal Winchester	94.5[1]	Columbus, US		29 Jan 2026
2	Portfolio of six Grade A logistics properties	185.4[2]	Madrid and Barcelona, Spain		27 Feb 2026
3	Ascent (50%)	245.0[3]	Singapore		23 Mar 2026
4	Osaka Data Centre 1 (49%)	620.7[4]	Greater Osaka, Japan		7 May 2026
5	5 Tuas Avenue 5	133.9	Singapore		17 Aug 2026
6	25 Loyang Crescent	504.2	Singapore		27 Aug 2026
	TOTAL:	**1,783.7**			

Business Space & Life Sciences Industrial & Data Centres Logistics

1. Based on an illustrative exchange rate of US$1.00000 : S$1.28053.
2. Based on an illustrative exchange rate of €1.00000 : S$1.49551.
3. Inclusive of S$15.0 million deferred consideration payable latest 15 months after the completion of the acquisition.
4. Based on an illustrative exchange rate of JPY100: S$0.8120.

Ongoing Divestment

Kim Chuan Telecommunications Complex, Singapore

- Sale price is at a 32% premium to market valuation and double the original purchase price

Description	A 10-storey data centre building occupied by a single tenant since 2005 until 30 April 2026.
Sale Price	S$200.4 million
Valuation[1] (as at 30 Jun 2026)	S$151.8 million
Acquisition Year / Purchase Price	2005 / S$100.0 million
GFA / NLA	35,456 sqm
***Pro forma* impact on NPI and DPU for FY 2025[2]**	-S$10.0 million and -0.203 cents
Estimated Completion Date	4Q 2026



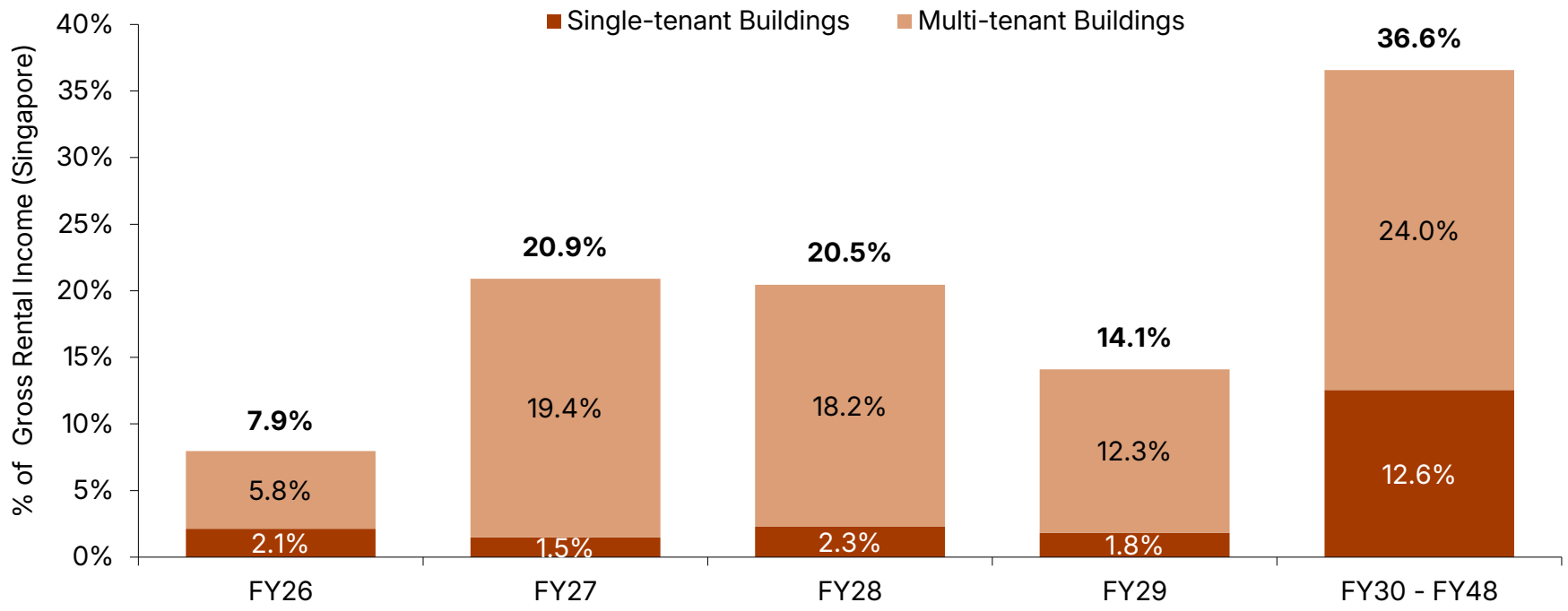
Kim Chuan Telecommunications Complex, Singapore

1. The valuation for the property was commissioned by the Manager and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CLAR, and was carried out by Savills Valuation And Professional Services (S) Pte Ltd using the income capitalisation method and discounted cash flow analysis.
2. Assuming the divestment had been completed on 1 January 2025.

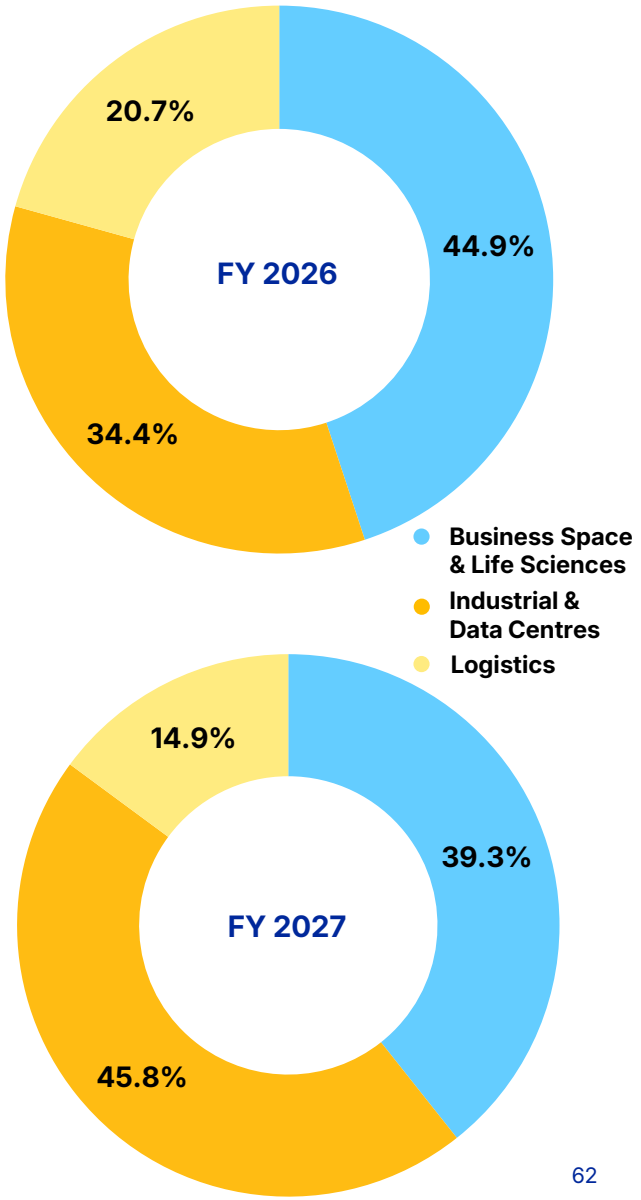
Singapore Lease Expiry Profile

As at 30 Sep 2026

- Singapore portfolio WALE of 3.8 years
- Lease expiry is well-spread, extending beyond FY 2030
- 7.9% of Singapore's gross rental income is due for renewal in FY 2026



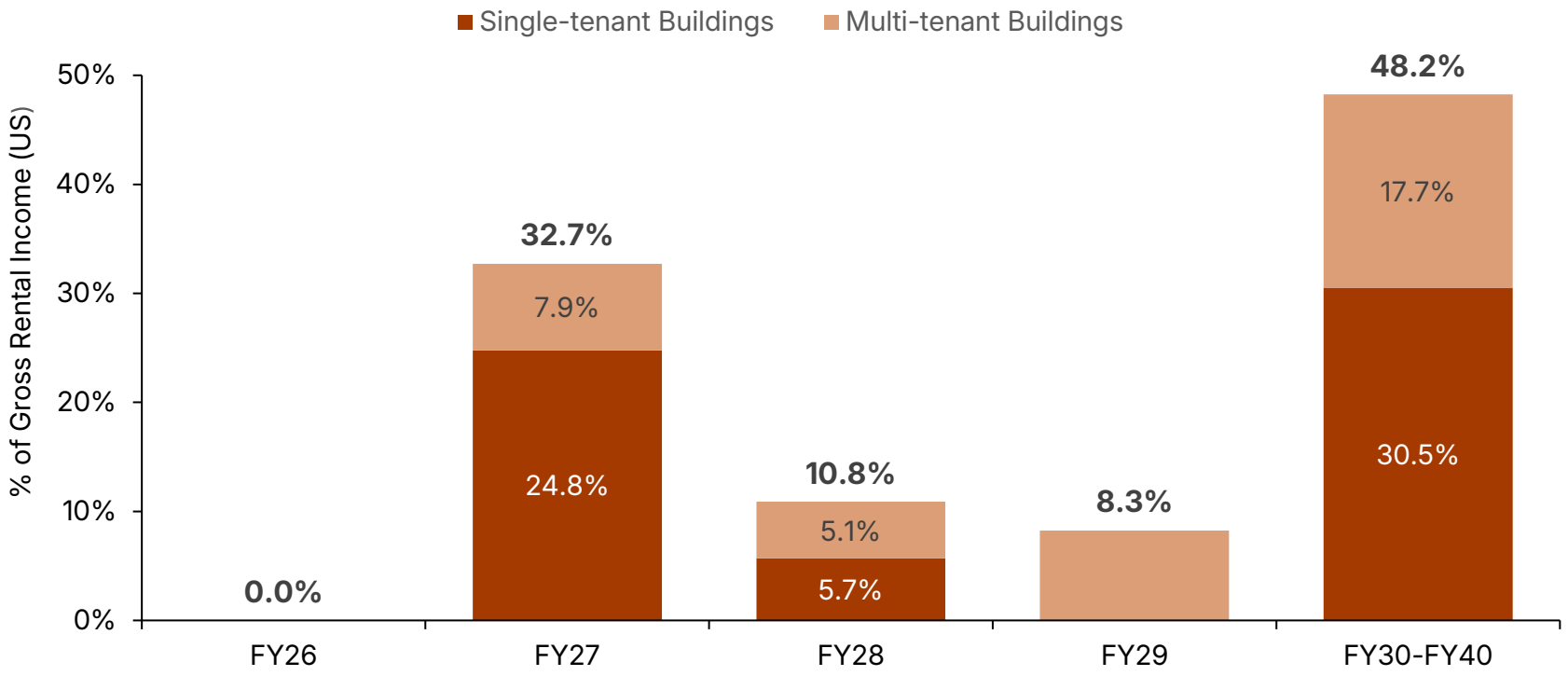
Breakdown of expiring leases in the remainder of FY 2026 and FY 2027



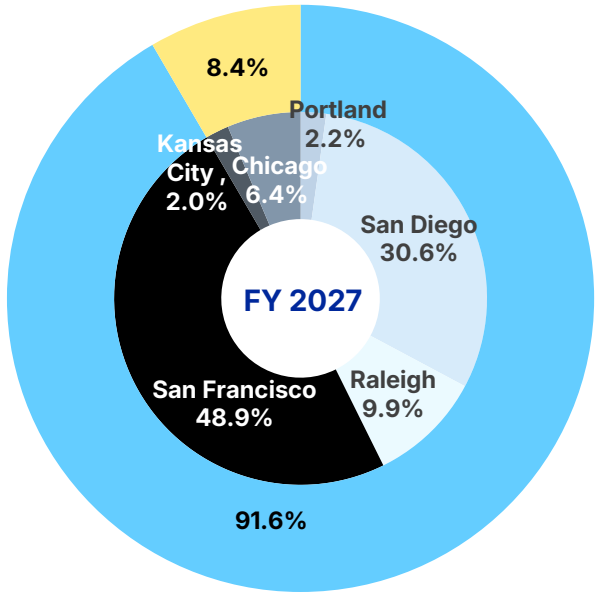
US Lease Expiry Profile

As at 30 Sep 2026

- US portfolio WALE of 4.0 years
- Lease expiry is well-spread, extending beyond FY 2030
- There are no leases due for renewal in the remainder of FY 2026



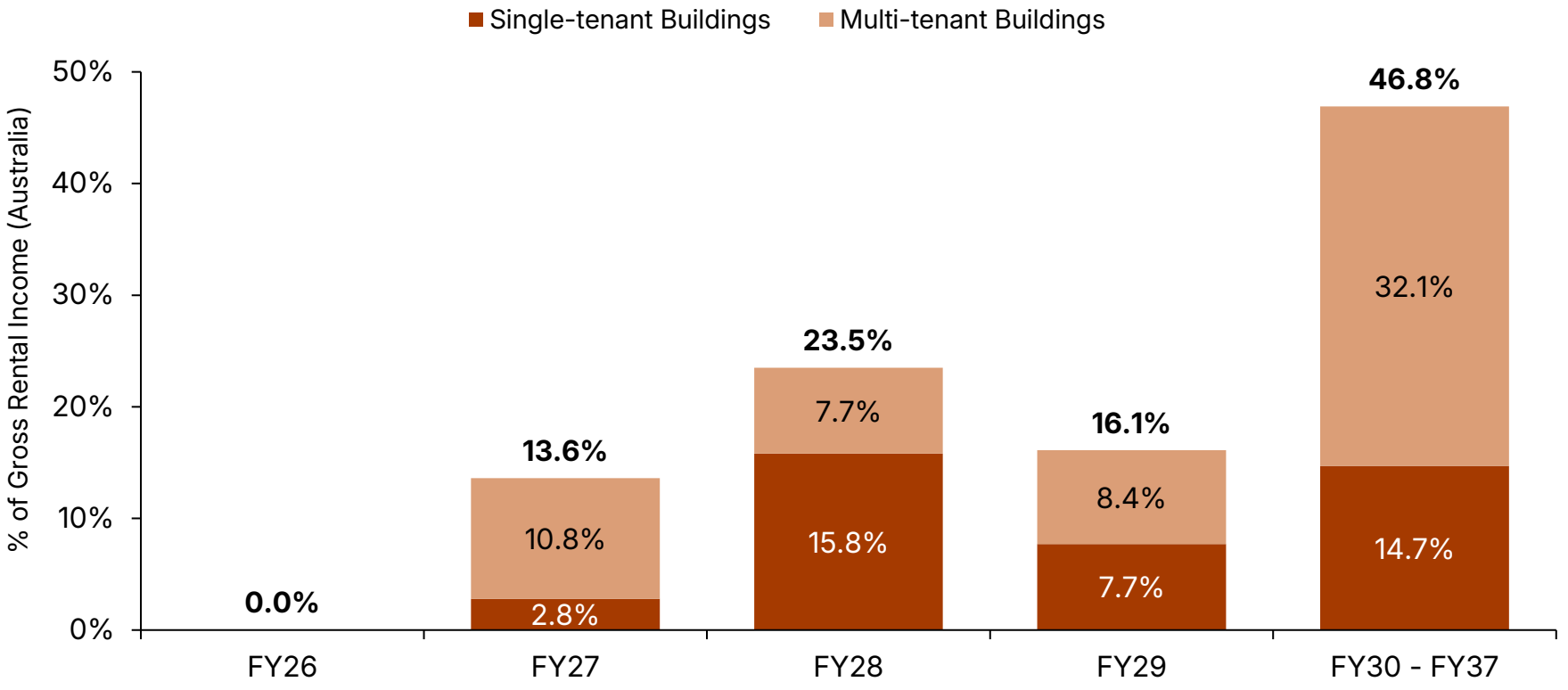
Breakdown of expiring leases in FY 2027



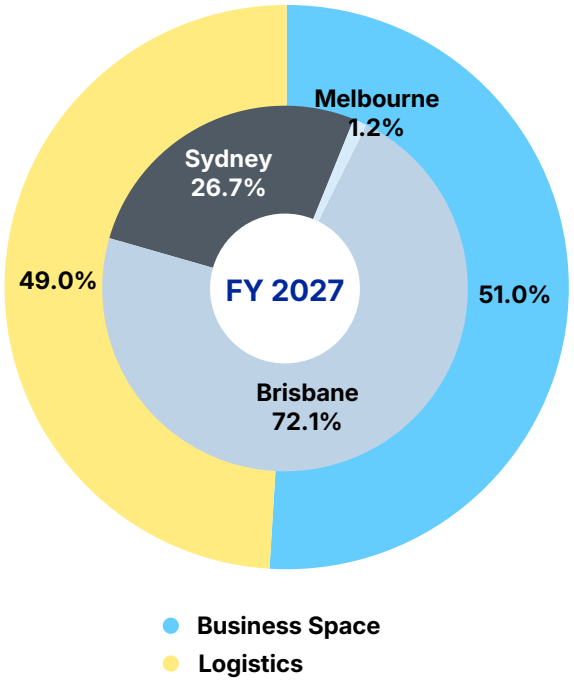
Australia Lease Expiry Profile

As at 30 Sep 2026

- Australia portfolio WALE of 3.5 years
- Lease expiry is well-spread, extending beyond FY 2030
- There are no leases due for renewal in the remainder of FY 2026



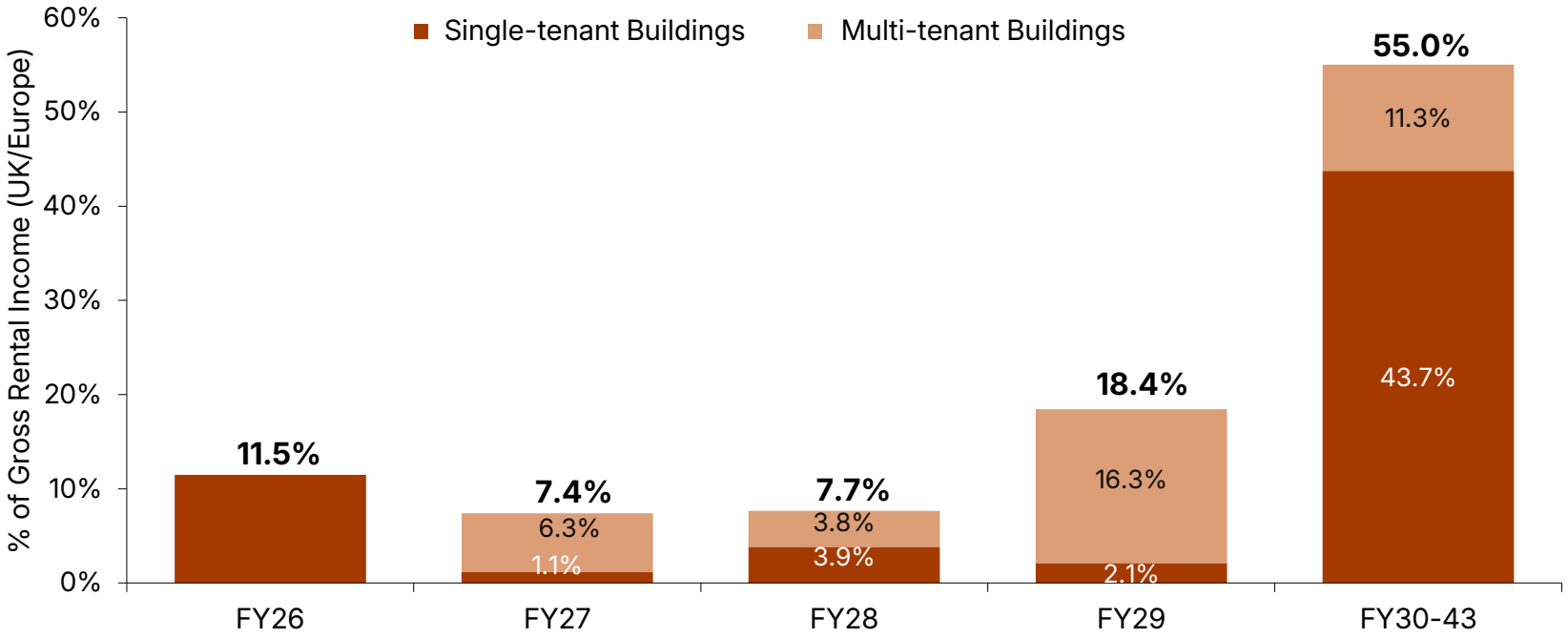
Breakdown of expiring leases in FY 2027



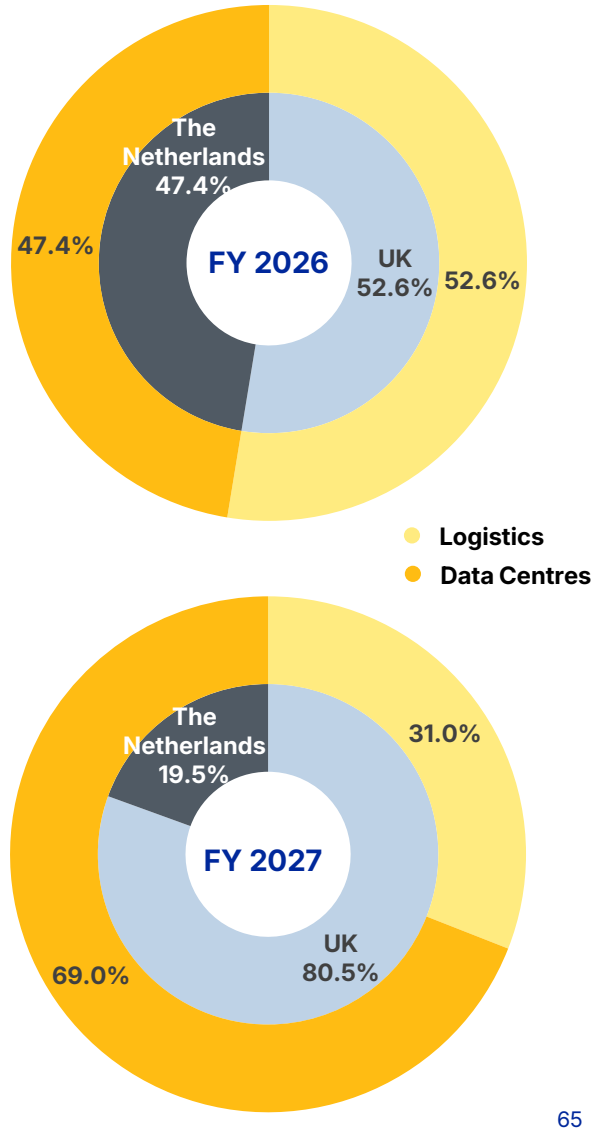
UK/Europe Lease Expiry Profile

As at 30 Sep 2026

- UK/Europe portfolio WALE of 4.7 years
- Lease expiry is well-spread, extending beyond FY 2030
- 11.5% of UK/Europe's gross rental income is due for renewal in the remainder of FY 2026



Breakdown of expiring leases in the remainder of FY 2026 and FY 2027



Glossary

Key Acronyms

AIFM: Alternative Investment Fund Manager
AUM: Assets under management
AU: Australia
BCA: Building and Construction Authority
BOJ: Bank of Japan
BOE: Bank of England
Bps: Basis points
BREEAM: Building Research Establishment Environmental Assessment Method
CLAR: CapitaLand Ascendas REIT
CBD: Central Business District
CAGR: Compound annual growth rate
CPI: Consumer Price Index
DPU: Distribution per unit
EBITA: Earnings before interest, tax, depreciation and amortisation
ECB: European Central Bank
ESG: Environmental, Social and Governance
EU: Europe
FY: Financial Year
FRS: Financial Reporting Standards
GDP: Gross Domestic Product
GFA: Gross floor area
GRESB: Global Real Estate Sustainability Benchmark
ICR: Interest Coverage Ratio
IMF: International Monetary Fund
JP: Japan
LEED: Leadership in Energy and Environmental Design
MAS: Monetary Authority of Singapore
METI: Ministry of Energy, Trade and Industry
MTB: Multi-tenant building
MW: Megawatt
N.A.: Not applicable
NAV: Net asset value
NLA: Net lettable area
psf: Per square foot
ppt: Percentage points
QoQ: Quarter-on-quarter
RBA: Reserve Bank of Australia
RCF: Revolving credit facility
REIT: Real Estate Investment Trust
S&P: S&P Global Ratings
SG: Singapore
SGX-ST: Singapore Exchange Securities Trading Limited
sq ft: Square feet
sqm: Square metres
UK: the United Kingdom
US: the United States
WALE: Weighted average lease expiry
YoY: Year-on-year

Key Currencies

AUD or A$: The official currency of Australia
EUR or €: The official currency of the European Union
GBP or £: The official currency of the United Kingdom
JPY or ¥: The official currency of Japan
SGD or S$: The official currency of Singapore
USD or US$: The official currency of the United States



Thank You

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