CAPITALAND ASCENDAS REIT

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

ANNOUNCEMENT

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

CapitaLand Ascendas REIT Management Limited ("**CLARML**"), as manager of CapitaLand Ascendas REIT ("**CLAR**") wishes to announce the transaction(s) carried out during the period 1 July 2024 to 31 December 2024 set out in Annex A pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The transaction(s) set out in Annex A did not have any material impact on the net tangible assets or earnings per unit of CLAR for the financial year ended 31 December 2024.

None of the Directors of CLARML or the controlling unitholders of CLAR has any interest, direct or indirect, in the transaction(s) set out in Annex A.

BY ORDER OF THE BOARD
CapitaLand Ascendas REIT Management Limited
(Company Registration No. 200201987K)
As manager of CapitaLand Ascendas REIT

Hon Wei Seng
Company Secretary
6 February 2025

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 (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, CLARML 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 CLARML 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.

INCORPORATION OF SUBSIDIARIES

Incorporation of the following subsidiaries in the United States of America for the acquisition of a parcel of land in Charleston, South Carolina, United States that will be developed into a new logistics property:

Name	:	Charleston 1 LLC
Principal Activity	:	Investment holding
Jurisdiction of Formation	:	Delaware, United States of America*

Name	:	Charleston Sub 1 LLC
Principal Activity	:	Property holding
Jurisdiction of Formation	:	Delaware, United States of America*

For further details, please refer to the following:

(i) news release on acquisition of a parcel of land at 178 & 179 Quality Drive in the city of Summerville, a submarket of Charleston, South Carolina, in the United States. The land will be developed into a new logistics property to be known as Summerville Logistics Center at an estimated total investment cost of approximately S$94.8 million (US$70.5 million), dated 15 November 2024.

INCORPORATION OF WHOLLY OWNED SUBSIDIARY

Incorporation of the following wholly owned subsidiary in the United States of America for the acquisition of DHL Indianapolis Logistics Center located in Indianapolis, Indiana, United States:

Name	:	Ascendas REIT Indiana 1 LLC
Principal Activity	:	Property holding
Jurisdiction of Formation	:	Delaware, United States of America*

For further details, please refer to the following:

(i) news release on acquisition of DHL Indianapolis Logistics Center, a modern Class A logistics property, from Exel Inc. d/b/a DHL Supply Chain (USA) for S$150.3 million (US$115.8 million). The Property is located in Whiteland, a submarket in southeast Indianapolis, Indiana, in the United States dated 17 December 2024; and

(ii) announcement on Completion of Acquisition of DHL Indianapolis Logistics Center in Indianapolis, United States dated 15 January 2025.

* There is no share capital concept for limited liability company business structure under the applicable regulations.