



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

ANNOUNCEMENT

COMPLETION OF THE ACQUISITION OF A 49.0% INTEREST IN A DATA CENTRE ASSET LOCATED IN JAPAN AND USE OF PROCEEDS FROM THE EQUITY FUND RAISING

Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of CapitaLand Ascendas REIT dated 24 March 2026 titled “The Acquisitions of (A) a 100% Interest in and Leaseback of a Logistics Asset Located in Singapore, (B) a 50.0% Interest in a Business Space Asset Located in Singapore and (C) a 49.0% Interest in a Data Centre Asset Located in Japan” (the “Acquisition Announcement”) and dated 25 March 2026 titled “Results of the Private Placement and pricing of New Units under the Private Placement and the Preferential Offering” (the “Results of Placement Announcement”).

1. COMPLETION OF THE JAPAN DATA CENTRE ACQUISITION

Further to the Acquisition Announcement, CapitaLand Ascendas REIT Management Limited, in its capacity as manager of CapitaLand Ascendas REIT (“**CLAR**”, and the manager of CLAR, the “**Manager**”), is pleased to announce that the acquisition of the Japan Data Centre has been completed today.

2. USE OF PROCEEDS

Further to the Results of Placement Announcement and the announcements dated 2 April 2026, 10 April 2026 and 30 April 2026 in relation to the Equity Fund Raising, the Manager wishes to announce that, of the gross proceeds of approximately S\$903.5 million from the Equity Fund Raising, the Manager has utilised an additional S\$188.3 million (which is equivalent to 20.8% of the gross proceeds of the Equity Fund Raising) to partially finance the Japan Data Centre Acquisition.

Further to the deployment of proceeds as described above, details of the use of proceeds from the Equity Fund Raising will be as follows:

Intended use of proceeds	Announced use of proceeds ⁽¹⁾	Actual use of proceeds	Balance of proceeds not yet used
To partially finance the acquisition of a portfolio consisting of 2 Pioneer Sector 1, a ramp-up logistics property, Tuas	S\$113.6 million	S\$113.6 million	-

Intended use of proceeds	Announced use of proceeds⁽¹⁾	Actual use of proceeds	Balance of proceeds not yet used
Connection, a light industrial property, and 9 Kallang Sector, a high-specifications industrial property and the associated costs			
To partially finance the acquisition of DHL Canal Winchester, a modern Class A logistics property located at 8695 Basil Western Road, Canal Winchester, Ohio 43110, United States and the associated costs	S\$57.9 million	S\$57.9 million	-
To partially finance the acquisition of a portfolio consisting of six modern Class A logistics properties, being Sant Feliu I to IV in Barcelona, Spain and Torrejon I and II in Madrid, Spain and the associated costs	S\$108.6 million	S\$108.6 million	-
To partially finance the acquisition of a logistics estate located at 25 Loyang Crescent, Singapore 508988 and the associated costs	S\$218.3 million	-	S\$218.3 million
To partially finance the acquisition of a 50% interest in Ascent, a business park space located at 2 Science Park Drive, Singapore Science Park 1, Singapore 118222 and the associated costs	S\$93.5 million	S\$93.5 million	-
To partially finance the acquisition of a 49% interest in a data centre located in Greater Osaka, Japan and the associated costs	S\$188.3 million	S\$188.3 million	-

Intended use of proceeds	Announced use of proceeds⁽¹⁾	Actual use of proceeds	Balance of proceeds not yet used
To partially finance the potential acquisition of a light industrial asset in Singapore and the associated costs	S\$30.4 million	-	S\$30.4 million
To partially finance the potential acquisition of a ramp-up logistics facility in Singapore and the associated costs	S\$82.2 million	-	S\$82.2 million
To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by CLAR in connection with the Equity Fund Raising	S\$10.7 million	S\$6.0 million	S\$4.7 million
Total	S\$903.5 million	S\$567.9 million	S\$335.6 million

Note:

(1) As set out in the Results of Placement Announcement.

Such use is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the Equity Fund Raising allocated to such use. The Manager will make further announcements on the utilisation of the remaining proceeds from the Equity Fund Raising as and when such funds are materially disbursed.

BY ORDER OF THE BOARD

CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED

(Company Registration No. 200201987K)

(as manager of CapitalLand Ascendas REIT)

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
7 May 2026

IMPORTANT NOTICE

This announcement may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this announcement. Neither the Manager nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this announcement or its contents or otherwise arising in connection with this announcement.

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any securities of CLAR in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. The value of Units and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLAR is not necessarily indicative of the future performance of CLAR.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

This publication has not been reviewed by the Monetary Authority of Singapore.