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

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF A MODERN RAMP-UP LOGISTICS PROPERTY IN SINGAPORE AND USE OF PROCEEDS FROM THE EQUITY FUND RAISING

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*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the press release of CapitaLand Ascendas REIT dated 4 June 2026 titled "CapitaLand Ascendas REIT strengthens presence in Singapore with a DPU-accretive acquisition of a logistics asset for S$133.9 million" (the "**Press Release**") and announcement of CapitaLand Ascendas REIT dated 25 March 2026 titled "Results of the Private Placement and pricing of New Units under the Private Placement and the Preferential Offering" in relation to the Equity Fund Raising (the "**Results of Placement Announcement**").*

1. COMPLETION OF THE ACQUISITION OF RAMP-UP LOGISTICS PROPERTY

Further to the Press Release, CapitaLand Ascendas REIT Management Limited, in its capacity as the manager of CapitaLand Ascendas REIT (the "**Manager**"), is pleased to announce that the acquisition of 5 Tuas Avenue 5, a modern ramp-up logistics property, had been completed on 17 August 2026.

2. USE OF PROCEEDS

Further to the Results of Placement Announcement and the announcements dated 2 April 2026, 10 April 2026, 30 April 2026, 7 May 2026 and 11 June 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$82.2 million (which is equivalent to 9.1% of the gross proceeds of the Equity Fund Raising) to partially finance the 5 Tuas Avenue 5 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]	Use of proceeds (Revised)[2]	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	S$113.6 million	S$113.6 million	S$113.6 million	-

property, Tuas 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	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	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	-	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	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	S$188.3 million	-
To partially finance the potential acquisition of a light industrial asset in Singapore and associated costs	S$30.4 million	-	-	-
To partially finance the potential acquisition of a ramp-up logistics facility (now identified as 5 Tuas Avenue 5) in Singapore and associated costs	S$82.2 million	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$10.2 million	S$10.2 million	-
To be used for debt repayment purposes (including debt previously drawn down for investments, developments and/or asset enhancement initiatives)	-	S$30.9 million	S$30.9 million	-
Total	**S$903.5 million**	**S$903.5 million**	**S$685.2 million**	**S$218.3 million**

Note:

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

(2) As set out in the announcement of CapitaLand Ascendas REIT dated 11 June 2026 titled "Use of Proceeds from the Equity Fund Raising" in relation to the Equity Fund Raising (the "**Revised Use of Proceeds 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 in the Revised Use of Proceeds Announcement. 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 CapitaLand Ascendas REIT)

Hon Wei Seng

Lee Wei Hsiung

Company Secretaries

18 August 2026

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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.