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

ANNOUNCEMENT

DESPATCH OF INSTRUCTION BOOKLET (TOGETHER WITH THE ARE¹) TO ELIGIBLE UNITHOLDERS PURSUANT TO THE PREFERENTIAL OFFERING

Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of CapitaLand Ascendas REIT (“CLAR”) dated 24 March 2026 titled “Launch of Equity Fund Raising to Raise Gross Proceeds of No Less Than Approximately S\$900 Million”, in relation to the launch of the Equity Fund Raising (the “Launch Announcement”) and/or the Instruction Booklet (as defined herein).

1. INTRODUCTION

Further to the Launch Announcement and the announcements dated 24 March 2026, 25 March 2026 and 2 April 2026 in relation to the Equity Fund Raising, CapitaLand Ascendas REIT Management Limited, as manager of CapitaLand Ascendas REIT (the “**Manager**”), wishes to announce that the Preferential Offering will open on **Tuesday, 7 April 2026 at 9.00 a.m.**

For the avoidance of doubt, the Private Placement Units will not be entitled to the Advanced Distribution and will not be eligible to participate in the Preferential Offering.

2. DESPATCH OF INSTRUCTION BOOKLET AND ARE

The instruction booklet of CLAR in respect of the Preferential Offering dated 7 April 2026 (the “**Instruction Booklet**”), together with the ARE, will be despatched to Eligible Unitholders today, **Tuesday, 7 April 2026**. The Instruction Booklet and the ARE require the immediate attention of Eligible Unitholders.

¹ “**ARE**” refers to the acceptance form for the Preferential Offering Units provisionally allotted to Eligible Depositors and the application form for Excess Preferential Offering Units by Eligible Depositors.

Eligible Unitholders who wish to accept their provisional allotment of Preferential Offering Units and if applicable, apply for the Excess Preferential Offering Units², will need to do so in the manner set out in the Instruction Booklet and the ARE (in the case of Eligible Depositors) by **Wednesday, 15 April 2026**.

Unitholders who have applied for or purchased Units under the Central Provident Fund Investment Scheme (“**CPFIS**”) and/or the Supplementary Retirement Scheme (“**SRS**”) or through a finance company and/or a Depository Agent can only accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units by instructing the relevant bank in which they hold their CPFIS accounts or SRS Accounts, the relevant finance company and/or the relevant Depository Agent to do so on their behalf in accordance with the Instruction Booklet. Such Unitholders, where applicable, will receive notification letter(s) from their respective approved banks, finance companies and/or Depository Agents and should refer to such notification letter(s) for details of the last date and time to submit acceptances of their provisional allotments of the Preferential Offering Units and (if applicable) applications for Excess Preferential Offering Units to their respective approved banks, finance companies and/or Depository Agents.

3. COMMITMENT BY CLI RE FUND INVESTMENTS PTE. LTD. AND CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED

As stated in the Launch Announcement, to demonstrate its support for CLAR and the Equity Fund Raising, the following entities have each provided an irrevocable undertaking that, subject to any prohibitions or restrictions imposed by the relevant regulatory authorities (including the SGX-ST), they will each accept, subscribe and pay in full for, their respective total provisional allotment of the Preferential Offering Units based on their respective entitlements:

- (i) CLI RE Fund Investments Pte. Ltd., which holds a direct interest in 779,928,969 Units representing approximately 16.91% of the issued Units as at the date of launch of the Equity Fund Raising; and
- (ii) CapitaLand Ascendas REIT Management Limited (in its own capacity), which holds a direct interest in 2,987,139 Units representing approximately 0.06% of the issued Units as at the date of launch of the Equity Fund Raising.

4. INDICATIVE TIMETABLE

The Preferential Offering will close on:

- (a) **Wednesday, 15 April 2026 at 5.30 p.m.** for acceptances of provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units effected via the ARE or electronic applications via the SGX Investor

² “**Excess Preferential Offering Units**” refer to the Preferential Offering Units representing the provisional allotments of (i) Eligible Unitholders who decline or do not accept, whether in full or in part, their provisional allotment of the Preferential Offering Units; and (ii) Unitholders that are not Eligible Unitholders.

Portal and remittances via PayNow; or

- (b) **Wednesday, 15 April 2026 at 9.30 p.m.** for acceptances of provisional allotments of Preferential Offering Units and (if applicable) application of Excess Preferential Offering Units effected via electronic applications through an ATM of a Participating Bank (as defined in the Instruction Booklet).

The trading of the Preferential Offering Units on the SGX-ST and the refund of unsuccessful applications (if made through CDP) are expected to take place on **Thursday, 23 April 2026**.

Eligible Unitholders should note the dates and times of the following key events in relation to the Preferential Offering set out below:

Event	Indicative Date / Time
Last date that the Units are quoted on a “cum” Preferential Offering basis	Monday, 30 March 2026
Units trade ex-Preferential Offering	Tuesday, 31 March 2026
Record Date for eligibility to participate in the Preferential Offering	Wednesday, 1 April 2026 at 5.00 p.m.
Despatch of Instruction Booklet (together with the ARE) to Eligible Unitholders	Tuesday, 7 April 2026
Opening date and time for the Preferential Offering	Tuesday, 7 April 2026 at 9.00 a.m.
Closing Date (Last date and time for acceptance, (if applicable) application and payment for the provisional allotments of the Preferential Offering Units and Excess Preferential Offering Units)	Wednesday, 15 April 2026 at: <ul style="list-style-type: none"> • 5.30 p.m. for applications via the ARE and electronic applications via the SGX Investor Portal and remittances via PayNow • 9.30 p.m. for electronic applications through an ATM of a Participating Bank
Expected date for crediting of the Preferential Offering Units	Thursday, 23 April 2026
Expected date and time for listing and commencement of trading of the Preferential Offering Units	Thursday, 23 April 2026 at 9.00 a.m.
Expected date for refund of unsuccessful applications (if made through CDP)	Thursday, 23 April 2026

BY ORDER OF THE BOARD

CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED

(Company Registration Number: 200201987K)

As manager of CapitalLand Ascendas REIT

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries

7 April 2026

IMPORTANT NOTICE

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States.

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.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than to eligible UK investors), Hong Kong, Thailand, Malaysia, Canada (other than to accredited investors and permitted clients), Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the US Securities Act of 1933, as amended (the “**US Securities Act**”), and may not be offered or sold in the United States except pursuant to an exemption from, or in a transaction not subject to the registration requirements of the US Securities Act and in accordance with applicable securities laws of any state or jurisdiction of the United States. Accordingly, the securities referred to herein are being offered and sold (i) outside the United States in "offshore transactions" as defined in, and in accordance with Regulation S and (ii) to qualified institutional buyers within the meaning of Rule 144A under the US Securities Act.

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.

Notification under Section 309B of the Securities and Futures Act 2001: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).