



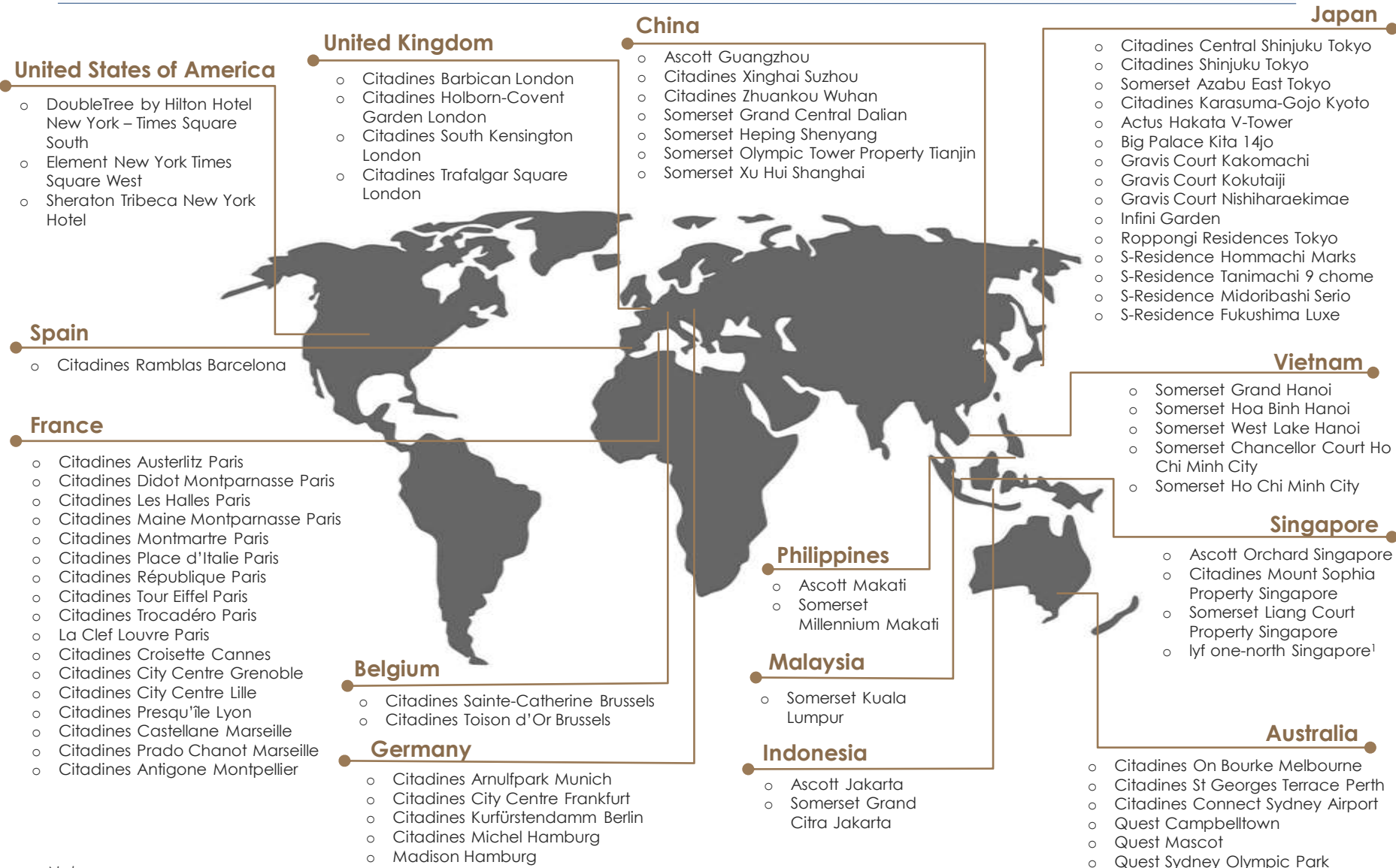
Ascott Residence Trust

Portfolio Details

30 July 2019

Ascott REIT's Global Footprint

74 Quality Assets Diversified Geographically Across 14 Countries, 37 Cities



Notes:

1. Property currently under development

Breakdown of Valuation by Country

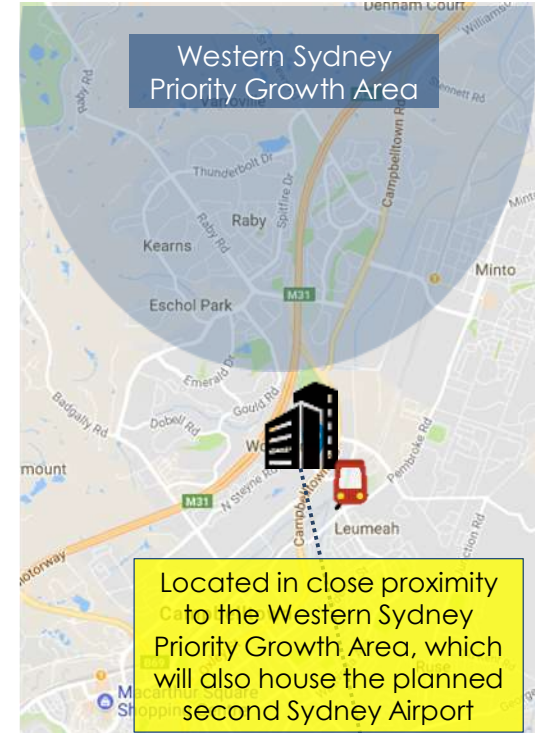
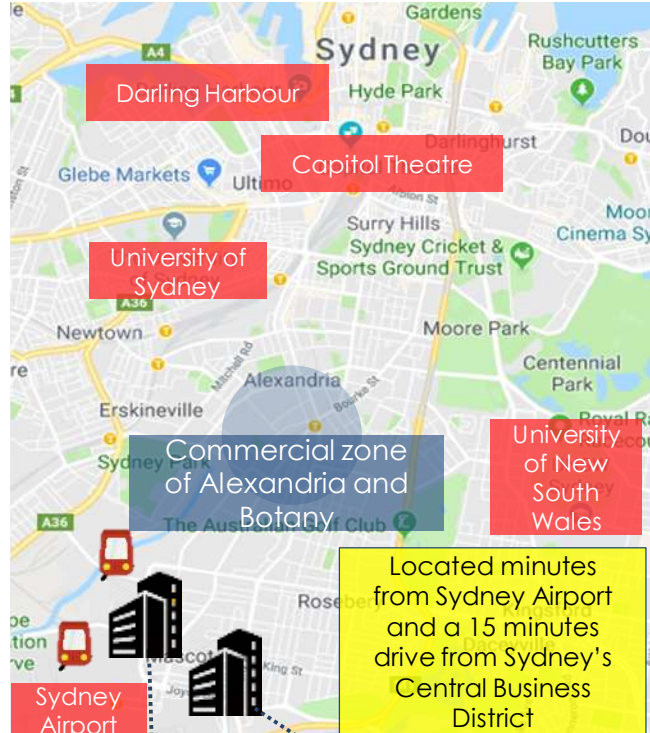
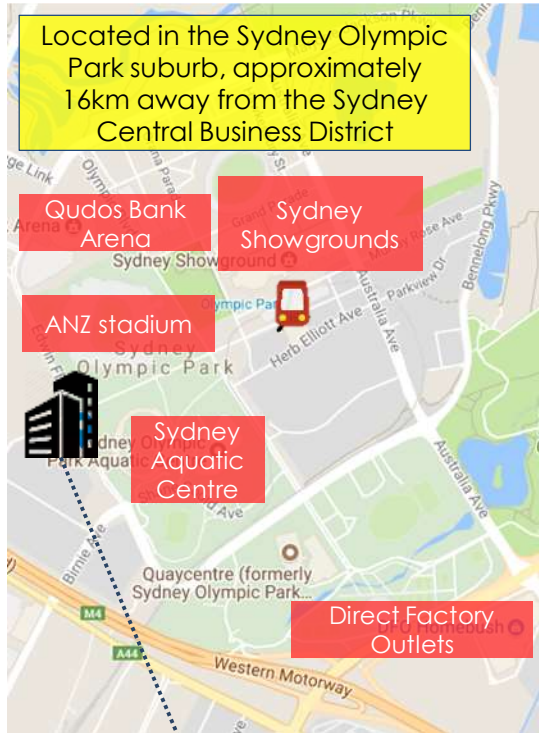
Country	No. of Properties	No. of Units	Valuation (LC mil)	Valuation (\$\$ mil)
Australia	6	927	AUD 353.9 ¹	335.5 ¹
Belgium	2	323	EUR 43.9	67.4
China	7	1,441	RMB 2,525.0	502.6
France	17	1,672	EUR 329.0	504.0
Germany	5	721	EUR 162.0	248.3
Indonesia	2	407	USD 75.0	102.6
Japan	15	2,086	JPY 53,182.0	664.2
Malaysia	1	205	MYR 155.0	50.8
Philippines	2	495	PHP 5,282.0 ²	138.1 ²
Singapore	4	895 ³	S\$817.1	817.1
Spain	1	131	EUR 45.0	68.9
United Kingdom	4	600	GBP 278.7	489.9
United States	3	1,004	USD 447.2	611.9
Vietnam	5	851	VND 4,617.2 bil	272.5
Total	74	11,758	-	4,873.8

Note: Figures above as at 30 June 2019 unless otherwise stated

1. For Citadines Connect Sydney Airport, it refers to independent valuation undertaken for the acquisition
2. Valuation relates to the 427 units owned by Ascott Reit
3. Number of units for lyf one-north Singapore is subject to change

Properties in Australia

Greater Sydney



Quest Sydney Olympic Park ●

Units	140
Tenure (years)/ Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$\$45.5/ AUD48.0

Citadines Connect Sydney Airport ●

Units	150
Tenure (years)/ Expiry	Freehold
Valuation ¹ (\$\$/LC'mil)	\$\$62.6/ AUD66.0

Quest Mascot ●

Units	91
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$25.1/ AUD26.5

Quest Campbelltown ●

Units	81
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$21.4/ AUD22.6

Note: Figures above as at 30 June 2019. Source: Google Maps

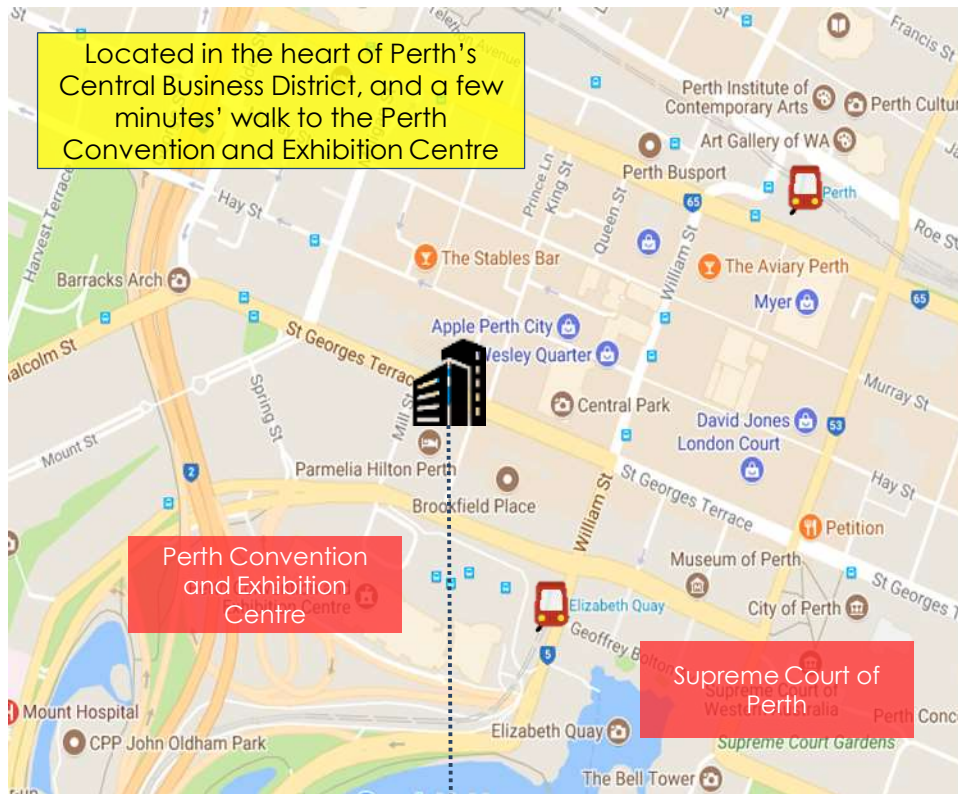
1. Refers to the independent valuation undertaken for the acquisition

● Management Contract ● Master Lease ● Metro/Train Station

Properties in Australia

Perth

Located in the heart of Perth's Central Business District, and a few minutes' walk to the Perth Convention and Exhibition Centre



Perth Convention and Exhibition Centre

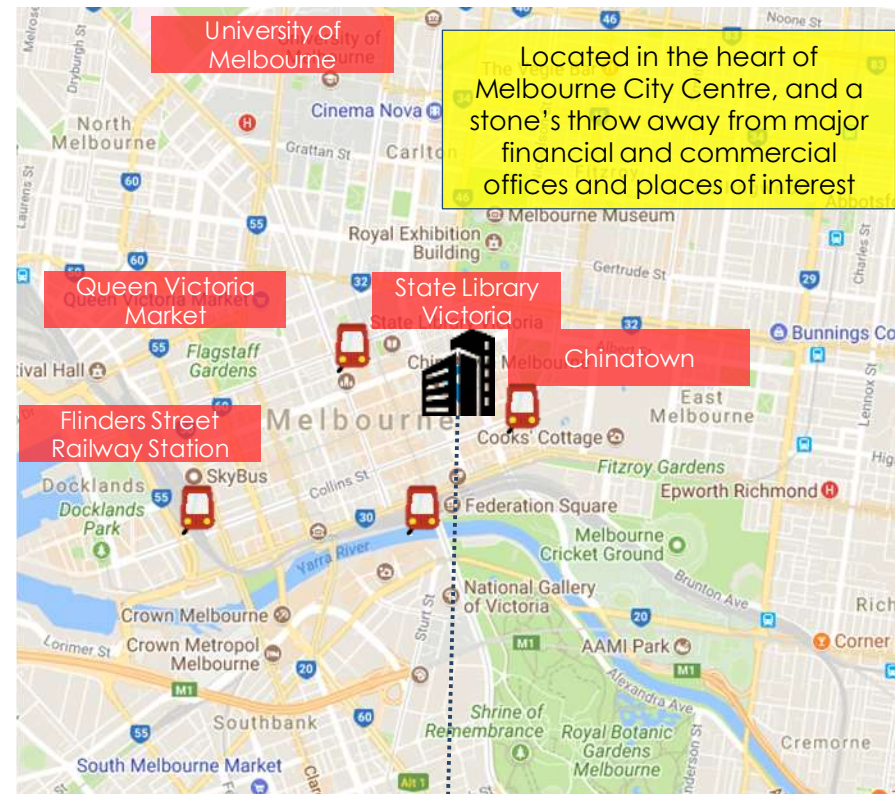
Supreme Court of Western Australia

Citadines St Georges Terrace Perth ●

Units	85
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S18.8/ AUD19.8

Melbourne

Located in the heart of Melbourne City Centre, and a stone's throw away from major financial and commercial offices and places of interest



University of Melbourne

Queen Victoria Market

State Library Victoria

Flinders Street Railway Station

Chinatown

Citadines on Bourke Melbourne ●

Units	380
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S162.1/ AUD171.0

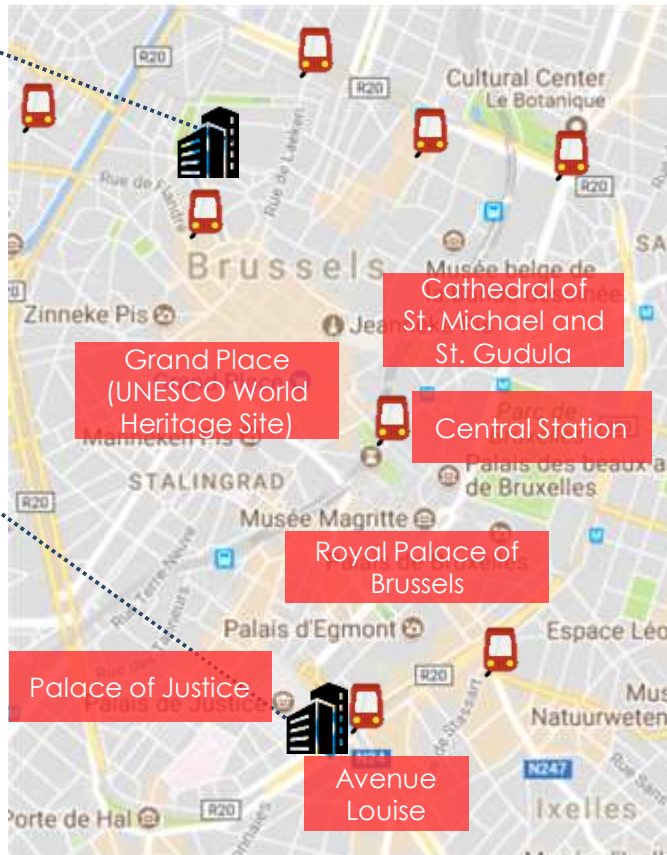
Properties in Belgium & Spain

Proximity to historical landmarks and major commercial districts in Brussels;
Centrally located right in La Rambla, Barcelona

Belgium

Citadines Sainte-Catherine Brussels ●

Units	169
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$36.5/ EUR23.8



Spain

Located in the renowned district of La Rambla, close to major commercial and historical sites



Citadines Ramblas Barcelona ●

Units	131
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$68.9/ EUR45.0

Properties in China

Shanghai



Somerset Xu Hui Shanghai ●

Units	168
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	S\$79.2/ RMB398.0

Tianjin



Somerset Olympic Tower Property Tianjin ●

Units	185
Tenure (years)/ Expiry	70/ 2062
Valuation (\$\$/LC'mil)	S\$66.3/ RMB333.0

Note: Figures above as at 30 June 2019

Source: Google Maps

Properties in China

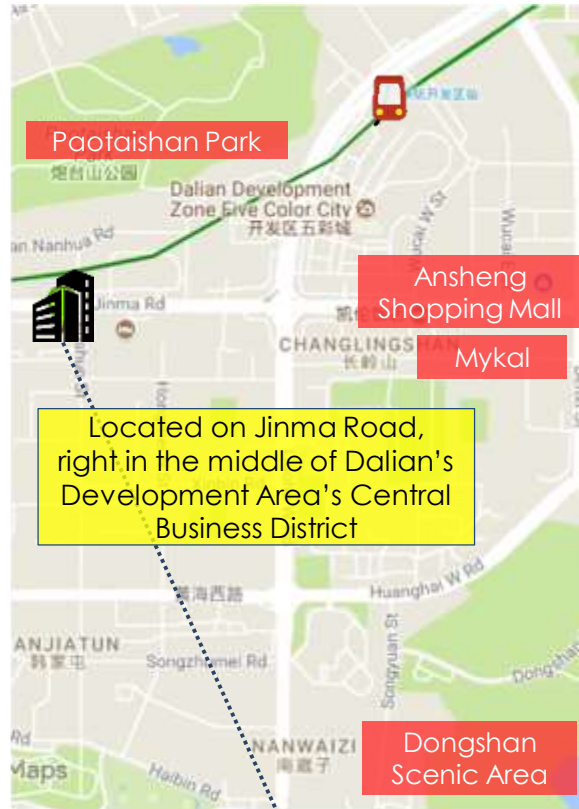
Guangzhou



Located in the heart of Tianhe Financial District and a 15 minute drive from the Central Business District

Ascott Guangzhou ●	
Units	207
Tenure (years)/ Expiry	70/ 2074
Valuation (\$\$/LC'mil)	\$S102.1/ RMB513.0

Dalian



Located on Jinma Road, right in the middle of Dalian's Development Area's Central Business District

Somerset Grand Central Dalian ●

Units	195
Tenure (years)/ Expiry	50/ 2056
Valuation (\$\$/LC'mil)	\$S101.1/ RMB508.0

Wuhan



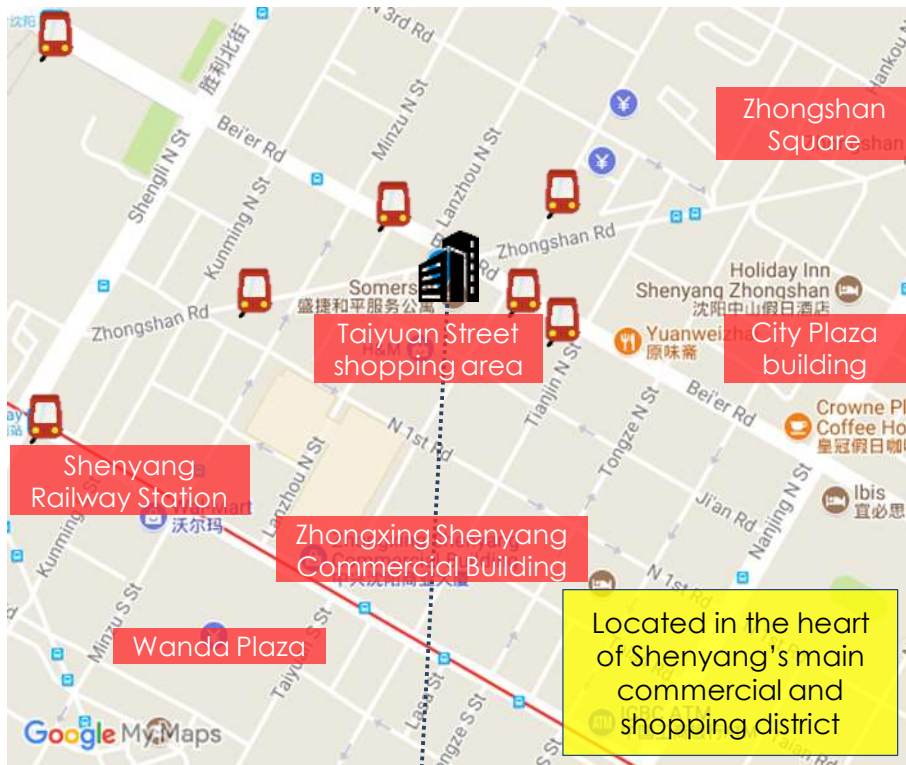
Part of an integrated development in the Wuhan Economic and Technological Development Zone, with a wide selection of residential, retail and food outlets in the vicinity

Citadines Zhuan Kou Wuhan ●

Units	249
Tenure (years)/ Expiry	40/ 2043
Valuation (\$\$/LC'mil)	\$S44.6/ RMB224.0

Properties in China

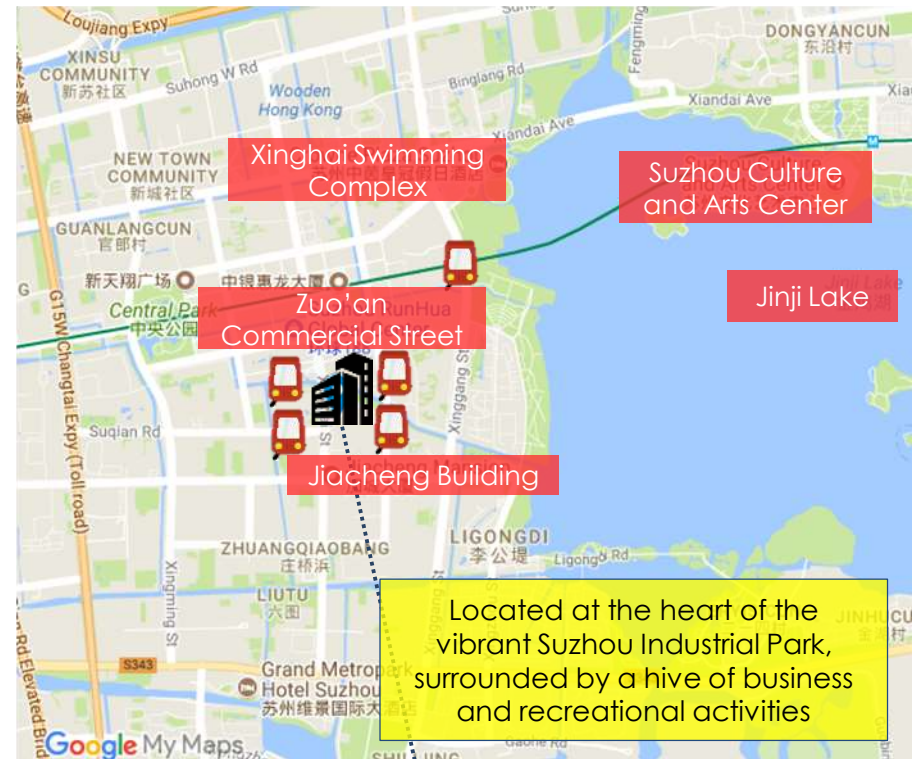
Shenyang



Somerset Heping Shenyang ●

Units	270
Tenure (years)/ Expiry	40/ 2046
Valuation (\$\$/LC'mil)	\$S\$78.8/ RMB396.0

Suzhou

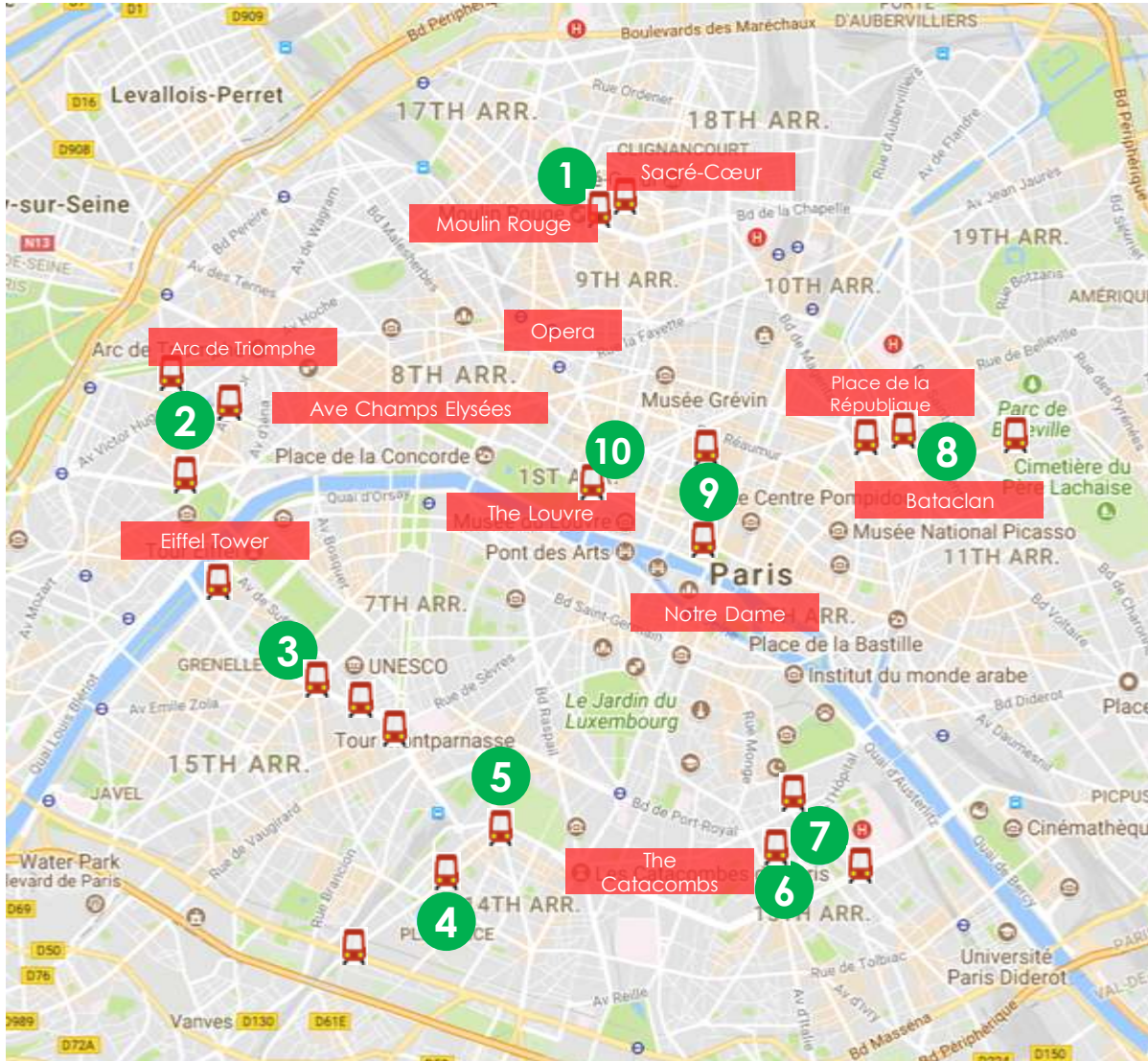


Citadines Xinghai Suzhou ●

Units	167
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	\$S\$30.5/ RMB153.0

Properties in France

Paris



- 1 Citadines Montmartre ●
- 2 Citadines Trocadéro ●
- 3 Citadines Tour Eiffel ●
- 4 Citadines Didot Montparnasse ●
- 5 Citadines Maine Montparnasse ●
- 6 Citadines Place d'Italie ●
- 7 Citadines Austerlitz ●
- 8 Citadines République ●
- 9 Citadines Les Halles ●
- 10 La Clef Louvre ●

Properties in France

Paris

	1	2	3	4	5
	Citadines Montmartre	Citadines Trocadéro	Citadines Tour Eiffel	Citadines Didot Montparnasse	Citadines Maine Montparnasse

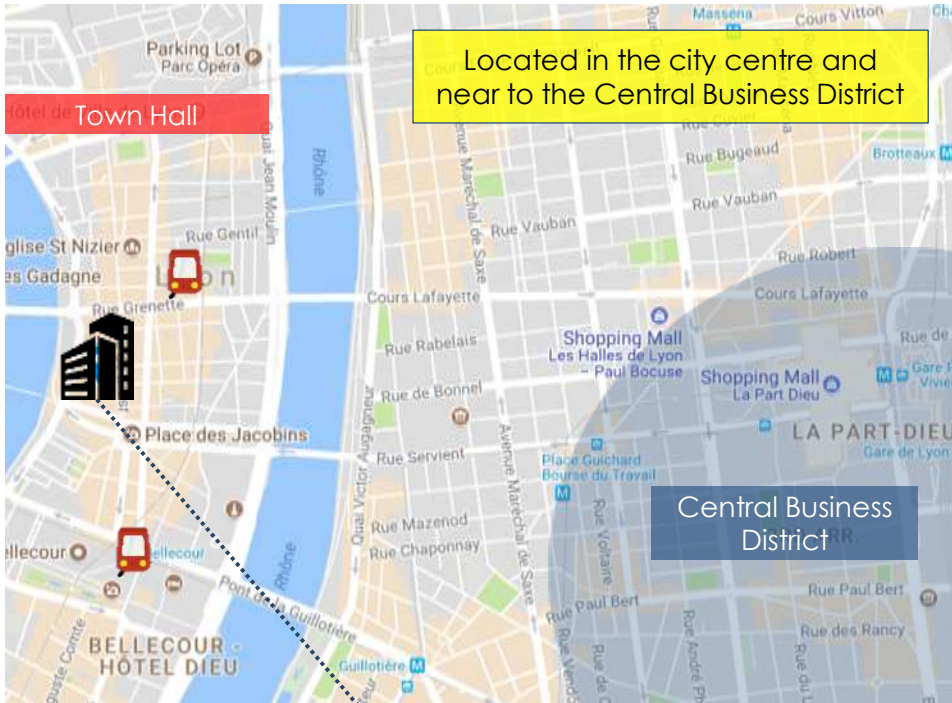
Units	111	97	104	80	67
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$36.3/ EUR23.7	\$42.2/ EUR27.6	\$69.7/ EUR45.5	\$21.5/ EUR14.0	\$24.7/ EUR16.1

	6	7	8	9	10
	Citadines Place d'Italie	Citadines Austerlitz	Citadines République	Citadines Les Halles	La Clef Louvre

Units	169	50	76	189	51
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$51.8/ EUR33.8	\$11.0/ EUR7.2	\$22.5/ EUR14.7	\$84.6/ EUR55.2	\$48.3/ EUR31.5

Properties in France

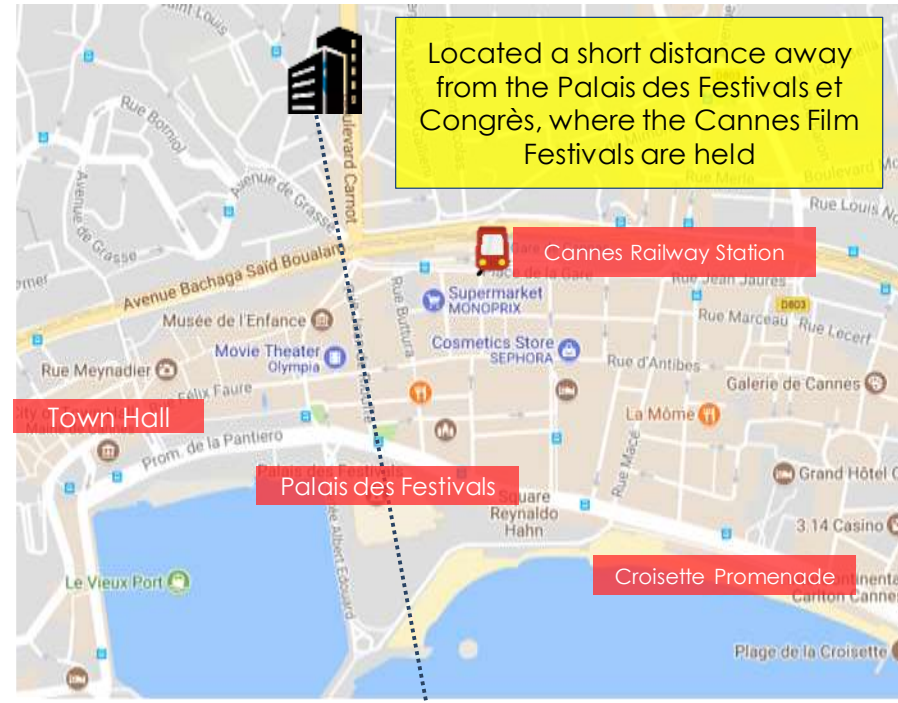
Lyon



Citadines Presqu'île Lyon

Units	116
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S21.9/ EUR14.3

Cannes

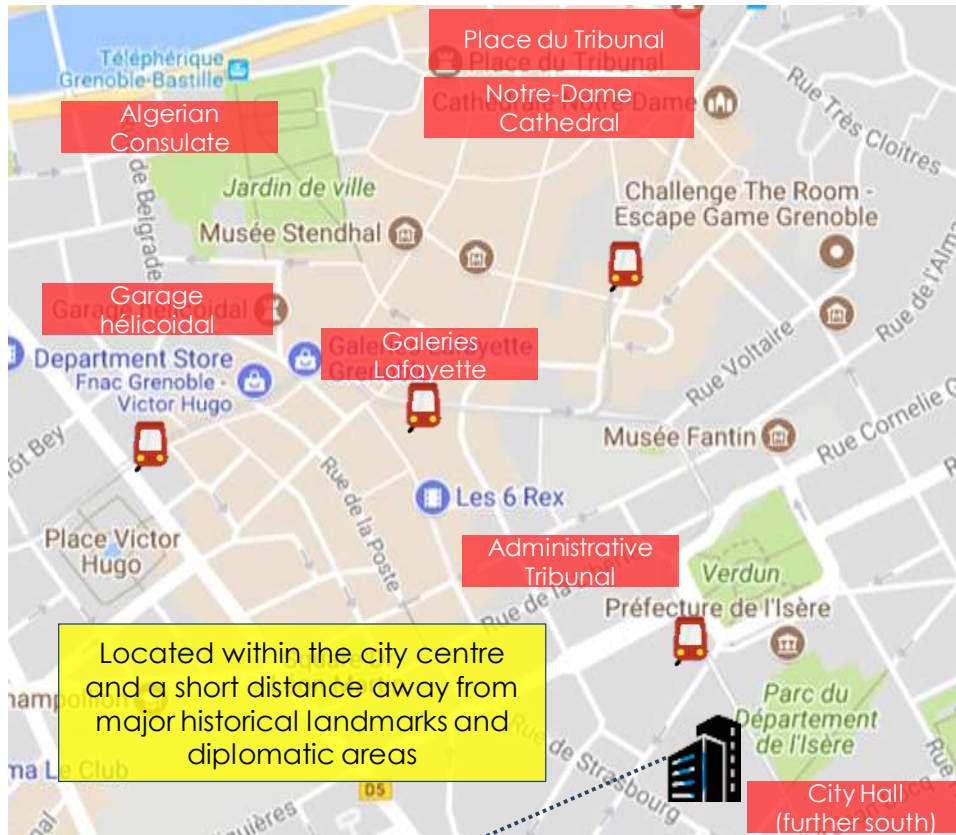


Citadines Croisette Cannes

Units	58
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S7.7/ EUR5.0

Properties in France

Grenoble

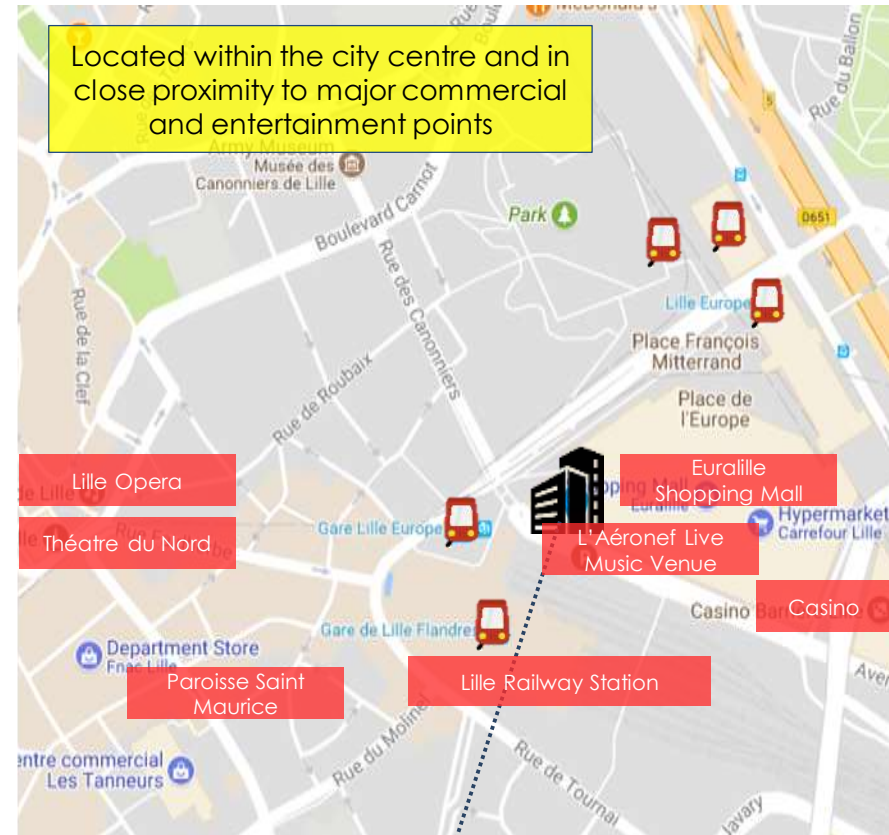


Located within the city centre and a short distance away from major historical landmarks and diplomatic areas

Citadines City Centre Grenoble

Units	107
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$9.0/ EUR5.9

Lille



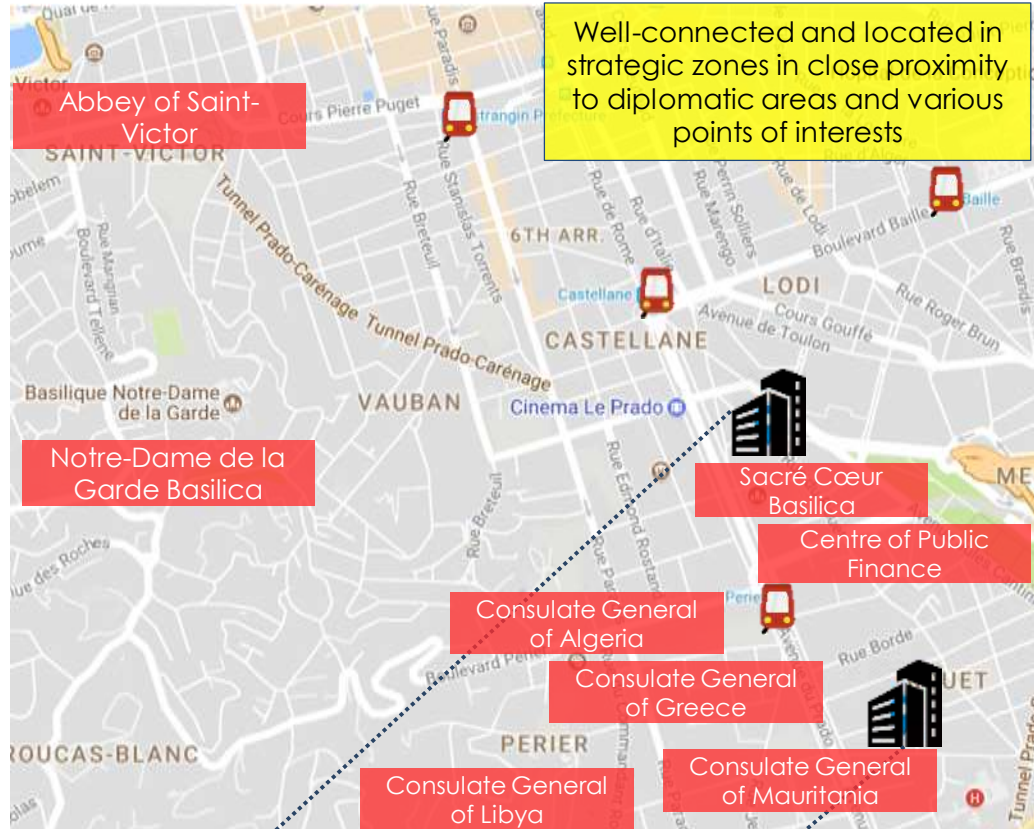
Located within the city centre and in close proximity to major commercial and entertainment points

Citadines City Centre Lille

Units	101
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$15.0/ EUR9.8

Properties in France

Marseille



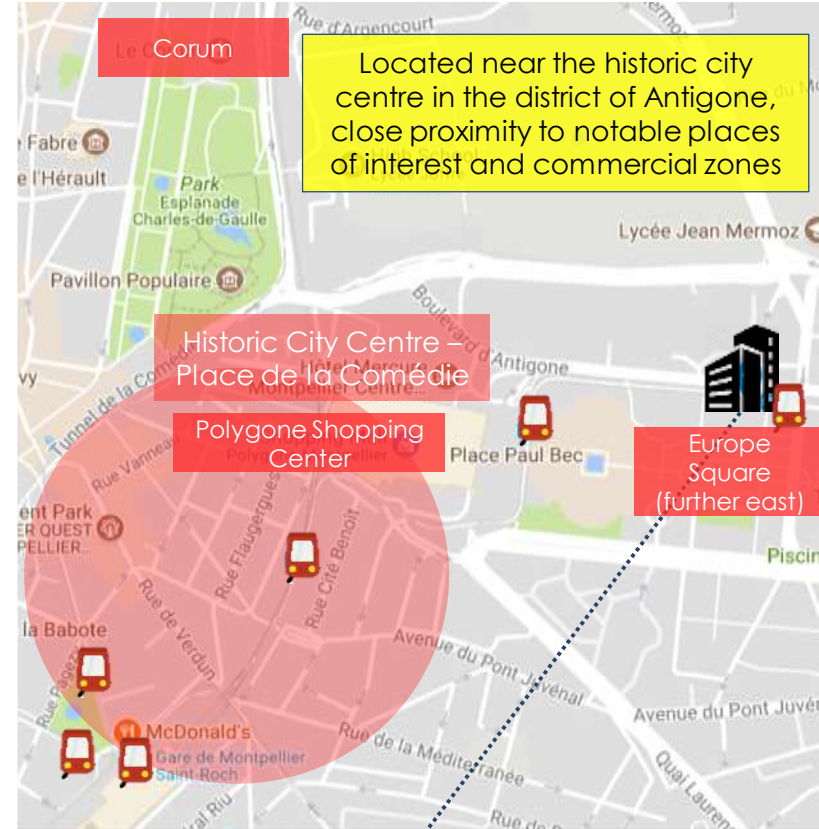
Citadines Castellane Marseille

Units	97
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S12.4/ EUR8.1

Citadines Prado Chanot Marseille

Units	77
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S9.5/ EUR6.2

Montpellier



Citadines Antigone Montpellier

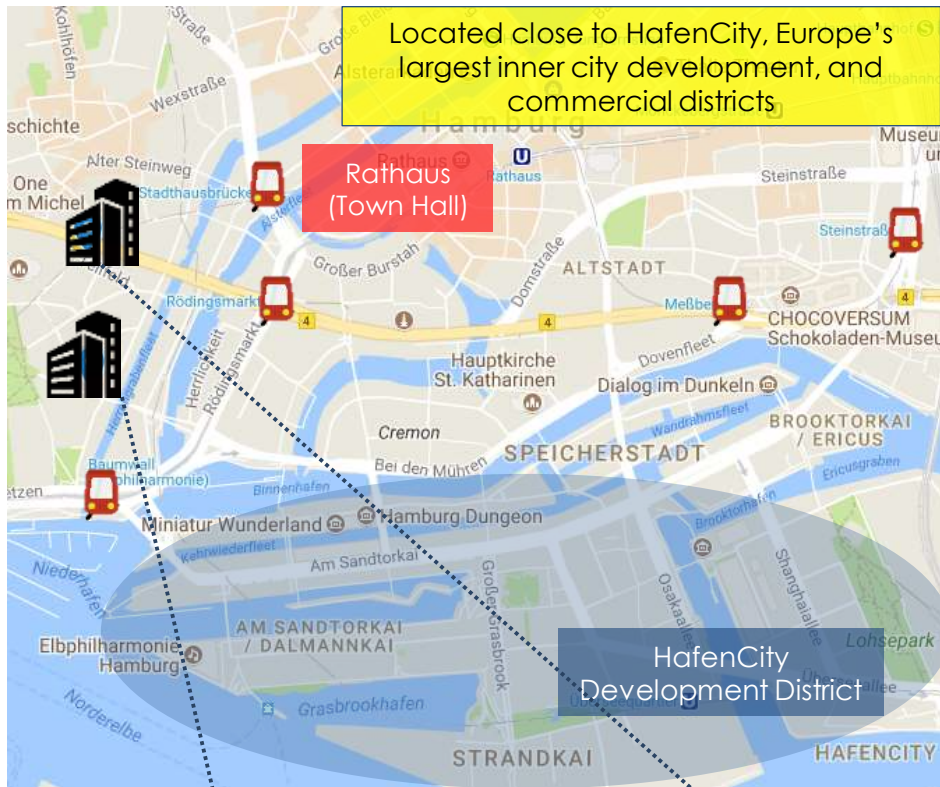
Units	122
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S15.9/ EUR10.4

Properties in Germany

Hamburg

Located close to Hafencity, Europe's largest inner city development, and commercial districts

Rathaus
(Town Hall)



Hafencity
Development District

Madison Hamburg

Units	166
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S78.6/ EUR51.3

Citadines Michel Hamburg

Units	127
Tenure (years)/ Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$S47.8/ EUR31.2

Berlin

Located in commercial district of Kurfürstendamm and ten minutes drive to the Financial District of Potsdamer Platz

Kaiser Wilhelm
Memorial Church

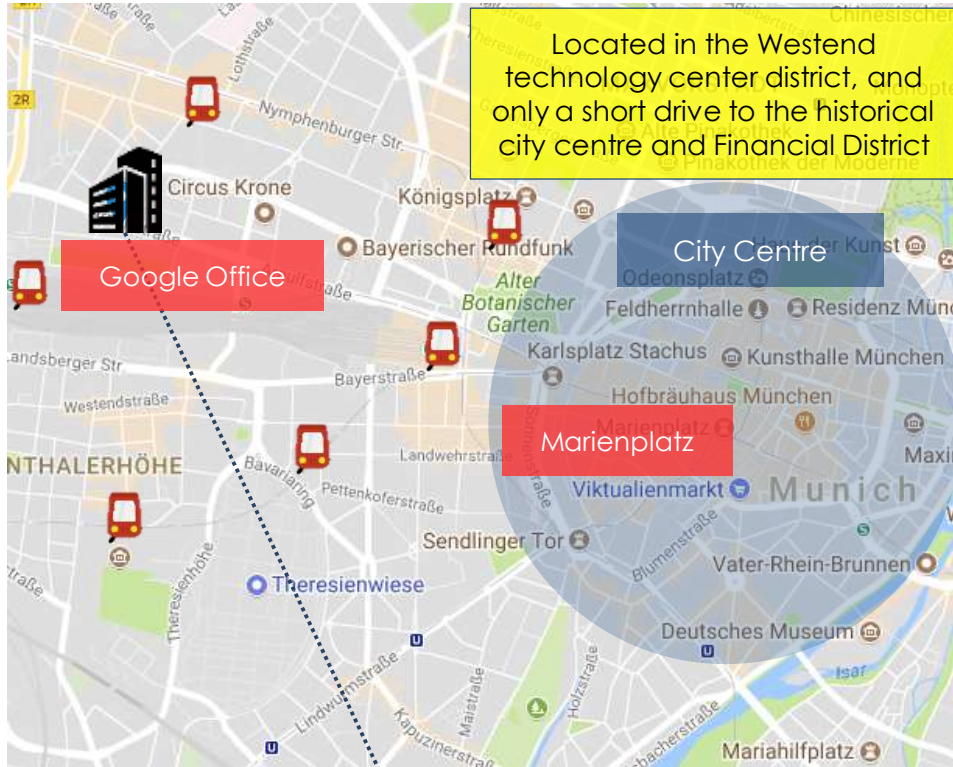


Citadines Kurfürstendamm Berlin

Units	117
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S22.5/ EUR14.7

Properties in Germany

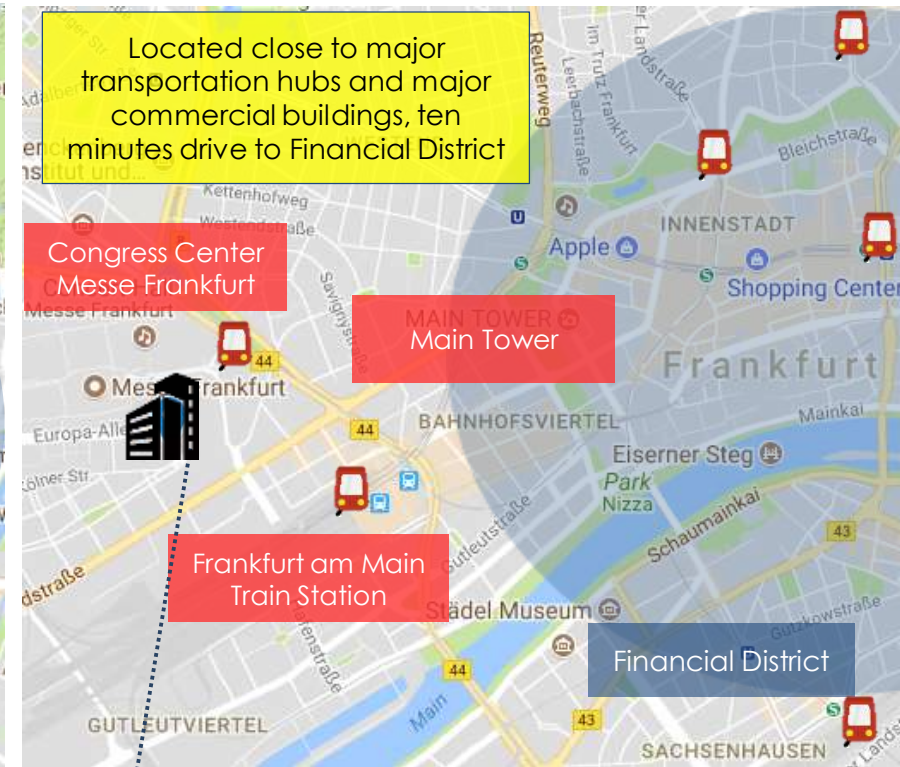
Munich



Citadines Arnulfpark Munich

Units	146
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S37.3/ EUR24.3

Frankfurt



Citadines City Centre Frankfurt

Units	165
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S62.1/ EUR40.5

Note: Figures above as at 30 June 2019

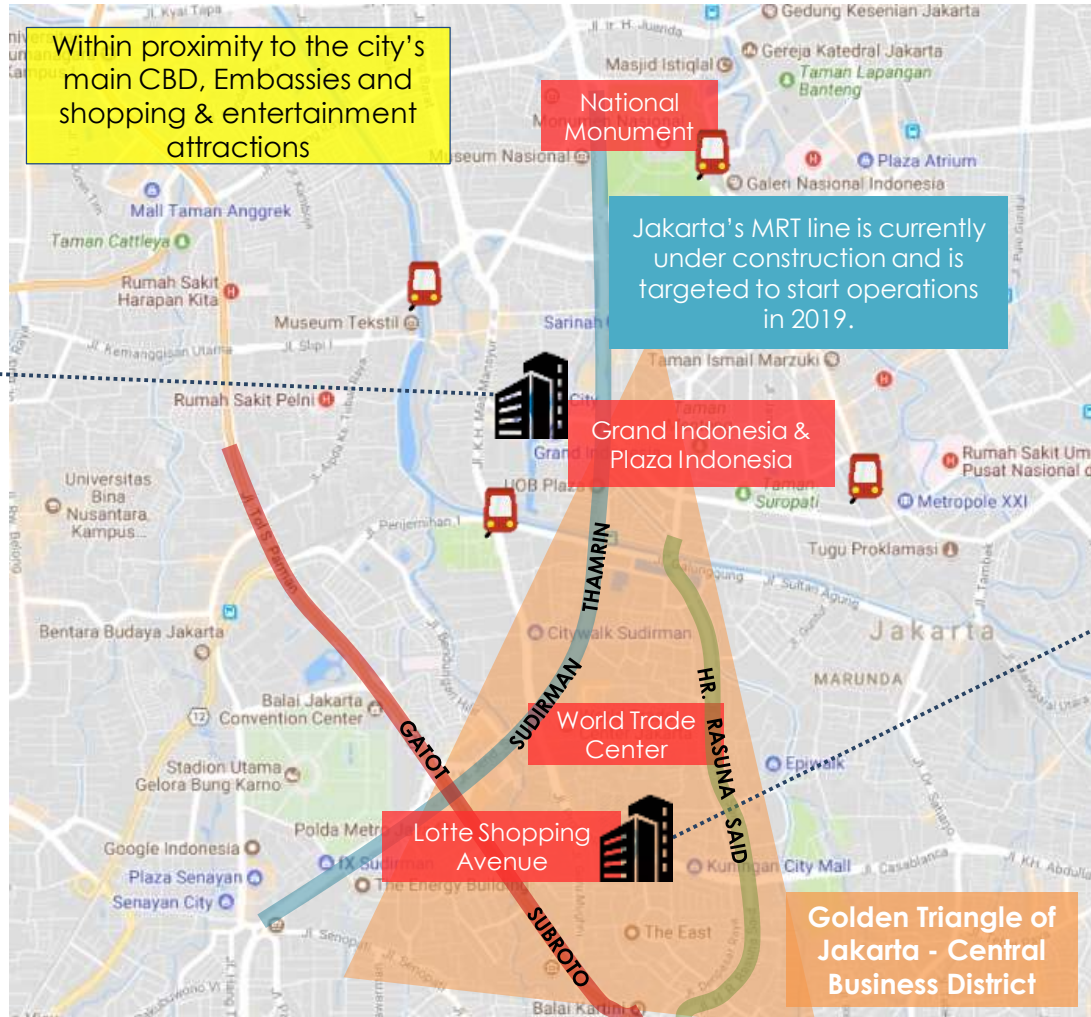
Source: Google Maps

● Master Lease

🚆 Metro/Train Station

Properties in Indonesia

Located in 'The Golden Triangle' – in the heart of Jakarta's main business and shopping areas



Ascott Jakarta ●

Units 204

Tenure (years)/ Expiry¹ 26/ 2024

Valuation (\$\$/LC'mil) S\$62.9/ USD46.0

Somerset Grand Citra Jakarta ●

Units 203

Tenure (years)/ Expiry¹ 30/ 2024

Valuation (\$\$/LC'mil) S\$39.7/ USD29.0

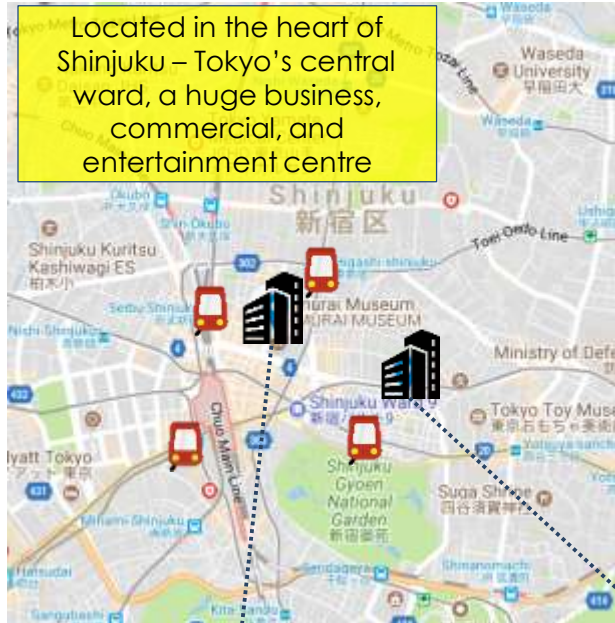
Note: Figures above as at 30 June 2019. Source: Google Maps
1. Renewable upon expiry, subject to approval.

Properties in Japan

Tokyo

Located in the heart of Shinjuku – Tokyo's central ward, a huge business, commercial, and entertainment centre

Located in the upscale Azabu district of Minato-ku in Tokyo's Central Business District



Kyoto

Located in the Shimogyo-ku area, a nexus for commerce and shopping



Kyoto station, Bullet train station in Kyoto

Citadines Central Shinjuku Tokyo ●

Units	206
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$141.8/ JPY11,350.0

Citadines Shinjuku Tokyo ●

Units	160
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$114.0/ JPY9,130.0

Somerset Azabu East Tokyo ●

Units	79
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$44.8/ JPY3,583.0

Citadines Karasuma-Gojo Kyoto ●

Units	124
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$58.2/ JPY4,663.0

Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

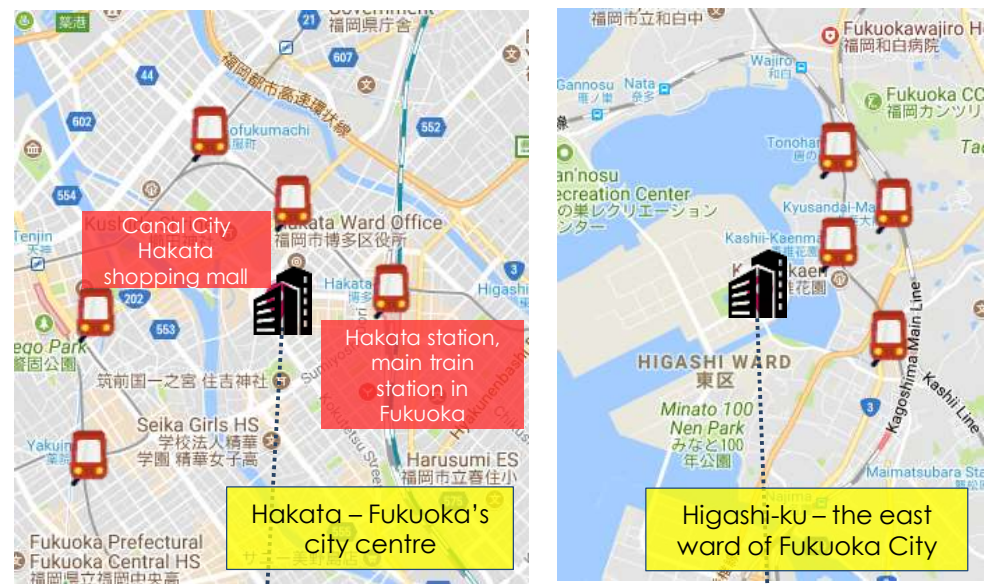
Tokyo



Roppongi Residences Tokyo ●

Units	64
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$39.4/ JPY3,154.0

Fukuoka



Actus Hakata V-Tower ●

Units	296
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$46.8/ JPY3,745.0

Infini Garden ●

Units	389
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$84.9/ JPY6,800.0

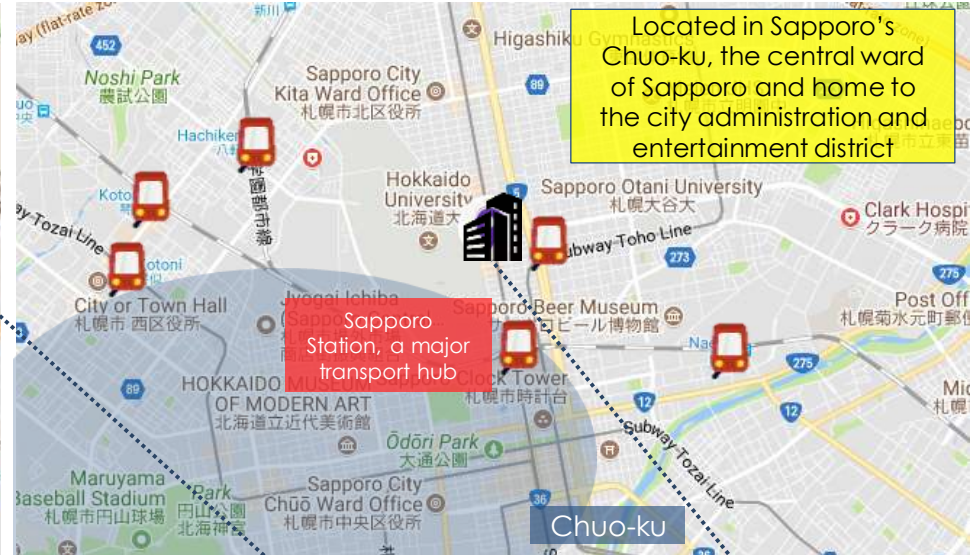
Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

Hiroshima



Sapporo



Gravis Court Kakomachi ●

Units	63
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$7.5/ JPY600.0

Gravis Court Kokutajiji ●

Units	48
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$5.7/ JPY458.0

Gravis Court Nishiharaekimae ●

Units	29
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$4.8/ JPY381.0

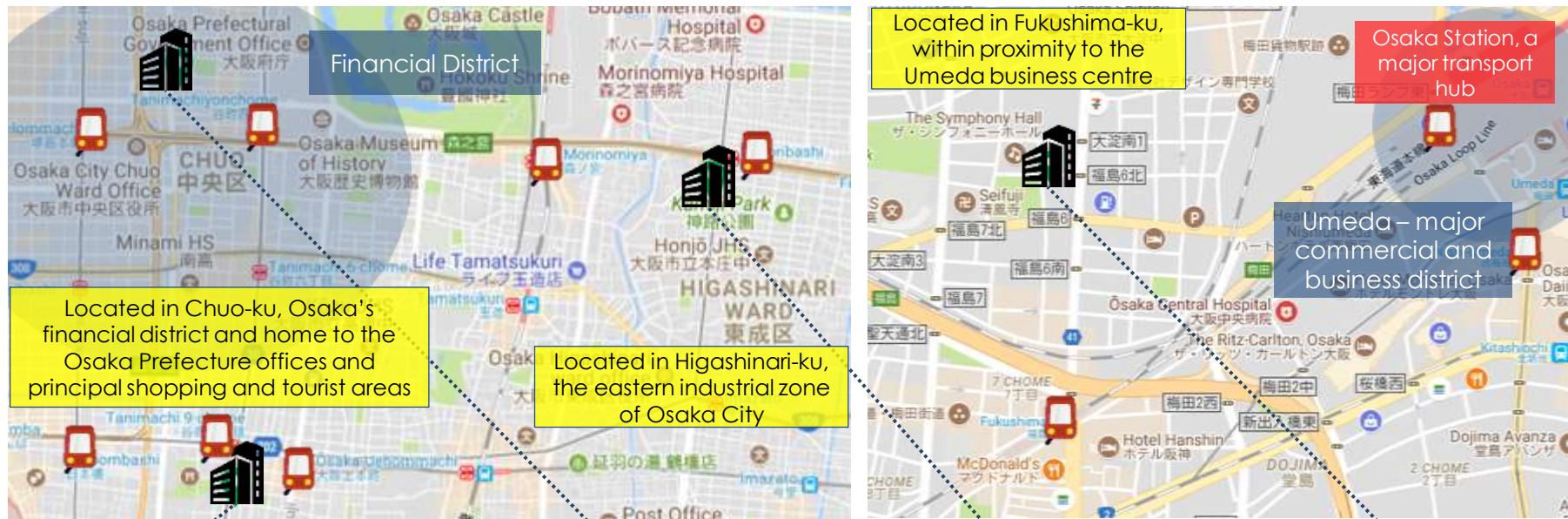
Big Palace Kita 14jo ●

Units	140
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$18.9/ JPY1,516.0

Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

Osaka



S-Residence Tanimachi 9 chome ●

Units	102
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$21.4/ JPY1,715.0

S-Residence Hommachi Marks ●

Units	110
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$20.0/ JPY1,605.0

S-Residence Midoribashi Serio ●

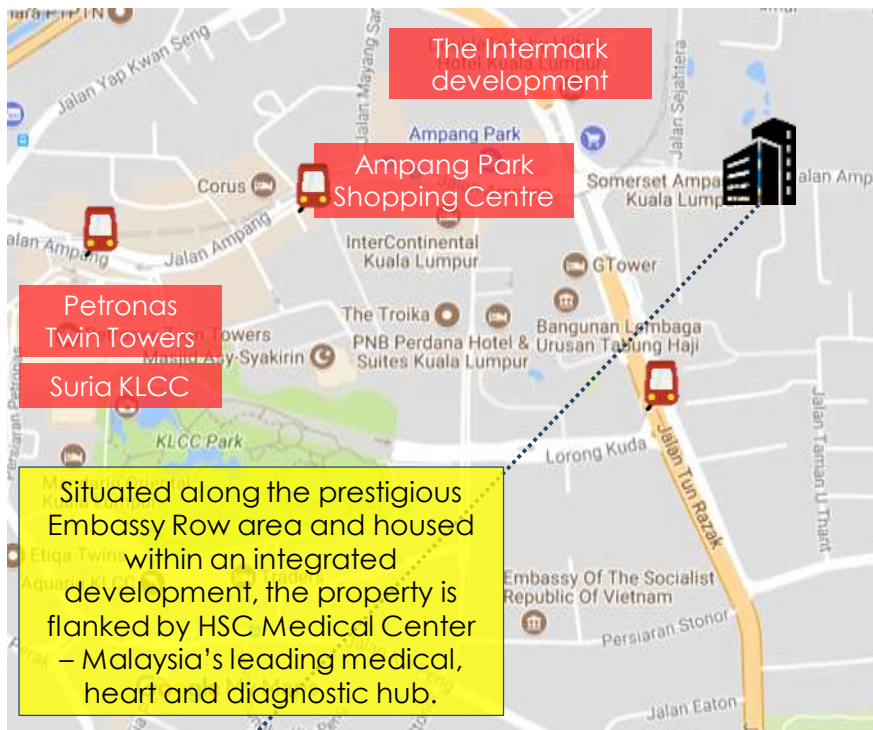
Units	98
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$17.7/ JPY1,414.0

S-Residence Fukushima Luxe ●

Units	178
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$38.3/ JPY3,068.0

Properties in Malaysia & Philippines

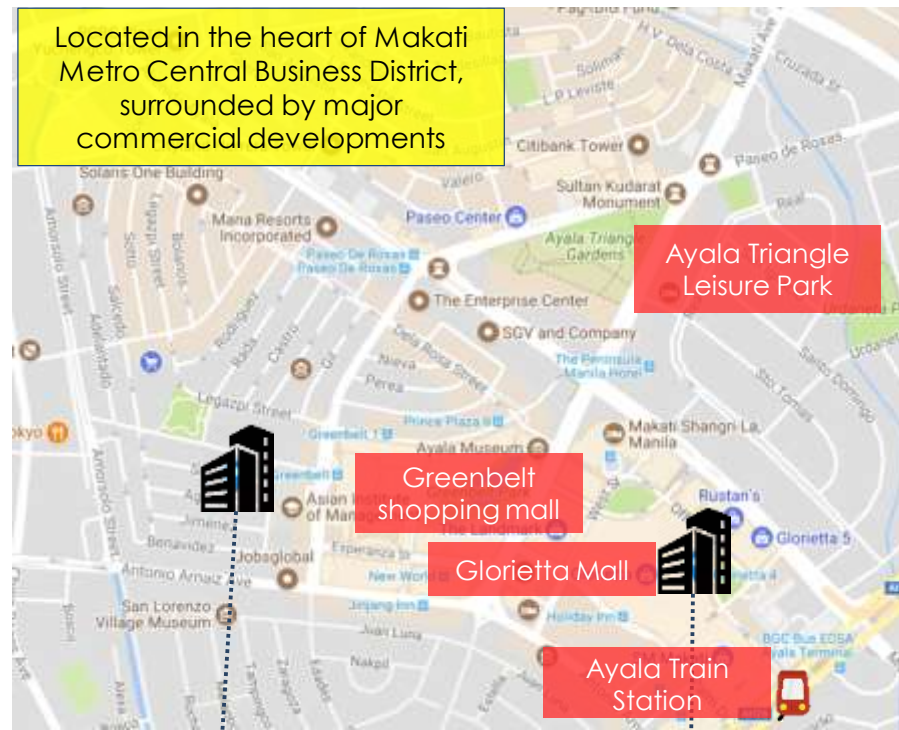
Malaysia



Somerset Kuala Lumpur ●

Units	205
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$50.8/ MYR155.0

Philippines



Somerset Millennium Makati ●

Units	133
Tenure (years)/Expiry	Freehold
Valuation ¹ (\$\$/LC'mil)	S\$15.9/ PHP608.0

Ascott Makati ●

Units	362
Tenure (years)/Expiry	48/ 2044
Valuation (\$\$/LC'mil)	S\$122.2/ PHP4,674.0

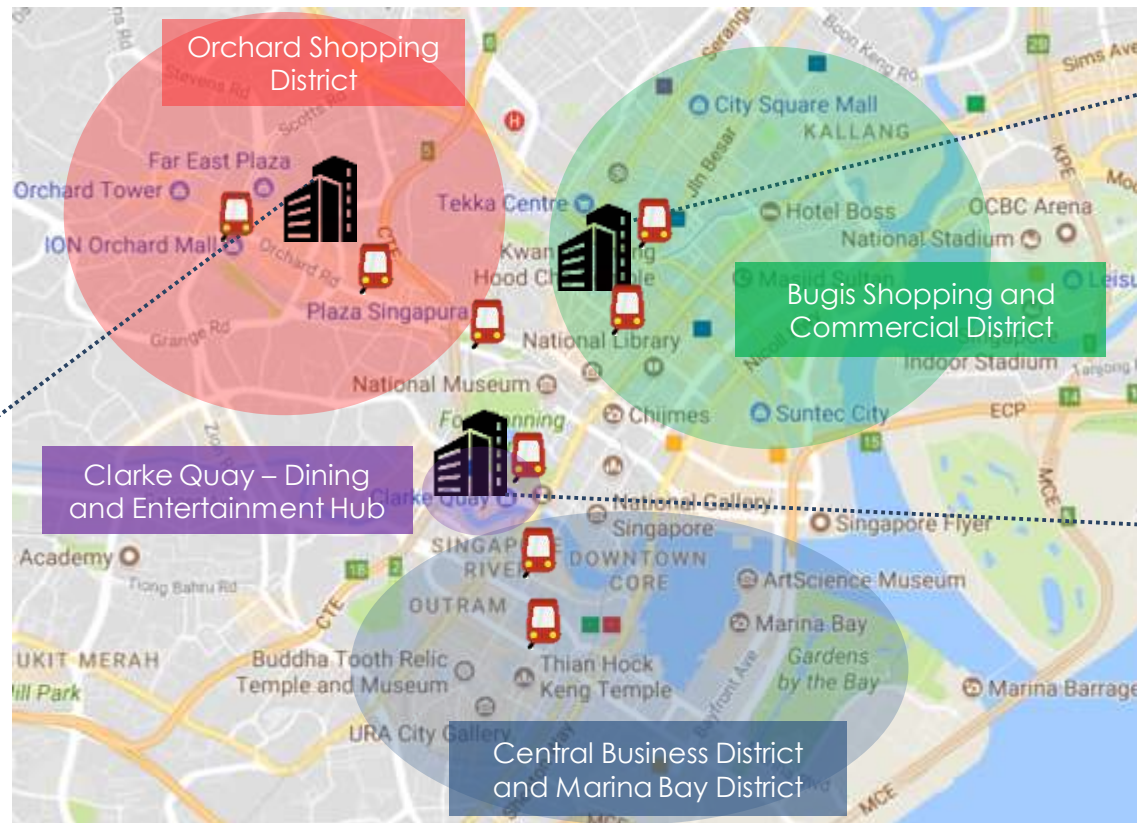
Note: Figures above as at 30 June 2019. Source: Google Maps

1. Valuation relates to the 65 units owned by Ascott Reit

● Management Contract  Metro/Train Station

Properties in Singapore

Strategically located in major commercial districts of Singapore and well-connected to Mass Rapid Transit (MRT) stations



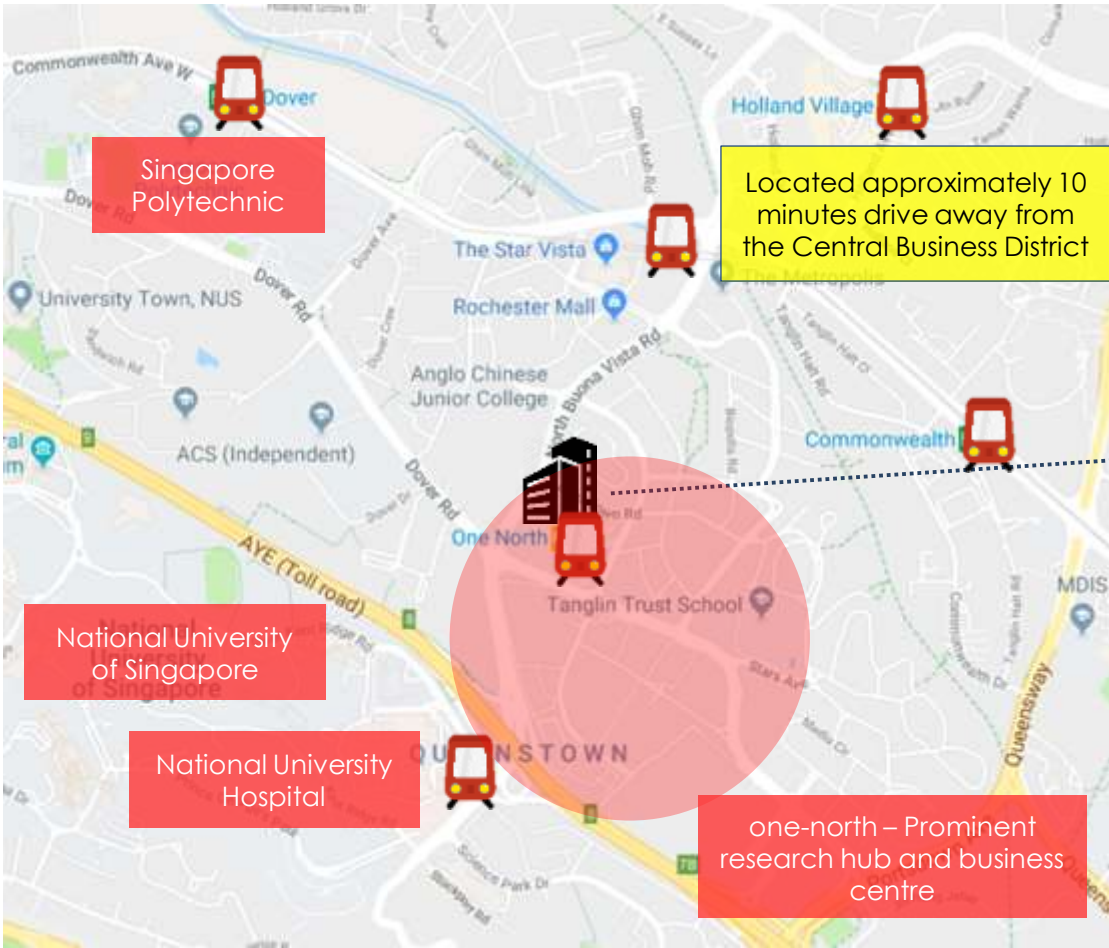
Ascott Orchard Singapore	●
Units	220
Tenure (years)/ Expiry	99/ 2113
Valuation (\$\$'mil)	\$S\$407.0

Citadines Mount Sophia Property Singapore	●
Units	154
Tenure (years)/ Expiry	96/ 2105
Valuation (\$\$'mil)	\$S\$132.0

Somerset Liang Court Property Singapore	●
Units	197
Tenure (years)/ Expiry	97/ 2077
Valuation (\$\$'mil)	\$S\$211.0

Properties in Singapore (Under Development)

Located in prime developing district and enjoys accessibility to the MRT station, food & beverage outlets, retail and offices



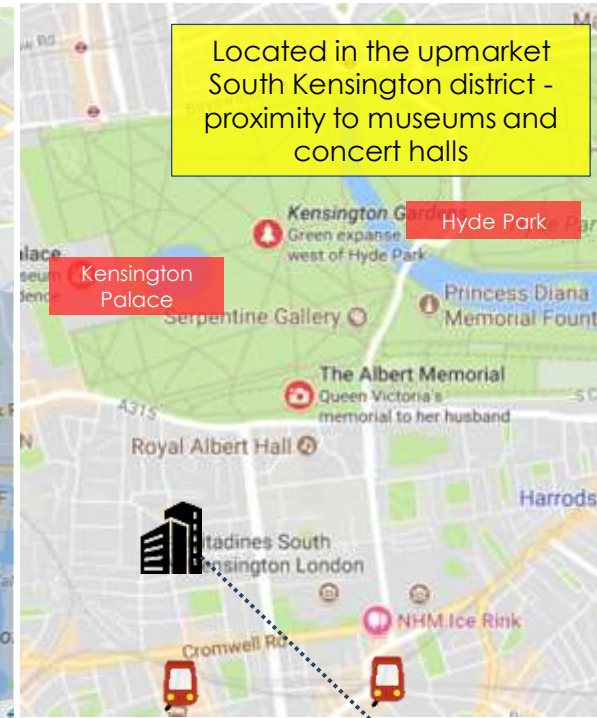
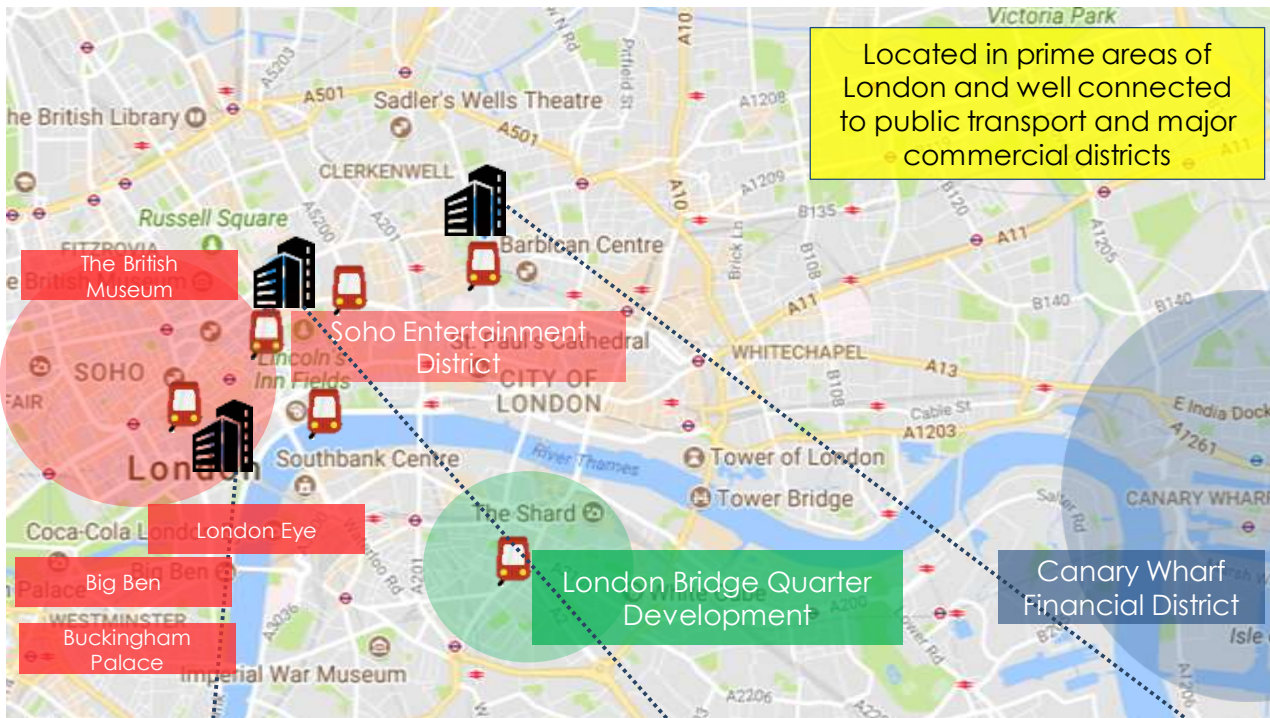
Located approximately 10 minutes drive away from the Central Business District

<u>lyf one-north Singapore</u>	
Units	324 ¹
Tenure (years)/ Expiry	60/ 2079
Valuation (S\$'mil)	S\$67.1

Note: Figures above as at 30 June 2019. Source: Google Maps
1. Property currently under development and number of units subject to change

Properties in United Kingdom

Strategic areas in London's major commercial areas



Citadines Trafalgar Square London ●

Units	187
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$175.3/ GBP99.7

Citadines Holborn-Covent Garden London ●

Units	192
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$161.7/ GBP92.0

Citadines Barbican London ●

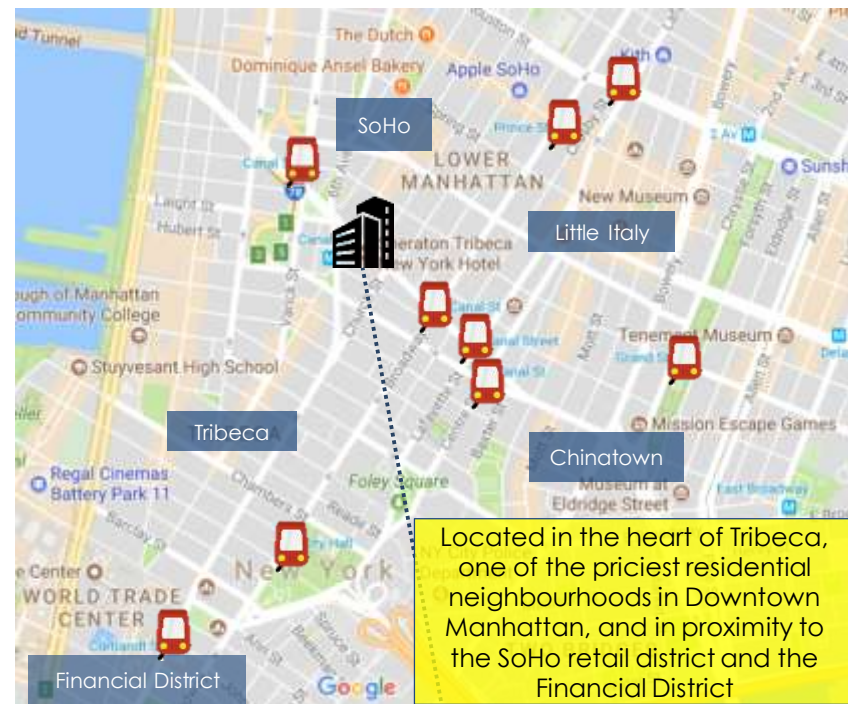
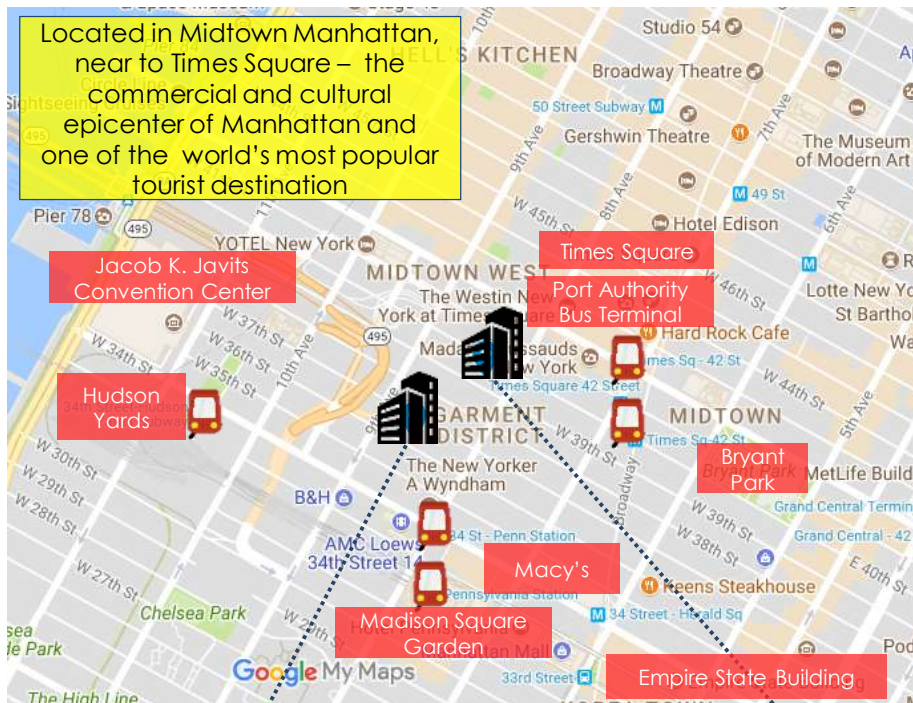
Units	129
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$76.6/ GBP43.6

Citadines South Kensington London ●

Units	92
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$76.3/ GBP43.4

Properties in United States of America

Prime locations in the heart of Manhattan



DoubleTree by Hilton Hotel New York – Times Square South ●

Units	224
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$151.9/ US\$111.0

Element New York Times Square West ●

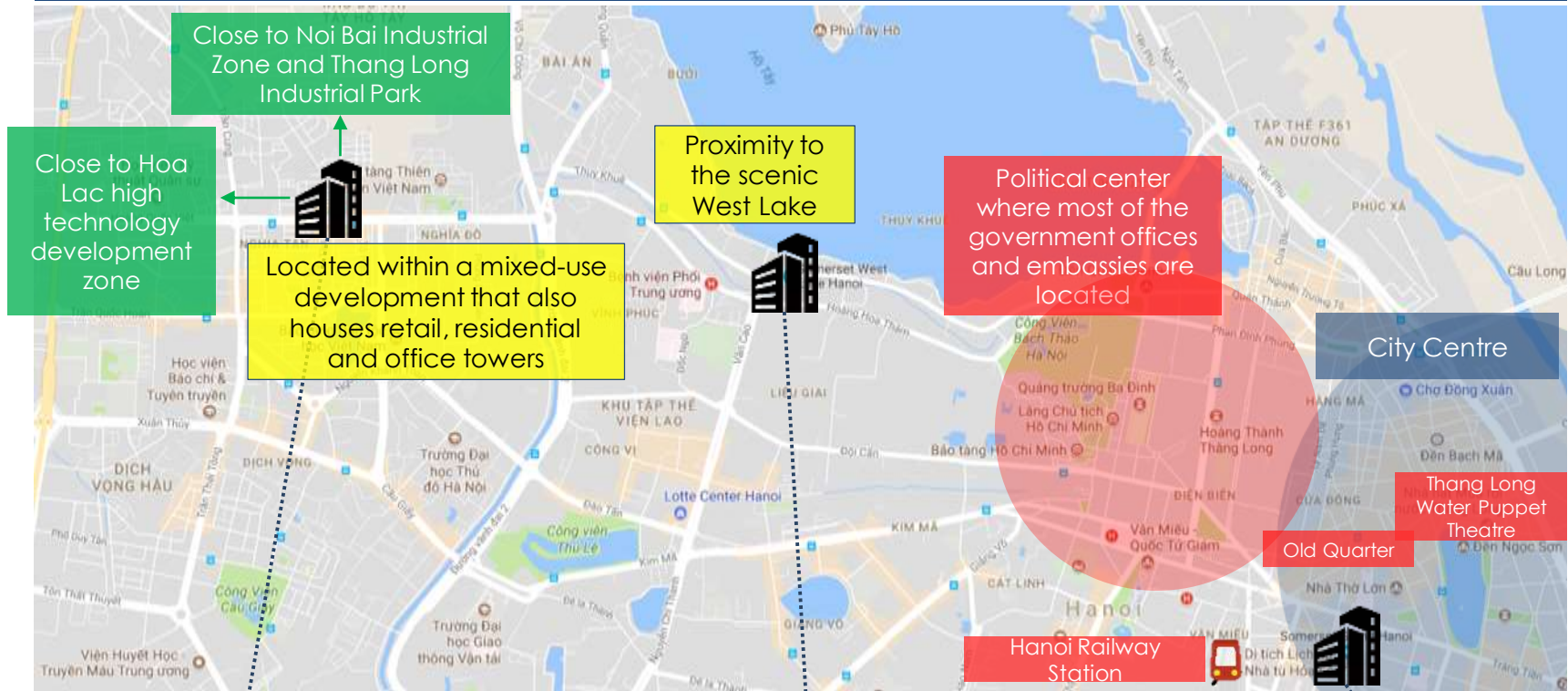
Units	411
Tenure (years)/ Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$\$231.8/ US\$169.4

Sheraton Tribeca New York Hotel ●

Units	369
Tenure (years)/ Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$\$228.2/ US\$166.8

Properties in Vietnam

Hanoi



Somerset Hoa Binh Hanoi ●

Units	206
Tenure (years)/ Expiry	36/ 2042
Valuation (\$\$/mil/LC'bil)	\$\$41.5/ VND702.7

Somerset West Lake Hanoi ●

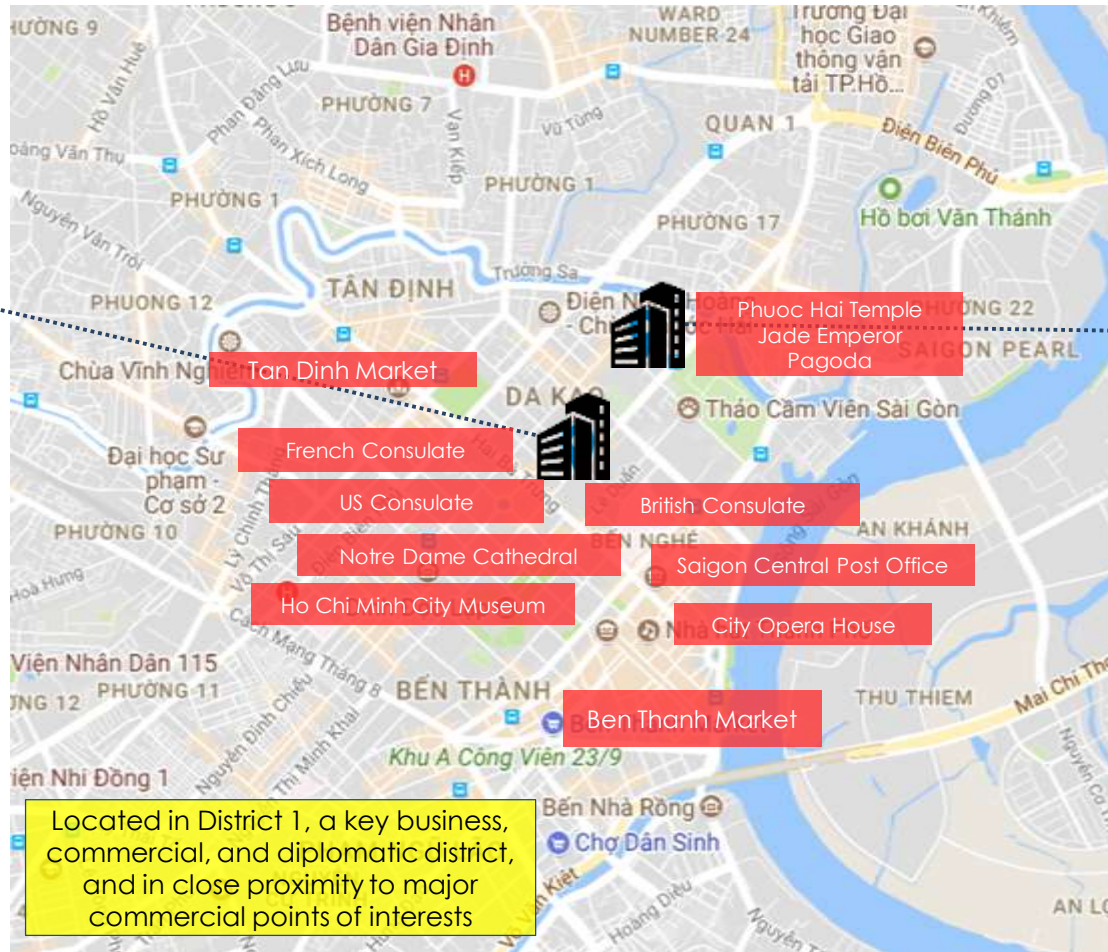
Units	90
Tenure (years)/ Expiry	49/ 2041
Valuation (\$\$/mil/LC'bil)	\$\$13.3/ VND225.7

Somerset Grand Hanoi ●

Units	185
Tenure (years)/ Expiry	45/ 2038
Valuation (\$\$/mil/LC'bil)	\$\$115.7/ VND1,961.0

Properties in Vietnam

Ho Chi Minh City



Somerset Chancery Court Ho Chi Minh City ●

Units	172
Tenure (years)/ Expiry	48/ 2041
Valuation (\$\$/mil/ LC'bil)	\$56.1/ VND950.3

Somerset Ho Chi Minh City ●

Units	198
Tenure (years)/ Expiry	45/ 2039
Valuation (\$\$/mil/ LC'bil)	\$45.9/ VND777.5

Located in District 1, a key business, commercial, and diplomatic district, and in close proximity to major commercial points of interests

Note: Figures above as at 30 June 2019

Source: Google Maps



Thank You

