Press Release
For immediate release

Ascendas Reit and Grab Announce S$181.2 million Build-to-Suit Development for Grab's New Headquarters

- *To be developed and managed by Ascendas Reit, the building is set to be ready by fourth quarter of 2020*
- *It will house all of Grab's employees based in Singapore and its largest R&D Centre at one-north, Singapore*
- *The new development will take Ascendas Reit's business and science park investments to S$3.8 billion, accounting for 34% of its total portfolio value of S$11.3 billion*

30 January 2019, Singapore – Ascendas Funds Management (S) Limited (the Manager), the Manager of Ascendas Real Estate Investment Trust (Ascendas Reit), and Grab, the leading O2O mobile platform in Southeast Asia, are pleased to announce the signing of an agreement to design and build Grab's new headquarters in Singapore.

The building, which will be located within the one-north business park, will house all of Grab's employees based in Singapore, consolidating its current offices and creating the first dedicated physical facility for the company. Grab's largest R&D centre will also be based here, as Grab continues to expand its tech team globally.

Mr William Tay, Chief Executive Office and Executive Director of the Manager said, "We are delighted to announce this partnership with Grab to develop their headquarters within the vibrant one-north business park. The long lease commitment of 11 years by Grab will provide Ascendas Reit with a stable income stream. This build-to-suit development takes our business and science park investments to S$3.8 billion and accounts for 34% of our total portfolio value of S$11.3 billion."

"We are very excited for our new home. Grab has come a long way since 2012, from just a ride-hailing service provider to becoming the everyday app that meets our customers' daily needs. One week ago, we have also hit our three billion rides across Southeast Asia.

The new headquarters is yet another important milestone for us - it represents our long term commitment to Singapore and the region," said Ong Chin Yin, Head of People, Grab.

"With the new building, we will be able to bring our growing Grab family in Singapore under one roof. The increased capacity of our headquarters will also enable us to achieve our ambitions of becoming the leading super-app in Southeast Asia. To this end, we have plans to create and hire for a thousand more exciting roles globally over the next 12 months," she added.

The building is designed to provide Grab's employees with a green and sustainable workplace environment. It will incorporate lush greenery on ground and mid-level sky terraces that are integrated with communal spaces and public pedestrian thoroughfares to promote social interactions and exchange of ideas. In support of Singapore's car-lite vision and to reduce carbon footprint, bicycle parking, lockers and shower facilities are provided to encourage Grab's employees to take up cycling as a mode of commuting.

Other green features include the use of recycled building materials and energy efficient low emissive glass façade to reduce solar heat gain. The development is expected to achieve Green Mark Gold^{Plus} certification from the Building and Construction Authority.

One-north business park has established itself as a hub for companies driving the growth of Singapore's knowledge economy sectors, such as biomedical sciences, infocomm technology and media, supported by capabilities in science and engineering. The location of the site is a one-minute drive away from the Ayer Rajah Expressway and a 10 minutes' drive to the Central Business District.

The building will have an estimated gross floor area (GFA) of 42,310 sqm and is expected to complete in the fourth quarter of 2020. Total development cost is estimated to be S$181.2 million.

- End –

Annex

Pro Forma Financial and Portfolio Impact on Ascendas Reit

Ascendas Reit will develop the building on land obtained from JTC Corporation (Development Land) and is expected to incur a total development cost of S$181.2 million. The annualised pro forma financial effect on Ascendas Reit's FY17/18 distribution per unit would be an improvement of 0.033 cents[1]. Net property income (NPI) yield[2] is approximately 6.4%.

Including this building, total asset value of Ascendas Reit's Singapore portfolio would increase to S$8.9 billion (from S$8.7 billion) and the proportion of Business and Science Park properties to 43% (from 42%[3]).

Grab has committed to lease 100% of the building GFA for 11 years with a renewal option of five years. The lease includes built in annual rent escalations. Including Grab's lease, the weighted average lease to expiry of Ascendas Reit's Singapore portfolio would have improved to 4.0 years from 3.9 years[3].

The total development cost will be funded by Ascendas Reit with a combination of proceeds from the private placement which closed on 7 September 2018[4] and internal resources and/or existing debt facilities.

Upon completion, this will be Ascendas Reit's 17th development project and third business park property in one-north.

The Manager will make further announcements via SGXNET when the letter of offer from JTC Corporation in relation to the Development Land is accepted.

[1] Assuming a) the development had been completed on 1 April 2017 and Ascendas Reit held the development for the whole of the financial year ended 31 March 2018, b) the development was funded based on a funding structure of 40% debt and 60% equity, c) the Manager elects to receive its base fee 80% in cash and 20% in Units for the financial year ended 31 March 2018.
[2] The NPI yield is derived using the net property income expected in the stabilised year of operation of the development.
[3] Assuming the development was completed on 31 December 2018.
[4] Please refer to Ascendas Reit's announcements dated 6 September 2018 and 7 September 2018 for more information on the Private Placement.

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About Ascendas Reit

Ascendas Reit is Singapore's first and largest listed business space and industrial real estate investment trust. As at 31 December 2018, investment properties under management stood at S$11.1 billion, comprising 98 properties in Singapore, 35 properties in Australia and 38 properties in the United Kingdom. The portfolio includes business and science park/suburban office properties, high-specifications industrial properties, light industrial properties, logistics and distribution centres, integrated development, amenities and retail properties. These properties house a tenant base of around 1,350 international and local companies from a wide range of industries and activities, including research and development, life sciences, information technology, engineering, light manufacturing, logistics service providers, electronics, telecommunications, manufacturing services and back-room office support in service industries. Major tenants include Singtel, DSO National Laboratories, Citibank, DBS, Wesfarmers, Ceva Logistics, JPMorgan and A*STAR Research Entities, to name a few.

Ascendas Reit is listed in several indices. These include the FTSE Straits Times Index, the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250. Ascendas Reit has an issuer rating of "A3" by Moody's Investors Service.

Ascendas Reit is managed by Ascendas Funds Management (S) Limited, a wholly-owned subsidiary of the Singapore-based Ascendas-Singbridge Group.

www.ascendas-reit.com

About Ascendas-Singbridge Group

Ascendas-Singbridge Group is a leading provider of sustainable urban development and business space solutions with Assets Under Management exceeding S$20 billion.

Ascendas-Singbridge Group undertakes projects spanning townships, mixed-use developments, business/industrial parks, offices, hotels and warehouses. Headquartered in Singapore, the Group has a presence across 11 countries in Asia, Australia, Europe and the United States of America.

Ascendas-Singbridge Group has deep capabilities in real estate fund management, holding commercial, hospitality and industrial assets. It has a substantial interest in and also manages three Singapore-listed funds under its subsidiary Ascendas, namely Ascendas Reit (a Straits Times Index component stock), Ascendas India Trust and Ascendas Hospitality Trust. Besides these listed funds, it also manages a series of private real estate funds.

www.ascendas-singbridge.com

About Grab

Grab is one of the most frequently used O2O mobile platforms in Southeast Asia, providing the everyday services that matter most to consumers. Commute, eat, deliver shopping – and pay with one e-wallet. Grab believes that every Southeast Asian should benefit from the digital economy, and the company provides access to safe and affordable transport, food and package delivery, mobile payments and financial services. Grab currently offers services in Singapore, Indonesia, the Philippines, Malaysia, Thailand, Vietnam, Myanmar and Cambodia. For more information, please visit www.grab.com.

Notice

The value of Ascendas Reit's Units (**"Units"**) and the income derived from them 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 have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of Ascendas Reit 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 Ascendas Reit is not necessarily indicative of the future performance of Ascendas Reit.

This release may contain forward-looking statements that involve assumptions, risks and uncertainties. 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. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support Ascendas Reit's future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.