



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

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF A 100.0% INTEREST IN AND LEASEBACK OF A LOGISTICS ASSET LOCATED IN SINGAPORE AND USE OF PROCEEDS FROM THE EQUITY FUND RAISING

Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of CapitaLand Ascendas REIT dated 24 March 2026 titled “The Acquisitions of (A) a 100.0% 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 SG LOGISTICS 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 SG Logistics Acquisition 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, 30 April 2026, 7 May 2026, 11 June 2026 and 18 August 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\$218.3 million (which is equivalent to 24.2% of the gross proceeds of the Equity Fund Raising) to partially finance the SG Logistics 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 property, Tuas Connection, a light industrial property and 9 Kallang Sector, a high-	S\$113.6 million	S\$113.6 million	S\$113.6 million	-

Intended use of proceeds	Announced use of proceeds ⁽¹⁾	Use of proceeds (Revised) ⁽²⁾	Actual use of proceeds	Balance of proceeds not yet used
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	-

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 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\$903.5 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.

As at the date of this announcement, the gross proceeds of approximately S\$903.5 million from the Equity Fund Raising have been fully utilised.

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
 27 August 2026

Important Notice

This announcement may contain forward-looking statements. Actual future performance and results may differ materially from those expressed in forward-looking statements due to several risks, uncertainties and assumptions. Representative examples include (without limitation) general industry and economic conditions, interest rate trends, cost of capital, availability of capital and real estate properties, competition from other developments or companies, shifts in customer demands and expected levels of occupancy rate, rental income, charge out collections, changes in operating expenses (including salaries, benefits, training and property expenses), governmental and policy changes and continued availability of financing in the amounts and terms necessary to support future business.

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.

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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.