



**CAPITALAND ASCOTT REAL ESTATE
INVESTMENT TRUST**

(a real estate investment trust constituted on 19
January 2006 under the laws of the Republic of
Singapore)

MANAGED BY

**CAPITALAND ASCOTT TRUST
MANAGEMENT LIMITED**

CAPITALAND ASCOTT BUSINESS TRUST

(a business trust constituted on 9 September
2019 under the laws of the Republic of
Singapore)

MANAGED BY

**CAPITALAND ASCOTT BUSINESS TRUST
MANAGEMENT PTE. LTD.**

ANNOUNCEMENT

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

CapitaLand Ascott Trust Management Limited (the "**REIT Manager**"), as manager of CapitaLand Ascott Real Estate Investment Trust, and CapitaLand Ascott Business Trust Management Pte. Ltd. (the "**BT Trustee-Manager**"), as trustee-manager of CapitaLand Ascott Business Trust (collectively the "**Managers**") wish to announce the transaction carried out during the period 1 January 2024 to 30 June 2024 set out in Annex A pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The transaction did not have any material impact on the net tangible assets or earnings per Stapled Security of CapitaLand Ascott Trust for the financial year ending 31 December 2024.

None of the Directors of the Managers or the controlling Stapled Securityholders of CapitaLand Ascott Trust has any interest, direct or indirect, in the transaction.

By Order of the Board

CapitaLand Ascott Trust Management Limited

(Company Registration No. 200516209Z)

As manager of CapitaLand Ascott Real Estate Investment Trust

CapitaLand Ascott Business Trust Management Pte. Ltd.

(Company Registration No. 201925299R)

As trustee-manager of CapitaLand Ascott Business Trust

Karen Chan

Company Secretary

26 July 2024

Important Notice

The value of stapled securities in CapitaLand Ascott Trust ("**Stapled Securities**") and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by CapitaLand Ascott Trust Management Limited, as manager of CapitaLand Ascott REIT (the "**REIT Manager**"), CapitaLand Ascott Business Trust Management Pte. Ltd., as trustee-manager of CapitaLand Ascott Business Trust (the "**BT Trustee-Manager**", together with the REIT Manager, the "**Managers**"), or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Managers to redeem their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities. The past performance of CapitaLand Ascott Trust is not necessarily indicative of the future performance of CapitaLand Ascott Trust.

**Annex A to
Announcement Pursuant to Rule 706A of the Listing Manual
Period 1 January 2024 to 30 June 2024
Date of Announcement: 26 July 2024**

ACQUISITION OF ADDITIONAL SHARES IN SUBSIDIARY

Acquired an additional 10% membership interest (“**Acquisition**”) in Columbia Student Venture LLC (“**CSV**”), which holds Standard at Columbia through Columbia Property Owner LLC (“**CPO**”) from LMP Columbia Co-Dev, LLC for a consideration of US\$4.7 million (approximately S\$6.4 million) (“**Consideration**”).

Both CSV and CPO are Delaware Limited Liability Companies incorporated in United States of America.

The Consideration was based on an agreed property value of US\$109.2 million (approximately S\$146.9 million) adjusted for debt and deal related expenses in accordance with the Limited Liability Company Agreement of CSV and fully satisfied in cash on completion.

Following the completion of the Acquisition, CSV and CPO have become wholly owned subsidiaries of CapitaLand Ascott Trust.

For further details, please refer to the news release “*CapitaLand Ascott Trust acquires student accommodation property Standard at Columbia to boost income resilience*” dated 4 June 2024.