CAPITALAND ASCENDAS REIT

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

PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS IN CAPITALAND ASCENDAS REIT

CapitaLand Ascendas REIT Management Limited (**"CLARML"**), as manager of CapitaLand Ascendas REIT (**"CLAR"**) wishes to announce that 2,442,528 units in CLAR ("**Units**") have been issued today to CLARML, in its capacity as Manager of CLAR. The Units were for the payment of acquisition fees in relation to the acquisition of 5 Science Park Drive ("**5SPD**") and 9 Tai Seng Drive ("**9TSD**") in Singapore that were completed on 6 August 2025 and 11 August 2025, respectively[1].

In accordance with the Trust Deed constituting CLAR (as amended) (the "**Trust Deed**"), and Appendix 6 (Property Funds) of the Code on Collective Investment Schemes, when CLAR acquires real estate assets from interested parties, the acquisition fee earned by CLARML on such acquisitions shall be paid in the form of units issued by CLAR at the prevailing market price. These units should not be sold within one year from their date of issuance.

The 2,442,528 new Units issued today (788,759 units at an issue price of S$2.7258 per Unit and 1,653,769 units at an issue price of S$2.7525 per Unit) was determined based on the volume weighted average traded price for all trades done on the Singapore Exchange Securities Trading Limited ("SGX-ST") in the ordinary course of trading on the SGX-ST, being the 10 business days immediately preceding the intended date of payment (ie. 5 September 2025 and 10 September 2025 respectively i.e. 30 days after the respective completion dates in accordance with established precedents).

Following the above issue of new Units, the total CLAR units in issue is 4,608,727,268 (of which CLARML holds 2,790,947 units or approximately 0.0606%).

[1] Please refer to (i) the Circular to the Unitholders of CLAR dated 11 July 2025; (ii) the announcement dated 6 August 2025 titled "Completion of the proposed acquisition of 5 Science Park Drive and use of proceeds from private placement of 202,430,000 new units"; and (ii) the announcement dated 11 August 2025 titled "Completion of the proposed acquisition of 9 Tai Seng Drive and use of proceeds from the private placement of 202,430,000 new units".

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

10 September 2025

Important Notice

The past performance of CapitaLand Ascendas REIT ("CLAR") and CapitaLand Ascendas REIT Management Limited, as manager of CLAR (the "Manager") is not indicative of future performance. The listing of the units in CLAR ("Units") on the Singapore Exchange Securities Trading Limited (the "SGX-ST") does not guarantee a liquid market for the Units. The value of the 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 the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.