



Portfolio Details

As at 31 December 2025

CapitaLand
ASCOTT TRUST

20 Years

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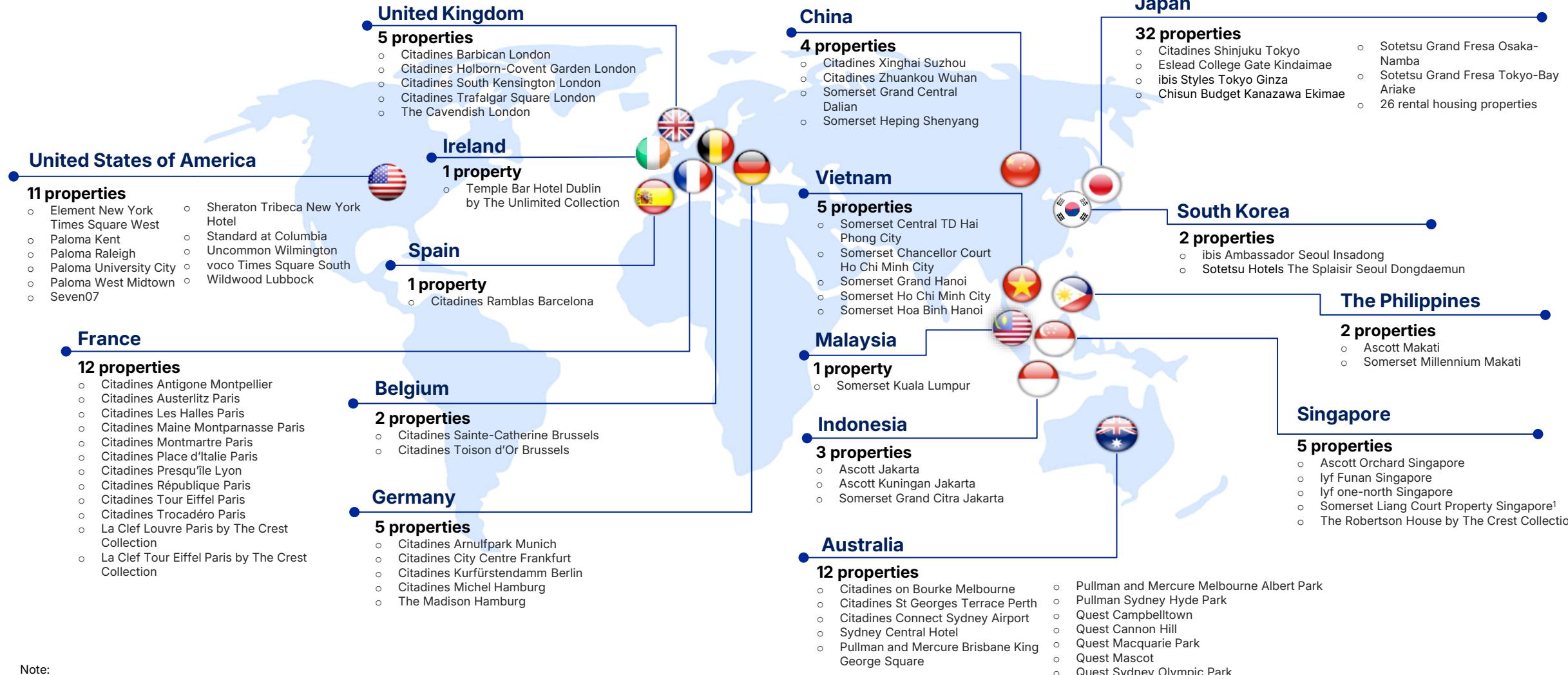
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CapitaLand Ascott Trust's Global Footprint

103 quality assets located across 16 countries and 45 cities



Breakdown of Valuation by Country

Country	No. of Properties	No. of Units	Valuation (LC'mil)	Valuation (SGD 'mil)
Australia	12	2,450	AUD 948.3	804.6
Belgium	2	324	EUR 53.1	80.1
China	4	881	RMB 781.0	142.9
France	12	1,266	EUR 428.5 ¹	646.5 ¹
Germany	5	721	EUR 173.9	262.3
Indonesia	3	587	IDR 1,817.3 ²	141.7
Ireland	1	136	EUR 80.9	122.0
Japan	32	5,456	JPY 160,341.0	1,347.2
Malaysia	1	205	MYR 113.1	35.6
Philippines	2	438	PHP 4,179.2 ³	91.9 ³
Singapore ⁴	5	1,401	SGD 1,504.9	1,504.9
South Korea	2	578	KRW 198,600.0	177.3
Spain	1	131	EUR 66.8	100.8
United Kingdom	5	830	GBP 535.4	916.0
United States of America	11	2,528	USD 1,024.6	1,330.5
Vietnam	5	893	VND 3,123.1 ²	153.0
Total	103	18,825		7,857.3

Notes:

1. Valuation relates to the 1,264 units owned by CapitaLand Ascott Trust

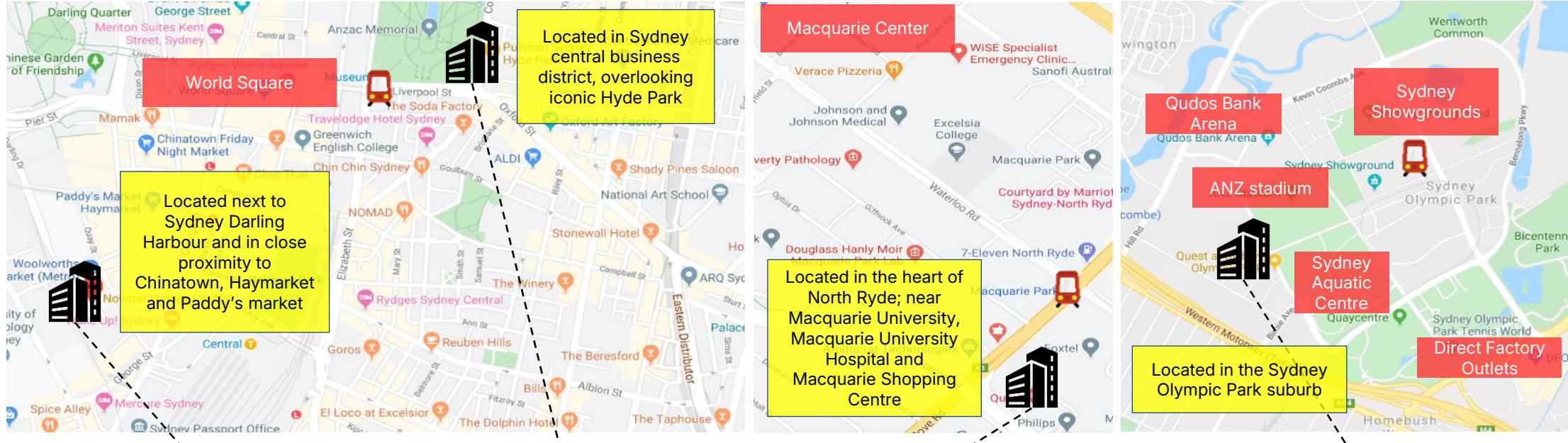
2. Valuations in local currency for Indonesia and Vietnam properties are stated in billions

3. Valuation relates to the 427 units owned by CapitaLand Ascott Trust

4. Includes Somerset Liang Court Property Singapore (SLC) which is under development.

Properties in Australia

Sydney



Sydney Central Hotel ●

Units	255
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 142.1 / AUD 167.5

Pullman Sydney Hyde Park ●

Units	241
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 137.9 / AUD 162.5

Quest Macquarie Park ●

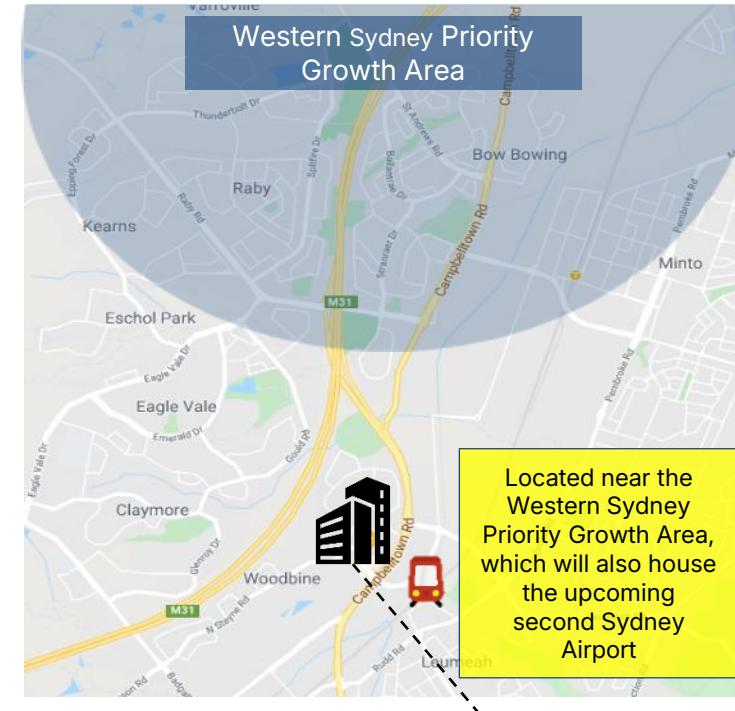
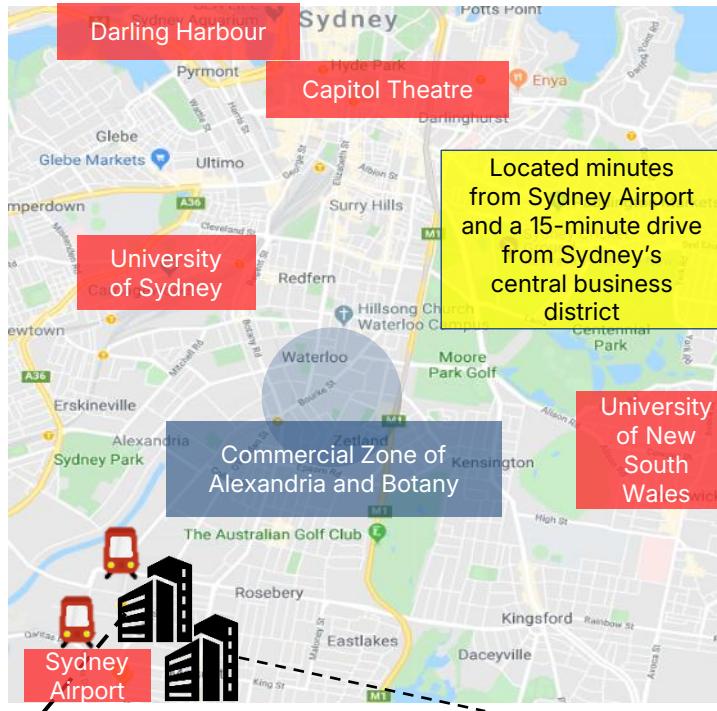
Units	111
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 36.1 / AUD 42.5

Quest Sydney Olympic Park ●

Units	140
Tenure (years)/Expiry	99 / 2111
Valuation (SGD/LC'mil)	SGD 44.5 / AUD 52.5

Properties in Australia

Sydney



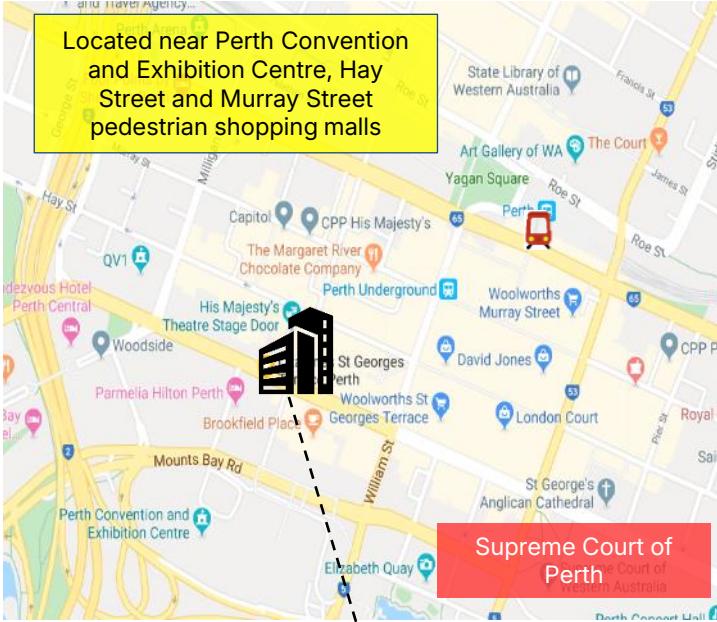
Citadines Connect Sydney Airport	
Units	150
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 42.0 / AUD 49.5

Quest Mascot	
Units	91
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 24.2 / AUD 28.5

Quest Campbelltown	
Units	81
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 20.0 / AUD 23.6

Properties in Australia

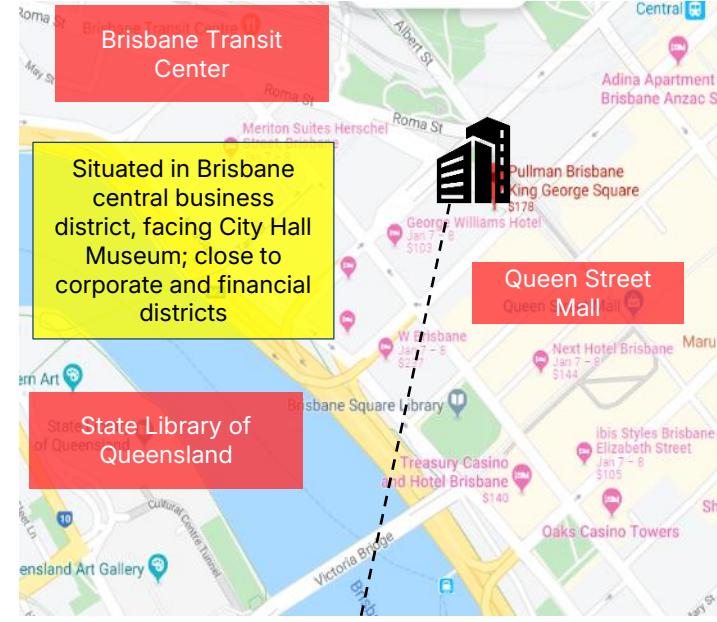
Perth



Citadines St Georges Terrace Perth

Units	85
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 18.2 / AUD 21.5

Brisbane



Pullman and Mercure Brisbane King George Square

Units	210 (Pullman) 228 (Mercure)
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 101.8 / AUD 120.0

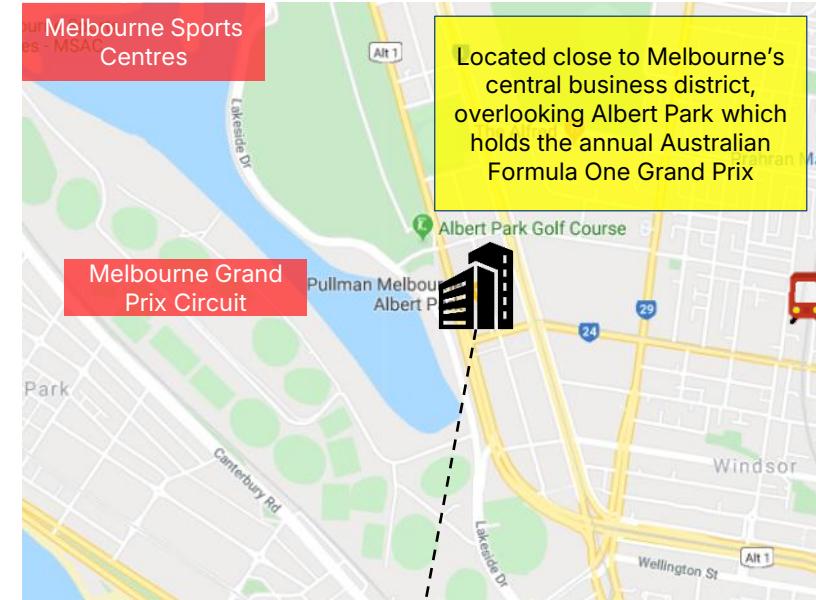
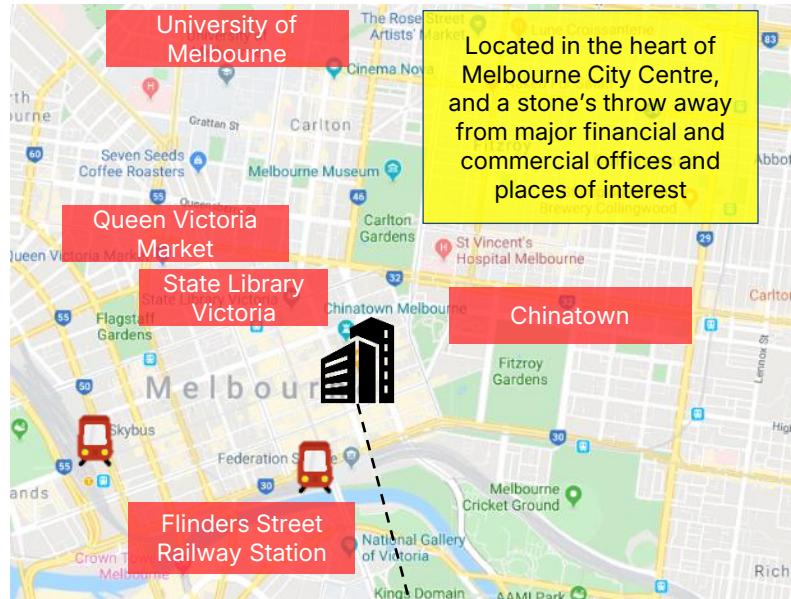


Quest Cannon Hill

Units	100
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 26.5 / AUD 31.2

Properties in Australia

Melbourne



Citadines on Bourke Melbourne ●

Units	380
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 134.9 / AUD 159.0

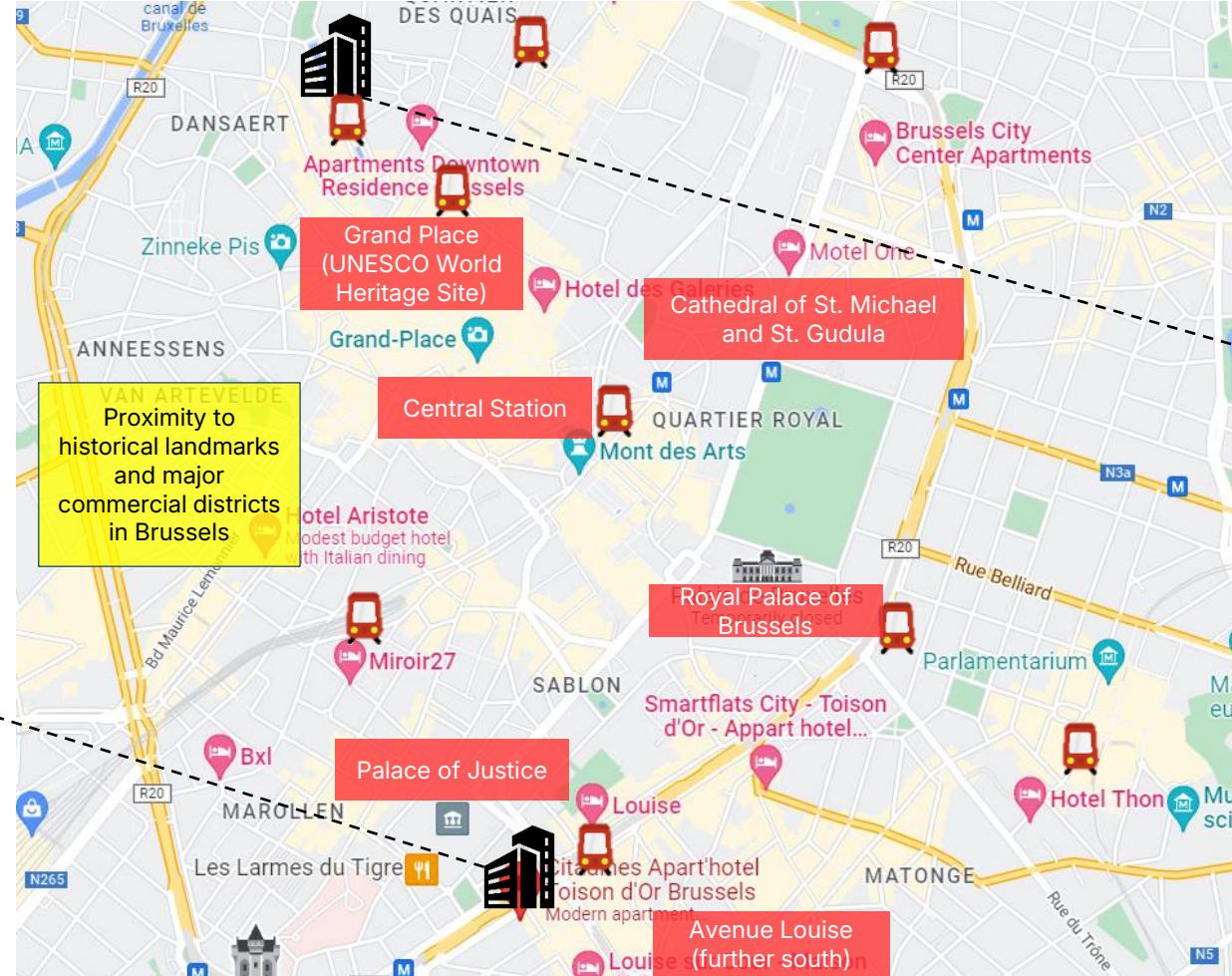
Pullman and Mercure Melbourne Albert Park ●

Units	169 (Pullman) 209 (Mercure)
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 76.4 / AUD 90.0

Properties in Belgium

Brussels

Citadines Toison d'Or ● Brussels	
Units	155
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 36.0 / EUR 23.8



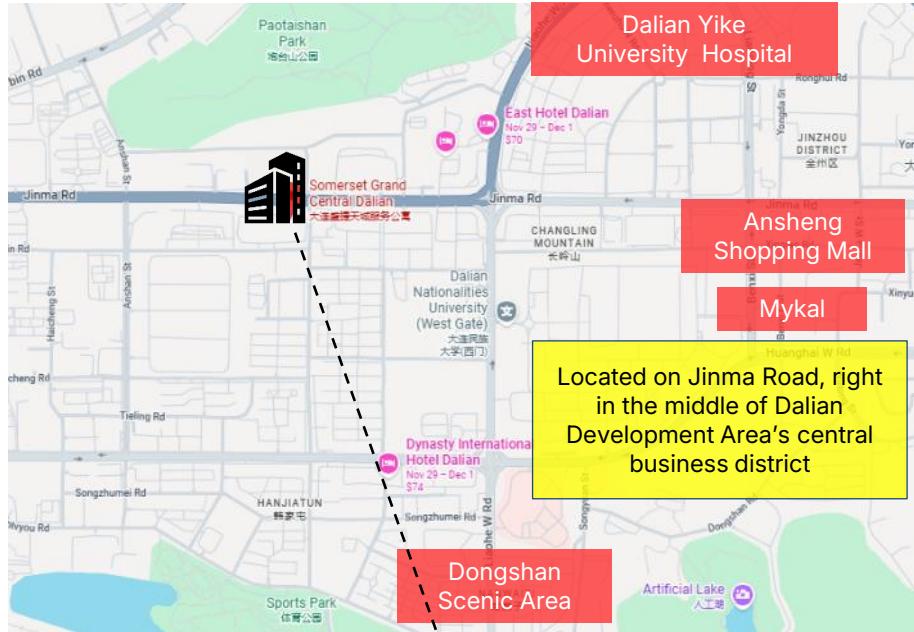
Source: Google Maps

● Management Contract with Minimum Guaranteed Income

Metro/Train Station

Properties in China

Dalian



Somerset Grand Central Dalian

Units	195
Tenure (years)/ Expiry	50 / 2056
Valuation (SGD/LC'mil)	SGD 59.3 / RMB 324.0

Suzhou



Citadines Xinghai Suzhou

Units	167
Tenure (years)/ Expiry	70 / 2066
Valuation (SGD/LC'mil)	SGD 19.0 / RMB 104.0

Properties in China

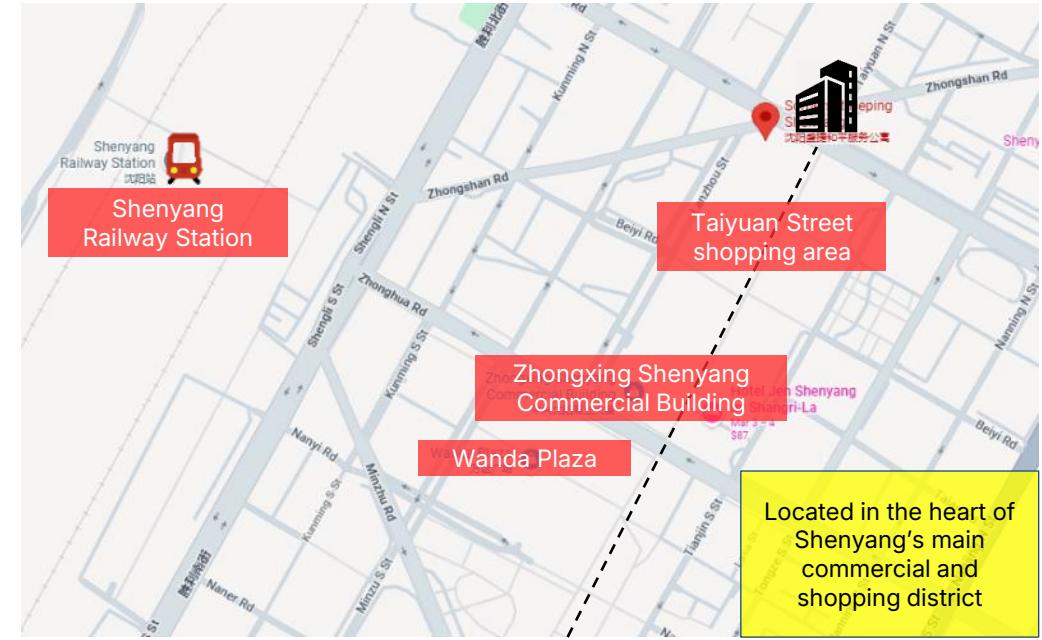
Wuhan



Citadines Zhuankou Wuhan

Units	249
Tenure (years)/ Expiry	40 / 2043
Valuation (SGD/LC'mil)	SGD 22.9 / RMB 125.0

Shenyang



Somerset Heping Shenyang

Units	270
Tenure (years)/ Expiry	40 / 2046
Valuation (SGD/LC'mil)	SGD 41.7 / RMB 228.0

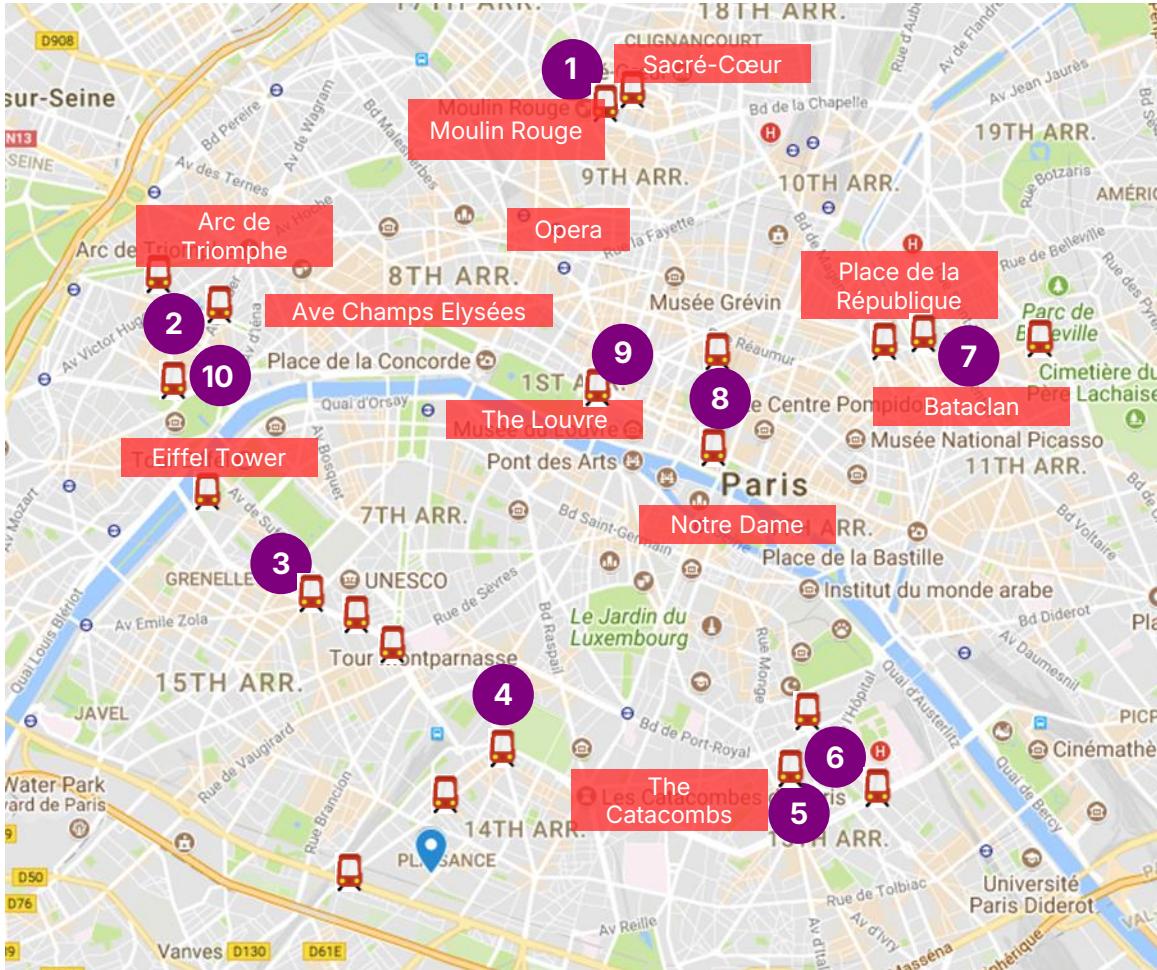
Source: Google Maps

● Management Contract

Metro/Train Station

Properties in France

Paris



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

Properties in France

Paris

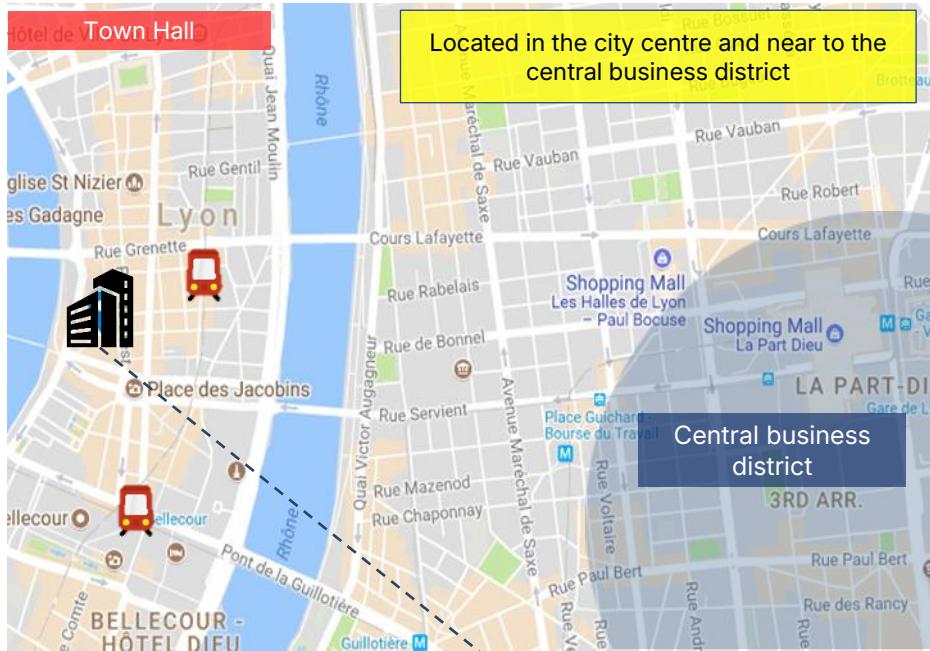
1	Citadines Montmartre Paris ¹	2	Citadines Trocadéro Paris	3	Citadines Tour Eiffel Paris	4	Citadines Maine Montparnasse Paris	5	Citadines Place d'Italie Paris
Units	114		97		104		67		169
Tenure (years)/Expiry	Freehold		Freehold		Freehold		Freehold		Freehold
Valuation (SGD/LC'mil)	SGD 41.3 / EUR 27.4		SGD 50.0 / EUR 33.1		SGD 80.2 / EUR 53.2		SGD 26.3 / EUR 17.4		SGD 59.6 / EUR 39.5
6	Citadines Austerlitz Paris	7	Citadines République Paris	8	Citadines Les Halles Paris	9	La Clef Louvre Paris by The Crest Collection	10	La Clef Tour Eiffel Paris by The Crest Collection
Units	50		76		189		51		112
Tenure (years)/Expiry	Freehold		Freehold		Freehold		Freehold		Freehold
Valuation (SGD/LC'mil)	SGD 12.8 / EUR 8.5		SGD 32.3 / EUR 21.4		SGD 107.9 / EUR 71.5		SGD 56.7 / EUR 37.6		SGD 144.0 / EUR 95.4

Note:

1. Valuation relates to the 112 units owned by CapitaLand Ascott Trust

Properties in France

Lyon

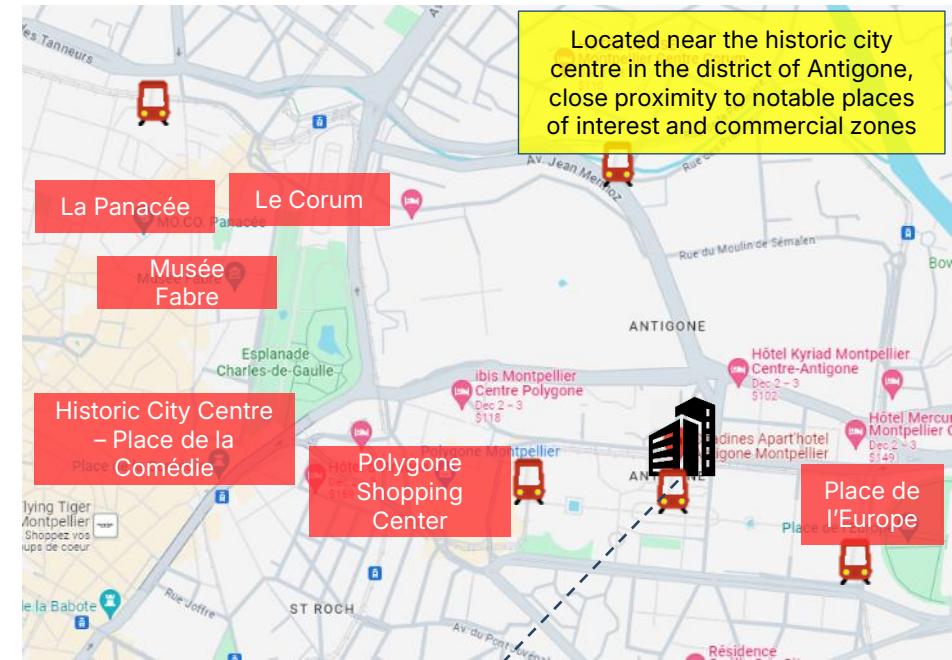


Citadines Presqu'île Lyon

Units	116
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 21.7 / EUR 14.4

Source: Google Maps

Montpellier



Citadines Antigone Montpellier

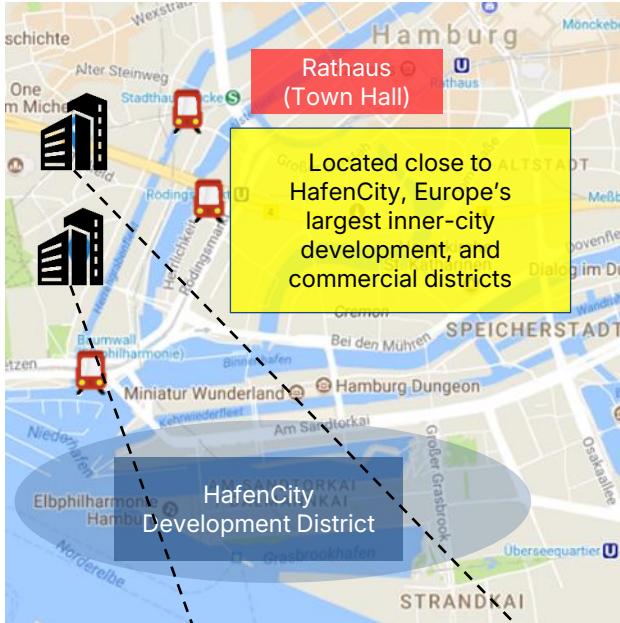
Units	121
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 13.7 / EUR 9.1

Master Lease

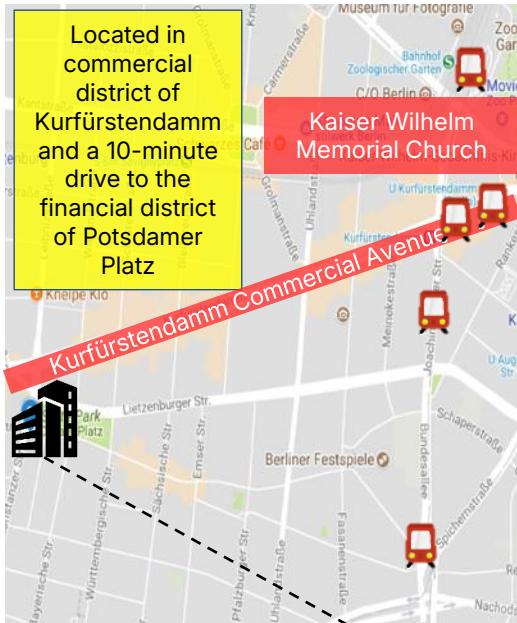
Metro/Train Station

Properties in Germany

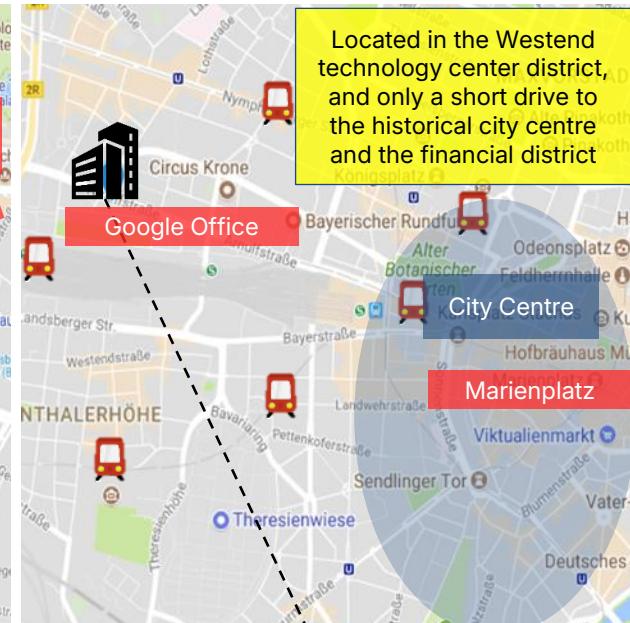
Hamburg



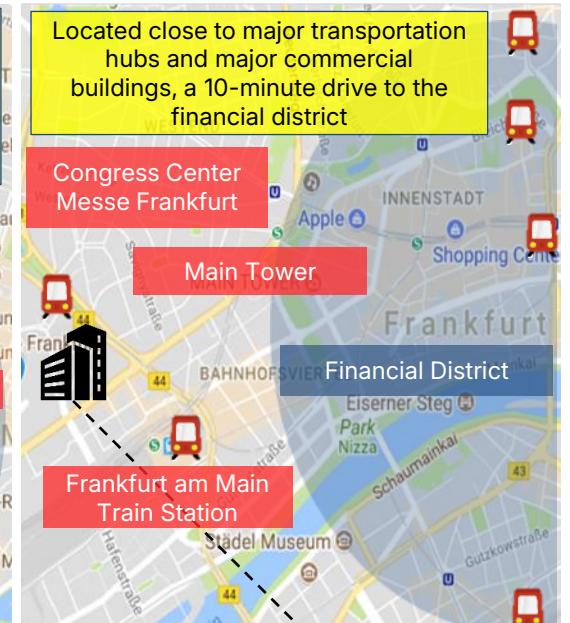
Berlin



Munich



Frankfurt



The Madison Hamburg

Units	166
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 82.8 / EUR 54.9

Citadines Michel Hamburg

Units	127
Tenure (years)/Expiry	99 / 2111
Valuation (SGD/LC'mil)	SGD 53.6 / EUR 35.5

Citadines Kurfürstendamm Berlin

Units	117
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 26.6 / EUR 17.6

Citadines Arnulfpark Munich

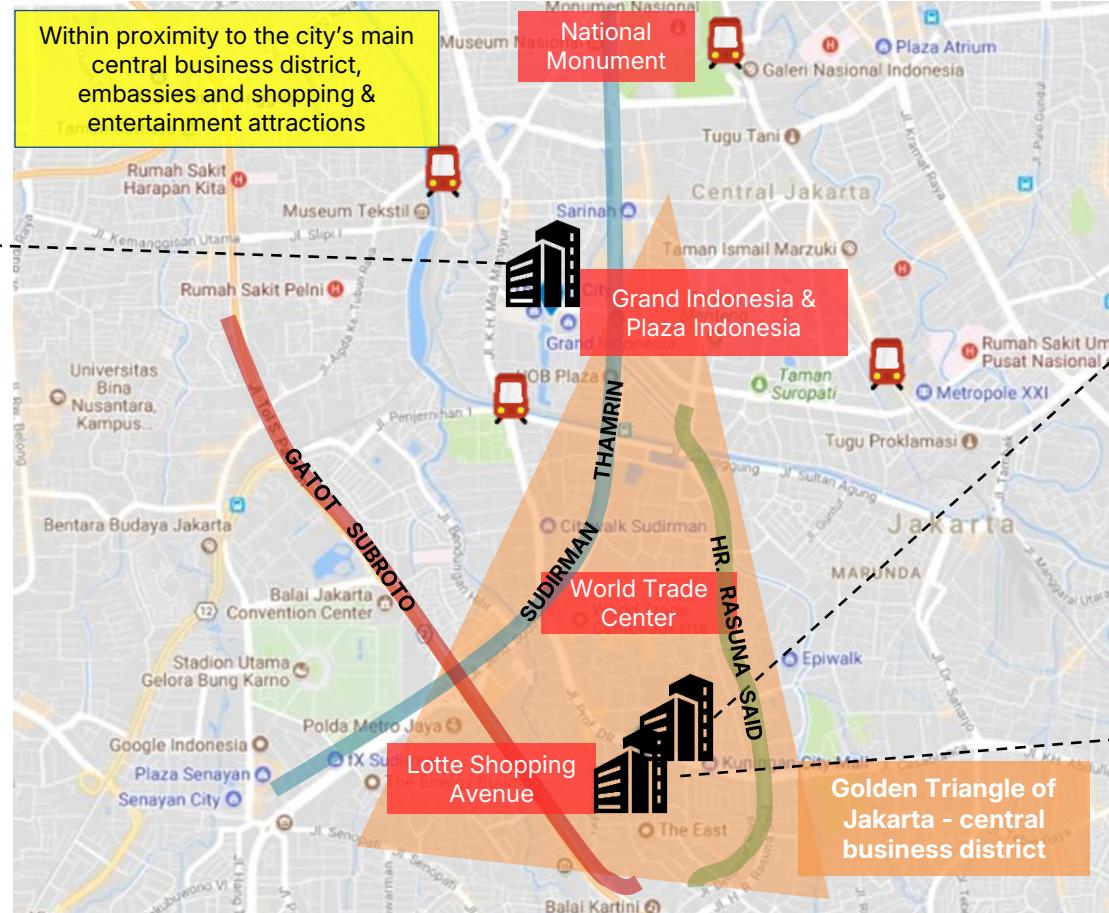
Units	146
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 42.6 / EUR 28.3

Citadines City Centre Frankfurt

Units	165
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 56.7 / EUR 37.6

Properties in Indonesia

Jakarta



Ascott Jakarta

Units 204

Tenure (years)/
Expiry 30 / 2054

Valuation
(SGD'mil/LC'bil) SGD 53.5 /
IDR 686.4

Somerset Grand Citra Jakarta

Units 198

Tenure (years)/
Expiry 20 / 2044

Valuation
(SGD'mil/LC'bil) SGD 33.9 /
IDR 434.1

Ascott Kuningan Jakarta

Units 185

Tenure (years)/
Expiry 30 / 2027

Valuation
(SGD'mil/LC'bil) SGD 54.3 /
IDR 696.8

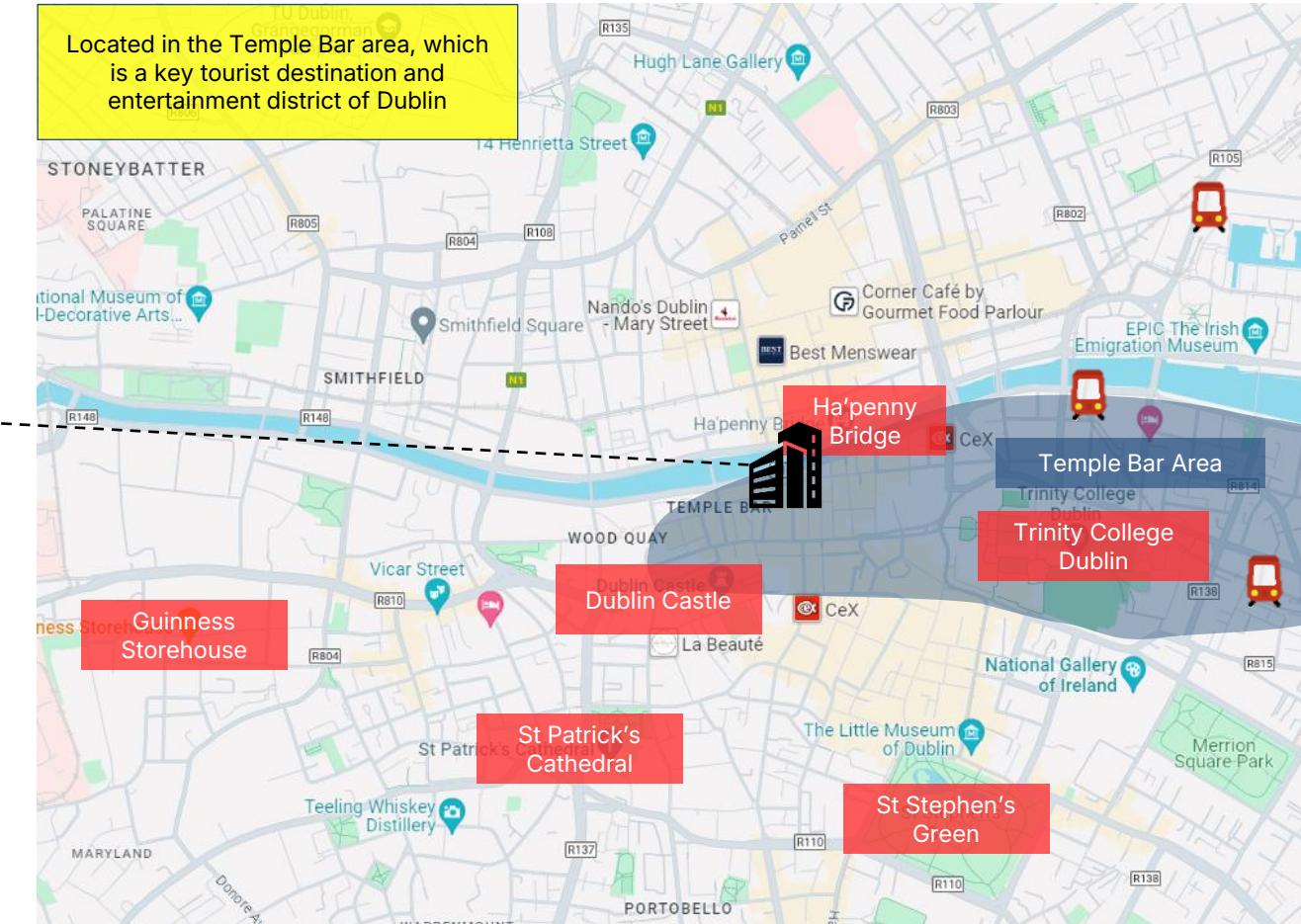
Property in Ireland

Dublin

Located in the Temple Bar area, which is a key tourist destination and entertainment district of Dublin

Temple Bar Hotel Dublin by The Unlimited Collection

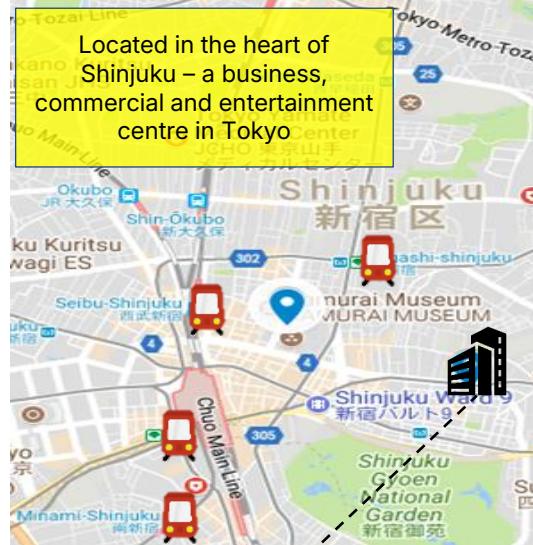
Units	136
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 122.0 / EUR 80.9



Source: Google Maps

Management Contract with Minimum Guaranteed Income Metro/Train Station

Properties in Japan



Citadines Shinjuku Tokyo ●

Units	160
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 126.9 / JPY 15,100.0

Sotetsu Grand Fresa Tokyo-Bay Ariake ●

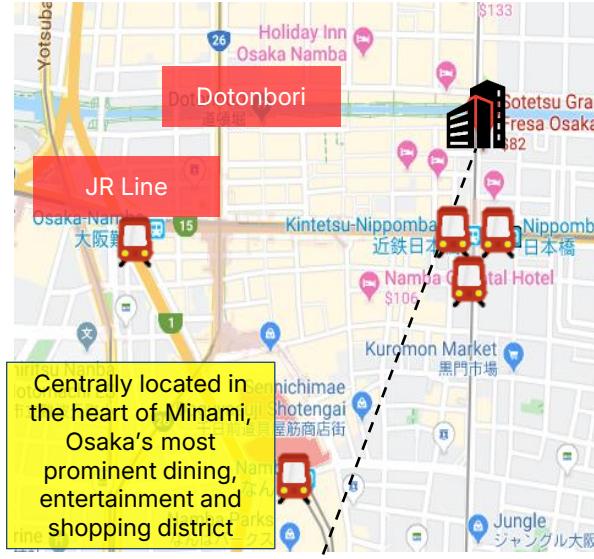
Units	912
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 305.8 / JPY 36,400.0

ibis Styles Tokyo Ginza ●

Units	224
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 145.4 / JPY 17,300.0

Properties in Japan

Osaka



Sotetsu Grand Fresa Osaka-Namba

Units	698
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 207.5 / JPY 24,700.0

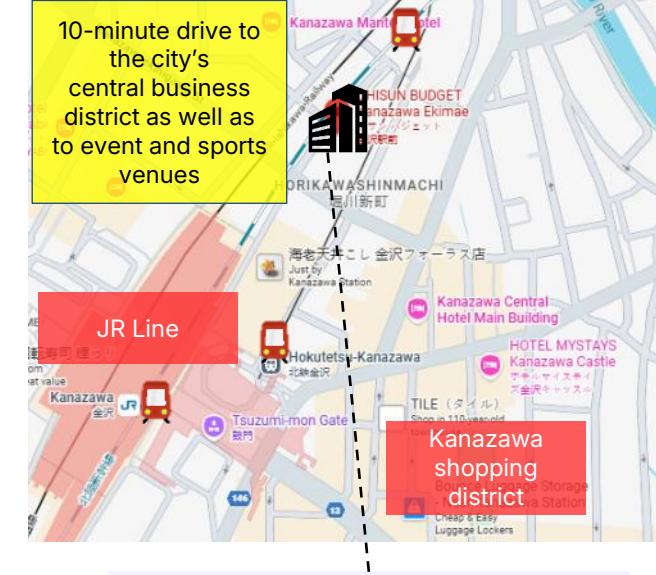


Eslead College Gate Kindaimae (Student Accommodation)

Units	112
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 15.7 / JPY 1,870.0

Kanazawa

10-minute drive to the city's central business district as well as to event and sports venues



Chisun Budget Kanazawa Ekimae

Units	392
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 47.3 / JPY 5,630.0

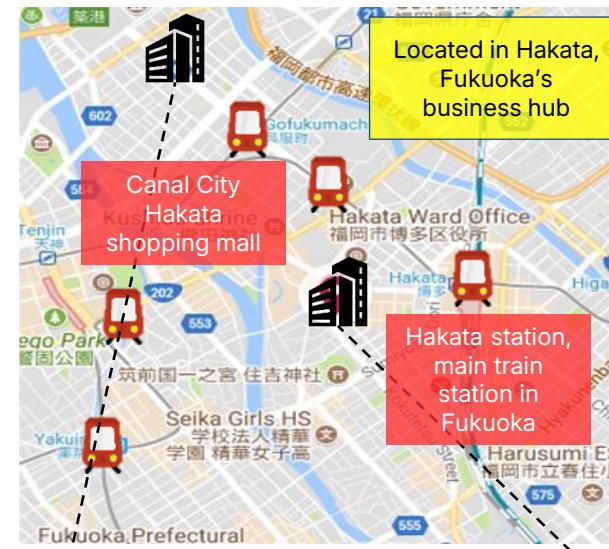
Properties in Japan

The 26 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

Tokyo



Fukuoka



Roppongi Residences Tokyo ●

Units	64
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 35.6 / JPY 4,230.0

Granfore Hakata Waterfront ●

Units	247
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 36.6 / JPY 4,360.0

Actus Hakata V-Tower ●

Units	296
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 41.1 / JPY 4,890.0

Teriha Ocean Stage ●

Units	258
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 71.9 / JPY 8,560.0

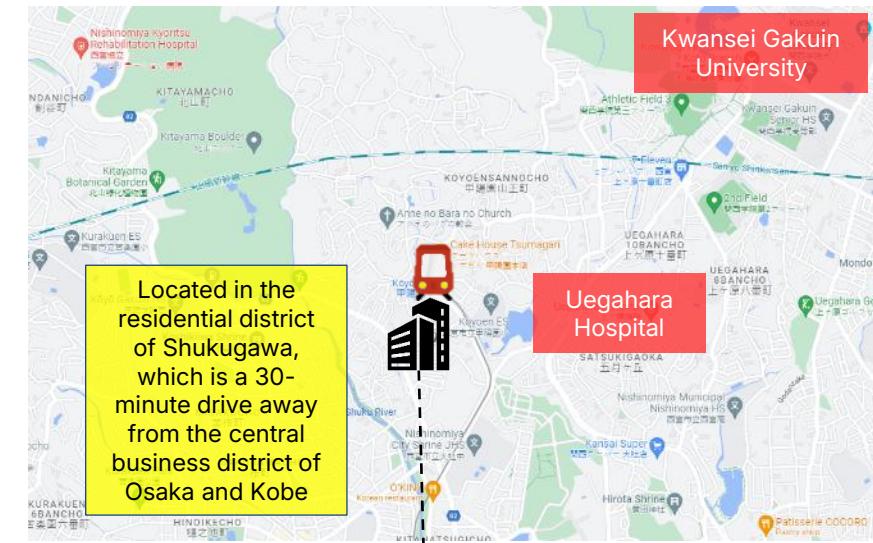
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Hiroshima



Hyogo



Gravis Court Kakomachi ●

Units	63
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 5.5 / JPY 659.0

Gravis Court Kokutaiji ●

Units	48
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 4.3 / JPY 513.0

Gravis Court Nishiharaekimae ●

Units	29
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 3.5 / JPY 414.0

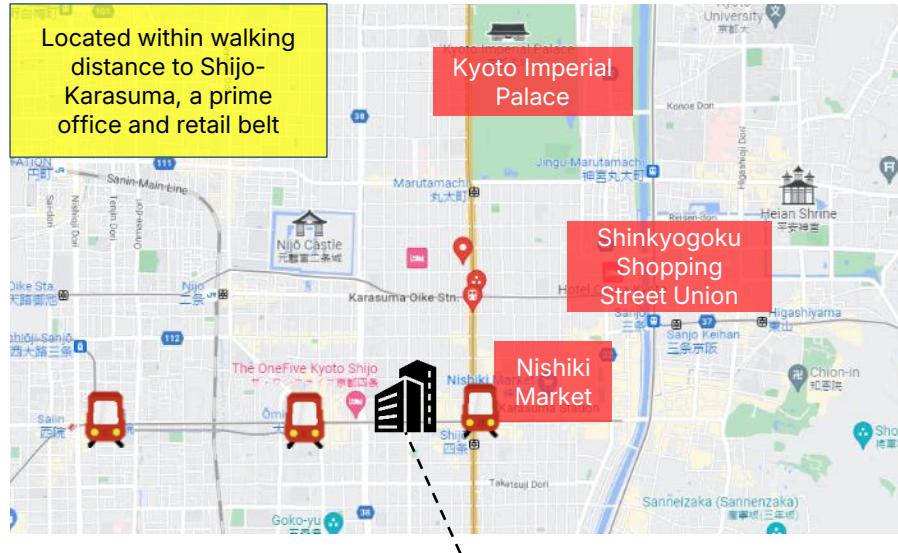
S-Residence Shukugawa ●

Units	33
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 6.5 / JPY 776.0

Properties in Japan

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Kyoto



House Saison Shijo-Dori

Units	190
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 25.3 / JPY 3,010.0



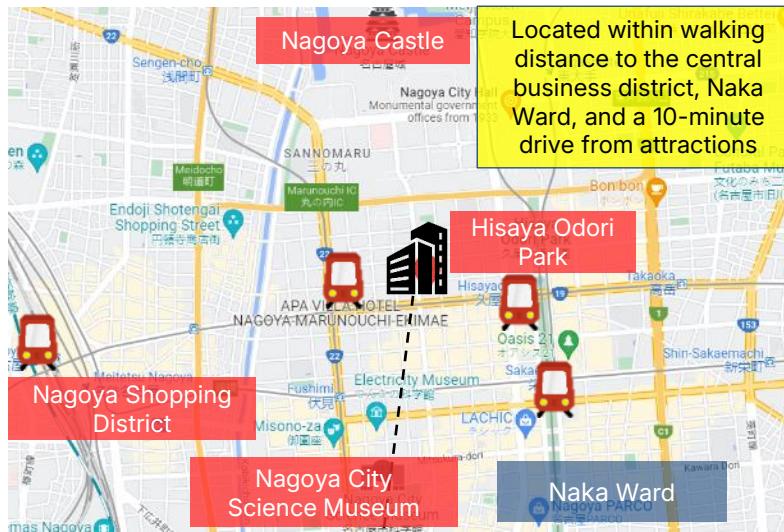
Pre de Cort Nishikyogoku

Units	85
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 14.9 / JPY 1,770.0

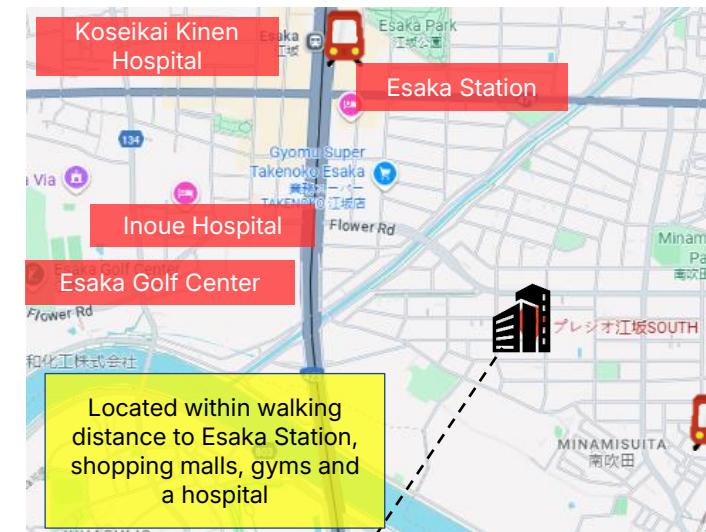
Properties in Japan

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Nagoya



Osaka



Marunouchi Central Heights

Units 30

Tenure (years)/
Expiry Freehold

Valuation
(SGD/LC'mil) SGD 6.1 /
JPY 729.0

Precio Esaka South

Units 48

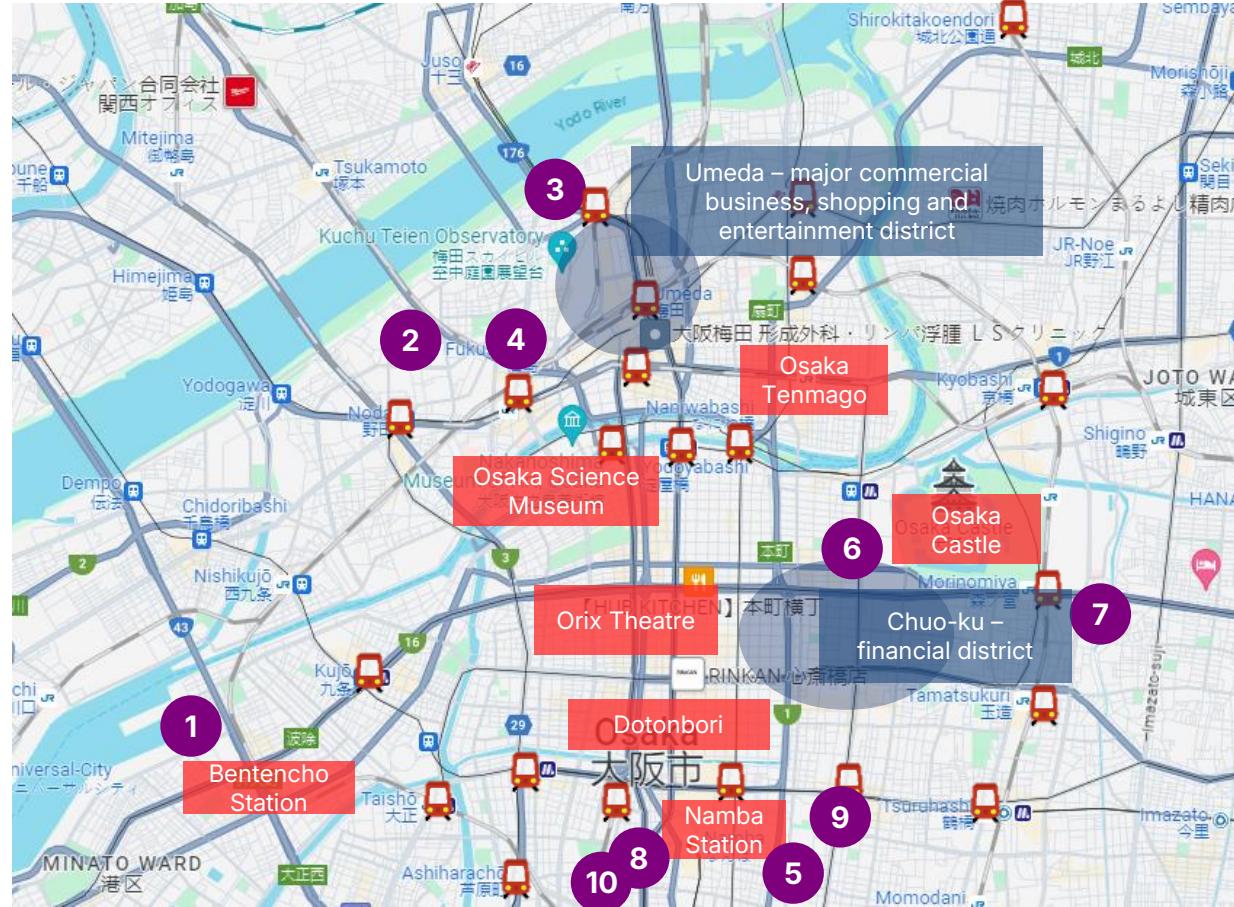
Tenure (years)/
Expiry Freehold

Valuation
(SGD/LC'mil) SGD 10.9 /
JPY 1,300.0

Properties in Japan

The 26 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

Osaka



- 1 Eslead Residence Bentencho Grande
- 2 Eslead Residence Osaka Fukushima East
- 3 Eslead Residence Umeda Grande
- 4 S-Residence Fukushima Luxe
- 5 S-Residence Gakuenzaka
- 6 S-Residence Hommachi Marks
- 7 S-Residence Midoribashi Serio
- 8 S-Residence Namba Viale
- 9 S-Residence Tanimachi 9 chome
- 10 Splendide Namba West

● Management Contract 🚅 Metro/Train Station

Properties in Japan

The 26 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

Osaka									
1	Eslead Residence Bentencho Grande	2	Eslead Residence Osaka Fukushima East	3	Eslead Residence Umeda Grande	4	S-Residence Fukushima Luxe	5	S-Residence Gakuenzaka
Units	120		108		70		178		58
Tenure (years)/ Expiry	Freehold		Freehold		Freehold		Freehold		Freehold
Valuation (SGD/LC'mil)	SGD 17.8 / JPY 2,120.0		SGD 17.5 / JPY 2,080.0		SGD 10.8 / JPY 1,280.0		SGD 28.0 / JPY 3,330.0		SGD 11.0 / JPY 1,310.0
6	S-Residence Hommachi Marks	7	S-Residence Midoribashi Serio	8	S-Residence Namba Viale	9	S-Residence Tanimachi 9 chome	10	Splendide Namba West
Units	110		98		116		102		56
Tenure (years)/ Expiry	Freehold		Freehold		Freehold		Freehold		Freehold
Valuation (SGD/LC'mil)	SGD 15.1 / JPY 1,800.0		SGD 13.7 / JPY 1,630.0		SGD 15.6 / JPY 1,850.0		SGD 16.3 / JPY 1,940.0		SGD 11.4 / JPY 1,360.0

Properties in Japan

The 26 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

Sapporo



Big Palace Kita 14 jo ●

Units	140
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 17.2 / JPY 2,040.0

Alpha Square Kita 15 jo ●

Units	127
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 19.4 / JPY 2,310.0

Big Palace Minami 5 jo ●

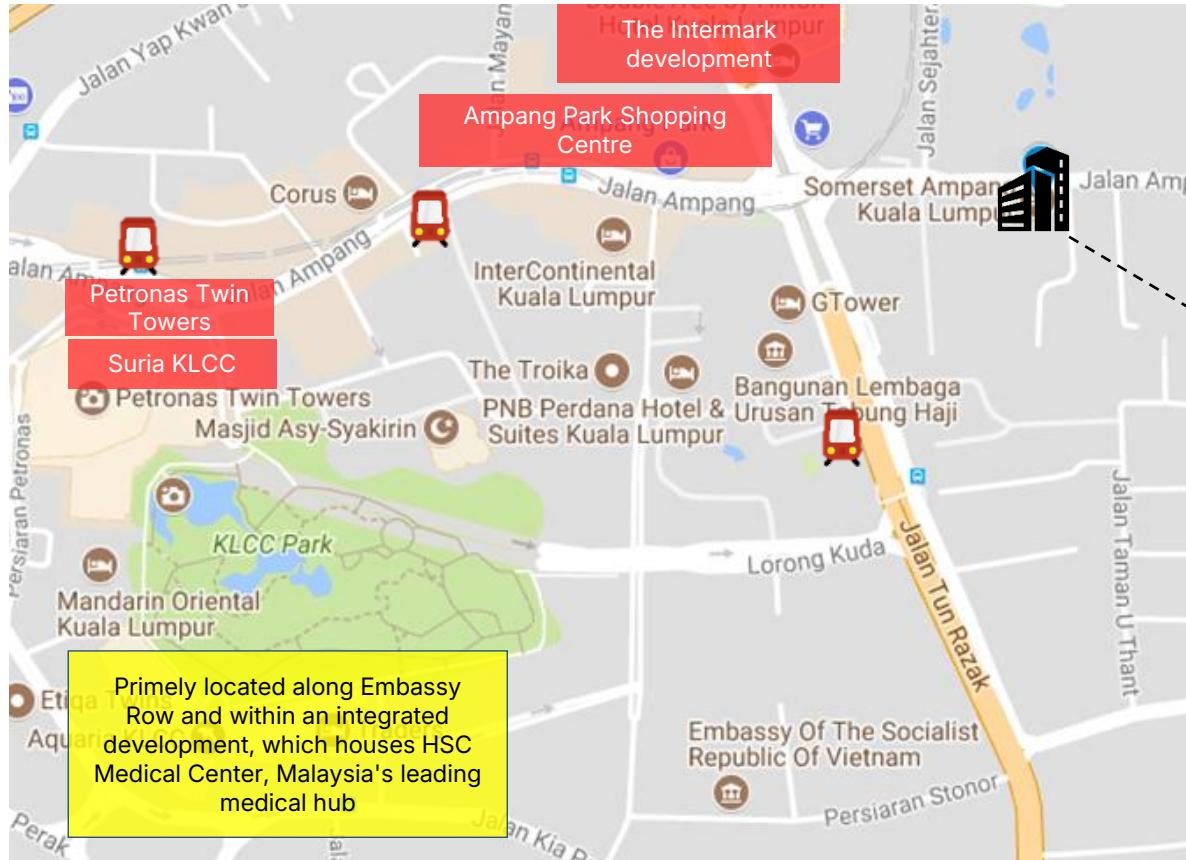
Units	158
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 21.3 / JPY 2,540.0

City Court Kita 1 jo ●

Units	126
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 21.3 / JPY 2,540.0

Property in Malaysia

Kuala Lumpur



Somerset Kuala Lumpur

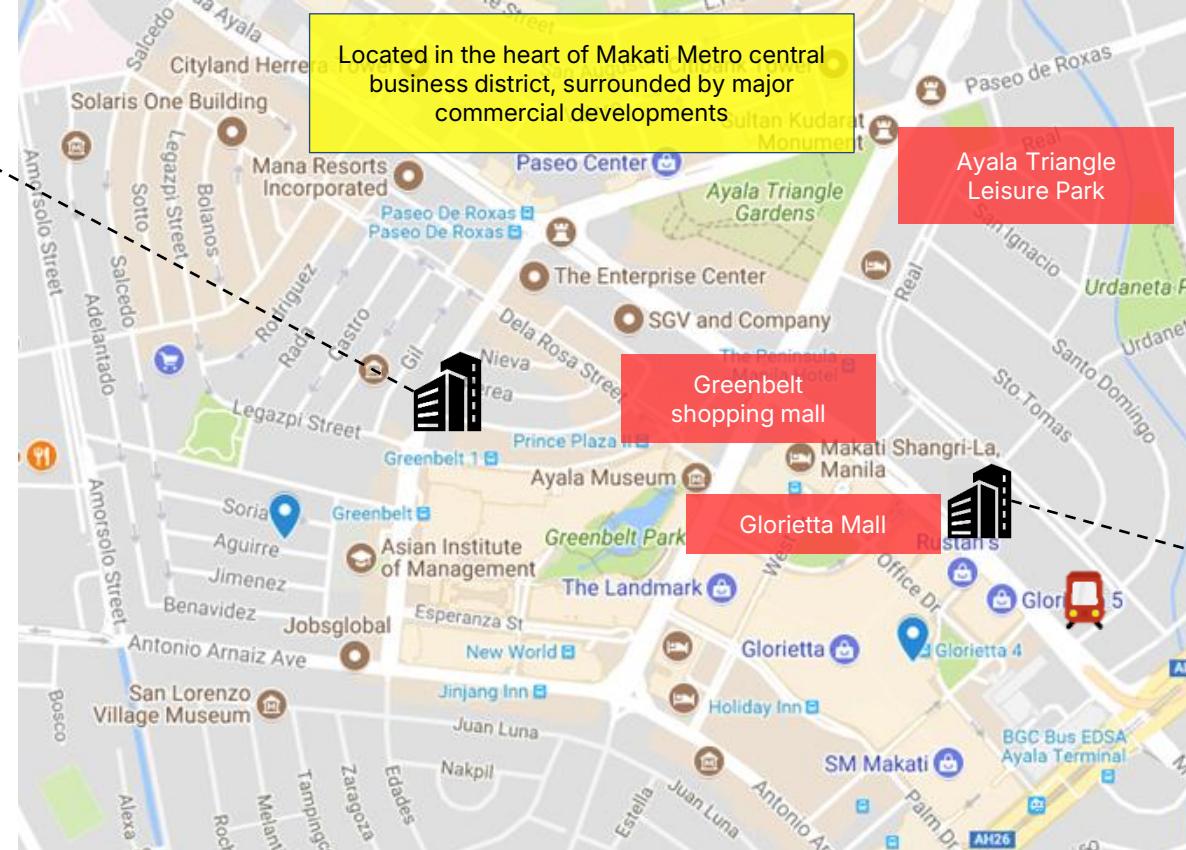
Units	205
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 35.6 / MYR 113.1

Properties in Philippines

Makati

Somerset Millennium Makati

Units	76
Tenure (years)/ Expiry	Freehold
Valuation ¹ (SGD/LC'mil)	SGD 8.8 / PHP 400.0



Ascott Makati

Units	362
Tenure (years)/ Expiry	48 / 2044
Valuation (SGD/LC'mil)	SGD 83.1 / PHP 3,779.2

Note:

1. Valuation relates to the 65 units owned by CapitaLand Ascott Trust.

Source: Google Maps

 Management Contract

 Metro/Train Station

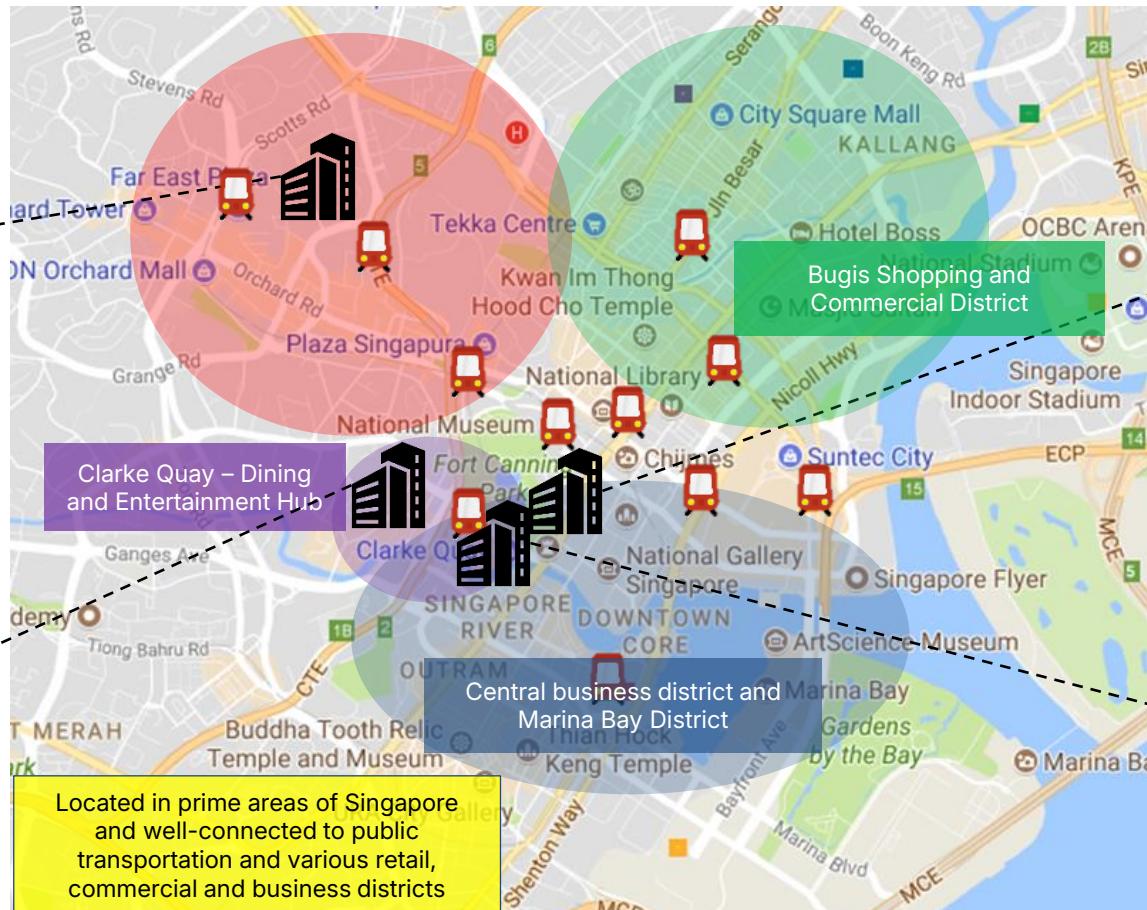
Properties in Singapore

Ascott Orchard Singapore ●

Units	220
Tenure (years)/ Expiry	99 / 2113
Valuation (SGD'mil)	432.0

The Robertson House by The Crest Collection ●

Units	336
Tenure (years)/ Expiry	99 / 2105
Valuation (SGD'mil)	346.0



Iyf Funan Singapore ●

Units	329
Tenure (years)/ Expiry	99 / 2078
Valuation (SGD'mil)	271.0

Somerset Liang Court Property Singapore¹

Units	192
Tenure (years)/ Expiry	99 / 2120
Valuation (SGD'mil)	315.4

Note:

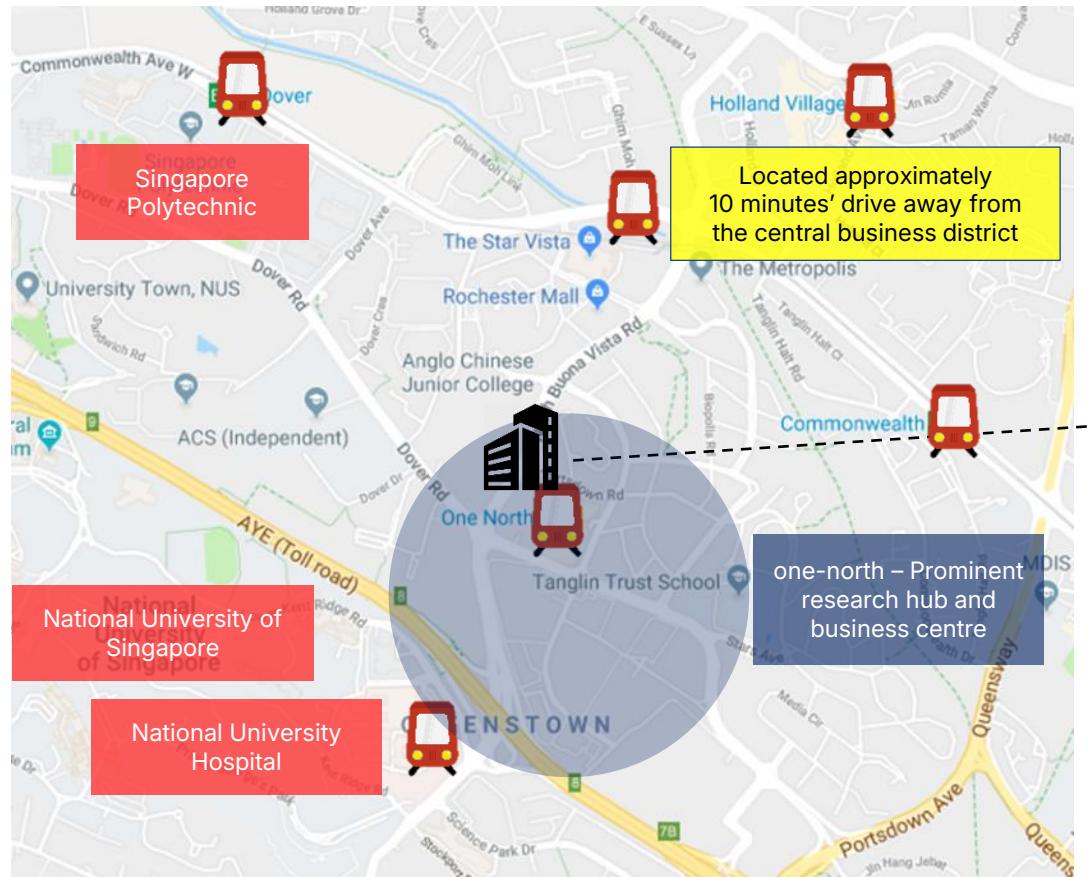
1. The property is currently under development and expected to complete in 2026.

Source: Google Maps

● Management Contract with Minimum Guaranteed Income ● Master Lease

Metro/Train Station

Properties in Singapore



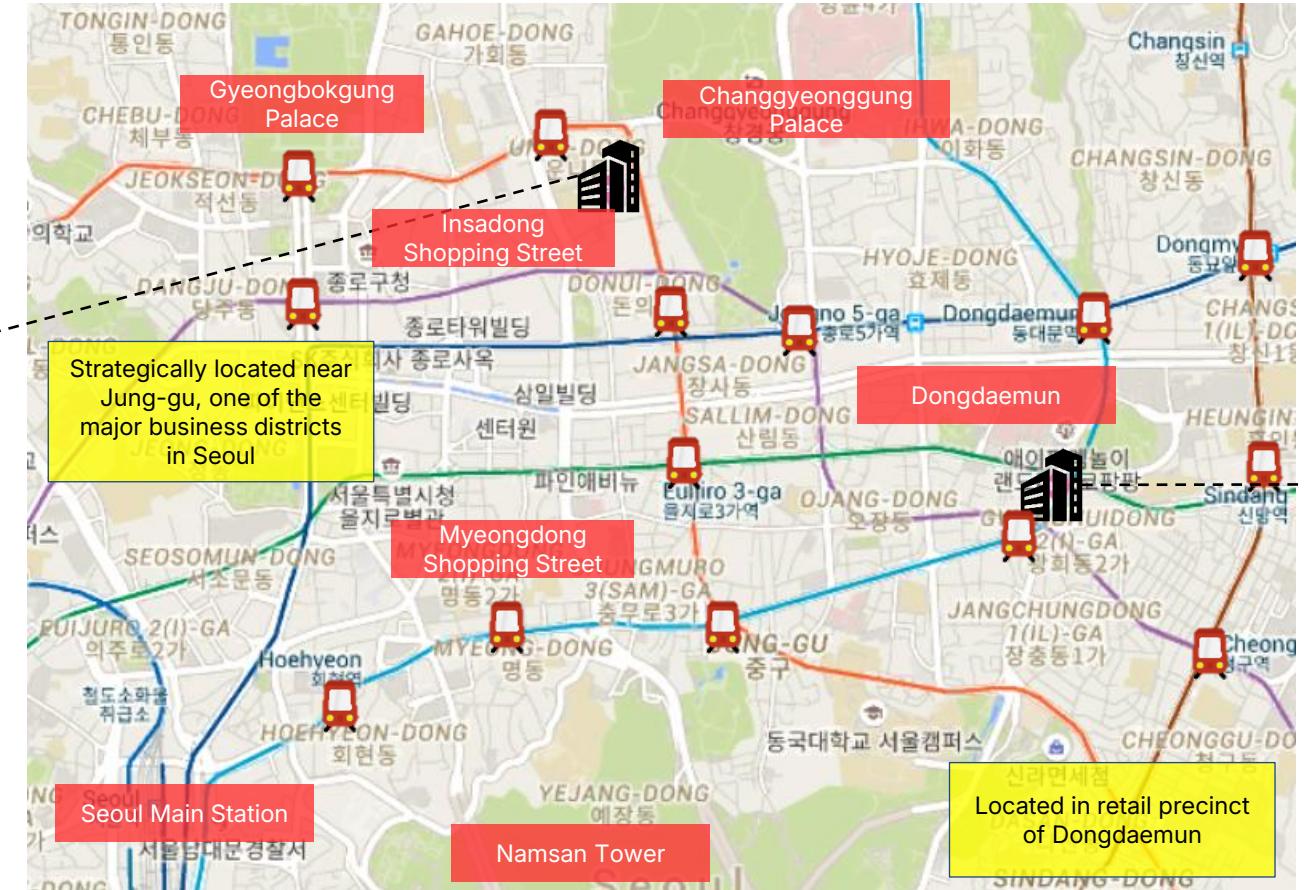
lyf one-north Singapore ●

Units	324
Tenure (years)/Expiry	60 / 2078
Valuation (SGD'mil)	140.5

Properties in South Korea

Seoul

<u>ibis Ambassador Seoul Insadong</u>	
Units	363
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 89.7 / KRW 100,500.0



Sotetsu Hotels The Splaisir Seoul Dongdaemun

Units	215
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 87.6 / KRW 98,100.0

Property in Spain

Barcelona

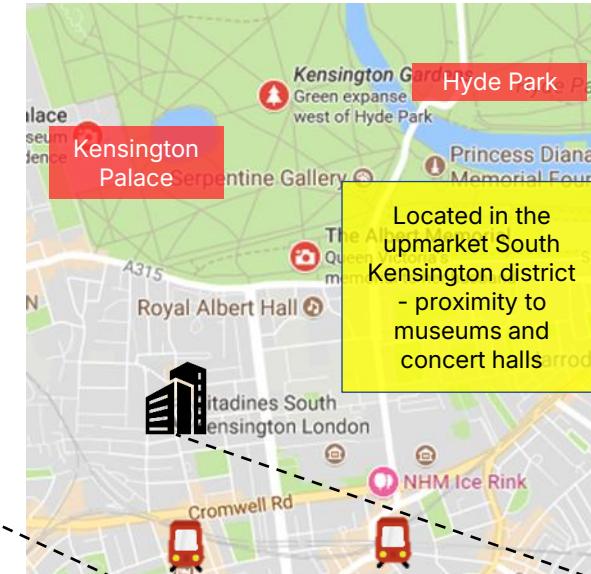
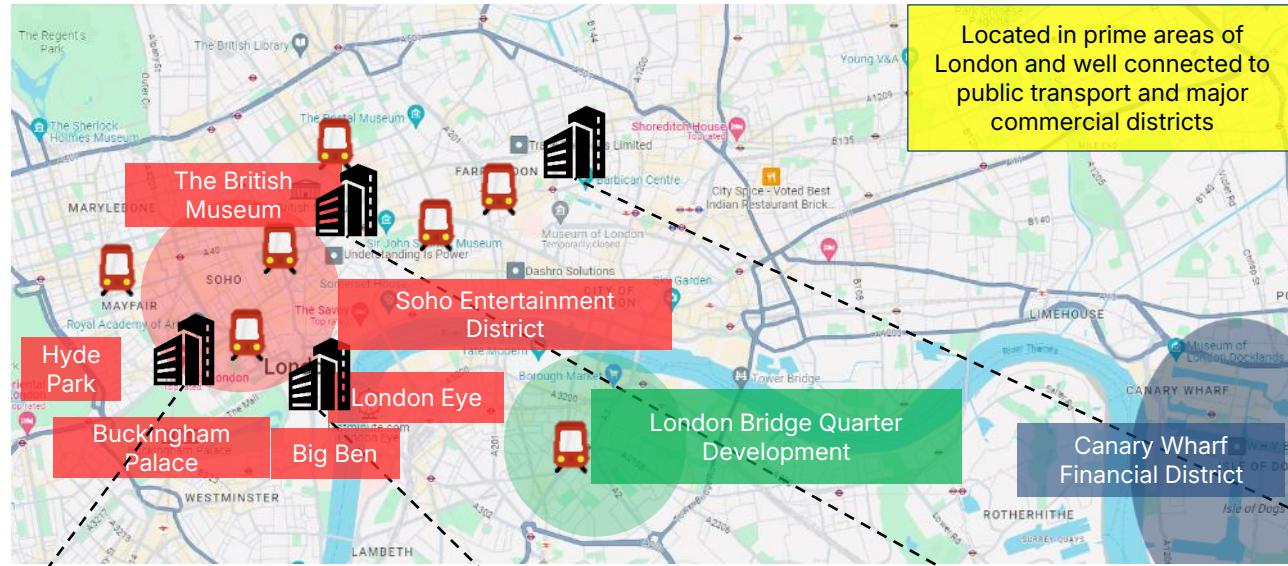


Citadines Ramblas Barcelona

Units	131
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 100.8 / EUR 66.8

Properties in United Kingdom

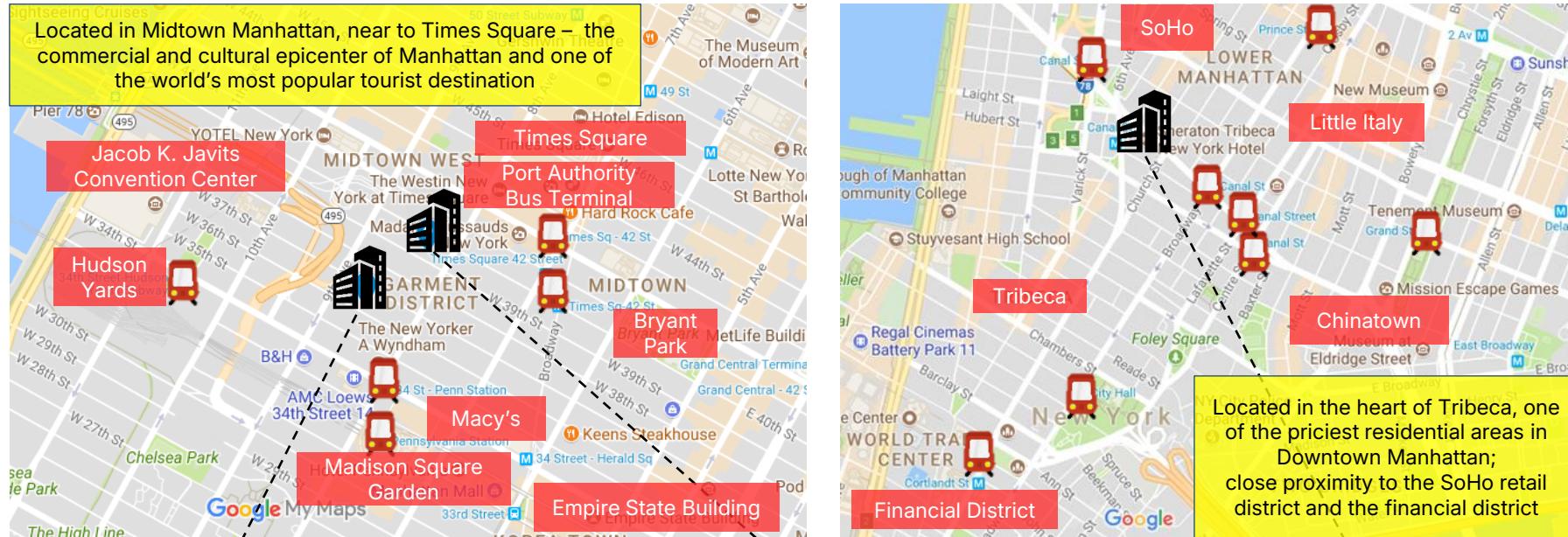
London



<u>The Cavendish London</u> ●	<u>Citadines Trafalgar Square London</u> ●	<u>Citadines Holborn-Covent Garden London</u> ●	<u>Citadines Barbican London</u> ●	<u>Citadines South Kensington London</u> ●
Units 230	Units 187	Units 192	Units 129	Units 92
Tenure (years)/Expiry 150 / 2158	Tenure (years)/Expiry Freehold	Tenure (years)/Expiry Freehold	Tenure (years)/Expiry Freehold	Tenure (years)/Expiry Freehold
Valuation (SGD/LC'mil) SGD 328.1 / GBP 191.8	Valuation (SGD/LC'mil) SGD 204.8 / GBP 119.7	Valuation (SGD/LC'mil) SGD 219.4 / GBP 128.2	Valuation (SGD/LC'mil) SGD 85.8 / GBP 50.2	Valuation (SGD/LC'mil) SGD 77.9 / GBP 45.5

Properties in United States of America

New York



voco Times Square South ●

Units	224
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 161.5 / USD 124.4

Element New York Times Square West ●

Units	411
Tenure (years)/ Expiry	99 / 2112
Valuation (SGD/LC'mil)	SGD 154.7 / USD 119.1

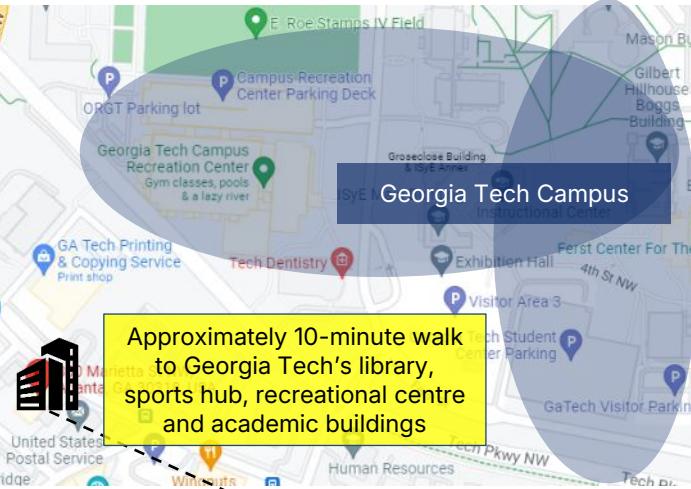
Sheraton Tribeca New York Hotel ●

Units	369
Tenure (years)/ Expiry	99 / 2112
Valuation (SGD/LC'mil)	SGD 189.5 / USD 145.9

Properties in United States of America

CLAS' student accommodation properties mainly serve reputable universities with strong athletics programmes

Georgia



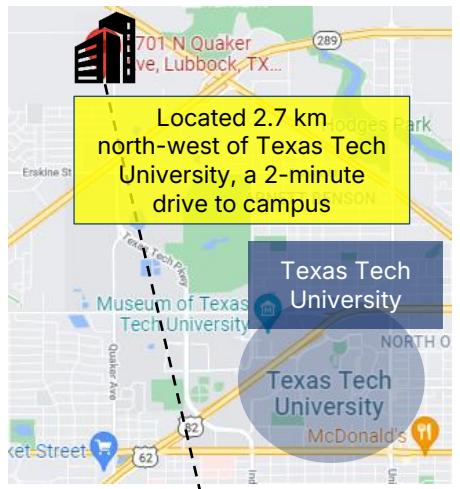
Approximately 10-minute walk to Georgia Tech's library, sports hub, recreational centre and academic buildings

Illinois



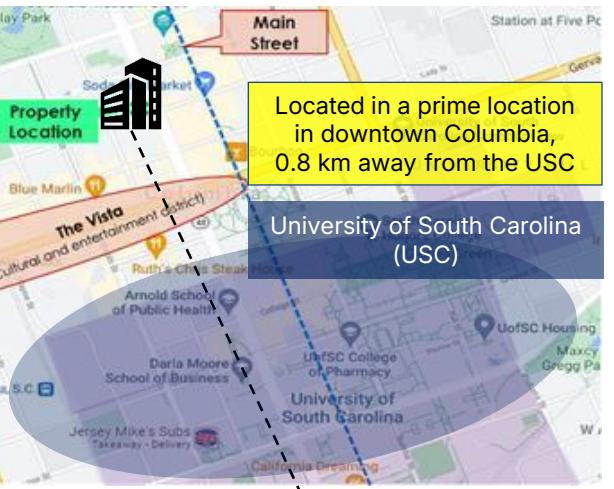
Located less than 200m away from the University of Illinois Urbana-Champaign

Texas



Located 2.7 km north-west of Texas Tech University, a 2-minute drive to campus

South Carolina



Located in a prime location in downtown Columbia, 0.8 km away from the USC

Paloma West Midtown ●

Units	183
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 149.3 / USD 115.0

Seven07 ●

Units	218
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 126.2 / USD 97.2

Wildwood Lubbock ●

Units	294
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 95.6 / USD 73.6

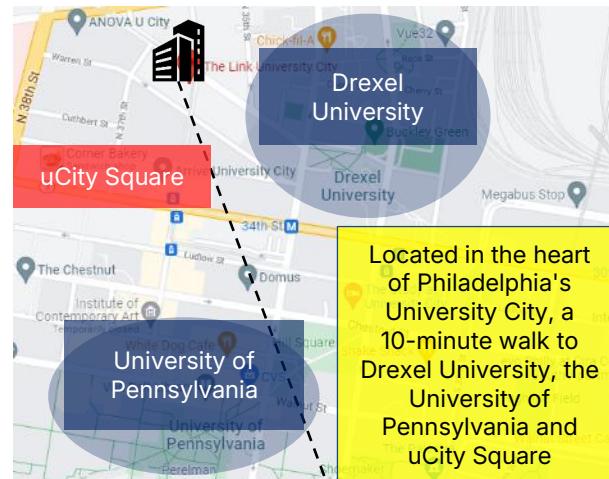
Standard at Columbia ●

Units	247
Tenure (years)/ Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 167.5 / USD 129.0

Properties in United States of America

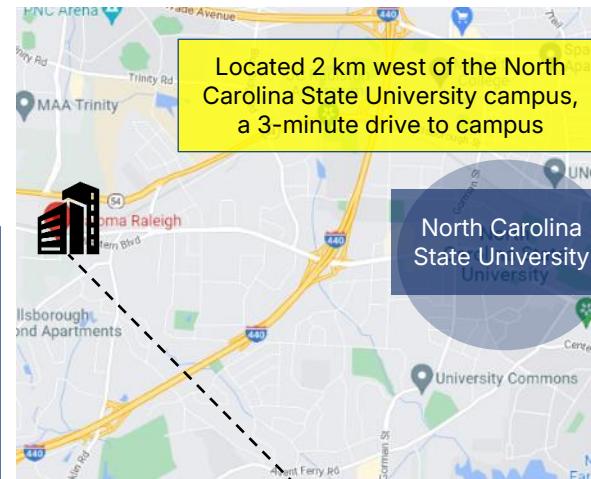
CLAS' student accommodation properties mainly serve reputable universities with strong athletics programmes

Pennsylvania



Located in the heart of Philadelphia's University City, a 10-minute walk to Drexel University, the University of Pennsylvania and uCity Square

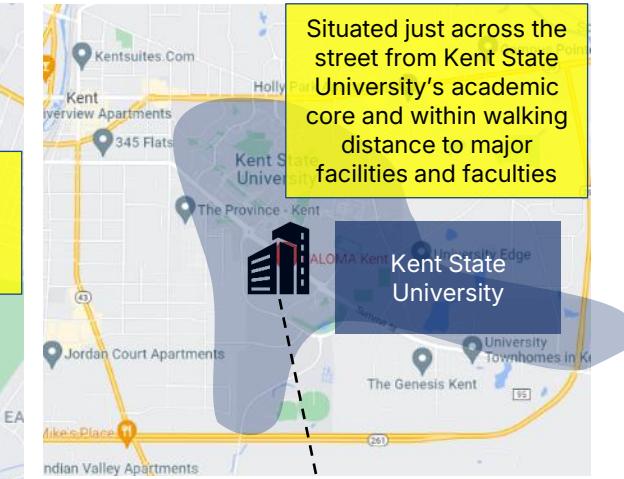
North Carolina



Located 2 km west of the North Carolina State University campus, a 3-minute drive to campus

Ohio

Ohio



Situated just across the street from Kent State University's academic core and within walking distance to major facilities and faculties

Paloma University City ●

Units	126
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 80.9 / USD 62.3

Paloma Raleigh ●

Units	180
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 87.8 / USD 67.6

Uncommon Wilmington ●

Units	150
Tenure (years)/Expiry	Freehold
Valuation (SGD/LC'mil)	SGD 70.4 / USD 54.2

Paloma Kent ●

Units	126
Tenure (years)/Expiry	99 / 2117
Valuation (SGD/LC'mil)	SGD 47.1 / USD 36.3

Properties in Vietnam

Hanoi



Somerset Hoa Binh Hanoi ●

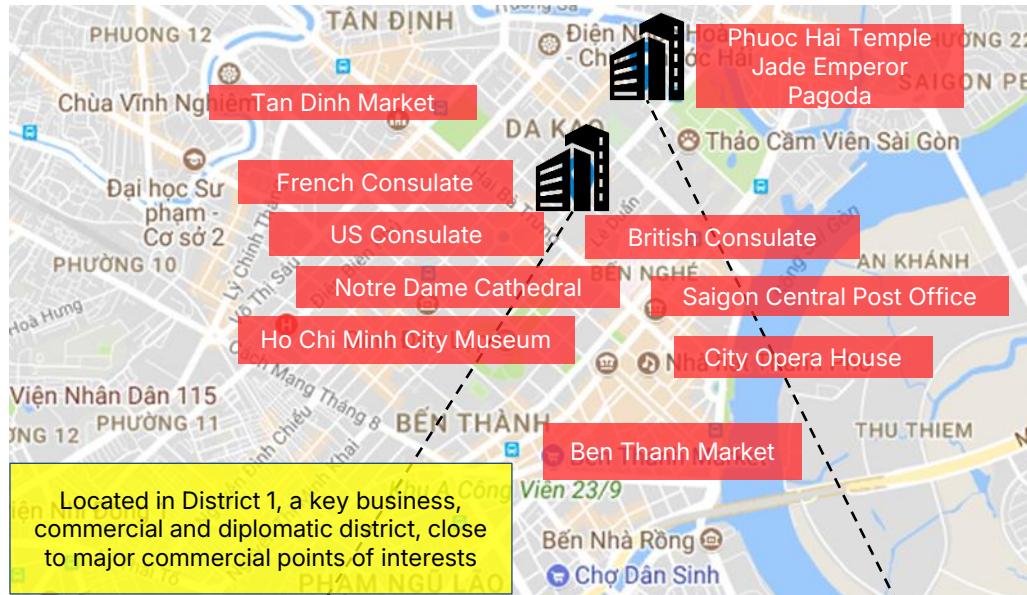
Units	206
Tenure (years)/ Expiry	36 / 2042
Valuation (SGD'mil/LC'bil)	SGD 19.4 / VND 395.7

Somerset Grand Hanoi ●

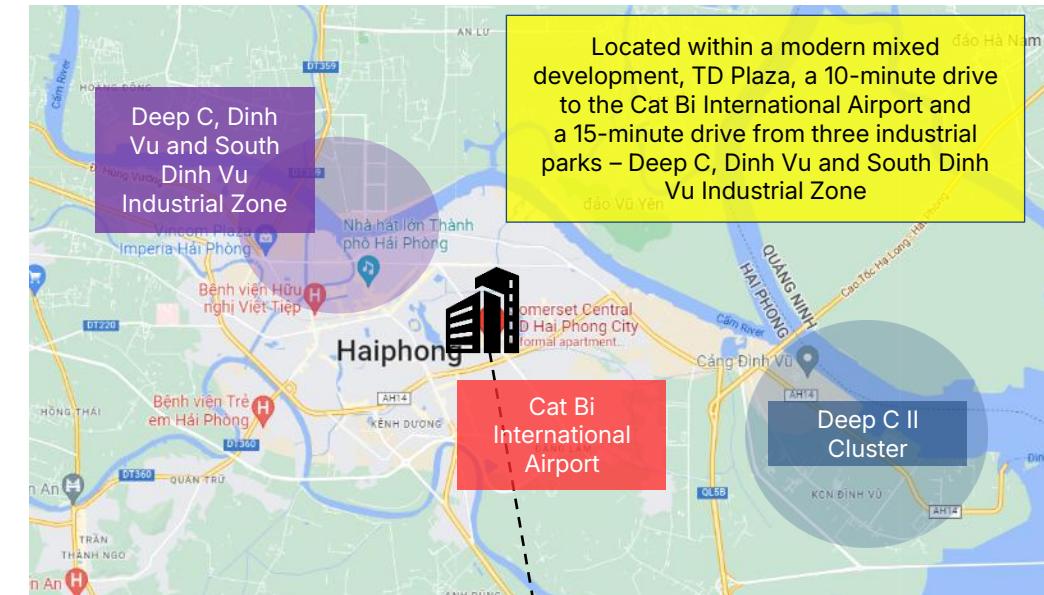
Units	185
Tenure (years)/ Expiry	45 / 2038
Valuation (SGD'mil/LC'bil)	SGD 57.2 / VND 1,167.4

Properties in Vietnam

Ho Chi Minh City



Hai Phong City



Somerset Chancellor Court Ho Chi Minh City

Units	172
Tenure (years)/ Expiry	48 / 2041
Valuation (SGD'mil/LC'bil)	SGD 32.3 / VND 659.3

Somerset Ho Chi Minh City

Units	198
Tenure (years)/ Expiry	45 / 2039
Valuation (SGD'mil/LC'bil)	SGD 26.4 / VND 539.4

Somerset Central TD Hai Phong City

Units	132
Tenure (years)/ Expiry	64 / 2075
Valuation (SGD'mil/LC'bil)	SGD 17.7 / VND 361.3



Thank You

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Email: ask-us@capitalandascotttrust.com

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