

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA, THE UNITED KINGDOM (OTHER THAN TO ELIGIBLE UK INVESTORS), HONG KONG, THAILAND, MALAYSIA, CANADA, JAPAN OR AUSTRALIA



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

COMPLETION OF THE PROPOSED ACQUISITION OF 9 TAI SENG DRIVE AND USE OF PROCEEDS FROM PRIVATE PLACEMENT OF 202,430,000 NEW UNITS

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcements of CLAR dated 28 May 2025 titled “The Proposed Acquisitions of the Data Centre known as 9 Tai Seng Drive and the Business Space Property known as 5 Science Park Drive” (the “**Acquisition Announcement**”), and dated 28 May 2025 titled “Launch of Private Placement to raise gross proceeds of no less than approximately S\$500.0 million” (the “**Launch Announcement**”).*

1. Completion of the Proposed 9TSD Acquisition

Further to the Acquisition Announcement, CapitaLand Ascendas REIT Management Limited, in its capacity as manager of CLAR (the “**Manager**”), is pleased to announce that the acquisition of the data centre known as 9 Tai Seng Drive has been completed today.

2. Use of proceeds

Further to the Launch Announcement in relation to the Private Placement and the announcements dated 29 May 2025, 3 June 2025, 6 June 2025, 31 July 2025 and 6 August 2025, the Manager wishes to announce that, of the gross proceeds of approximately S\$500.0 million from the Private Placement, the Manager has utilised approximately S\$275.5 million (which is equivalent to 55.1% of the gross proceeds of the Private Placement) to partially fund the proposed acquisition of 100.0% of the interest in the property known as 9 Tai Seng Drive.

Further to the deployment of proceeds as described above, details of the use of proceeds from the Private Placement are as follows:

Intended use of proceeds	Announced use of proceeds ⁽¹⁾	Actual use of proceeds	Balance of proceeds not yet used
To partially finance the proposed acquisition of 100.0% of the interest	S\$275.5 million	S\$275.5 million	-

Intended use of proceeds	Announced use of proceeds⁽¹⁾	Actual use of proceeds	Balance of proceeds not yet used
in the property known as 9 Tai Seng Drive			
To partially finance the proposed acquisition of 100.0% of the interest in the property known as 5 Science Park Drive	S\$137.1 million	S\$137.1 million	-
To be used for debt repayment purposes (including debt previously drawn down for investments, developments and/or asset enhancement initiatives)	S\$81.6 million	S\$81.6 million	-
To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by CLAR in connection with the Private Placement	S\$5.8 million	S\$5.0 million	S\$0.8 million
Total	S\$500.0 million	S\$499.2 million	S\$0.8 million

Note:

(1) As set out in the Launch Announcement.

The actual use of proceeds for the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by CLAR in connection with the Private Placement is S\$0.8 million lesser than the original estimated amount due to lower fees and expenses incurred, resulting in an aggregate balance of S\$0.8 million from the proceeds of the Private Placement. The Manager wishes to further announce that it has re-allocated and utilised the aggregate balance of S\$0.8 million (approximately 0.16% of the gross proceeds of the Private Placement) to partially finance the proposed acquisition of 100.0% of the interest in the property known as 9 Tai Seng Drive. While the use is not a deviation from the stated use of proceeds, the percentage allocated is a deviation from the Launch Announcement.

The details of the updated use of proceeds from the Private Placement are as set out below:

Intended use of proceeds	Announced use of proceeds ⁽¹⁾	% of the gross proceeds of the Private Placement	Actual use of proceeds	% of the gross proceeds of the Private Placement
To partially finance the proposed acquisition of 100.0% of the interest in the property known as 9 Tai Seng Drive	S\$275.5 million	55.1%	S\$276.3 million	55.3%
To partially finance the proposed acquisition of 100.0% of the interest in the property known as 5 Science Park Drive	S\$137.1 million	27.4%	S\$137.1 million	27.4%
To be used for debt repayment purposes (including debt previously drawn down for investments, developments and/or asset enhancement initiatives)	S\$81.6 million	16.3%	S\$81.6 million	16.3%
To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by CLAR in connection with the Private Placement	S\$5.8 million	1.2%	S\$5.0 million	1.0%
Total	S\$500.0 million	100.0%	S\$500.0 million	100.0%

Note:

(1) As set out in the Launch Announcement.

As at the date of this announcement, the gross proceeds of approximately S\$500.0 million from the Private Placement 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
11 August 2025

Important Notice

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any securities of CLAR in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than to eligible UK investors), Hong Kong, Thailand, Malaysia, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the **"U.S. Securities Act"**), and may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

In Australia, this announcement is only directed and addressed to persons who are "wholesale clients" for the purpose of section 761G of the *Corporations Act 2001* (Cth) Australia ("**Australian Corporations Act**") or a person to whom an offer of financial products can be made without being provided a product disclosure statement. If you are not a "wholesale client" (or otherwise a person to whom an offer of financial products can be made without being provided a product disclosure statement), then you are not permitted to participate in any offer of New Units under the Private Placement referred to in this announcement. The New Units are not being offered to the public in Australia. The New Units will only be made available in Australia to persons who are "wholesale clients" for the purposes of section 761G of the Australian Corporations Act and to those persons to whom a product disclosure statement is not required to be given under Part 7.9 of the Australian Corporations Act. This announcement is not a prospectus, product disclosure statement or any other form of formal "disclosure document" for the purposes of the Australian Corporations Act, and is not required to, and does not, contain all the information which would be required in a prospectus or product disclosure statement under the Australian Corporations Act. This announcement has not been, and will not be, reviewed by, nor lodged with or registered with, the Australian Securities and Investments Commission. The distribution of this announcement has not been authorised by any regulatory body or agency in Australia. The persons referred to in this announcement may not hold an Australian Financial Service Licence and may not be licensed to provide financial product advice in relation to financial products. No "cooling-off" regime will apply to an acquisition of New Units. Each recipient of this announcement agrees to comply with the requirements of the Australian Corporations Act with respect to any action taken in relation to the New Units and shall not transfer or on-sell the New Units within 12 months of issuance where such transfer or on-sale would require disclosure pursuant to Part 7.9 of the Australian Corporations Act.

CLAR has not been authorised as a collective investment scheme by Hong Kong's Securities and Futures Commission ("**SFC**") pursuant to section 104 of Hong Kong's Securities and Futures Ordinance (Cap. 571) ("**SFO**"), nor has this announcement been approved by the SFC pursuant to section 105(1) of SFO. Accordingly: (i) the New Units have not been and will not be offered or sold in Hong Kong by means of any document, other than to persons who are "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules (Cap. 571D) and any other rules made under the SFO or as otherwise permitted under the SFO; and (ii) no person may issue, circulate or distribute, or have in its possession for the purposes of issue, circulation or distribution, whether in Hong Kong or elsewhere, any invitation, advertisement or other document relating to the New Units, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the New Units which are or are intended to be disposed of only to persons outside Hong Kong or only to "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules and any other rules made under the SFO or as otherwise permitted under the SFO.

No recognition or approval of the Securities Commission Malaysia has been applied for or will be obtained for the placement of the New Units under the Malaysian Capital Markets and Services Act 2007 and any other applicable guidelines issued by the Securities Commission Malaysia. Neither has a prospectus or any offering document been nor will be registered with the Securities Commission Malaysia in connection with the Private Placement. Accordingly, this announcement or any amendment or supplement hereto or any other offering documents relating to the Private Placement must not be circulated or distributed in Malaysia, directly or indirectly, nor will the New Units be offered or sold, or be made the subject of an invitation for subscription or purchase, whether directly or indirectly, to anyone in Malaysia. Any other reproduction or distribution of this announcement or any other offering documents relating to the Private Placement in Malaysia, in whole or in part, or the disclosure of their contents in Malaysia is prohibited.

The New Units have not been authorised or approved by the Thai Securities and Exchange Commission under the Thai Securities and Exchange Act B.E. 2535 (1992). Therefore, the New Units are subject to restrictions on offering or sale, whether directly or indirectly, in Thailand. Offers made outside Thailand in accordance with applicable laws are not intended for investors seeking to acquire New Units in Thailand. Subscribers are therefore prohibited from reselling the New Units to investors in Thailand in any manner that would impose approval, filing, or registration obligations on the Manager with any authority in Thailand, except as permitted by and in accordance with applicable exemptions from such requirements.

The value of Units and the income derived from them, if any, 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 should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders 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 CLAR is not necessarily indicative of the future performance of CLAR.

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.

Notification under Section 309B of the Securities and Futures Act 2001: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).