

ASCOTT
RESIDENCE
TRUST

A Member of CapitaLand

Ascott Residence Trust

A Leading Global Serviced Residence REIT

Portfolio Details

29 January 2019



Ascott REIT's Global Footprint

73¹ Quality Assets Diversified Geographically Across 14 Countries, 37 Cities

United States of America

- o DoubleTree by Hilton Hotel New York – Times Square South
- o Element New York Times Square West
- o Sheraton Tribeca New York Hotel

United Kingdom

- o Citadines Barbican London
- o Citadines Holborn-Covent Garden London
- o Citadines South Kensington London
- o Citadines Trafalgar Square London

China

- o Ascott Guangzhou
- o Citadines Xinghai Suzhou
- o Citadines Zhuankou Wuhan
- o Somerset Grand Central Dalian
- o Somerset Heping Shenyang
- o Somerset Olympic Tower Property Tianjin
- o Somerset Xu Hui Shanghai

Japan

- o Citadines Central Shinjuku Tokyo
- o Citadines Shinjuku Tokyo
- o Somerset Azabu East Tokyo
- o Citadines Karasuma-Gojo Kyoto
- o Actus Hakata V-Tower
- o Big Palace Kita 14jo
- o Gravis Court Kakomachi
- o Gravis Court Kokutaiji
- o Gravis Court Nishiharaekimae
- o Infini Garden
- o Roppongi Residences Tokyo
- o S-Residence Hommachi Marks
- o S-Residence Tanimachi 9 chome
- o S-Residence Midoribashi Serio
- o S-Residence Fukushima Luxe

Spain

- o Citadines Ramblas Barcelona

France

- o Citadines Austerlitz Paris
- o Citadines Didot Montparnasse Paris
- o Citadines Les Halles Paris
- o Citadines Maine Montparnasse Paris
- o Citadines Montmartre Paris
- o Citadines Place d'Italie Paris
- o Citadines République Paris
- o Citadines Tour Eiffel Paris
- o Citadines Trocadéro Paris
- o La Clef Louvre Paris
- o Citadines Croisette Cannes
- o Citadines City Centre Grenoble
- o Citadines City Centre Lille
- o Citadines Presqu'île Lyon
- o Citadines Castellane Marseille
- o Citadines Prado Chanot Marseille
- o Citadines Antigone Montpellier

Belgium

- o Citadines Sainte-Catherine Brussels
- o Citadines Toison d'Or Brussels

Germany

- o Citadines Arnulfpark Munich
- o Citadines City Centre Frankfurt
- o Citadines Kurfürstendamm Berlin
- o Citadines Michel Hamburg
- o Madison Hamburg

Philippines

- o Ascott Makati
- o Somerset Millennium Makati

Malaysia

- o Somerset Ampang Kuala Lumpur

Indonesia

- o Ascott Jakarta
- o Somerset Grand Citra Jakarta

Vietnam

- o Somerset Grand Hanoi
- o Somerset Hoa Binh Hanoi
- o Somerset West Lake Hanoi
- o Somerset Chancellor Court Ho Chi Minh City
- o Somerset Ho Chi Minh City

Singapore

- o Ascott Orchard Singapore
- o Ascott Raffles Place Singapore
- o Citadines Mount Sophia Property Singapore
- o Somerset Liang Court Property Singapore

Australia

- o Citadines On Bourke Melbourne
- o Citadines St Georges Terrace Perth
- o Quest Campbelltown
- o Quest Mascot
- o Quest Sydney Olympic Park



Breakdown of Valuation by Country

Country	No. of Properties	No. of Units	Valuation (LC mil)	Valuation (\$\$ mil)
Australia	5	777	AUD 277.6	269.1
Belgium	2	323	EUR 40.5	63.3
China	7	1,441	RMB 2,544.0	502.2
France	17	1,672	EUR 329.3	514.1
Germany	5	721	EUR 159.7	249.4
Indonesia	2	407	USD 75.0	102.8
Japan	15	2,086	JPY 52,463.0	633.8
Malaysia	1	205	MYR 158.0	51.7
Philippines	2	495	PHP 5,390.0 ²	141.0 ²
Singapore ¹	4	717	S\$965.0	965.0
Spain	1	131	EUR 46.4	72.4
United Kingdom	4	600	GBP 277.6	486.5
United States	3	1,004	USD 443.8	608.2
Vietnam	5	851	VND 4,804.1 Bil	283.4
Total	73	11,430	-	4,942.9

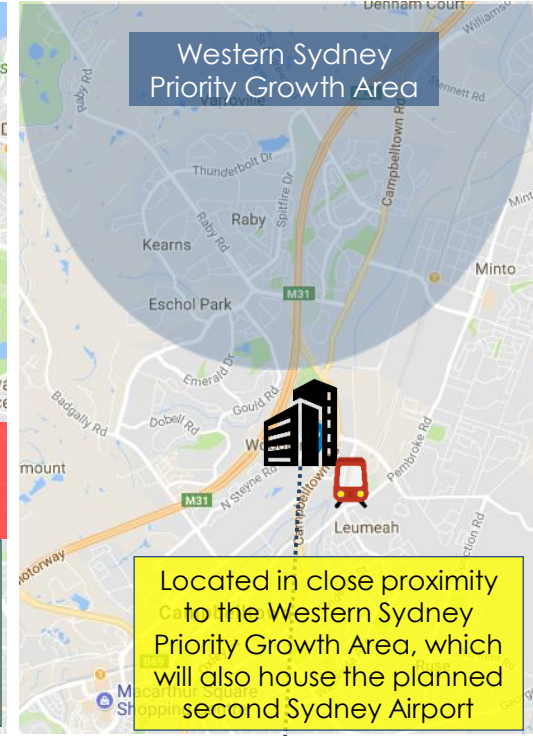
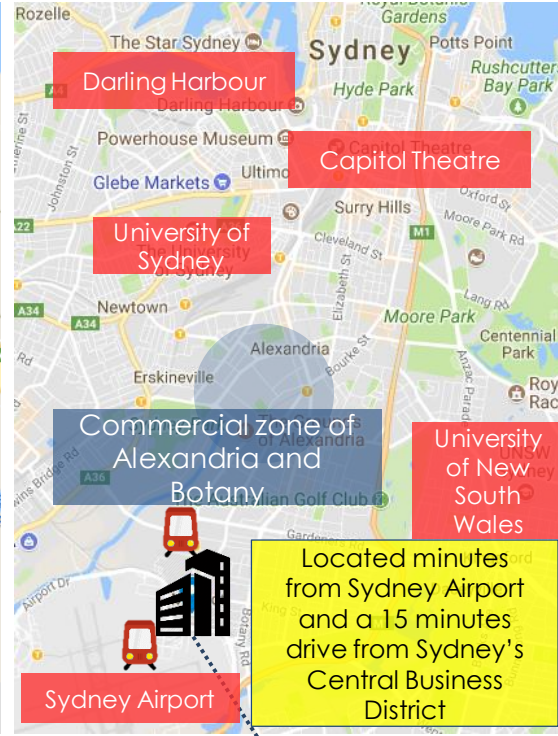
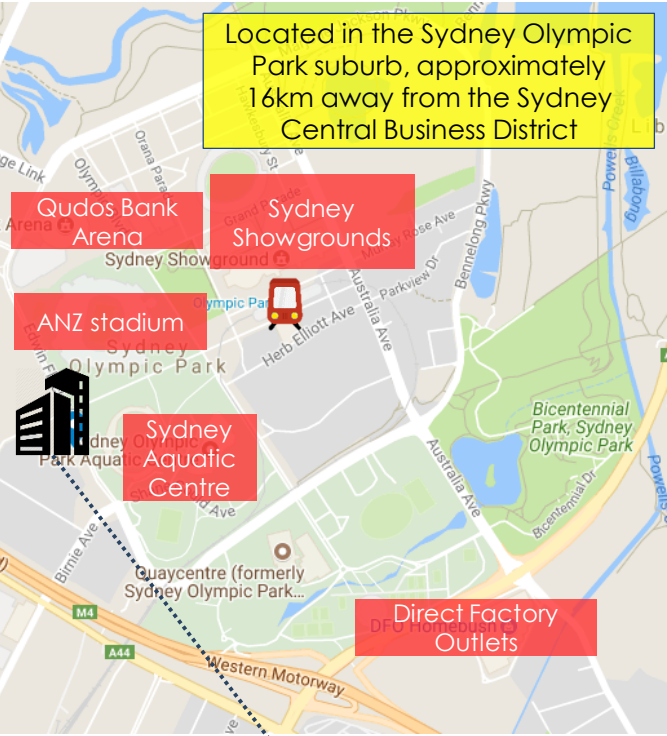
Note: Figures above as at 31 December 2018.

1. Excluding 1 of one-north Singapore (under development) and including Ascott Raffles Place Singapore of S\$215.0 million

2. Valuation relates to 427 units owned by Ascott Reit

Properties in Australia

Greater Sydney



Quest Sydney Olympic Park

Units	140
Tenure (years)/ Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$S\$44.6/ AUD46.0

Quest Mascot

Units	91
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$24.5/ AUD25.3

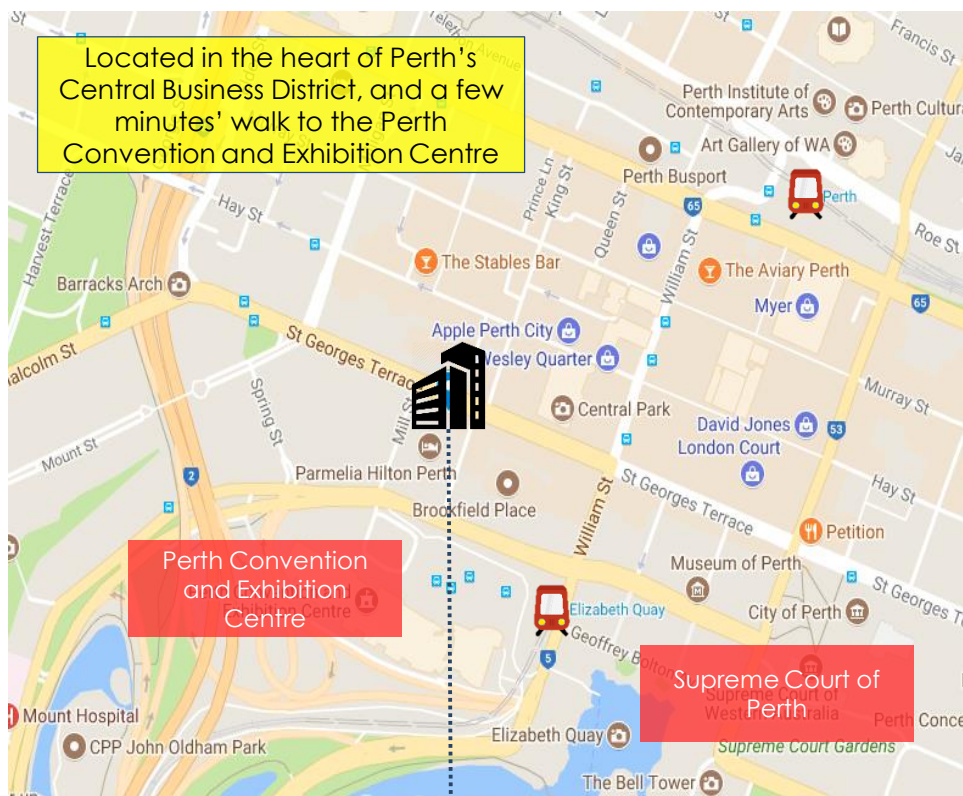
Quest Campbelltown

Units	81
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$21.8/ AUD22.5

Properties in Australia

Perth

Located in the heart of Perth's Central Business District, and a few minutes' walk to the Perth Convention and Exhibition Centre



Perth Convention and Exhibition Centre

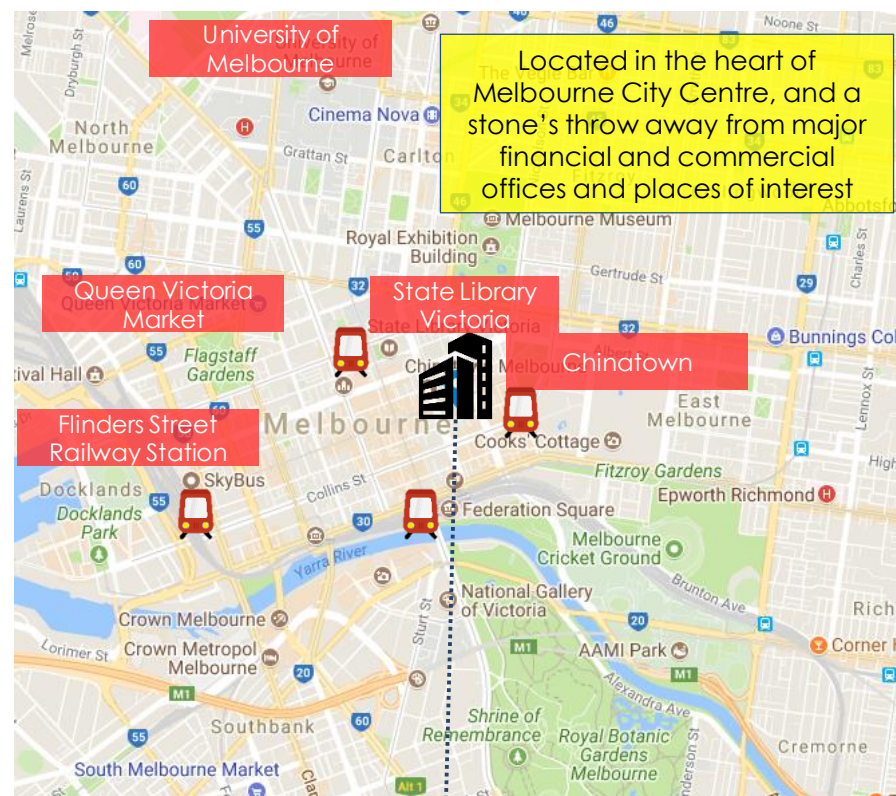
Supreme Court of Western Australia

Citadines St Georges Terrace Perth ●

Units	85
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S19.2/ AUD19.8

Melbourne

Located in the heart of Melbourne City Centre, and a stone's throw away from major financial and commercial offices and places of interest



University of Melbourne

Queen Victoria Market

Flinders Street Railway Station

State Library Victoria

Melbourne Chinatown

Citadines on Bourke Melbourne ●

Units	380
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S159.0/ AUD164.0



Properties in Belgium & Spain

Proximity to historical landmarks and major commercial districts in Brussels;
Centrally located right in La Rambla, Barcelona

Belgium

Spain

Citadines Sainte-Catherine Brussels ●

Units 169

Tenure (years)/ Expiry Freehold

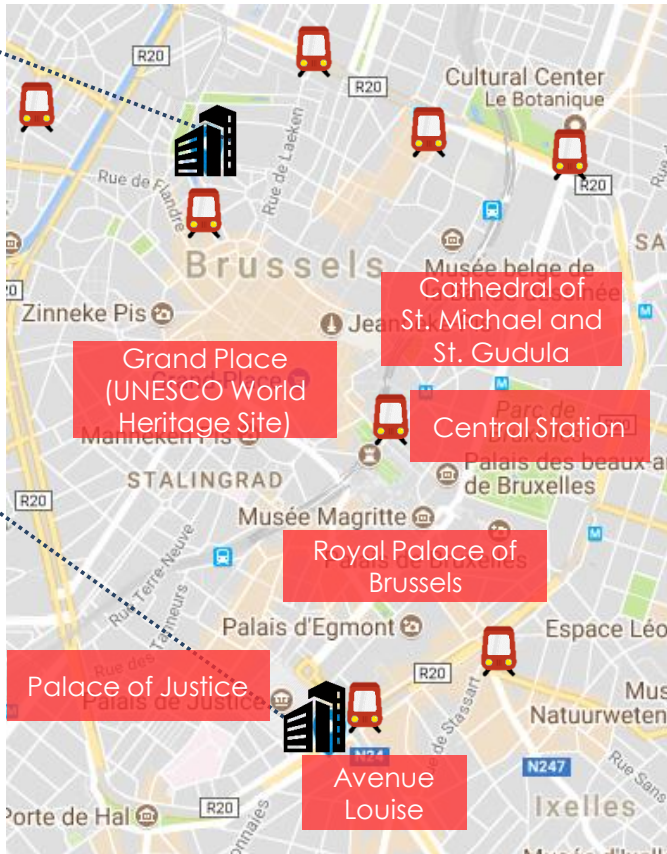
Valuation (\$\$/LC'mil) \$32.9/
EUR21.1

Citadines Toison d'Or Brussels ●

Units 154

Tenure (years)/ Expiry Freehold

Valuation (\$\$/LC'mil) \$30.4/
EUR19.5



Citadines Ramblas Barcelona ●

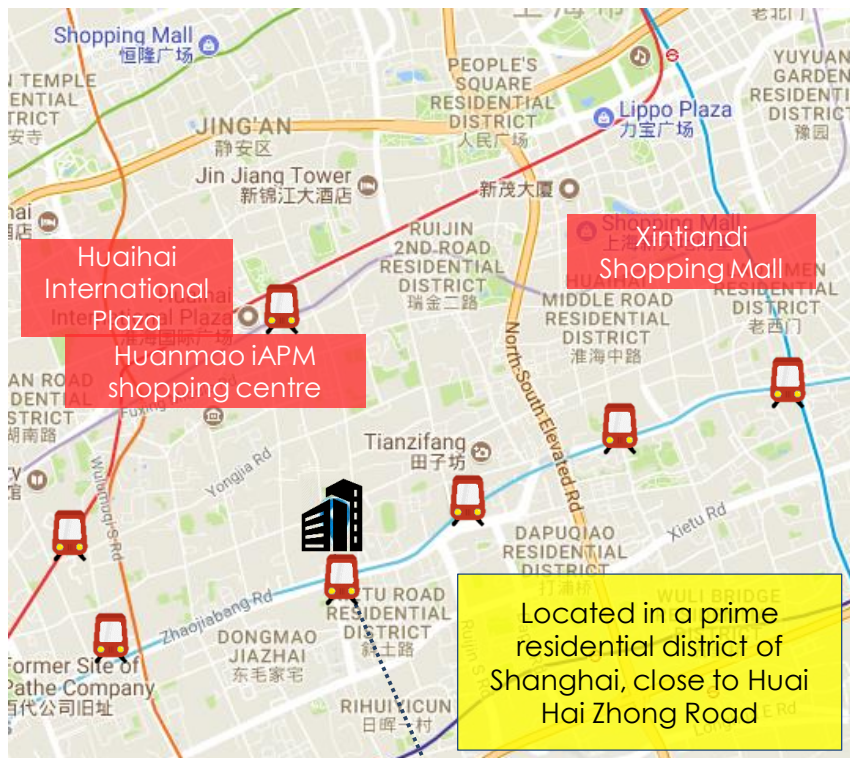
Units 131

Tenure (years)/ Expiry Freehold

Valuation (\$\$/LC'mil) \$72.4/
EUR46.4

Properties in China

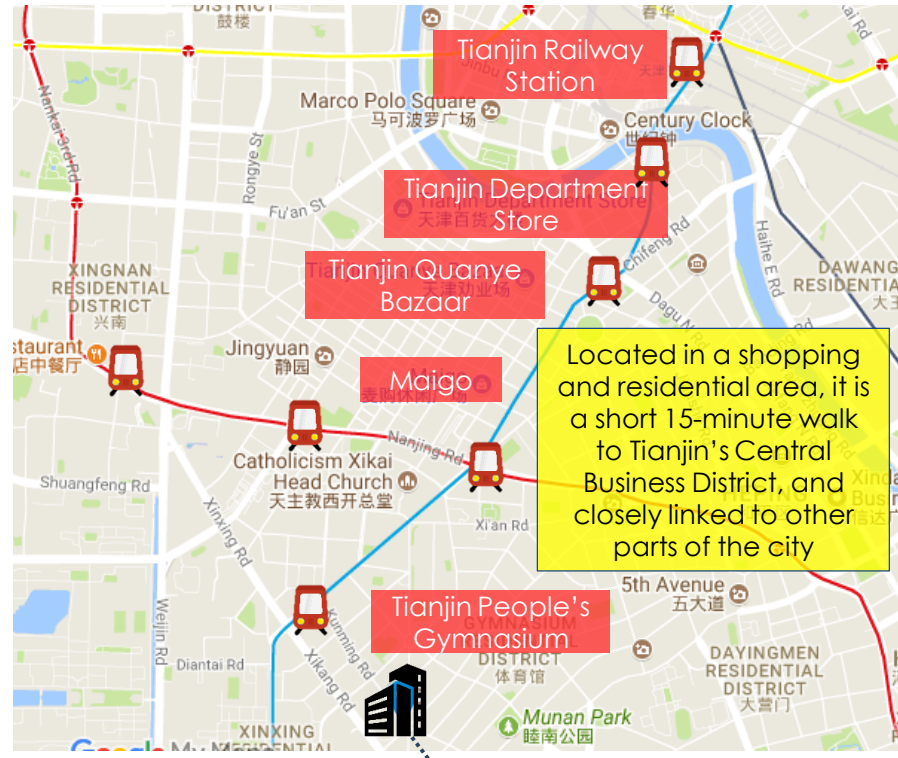
Shanghai



Somerset Xu Hui Shanghai ●

Units	168
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	S\$75.8/ RMB384.0

Tianjin



Somerset Olympic Tower Property Tianjin ●

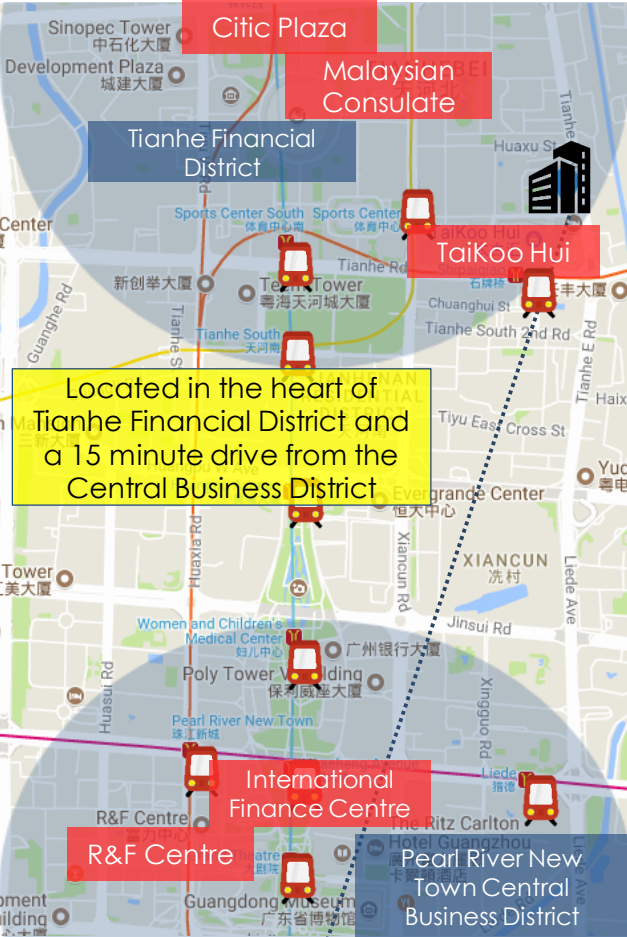
Units	185
Tenure (years)/ Expiry	70/ 2062
Valuation (\$\$/LC'mil)	S\$65.7/ RMB333.0

Note: Figures above as at 31 December 2018

Source: Google Maps

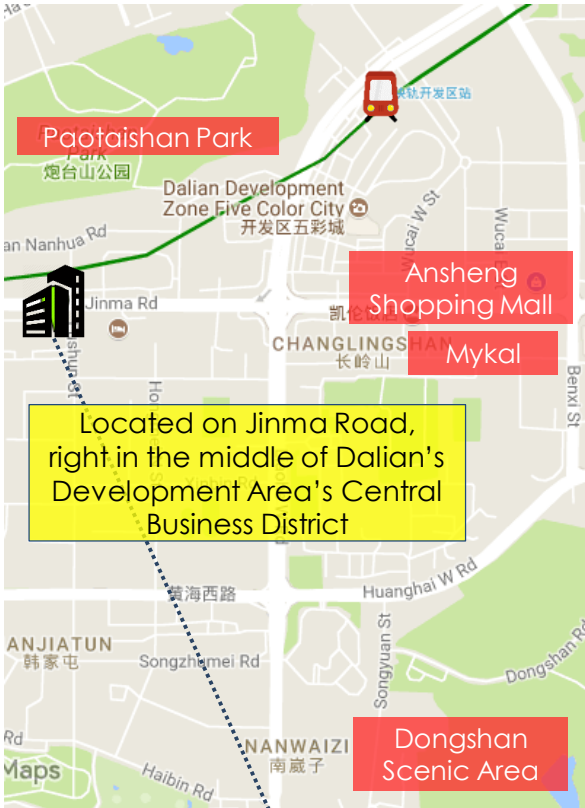
Properties in China

Guangzhou



Ascott Guangzhou	
Units	207
Tenure (years)/ Expiry	70/ 2074
Valuation (\$\$/LC'mil)	\$S101.3/ RMB513.0

Dalian



Somerset Grand Central Dalian	
Units	195
Tenure (years)/ Expiry	50/ 2056
Valuation (\$\$/LC'mil)	\$S104.4/ RMB529.0

Wuhan



Citadines Zhuankou Wuhan	
Units	249
Tenure (years)/ Expiry	40/ 2043
Valuation (\$\$/LC'mil)	\$S44.2/ RMB224.0

● Management Contract 🚆 Metro/Train Station

Note: Figures above as at 31 December 2018; Source: Google Maps

Properties in China

Shenyang

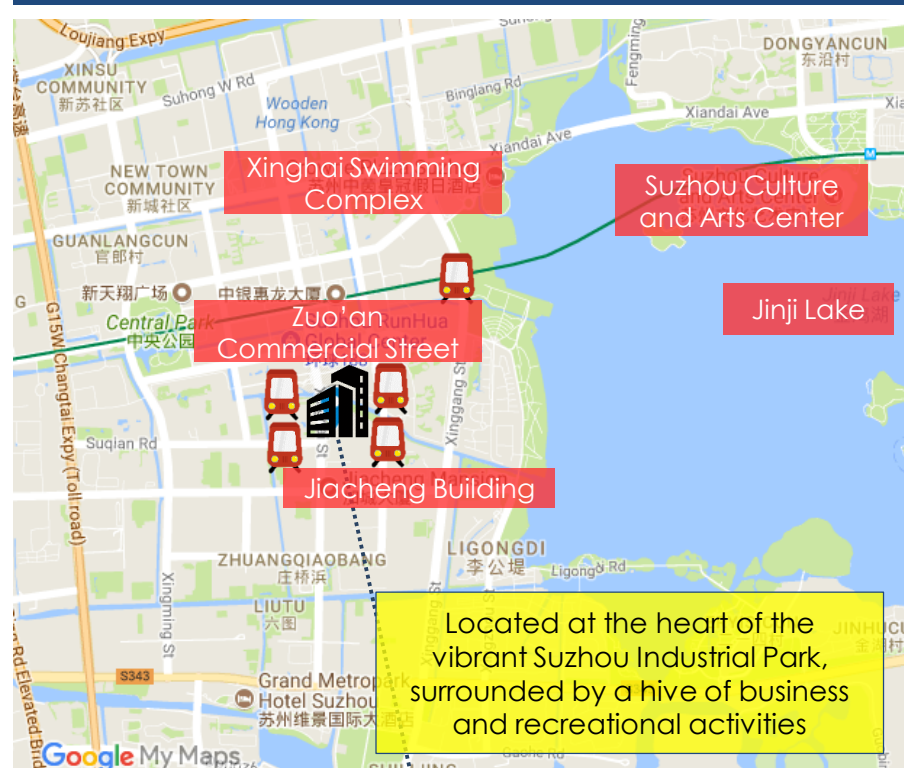


Somerset Heping Shenyang ●

Units	270
Tenure (years)/ Expiry	40/ 2046
Valuation (\$\$/LC'mil)	\$\$80.5/ RMB408.0

Located in the heart of Shenyang's main commercial and shopping district

Suzhou



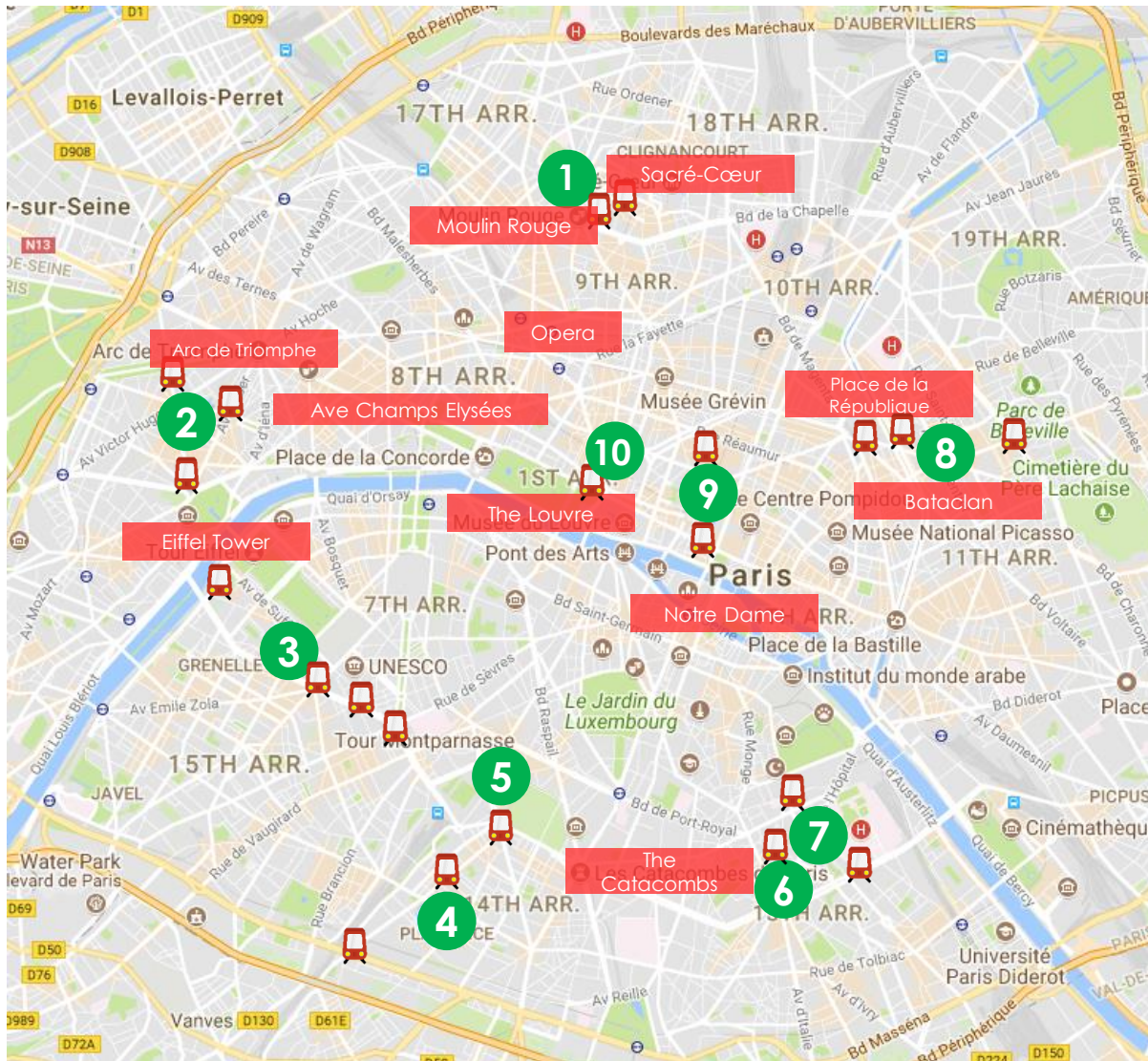
Citadines Xinghai Suzhou ●

Units	167
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	\$\$30.2/ RMB153.0

Located at the heart of the vibrant Suzhou Industrial Park, surrounded by a hive of business and recreational activities

Properties in France

Paris



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

Note: Figures above as at 31 December 2018
Source: Google Maps

Properties in France

Paris

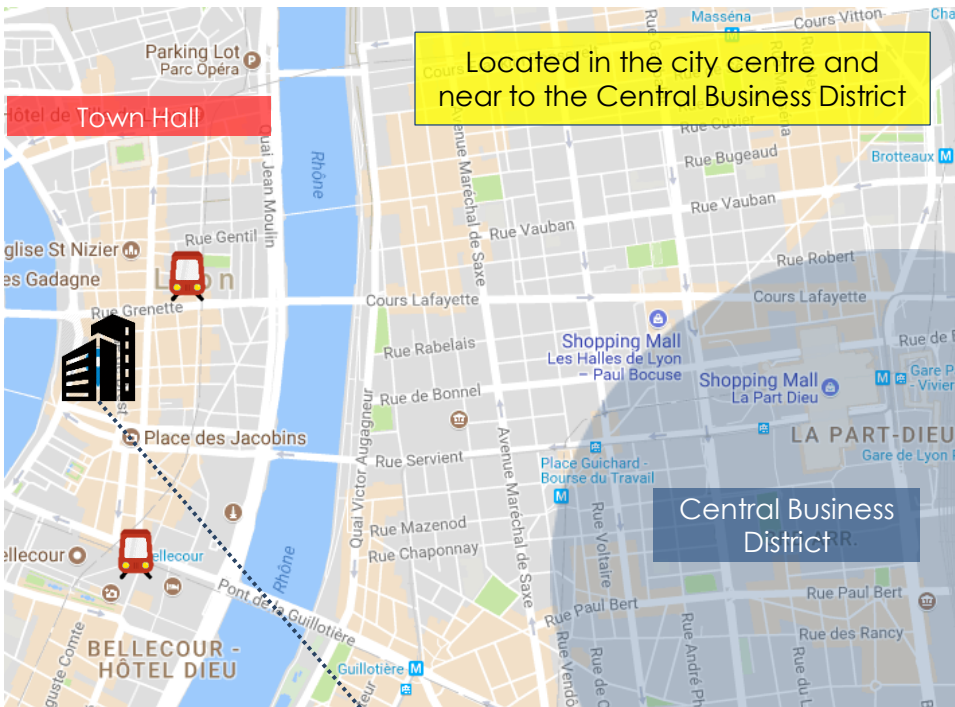
	1 Citadines Montmartre	2 Citadines Trocadéro	3 Citadines Tour Eiffel	4 Citadines Didot Montparnasse	5 Citadines Maine Montparnasse
Units	111	97	104	80	67
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$37.0/ EUR23.7	\$43.0/ EUR27.5	\$74.8/ EUR47.9	\$21.9/ EUR14.0	\$23.7/ EUR15.2
	6 Citadines Place d'Italie	7 Citadines Austerlitz	8 Citadines République	9 Citadines Les Halles	10 La Clef Louvre
Units	169	50	76	189	51
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$50.6/ EUR32.4	\$11.1/ EUR7.1	\$22.6/ EUR14.5	\$90.1/ EUR57.7	\$46.8/ EUR30.0

Note: Figures above as at 31 December 2018

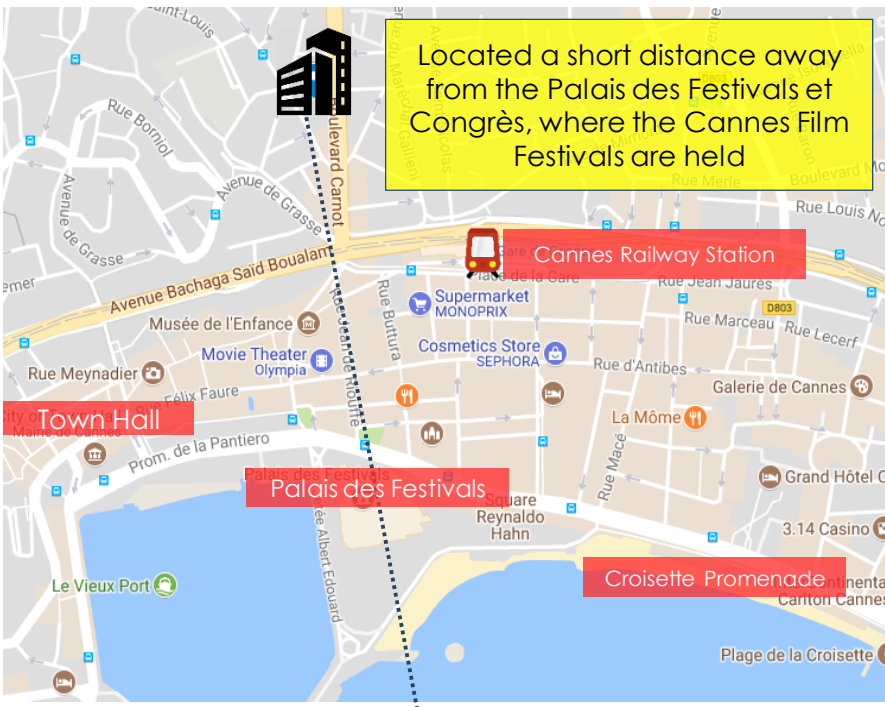
Source: Google Maps

Properties in France

Lyon



Cannes

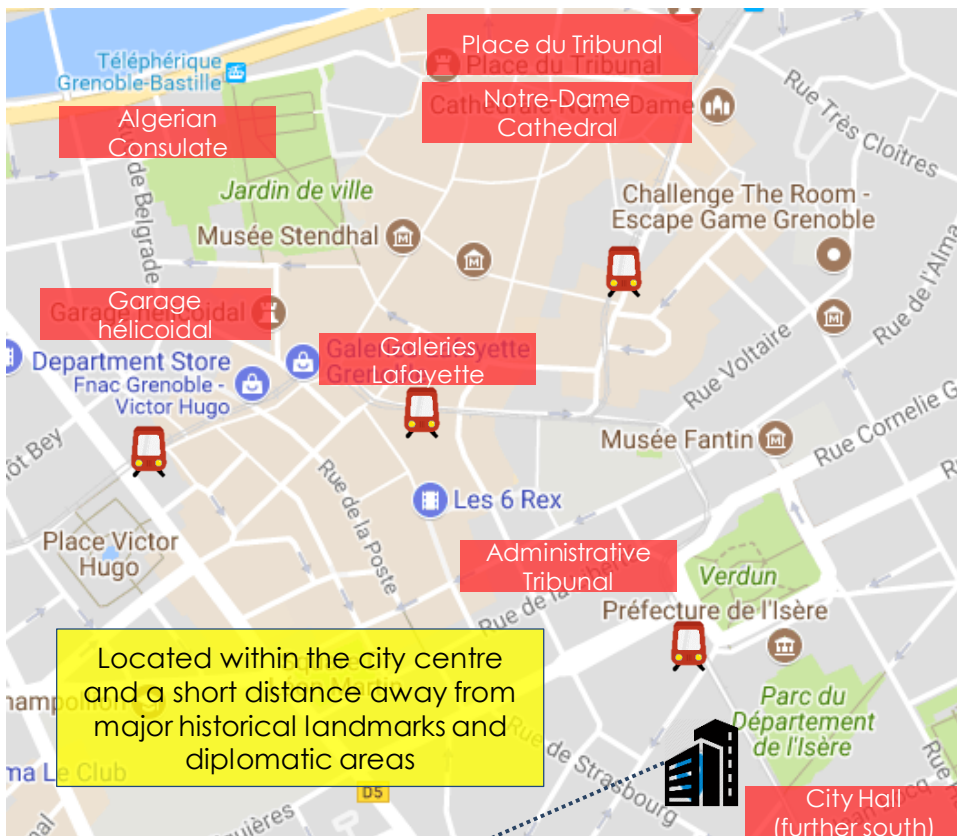


Citadines Presqu'île Lyon ●	
Units	116
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$22.3/ EUR14.3

Citadines Croisette Cannes ●	
Units	58
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$7.5/ EUR4.8

Properties in France

Grenoble

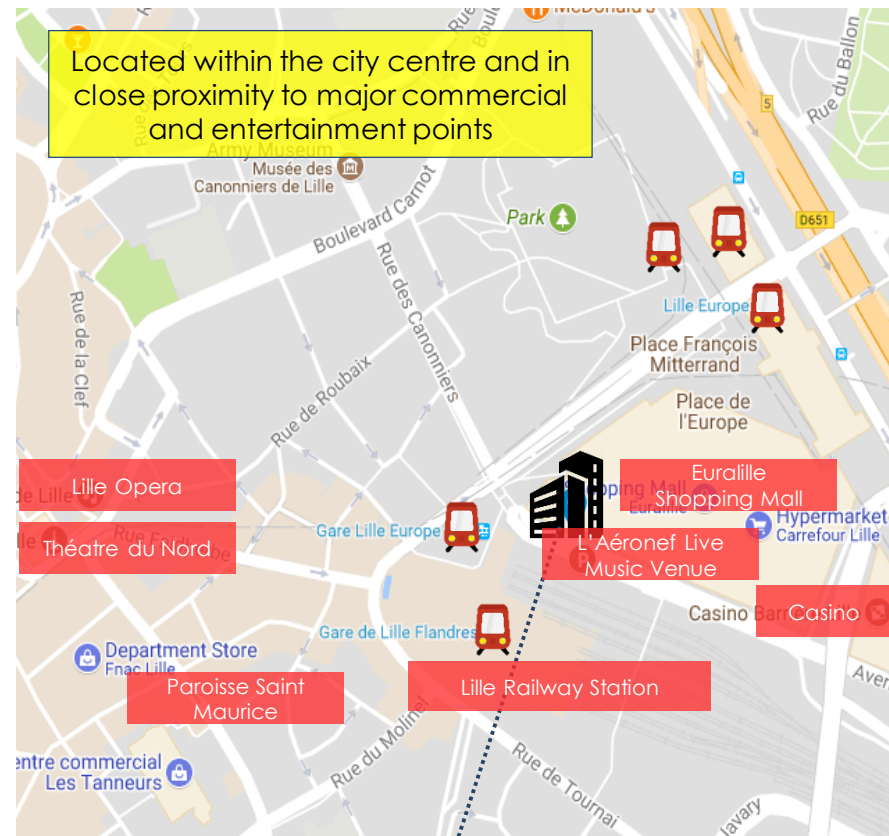


Located within the city centre and a short distance away from major historical landmarks and diplomatic areas

Citadines City Centre Grenoble

Units	107
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S8.9/ EUR5.7

Lille



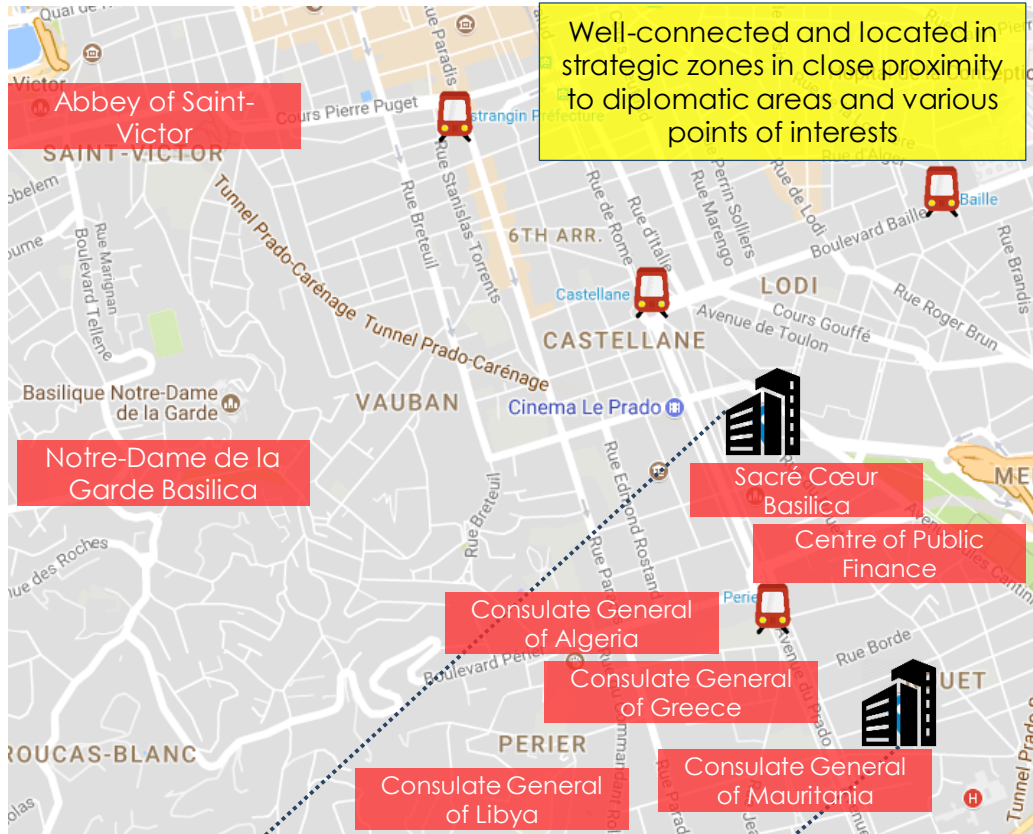
Located within the city centre and in close proximity to major commercial and entertainment points

Citadines City Centre Lille

Units	101
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S14.8/ EUR9.5

Properties in France

Marseille



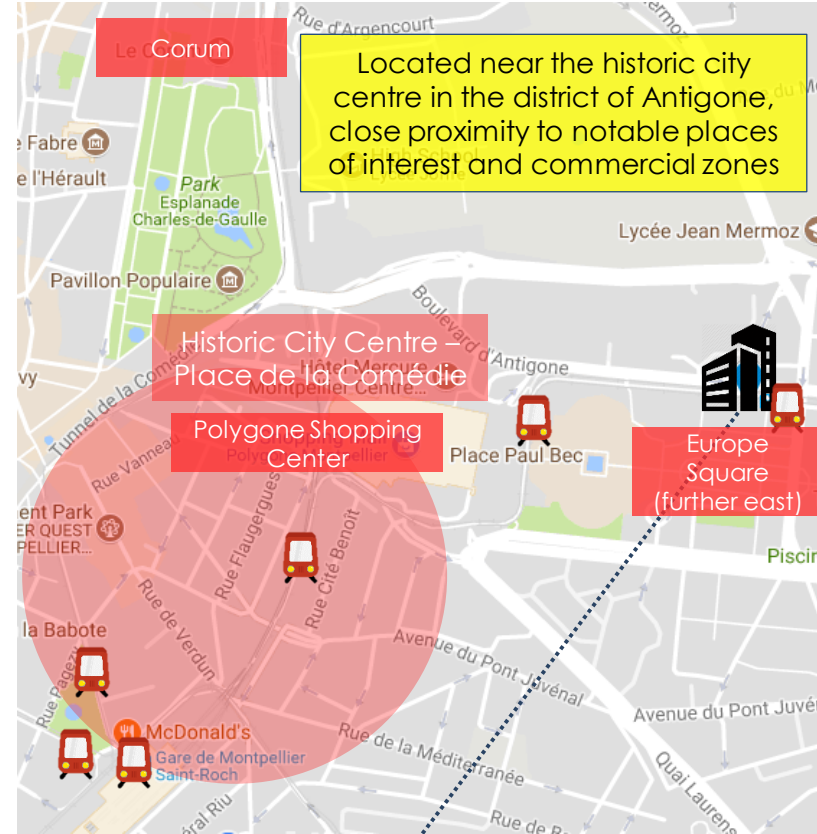
Citadines Castellane Marseille

Units	97
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S13.0/ EUR8.3

Citadines Prado Chanot Marseille

Units	77
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S9.8/ EUR6.3

Montpellier



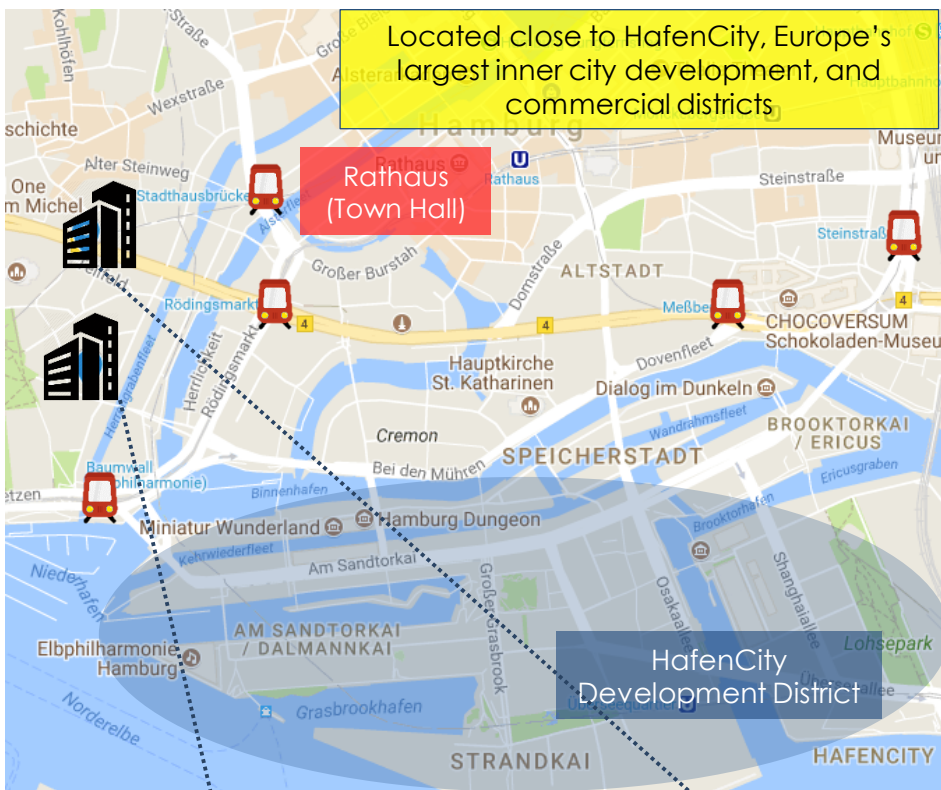
Citadines Antigone Montpellier

Units	122
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S16.2/ EUR10.4

Properties in Germany

Hamburg

Located close to Hafencity, Europe's largest inner city development, and commercial districts



Madison Hamburg

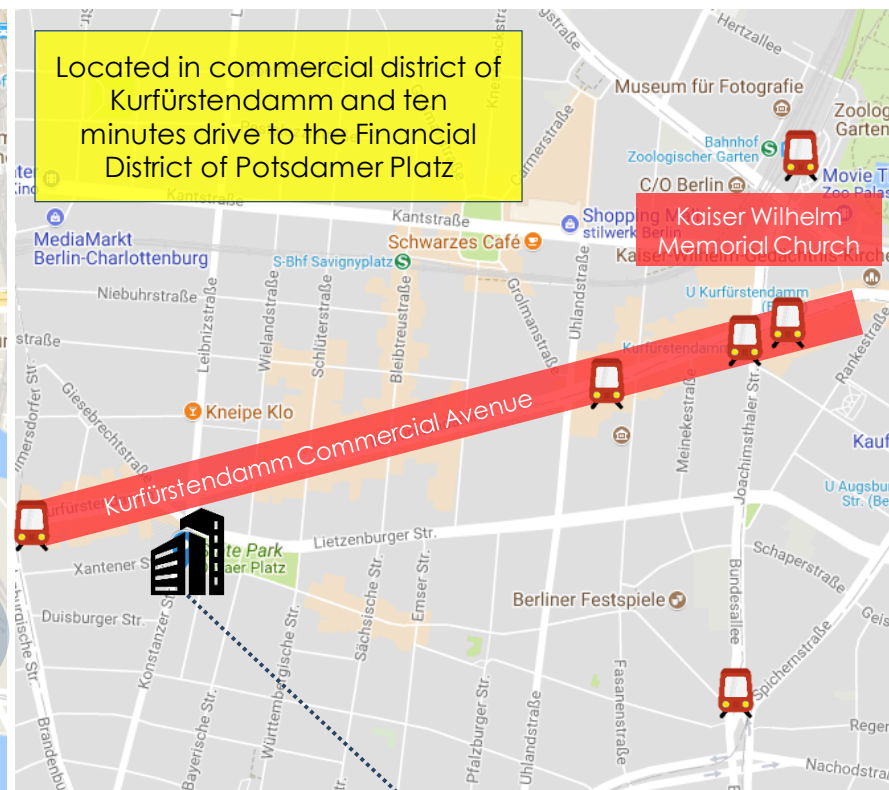
Units	166
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S76.0/ EUR48.7

Citadines Michel Hamburg

Units	127
Tenure (years)/ Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$S50.0/ EUR32.0

Berlin

Located in commercial district of Kurfürstendamm and ten minutes drive to the Financial District of Potsdamer Platz

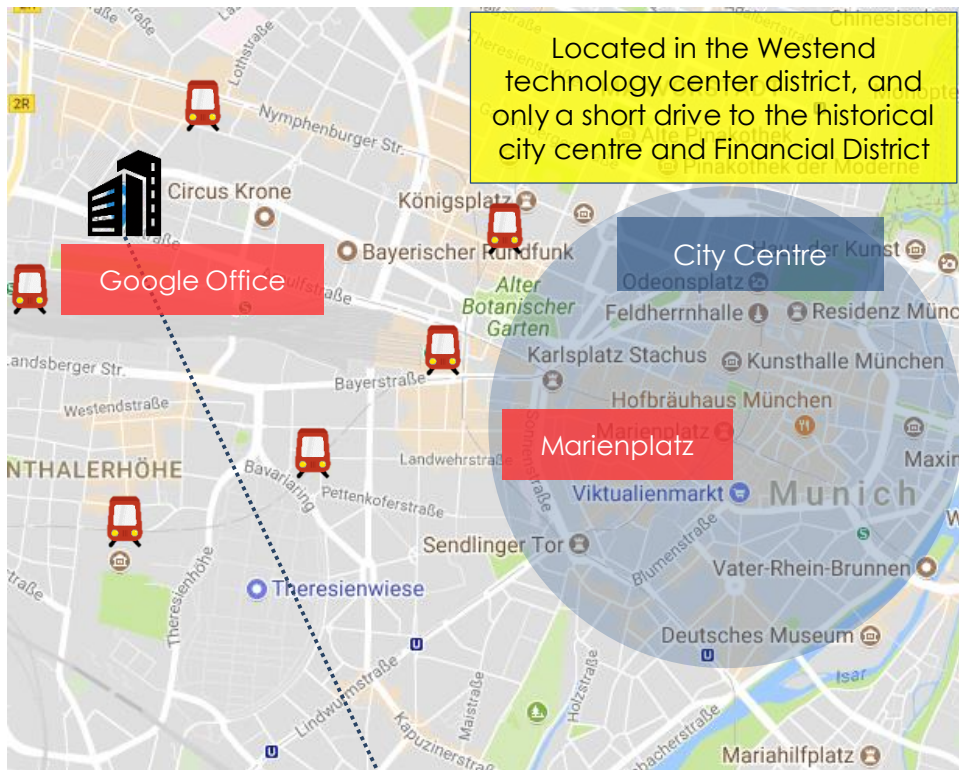


Citadines Kurfürstendamm Berlin

Units	117
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S22.4/ EUR14.4

Properties in Germany

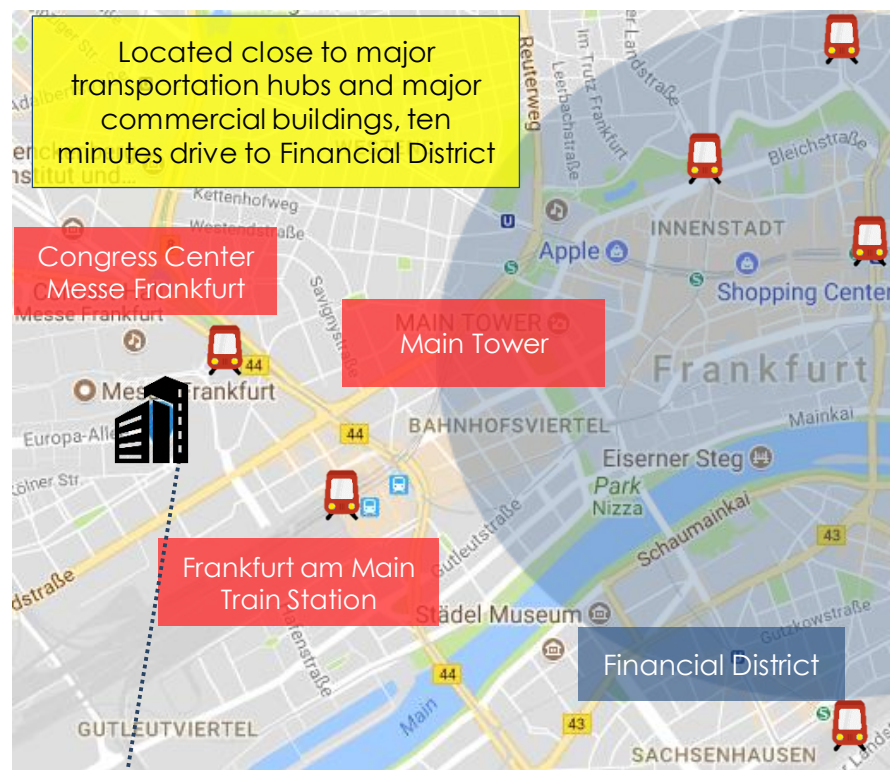
Munich



Citadines Arnulfpark Munich

Units	146
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$37.0/ EUR23.7

Frankfurt



Citadines City Centre Frankfurt

Units	165
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$64.0/ EUR41.0

Note: Figures above as at 31 December 2018

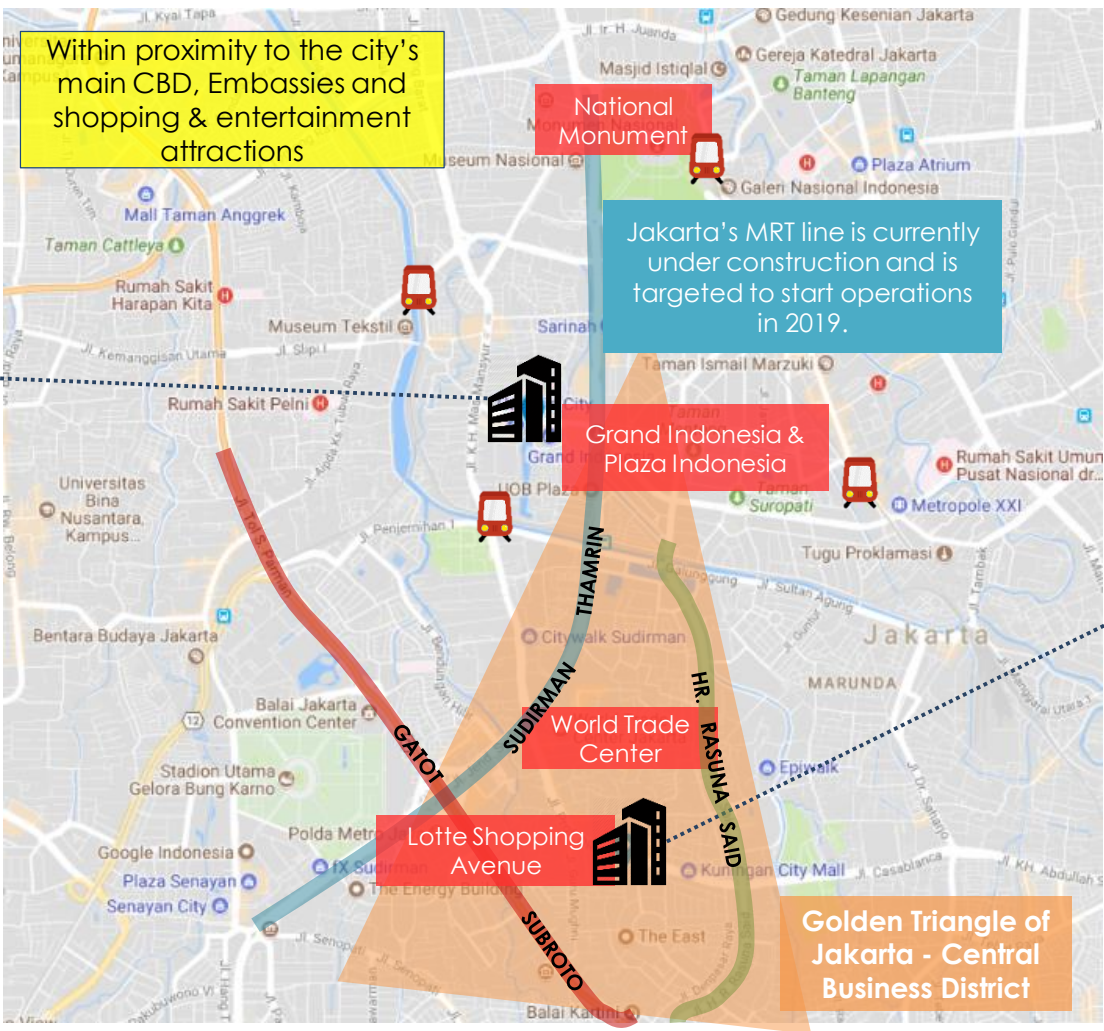
Source: Google Maps

● Master Lease

🚆 Metro/Train Station

Properties in Indonesia

Located in 'The Golden Triangle' – in the heart of Jakarta's main business and shopping areas



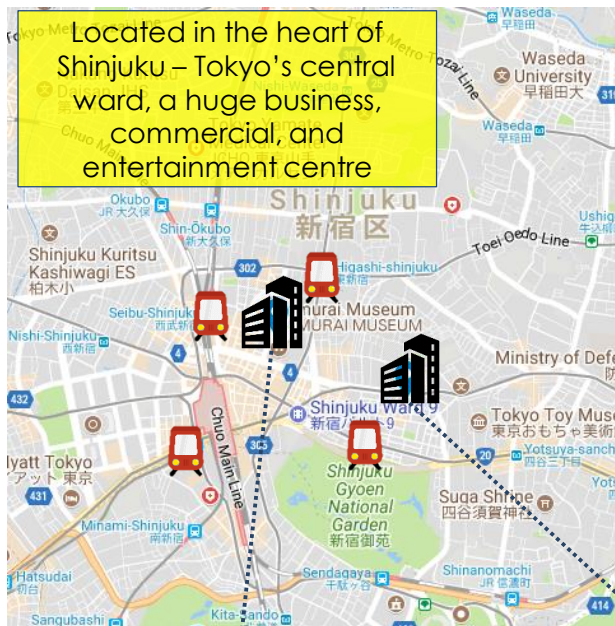
Ascott Jakarta ●	
Units	204
Tenure (years)/ Expiry ¹	26/ 2024
Valuation (\$\$/LC'mil)	S\$63.0/ USD46.0

Somerset Grand Citra Jakarta ●	
Units	203
Tenure (years)/ Expiry ¹	30/ 2024
Valuation (\$\$/LC'mil)	S\$39.7/ USD29.0

Note: Figures above as at 31 December 2018. Source: Google Maps
1. Renewable upon expiry, subject to approval.

Properties in Japan

Tokyo



Kyoto



Citadines Central Shinjuku Tokyo ●	
Units	206
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$130.6/ JPY10,810.0

Citadines Shinjuku Tokyo ●	
Units	160
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$110.3/ JPY9,130.0

Somerset Azabu East Tokyo ●	
Units	79
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$43.3/ JPY3,583.0

Citadines Karasuma-Gojo Kyoto ●	
Units	124
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$58.1/ JPY4,807.0

Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

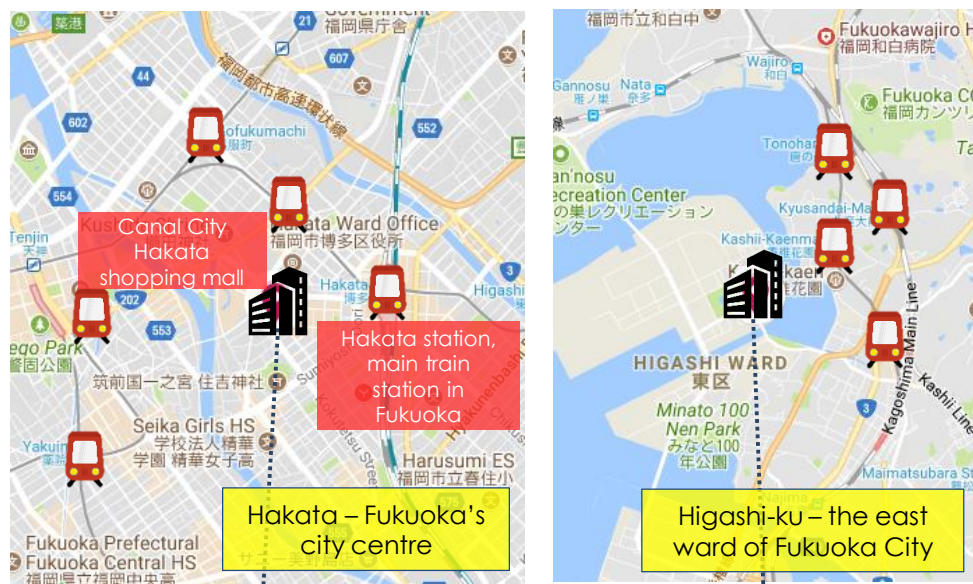
Tokyo



Roppongi Residences Tokyo ●

Units	64
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$37.4/ JPY3,092.0

Fukuoka



Actus Hakata V-Tower ●

Units	296
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$43.9/ JPY3,631.0

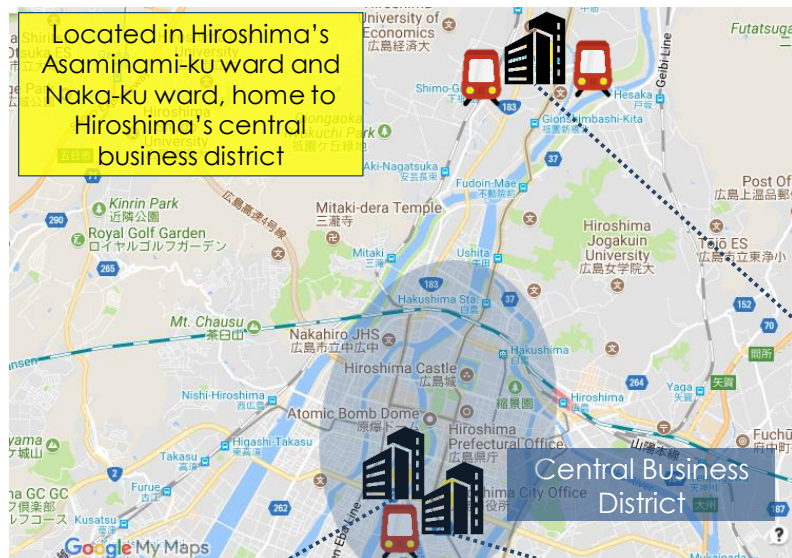
Infini Garden ●

Units	389
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$80.6/ JPY6,670.0

Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

Hiroshima



Sapporo



Gravis Court Kakomachi ●

Units	63
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$7.2/ JPY600.0

Gravis Court Kokutajiji ●

Units	48
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$5.4/ JPY449.0

Gravis Court Nishiharaekimae ●

Units	29
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$4.5/ JPY372.0

Big Palace Kita 14jo ●

Units	140
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$18.3/ JPY1,517.0

Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

Osaka



S-Residence Tanimachi 9 chome ●

Units	102
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$20.7/ JPY1,711.0

S-Residence Hommachi Marks ●

Units	110
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$18.8/ JPY1,553.0

S-Residence Midoribashi Serio ●

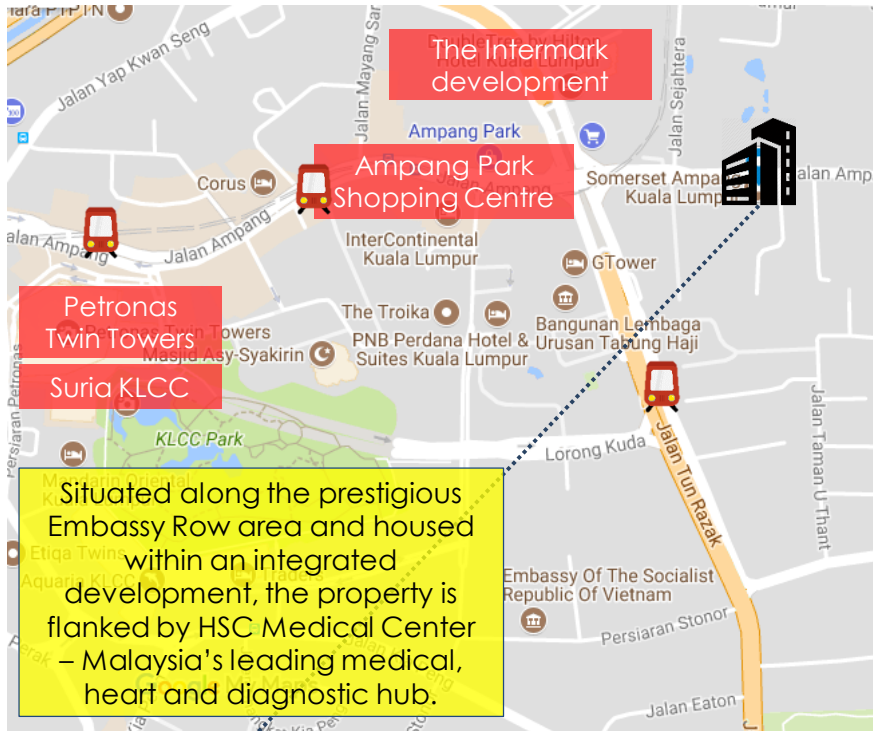
Units	98
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$17.3/ JPY1,428.0

S-Residence Fukushima Luxe ●

Units	178
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$37.6/ JPY3,110.0

Properties in Malaysia & Philippines

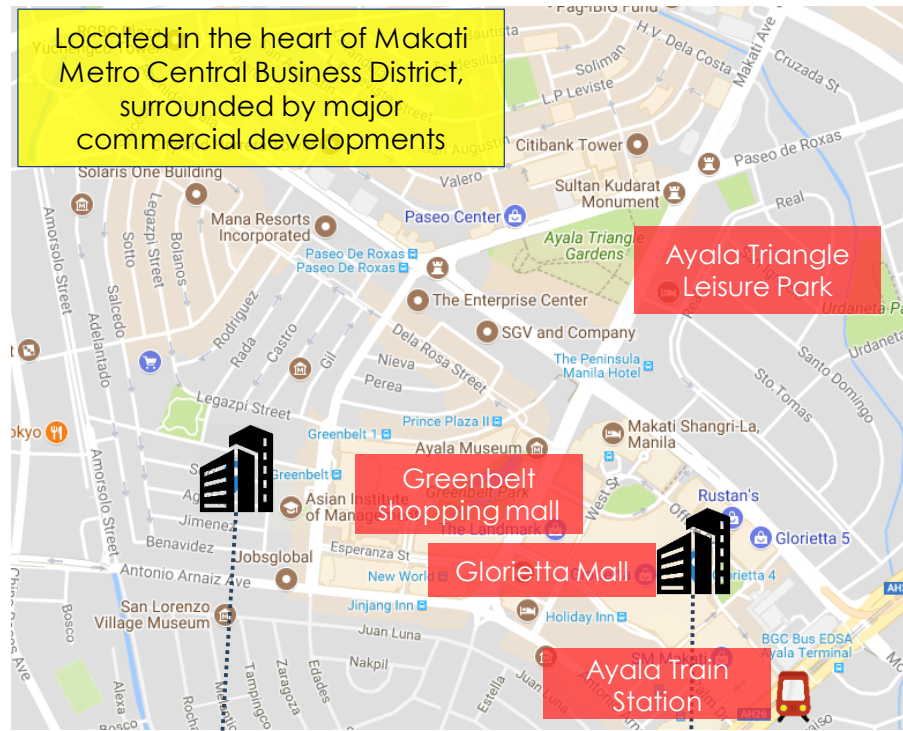
Malaysia



Somerset Ampang Kuala Lumpur ●

Units	205
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$51.7/ MYR158.0

Philippines



Somerset Millennium Makati ●

Units	133
Tenure (years)/ Expiry	Freehold
Valuation¹ (\$\$/LC'mil)	S\$15.9/ PHP608.0

Ascott Makati ●

Units	362
Tenure (years)/ Expiry	48/ 2044
Valuation (\$\$/LC'mil)	S\$125.1/ PHP4,782.0

Note: Figures above as at 31 December 2018. Source: Google Maps

1. Valuation commissioned for 65 units owned by Ascott REIT

Properties in Singapore

Strategically located in major commercial districts of Singapore and well-connected to Mass Rapid Transit (MRT) stations

Ascott Orchard Singapore

Units	220
Tenure (years)/ Expiry	99/ 2113
Valuation (\$\$'mil)	\$S\$407.0

Citadines Mount Sophia Property Singapore

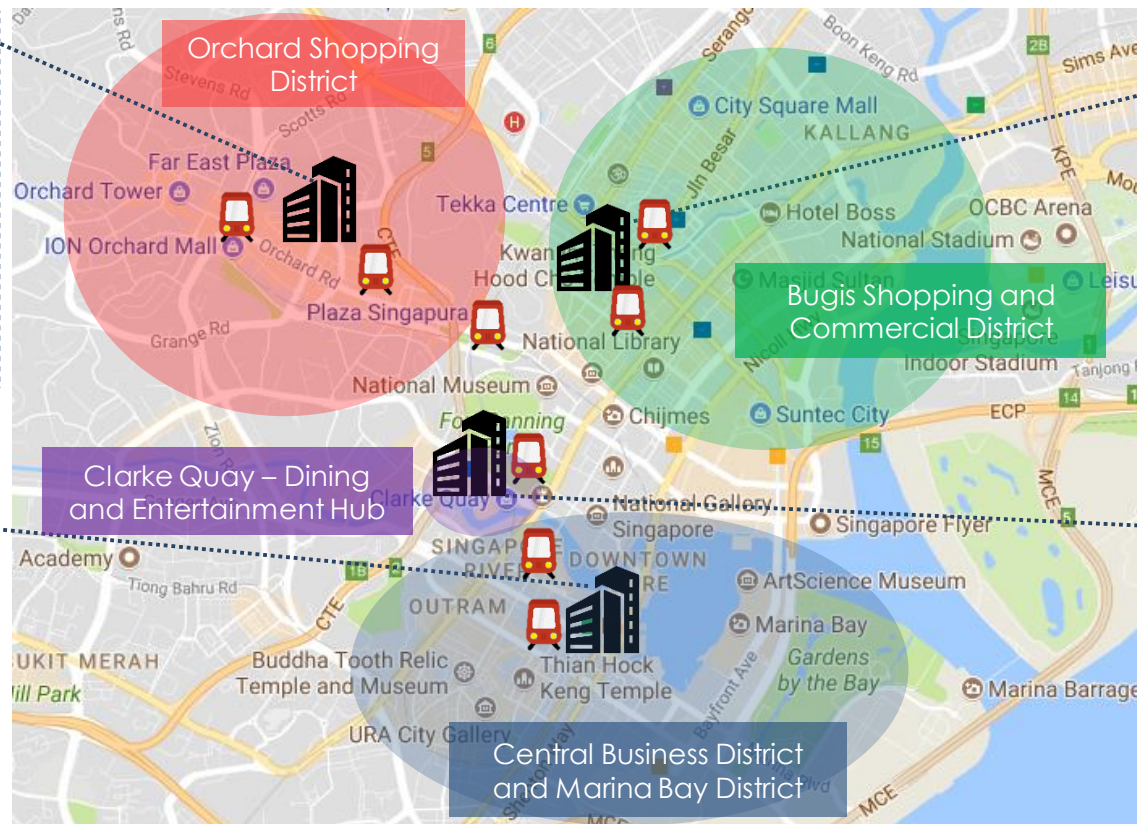
Units	154
Tenure (years)/ Expiry	96/ 2105
Valuation (\$\$'mil)	\$S\$132.0

Ascott Raffles Place Singapore

Units	146
Tenure (years)/ Expiry	999/ 2890-2892
Valuation (\$\$'mil)	\$S\$215.0

Somerset Liang Court Property Singapore

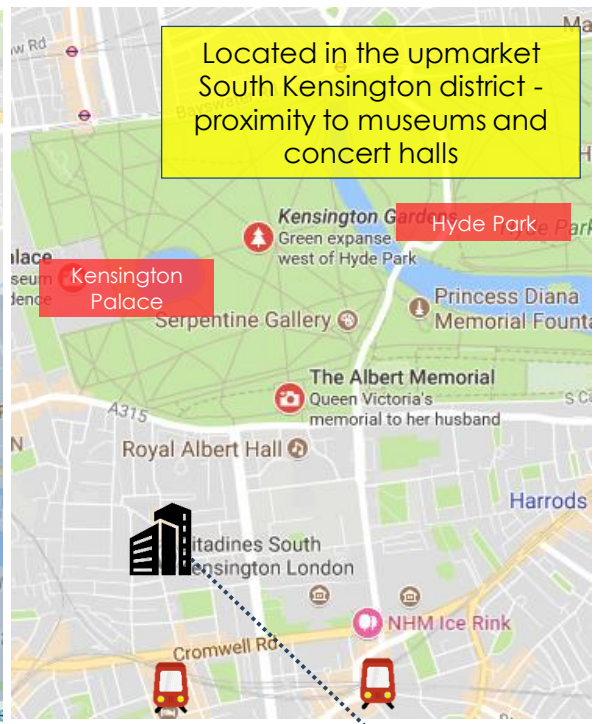
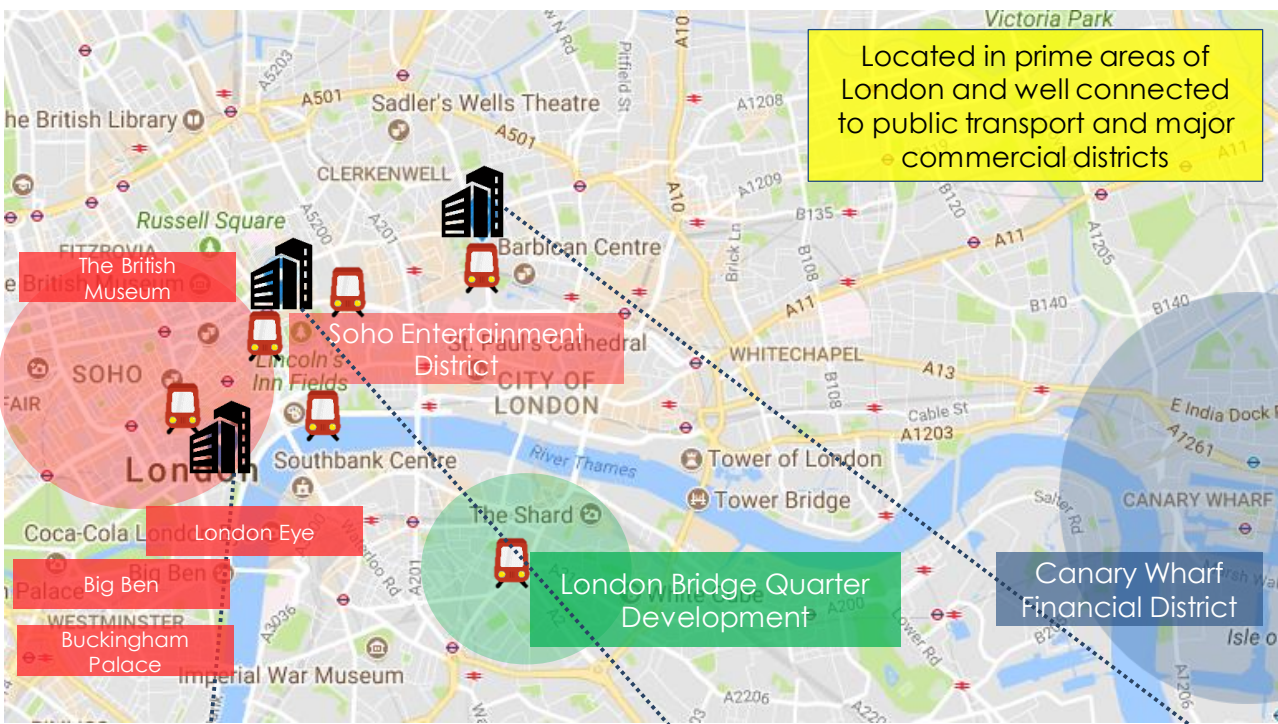
Units	197
Tenure (years)/ Expiry	97/ 2077
Valuation (\$\$'mil)	\$S\$211.0





Properties in United Kingdom

Strategic areas in London's major commercial areas



<u>Citadines Trafalgar Square London</u> ●	
Units	187
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S178.8/ GBP102.0

<u>Citadines Holborn-Covent Garden London</u> ●	
Units	192
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S159.0/ GBP90.7

<u>Citadines Barbican London</u> ●	
Units	129
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S76.5/ GBP43.6

<u>Citadines South Kensington London</u> ●	
Units	92
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S72.3/ GBP41.3



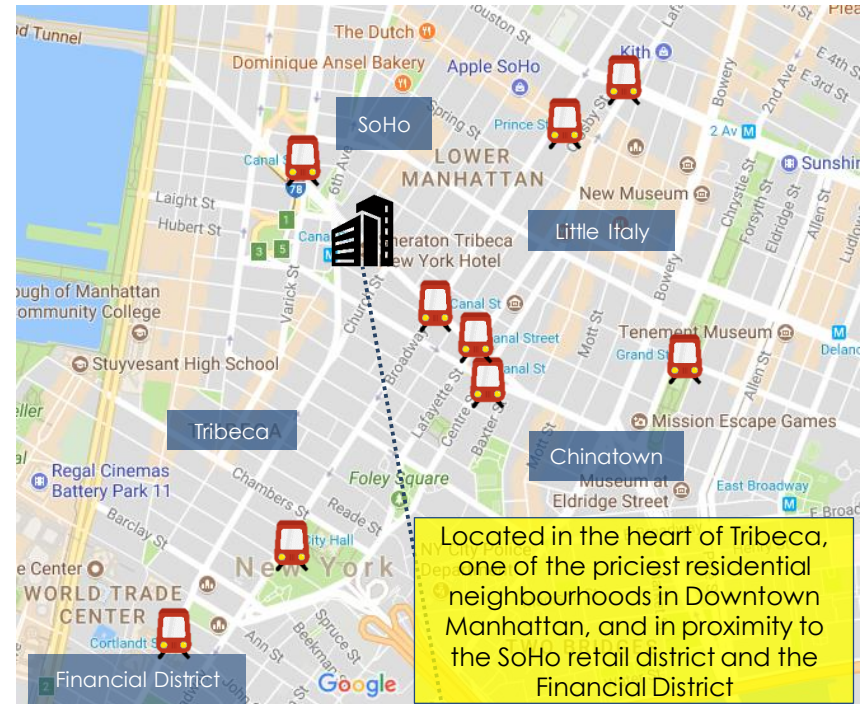
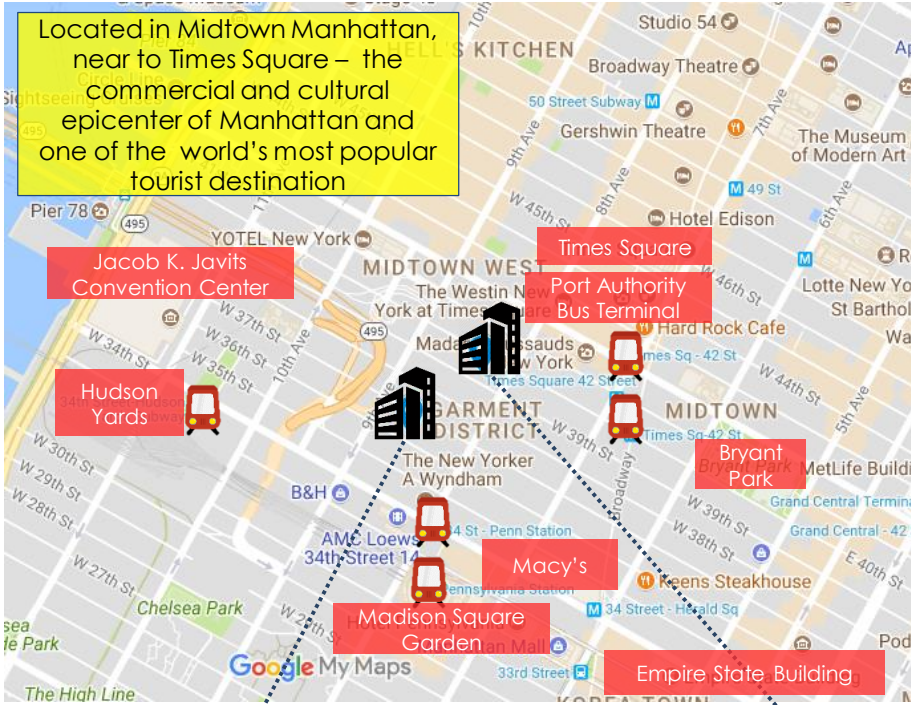
Properties in United States of America



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Prime locations in the heart of Manhattan



DoubleTree by Hilton Hotel New York – Times Square South ●

Units	224
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$149.8/ US\$109.3

Element New York Times Square West ●

Units	411
Tenure (years)/ Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$\$231.6/ US\$169.0

Sheraton Tribeca New York Hotel ●

Units	369
Tenure (years)/ Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$\$226.8/ US\$165.5

Note: Figures above as at 31 December 2018
Source: Google Maps



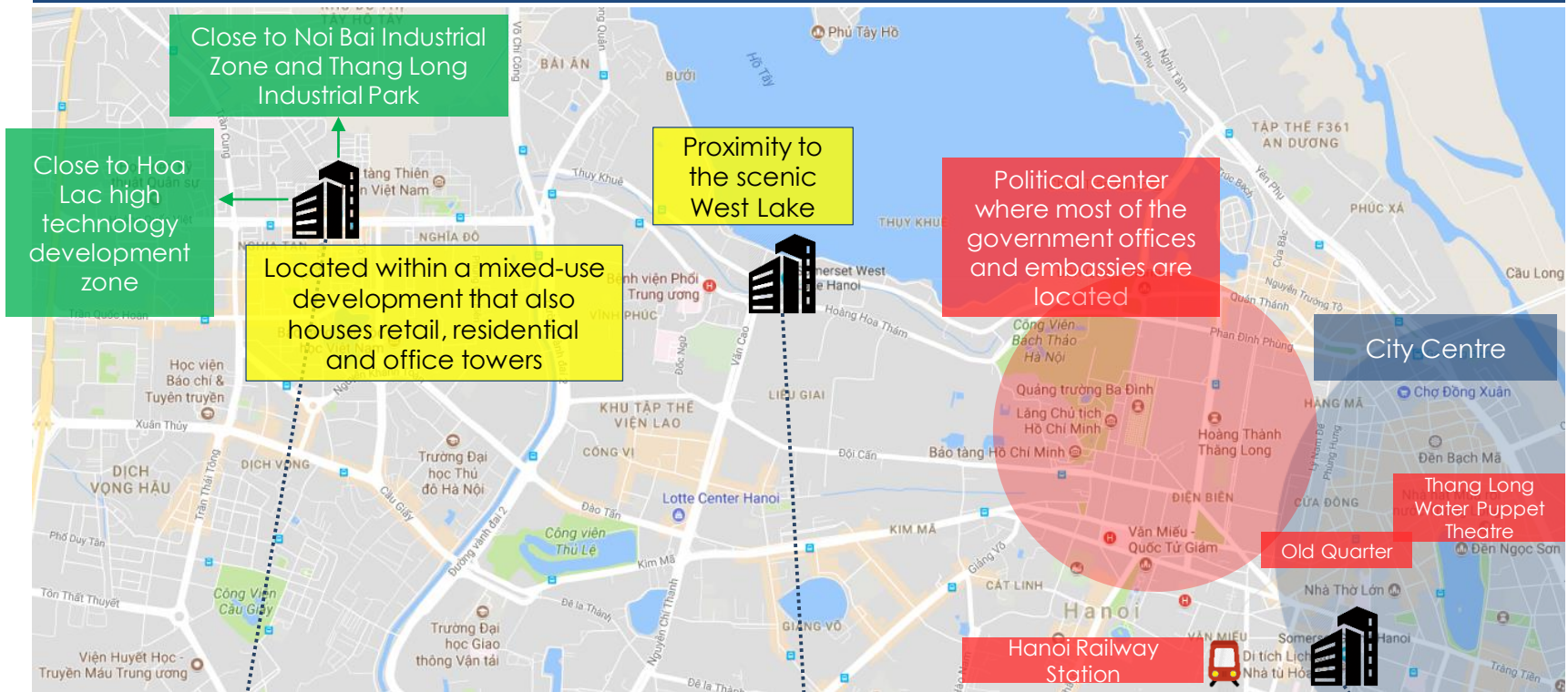
Properties in Vietnam



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Hanoi



Somerset Hoa Binh Hanoi ●

Units	206
Tenure (years)/ Expiry	36/ 2042
Valuation (\$\$/mil/LC'bil)	\$S\$42.7/ VND723.2

Somerset West Lake Hanoi ●

Units	90
Tenure (years)/ Expiry	49/ 2041
Valuation (\$\$/mil/LC'bil)	\$S\$13.6/ VND229.8

Somerset Grand Hanoi ●

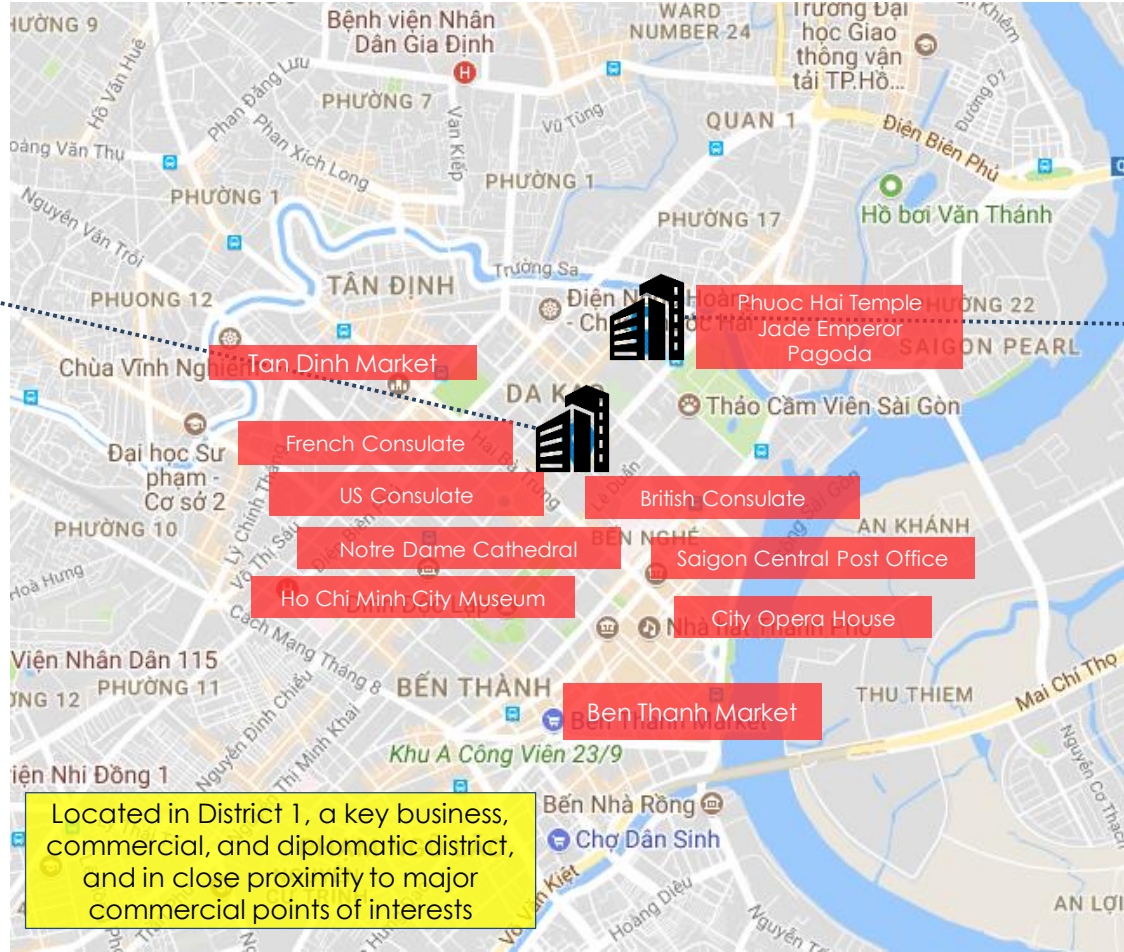
Units	185
Tenure (years)/ Expiry	45/ 2038
Valuation (\$\$/mil/LC'bil)	\$S\$124.4/ VND2,108.8

● Management Contract

Metro/Train Station

Properties in Vietnam

Ho Chi Minh City



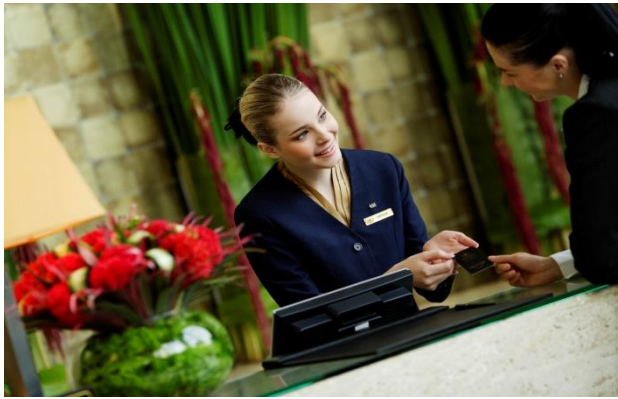
Somerset Chancellor Court Ho Chi Minh City

Units	172
Tenure (years)/ Expiry	48/ 2041
Valuation (\$\$/mil/ LC'bil)	\$55.8/ VND946.0

Located in District 1, a key business, commercial, and diplomatic district, and in close proximity to major commercial points of interests

Somerset Ho Chi Minh City

Units	198
Tenure (years)/ Expiry	45/ 2039
Valuation (\$\$/mil/ LC'bil)	\$47.0/ VND796.3




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Thank You