



ASCOTT

RESIDENCE
TRUST

A Member of
CapitalLand Investment

Ascott Residence Trust

Portfolio Details

As at 31 December 2021

Important Notice

This presentation may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

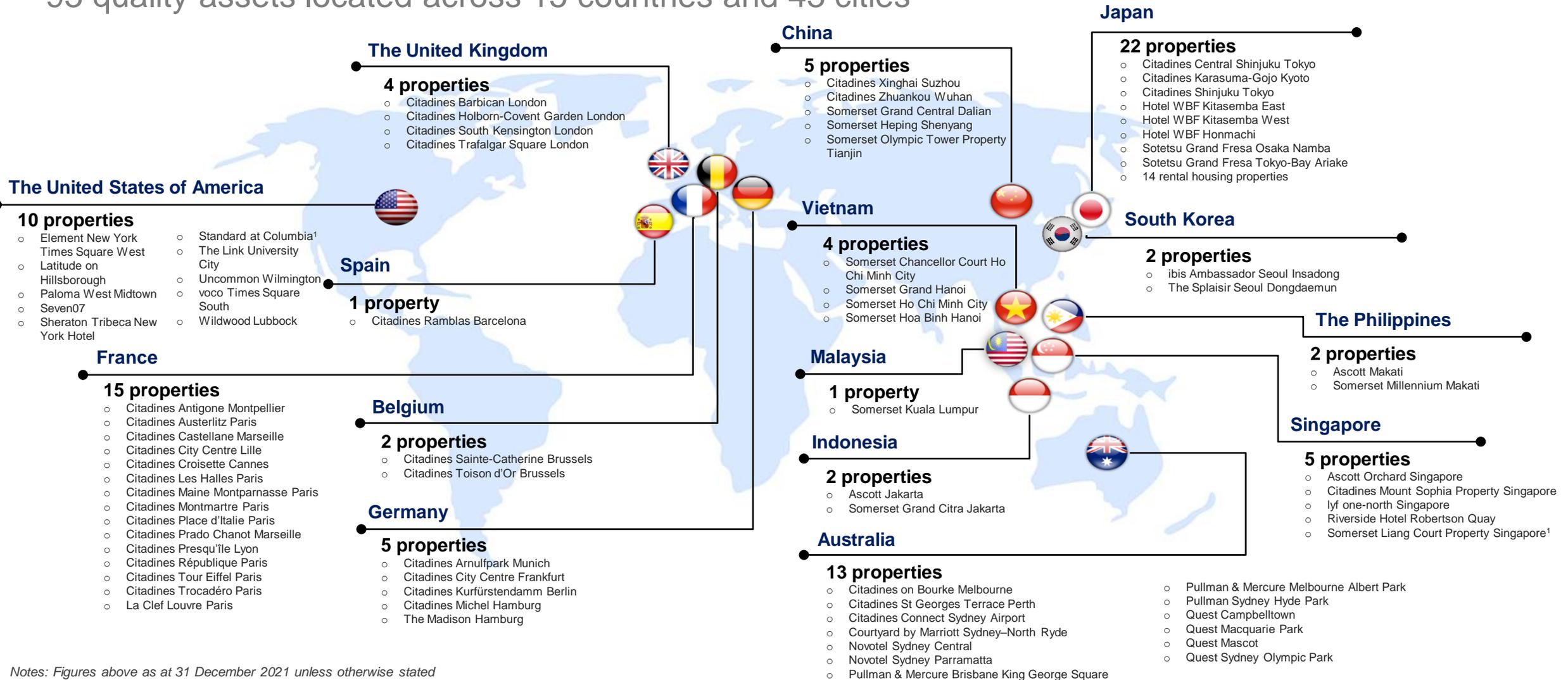
You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this presentation. Neither Ascott Residence Trust Management Limited and Ascott Business Trust Management Pte. Ltd. (“**Managers**”) nor any of their affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this presentation or its contents or otherwise arising in connection with this presentation.

The past performance of Ascott Residence Trust (“ART”) is not indicative of future performance. The listing of the stapled securities in the ART (“Stapled Securities”) on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) does not guarantee a liquid market for the Stapled Securities. The value of the 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, the Managers or any of their affiliates. An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed on the SGX-ST. It is intended that holders of Stapled Securities may only deal in their Stapled Securities through trading on the SGX-ST.

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

Ascott Residence Trust's Global Footprint

93 quality assets located across 15 countries and 43 cities



Notes: Figures above as at 31 December 2021 unless otherwise stated

1. The property is currently under development

Breakdown of Valuation by Country

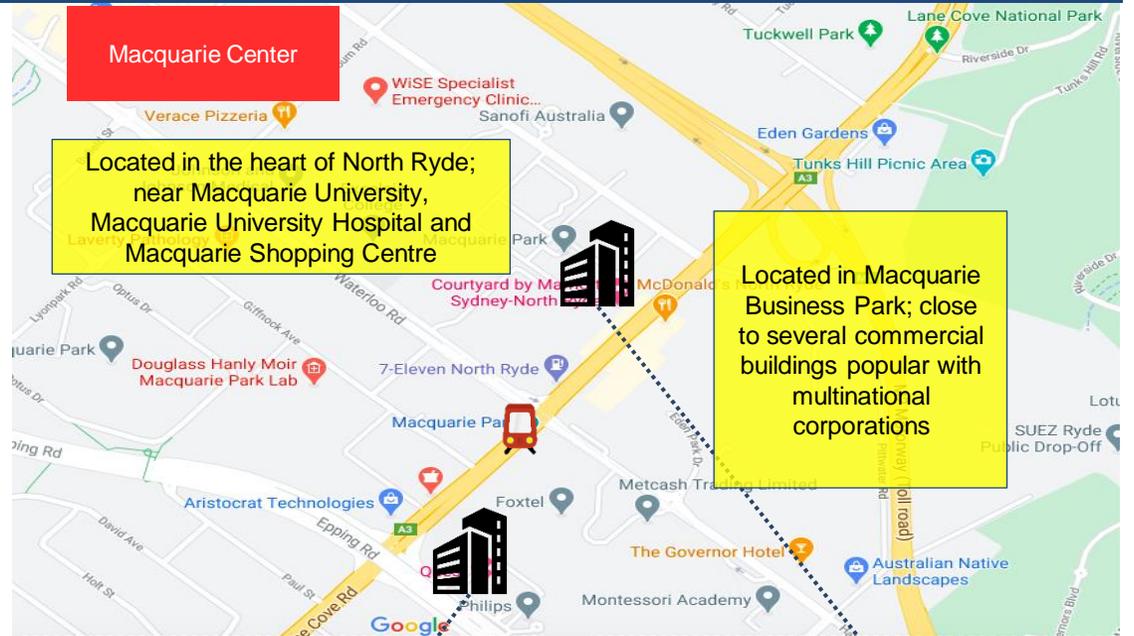
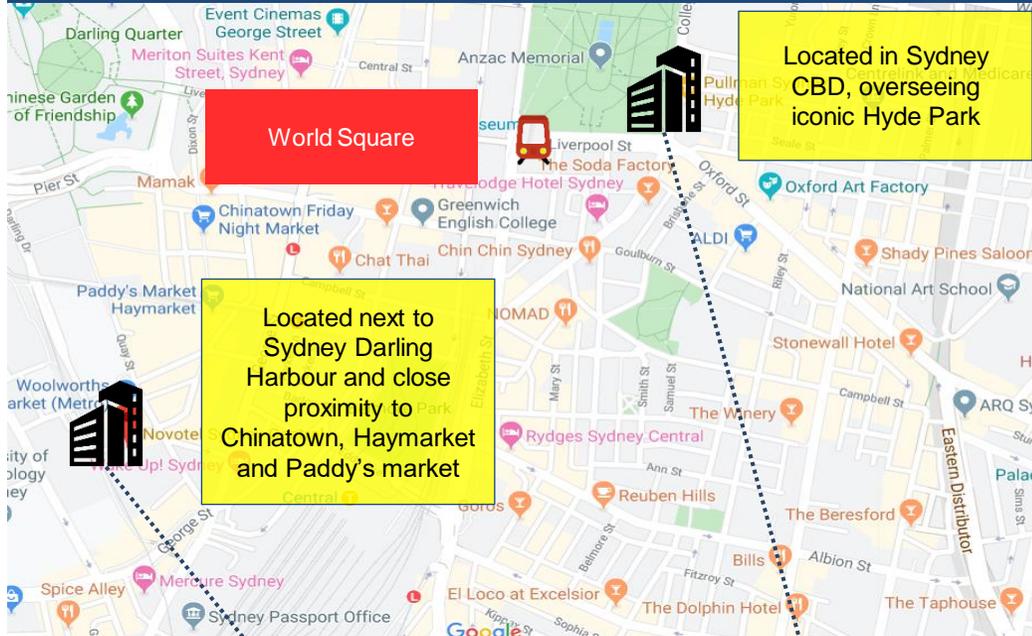
Country	No. of Properties	No. of Units	Valuation (LC mil)	Valuation (\$ mil)
Australia	13	2,740	AUD 972.3	966.6
Belgium	2	324	EUR 39.7	61.1
China	5	1,066	RMB 1,431.4	303.1
France	15	1,486	EUR 309.3	475.8
Germany	5	721	EUR 159.5	245.4
Indonesia	2	407	IDR 1,010,743	96.0
Japan	22	4,546	JPY 114,721.0	1,360.6
Malaysia	1	205	MYR 134.0	43.6
Philippines	2	480	PHP 4,704.0 ¹	126.9 ¹
Singapore	5 ²	1,226 ²	S\$1,150.1	1,150.1
South Korea	2	578	KRW 150,100	172.0
Spain	1	131	EUR 40.1	61.6
United Kingdom	4	600	GBP 274.9	499.2
United States of America	10 ³	2,402 ³	USD 861.9	1,166.4
Vietnam	4	761	VND 3,710.0	222.6
Total	93	17,673		6,951.0

Notes: Figures above as at 31 December 2021 unless otherwise stated

1. Valuation relates to the 421 units owned by Ascott Residence Trust
2. Number of properties and units include Somerset Liang Court Property Singapore which is under development
3. Number of properties and units include Standard at Columbia which is under development

Properties in Australia

Sydney



Novotel Sydney Central ●

Units	255
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$159.1 / AUD160.0

Pullman Sydney Hyde Park ●

Units	241
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$148.1 / AUD149.0

Quest Macquarie Park Sydney ●

Units	111
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$45.7 / AUD46.0

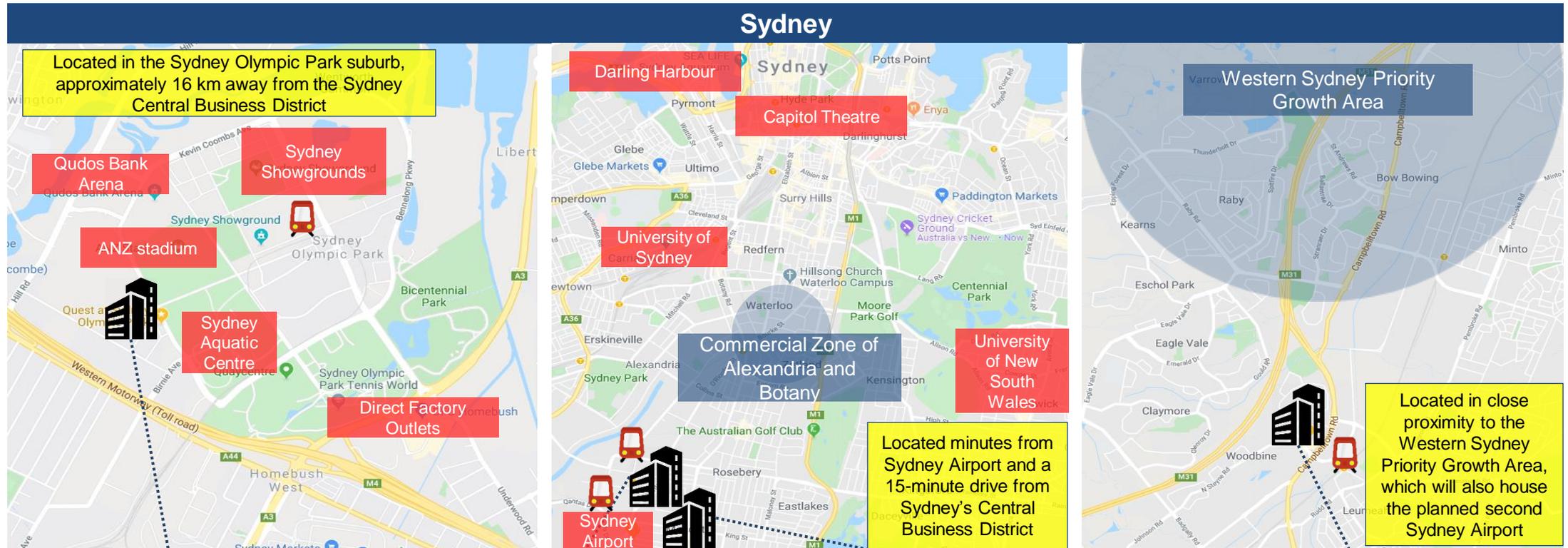
Courtyard by Marriott Sydney-North Ryde ●

Units	196
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$49.7 / AUD50.0

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract ● Master Lease 🚊 Metro/Train Station

Properties in Australia



Quest Sydney Olympic Park ●

Units	140
Tenure (years)/ Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$S\$43.5 / AUD43.8

Citadines Connect Sydney Airport ●

Units	150
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$62.1 / AUD62.5

Quest Mascot ●

Units	91
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$25.8 / AUD26.0

Quest Campbelltown ●

Units	81
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$22.4 / AUD22.5

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract ● Master Lease 🚆 Metro/Train Station

Properties in Australia

Sydney

Located along the banks of Parramatta River and close to visitor attractions such as Parramatta River, Rosehill Garden Racecourse and Parramatta Ferry Wharf

Parramatta River

Novotel Sydney Parramatta ●	
Units	194
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$44.3 / AUD44.5

Perth

Located near Perth Convention and Exhibition Centre, Hay Street and Murray Street pedestrian shopping malls

Perth Convention and Exhibition Centre

Supreme Court of Perth

Citadines St Georges Terrace Perth ●	
Units	85
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$18.4 / AUD18.5

Brisbane

Brisbane Transit Center

Situated in Brisbane CBD, facing City Hall Museum; close to corporate and financial districts

Queen Street Mall

State Library of Queensland

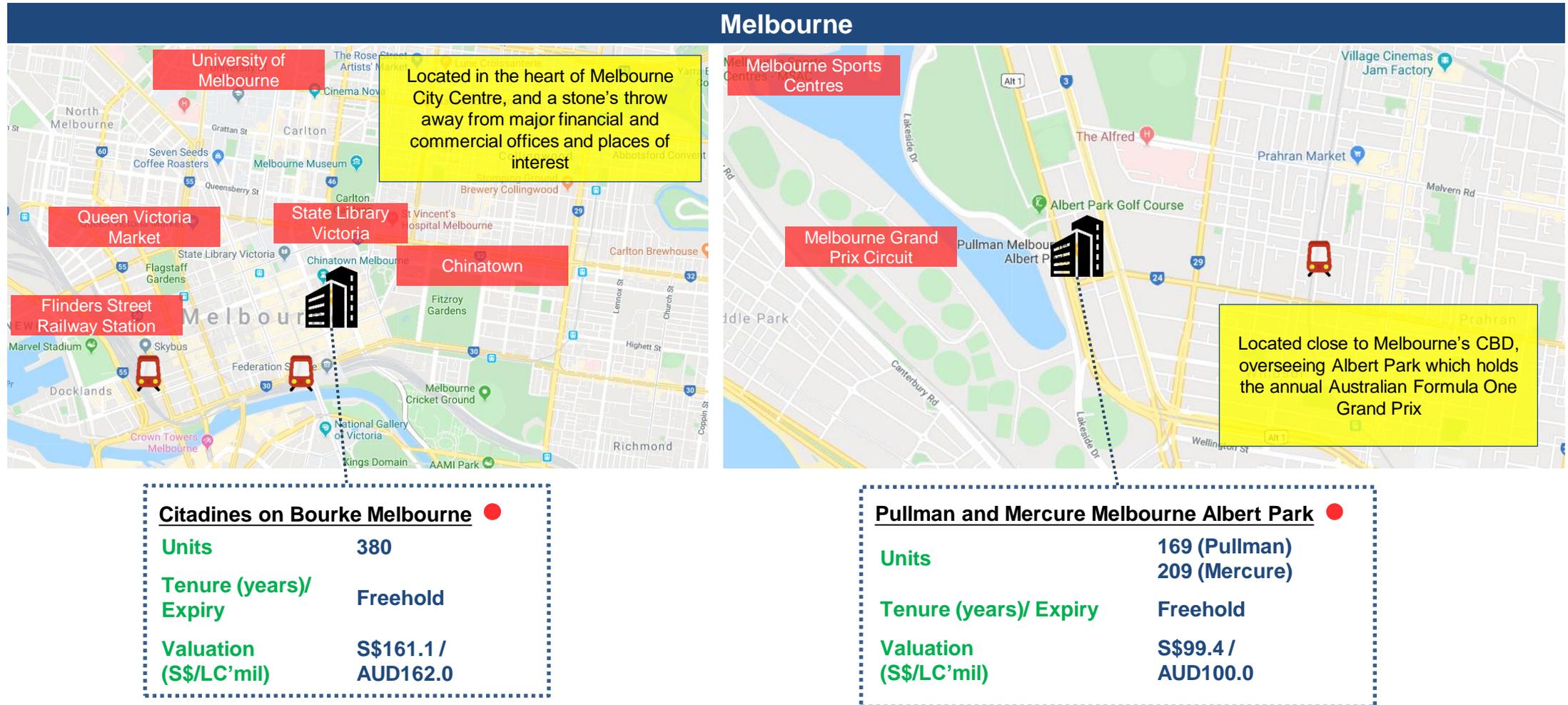
Pullman and Mercure Brisbane King George Square ●	
Units	210 (Pullman) 228 (Mercure)
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$87.0 / AUD87.5

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract

🚆 Metro/Train Station

Properties in Australia



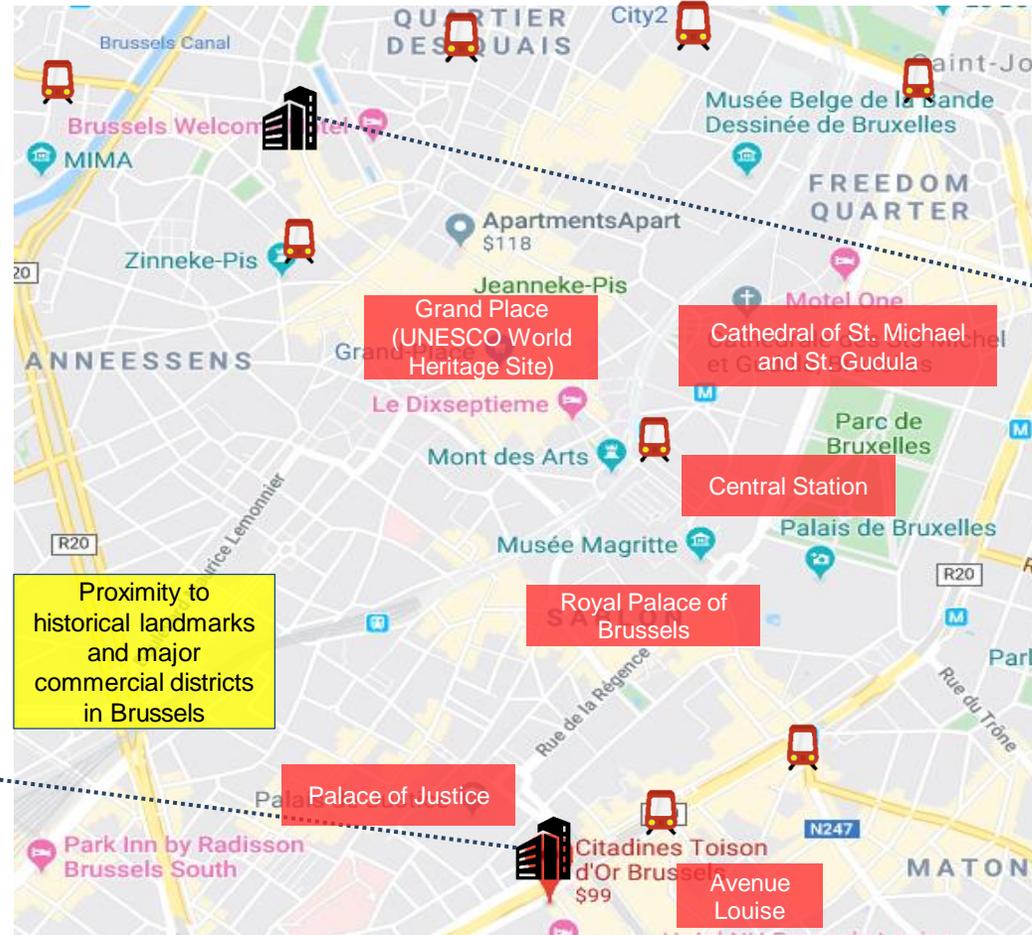
Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract

🚆 Metro/Train Station

Properties in Belgium

Brussels



Citadines Toison d'Or Brussels ●

Units	155
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$28.4 / EUR18.5

Proximity to historical landmarks and major commercial districts in Brussels

Citadines Sainte-Catherine Brussels ●

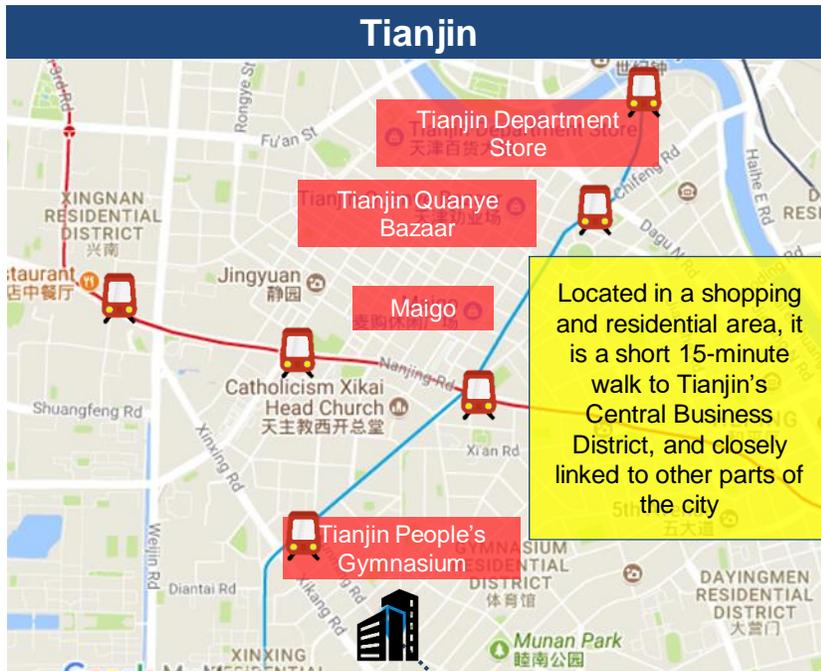
Units	169
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$32.7 / EUR21.2

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

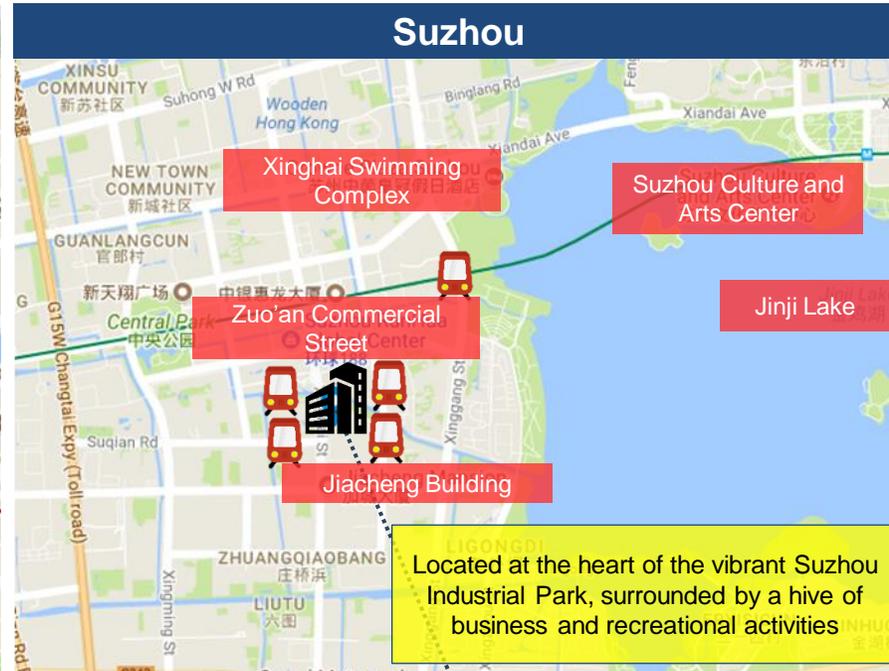
● Management Contract with Minimum Guaranteed Income

🚊 Metro/Train Station

Properties in China



Somerset Olympic Tower	
Property Tianjin ●	
Units	185
Tenure (years)/ Expiry	70 / 2062
Valuation (\$\$/LC'mil)	S\$69.2 / RMB327.0



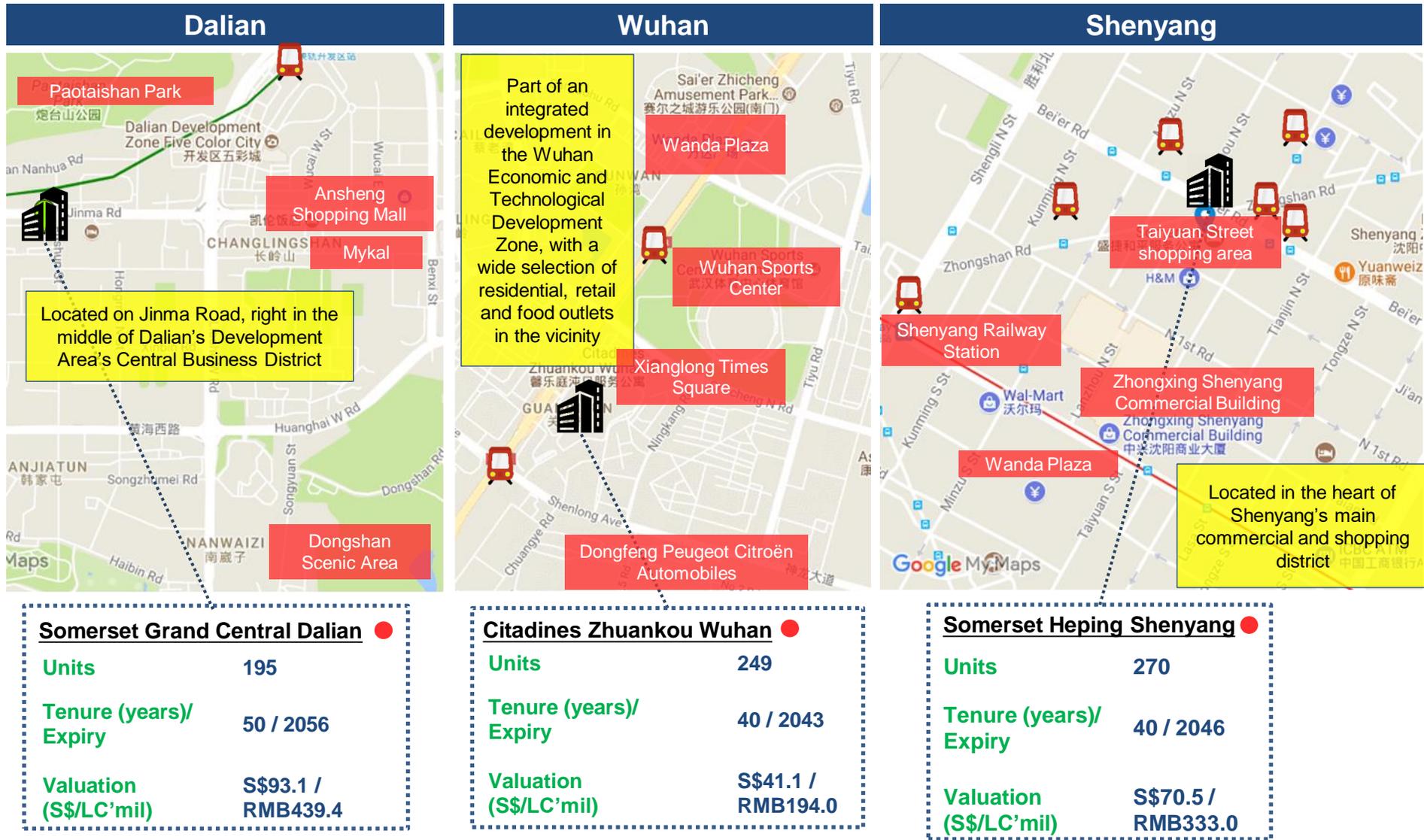
Citadines Xinghai Suzhou ●	
Units	167
Tenure (years)/ Expiry	70 / 2066
Valuation (\$\$/LC'mil)	S\$29.2 / RMB138.0

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract

🚉 Metro/Train Station

Properties in China

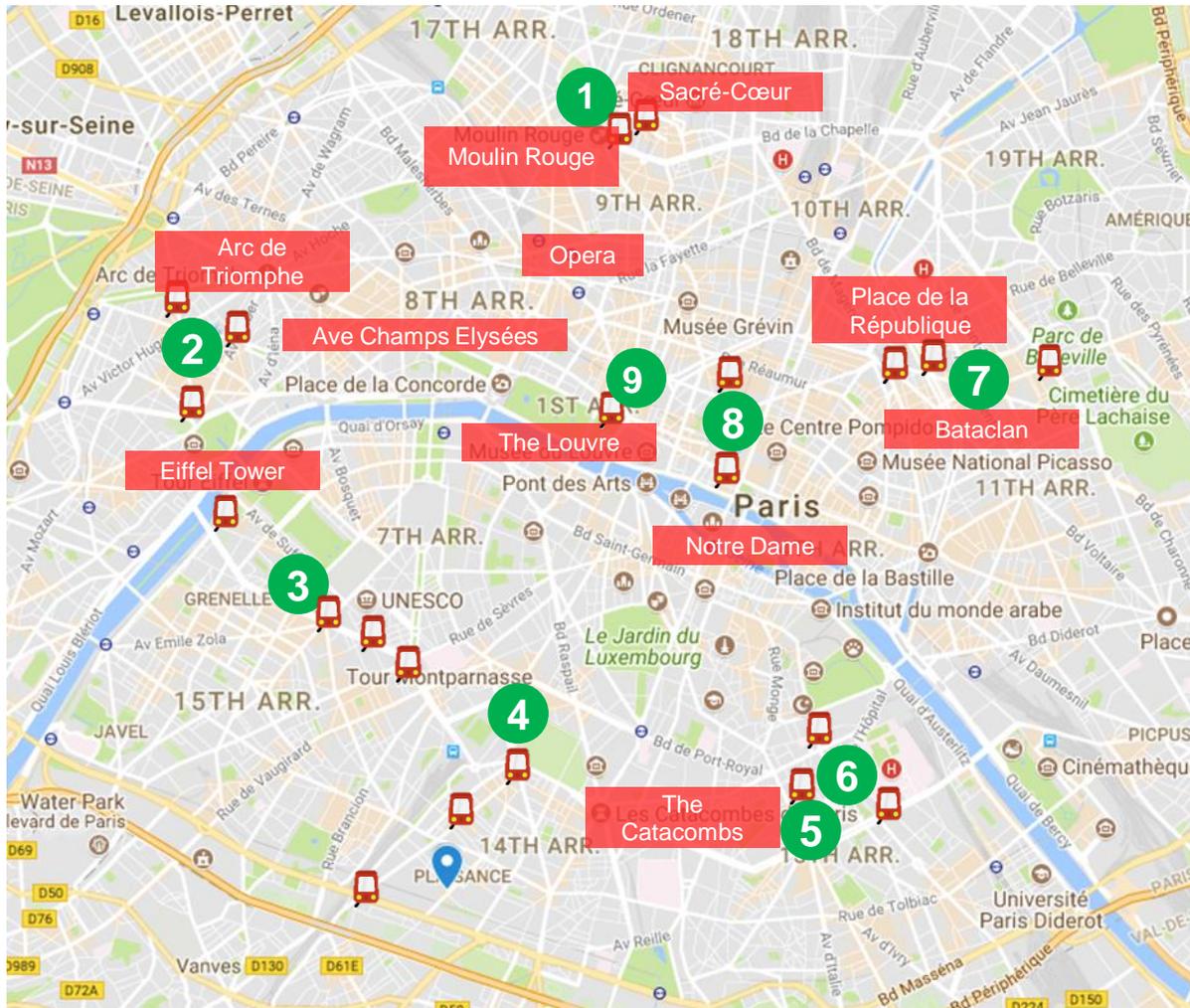


Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract

🚉 Metro/Train Station

Properties in France



- 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 ●

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

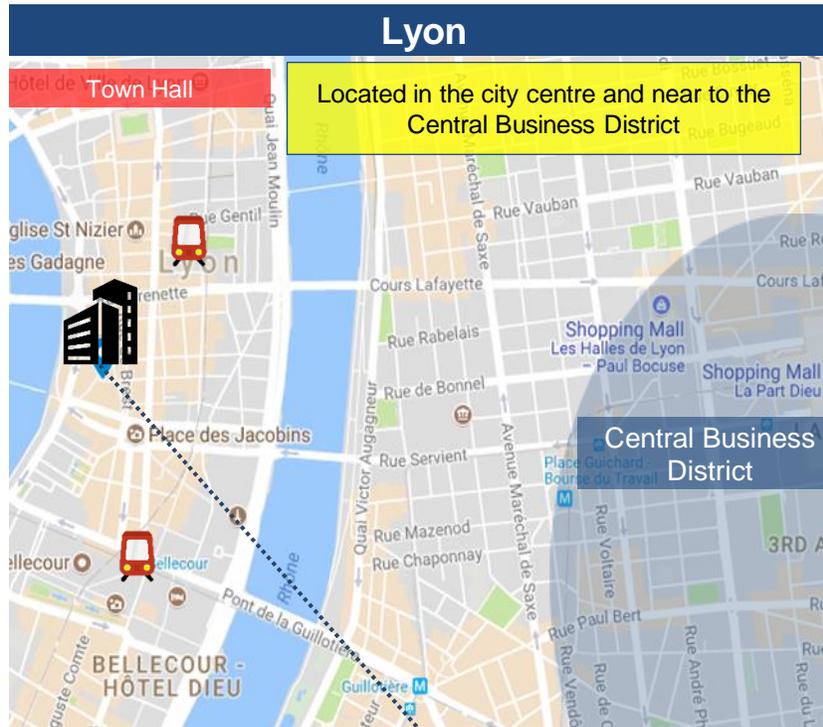
● Master Lease 🚆 Metro/Train Station

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
Units	111	97	104	67	169
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (S\$/LC'mil)	S\$37.5 / EUR24.4	S\$50.5 / EUR32.9	S\$70.2 / EUR45.6	S\$17.1 / EUR11.1	S\$53.4 / EUR34.7
	6 Citadines Austerlitz Paris	7 Citadines République Paris	8 Citadines Les Halles Paris	9 La Clef Louvre Paris	
Units	50	76	189	51	
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	
Valuation (S\$/LC'mil)	S\$11.8 / EUR7.7	S\$22.0 / EUR14.3	S\$90.5 / EUR58.8	S\$47.1 / EUR30.6	

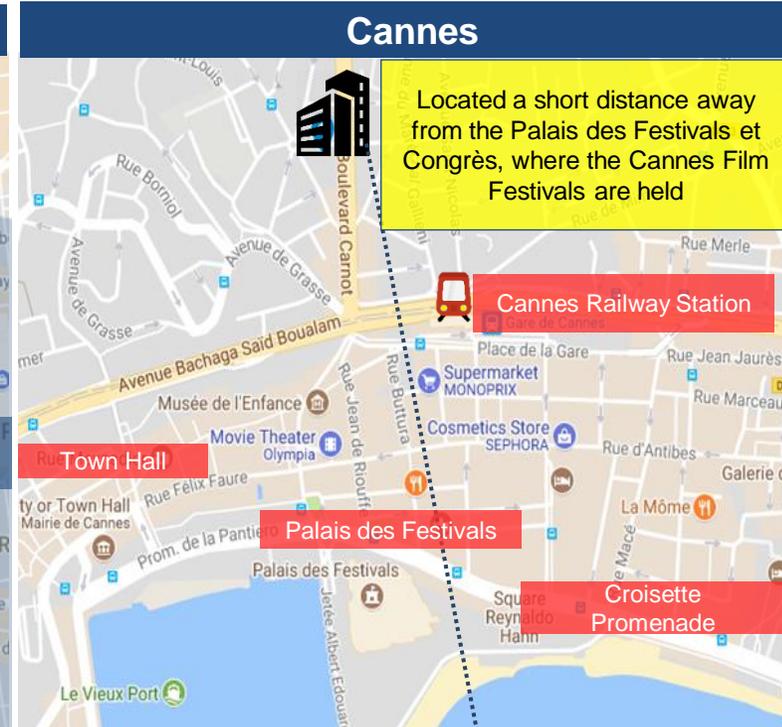
Note: Figures above as at 31 December 2021 unless otherwise stated.

Properties in France



Citadines Presqu'île Lyon ●

Units	116
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$20.3 / EUR13.2



Citadines Croisette Cannes ●

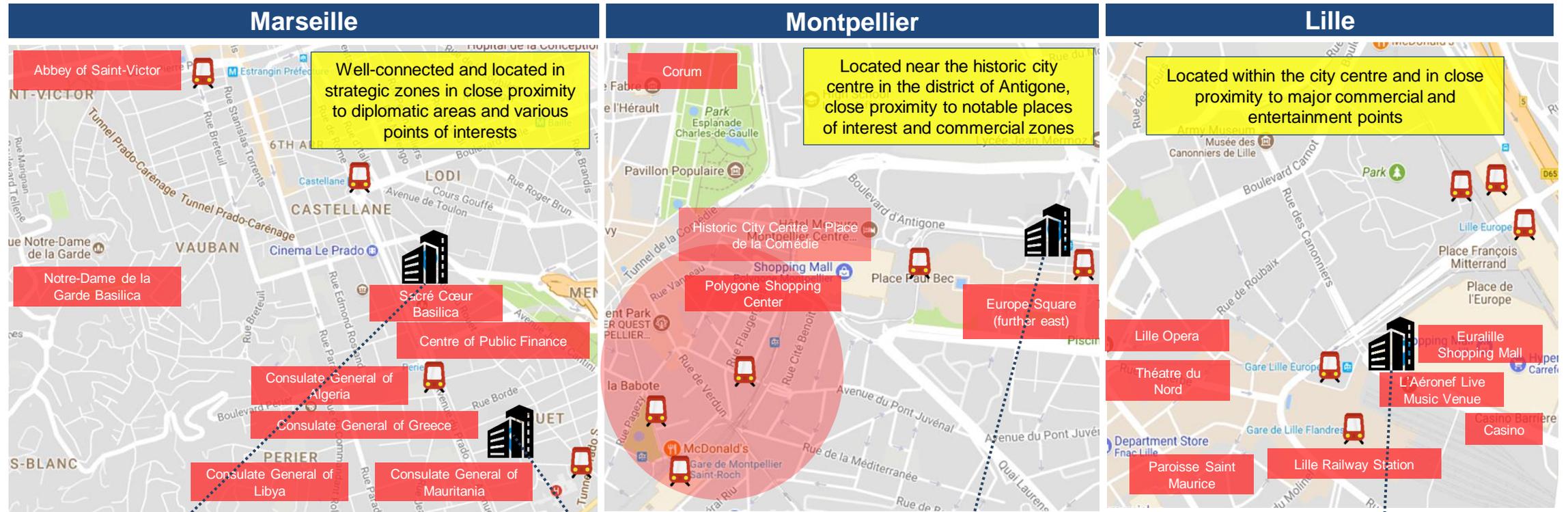
Units	58
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$7.9 / EUR5.1

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Master Lease

🚉 Metro/Train Station

Properties in France



Citadines Castellane Marseille ●	
Units	98
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$10.3 / EUR6.7

Citadines Prado Chanot Marseille ●	
Units	77
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$8.6 / EUR5.6

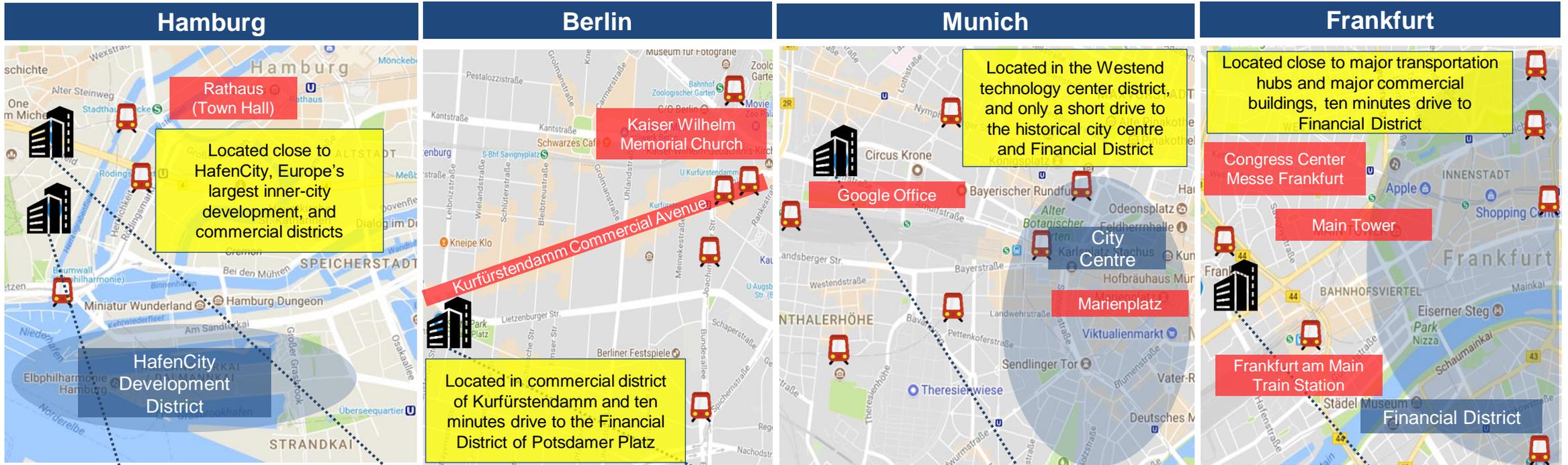
Citadines Antigone Montpellier ●	
Units	122
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$15.2 / EUR9.9

Citadines City Centre Lille ●	
Units	101
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$13.4 / EUR8.7

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Master Lease 🚆 Metro/Train Station

Properties in Germany



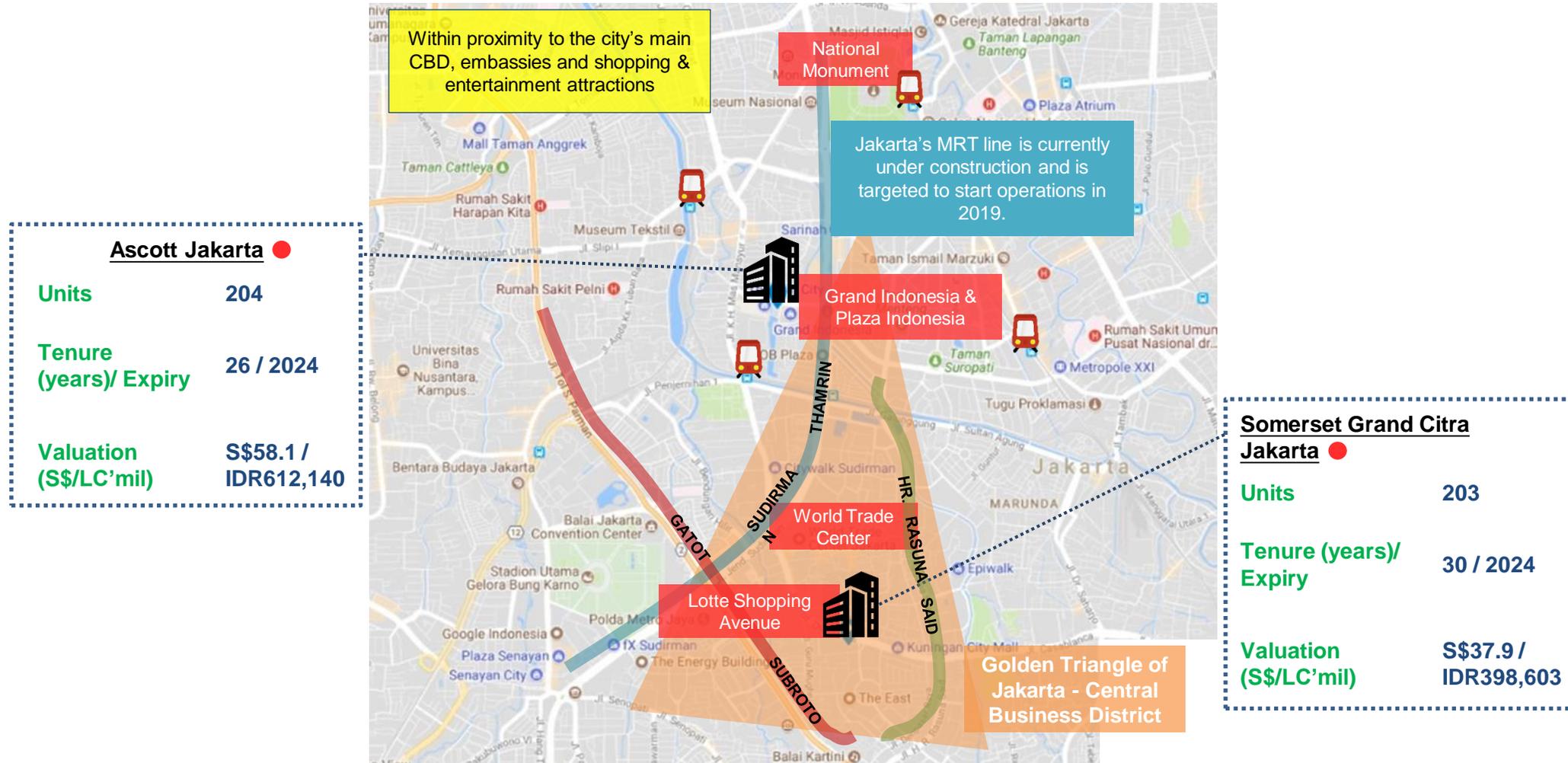
Madison Hamburg ●		Citadines Michel Hamburg ●		Citadines Kurfürstendamm Berlin ●		Citadines Arnulfpark Munich ●		Citadines City Centre Frankfurt ●	
Units	166	Units	127	Units	117	Units	146	Units	165
Tenure (years)/ Expiry	Freehold	Tenure (years)/ Expiry	99 / 2111	Tenure (years)/ Expiry	Freehold	Tenure (years)/ Expiry	Freehold	Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$75.7 / EUR49.2	Valuation (\$\$/LC'mil)	\$48.6 / EUR31.6	Valuation (\$\$/LC'mil)	\$22.7 / EUR14.7	Valuation (\$\$/LC'mil)	\$36.9 / EUR24.0	Valuation (\$\$/LC'mil)	\$61.5 / EUR40.0

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Master Lease 🚆 Metro/Train Station

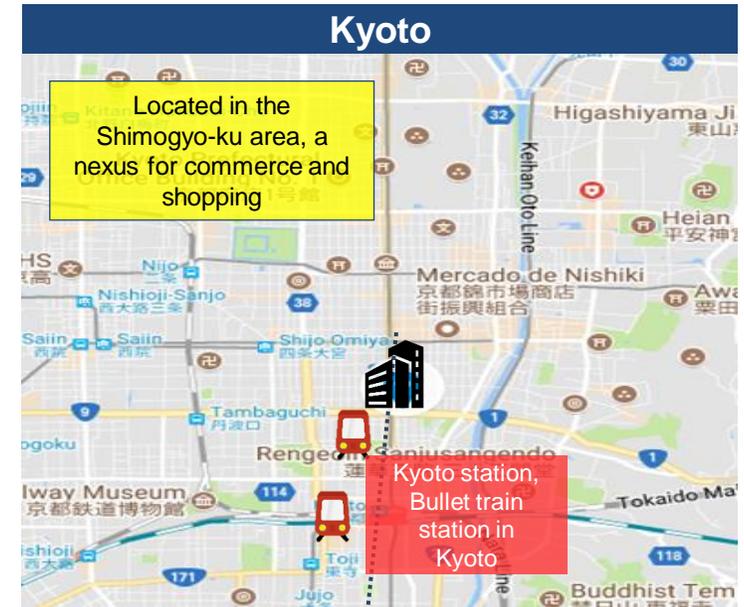
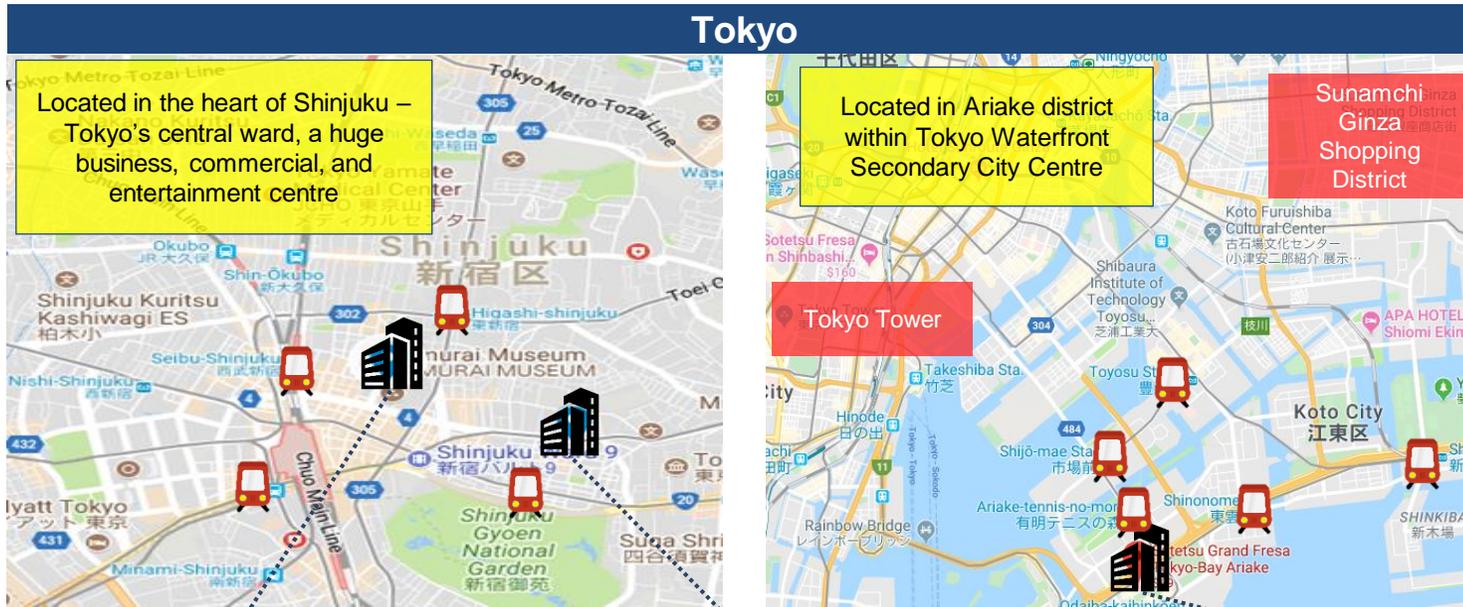
Properties in Indonesia

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



Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

Properties in Japan



Citadines Central Shinjuku Tokyo ●

Units	206
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S132.8 / JPY11,200.0

Citadines Shinjuku Tokyo ●

Units	160
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S100.3 / JPY8,460.0

Sotetsu Grand Fresa Tokyo-Bay Ariake ●

Units	912
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S320.2 / JPY27,000.0

Citadines Karasuma-Gojo Kyoto ●

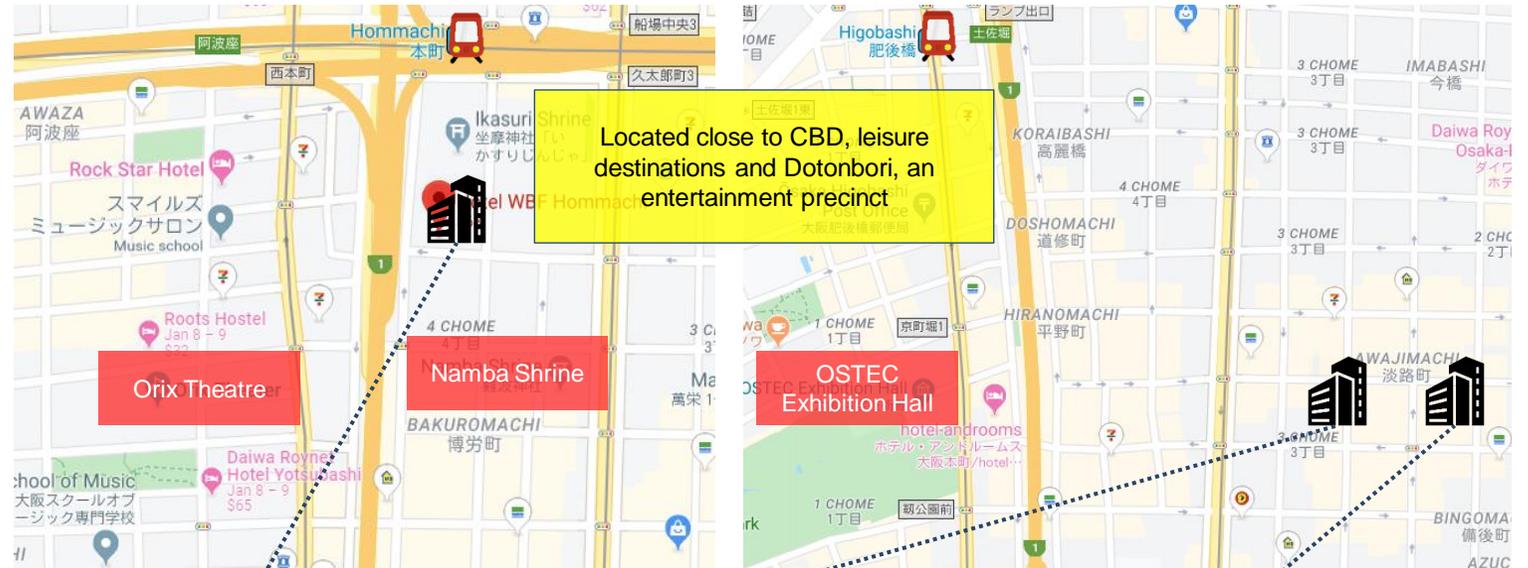
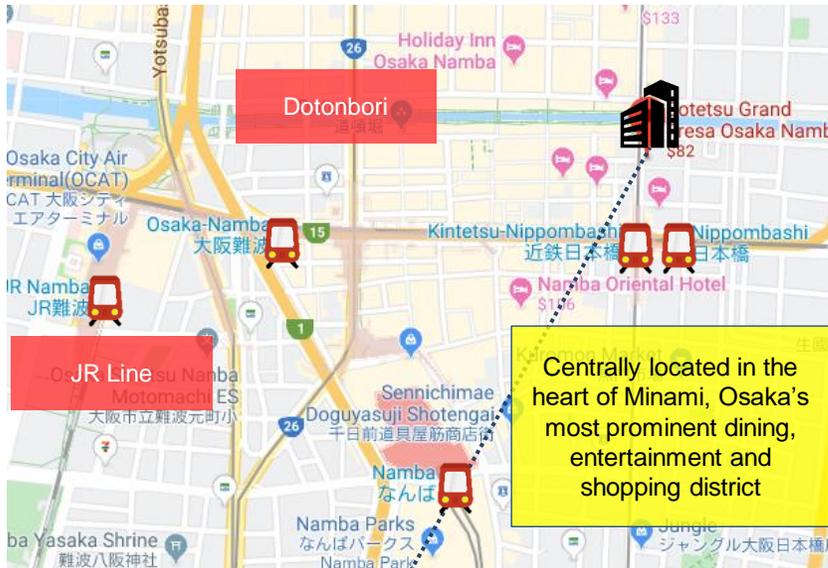
Units	124
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S51.1 / JPY4,310.0

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract ● Master Lease 🚆 Metro/Train Station

Properties in Japan

Osaka



Sotetsu Grand Fresca Osaka Namba ●

Units	698
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$243.1 / JPY20,500.0

Hotel WBF Honmachi ●

Units	182
Tenure(years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$34.5 / JPY2,900.0

Hotel WBF Kitasemba West ●

Units	168
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$36.9 / JPY3,110.0

Hotel WBF Kitasemba East ●

Units	168
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$36.5 / JPY3,080.0

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Master Lease ● Management Contract 🚉 Metro/Train Station

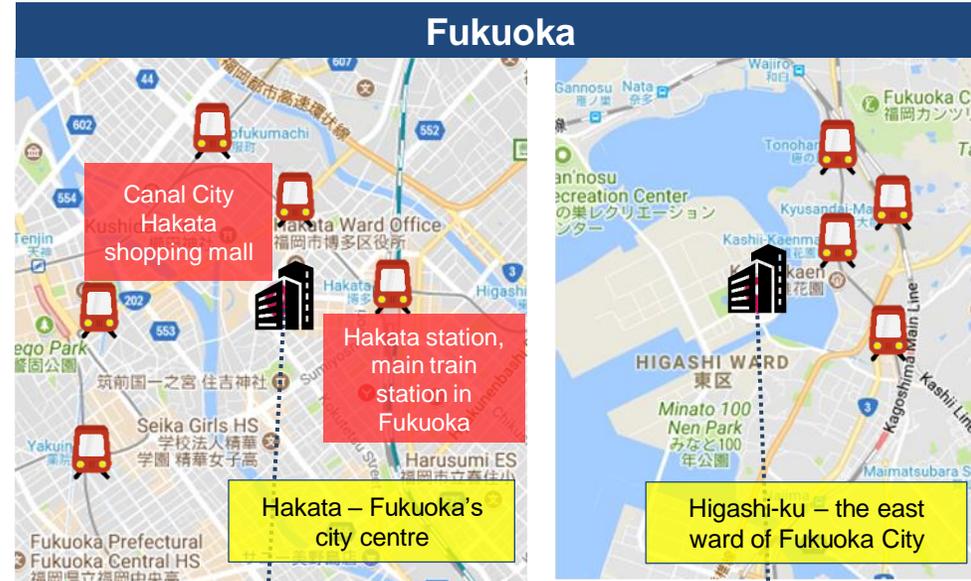
Properties in Japan

The 14 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo



Roppongi Residences Tokyo ●

Units	64
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$42.2 / JPY3,560.0



Actus Hakata V-Tower ●

Units	296
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$48.0 / JPY4,050.0

Infini Garden ●

Units	389
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$87.6 / JPY7,390.0

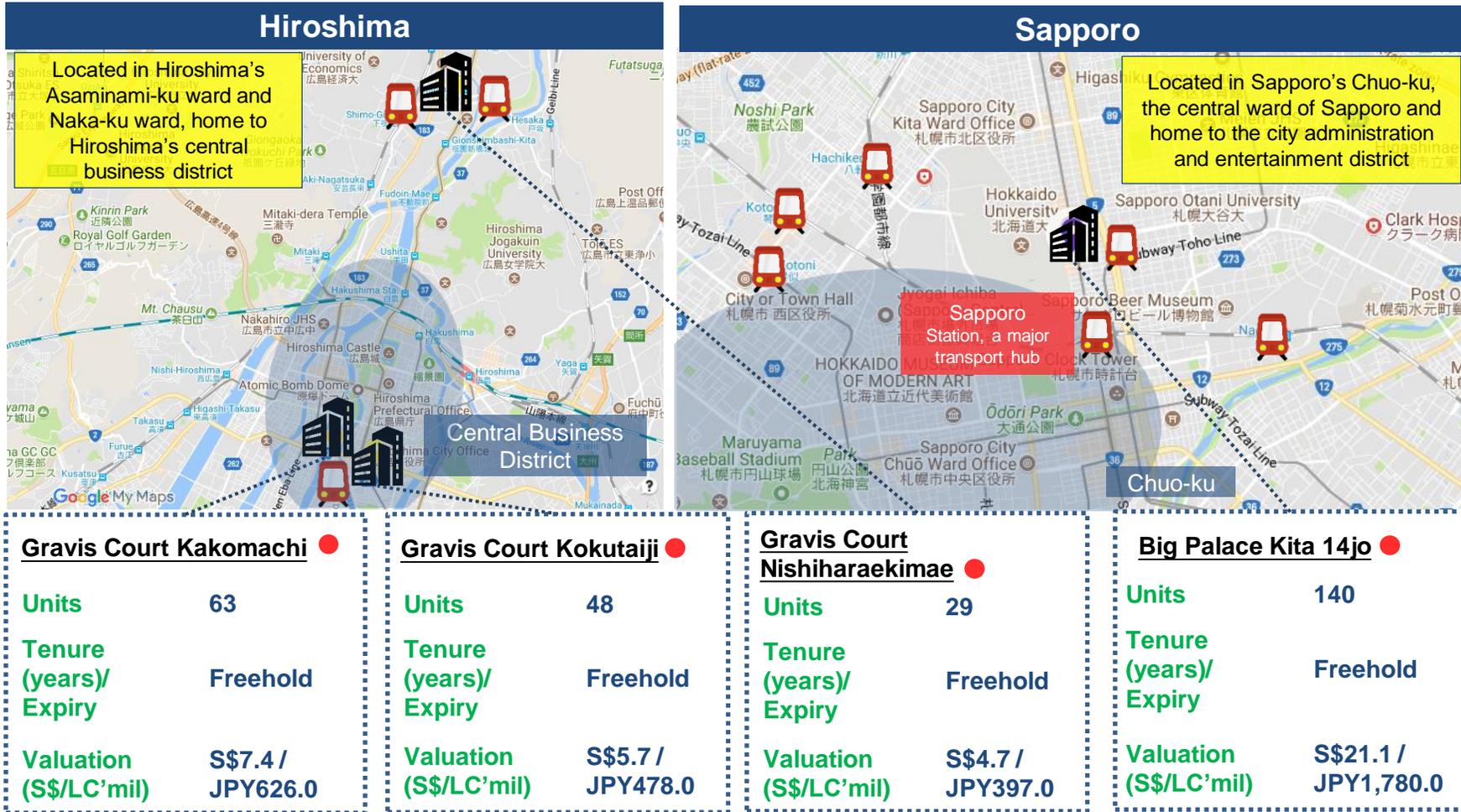
Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract

🚆 Metro/Train Station

Properties in Japan

The 14 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo



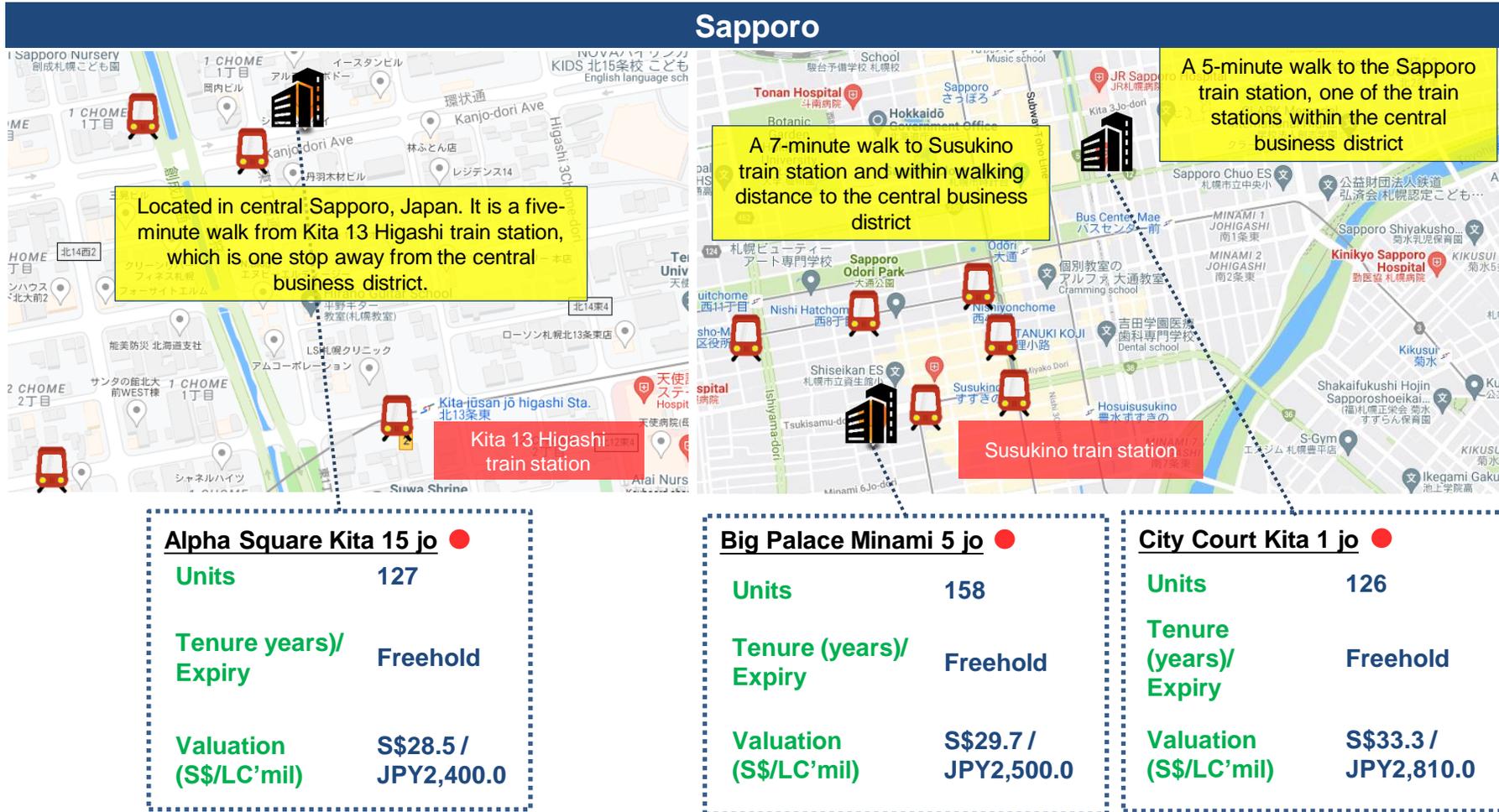
Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract

🚆 Metro/Train Station

Properties in Japan

The 14 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

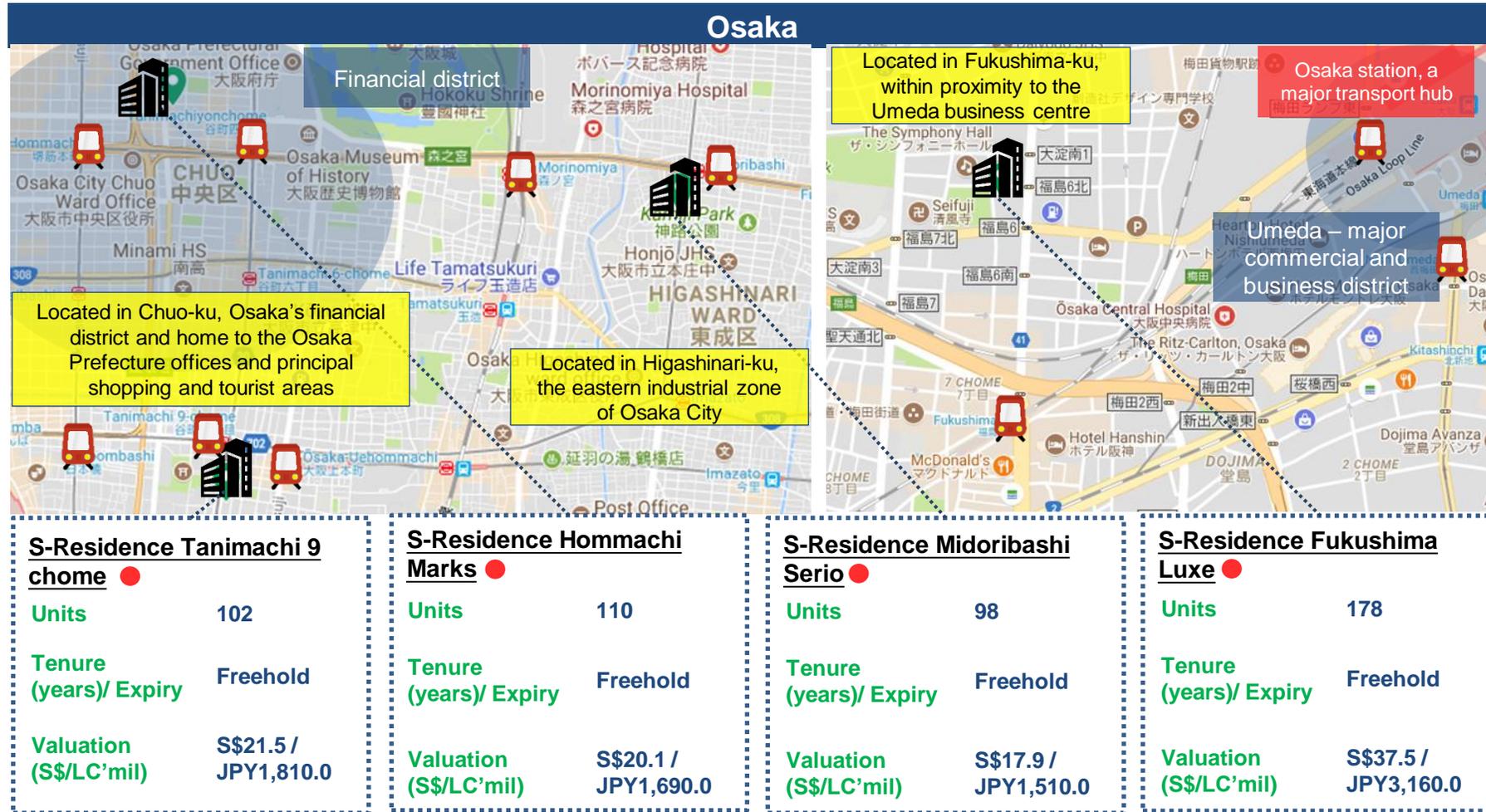


Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract 🚉 Metro/Train Station

Properties in Japan

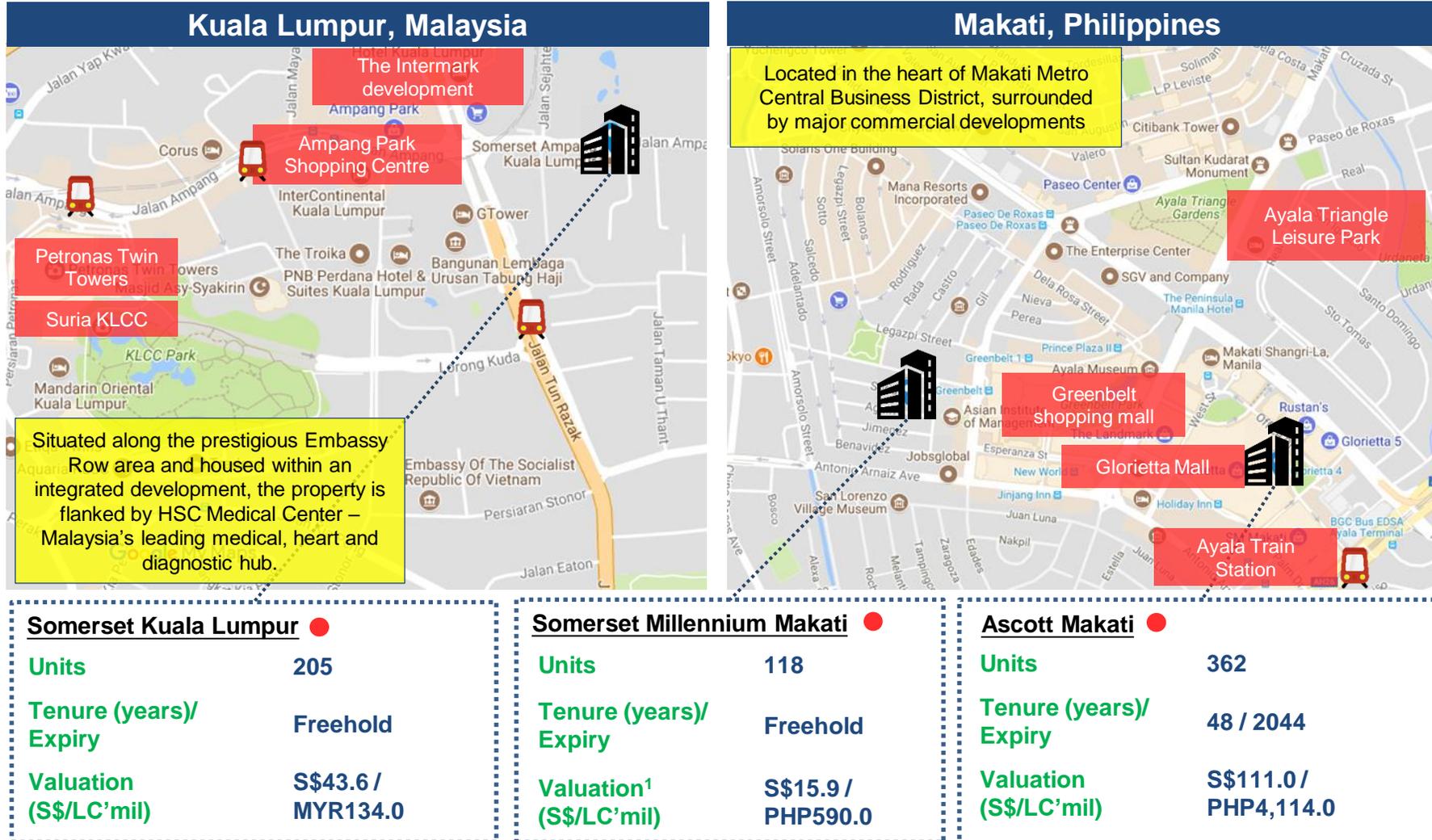
The 14 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo



Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract Metro/Train Station

Properties in Malaysia & Philippines



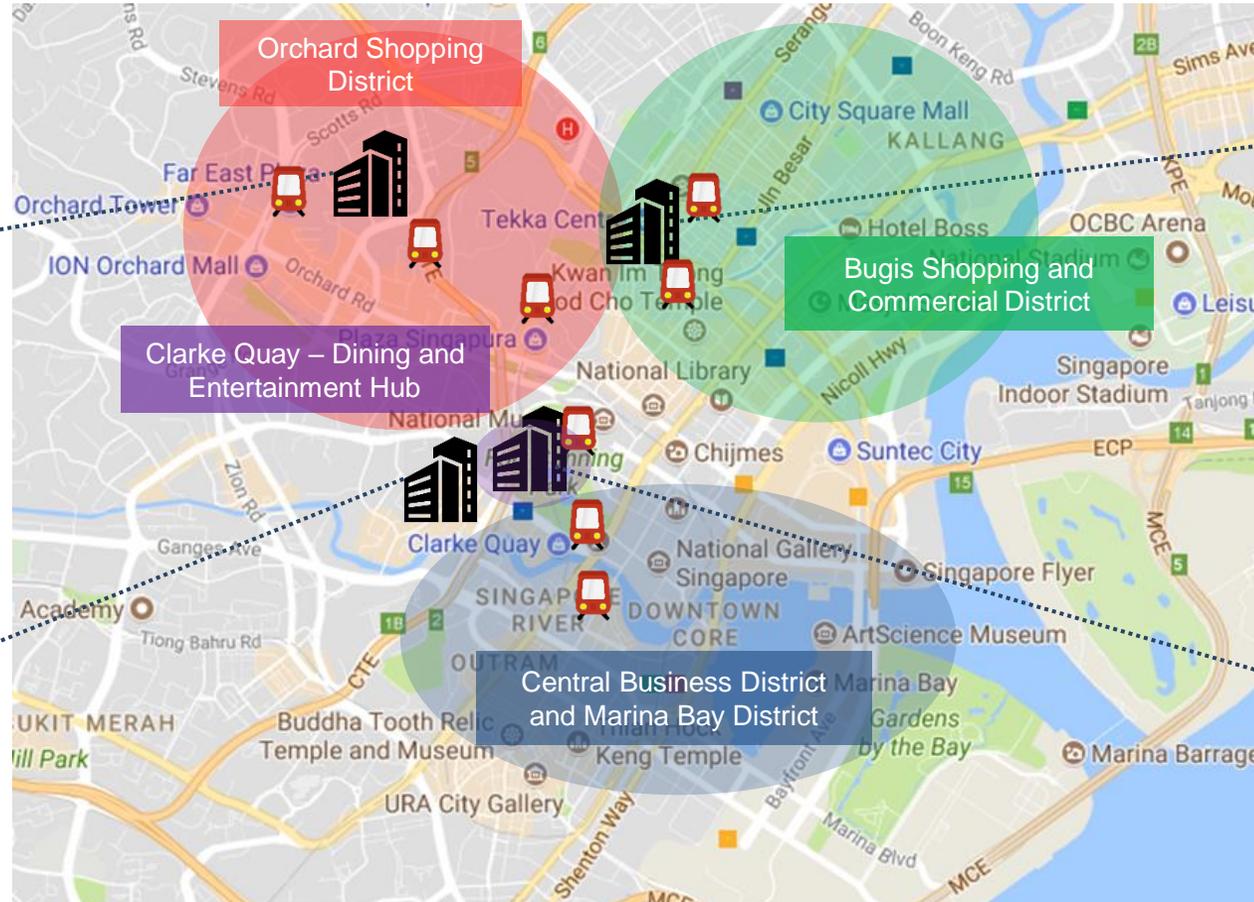
Notes: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps
 1. Valuation relates to the 65 units owned by Ascott Residence Trust

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 (S\$'mil)	S\$402.0

Riverside Hotel Robertson Quay ●	
Units	336
Tenure (years)/ Expiry	99 / 2105
Valuation (S\$'mil)	S\$322.0



Citadines Mount Sophia Property Singapore ●	
Units	154
Tenure (years)/ Expiry	96 / 2105
Valuation (S\$'mil)	S\$123.0

Somerset Liang Court Property Singapore¹	
Units	192 ²
Tenure (years)/ Expiry	99 / 2120
Valuation (S\$'mil)	S\$184.0

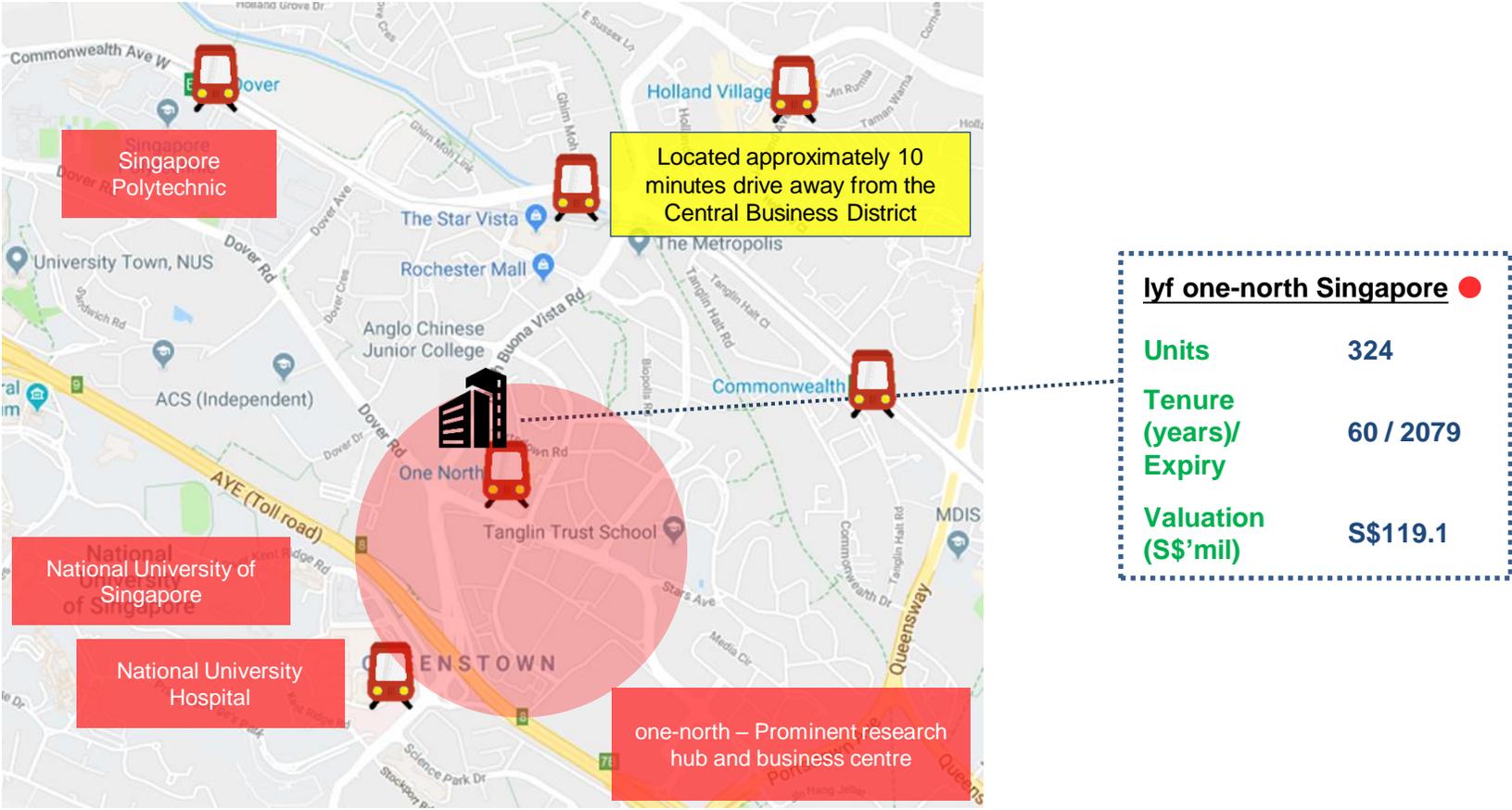
Notes: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

1. The property is currently under development and expected to complete in 2H 2025
2. Number of units is subject to change

● Management Contract ● Master Lease 🚆 Metro/Train Station

Properties in Singapore

Located in prime developing district and enjoys accessibility to the MRT station, food & beverage outlets, retail and offices



Notes: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Map

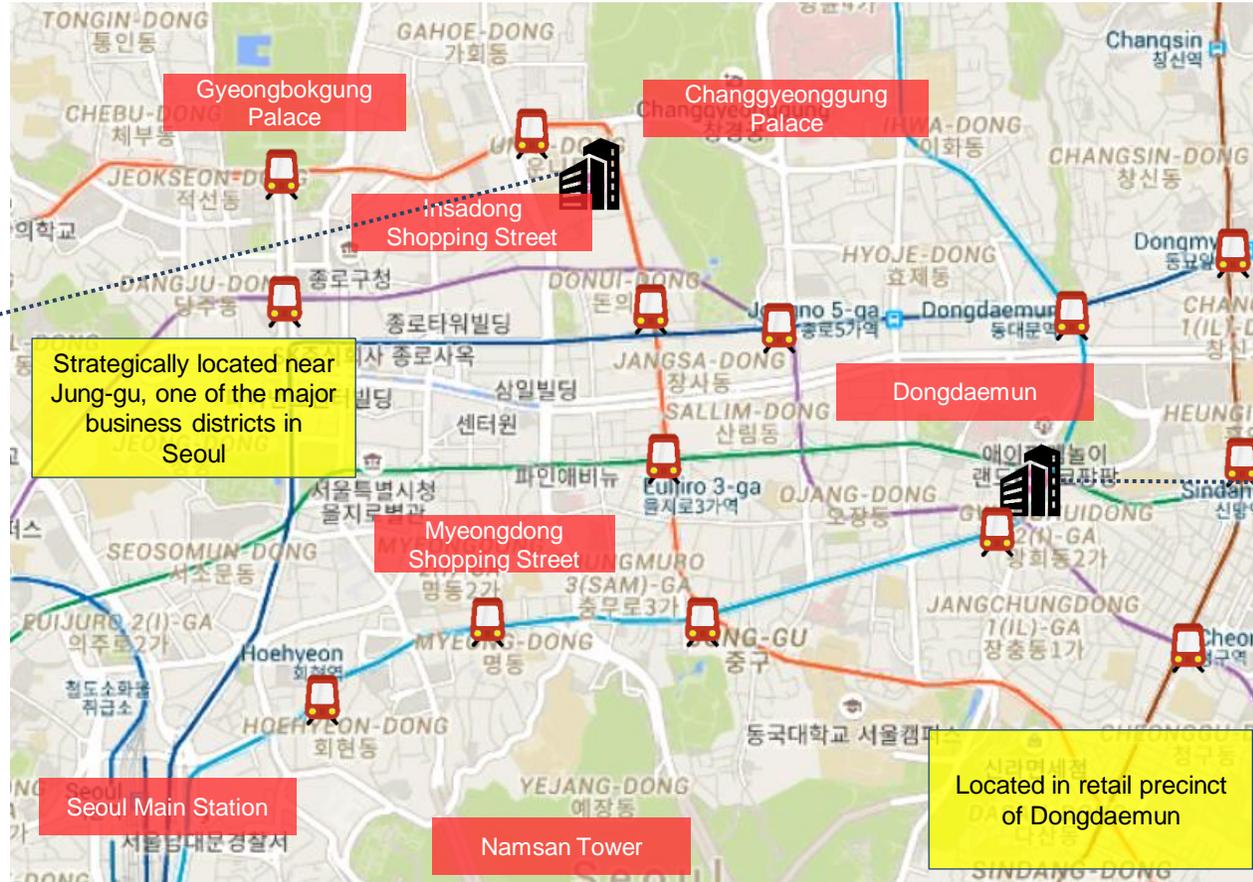
● Management Contract 🚆 Metro/Train Station

Properties in South Korea

Seoul

ibis Ambassador Seoul Insadong

Units	363
Tenure (years)/ Expiry	Freehold
Valuation (\$\$'mil)	\$S\$87.9 / KRW76,700.0



The Splairir Seoul Dongdaemun

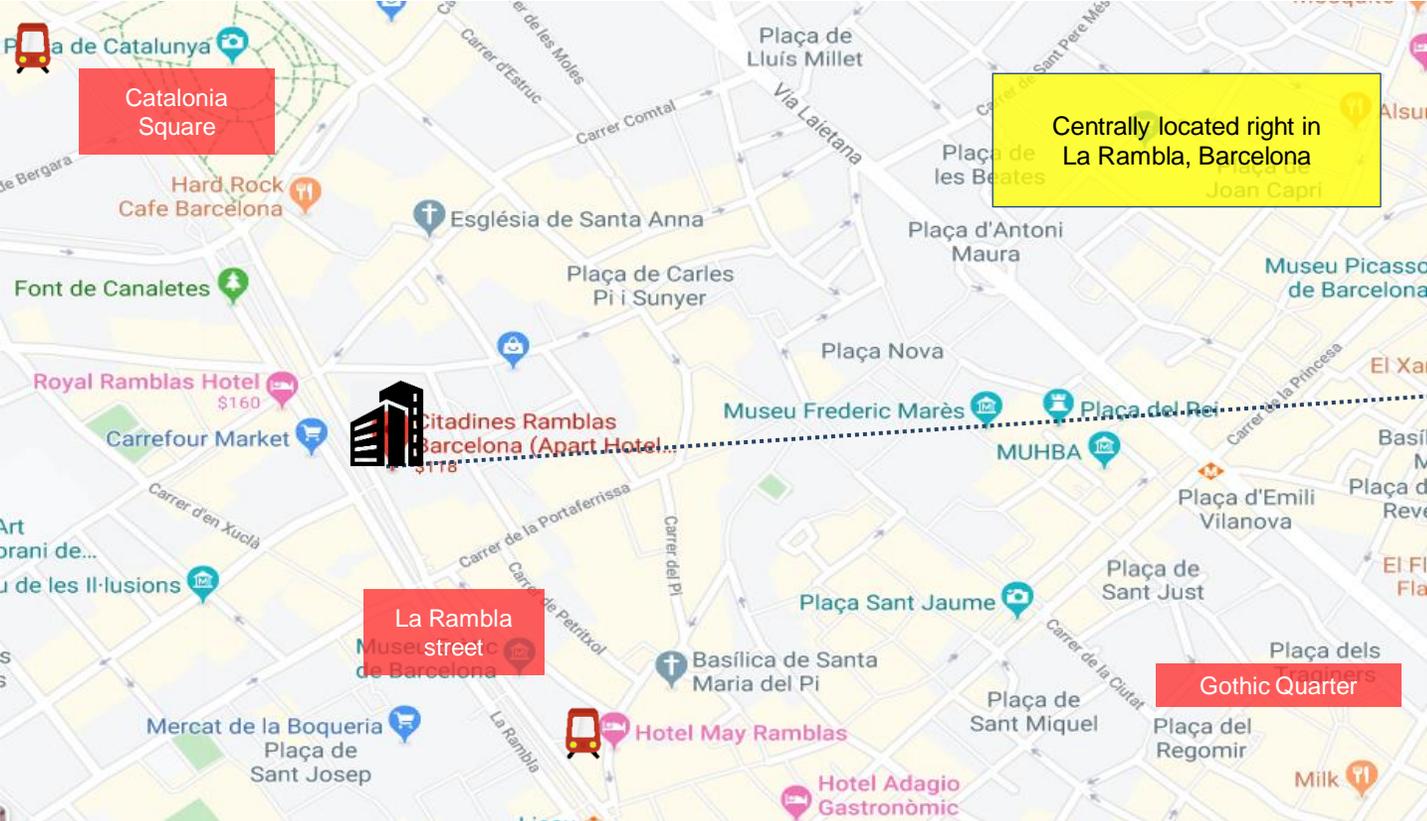
Units	215
Tenure (years)/ Expiry	Freehold
Valuation (\$\$'mil)	\$S\$84.1 / KRW73,400.0

Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Master Lease 🚆 Metro/Train Station

Property in Spain

Spain



Citadines Ramblas Barcelona ●	
Units	131
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$61.6 / EUR40.1

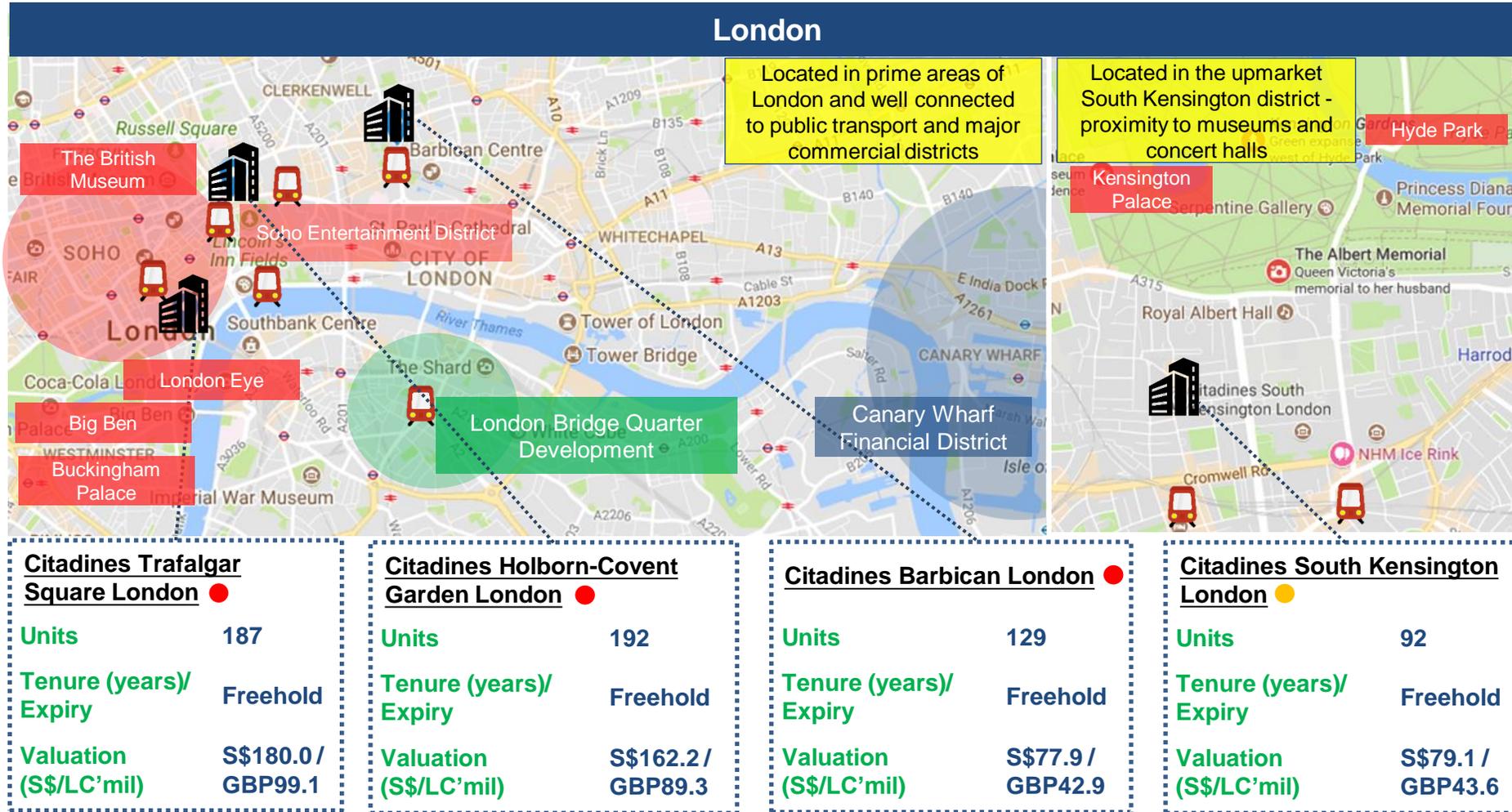
Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract with Minimum Guaranteed Income

🚊 Metro/Train Station

Properties in United Kingdom

Strategic areas in London's major commercial areas



Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

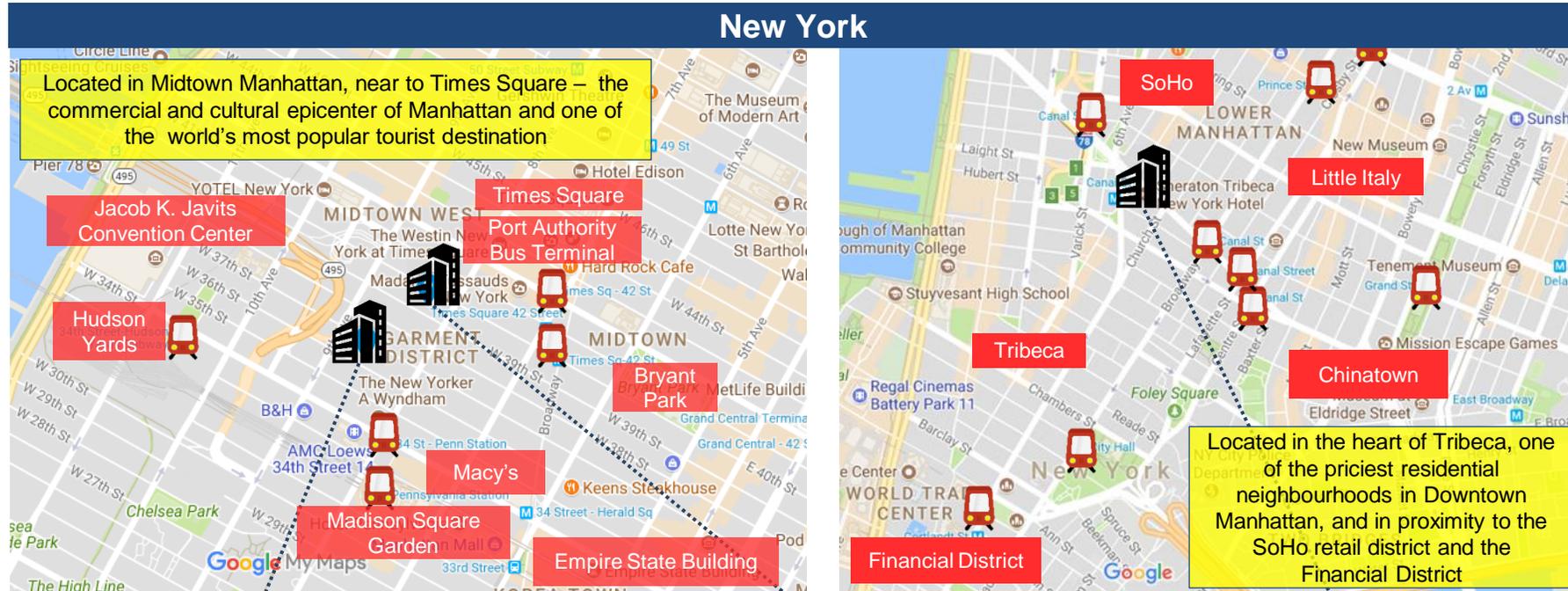
● Management Contract

● Management Contract with Minimum Guaranteed Income

🚉 Metro/Train Station

Properties in United States of America

Prime locations in the heart of Manhattan, New York



voco Times Square South¹ ●

Units	224
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$154.3 / US\$114.0

Element New York Times Square West ●

Units	411
Tenure (years)/ Expiry	99 / 2112
Valuation (\$\$/LC'mil)	S\$196.2 / US\$145.0

Sheraton Tribeca New York Hotel ●

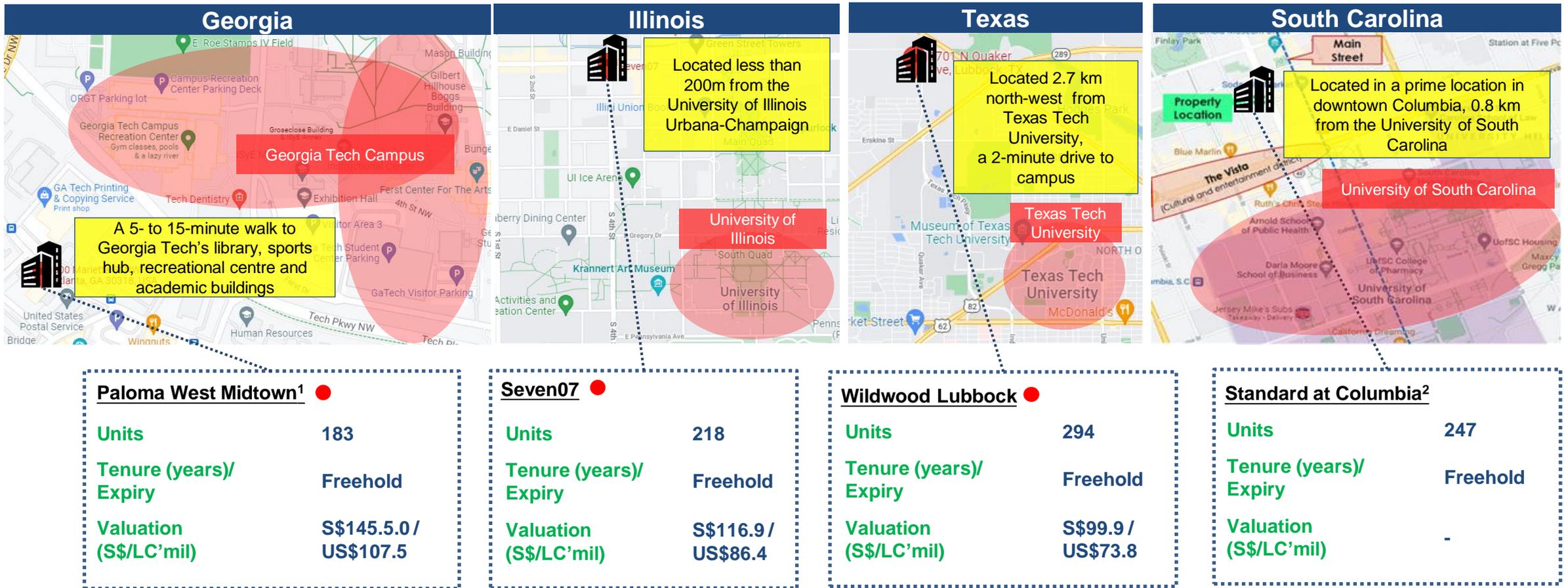
Units	369
Tenure (years)/ Expiry	99 / 2112
Valuation (\$\$/LC'mil)	S\$196.9 / US\$145.5

Notes: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps
 1. Formerly known as Hotel Central Times Square

● Management Contract 🚆 Metro/Train Station

Properties in United States of America

ART's student accommodation properties are predominantly located in strategic locations within USA's Sunbelt states, Ivy League, 'Power 5' markets



Notes: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

1. Formerly known as Signature West Midtown

2. The property is currently under development and expected to complete in 2Q 2023

● Management Contract 🚊 Metro/Train Station

Properties in United States of America

ART's student accommodation properties are predominantly located in strategic locations within USA's Sunbelt states, Ivy League, 'Power 5' markets



The Link University City ●	
Units	126
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$90.3 / US\$66.7

Latitude on Hillsborough ●	
Units	180
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$90.1 / US\$66.6

Uncommon Wilmington ●	
Units	150
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$76.3 / US\$56.4

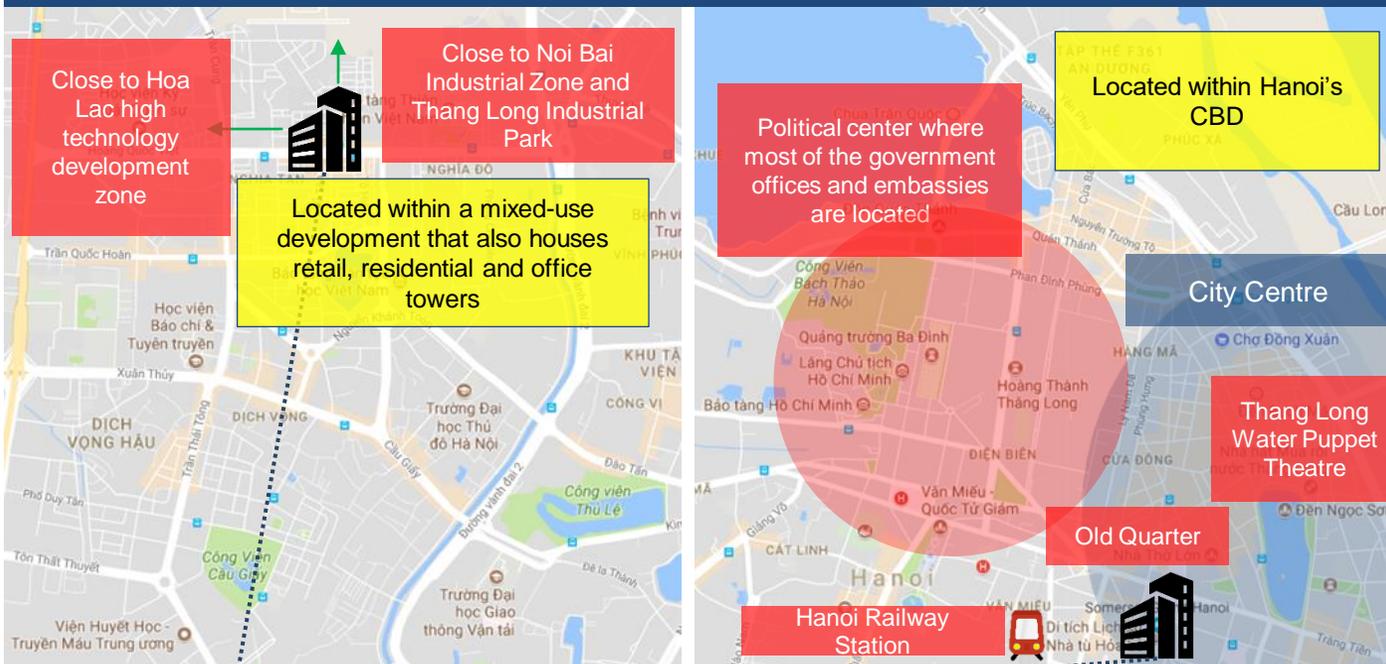
Notes: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract

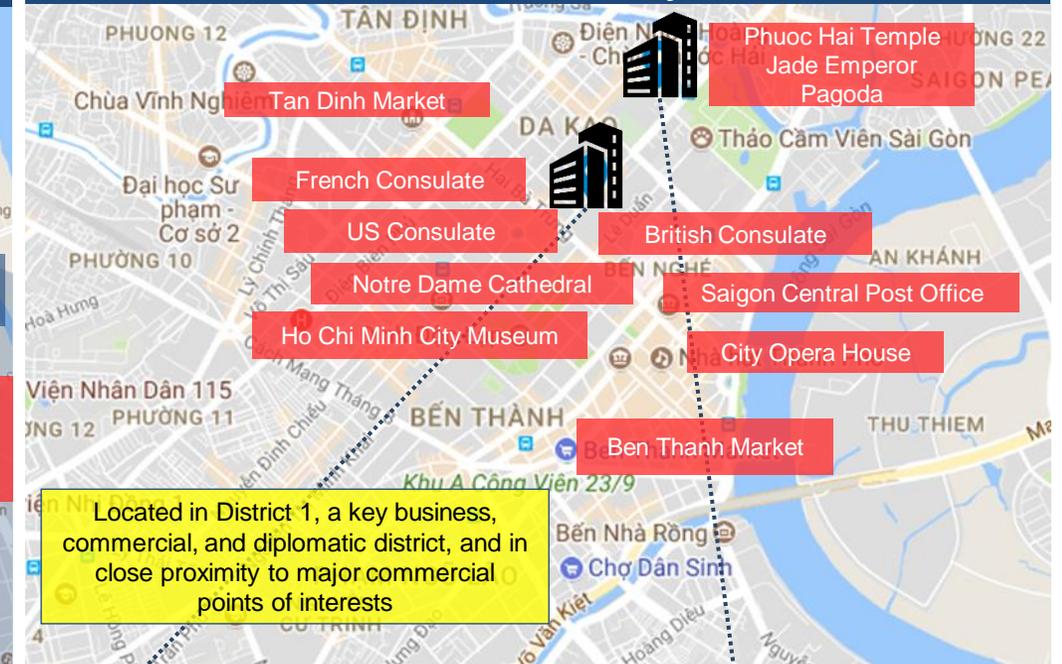
🚊 Metro/Train Station

Properties in Vietnam

Hanoi



Ho Chi Minh City



Somerset Hoa Binh Hanoi ●

Units	206
Tenure (years)/ Expiry	36 / 2042
Valuation (\$'mil/LC'bil)	\$S\$35.4 / VND590.0

Somerset Grand Hanoi ●

Units	185
Tenure (years)/ Expiry	45 / 2038
Valuation (\$'mil/LC'bil)	\$S\$99.0 / VND1,650.0

Somerset Chancellor Court Ho Chi Minh City ●

Units	172
Tenure (years)/ Expiry	48 / 2041
Valuation (\$'mil/LC'bil)	\$S\$48.0 / VND800.0

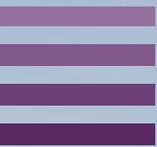
Somerset Ho Chi Minh City ●

Units	198
Tenure (years)/ Expiry	45 / 2039
Valuation (\$'mil/LC'bil)	\$S\$40.2 / VND670.0

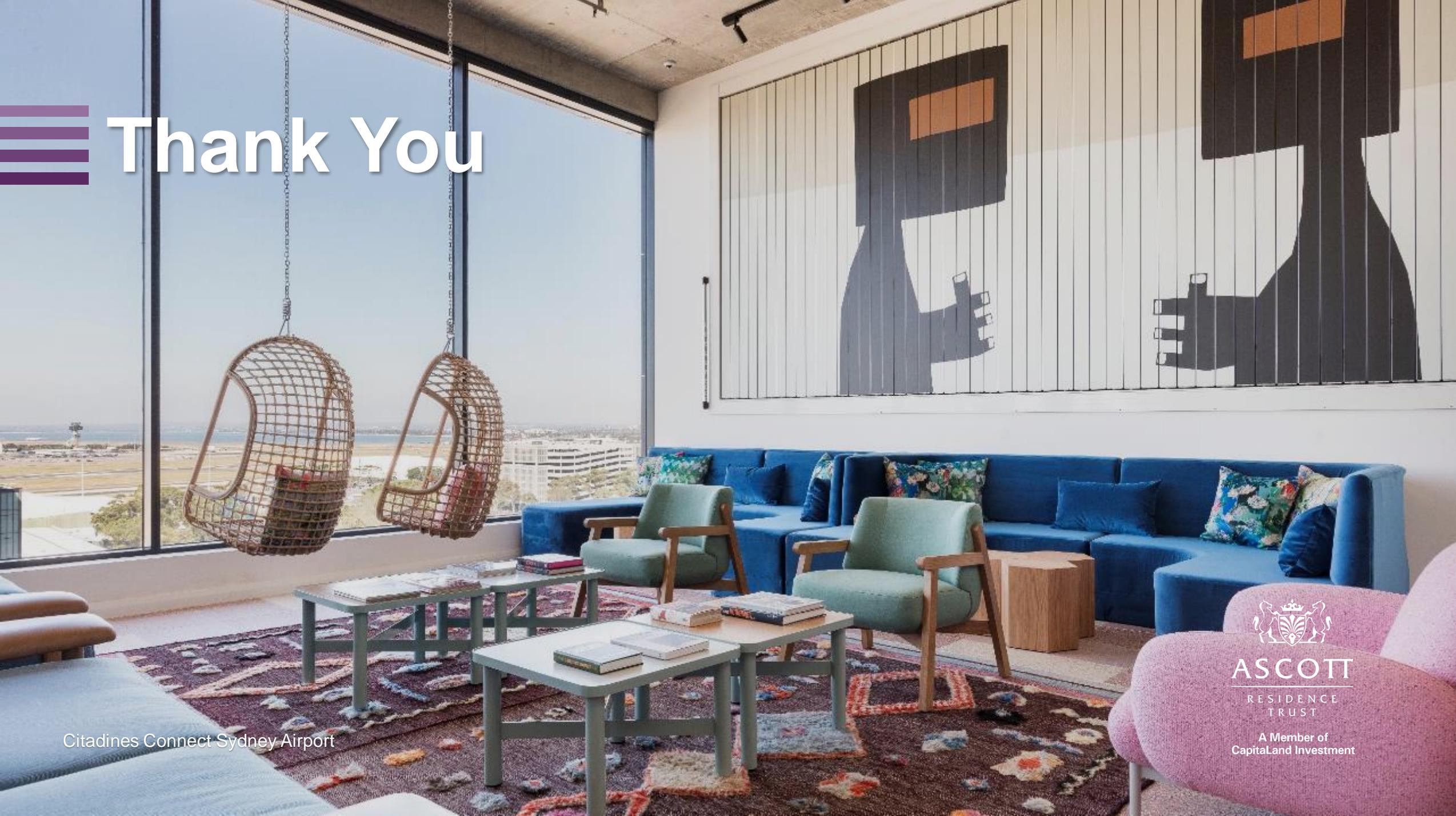
Note: Figures above as at 31 December 2021 unless otherwise stated. Source: Google Maps

● Management Contract

🚉 Metro/Train Station



Thank You



Citadines Connect Sydney Airport



ASCOTT

RESIDENCE
TRUST

A Member of
CapitaLand Investment