CAPITALAND ASCOTT TRUST

A stapled group comprising:

CAPITALAND ASCOTT REAL ESTATE INVESTMENT TRUST	CAPITALAND ASCOTT BUSINESS TRUST
(a real estate investment trust constituted on 19 January 2006 under the laws of the Republic of Singapore)	(a business trust constituted on 9 September 2019 under the laws of the Republic of Singapore)
MANAGED BY	MANAGED BY
CAPITALAND ASCOTT TRUST MANAGEMENT LIMITED	**CAPITALAND ASCOTT BUSINESS TRUST MANAGEMENT PTE. LTD.**
(Company Registration No. 200516209Z)	(Company Registration No. 201925299R)

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, CapitaLand Ascott Trust Management Limited ("**CLASML**"), as manager of CapitaLand Ascott Real Estate Investment Trust (the "**REIT**", and the manager of the REIT, the "**REIT Manager**"), and CapitaLand Ascott Business Trust Management Pte. Ltd., as trustee-manager of CapitaLand Ascott Business Trust, hereby discloses that under a facility agreement dated 31 July 2026 (the "**Facility Agreement**") entered into between China Construction Bank Corporation, Singapore Branch as lender (the "**Lender**") and DBS Trustee Limited (in its capacity as trustee of the REIT) as borrower (the "**Borrower**") in relation to the grant of revolving loan facilities of up to an aggregate principal amount of S$200,000,000, there is a condition which requires the REIT to be managed by the REIT Manager (the "**Condition**"). Please refer to the Appendix for details.

As at the date of this Announcement, there has been no breach of the Condition.

BY ORDER OF THE BOARD
CapitaLand Ascott Trust Management Limited
(Company Registration No. 200516209Z)
As manager of CapitaLand Ascott REIT

CapitaLand Ascott Business Trust Management Pte. Ltd.
(Company Registration No. 201925299R)
As trustee-manager of CapitaLand Ascott Business Trust

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
31 July 2026

IMPORTANT NOTICE

The value of the stapled securities in CapitaLand Ascott Trust ("**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 CapitaLand Ascott Trust Management Limited, as manager of CapitaLand Ascott Real Estate Investment Trust (the "**REIT Manager**"), CapitaLand Ascott Business Trust Management Pte. Ltd., as trustee-manager of CapitaLand Ascott Business Trust (the "**BT Trustee-Manager**", together with the REIT Manager, the "**Managers**"), or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Managers to redeem their Stapled Securities while the Stapled Securities are listed. It is intended that the Stapled Securityholders may only deal in their Stapled Securities through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities. The past performance of CapitaLand Ascott Trust is not necessarily indicative of the future performance of CapitaLand Ascott Trust.

APPENDIX

1. <u>Details of the Condition</u>

The Facility Agreement contains the Condition that it is a review event under the Facility Agreement if, save with the prior written consent of the Lender, the REIT is not or ceases to be managed by the REIT Manager (“**Condition**”).

2. <u>Effect of a breach of the Condition</u>

If the Condition (the "**Review Event**") occurs and the Lender determines that the replacement manager of the REIT is not acceptable, the Lender may, in its absolute discretion, by notice to the Borrower (a) declare the Total Commitments (as defined under the Facility Agreement) to be cancelled, whereupon it shall be cancelled and/or (b) require the Borrower to prepay the Loans (as defined under the Facility Agreement) whereupon the Borrower shall, not later than the date falling 14 days after such notice, prepay the Loans (as defined under the Facility Agreement), such prepayment to be accompanied by accrued interest on the Loans (as defined under the Facility Agreement) and any other sum then due to the Lender under the Facility Agreement (the "**Outstandings**").

Assuming the occurrence of the Review Event which would require the Borrower to prepay the Outstandings, and such occurrence were to cause a cross default under other facilities and borrowings of the Borrower and/or its subsidiaries (the "**REIT Facilities**"), the aggregate level of the REIT Facilities which are outstanding and may be affected by such breach would be about S$3,160 million (excluding interest) as at 31 July 2026.

As at the date of this Announcement, there has been no breach of the Condition.