



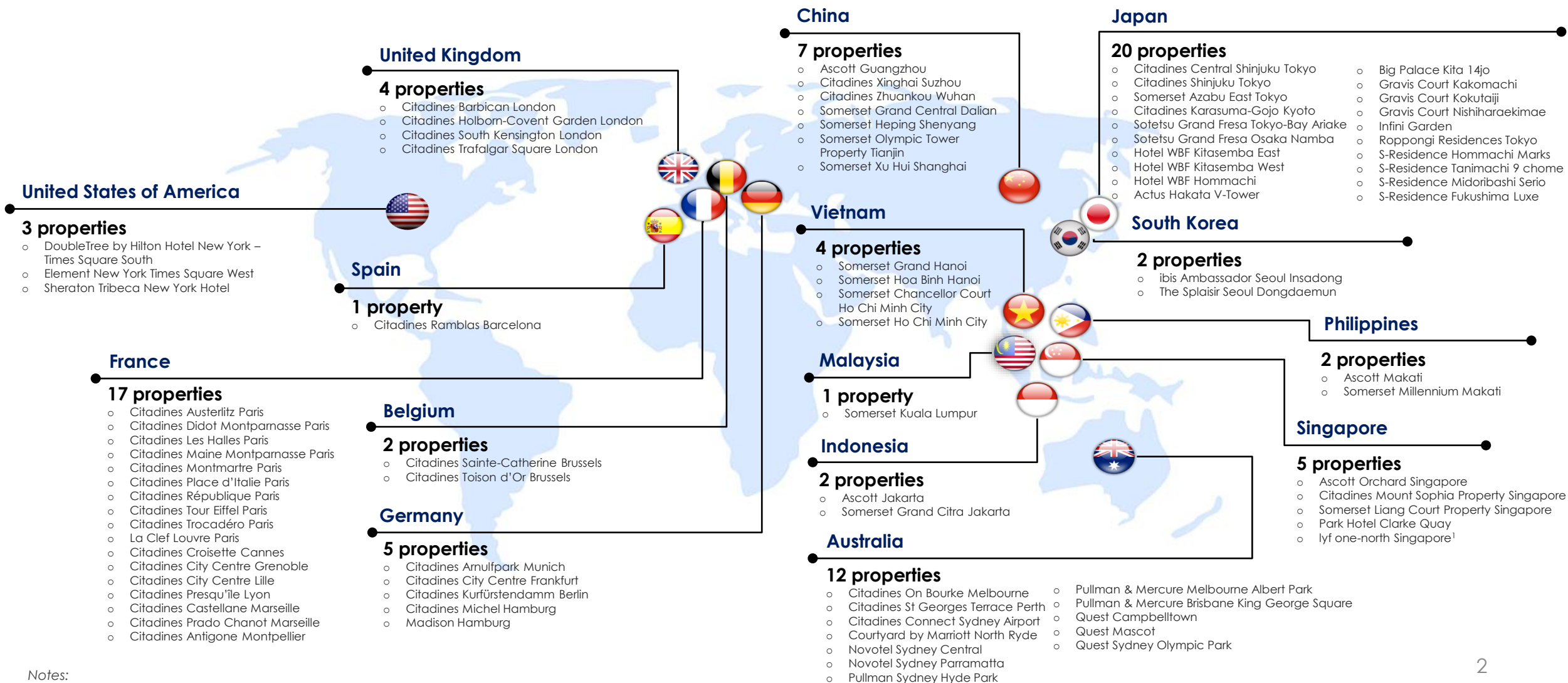
# Ascott Residence Trust

## Portfolio Details

31 December 2019

# Ascott Residence Trust's Global Footprint

87 Quality Assets Located Across 15 Countries, 39 Cities



Notes:

1. Property currently under development



# Breakdown of Valuation by Country

Country	No. of Properties	No. of Units	Valuation (LC mil)	Valuation (\$\$ mil)
Australia	12	2,629	AUD 983.9	913.0
Belgium	2	324	EUR 44.3	66.6
China	7	1,441	RMB 2,555.5	496.2
France	17	1,672	EUR 336.9	506.4
Germany	5	721	EUR 165.4	248.7
Indonesia	2	407	USD 75.0	102.1
Japan	20	4,214	JPY 110,655.0	1,384.3
Malaysia	1	205	MYR 147.0	48.2
Philippines	2	495	PHP 5,127 <sup>1</sup>	137.8 <sup>1</sup>
Singapore	5	1,231 <sup>2</sup>	S\$1,248.4	1,248.4
South Korea	2	578	KRW 162,900.0	190.1
Spain	1	131	EUR 45.4	68.2
United Kingdom	4	600	GBP 280.7	492.5
United States	3	1,004	USD 449.9	612.1
Vietnam	4	761	VND 4,271.5 bil	252.0
<b>Total</b>	<b>87</b>	<b>16,413</b>		<b>6,766.6</b>

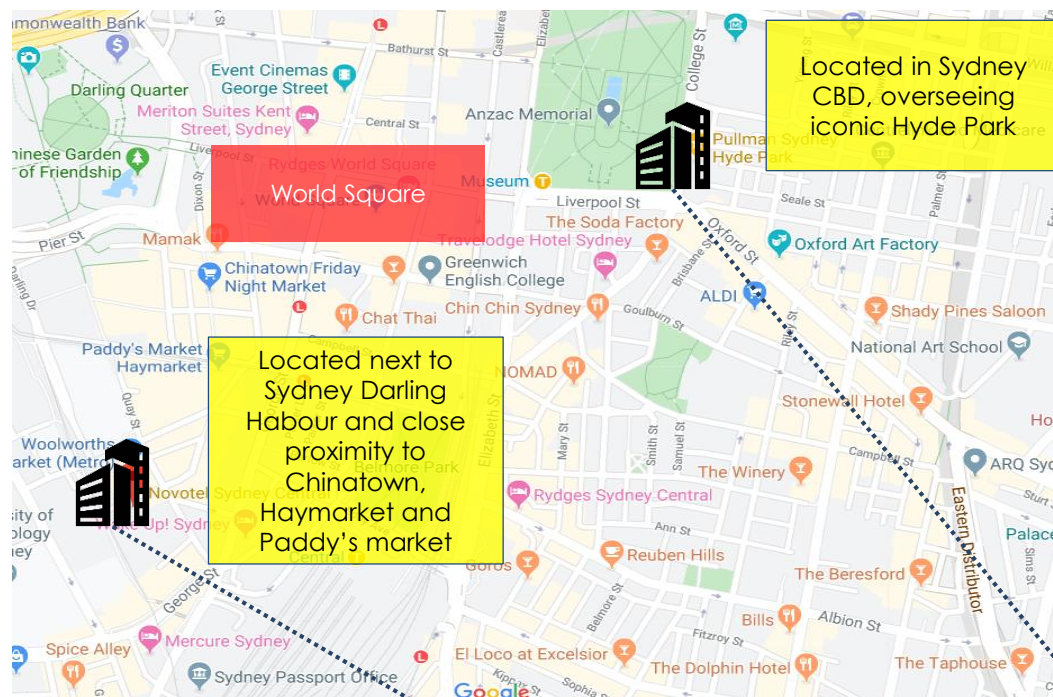
Note: Figures above as at 31 December 2019 unless otherwise stated

1. Valuation relates to the 427 units owned by Ascott Residence Trust

2. Number of units for lyf one-north Singapore is subject to change

# Properties in Australia

## Sydney



### Novotel Sydney Central ●

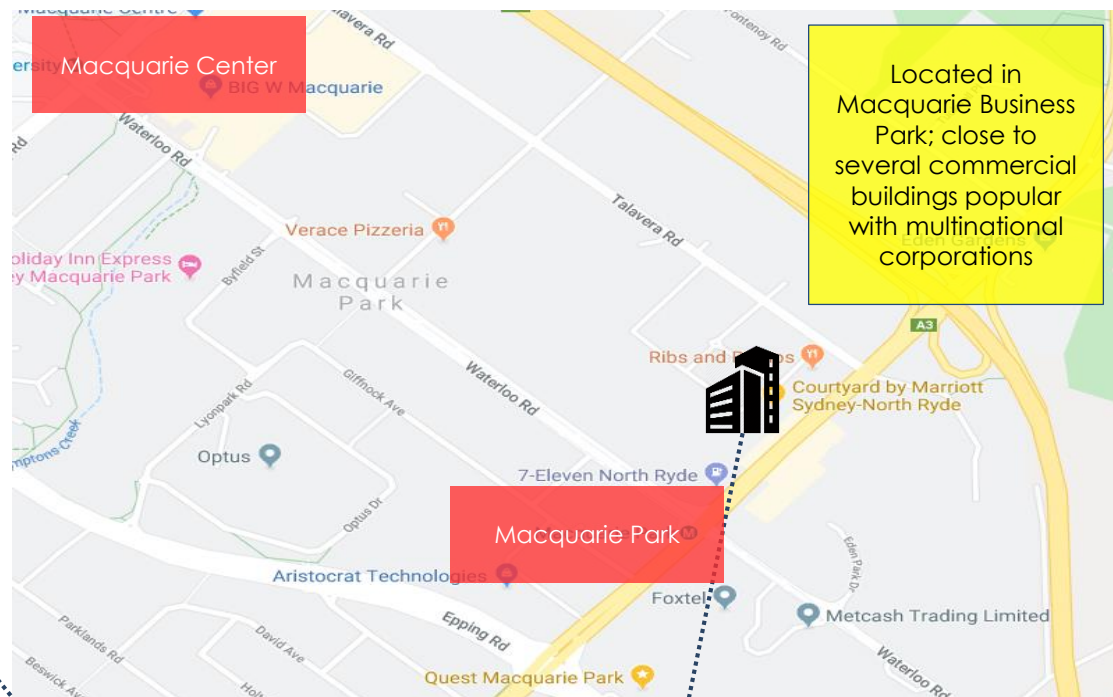
Units	255
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$155.9/ AUD168.0

### Pullman Sydney Hyde Park ●

Units	241
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$147.5/ AUD159.0

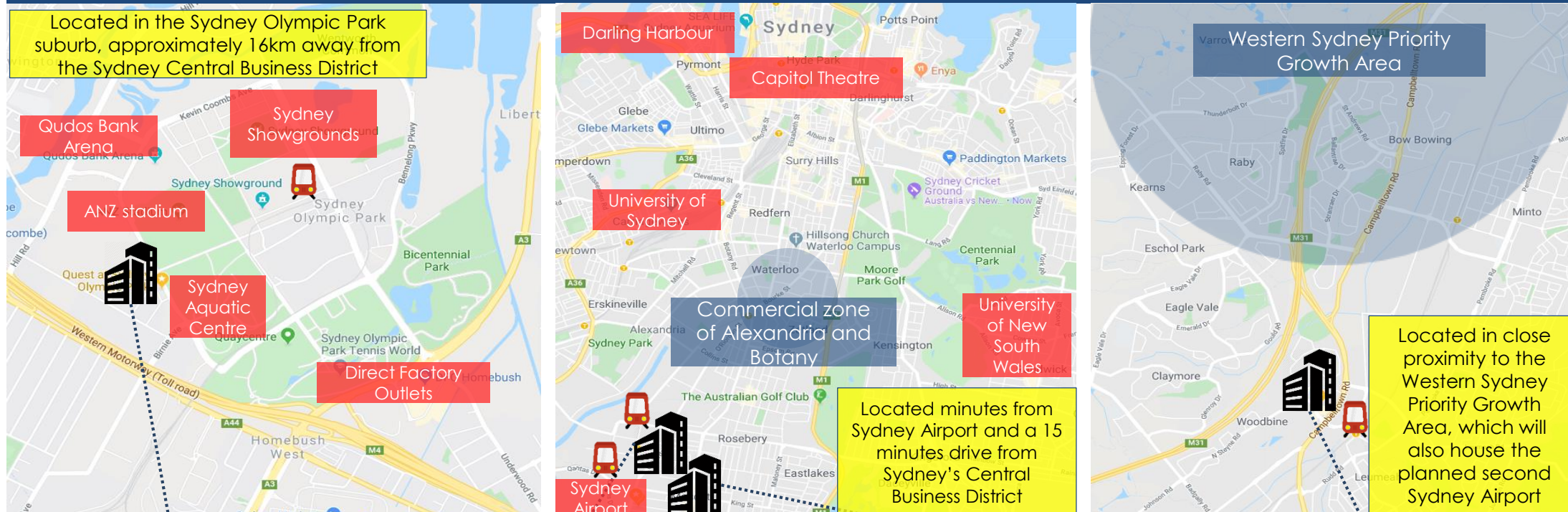
### Courtyard by Marriott Sydney-North Ryde ●

Units	196
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$49.2/ AUD53.0



# Properties in Australia

## Greater Sydney



### Quest Sydney Olympic Park ●

Units	140
Tenure (years)/ Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$S\$44.5/ AUD48.0

### Citadines Connect Sydney Airport ●

Units	150
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$61.2/ AUD66.0

### Quest Mascot ●

Units	91
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$24.6/ AUD26.5

### Quest Campbelltown ●

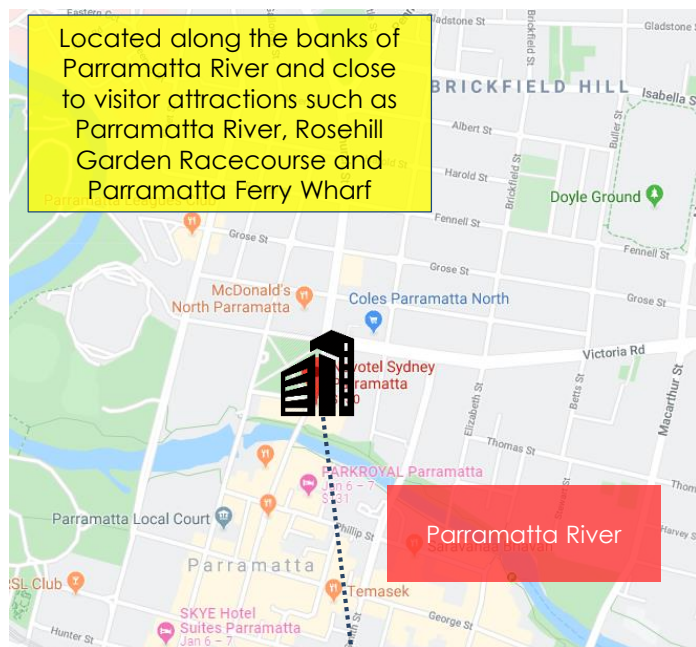
Units	81
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$21.0/ AUD22.6



# 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

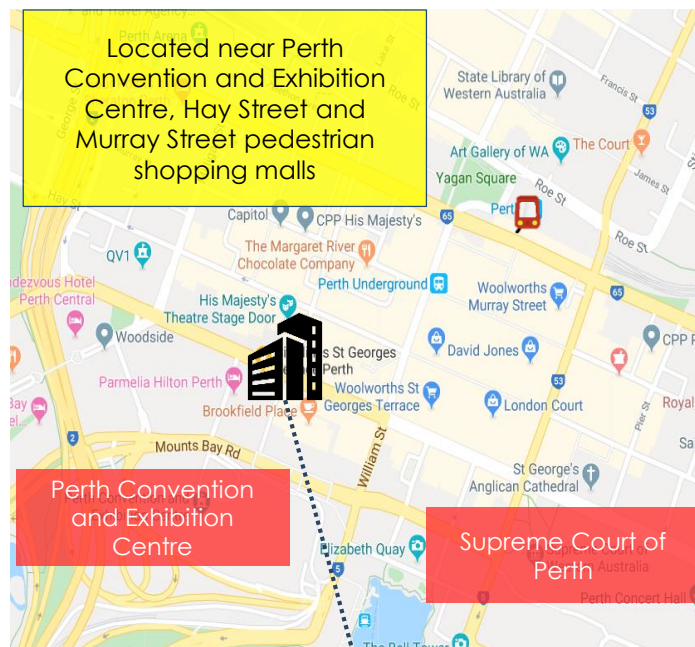


### Novotel Sydney Parramatta ●

Units	194
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$43.6/ AUD47.0

## Perth

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

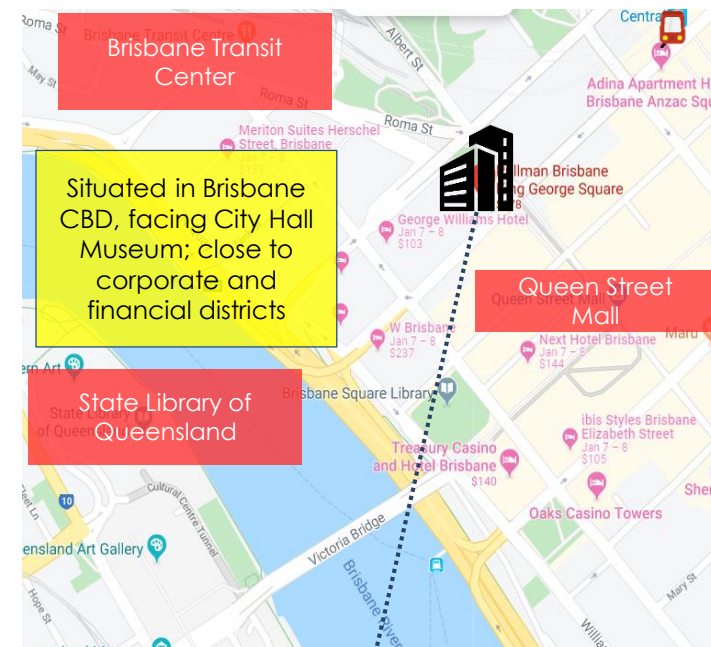


### Citadines St Georges Terrace Perth ●

Units	85
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$18.4/ AUD19.8

## Brisbane

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

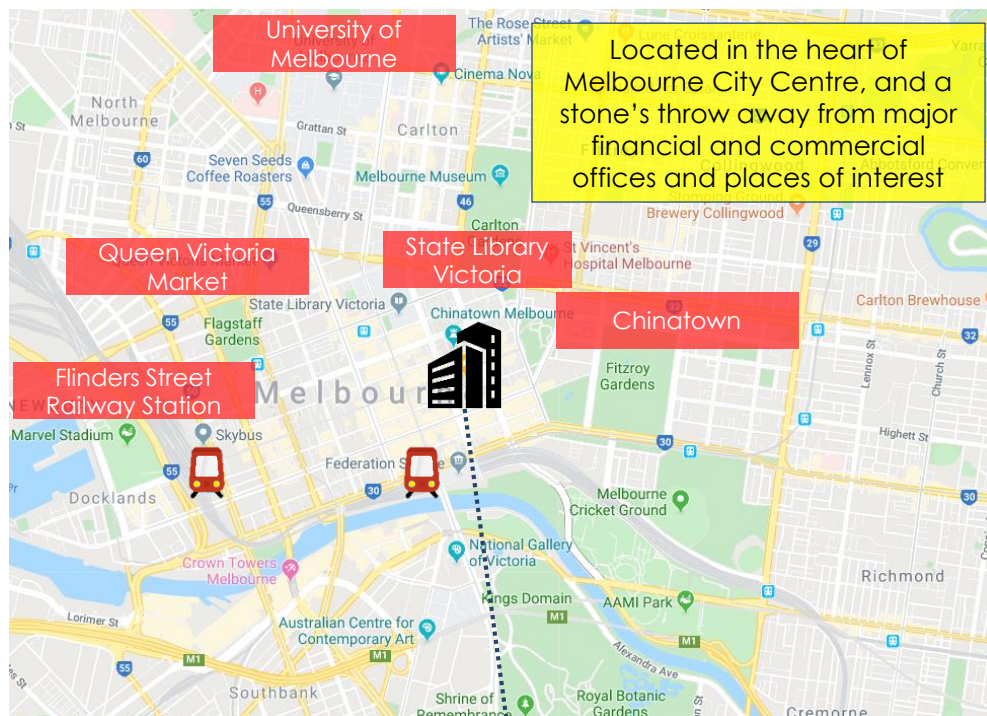


### Pullman and Mercure Brisbane King George Square ●

Units	210 (Pullman) 228 (Mercure)
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$86.3/ AUD93.0

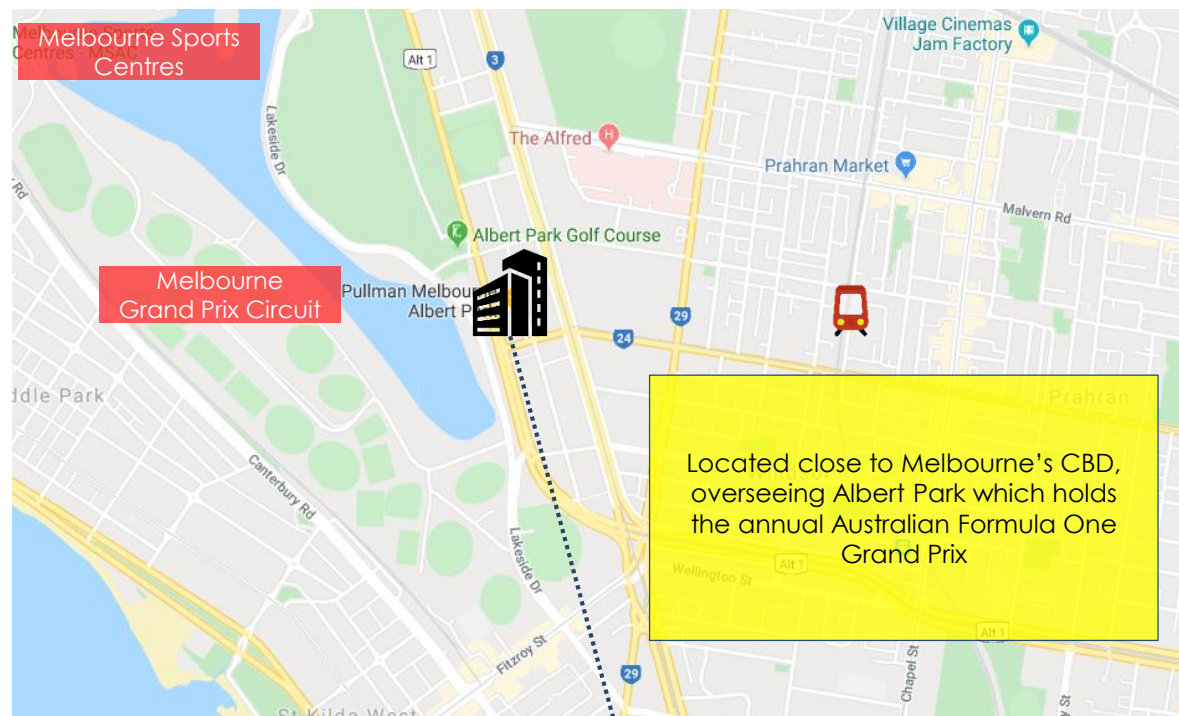
# Properties in Australia

## Melbourne



### Citadines on Bourke Melbourne ●

Units	380
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$158.7/ AUD171.0



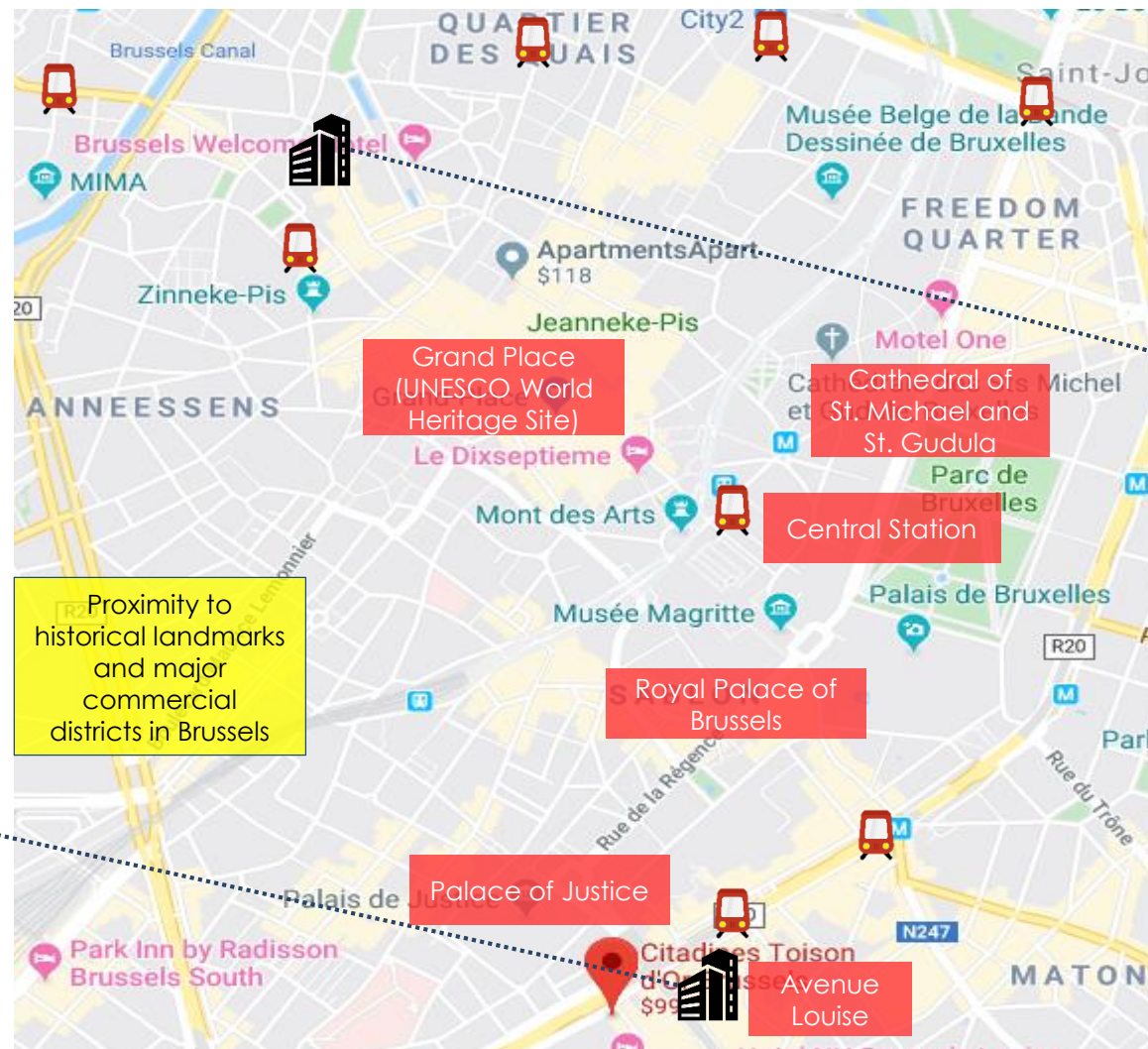
### Pullman and Mercure Melbourne Albert Park ●

Units	169 (Pullman) 209 (Mercure)
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$102.1/ AUD110.0



# Properties in Belgium

## Brussels



### Citadines Toison d'Or Brussels ●

Units	155
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$30.7/ EUR20.4

Proximity to historical landmarks and major commercial districts in Brussels

### Citadines Sainte-Catherine Brussels ●

Units	169
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$35.9/ EUR23.9



# Properties in China

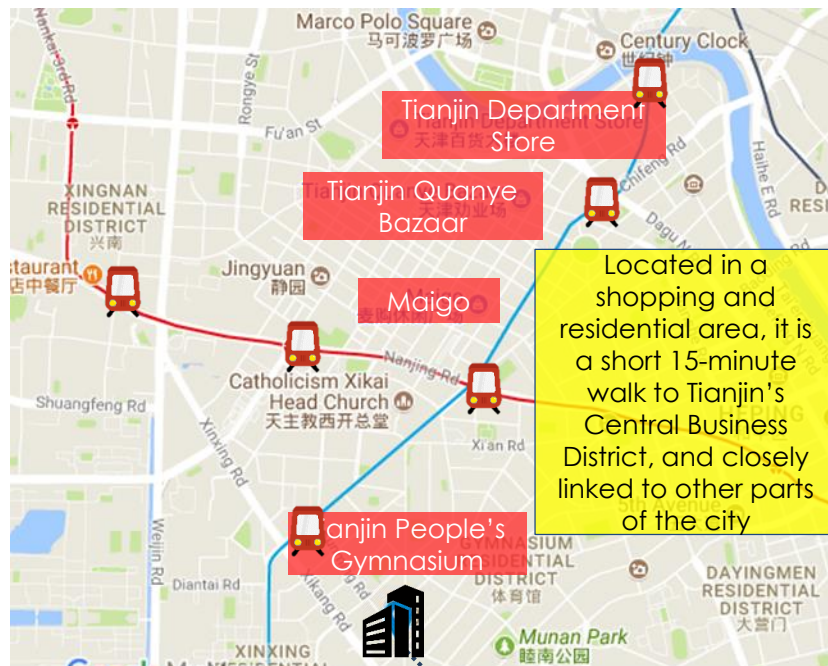
## Shanghai



### Somerset Xu Hui Shanghai ●

Units	168
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	S\$77.3/ RMB398.0

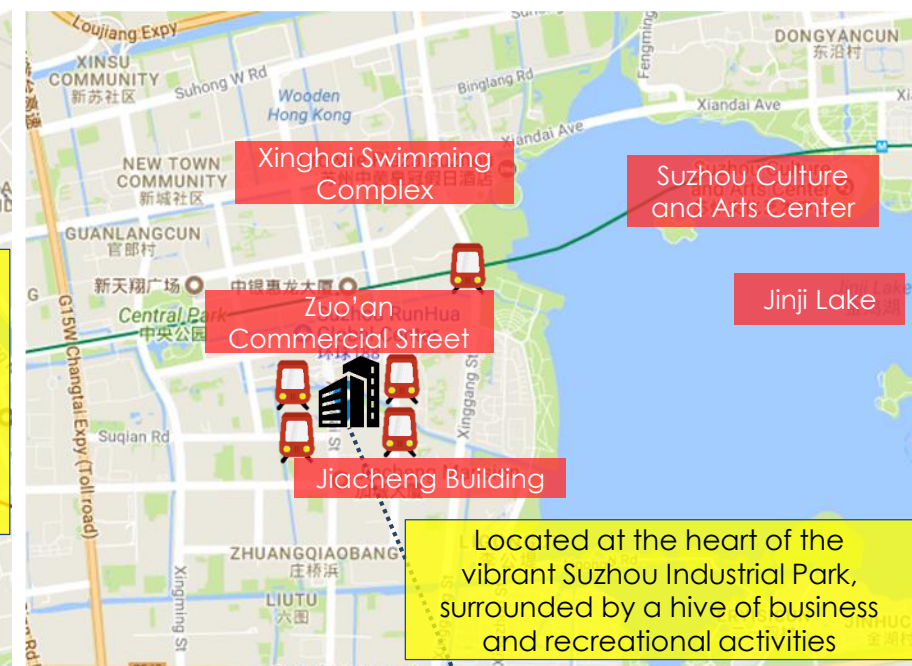
## Tianjin



### Somerset Olympic Tower Property Tianjin ●

Units	185
Tenure (years)/ Expiry	70/ 2062
Valuation (\$\$/LC'mil)	S\$64.6/ RMB333.0

## Suzhou



### Citadines Xinghai Suzhou ●

Units	167
Tenure (years)/ Expiry	70/ 2066
Valuation <sup>1</sup> (\$\$/LC'mil)	S\$47.2/ RMB243.1

Note: Figures above as at 31 December 2019. Source: Google Maps

1. The property is valued based on the selling price net of transaction cost pursuant to the signing of the sale and purchase agreement on 18 December 2019

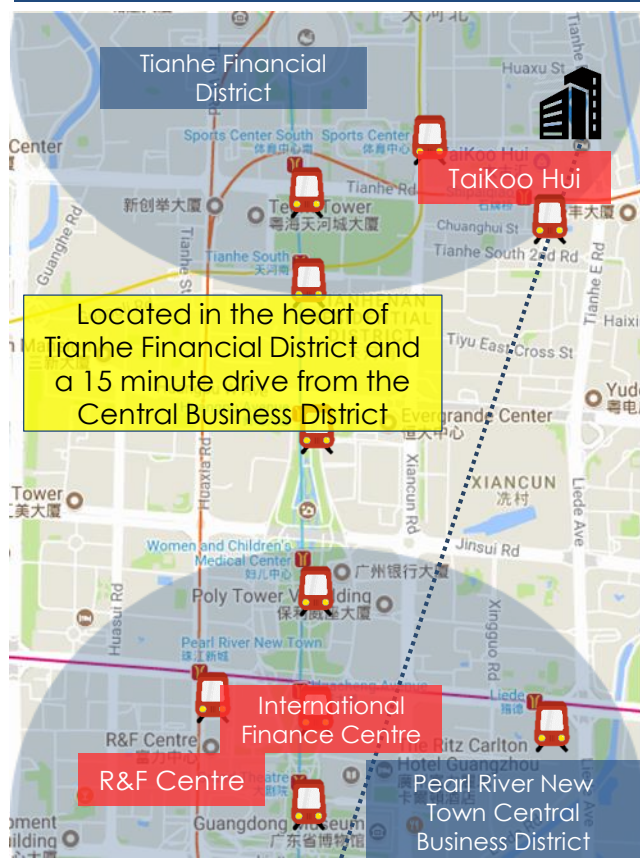
● Management Contract

🚉 Metro/Train Station



# Properties in China

## Guangzhou



### Ascott Guangzhou

Units	207
Tenure (years)/ Expiry	70/ 2074
Valuation (\$\$/LC'mil)	\$S99.6/ RMB513.0

## Dalian



### Somerset Grand Central Dalian

Units	195
Tenure (years)/ Expiry	50/ 2056
Valuation (\$\$/LC'mil)	\$S90.1/ RMB464.0

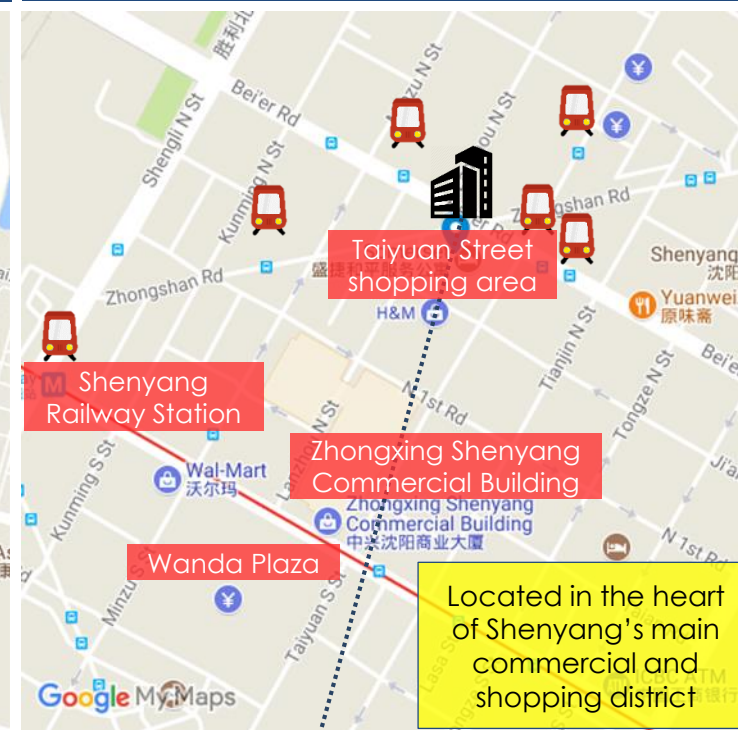
## Wuhan



### Citadines Zhuankou Wuhan

Units	249
Tenure (years)/ Expiry	40/ 2043
Valuation <sup>1</sup> (\$\$/LC'mil)	\$S47.2/ RMB242.9

## Shenyang



### Somerset Heping Shenyang

Units	270
Tenure (years)/ Expiry	40/ 2046
Valuation (\$\$/LC'mil)	\$S70.2/ RMB361.5

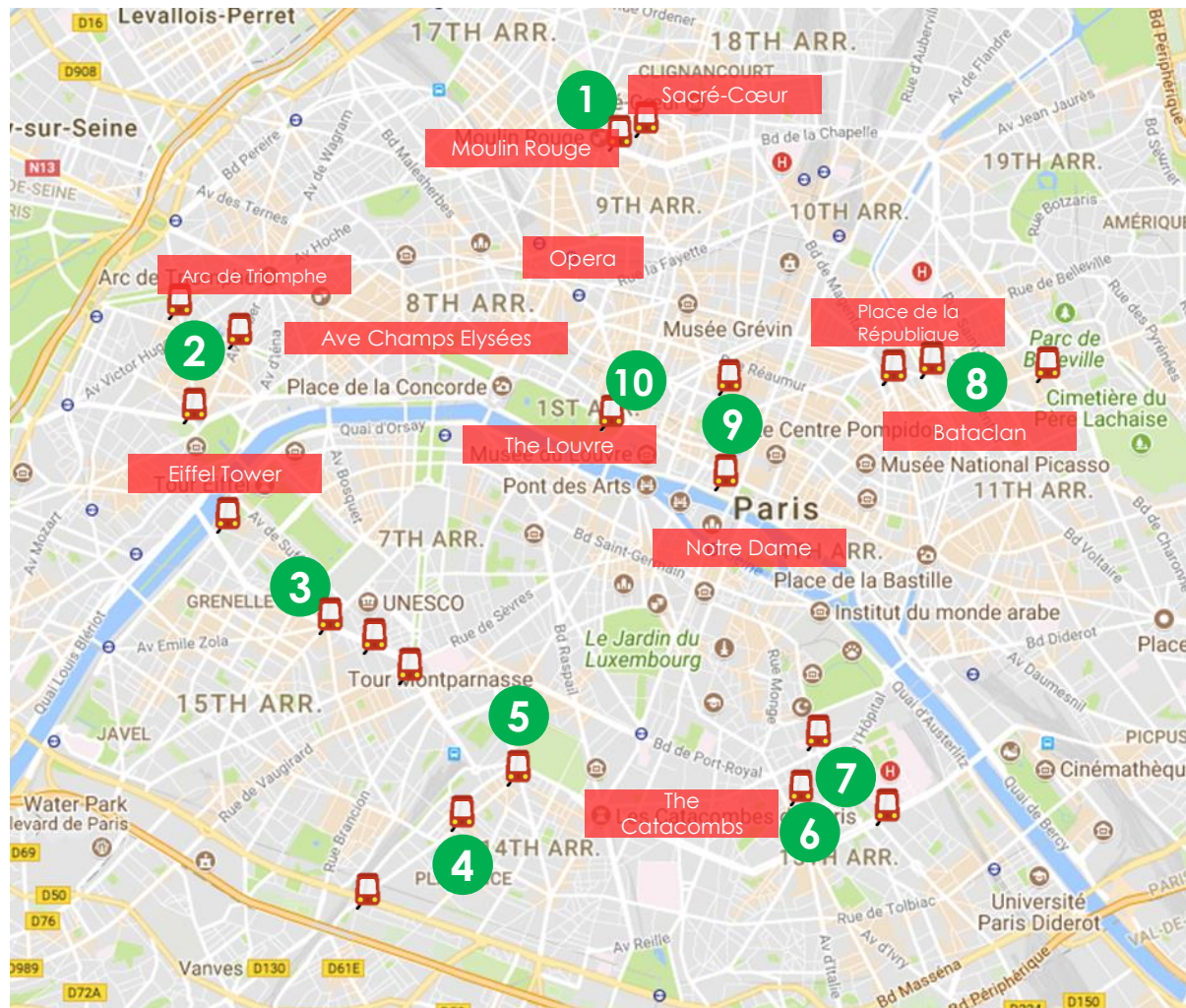
Note: Figures above as at 31 December 2019. Source: Google Maps

1. The property is valued based on the selling price net of transaction cost pursuant to the signing of the sale and purchase agreement on 18 December 2019



# 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 ●

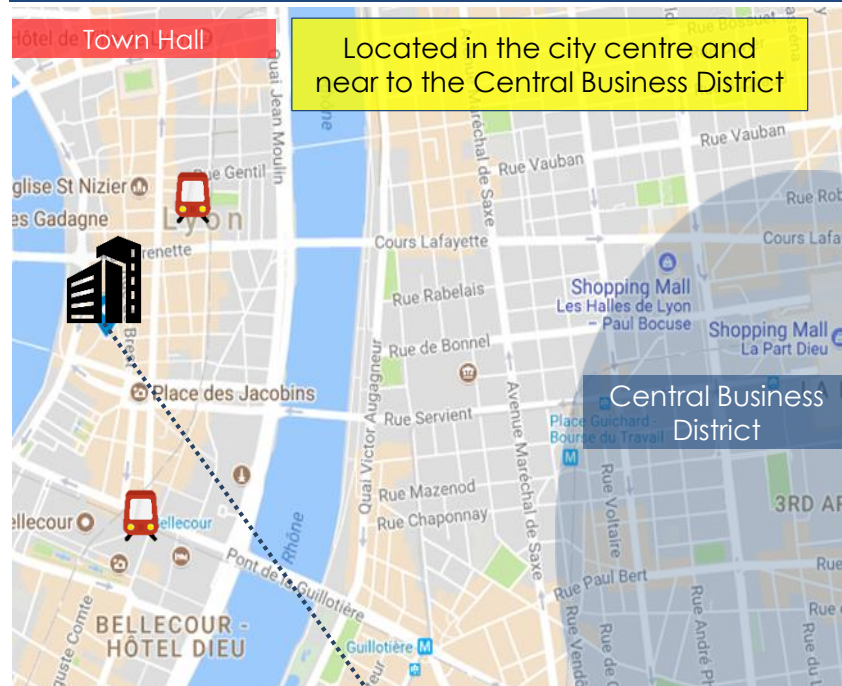
# Properties in France

Paris					
	1	2	3	4	5
	Citadines Montmartre	Citadines Trocadéro	Citadines Tour Eiffel	Citadines Didot Montparnasse	Citadines Maine Montparnasse
Units	111	97	104	80	67
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$36.5/ EUR24.3	\$42.5/ EUR28.3	\$69.6/ EUR46.3	\$22.3/ EUR14.8	\$24.8/ EUR16.5
	6	7	8	9	10
	Citadines Place d'Italie	Citadines Austerlitz	Citadines République	Citadines Les Halles	La Clef Louvre
Units	169	50	76	189	51
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$52.0/ EUR34.6	\$11.0/ EUR7.3	\$22.7/ EUR15.1	\$84.6/ EUR56.3	\$48.4/ EUR32.2



# Properties in France

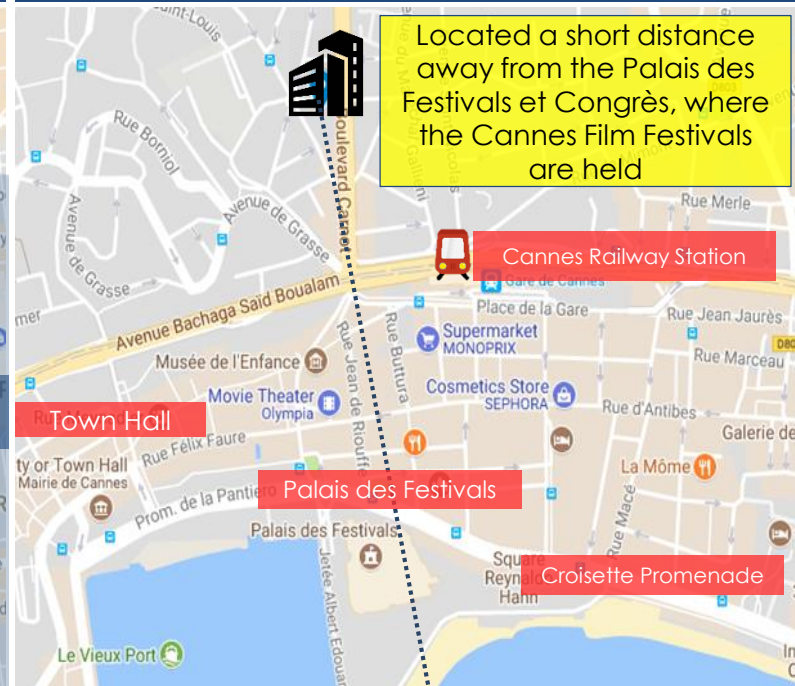
## Lyon



### Citadines Presqu'île Lyon ●

<b>Units</b>	<b>116</b>
<b>Tenure (years)/ Expiry</b>	<b>Freehold</b>
<b>Valuation (\$\$/LC'mil)</b>	<b>\$S22.1/ EUR14.7</b>

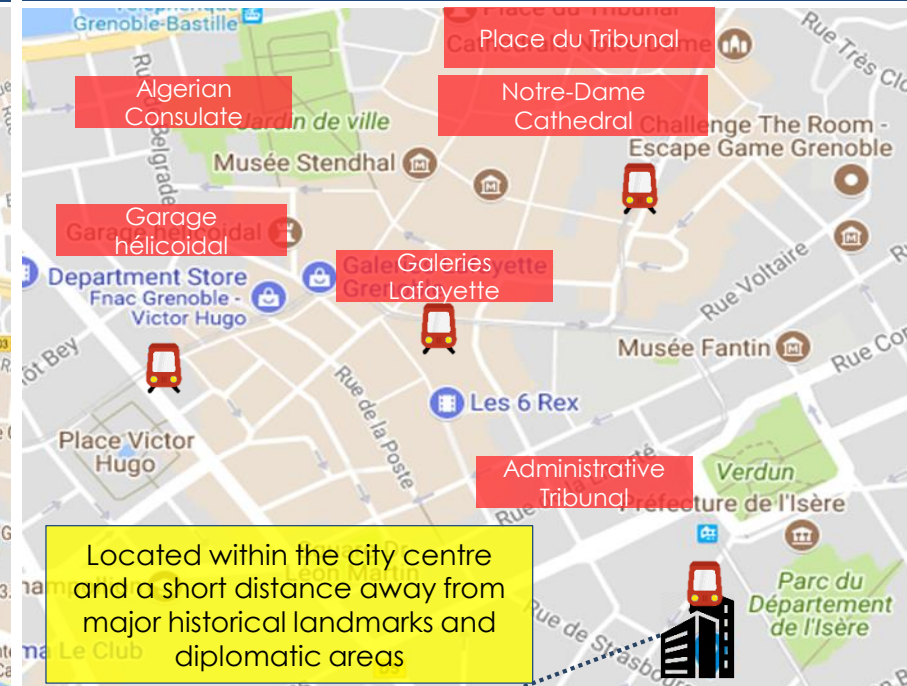
## Cannes



### Citadines Croisette Cannes ●

<b>Units</b>	<b>58</b>
<b>Tenure (years)/ Expiry</b>	<b>Freehold</b>
<b>Valuation (\$\$/LC'mil)</b>	<b>\$S7.8/ EUR5.2</b>

## Grenoble

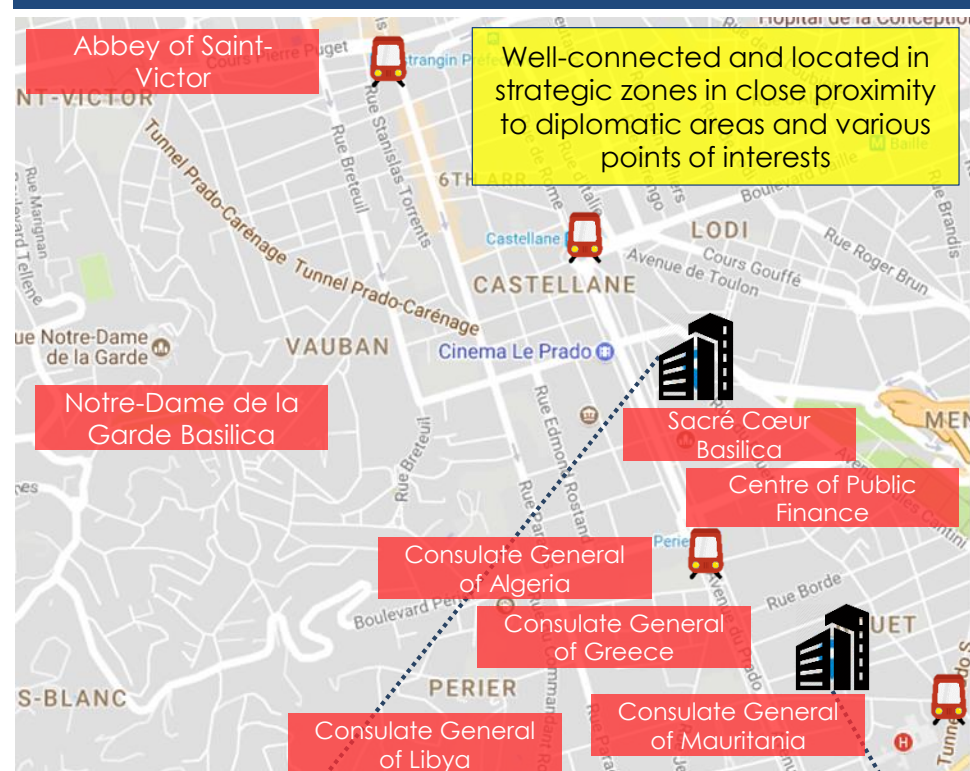


### Citadines City Centre Grenoble ●

<b>Units</b>	<b>107</b>
<b>Tenure (years)/ Expiry</b>	<b>Freehold</b>
<b>Valuation (\$\$/LC'mil)</b>	<b>\$S9.0/ EUR6.0</b>

# Properties in France

## Marseille



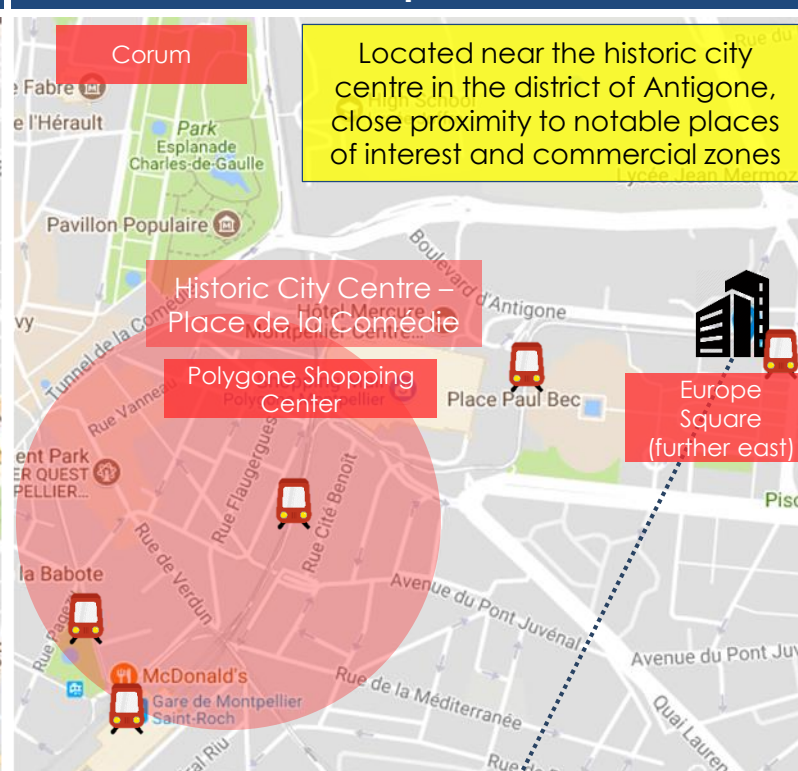
### Citadines Castellane Marseille

Units	97
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$12.5/ EUR8.3

### Citadines Prado Chanot Marseille

Units	77
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$9.5/ EUR6.3

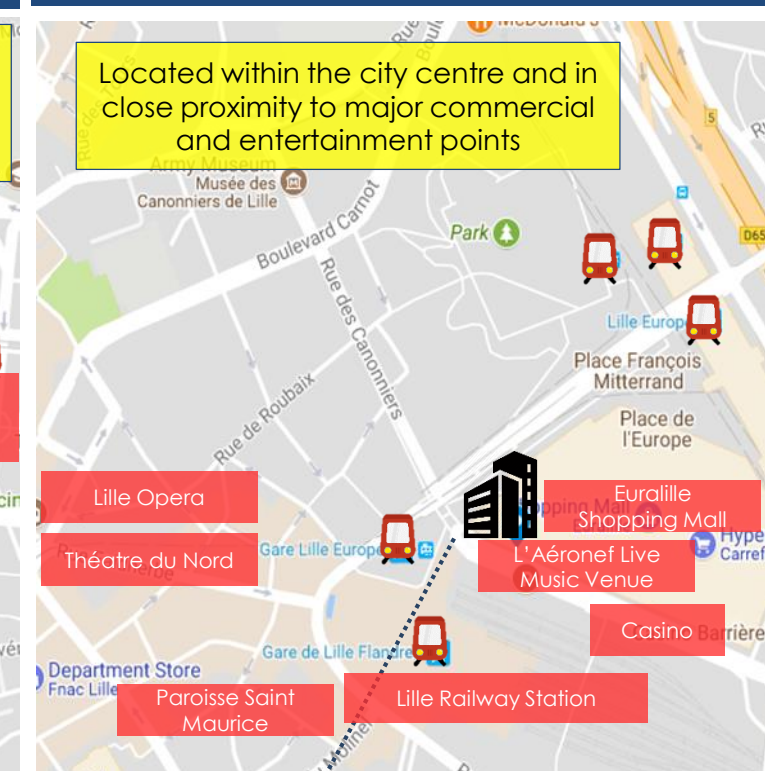
## Montpellier



### Citadines Antigone Montpellier

Units	122
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$16.1/ EUR10.7

## Lille



### Citadines City Centre Lille

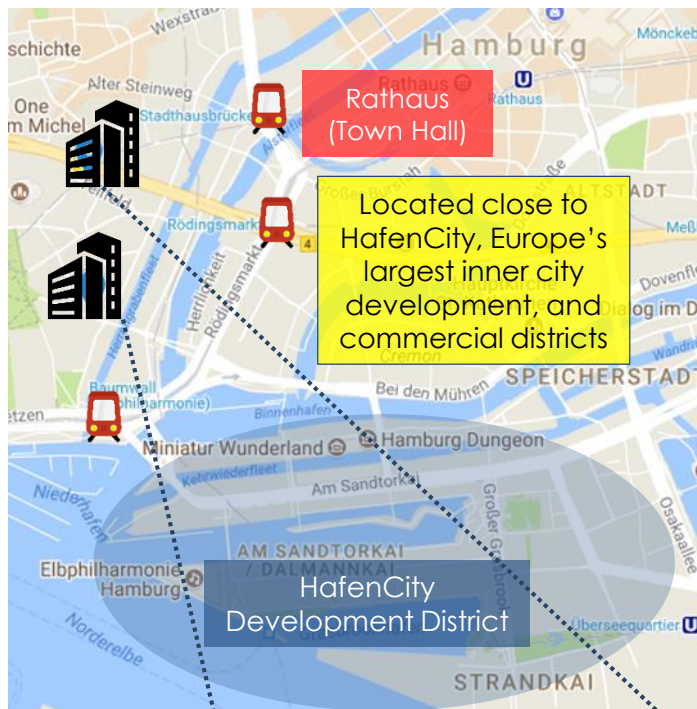
Units	101
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$15.0/ EUR10.0

Note: Figures above as at 31 December 2019. Source: Google Maps

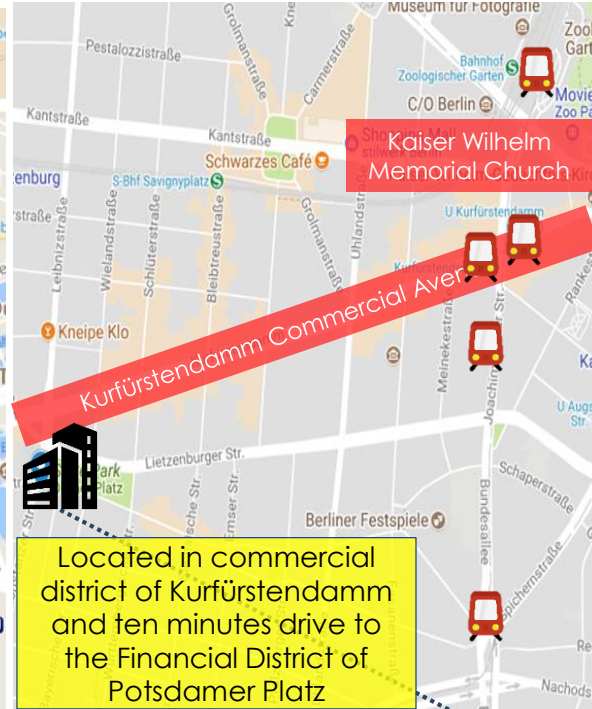


# Properties in Germany

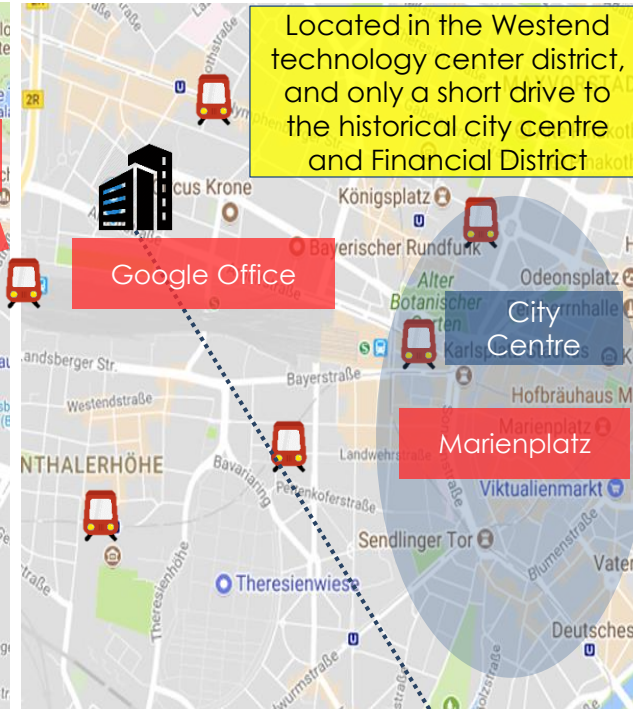
## Hamburg



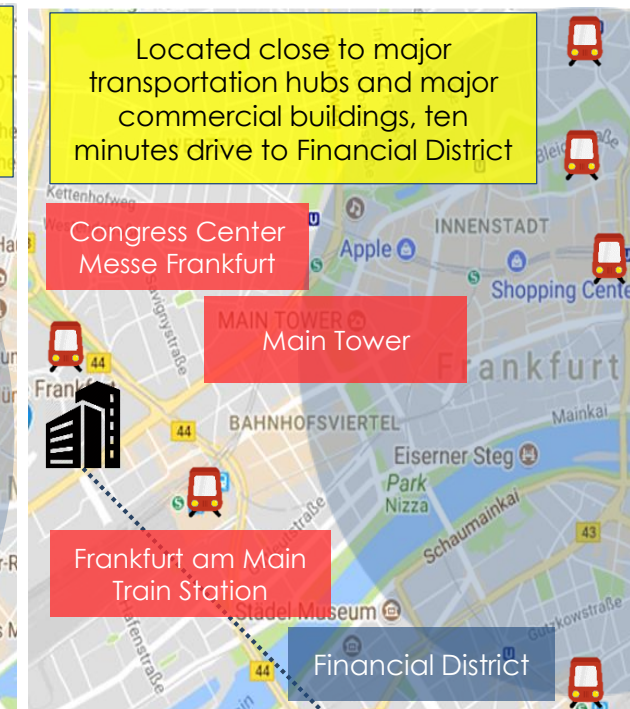
## Berlin



## Munich



## Frankfurt



### Madison Hamburg ●

Units	166
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S78.2/ EUR52.0

### Citadines Michel Hamburg ●

Units	127
Tenure (years)/Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$S48.1/ EUR32.0

### Citadines Kurfürstendamm Berlin ●

Units	117
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S22.5/ EUR15.0

### Citadines Arnulfpark Munich ●

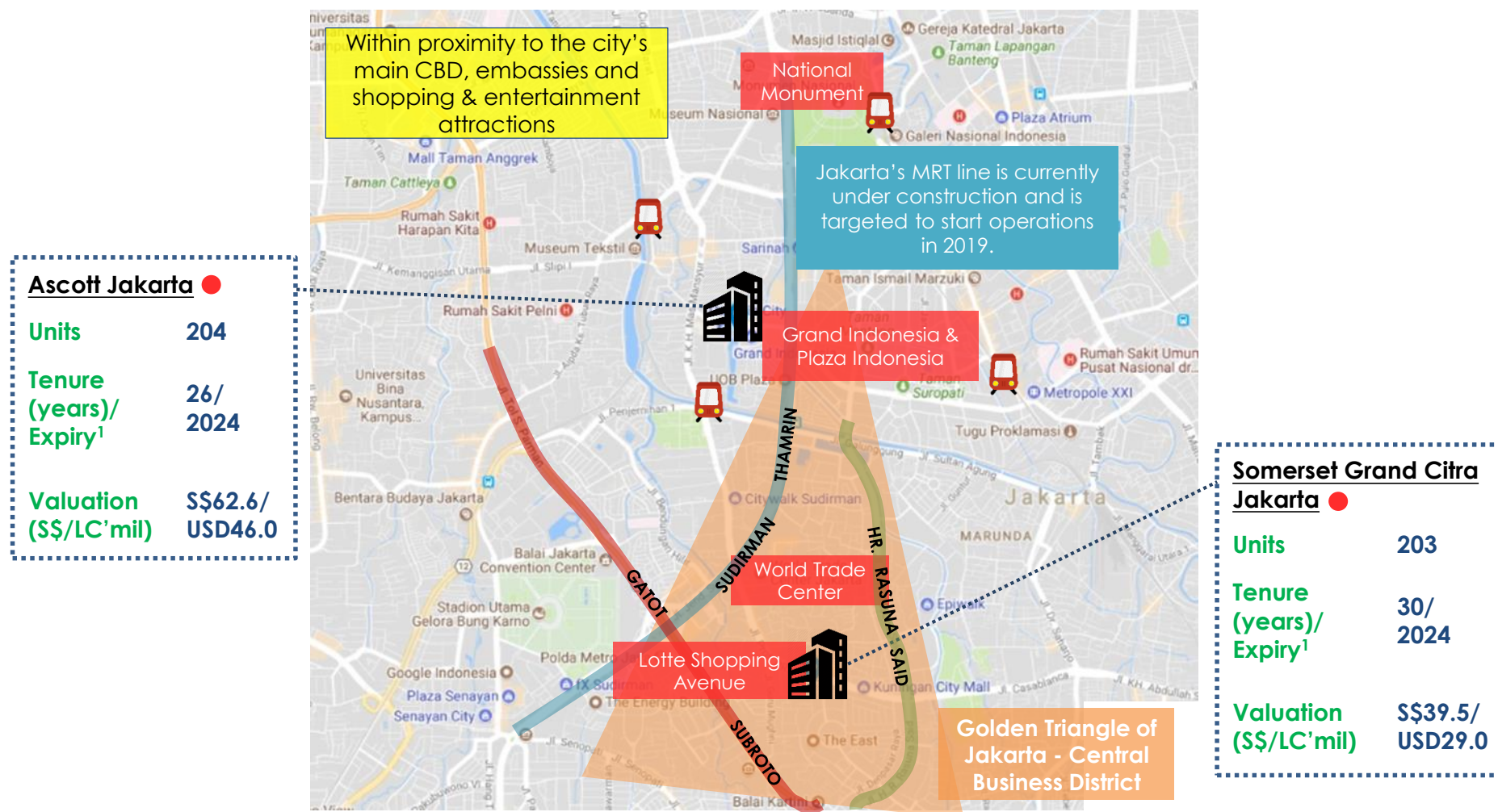
Units	146
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S37.4/ EUR24.9

### Citadines City Centre Frankfurt ●

Units	165
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S62.4/ EUR41.5

# Properties in Indonesia

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





# Properties in Japan

## Tokyo



## Kyoto



### Citadines Central Shinjuku Tokyo ●

Units	206
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S142.7/ JPY11,410.0

### Citadines Shinjuku Tokyo ●

Units	160
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S115.2/ JPY9,209.0

### Somerset Azabu East Tokyo ●

Units	79
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S45.3/ JPY3,622.0

### Sotetsu Grand Fresca Tokyo-Bay Ariake ●

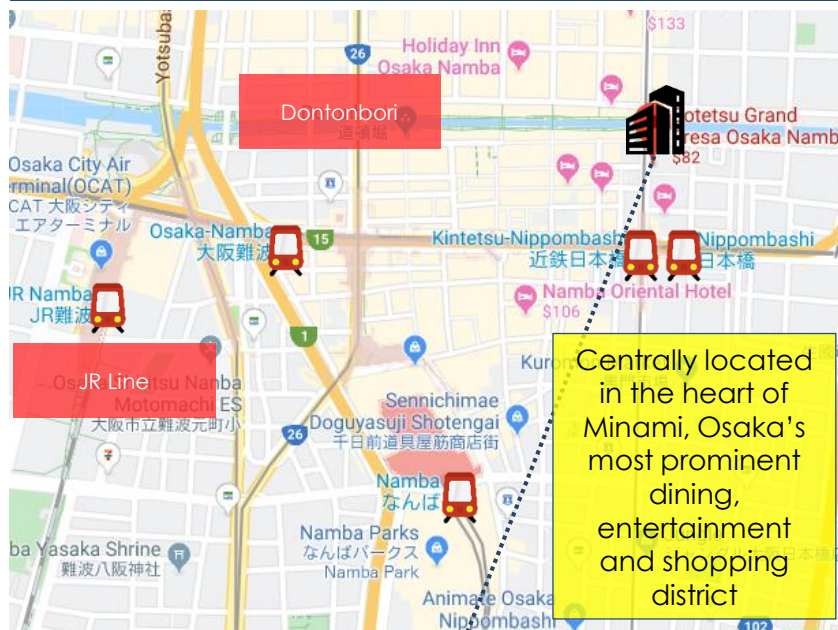
Units	912
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S335.3/ JPY26,800.0

### Citadines Karasuma-Gojo Kyoto ●

Units	124
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S58.3/ JPY4,662.0

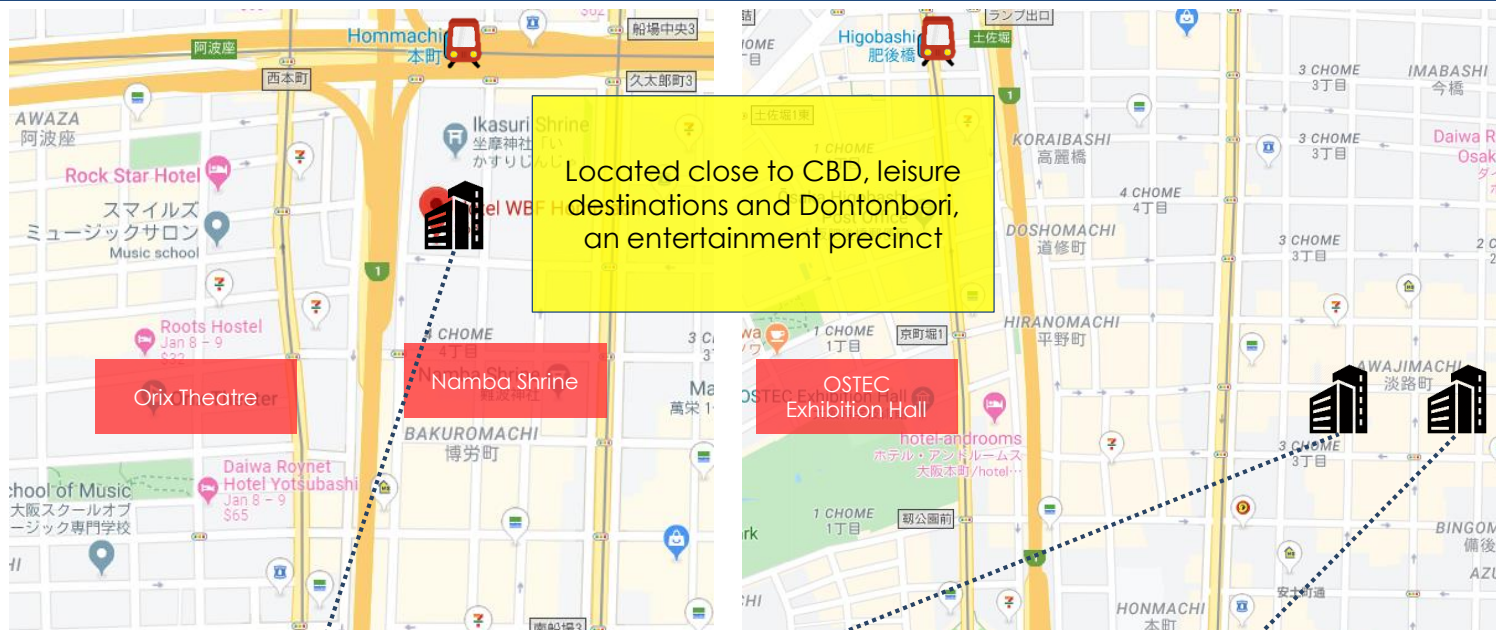
# Properties in Japan

## Osaka



### Sotetsu Grand Fresa Osaka Namba

Units	698
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$246.4/ JPY19,700.0



### Hotel WBF Hommachi

Units	182
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$44.8/ JPY3,580.0

### Hotel WBF Kitasemba West

Units	168
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$44.7/ JPY3,570.0

### Hotel WBF Kitasemba East

Units	168
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$44.4/ JPY3,550.0



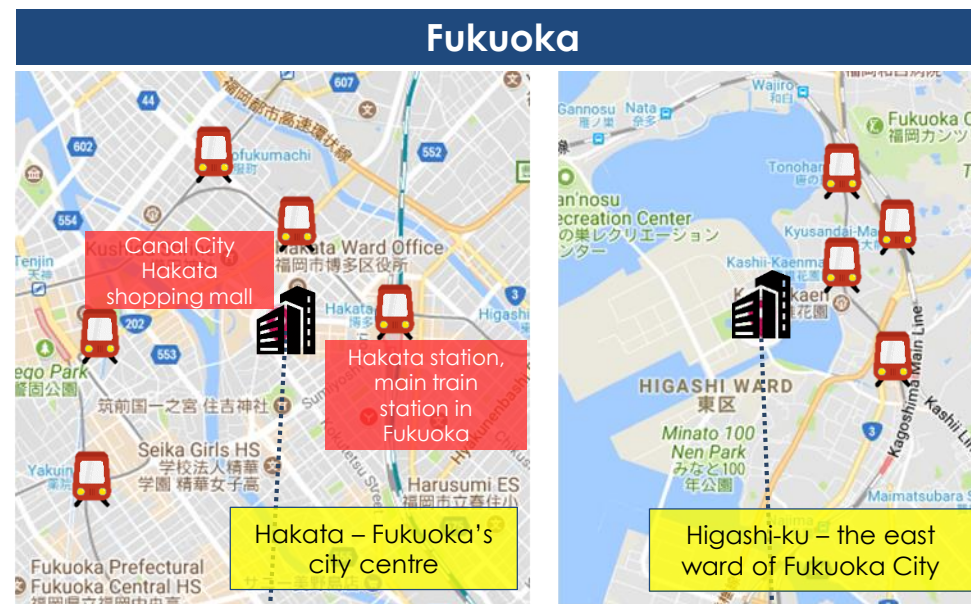
# Properties in Japan

The 11 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\$39.6/ JPY3,164.0



## Actus Hakata V-Tower ●

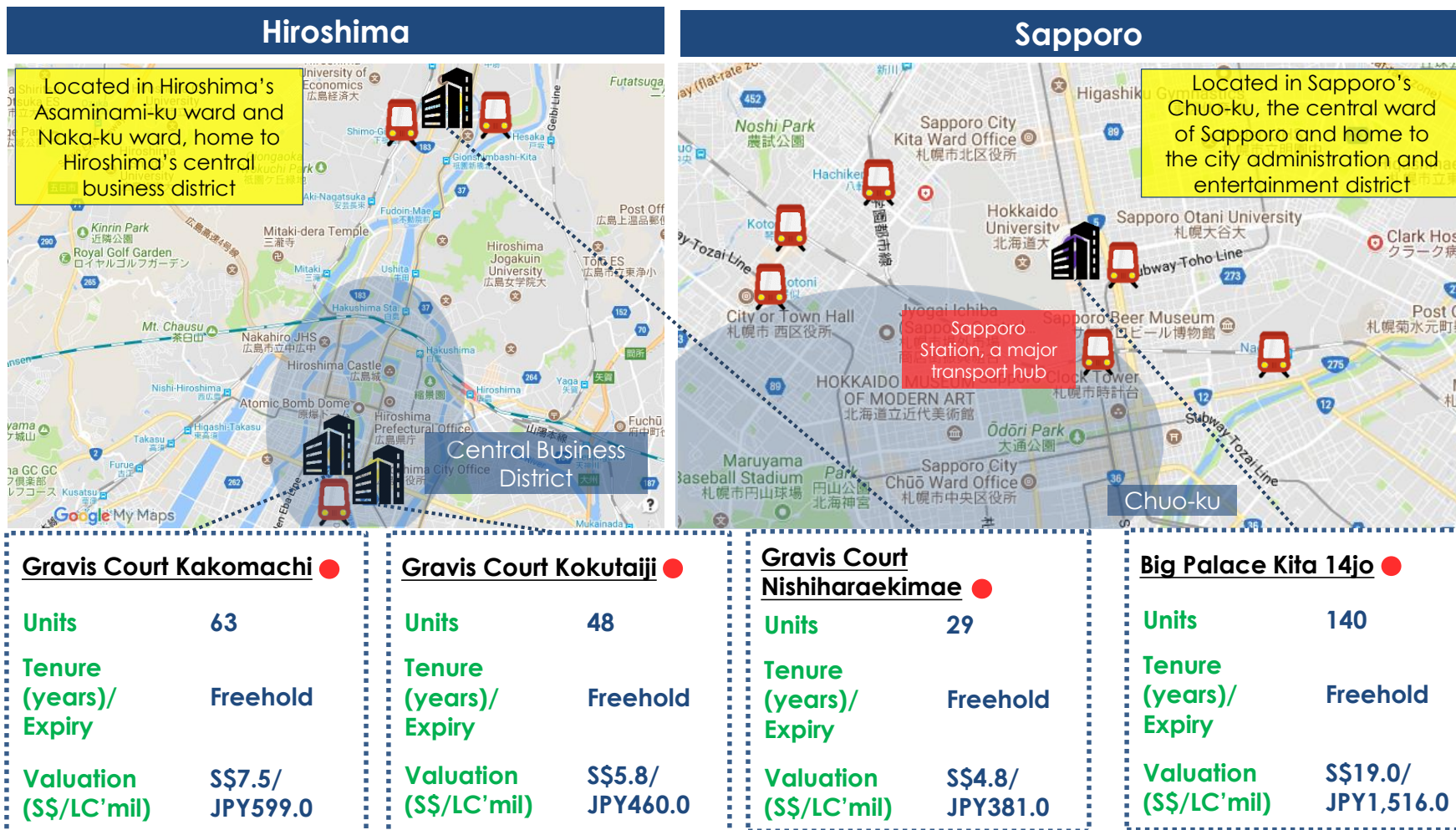
Units	296
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$46.9/ JPY3,751.0

## Infini Garden ●

Units	389
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$85.7/ JPY6,850.0

# Properties in Japan

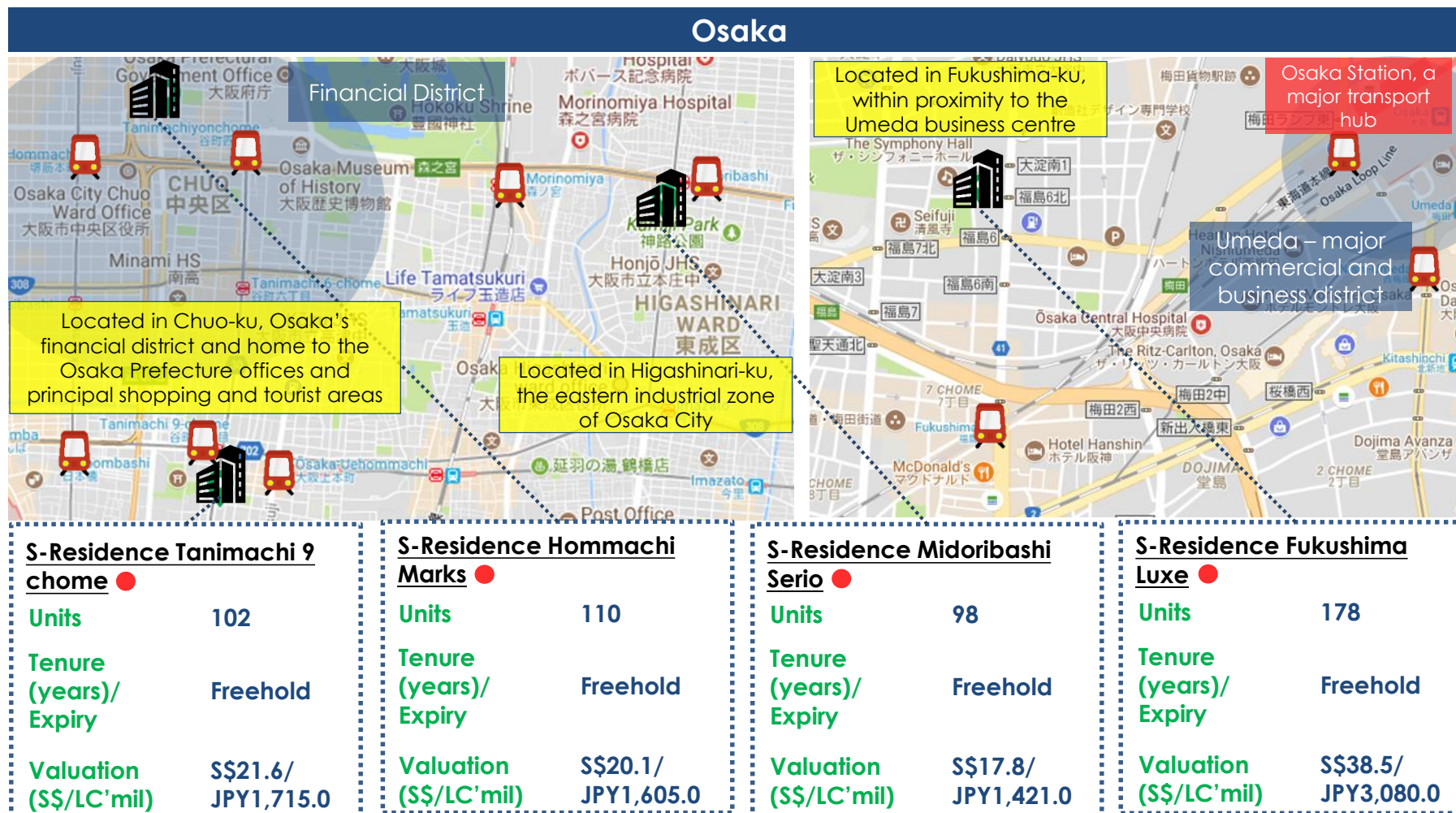
The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo





# Properties in Japan

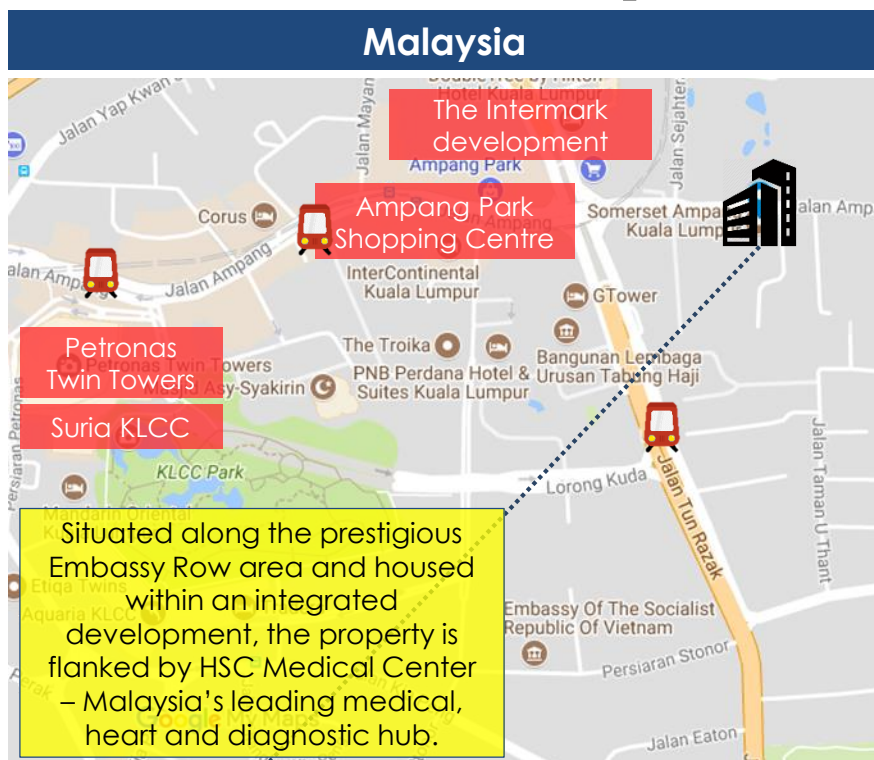
The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo



Note: Figures above as at 31 December 2019. Source: Google Maps

● Management Contract  
🚉 Metro/Train Station

# Properties in Malaysia & Philippines



### Somerset Kuala Lumpur ●

Units	205
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$48.2/ MYR147.0



### Somerset Millennium Makati ●

Units	133
Tenure (years)/ Expiry	Freehold
Valuation <sup>1</sup> (\$\$/LC'mil)	S\$16.4/ PHP609.0

### Ascott Makati ●

Units	362
Tenure (years)/ Expiry	48/ 2044
Valuation (\$\$/LC'mil)	S\$121.4/ PHP4,518.0

Note: Figures above as at 31 December 2019. Source: Google Maps

1. Valuation relates to the 65 units owned by ART

● Management Contract

● Metro/Train Station

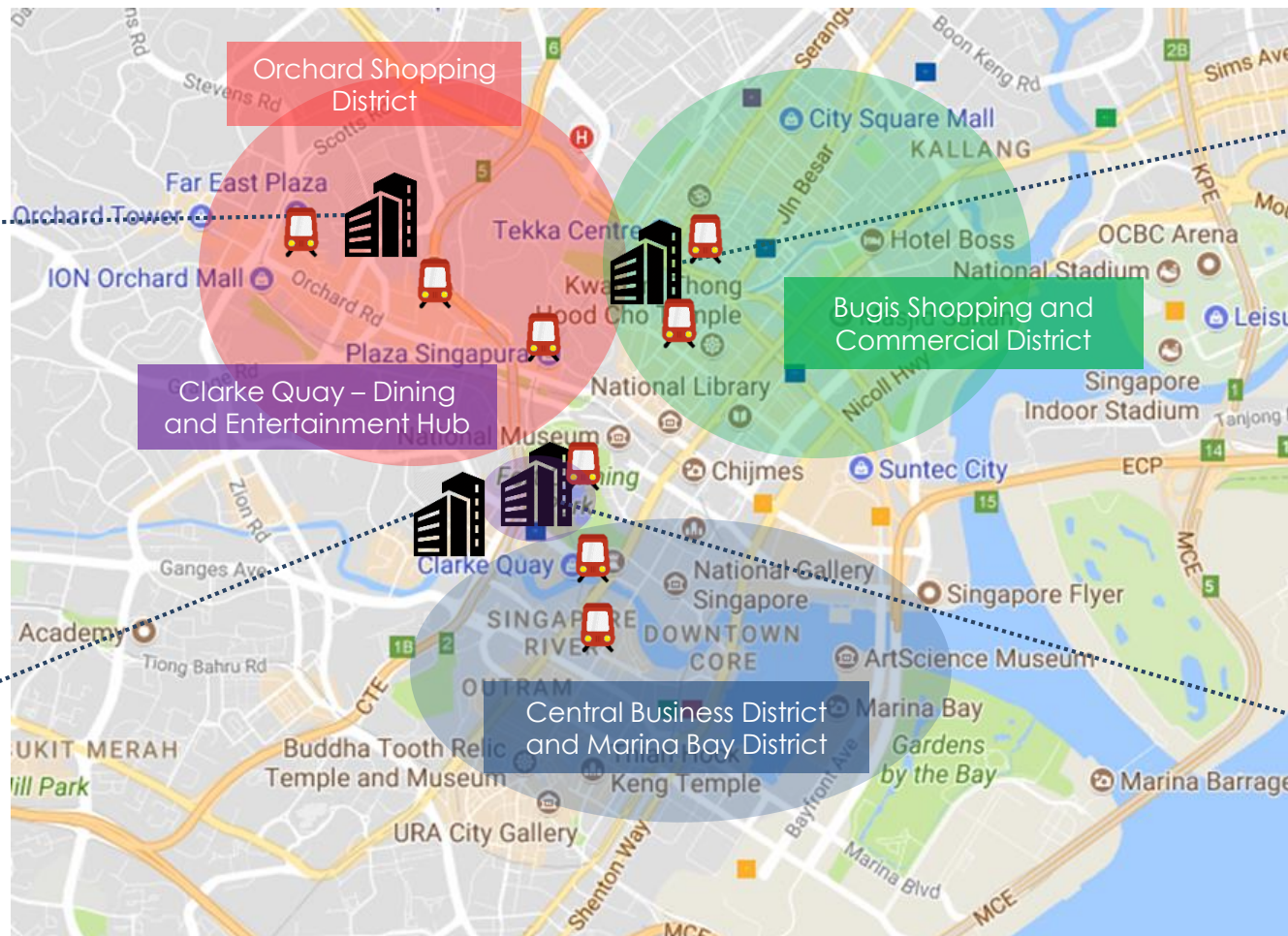


# Properties in Singapore

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

<b>Ascott Orchard Singapore</b> ●	
<b>Units</b>	220
<b>Tenure (years)/ Expiry</b>	99/ 2113
<b>Valuation (\$\$'mil)</b>	\$S\$413.0

<b>Park Hotel Clarke Quay</b> ●	
<b>Units</b>	336
<b>Tenure (years)/ Expiry</b>	99/ 2105
<b>Valuation (\$\$'mil)</b>	\$S\$325.0



<b>Citadines Mount Sophia Property Singapore</b> ●	
<b>Units</b>	154
<b>Tenure (years)/ Expiry</b>	96/ 2105
<b>Valuation (\$\$'mil)</b>	\$S\$132.0

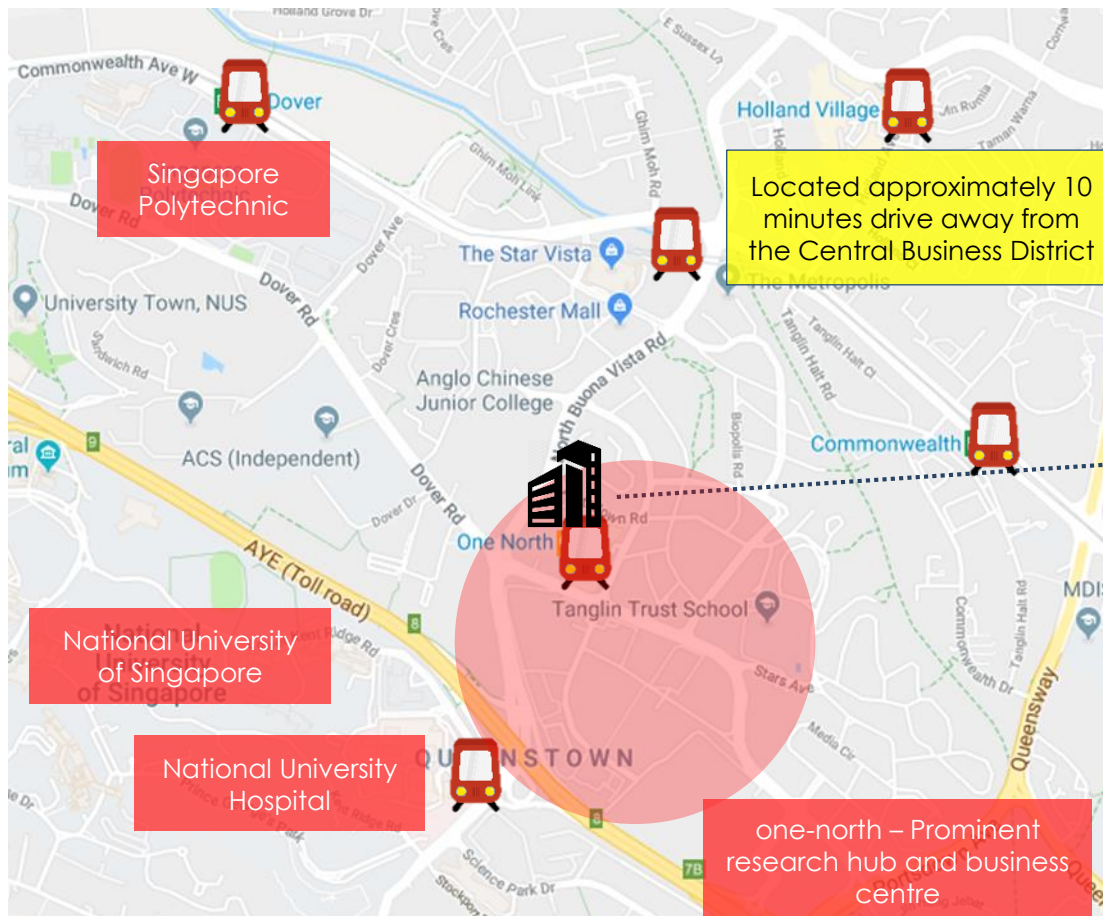
<b>Somerset Liang Court Property Singapore</b> ●	
<b>Units</b>	197
<b>Tenure (years)/ Expiry</b>	97/ 2077
<b>Valuation<sup>1</sup> (\$\$'mil)</b>	\$S\$303.6

Note: Figures above as at 31 December 2019. Source: Google Maps

1. The valuation of Somerset Liang Court Property Singapore was based on the independent valuation conducted by Knight Frank Pte Ltd for the portion of the Gross Floor Area ('GFA') to be divested and the independent valuation conducted by HVS for the retained GFA

# Properties in Singapore (Under Development)

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



## lyf one-north Singapore<sup>1</sup>

Units	324 <sup>2</sup>
Tenure (years)/ Expiry	60/ 2079
Valuation (\$'mil)	S\$74.9

Note: Figures above as at 31 December 2019. Source: Google Maps

1. The property is still under development and expected to achieve Temporary Occupation Permit by 2020 and open in 2021
2. Number of units is subject to change

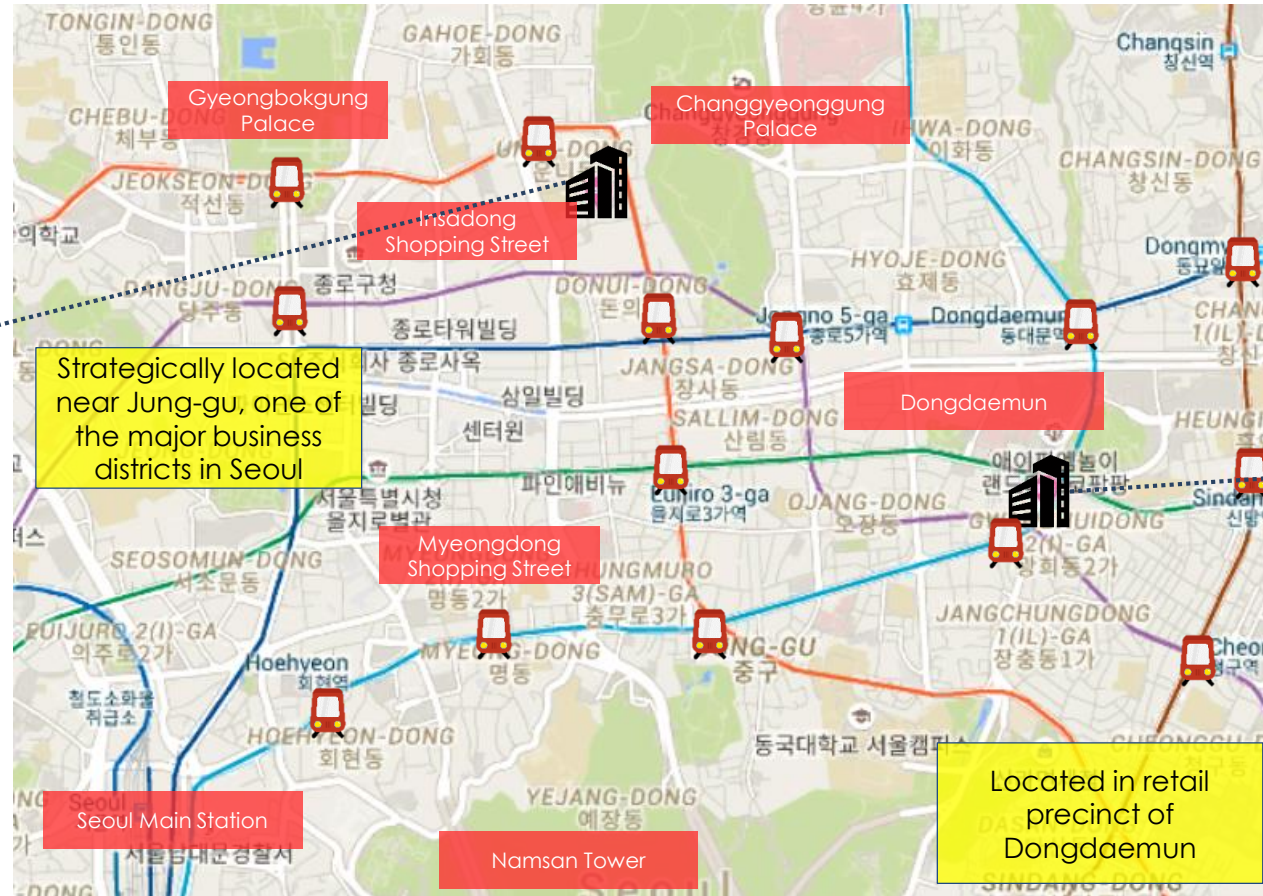


# Properties in South Korea

## Seoul

### ibis Ambassador Seoul Insadong

Units	363
Tenure (years)/ Expiry	Freehold
Valuation (\$\$'mil)	S\$95.7/ KRW82,000.0

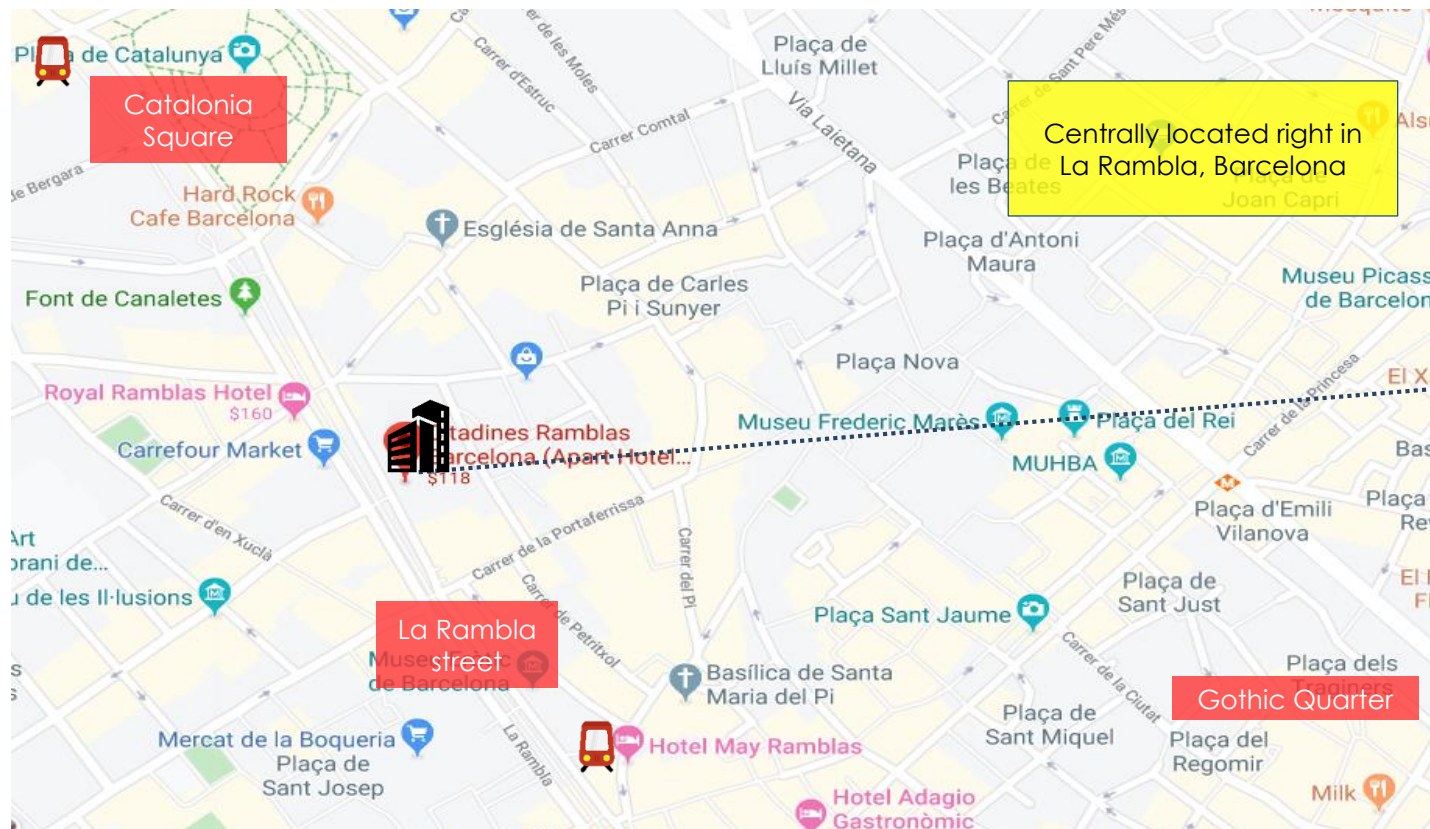


### The Splaisir Seoul Dongdaemun

Units	215
Tenure (years)/ Expiry	Freehold
Valuation (\$\$'mil)	S\$94.4/ KRW80,900.0

# Property in Spain

## Spain



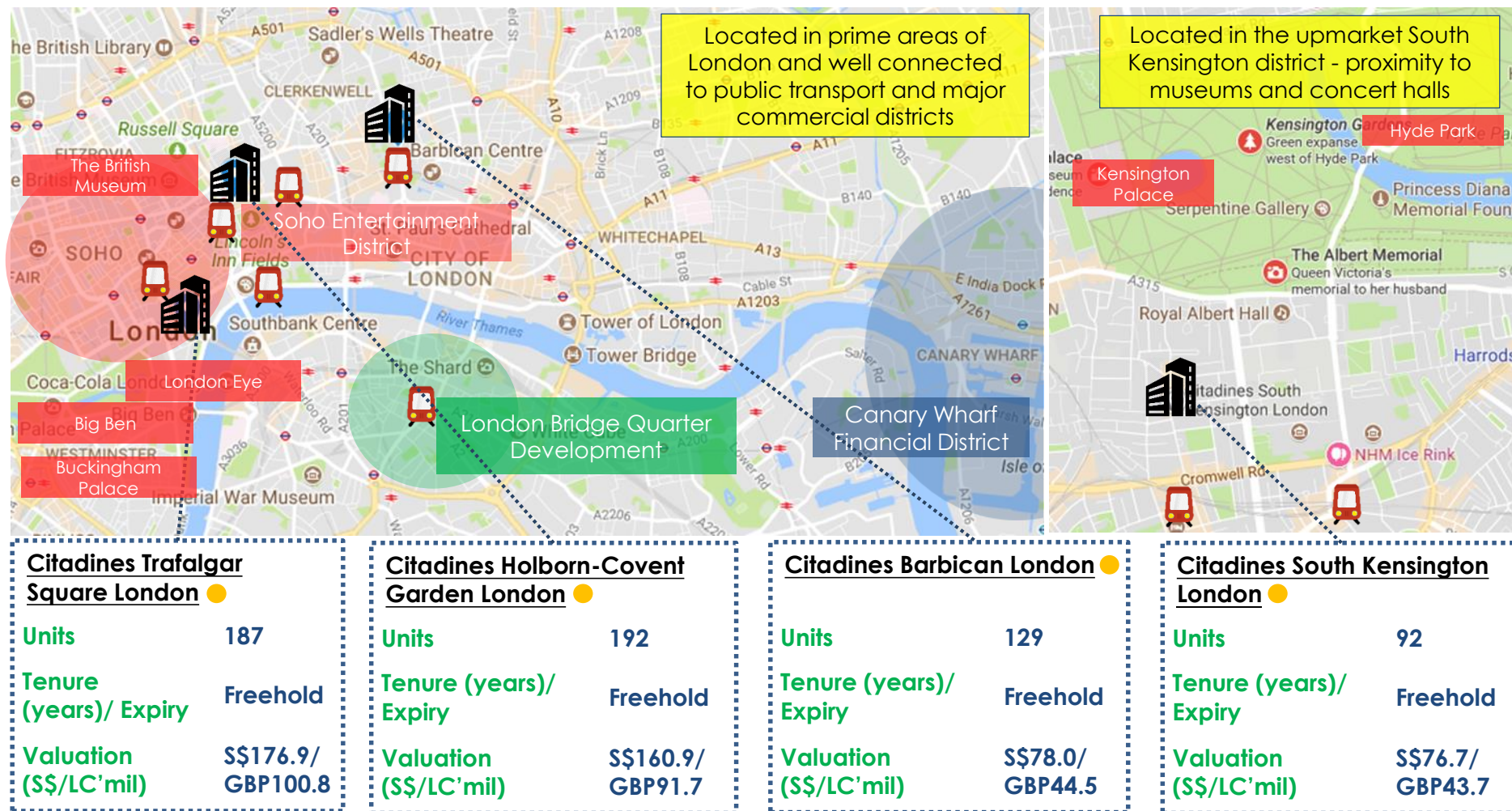
### Citadines Ramblas Barcelona

Units	131
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$68.2/ EUR45.4



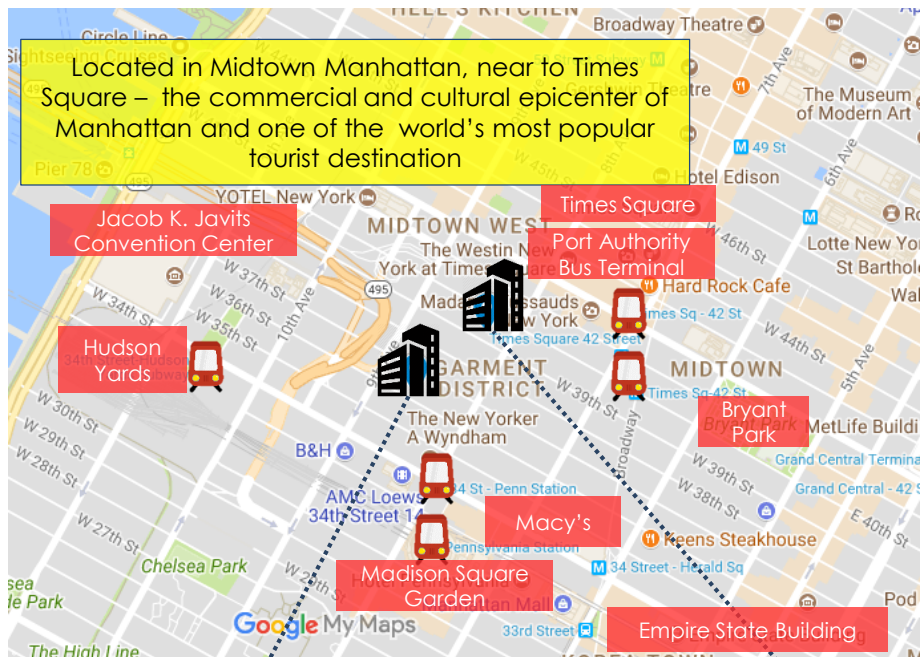
# Properties in United Kingdom

## Strategic areas in London's major commercial areas



# Properties in United States of America

## Prime locations in the heart of Manhattan

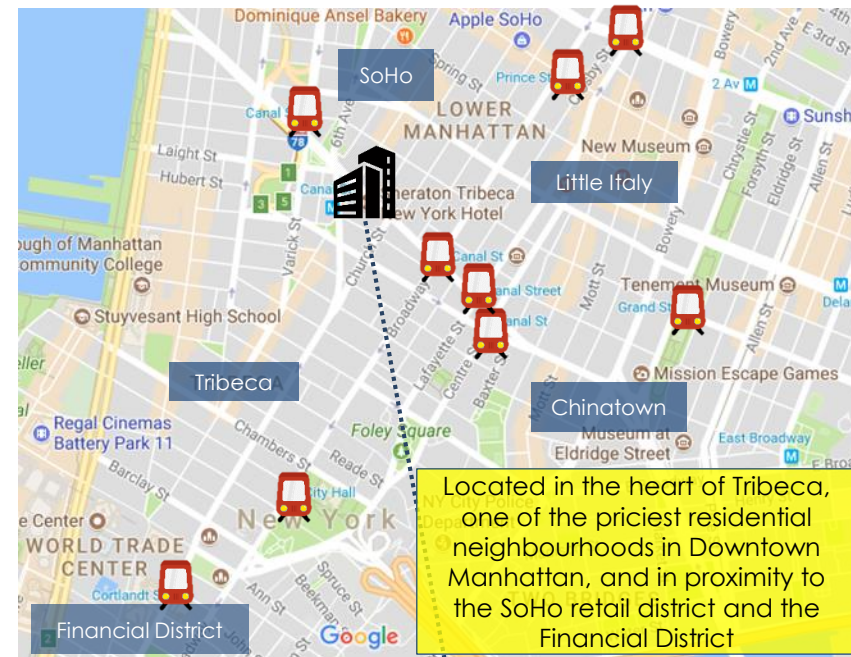


### DoubleTree by Hilton Hotel New York – Times Square South ●

Units	224
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$151.0/ US\$111.0

### Element New York Times Square West ●

Units	411
Tenure (years)/ Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$S\$229.3/ US\$168.5



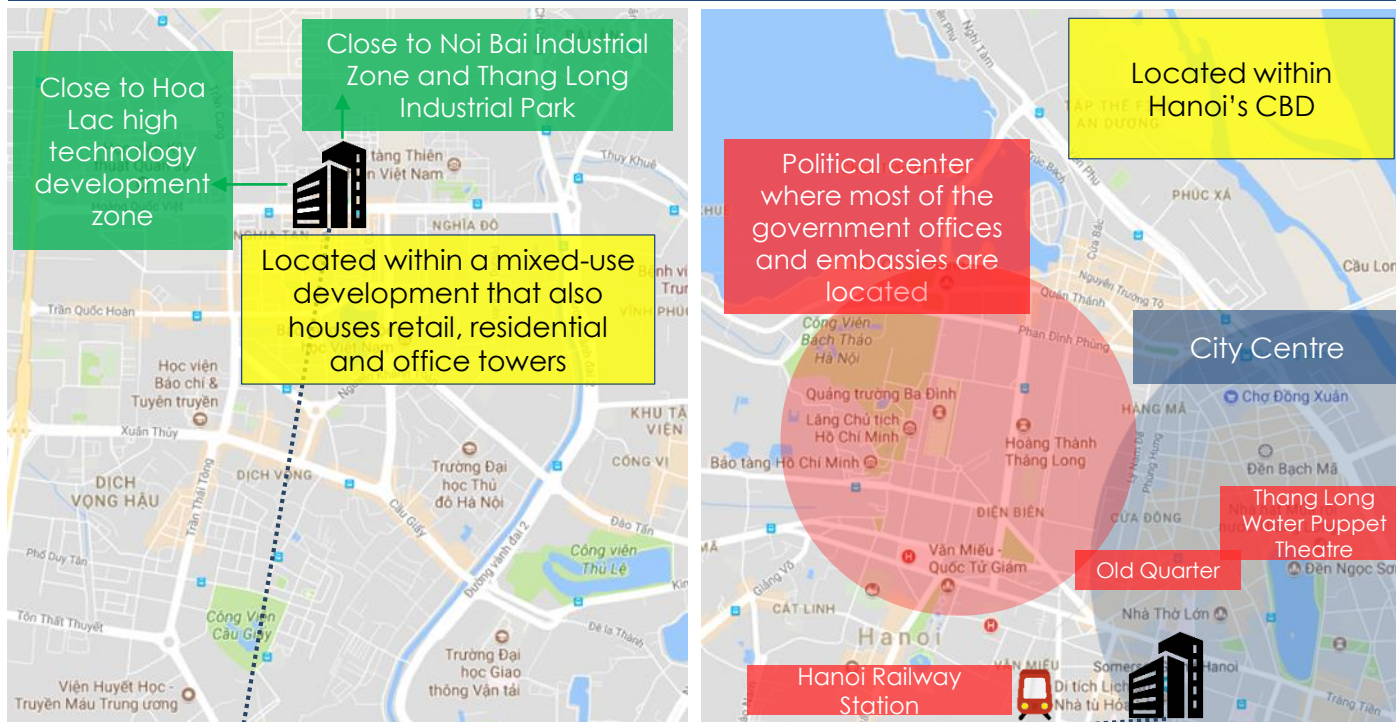
### Sheraton Tribeca New York Hotel ●

Units	369
Tenure (years)/ Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$S\$231.8/ US\$170.4

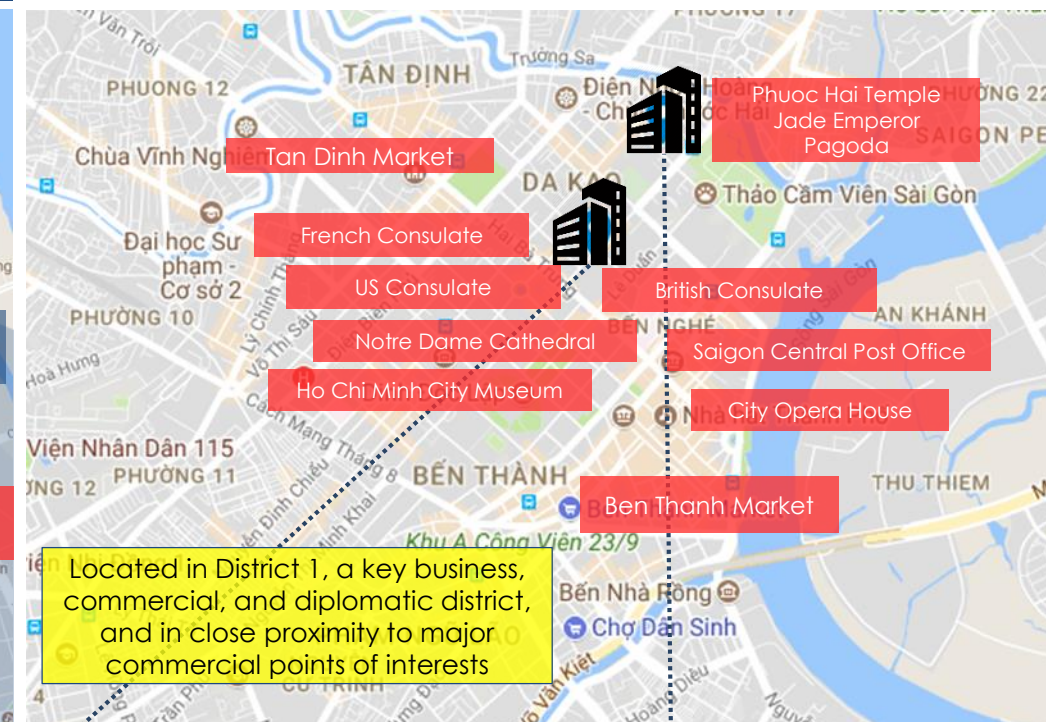


# Properties in Vietnam

## Hanoi



## Ho Chi Minh City



### Somerset Hoa Binh Hanoi ●

Units	206
Tenure (years)/Expiry	36/ 2042
Valuation (\$'mil/LC'bil)	\$S\$40.1/ VND680.0

### Somerset Grand Hanoi ●

Units	185
Tenure (years)/Expiry	45/ 2038
Valuation (\$'mil/LC'bil)	\$S\$112.1 VND1,900.0

### Somerset Chancellor Court Ho Chi Minh City ●

Units	172
Tenure (years)/Expiry	48/ 2041
Valuation (\$'mil/LC'bil)	\$S\$54.5/ VND924.5

### Somerset Ho Chi Minh City ●

Units	198
Tenure (years)/Expiry	45/ 2039
Valuation (\$'mil/LC'bil)	\$S\$45.3/ VND767.0





# Thank you

