

PROPOSED COMBINATION (THE “COMBINATION”) OF ASCOTT RESIDENCE TRUST (“ASCOTT REIT”) AND ASCENDAS HOSPITALITY TRUST (AS DEFINED BELOW) BY WAY OF A SCHEME OF ARRANGEMENT

1. Introduction

Morgan Stanley Asia (Singapore) Pte. (“**MS Singapore**”) refers to the joint announcement dated 3 July 2019 made by Ascott Residence Trust Management Limited, as manager of Ascott Reit, Ascendas Hospitality Fund Management Pte. Ltd. (“**AHT REIT Manager**”), as manager of Ascendas Hospitality Real Estate Investment Trust (“**AHT REIT**”) and Ascendas Hospitality Trust Management Pte. Ltd., as trustee-manager (“**AHT BT Trustee-Manager**”) and, together with the AHT REIT Manager, the “**AHT Managers**”) of Ascendas Hospitality Business Trust (“**AHT BT**” and together with AHT REIT, “**AHT**” or “**Ascendas Hospitality Trust**”) in relation to the Combination (“**Offer Announcement**”). MS Singapore is the sole financial advisor to the AHT Managers in respect of the Combination.

2. Dealings

Pursuant to Rule 12.1 of the Singapore Code on Takeovers and Mergers (the “**Code**”) and the Practice Statement on the Exemption of Connected Fund Managers and Principal Traders under the Code, MS Singapore wishes to report that on 31 July 2019, associates of MS Singapore dealt in the securities (“**Relevant Securities**”) of Ascott Reit for their own account or for the account of discretionary investment clients, details of which are as follows:

Trades on Ascott Reit units:

Name of MS Singapore's associate and whether dealing as principal or for discretionary investment client	Nature of dealing		Number of units purchased or sold	Price per unit (SGD)	Price paid or received (SGD)		Total amount paid or received (SGD)	Resultant total amount of Relevant Securities owned or controlled by the associate and investment accounts under discretionary management	Resultant total percentage of units in the capital of Ascott Reit acquired ¹
					Highest	Lowest			
Morgan Stanley & Co. International plc (dealing as principal)	Swap Hedge	Buy	300	1.3100	1.3100	1.3100	393.00	2,875,167	0.13%

Derivatives Transactions:

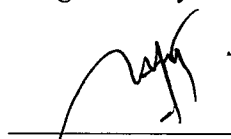
Name of MS Singapore's associate and whether dealing as principal or for discretionary investment client	Nature of dealing		Number of referenced securities (units)	Price per unit (SGD)	Total amount paid or received (SGD)	Maturity Date
Morgan Stanley & Co. International plc (dealing as principal)	Swap	Sell	300	1.3100	393.00	30 October 2020
Morgan Stanley Capital Services LLC (dealing as principal)	Swap	Buy	300	1.3100	393.00	30 October 2020

¹ Based on approximately 2,174.8 million units of Ascott Reit in issue, as at the date of the Offer Announcement, being the total number of issued units in the capital of Ascott Reit

Name of MS Singapore's associate and whether dealing as principal or for discretionary investment client	Nature of dealing		Number of referenced securities (units)	Price per unit (SGD)	Total amount paid or received (SGD)	Maturity Date
	Swap	Sell				
Morgan Stanley Capital Services LLC (dealing as principal)	Swap	Sell	300	1.3100	393.00	30 October 2020

Issued by

Morgan Stanley Asia (Singapore) Pte.



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