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(Constituted in the Republic of Singapore pursuant to a trust deed dated 9 October 2002 (as amended))

## ANNOUNCEMENT

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### NOTICE OF RECORD DATE FOR THE ADVANCED DISTRIBUTION AND PREFERENTIAL OFFERING ENTITLEMENT

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*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of CapitaLand Ascendas REIT dated 24 March 2026 titled "Launch of Equity Fund Raising to Raise Gross Proceeds of no less than approximately S\$900 Million", in relation to the launch of the equity fund raising (the "Launch Announcement").*

**NOTICE IS HEREBY GIVEN** that, pursuant to the Equity Fund Raising (as defined herein), the Transfer Books and Register of unitholders of CapitaLand Ascendas REIT ("**CLAR**", and the unitholders of CLAR, the "**Unitholders**") will be closed at **5.00 p.m.** on **Wednesday, 1 April 2026** (the "**Record Date**") to determine:

- (i) the provisional allotment of new units in CLAR ("**Units**", and the new Units, the "**New Units**") to Eligible Depositors<sup>1</sup> and Eligible QIBs<sup>2</sup> under the Preferential Offering; and
- (ii) the entitlements of Unitholders to CLAR's distributable income for the period from 1 January 2026 to the day immediately prior to the date on which the Private Placement Units (as defined herein) are issued (the "**Advanced Distribution**"). The Private Placement Units are expected to be issued on or around 2 April 2026.

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1 Only Eligible Depositors and Eligible QIBs are eligible to participate in the Preferential Offering. "**Eligible Depositors**" are Unitholders with Units standing to the credit of their respective securities accounts with CDP as at the Record Date and (a) whose registered addresses with CDP are in Singapore as at the Record Date; or (b) who have at least three Market Days prior to the Record Date provided CDP with addresses in Singapore for the service of notices and documents, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address outside of Singapore.

2 Only Eligible Depositors and Eligible QIBs are eligible to participate in the Preferential Offering. "**Eligible QIBs**" are "qualified institutional buyers" (as defined in Rule 144A under the U.S. Securities Act) that meet certain requirements which will be specified in the instruction booklet to be issued in connection with the Preferential Offering at a later date.

As set out in the Launch Announcement, CapitalLand Ascendas REIT Management Limited (as manager of CLAR) is proposing to carry out an equity fund raising comprising an offering of New Units to raise gross proceeds of no less than approximately S\$900 million by way of:

- (i) a private placement of between 244,898,000 New Units and 249,377,000 New Units (the “**Private Placement Units**”) to institutional, accredited and other investors at an issue price of between S\$2.406 and S\$2.450 per Private Placement Unit (both figures inclusive), so as to raise gross proceeds of no less than approximately S\$600.0 million (the “**Private Placement**”); and
- (ii) a non-renounceable preferential offering of such number of New Units (the “**Preferential Offering Units**”) to Eligible Unitholders at an issue price of between S\$2.35 and S\$2.40 per Preferential Offering Unit (both figures inclusive), fractions of a Preferential Offering Unit to be disregarded, so as to raise gross proceeds of approximately S\$300.0 million (the “**Preferential Offering**”),

(the Private Placement and the Preferential Offering are hereinafter collectively referred to as the “**Equity Fund Raising**”).

The Record Date is subject to change, at the discretion of the Manager, in consultation with DBS Bank Ltd., J.P. Morgan Securities Asia Private Limited, Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited as the joint global co-ordinators, bookrunners and underwriters (the “**Joint Global Co-ordinators, Bookrunners and Underwriters**”), and Mizuho Securities (Singapore) Pte. Ltd. as the joint bookrunner and underwriter (collectively with the Joint Global Co-ordinators, Bookrunners and Underwriters, the “**Joint Bookrunners and Underwriters**”) for the Equity Fund Raising, subject to compliance with all applicable laws and regulations (including but not limited to the requirements of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”).

In the event of any such change, the Manager will announce such new Record Date and/or any other dates in relation to the Equity Fund Raising on SGXNET.

### **THE ADVANCED DISTRIBUTION**

The current expectation of the Manager is that the quantum of distribution per Existing Unit under the Advanced Distribution will be approximately 3.750 Singapore cents<sup>3</sup> (comprising a taxable income component of 3.116 Singapore cents, a tax-exempt income component of 0.044 Singapore cents and a capital distribution component of 0.590 Singapore cents). The Advanced Distribution will only be distributed in respect of the Existing Units held as at 5.00 p.m. on the Record Date.

The actual quantum of the distribution per Existing Unit under the Advanced Distribution (which may differ from the estimate above) will be announced on a later date after the management accounts of CLAR for the relevant period have been finalised.

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3 This amount is an estimate only based on information currently available to the Manager and the Manager’s estimate of CLAR’s revenue and expenses and the actual quantum of the Advanced Distribution may differ. The actual quantum of the Advanced Distribution will be announced on a later date after the closure of the Transfer Books and Register of Unitholders.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“CDP”) are credited with Existing Units as at 5.00 p.m. on the Record Date will be entitled to the Advanced Distribution that will be paid on or around Thursday, 30 April 2026.

For the avoidance of doubt, holders of the New Units issued pursuant to the Equity Fund Raising will not be entitled to participate in the distribution of any distributable income accrued by CLAR prior to the date of issue of the Private Placement Units (including the Advanced Distribution).

The Advanced Distribution is intended to ensure that the distributable income accrued by CLAR up to the day immediately preceding the date of issue of the Private Placement Units (which at this point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

The next distribution following the Advanced Distribution will comprise CLAR’s distributable income for the period from the day the Private Placement Units are issued to 30 June 2026. Semi-annual distributions will resume thereafter, unless otherwise announced.

#### **STATUS OF PRIVATE PLACEMENT UNITS**

The Private Placement Units will, upon issue, rank *pari passu* in all respects with the Existing Units in issue on the day immediately prior to the date on which the Private Placement Units are issued, including the right to CLAR’s distributable income from the day of issuance of the Private Placement Units as well as all distributions thereafter, other than in respect of the Advanced Distribution and the eligibility to participate in the Preferential Offering.

**For the avoidance of doubt, the Private Placement Units will not be entitled to the Advanced Distribution and will not be eligible to participate in the Preferential Offering.**

#### **STATUS OF PREFERENTIAL OFFERING UNITS**

The Preferential Offering will be undertaken subsequent to the Private Placement. The Preferential Offering Units will, upon issue and allotment, rank *pari passu* in all respects with the Existing Units in issue on the day immediately prior to the date on which the Preferential Offering Units are issued, including the right to any distributions accruing from the date on which the Private Placement Units are issued, other than in respect of the Advanced Distribution.

**For the avoidance of doubt, the Preferential Offering Units will not be entitled to the Advanced Distribution, but will be entitled to any distributions accruing from the date on which the Private Placement Units are issued.**

#### **DECLARATION FOR SINGAPORE TAX PURPOSES**

The Advanced Distribution will comprise three types of distribution - distribution of taxable income (“**Taxable Income Distribution**”), distribution of tax-exempt income (“**Tax-Exempt Income Distribution**”) and distribution of capital (“**Capital Distribution**”).

The Tax-Exempt Income Distribution is exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the trustee of CLAR on the income of CLAR against their Singapore

income tax liability.

The Capital Distribution is treated as a return of capital to Unitholders for Singapore income tax purpose and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of Capital Distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

Tax will be deducted at source from the Taxable Income Distribution in certain circumstances. The following section describes the circumstances in which tax will or will not be deducted from such distribution, which is referred therein as a “**distribution**”.

1. The trustee of CLAR and CapitaLand Ascendas REIT Management Limited, as manager of CLAR, will not deduct tax<sup>4</sup> from distributions made out of CLAR’s taxable income that is not taxed at CLAR’s level to “Qualifying Unitholders” (not including a person acting in the capacity of a trustee) who are as follows:
  - (a) Unitholders who are individuals and who hold the Units either in their sole names or jointly with other individuals;
  - (b) Unitholders which are companies incorporated and tax resident in Singapore;
  - (c) Unitholders which are Singapore branches of foreign companies incorporated outside Singapore;
  - (d) Unitholders who are a body of persons (as defined in section 2(1) of the Income Tax Act 1947) incorporated or registered in Singapore, including a charity registered under the Charities Act 1994 or established by any written law, a town council, a statutory board, a co-operative society registered under the Cooperative Societies Act 1979 or a trade union registered under the Trade Unions Act 1940;
  - (e) Unitholders which are international organisations that are exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948; or
  - (f) Unitholders which are approved real estate investment trust exchange-traded funds (as defined in section 43(10) of the Income Tax Act 1947) which have been accorded the tax transparency treatment.
2. For distributions made to classes of Unitholders that do not fall within the categories stated under Note 1 above, the trustee and the manager of CLAR will deduct tax at the rate of 10% if the Unitholders are qualifying non-resident non-individual investors or qualifying non-resident funds.

A qualifying non-resident non-individual investor is one who is not a resident of Singapore for income tax purposes and:

- (a) who does not have a permanent establishment in Singapore; or
- (b) who carries on any operation through a permanent establishment in Singapore,

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<sup>4</sup> Please note that the non-deduction of tax does not mean that the distributions are not taxable for the Unitholders. Unitholders should seek their own tax advice as to the taxability of the distributions.

where the funds used to acquire Units in CLAR are not obtained from that operation.

A qualifying non-resident fund is one who is not a resident of Singapore for income tax purposes that qualifies for tax exemption under section 13D, 13U or 13V of the Income Tax Act 1947 and:

- (a) which does not have a permanent establishment in Singapore (other than a fund manager in Singapore); or
  - (b) which carries on any operation through a permanent establishment in Singapore (other than a fund manager in Singapore), where the funds used to acquire Units in CLAR are not obtained from that operation.
3. Unitholders are required to complete the applicable Section A, B or C of the “Declaration for Singapore Tax Purposes Form A” (“**Form A**”) if they fall within the categories (b) to (f) stated under Note 1 or Section D of Form A if they qualify as a qualifying non-resident non-individual investor or qualifying non-resident fund as described under Note 2.
4. The trustee and the manager of CLAR will rely on the declarations made in Form A to determine (i) if tax is to be deducted for the categories of Unitholders listed in (b) to (f) under Note 1; and (ii) if tax is to be deducted at the rate of 10% for distributions to qualifying non-resident non-individual investors or qualifying non-resident funds.
5. **Unitholders who fall within class (a) under Note 1 are not required to submit Form A.**
6. Unitholders who do not fall within the classes of Unitholders listed in Note 1 and Note 2 above can choose not to return Form A as tax will be deducted from the distributions made to them at the prevailing corporate tax rate in any case.
7. The trustee and the manager of CLAR will deduct tax at the prevailing corporate tax rate from distributions made out of CLAR’s taxable income that are not taxed at CLAR’s level, in respect of Units held by depository agents except where the beneficial owners of these Units are:
  - (a) Individuals;
  - (b) Qualifying Unitholders (as listed in categories (b) to (f) under Note 1); or
  - (c) Qualifying non-resident non-individual investors or qualifying non-resident funds (please refer to Note 2).

For Units held through the depository agents, the depository agents must complete the “Declaration by Depository Agents for Singapore Tax Purposes Form B” (“**Form B**”) and its annexes (Annex 1 for individuals, Annexes 2 and 2.1 for qualifying Unitholders and Annex 3 for qualifying non-resident non-individuals or qualifying non-resident funds).

8. Form A and Form B (and its annexes) will be received by Unitholders and depository agents respectively, by CLAR’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. on or around Monday, 6 April 2026.
9. Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send it to the Unit Registrar such that it is received by 5.00 p.m. on Tuesday, 14 April 2026. The trustee and the manager of CLAR will rely on the declarations made in Form A and Form B to determine if tax is to be deducted. Failure to

comply with any of these requirements will render Form A and Form B invalid and the trustee and the manager of CLAR will be obliged to deduct the appropriate amount of tax from the distribution in respect of which this announcement is made.

10. Unitholders who hold Units under the Central Provident Fund Investment Scheme (“**CPFIS**”) and the Supplementary Retirement Scheme (“**SRS**”) do not have to return the Form as they will receive gross distributions as long as the distributions are paid to their respective CPFIS and SRS accounts.

#### **LAST DATE AND TIME FOR RETURN OF THE FORMS**

The Unit Registrar will despatch the relevant forms to Unitholders on or around **Monday, 6 April 2026**.

Unitholders must complete and return the applicable forms to the Unit Registrar’s office by **Tuesday, 14 April 2026 at 5.00 p.m.** in order to receive a gross income distribution or an income distribution net of 10% tax, as the case may be.

#### **IMPORTANT DATES AND TIMES**

<b>Date / Deadline</b>	<b>Event</b>
Wednesday, 1 April 2026 at 5.00 p.m.	Closing of the Transfer Books and Register of Unitholders for the Advanced Distribution and determining of the Preferential Offering entitlements
By Tuesday, 14 April 2026 at 5.00 p.m.	Unitholders must complete and return Form A or Form B, as applicable
On or around Thursday, 30 April 2026	Payment of the Advanced Distribution

The above timetable may be subject to change. In the event the above timetable is modified, the Manager will make a separate announcement.

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact Ms Andrea Ng, Investor Relations, at Tel: +65 6713 1150 or Email: [andrea.ng@capitaland.com](mailto:andrea.ng@capitaland.com) or visit CLAR’s website at [www.capitaland-ascendasreit.com](http://www.capitaland-ascendasreit.com).

BY ORDER OF THE BOARD

**CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED**

(Company Registration No. 200201987K)

(as manager of CapitaLand Ascendas REIT)

Hon Wei Seng  
Lee Wei Hsiung  
Company Secretaries  
24 March 2026

## **IMPORTANT NOTICE**

**This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.**

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any securities of CLAR in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than to eligible UK investors), Hong Kong, Thailand, Malaysia, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**U.S. Securities Act**"), and may not be offered or sold in the United States except pursuant to an exemption from, or in a transaction not subject to the registration requirements of the U.S. Securities Act and in accordance with applicable securities laws of any state or jurisdiction of the United States. Accordingly, the securities referred to herein are being offered and sold (i) outside the United States in "offshore transactions" as defined in, and in accordance with Regulation S and (ii) to qualified institutional buyers within the meaning of Rule 144A under the U.S. Securities Act.

The value of Units and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLAR is not necessarily indicative of the future performance of CLAR.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

This publication has not been reviewed by the Monetary Authority of Singapore.

**Notification under Section 309B of the Securities and Futures Act 2001:** The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).