



CAPITALAND ASCENDAS REIT

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

PAYMENT OF BASE MANAGEMENT FEE BY WAY OF ISSUE OF UNITS IN CAPITALAND ASCENDAS REIT AND TRANSFER OF UNITS TO CLI RE FUND INVESTMENTS PTE. LTD.

CapitaLand Ascendas REIT Management Limited ("**CLARML**"), as manager of CapitaLand Ascendas REIT ("**CLAR**") wishes to announce that 3,323,631 units in CLAR ("**Units**") have been issued to CLI RE Fund Investments Pte. Ltd. ("**CLIRE**"), an entity nominated by CLARML to receive in its place¹. Both CLARML and CLIRE are wholly owned subsidiaries of CapitaLand Investment Limited.

The 3,323,631 Units issued today at an issue price of S\$2.5854 per Unit were for the payment of 20% of the base management fee² ("**Base Management Fee**") for the period from 1 December 2024 to 31 May 2025.

In accordance with the Trust Deed constituting CLAR (as amended) (the "**Trust Deed**"), CLARML as the manager of CLAR may elect from time to time to receive the Base Management Fee wholly in Units or wholly in cash or in any combination of both. CLARML may nominate another entity to receive such fee. CLARML has elected to receive 20% of the Base Management Fee in Units and 80% in cash and has nominated CLIRE to receive the Base Management Fee in Units.

The issue price of the Units was determined based on the volume weighted average traded price for all trades done on Singapore Exchange Securities Trading Limited ("**SGX-ST**") in the ordinary course of trading on the SGX-ST from 2 June 2025 to 13 June 2025 being the ten business days immediately preceding the date of issue of Units.

Following the above issue of Units, the total number of Units in issue is 4,606,284,740 of which CLARML's unitholding is 348,419 Units or approximately 0.008% of the total Units in issue.

1 CLARML has sold 3,323,631 Units which it is entitled to receive as payment of its management fee to CLIRE, a related corporation of CLARML, and in connection with the sale, CLARML has directed that such Units be issued directly to CLIRE instead of CLARML.

2 The Base Management Fee is calculated in accordance with the Trust Deed by taking 0.5% per annum of the value of adjusted deposited property (which is defined as total assets under management less derivative assets and investment properties under development) of CLAR at the end of each month. The effects arising from the adoption of FRS 116 from 1 April 2019 have been excluded from the computation of the Base Management Fee.

BY ORDER OF THE BOARD
CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED
(Company Registration No. 200201987K)
As manager of CapitaLand Ascendas REIT

Hon Wei Seng
Company Secretary
16 June 2025

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. This announcement is not for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia), Canada or Japan. This announcement is not an offer of securities for sale into the United States, Canada or Japan. The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended, and may not be offered or sold in the United States, except pursuant to an applicable exemption from registration. No public offering of securities is being made in the United States.

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 CLARML, as manager of CLAR 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 CLARML, as manager of CLAR to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that unitholders of CLAR 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.