

Supplementary Information For six months ended 31 December 2025

Table 1: Occupancy Rates for CapitaLand Ascendas REIT's portfolio	2
Table 2: CapitaLand Ascendas REIT Singapore gross rental rates for the six months ended 31 December 2025	10
Figure 3: Existing Singapore industrial space stock of 54.3 million sqm	11
Table 4: Sector Performance	12
Figure 5a: CapitaLand Ascendas REIT Portfolio by Gross Revenue - Tenant Industry Mix	14
Figure 5b: CapitaLand Ascendas REIT Portfolio by Gross Revenue - Tenants' Country of Origin	14
Figure 6a: Singapore Portfolio by Gross Revenue – Tenant Industry Mix	14
Figure 6b: Singapore Portfolio by Gross Revenue – Tenants' Country of Origin	15
Figure 7a: United States Portfolio by Gross Revenue: Tenant Industry Mix	16
Figure 7b: United States Portfolio by Gross Revenue – Tenants' Country of Origin	16
Figure 8a: Australia Portfolio by Gross Revenue – Tenant Industry Mix	17
Figure 8b: Australia Portfolio by Gross Revenue – Tenants' Country of Origin	17
Figure 9a: United Kingdom/Europe Portfolio by Gross Revenue: Tenant Industry Mix	18
Figure 9b: United Kingdom/Europe Portfolio by Gross Revenue – Tenants' Country of Origin	18

Table 1: Occupancy Rates for CapitaLand Ascendas REIT's portfolio

No.	Properties	Net Lettable Area (sqm)	Occupancy as at				
			31-Dec-25	30-Jun-25	31-Dec-24		
Singapore							
Business Space and Life Sciences							
Business Space							
one-north							
1	Nexus @one-north	21,072	87.6%	90.1%	89.3%		
2	Galaxis	60,926	87.9%	99.8%	99.9%		
3	Grab Headquarters	42,290	100.0%	100.0%	100.0%		
4	The Shugart	40,880	100.0%	100.0%	100.0%		
International Business Park							
5	Techquest	9,079	100.0%	100.0%	100.0%		
6	27 IBP ¹	-	-	-	-		
7	Acer Building	22,557	23.0%	29.8%	33.9%		
8	31 International Business Park	48,995	36.8%	38.1%	42.3%		
9	Nordic European Centre	21,995	82.7%	81.0%	82.8%		
Changi Business Park							
10	17 Changi Business Park Central 1	14,299	37.3%	37.3%	35.6%		
11	1 Changi Business Park Avenue 1	9,185	74.1%	74.1%	73.9%		
12	Hansapoint	16,401	58.2%	58.2%	53.4%		
13	1, 3 & 5 Changi Business Park Crescent	63,362	83.2%	81.1%	79.0%		
14	DBS Asia Hub	38,172	100.0%	100.0%	100.0%		
15	3 Changi Business Park Vista	15,137	51.1%	68.0%	48.6%		
16	ONE@Changi City	61,864	99.5%	99.5%	99.5%		
Singapore Science Park I							
17	Cintech I	10,900	65.1%	58.8%	54.6%		
18	Cintech II	10,155	100.0%	100.0%	100.0%		
19	12, 14 & 16 Science Park Drive	78,871	100.0%	100.0%	100.0%		
20	5 Science Park Drive ²	22,488	100.0%	-	-		
Singapore Science Park II							
21	The Alpha	20,733	89.9%	88.0%	89.1%		
22	The Capricorn	20,712	75.5%	75.6%	79.9%		
23	FM Global Centre	11,613	100.0%	100.0%	100.0%		
Life Sciences							
one-north							
24	Neuros & Immunos	28,603	99.9%	99.9%	100.0%		
25	Nucleos	37,532	92.0%	94.2%	94.2%		
Singapore Science Park I							
26	The Rutherford & Oasis	19,046	60.3%	67.4%	68.7%		

¹27 IBP (previously known as iQuest@IBP) was decommissioned for redevelopment in Jan 2020.

² 5 Science Park Drive was acquired on 6 Aug 2025.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at				
			31-Dec-25	30-Jun-25	31-Dec-24		
Singapore							
Singapore Science Park I							
27	Cintech III & IV	18,333	75.4%	77.8%	76.7%		
Singapore Science Park II							
28	The Aries, Sparkle & Gemini	37,004	78.6%	81.0%	80.4%		
29	The Galen	22,442	94.1%	92.7%	93.8%		
30	The Kendall	17,064	84.9%	83.3%	87.4%		
Industrial and Data Centres							
Industrial							
31	Aperia	70,422	91.1%	88.6%	96.5%		
32	Techlink	36,294	95.4%	96.2%	97.2%		
33	Siemens Centre	28,089	89.3%	89.3%	89.3%		
34	Infineon Building	27,278	100.0%	100.0%	100.0%		
35	Techpoint	40,339	80.1%	76.8%	67.8%		
36	KA Centre	13,560	98.1%	100.0%	97.3%		
37	Pacific Tech Centre	19,573	91.6%	92.5%	89.5%		
38	Techview	38,616	96.3%	98.1%	100.0%		
39	1 Jalan Kilang	6,071	100.0%	100.0%	100.0%		
40	Schneider Electric Building	18,970	100.0%	100.0%	100.0%		
41	UBIX	13,877	100.0%	97.5%	99.3%		
42	138 Depot Road	26,239	84.5%	84.5%	84.5%		
43	2 Changi South Lane	20,939	100.0%	100.0%	100.0%		
44	9 Serangoon North Avenue 5 ³	8,671	0.0%	0.0%	100.0%		
45	Corporation Place	56,357	73.4%	77.8%	81.1%		
46	80 Bendemeer Road	35,568	91.9%	86.1%	90.7%		
47	Techplace I	59,524	98.4%	100.0%	99.6%		
48	Techplace II	83,200	97.4%	99.0%	98.1%		
49	Osim Headquarters	15,068	100.0%	100.0%	100.0%		
50	12 Woodlands Loop	16,593	100.0%	100.0%	100.0%		
51	247 Alexandra Road	12,803	100.0%	100.0%	100.0%		
52	5 Tai Seng Drive	11,359	100.0%	100.0%	100.0%		
53	35 Tampines Street 92	8,931	100.0%	100.0%	100.0%		
54	53 Serangoon North Avenue 4	10,071	100.0%	100.0%	100.0%		
55	3 Tai Seng Drive	11,723	100.0%	100.0%	100.0%		
56	52 Serangoon North Avenue 4	11,044	100.0%	100.0%	100.0%		
57	Tampines Biz-Hub	14,551	100.0%	98.0%	98.0%		
58	455A Jalan Ahmad Ibrahim	6,430	100.0%	100.0%	100.0%		
59	37A Tampines Street 92	10,178	100.0%	100.0%	100.0%		
60	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%		
61	21 Changi North Rise	7,771	100.0%	100.0%	100.0%		
62	Ubi Biz-Hub	10,631	100.0%	100.0%	100.0%		
63	2 Senoko South Road	17,619	100.0%	100.0%	100.0%		
64	18 Woodlands Loop	16,056	100.0%	100.0%	100.0%		

³ Formerly known as CGG Veritas Hub

No.	Properties	Net Lettable Area (sqm)	Occupancy as at			
			31-Dec-25	30-Jun-25	31-Dec-24	
	Singapore					
	Industrial					
65	9 Woodlands Terrace	2,959	100.0%	100.0%	100.0%	
66	11 Woodlands Terrace	2,919	100.0%	100.0%	100.0%	
67	FoodAxis @ Senoko	44,439	100.0%	100.0%	100.0%	
68	31 Joo Koon Circle	17,638	100.0%	100.0%	100.0%	
69	622 Lorong 1 Toa Payoh	28,995	99.2%	99.2%	100.0%	
70	Tuas Connection ⁴	60,487	100.0%	-	-	
71	9 Kallang Sector ⁵	36,308	100.0%	-	-	
	Data Centres					
72	5 Tampines Central 6 ⁶	24,610	5.1%	6.0%	99.6%	
73	Kim Chuan Telecommunications Complex	35,456	100.0%	100.0%	100.0%	
74	38A Kim Chuan Road	32,885	100.0%	100.0%	100.0%	
75	9 Tai Seng Drive ⁷	6,968	100.0%	-	-	
	Logistics					
76	20 Tuas Avenue 1	40,990	100.0%	92.2%	91.2%	
77	LogisTech	30,177	94.3%	82.4%	82.7%	
78	Changi Logistics Centre	43,915	98.7%	98.1%	95.3%	
79	Courts Megastore	28,410	100.0%	100.0%	100.0%	
80	Giant Hypermart	42,178	100.0%	100.0%	100.0%	
81	4 Changi South Lane	15,611	100.0%	100.0%	92.7%	
82	40 Penjuru Lane	151,893	100.0%	100.0%	99.8%	
83	Xilin Districentre A&B	21,315	100.0%	100.0%	100.0%	
84	20 Tuas Avenue 6	5,085	100.0%	100.0%	100.0%	
85	Xilin Districentre D	15,764	96.1%	96.1%	96.1%	
86	5 Toh Guan Road East ⁸	46,998	64.8%	-	-	
87	Xilin Districentre C	13,315	96.8%	96.8%	96.8%	
88	1 Changi South Lane	23,706	100.0%	100.0%	100.0%	
89	Logis Hub @ Clementi ⁹	-	-	88.0%	100.0%	
90	21 Changi South Avenue 2	11,441	100.0%	100.0%	100.0%	
91	15 Changi North Way	28,974	100.0%	100.0%	100.0%	
92	Pioneer Hub	80,498	99.3%	99.3%	99.3%	
93	71 Alps Avenue	11,003	100.0%	100.0%	100.0%	
94	90 Alps Avenue	26,277	100.0%	100.0%	100.0%	
95	1 Buroh Lane	55,731	99.6%	98.7%	100.0%	
96	2 Pioneer Sector 1 ¹⁰	67,731	99.6%	-	-	

⁴ Tuas Connection was acquired on 30 Dec 2025.

⁵ 9 Kallang Sector was acquired on 30 Dec 2025.

⁶ Formerly known as Telepark.

⁷ 9 Tai Seng Drive was acquired on 11 Aug 2025.

⁸ 5 Toh Guan Road East was decommissioned for redevelopment in Nov 2023 and was recommissioned in Sep 2025.

⁹ Logis Hub @ Clementi was decommissioned for redevelopment in Nov 2025.

¹⁰ 2 Pioneer Sector 1 was acquired on 30 Dec 2025.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at				
			31-Dec-25	30-Jun-25	31-Dec-24		
Australia							
Logistics							
Brisbane, Queensland							
97	99 Radius Drive	14,592	100.0%	100.0%	100.0%		
98	1-7 Wayne Goss Drive	17,907	100.0%	100.0%	100.0%		
99	Cargo Business Park	8,139	84.3%	87.7%	88.9%		
100	500 Green Road	38,711	100.0%	100.0%	100.0%		
Melbourne, Victoria							
101	676 – 698 Kororoit Creek Road	44,036	100.0%	100.0%	100.0%		
102	700 – 718 Kororoit Creek Road	28,037	100.0%	100.0%	100.0%		
103	2 – 16 Aylesbury Drive	17,513	100.0%	100.0%	100.0%		
104	9 Andretti Court	24,158	100.0%	100.0%	100.0%		
105	14 – 28 Ordish Road	28,224	0.0%	100.0%	100.0%		
106	31 Permas Way	44,540	100.0%	100.0%	100.0%		
107	35 – 61 South Park Drive	32,167	100.0%	100.0%	100.0%		
108	162 Australis Drive	23,252	100.0%	100.0%	100.0%		
109	81 – 89 Drake Boulevard	14,103	56.3%	0.0%	100.0%		
110	52 Fox Drive	18,040	100.0%	100.0%	100.0%		
111	169 – 177 Australis Drive	31,035	100.0%	100.0%	100.0%		
Perth, Western Australia							
112	35 Baile Road	20,895	100.0%	100.0%	100.0%		
Sydney, New South Wales							
113	484 – 490 Great Western Highway	13,304	100.0%	100.0%	100.0%		
114	494 – 500 Great Western Highway	25,256	100.0%	100.0%	100.0%		
115	1 Distribution Place	13,513	100.0%	100.0%	100.0%		
116	1 – 15 Kellet Close	23,205	100.0%	100.0%	100.0%		
117	1A & 1B Raffles Glade	21,703	100.0%	100.0%	100.0%		
118	5 Eucalyptus Place	10,732	100.0%	100.0%	100.0%		
119	7 Grevillea Street	51,709	100.0%	100.0%	100.0%		
120	16 Kangaroo Avenue	19,918	100.0%	100.0%	0.0%		
121	94 Lenore Drive	21,143	100.0%	100.0%	100.0%		
122	6 – 20 Clunies Ross Street	38,579	100.0%	6.1%	6.1%		
123	7 Kiora Crescent	13,114	100.0%	100.0%	100.0%		
Business Space							
Brisbane, Queensland							
124	100 Wickham Street	12,959	88.7%	88.7%	92.6%		
125	108 Wickham Street	11,839	74.9%	76.3%	94.6%		
Melbourne, Victoria							
126	254 Wellington Road	17,646	100.0%	100.0%	100.0%		
Sydney, New South Wales							
127	197 – 201 Coward Street	22,402	92.3%	94.2%	86.8%		
128	1-5 Thomas Holt Drive	38,596	95.3%	100.0%	100.0%		

No.	Properties	Net Lettable Area (sqm)	Occupancy as at				
			31-Dec-25	30-Jun-25	31-Dec-24		
Business Space							
Sydney, New South Wales							
129	MQX4 ¹¹	19,269	100.0%	100.0%	100.0%		
United States							
Business Space and Life Sciences							
Business Space							
Portland, Oregon							
130	8300 Creekside	5,030	93.9%	93.9%	93.9%		
131	8305 Creekside	1,837	88.6%	88.6%	88.6%		
132	8405 Nimbus	4,997	100.0%	100.0%	100.0%		
133	8500 Creekside	6,085	100.0%	100.0%	100.0%		
134	9205 Gemini	3,805	31.2%	31.2%	31.2%		
135	9405 Gemini	4,382	0.0%	0.0%	0.0%		
136	Creekside 5	4,463	80.5%	83.9%	78.2%		
137	Creekside 6	6,916	59.9%	72.7%	66.3%		
138	Greenbrier Court	7,190	100%	100.0%	100.0%		
139	Ridgeview	8,733	72.5%	83.6%	63.0%		
140	Heartwood	15,899	55.5%	50.5%	49.7%		
141	The Commons	6,479	84.3%	80.3%	80.3%		
142	Waterside	11,762	88.8%	88.8%	88.8%		
Raleigh, North Carolina							
143	5200 East & West Paramount Parkway	29,478	63.4%	88.3%	88.3%		
144	Perimeter One	18,865	87.4%	81.6%	81.6%		
145	Perimeter Two	19,238	30.6%	33.0%	30.3%		
146	Perimeter Three	22,863	94.5%	94.5%	96.1%		
147	Perimeter Four	16,918	18.7%	36.2%	32.7%		
San Diego, California							
148	10020 Pacific Mesa Boulevard	29,543	100.0%	100.0%	100.0%		
149	15051 Avenue of Science	6,500	100.0%	100.0%	100.0%		
150	15073 Avenue of Science	4,497	100.0%	100.0%	100.0%		
151	15231, 15253, 15333 Avenue of Science	16,553	64.5%	64.5%	64.5%		
152	15378 Avenue of Science	6,391	100.0%	100.0%	100.0%		
153	15435 & 15445 Innovation Drive	9,508	85.2%	89.1%	89.1%		
154	5005 & 5010 Wateridge	16,051	64.4%	64.4%	100.0%		
San Francisco, California							
155	505 Brannan Street	13,935	100.0%	100.0%	100.0%		
156	510 Townsend Street	27,437	100.0%	100.0%	100.0%		

¹¹ Three-year rental guarantee in place starting from 17 Oct 2023.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at				
			31-Dec-25	30-Jun-25	31-Dec-24		
United States							
Life Sciences							
San Diego, California							
157	6055 Lusk Boulevard	8,754	100.0%	100.0%	100.0%		
Logistics							
Kansas City, Kansas/Missouri							
158	Airworld 1	18,580	100.0%	0.0%	100.0%		
159	Airworld 2	13,961	100.0%	100.0%	100.0%		
160	Continental Can	15,946	100.0%	100.0%	100.0%		
161	Crossroads Distribution Center	16,259	16.3%	100.0%	100.0%		
162	Lackman Business Center 1-3	32,337	100.0%	100.0%	100.0%		
163	Lackman Business Center 4	6,800	100.0%	100.0%	100.0%		
164	Levee	22,125	100.0%	100.0%	100.0%		
165	North Topping	11,066	100.0%	100.0%	100.0%		
166	Quebec	28,935	48.6%	74.3%	100.0%		
167	Saline	11,100	100.0%	100.0%	100.0%		
168	Warren	23,826	100.0%	100.0%	100.0%		
Chicago, Illinois							
169	540-570 Congress Circle South	9,385	100.0%	100.0%	100.0%		
170	490 Windy Point Drive	4,116	0.0%	0.0%	100.0%		
171	472-482 Thomas Drive	10,966	100.0%	100.0%	100.0%		
172	13144 South Pulaski Road	34,398	100.0%	100.0%	100.0%		
173	3950 Sussex Avenue	4,020	100.0%	100.0%	100.0%		
174	2500 South 25 th Avenue	15,615	100.0%	100.0%	100.0%		
175	501 South Steward Road	53,844	100.0%	100.0%	100.0%		
Indianapolis, Indiana							
176	DHL Indianapolis Logistics Centre ¹²	91,012	100.0%	100.0%	-		
United Kingdom / Europe							
Logistics							
East England, United Kingdom							
177	Market Garden Road	13,016	100.0%	100.0%	100.0%		
East Midlands, United Kingdom							
178	Common Road	47,298	100.0%	100.0%	100.0%		
179	Units 1-5, Export Drive	2,785	100.0%	100.0%	100.0%		
North West England, United Kingdom							
180	Transpennine 200	7,880	100.0%	100.0%	100.0%		
181	Leacroft Road	8,388	100.0%	100.0%	100.0%		
182	Hawleys Lane	35,104	0.0%	100.0%	100.0%		

¹² DHL Indianapolis Logistics Centre was acquired on 15 Jan 2025.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at				
			31-Dec-25	30-Jun-25	31-Dec-24		
United Kingdom / Europe							
North West England, United Kingdom							
183	8 Leacroft Road	8,432	100.0%	100.0%	100.0%		
South East England, United Kingdom							
184	Howard House	20,611	100.0%	100.0%	100.0%		
185	Units 1-2, Tower Lane	7,601	100.0%	100.0%	100.0%		
186	Lodge Road	12,025	100.0%	100.0%	100.0%		
West Midlands, United Kingdom							
187	Eastern Avenue	15,994	100.0%	100.0%	100.0%		
188	Vernon Road	25,701	100.0%	100.0%	100.0%		
189	1 Sun Street	24,929	100.0%	100.0%	100.0%		
190	The Triangle	26,074	100.0%	100.0%	100.0%		
191	Unit 103, Stonebridge Cross Business Park	1,233	100.0%	100.0%	100.0%		
192	Unit 302, Stonebridge Cross Business Park	21,499	100.0%	100.0%	100.0%		
193	Unit 401, Stonebridge Cross Business Park	6,265	100.0%	100.0%	100.0%		
194	Unit 402, Stonebridge Cross Business Park	5,037	100.0%	100.0%	100.0%		
195	Unit 404, Stonebridge Cross Business Park	5,045	100.0%	100.0%	100.0%		
196	Unit 1, Wellesbourne Distribution Park	21,243	100.0%	100.0%	100.0%		
197	Unit 2, Wellesbourne Distribution Park	12,282	100.0%	100.0%	100.0%		
198	Unit 3, Wellesbourne Distribution Park	19,552	100.0%	100.0%	100.0%		
199	Unit 4, Wellesbourne Distribution Park	4,774	100.0%	100.0%	100.0%		
200	Unit 5, Wellesbourne Distribution Park	6,146	100.0%	100.0%	100.0%		
201	Unit 8, Wellesbourne Distribution Park	8,759	100.0%	100.0%	100.0%		
202	Unit 13, Wellesbourne Distribution Park	5,618	100.0%	100.0%	100.0%		
203	Unit 14, Wellesbourne Distribution Park	9,887	100.0%	100.0%	100.0%		
204	Unit 16, Wellesbourne Distribution Park	1,598	100.0%	100.0%	100.0%		
205	Unit 17, Wellesbourne Distribution Park	971	100.0%	100.0%	100.0%		
206	Unit 18, Wellesbourne Distribution Park	891	100.0%	100.0%	100.0%		
207	Unit 19, Wellesbourne Distribution Park	891	100.0%	100.0%	100.0%		
208	Unit 20, Wellesbourne Distribution Park	2,335	100.0%	100.0%	100.0%		
209	Unit 21, Wellesbourne Distribution Park	3,064	100.0%	100.0%	100.0%		

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			31-Dec-25	30-Jun-25	31-Dec-24
Yorkshire and the Humber, United Kingdom					
210	12 Park Farm Road	23,454	100.0%	100.0%	100.0%
211	Units 1a, 1b, 2 & 3, Upwell Street	14,065	100.0%	100.0%	100.0%
212	Unit 3, Brookfields Way	18,341	100.0%	100.0%	100.0%
213	Lowfields Way	11,549	100.0%	100.0%	100.0%
Data Centres					
Amsterdam, The Netherlands					
214	Cateringweg	5,683	100.0%	100.0%	100.0%
215	Gyroscoopweg	5,254	100.0%	100.0%	100.0%
216	Paul van Vlissingenstraat	6,182	75.1%	75.1%	75.1%
Geneva, Switzerland					
217	Chemin de L'Epinglier	6,114	100.0%	100.0%	100.0%
London, United Kingdom					
218	Welwyn Garden City ¹³	-	-	-	-
219	Cressex Business Park	1,953	68.0%	68.0%	68.0%
220	Croydon	5,132	100.0%	89.5%	89.5%
221	The Chess Building	6,981	67.1%	79.1%	79.1%
Manchester, United Kingdom					
222	Reynolds House	3,532	100.0%	100.0%	100.0%
Paris, France					
223	Montigny-le-Bretonneux	9,714	100.0%	100.0%	100.0%
224	Bièvres	5,573	100.0%	100.0%	100.0%
225	Saclay	1,982	0.0%	0.0%	100.0%
Portfolio Total		4,754,616	90.9%	91.8%	92.8%

¹³ Welwyn Garden City was decommissioned for redevelopment in Jun 2024.

Table 2: CapitaLand Ascendas REIT Singapore gross rental rates for the six months ended 31 December 2025

Sector	CapitaLand Ascendas REIT's (psf per month)			Market ⁽¹⁾ (psf per month)
	Range	Weighted Average ⁽²⁾	Median	
Business & Science Park Properties (Rest of island)	\$3.00 - \$7.73	\$4.59	\$4.31	\$3.55
Business & Science Park Properties (City fringe)	\$5.11 - \$8.20	\$7.29	\$6.64	\$6.15
Industrial & Data Centres	\$1.45 - \$6.25	\$2.71	\$2.20	\$1.41 - \$1.81 ⁽³⁾
Logistics	\$0.80 - \$3.22	S\$1.86	\$1.71	\$1.39 - \$1.91

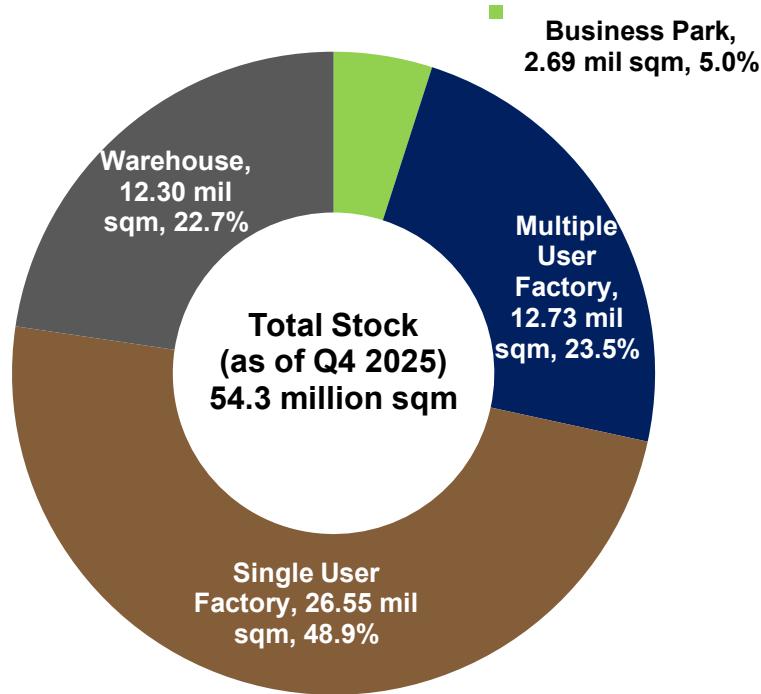
Notes:

(1) Source: CBRE Q4 2025 data

(2) CapitaLand Ascendas REIT's rates are based on the weighted average of gross rental rates for new leases, expansions, and renewals

(3) Refers to Light Industrial Properties

Figure 3: Existing Singapore industrial space stock of 54.3 million sqm



Source: JTC's Fourth Quarter 2025 Quarterly Market Report

Table 4: Sector Performance

Net Property Income (NPI) for six months ended 31 December 2025 and 31 December 2024

	<u>Notes</u>	Group ⁽¹⁾			
		Actual 2H 2025 S\$'000	Actual 2H 2024 S\$'000	Variance S\$'000	Variance %
SINGAPORE					
Gross Revenue					
Business Space and Life Sciences		222,894	212,424	10,469	4.9%
Industrial and Data Centres		213,212	194,125	19,087	9.8%
Logistics		97,728	94,782	2,946	3.1%
		533,834	501,331	32,503	6.5%
Property Expenses					
Business Space and Life Sciences		(60,460)	(63,599)	3,139	4.9%
Industrial and Data Centres		(61,630)	(53,968)	(7,661)	(14.2%)
Logistics		(29,285)	(29,858)	573	1.9%
		(151,376)	(147,425)	(3,950)	(2.7%)
Net Property Income					
Business Space and Life Sciences		162,433	148,825	13,608	9.1%
Industrial and Data Centres		151,582	140,157	11,426	8.2%
Logistics		68,443	64,924	3,519	5.4%
	(2)	382,459	353,906	28,553	8.1%
AUSTRALIA					
Gross Revenue		68,475	71,904	(3,429)	(4.8%)
Property Expenses		(21,398)	(19,187)	(2,211)	(11.5%)
Net Property Income	(3)	47,077	52,717	(5,640)	(10.7%)
UK/EUROPE					
Gross Revenue		82,485	79,279	3,206	4.0%
Property Expenses		(33,839)	(30,761)	(3,078)	(10.0%)
Net Property Income		48,646	48,518	128	0.3%
UNITED STATES					
Gross Revenue		99,028	100,464	(1,436)	(1.4%)
Property Expenses		(33,068)	(34,096)	1,028	3.0%
Net Property Income		65,961	66,368	(407)	(0.6%)
Total Net Property Income		544,143	521,509	22,634	4.3%

Table 4: Sector Performance

Notes:

- (1) The Group has 222 investment properties as at 31 December 2025 and 225 investment properties as at 31 December 2024. Since 31 December 2024, the Group had completed the acquisitions of (i) DHL Indianapolis Logistics Center, Indianapolis, US in January 2025, (ii) 5 Science Park Drive, Singapore and 9 Tai Seng Drive, Singapore in August 2025, (iii) two plots of freehold land in UK for development in August 2025, and (iv) 2 Pioneer Sector 1, Tuas Connection and 9 Kallang Sector, Singapore in December 2025. The Group had also completed the divestments of (i) Parkside, Portland, US in June 2025, (ii) 30 Tampines Industrial Avenue 3, Singapore in October 2025, (iii) Astmoor Road, UK in November 2025, and (iv) 95 Gilmore Road, Australia, 31 Ubi Road 1, Singapore, 9 Changi South Street 3, Singapore, 10 Toh Guan Road, Singapore, 19 & 21 Pandan Avenue, Singapore and 8700 - 8770 Nimbus, Portland, US in December 2025.
- (2) Increase in net property income is largely due to acquisitions of 5 Science Park Drive, Singapore and 9 Tai Seng Drive, Singapore in August 2025, and higher occupancies at certain properties in Singapore.
- (3) Decrease in net property income is largely due to lower occupancies at certain properties in Australia.

Figure 5a: CapitaLand Ascendas REIT Portfolio by Gross Revenue - Tenant Industry Mix

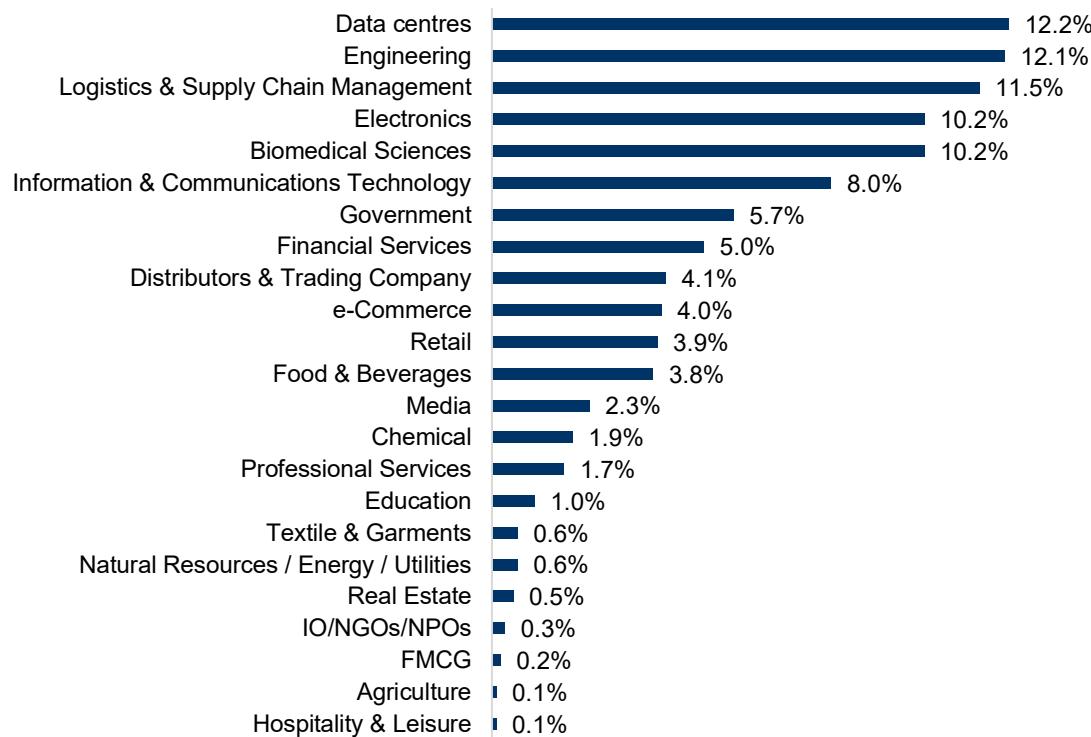


Figure 5b: CapitaLand Ascendas REIT Portfolio by Gross Revenue – Tenants' Country of Origin

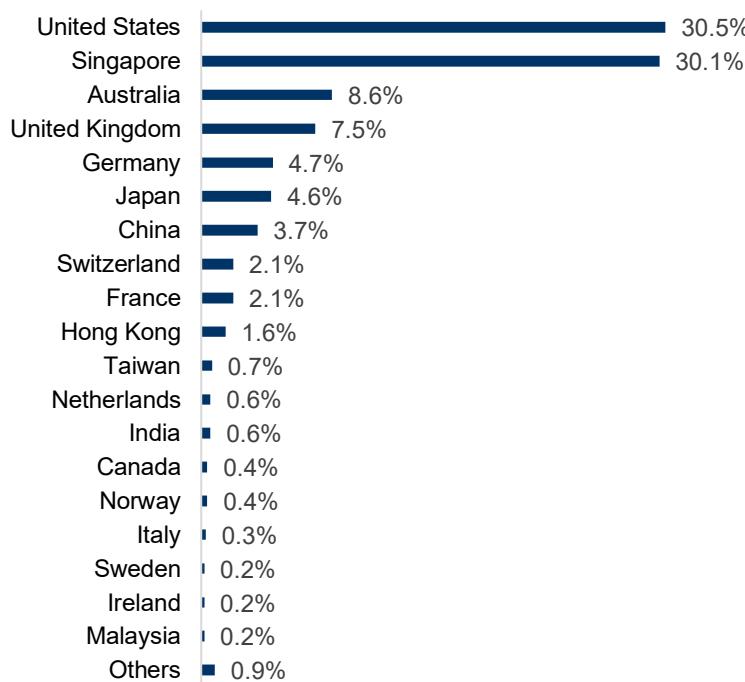


Figure 6a: Singapore Portfolio by Gross Revenue – Tenants' Industry Mix



Figure 6b: Singapore Portfolio by Gross Revenue – Tenants' Country of Origin

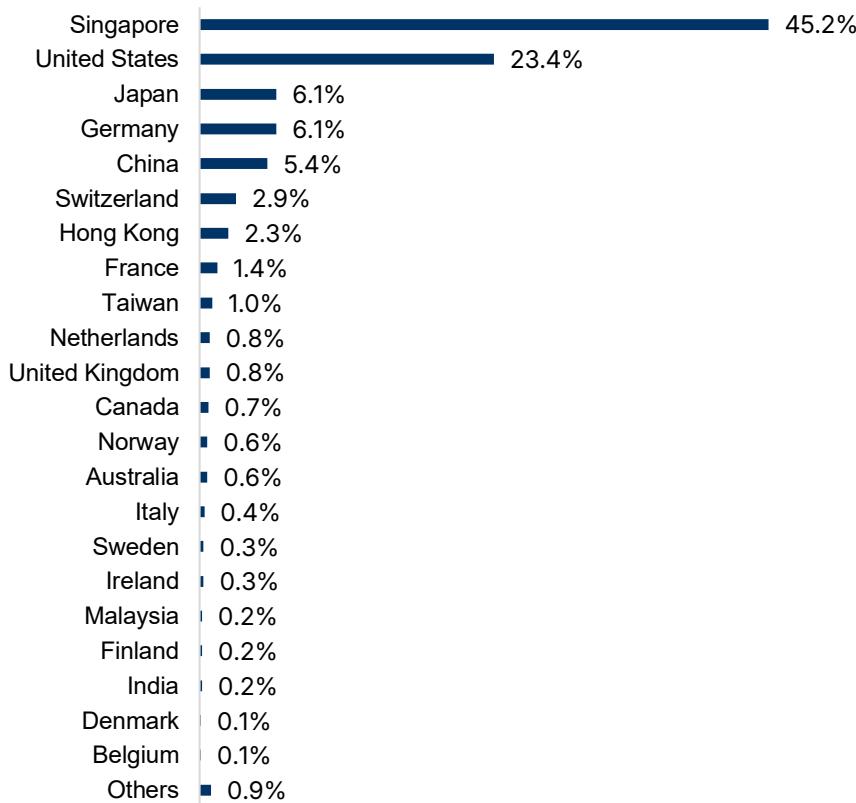


Figure 7a: United States Portfolio by Gross Revenue: Tenant Industry Mix



Figure 7b: United States Portfolio by Gross Revenue – Tenants' Country of Origin

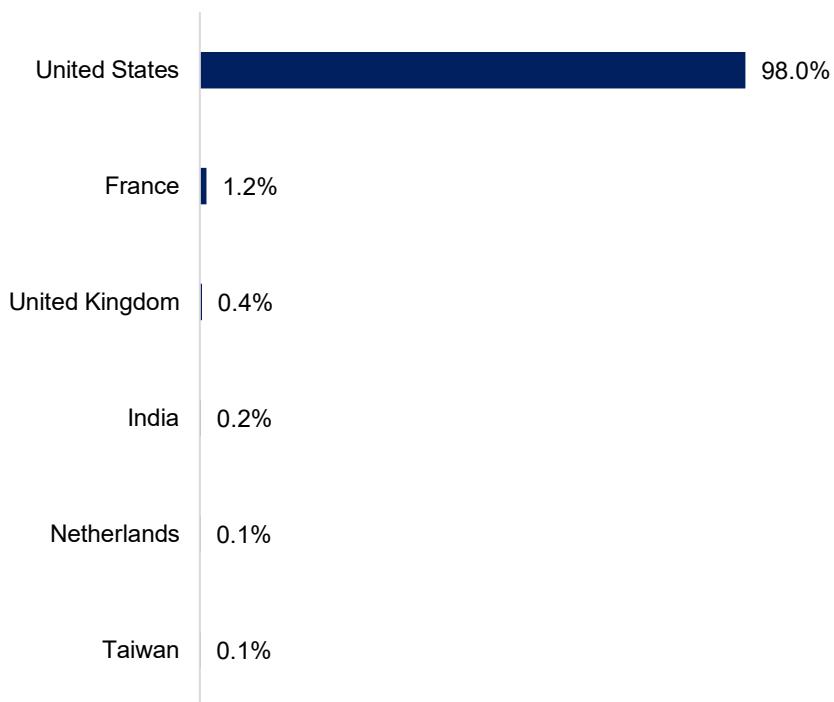


Figure 8a: Australia Portfolio by Gross Revenue – Tenant Industry Mix

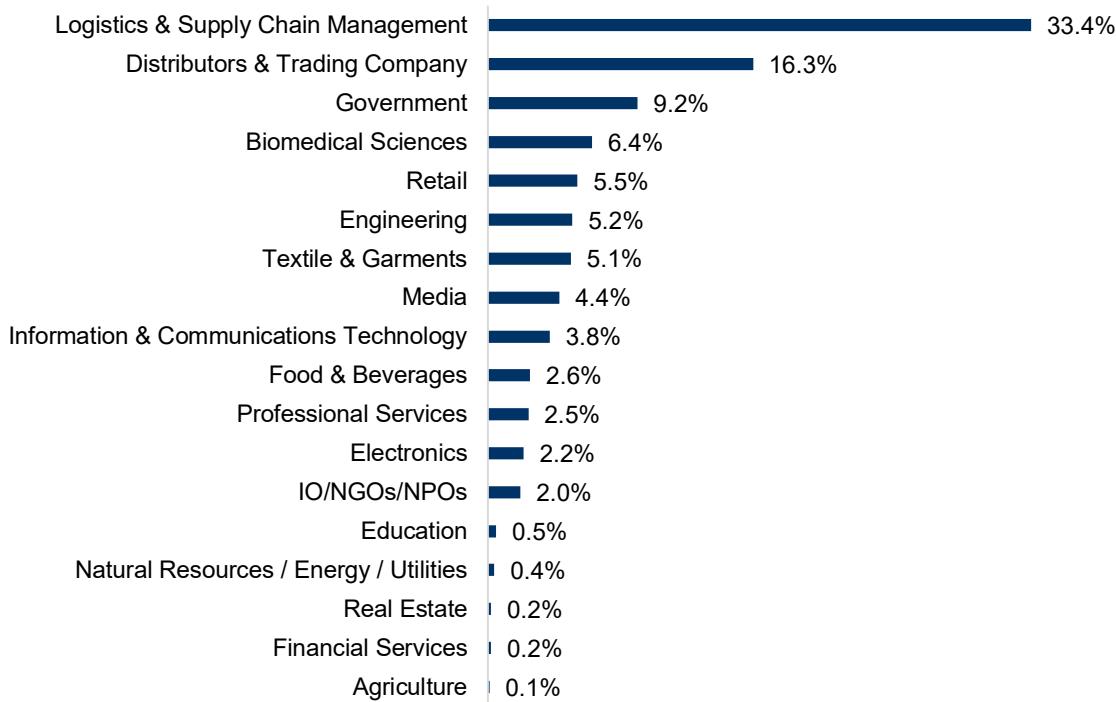
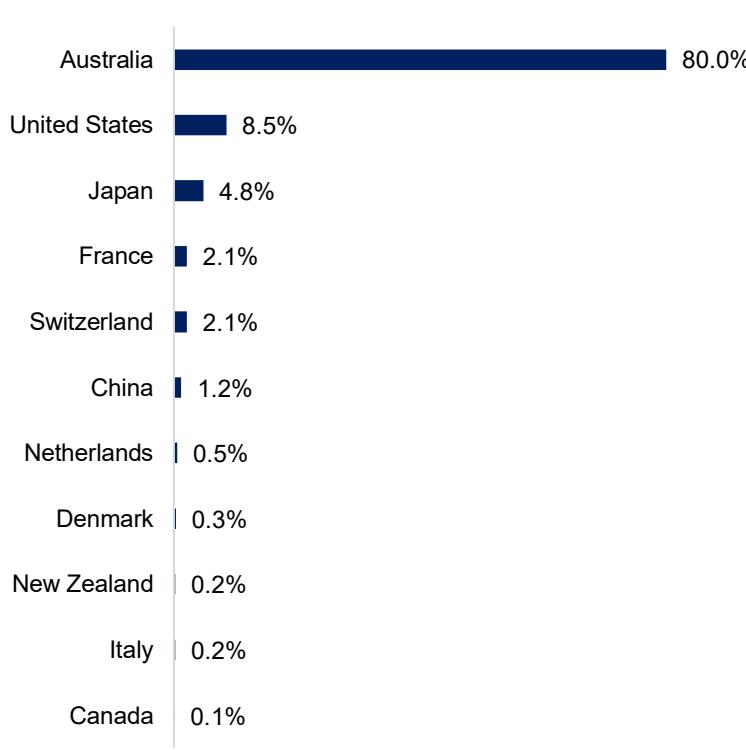


Figure 8b: Australia Portfolio by Gross Revenue – Tenants' Country of Origin



Note: IO/NGOs/NPOs refers to international organisations/non-government organisations/non-profit organisations.

Figure 9a: United Kingdom/Europe Portfolio by Gross Revenue: Tenant Industry Mix

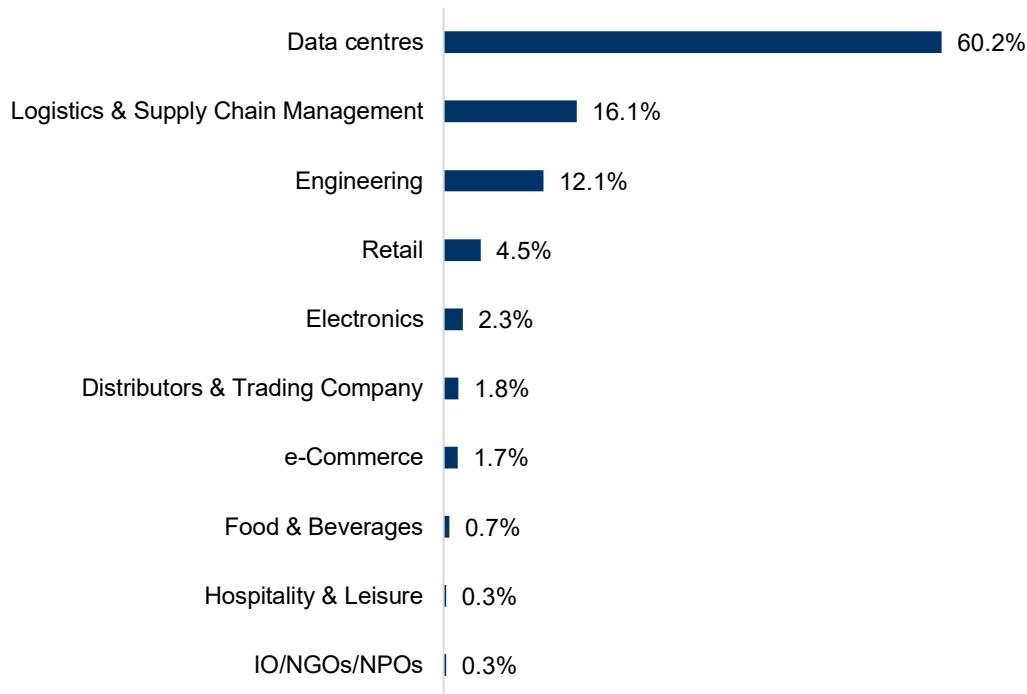
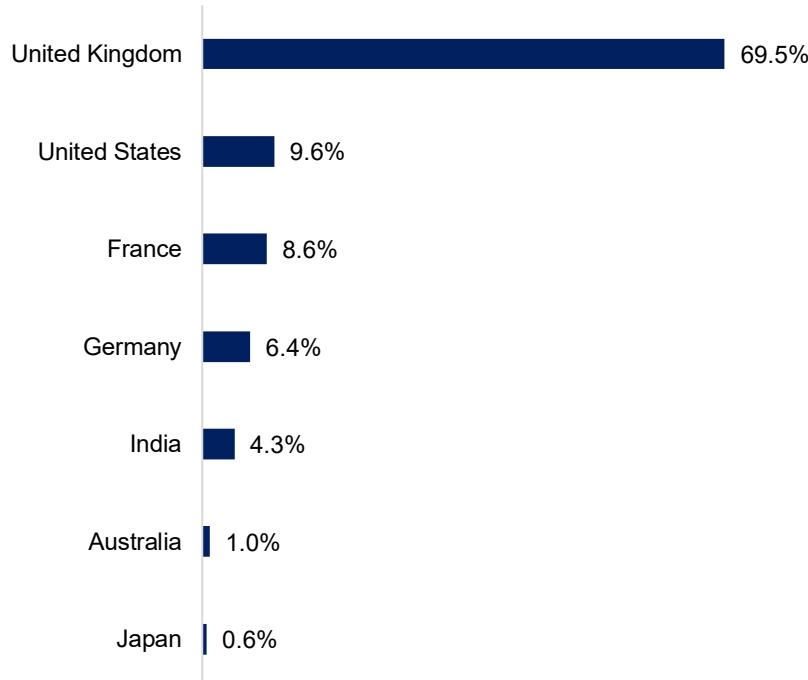


Figure 9b: United Kingdom/Europe Portfolio by Gross Revenue – Tenants' Country of Origin



Note: IO/NGOs/NPOs refers to international organisations/non-government organisations/non-profit organisations.