A stapled group comprising:

CAPITALAND ASCOTT REAL ESTATE INVESTMENT TRUST
(a real estate investment trust constituted on 19 January 2006 under the laws of the Republic of Singapore)

MANAGED BY

CAPITALAND ASCOTT TRUST MANAGEMENT LIMITED

CAPITALAND ASCOTT BUSINESS TRUST
(a business trust constituted on 9 September 2019 under the laws of the Republic of Singapore)

MANAGED BY

CAPITALAND ASCOTT BUSINESS TRUST MANAGEMENT PTE. LTD.

ANNOUNCEMENT

PAYMENT OF MANAGEMENT FEES
BY WAY OF ISSUE OF STAPLED SECURITIES IN CAPITALAND ASCOTT TRUST

CapitaLand Ascott Trust Management Limited (the "**REIT Manager**"), as manager of CapitaLand Ascott Real Estate Investment Trust (the "**REIT**"), and CapitaLand Ascott Business Trust Management Pte. Ltd. (the "**BT Trustee-Manager**"), as trustee-manager of CapitaLand Ascott Business Trust (the "**BT**"), wish to announce that a total of 5,560,773 stapled securities in CapitaLand Ascott Trust ("**Stapled Securities**") have been issued by the REIT Manager and the BT Trustee-Manager as follows:

(a) 4,741,601 Stapled Securities to Somerset Capital Pte Ltd ("**SCPL**"), an entity nominated by the REIT Manager to receive the Stapled Securities in its place[1] as partial payment of the base fee for the period from 1 July 2026 to 30 September 2026 (both dates inclusive) at an issue price of S$0.8293 per Stapled Security.

The aforesaid base fee is computed in accordance with the provisions stipulated in the REIT deed of trust dated 19 January 2006 (as amended); and

(b) 819,172 Stapled Securities to SCPL, an entity nominated by the BT Trustee-Manager to receive the Stapled Securities in its place[2] as partial payment of the base fee and base performance fee for the period from 1 July 2026 to 30 September 2026 (both dates inclusive) at an issue price of S$0.8293 per Stapled Security.

The aforesaid base fee and performance fee are computed in accordance with the provisions stipulated in the BT deed of trust dated 9 September 2019 (as amended).

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[1] The REIT Manager has sold the 4,741,601 Stapled Securities which it is entitled to receive as payment of its management fee to SCPL, a wholly owned subsidiary of CapitaLand Investment Limited, and in connection with the sale, the REIT Manager has directed that such Stapled Securities be issued directly to SCPL instead of the REIT Manager.

[2] The BT Trustee-Manager has sold the 819,172 Stapled Securities which it is entitled to receive as payment of its management fee to SCPL, a wholly owned subsidiary of CapitaLand Investment Limited, and in connection with the sale, the BT Trustee-Manager has directed that such Stapled Securities be issued directly to SCPL instead of the BT Trustee-Manager.

With the above-mentioned issue of Stapled Securities, the total number of Stapled Securities in issue is 3,862,163,945. As the 5,560,773 Stapled Securities have been issued to SCPL, the total number of Stapled Securities held by the REIT Manager remains unchanged at 10,501,298 Stapled Securities (0.272%) and the total number of Stapled Securities held by the BT Trustee-Manager remains unchanged at 1,100,215 Stapled Securities (0.028%). However, the CapitaLand Investment Limited Group's aggregated interest in CapitaLand Ascott Trust as at 10 November 2026 increased from 25.17% to 25.28%.

By Order of the Board

CapitaLand Ascott Trust Management Limited
(Company Registration No. 200516209Z)
As manager of CapitaLand Ascott REIT

CapitaLand Ascott Business Trust Management Pte. Ltd.
(Company Registration No. 201925299R)
As trustee-manager of CapitaLand Ascott Business Trust

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
10 November 2026

IMPORTANT NOTICE

The value of stapled securities in CapitaLand Ascott Trust ("**Stapled Securities**") and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by CapitaLand Ascott Trust Management Limited, as manager of CapitaLand Ascott Real Estate Investment Trust (the "**REIT Manager**"), CapitaLand Ascott Business Trust Management Pte. Ltd., as trustee-manager of CapitaLand Ascott Business Trust (the "**BT Trustee-Manager**", together with the REIT Manager, the "**Managers**"), or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Managers to redeem their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities. The past performance of CapitaLand Ascott Trust is not necessarily indicative of the future performance of CapitaLand Ascott Trust.