

CapitaLand Ascott Trust

Portfolio Details

As at 31 December 2022

Important Notice

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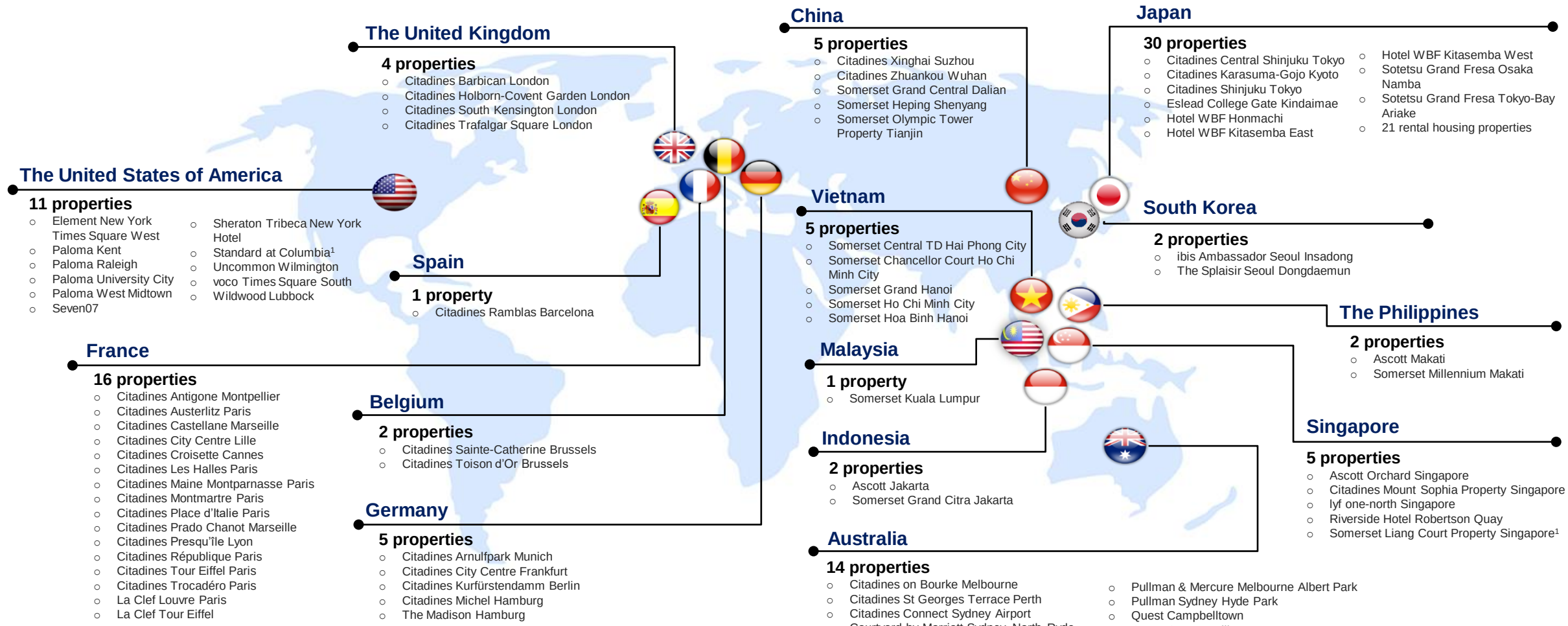
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CapitaLand Ascott Trust's Global Footprint

105 quality assets located across 15 countries and 47 cities



The United Kingdom

4 properties

- Citadines Barbican London
- Citadines Holborn-Covent Garden London
- Citadines South Kensington London
- Citadines Trafalgar Square London

The United States of America

11 properties

- Element New York Times Square West
- Paloma Kent
- Paloma Raleigh
- Paloma University City
- Paloma West Midtown
- Seven07
- Sheraton Tribeca New York Hotel
- Standard at Columbia[1]
- Uncommon Wilmington
- voco Times Square South
- Wildwood Lubbock

Spain

1 property

- Citadines Ramblas Barcelona

France

16 properties

- Citadines Antigone Montpellier
- Citadines Austerlitz Paris
- Citadines Castellane Marseille
- Citadines City Centre Lille
- Citadines Croisette Cannes
- Citadines Les Halles Paris
- Citadines Maine Montparnasse Paris
- Citadines Montmartre Paris
- Citadines Place d'Italie Paris
- Citadines Prado Chanot Marseille
- Citadines Presqu'île Lyon
- Citadines République Paris
- Citadines Tour Eiffel Paris
- Citadines Trocadéro Paris
- La Clef Louvre Paris
- La Clef Tour Eiffel

Belgium

2 properties

- Citadines Sainte-Catherine Brussels
- Citadines Toison d'Or Brussels

Germany

5 properties

- Citadines Arnulfpark Munich
- Citadines City Centre Frankfurt
- Citadines Kurfürstendamm Berlin
- Citadines Michel Hamburg
- The Madison Hamburg

China

5 properties

- Citadines Xinghai Suzhou
- Citadines Zhuankou Wuhan
- Somerset Grand Central Dalian
- Somerset Heping Shenyang
- Somerset Olympic Tower Property Tianjin

Vietnam

5 properties

- Somerset Central TD Hai Phong City
- Somerset Chancellor Court Ho Chi Minh City
- Somerset Grand Hanoi
- Somerset Ho Chi Minh City
- Somerset Hoa Binh Hanoi

Malaysia

1 property

- Somerset Kuala Lumpur

Indonesia

2 properties

- Ascott Jakarta
- Somerset Grand Citra Jakarta

Australia

14 properties

- Citadines on Bourke Melbourne
- Citadines St Georges Terrace Perth
- Citadines Connect Sydney Airport
- Courtyard by Marriott Sydney–North Ryde
- Novotel Sydney Central
- Novotel Sydney Parramatta
- Pullman & Mercure Brisbane King George Square
- Pullman & Mercure Melbourne Albert Park
- Pullman Sydney Hyde Park
- Quest Campbelltown
- Quest Cannon Hill
- Quest Macquarie Park
- Quest Mascot
- Quest Sydney Olympic Park

Japan

30 properties

- Citadines Central Shinjuku Tokyo
- Citadines Karasuma-Gojo Kyoto
- Citadines Shinjuku Tokyo
- Eslead College Gate Kindaimae
- Hotel WBF Honmachi
- Hotel WBF Kitasemba East
- Hotel WBF Kitasemba West
- Sotetsu Grand Fresa Osaka Namba
- Sotetsu Grand Fresa Tokyo-Bay Ariake
- 21 rental housing properties

South Korea

2 properties

- ibis Ambassador Seoul Insadong
- The Splaisir Seoul Dongdaemun

The Philippines

2 properties

- Ascott Makati
- Somerset Millennium Makati

Singapore

5 properties

- Ascott Orchard Singapore
- Citadines Mount Sophia Property Singapore
- lyf one-north Singapore
- Riverside Hotel Robertson Quay
- Somerset Liang Court Property Singapore[1]

Notes: Figures above as at 31 December 2022 unless otherwise stated

1. *The property is currently under development*

Breakdown of Valuation by Country

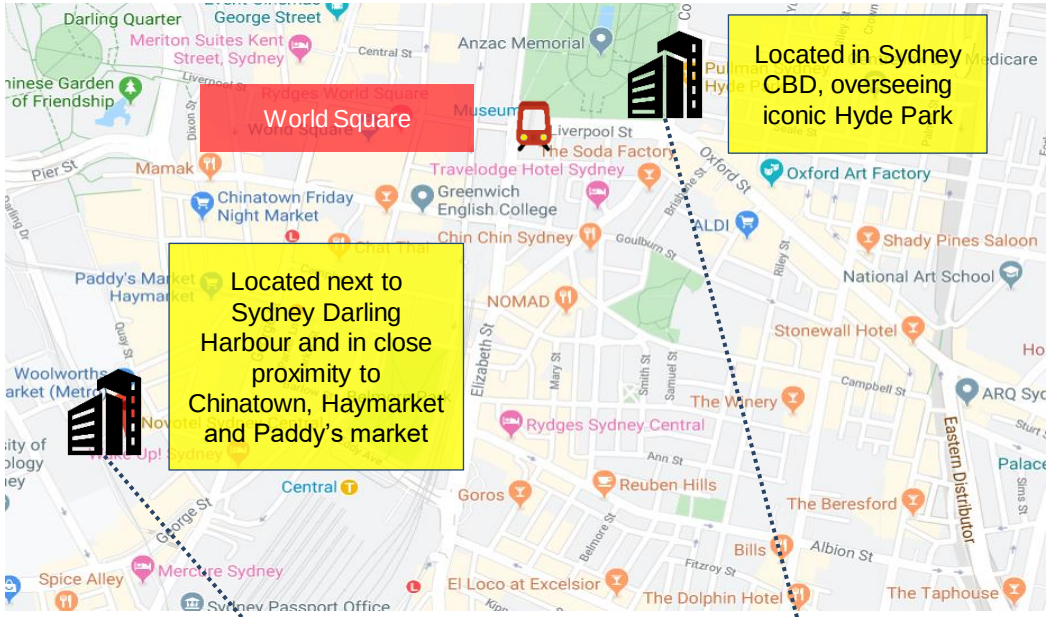
Country	No. of Properties	No. of Units	Valuation (LC mil)	Valuation (S$ mil)
Australia	14	2,840	AUD 1,051.2	949.0
Belgium	2	324	EUR 38.1	54.0
China	5	1,066	RMB 1,363.1	264.9
France	16	1,598	EUR 410.7	582.5
Germany	5	721	EUR 158.2	224.4
Indonesia	2	404	IDR 1,023,870.0	90.1
Japan	30	5,275	JPY 127,728.0	1,305.4
Malaysia	1	205	MYR 134.0	40.4
Philippines	2	480	PHP 4,718.0[1]	113.0[1]
Singapore	5[2]	1,226[2]	S$1,252.8	1,252.8
South Korea	2	578	KRW 153,000.0	159.1
Spain	1	131	EUR 37.7	53.4
United Kingdom	4	600	GBP 284.3	462.4
United States of America	11[3]	2,528[3]	USD 1,017.6	1,394.8
Vietnam	5	893	VND 3,893.0[4]	221.9
Total	**105**	**18,869**		**7,168.1**

Notes: Figures above as at 31 December 2022 unless otherwise stated

1. *Valuation relates to the 427 units owned by CapitaLand Ascott Trust*
2. *Number of properties and units include Somerset Liang Court Property Singapore which is under development*
3. *Number of properties and units include Standard at Columbia which is under development*
4. *Valuations in local currency for Vietnam properties are stated in billions*

Properties in Australia

Sydney





Novotel Sydney Central	
Units	255
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$150.3 / AUD166.5

Pullman Sydney Hyde Park	
Units	241
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$144.4 / AUD159.9

Quest Macquarie Park Sydney	
Units	111
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$40.4 / AUD44.8

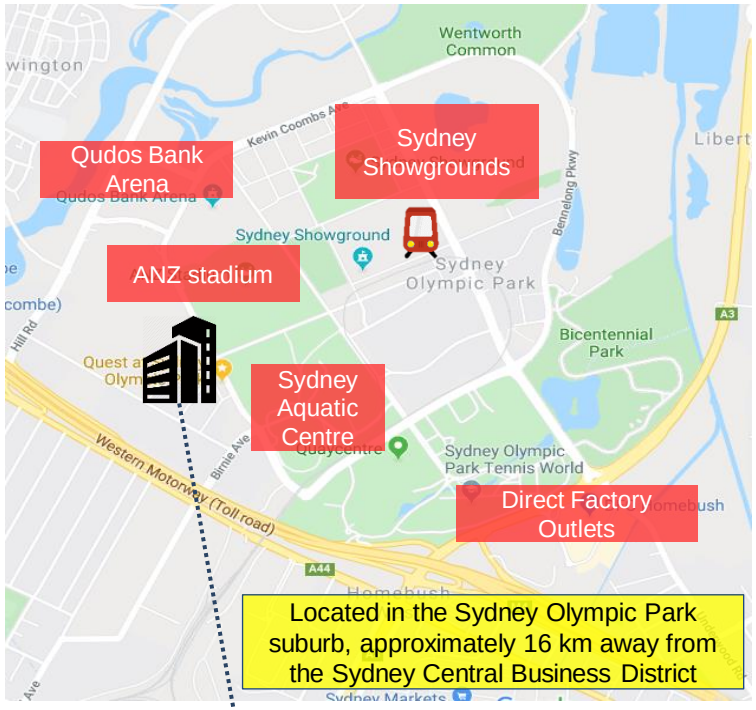
Courtyard by Marriott Sydney-North Ryde	
Units	196
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$49.8 / AUD55.2

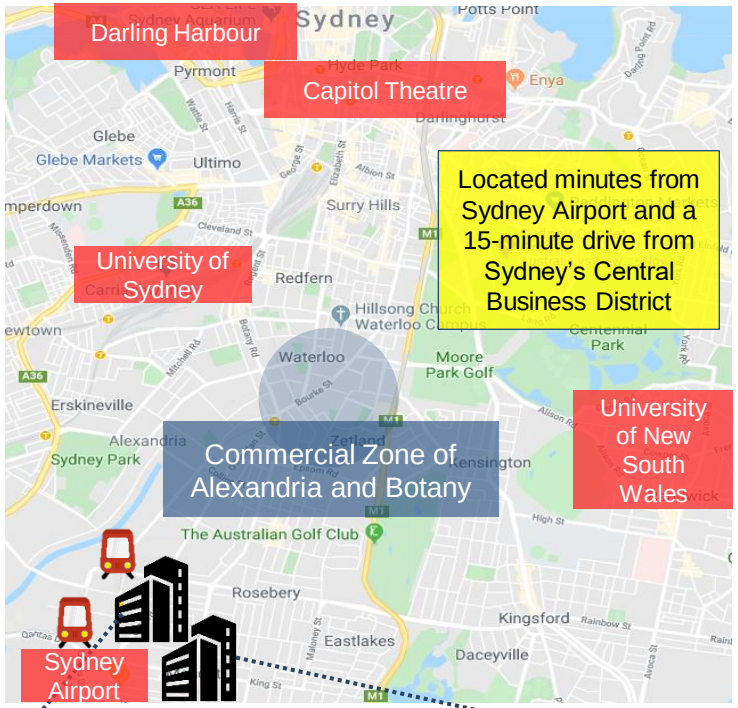
Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

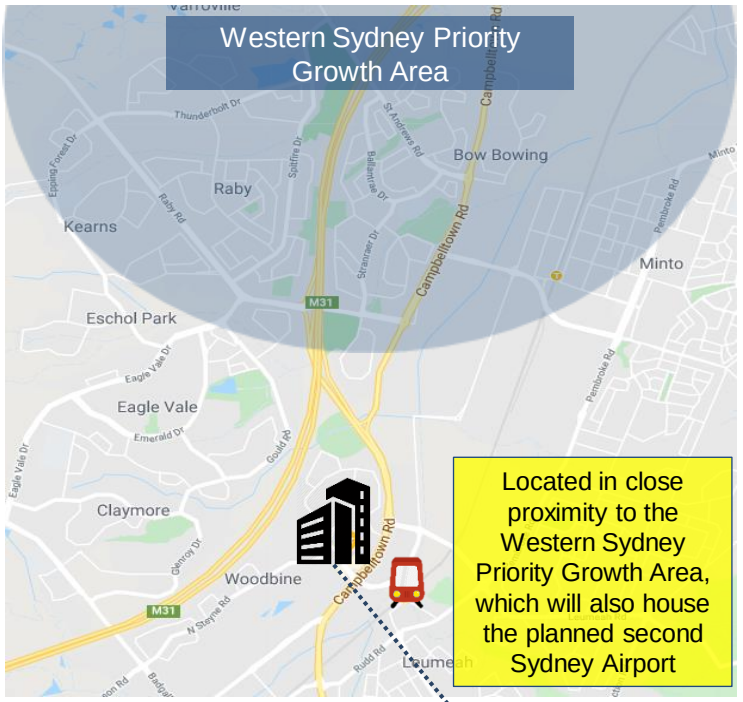
Management Contract Master Lease Metro/Train Station

Properties in Australia

Sydney







Quest Sydney Olympic Park

Units	140
Tenure (years)/ Expiry	99/ 2111
Valuation (S$/LC'mil)	S$40.2 / AUD44.5

Citadines Connect Sydney Airport

Units	150
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$54.6 / AUD60.5

Quest Mascot

Units	91
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$23.5 / AUD26.0

Quest Campbelltown

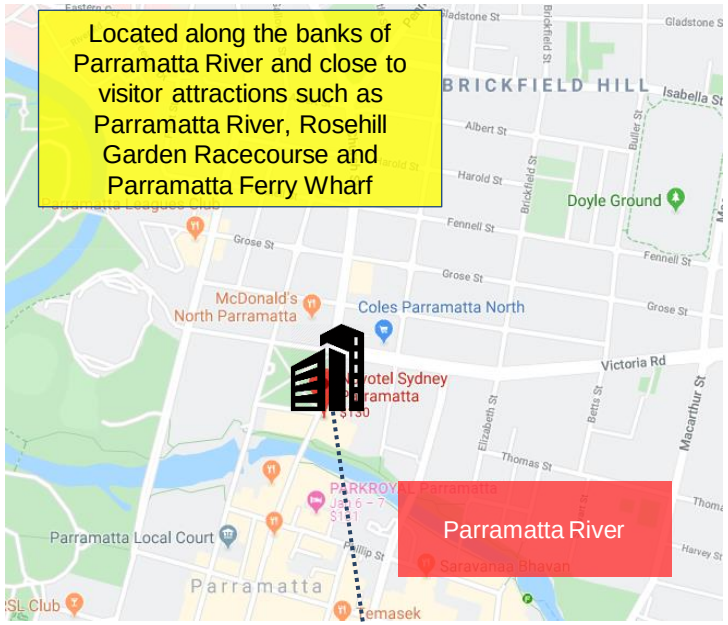
Units	81
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$21.2 / AUD23.5

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

Management Contract · Master Lease · Metro/Train Station

Properties in Australia

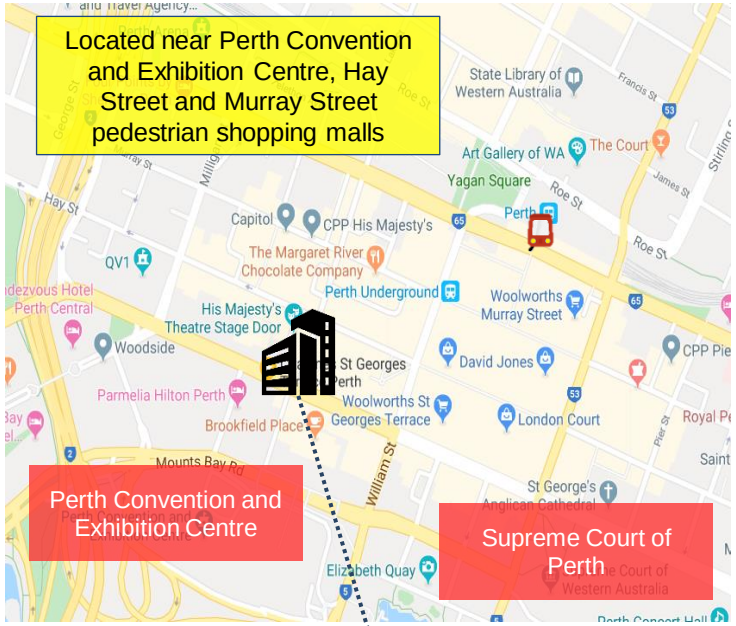
Sydney



Novotel Sydney Parramatta ●

Units	194
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$44.1 / AUD48.9

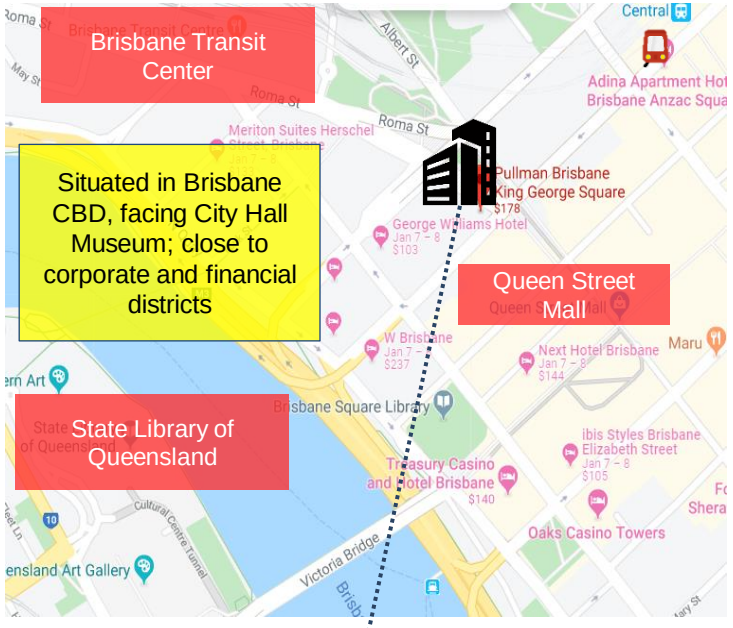
Perth



Citadines St Georges Terrace Perth ●

Units	85
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$17.0 / AUD18.8

Brisbane



Pullman and Mercure Brisbane King George Square ●

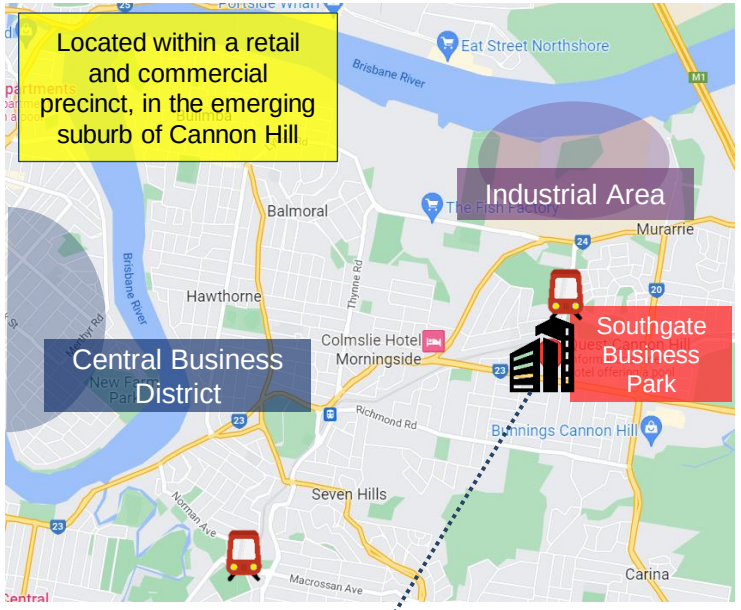
Units	210 (Pullman) 228 (Mercure)
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$84.9 / AUD94.0

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Management Contract Metro/Train Station

Properties in Australia

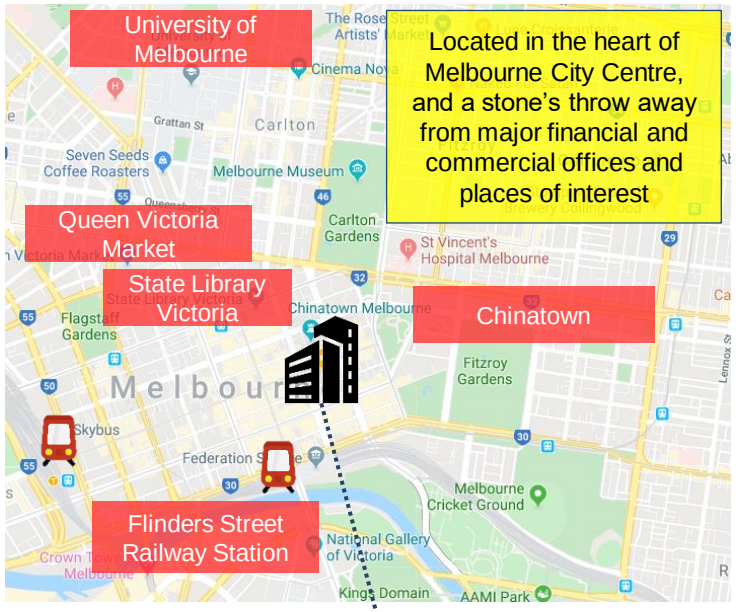
Brisbane



Quest Cannon Hill ●

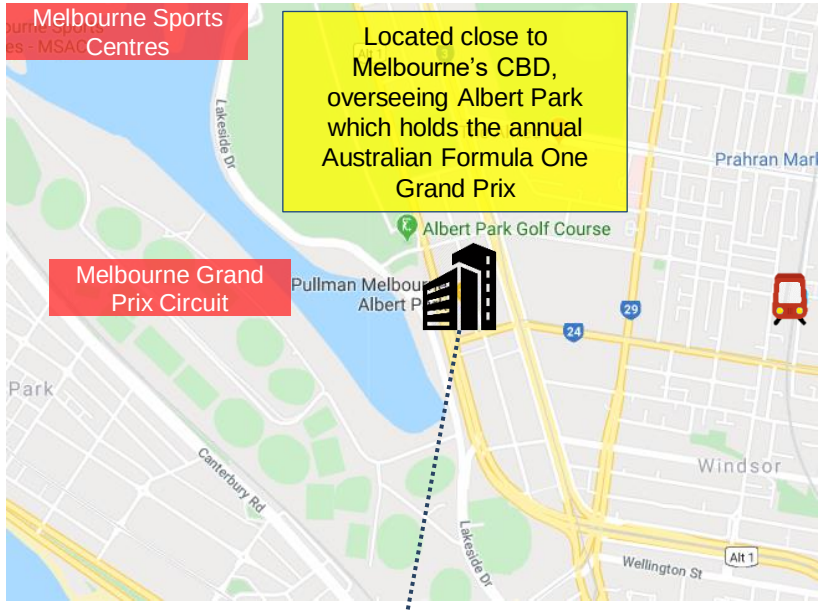
Units	100
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$28.3 / AUD31.4

Melbourne



Citadines on Bourke Melbourne ●

Units	380
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$153.4 / AUD169.9



Pullman and Mercure Melbourne Albert Park ●

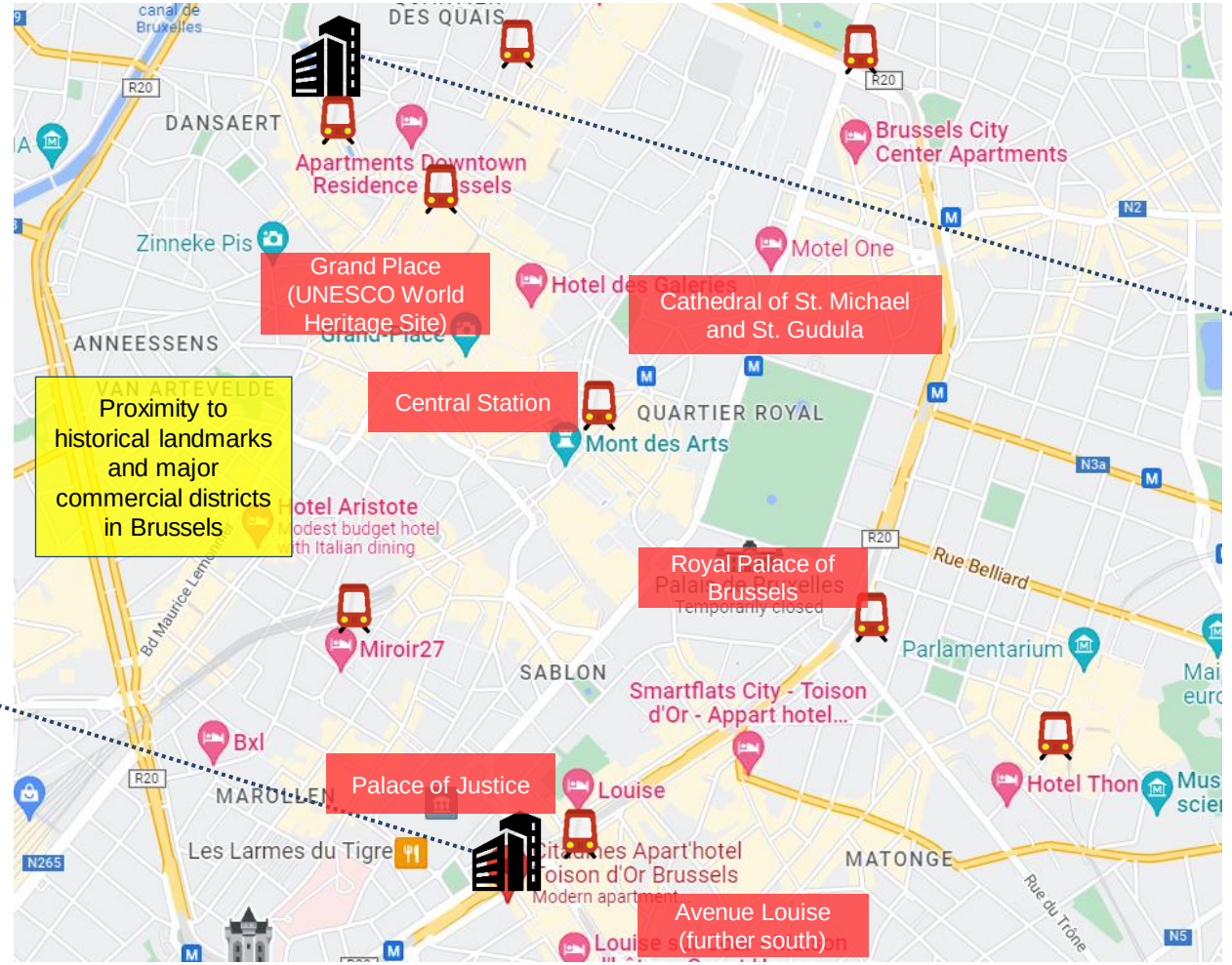
Units	169 (Pullman) 209 (Mercure)
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$96.9 / AUD107.3

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Management Contract ● Master Lease Metro/Train Station

Properties in Belgium

Brussels



Citadines Toison d'Or Brussels ●

Units	155
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$25.0 / EUR17.7

Citadines Sainte-Catherine Brussels ●

Units	169
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$29.0 / EUR20.4

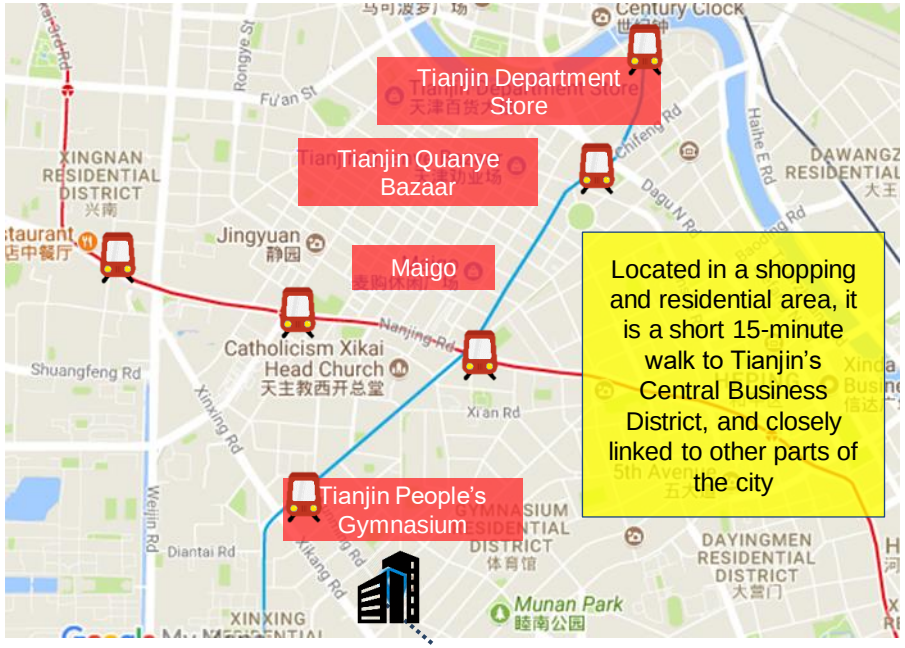
Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Management Contract with Minimum Guaranteed Income

Metro/Train Station

Properties in China

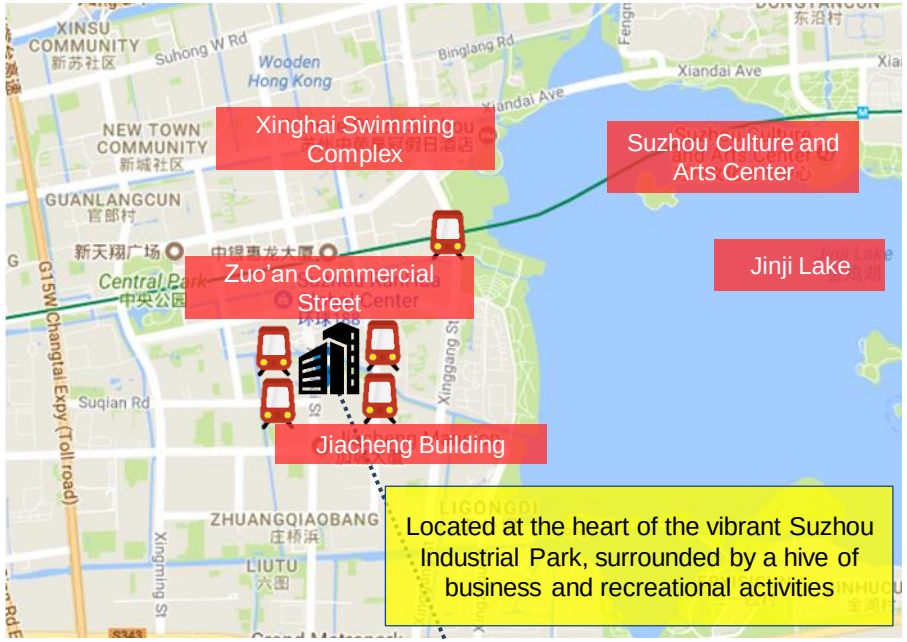
Tianjin



Somerset Olympic Tower Property Tianjin

Units	185
Tenure (years)/ Expiry	70 / 2062
Valuation (S$/LC'mil)	S$60.6 / RMB312.0

Suzhou



Citadines Xinghai Suzhou

Units	167
Tenure (years)/ Expiry	70 / 2066
Valuation (S$/LC'mil)	S$25.7 / RMB132.0

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

Management Contract Metro/Train Station

Properties in China

Dalian



Somerset Grand Central Dalian ●

Units	195
Tenure (years)/ Expiry	50 / 2056
Valuation (S$/LC'mil)	S$81.4 / RMB419.1

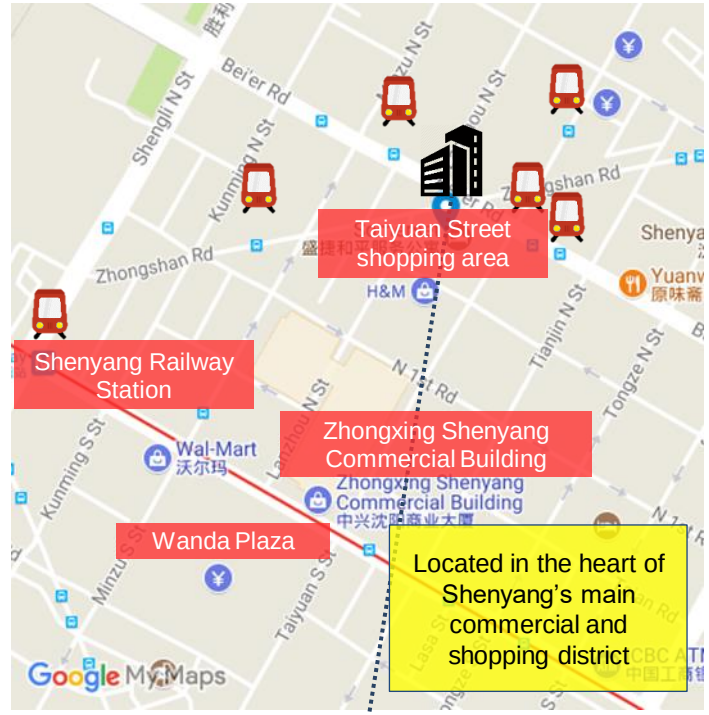
Wuhan



Citadines Zhuankou Wuhan ●

Units	249
Tenure (years)/ Expiry	40 / 2043
Valuation (S$/LC'mil)	S$35.8 / RMB184.0

Shenyang



Somerset Heping Shenyang ●

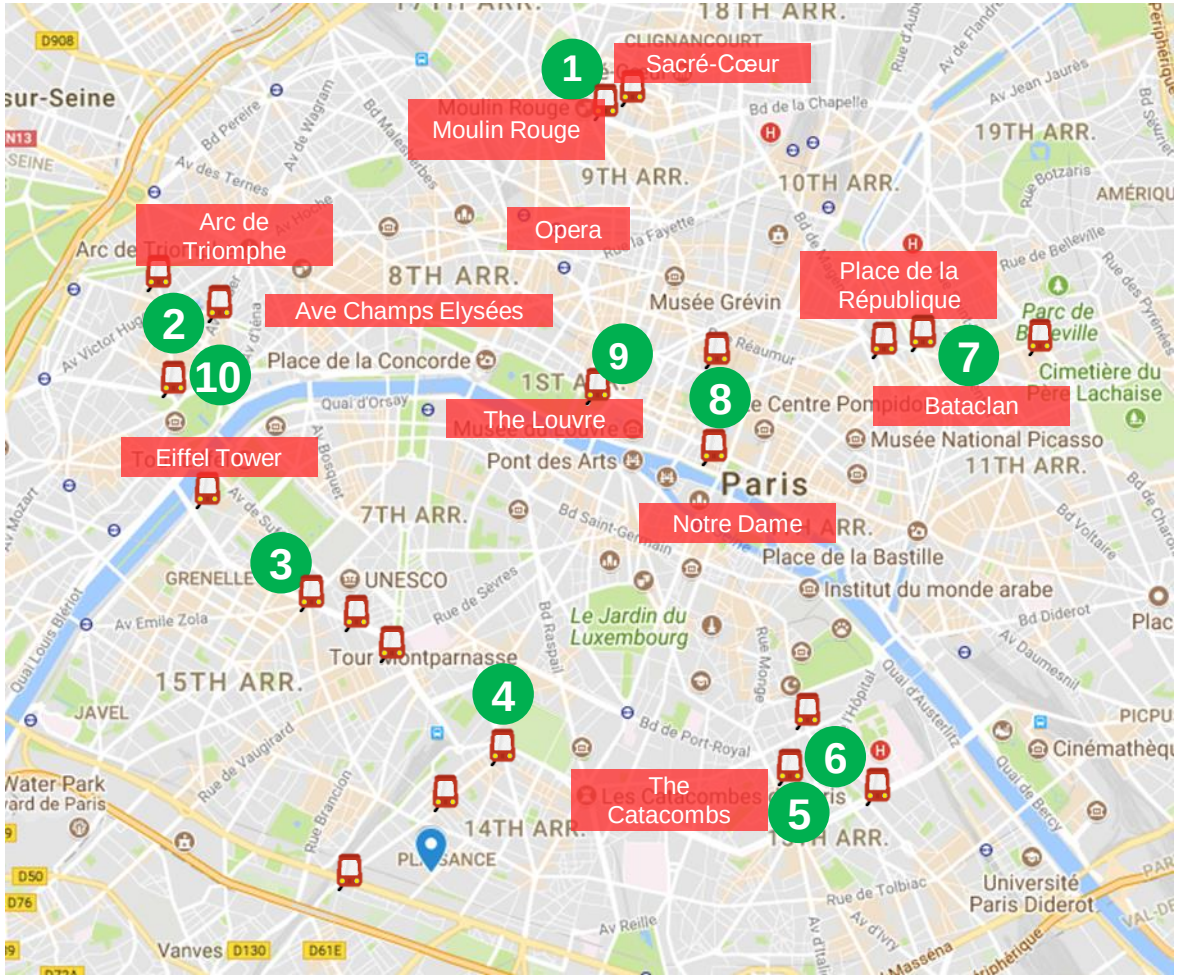
Units	270
Tenure (years)/ Expiry	40 / 2046
Valuation (S$/LC'mil)	S$61.4 / RMB316.0

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● Management Contract Metro/Train Station

Properties in France

Paris



1. Citadines Montmartre Paris
2. Citadines Trocadéro Paris
3. Citadines Tour Eiffel Paris
4. Citadines Maine Montparnasse Paris
5. Citadines Place d'Italie Paris
6. Citadines Austerlitz Paris
7. Citadines République Paris
8. Citadines Les Halles Paris
9. La Clef Louvre Paris
10. La Clef Tour Eiffel Paris

Master Lease Metro/Train Station

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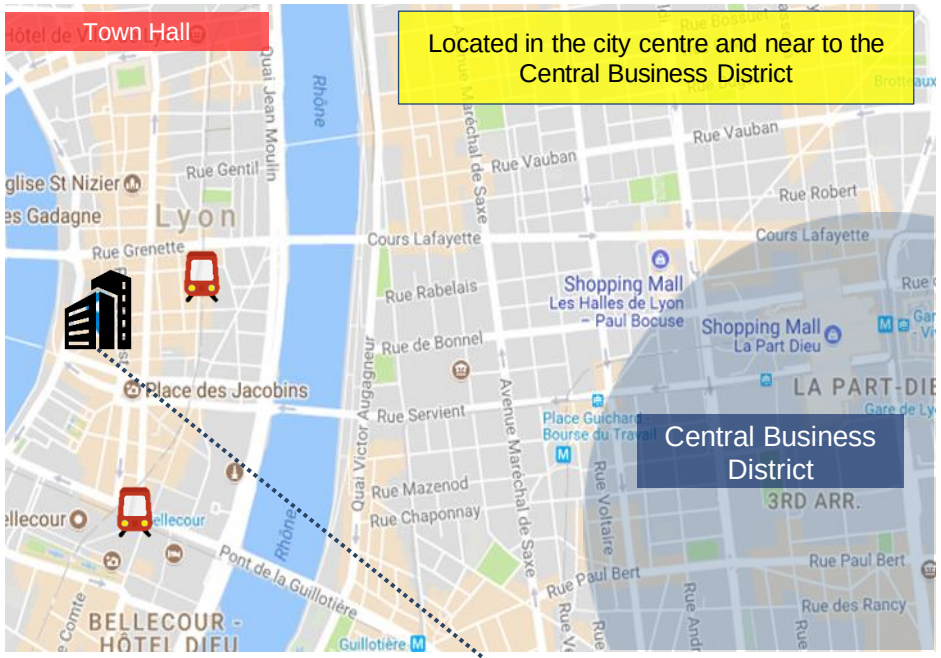
Properties in France

Paris					
	1 Citadines Montmartre Paris	2 Citadines Trocadéro Paris	3 Citadines Tour Eiffel Paris	4 Citadines Maine Montparnasse Paris	5 Citadines Place d'Italie Paris
Units	111	97	104	67	169
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (S$/LC'mil)	S$33.3 / EUR23.5	S$45.7 / EUR32.2	S$61.2 / EUR43.2	S$17.2 / EUR12.1	S$49.4 / EUR34.8
	6 Citadines Austerlitz Paris	7 Citadines République Paris	8 Citadines Les Halles Paris	9 La Clef Louvre Paris	10 La Clef Tour Eiffel Paris
Units	50	76	189	51	112
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (S$/LC'mil)	S$10.5 / EUR7.4	S$21.3 / EUR15.0	S$82.3 / EUR58.0	S$44.6 / EUR31.5	S$147.8 / EUR104.2

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Properties in France

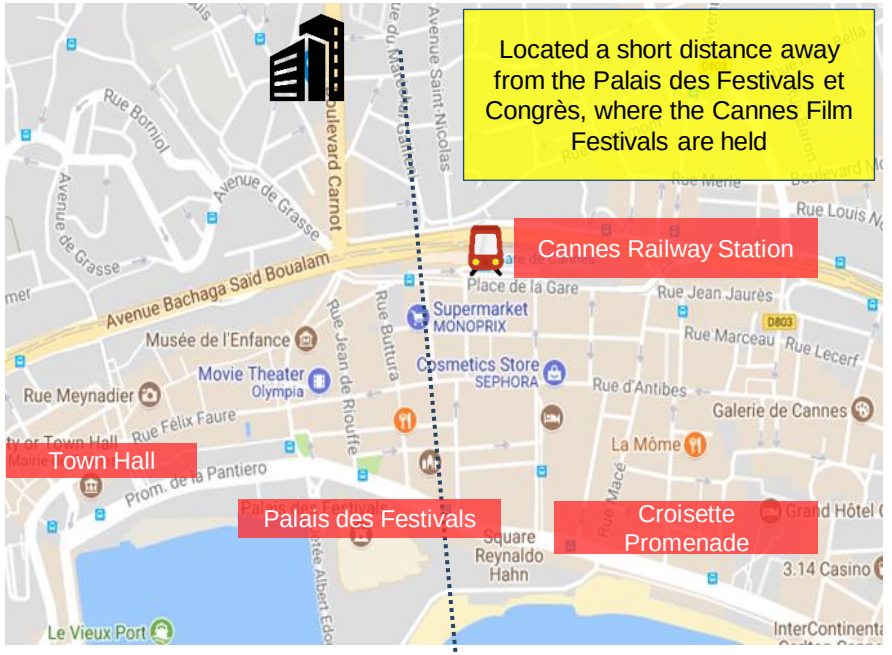
Lyon



Citadines Presqu'île Lyon

Units	116
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$18.0 / EUR12.7

Cannes



Citadines Croisette Cannes

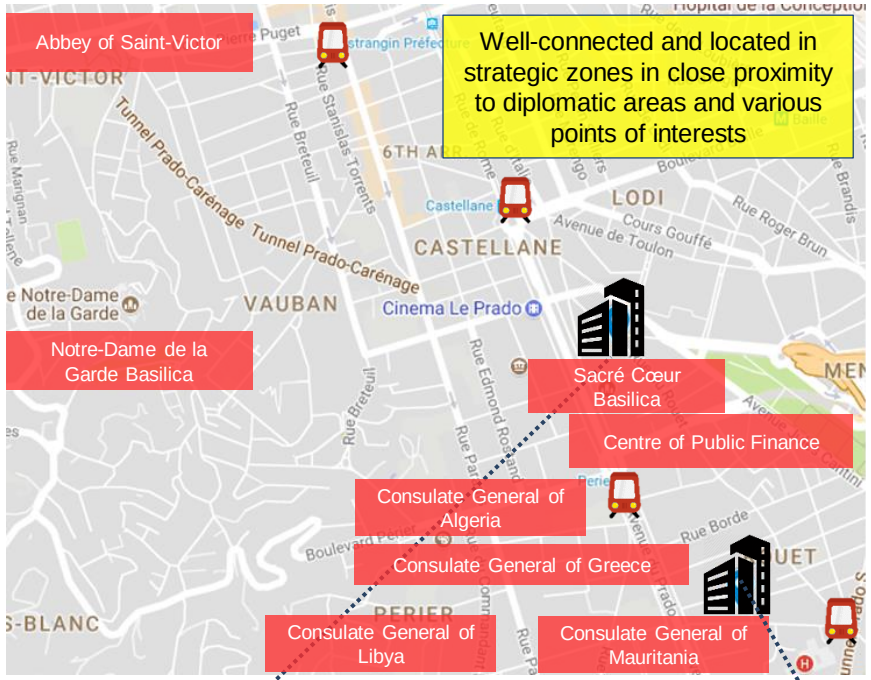
Units	58
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$7.4 / EUR5.2

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Master Lease Metro/Train Station

Properties in France

Marseille



Montpellier



Lille



Citadines Castellane Marseille ●

Units	98
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$9.8 / EUR6.9

Citadines Prado Chanot Marseille ●

Units	77
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$8.9 / EUR6.3

Citadines Antigone Montpellier ●

Units	122
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$12.5 / EUR8.8

Citadines City Centre Lille ●

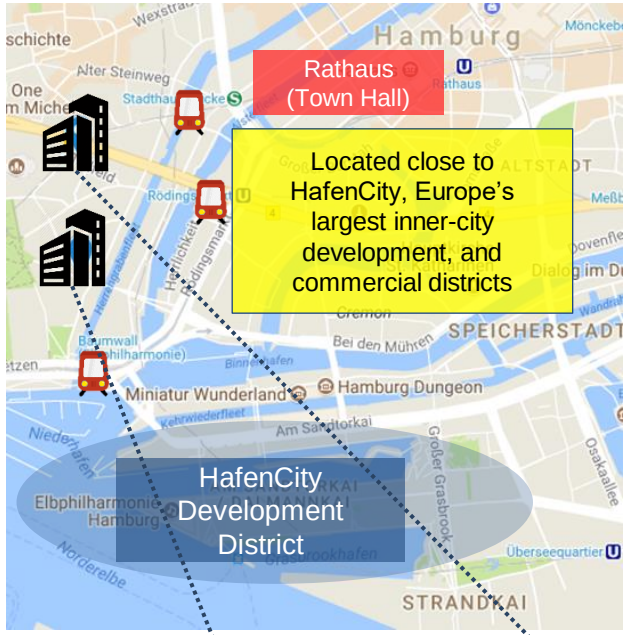
Units	101
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$12.6 / EUR8.9

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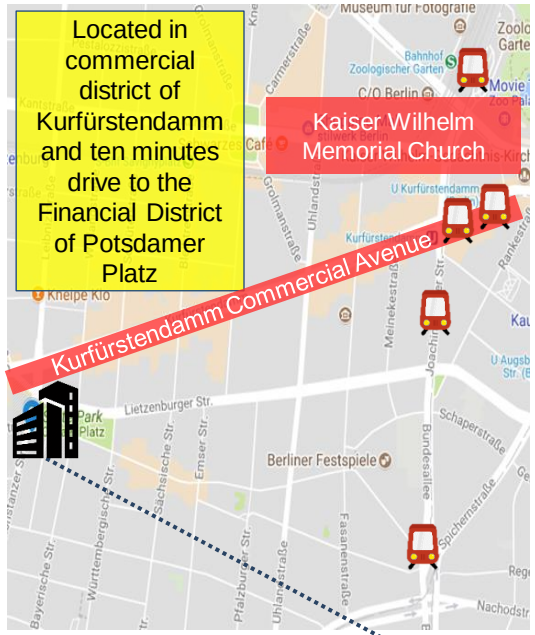
● Master Lease Metro/Train Station

Properties in Germany

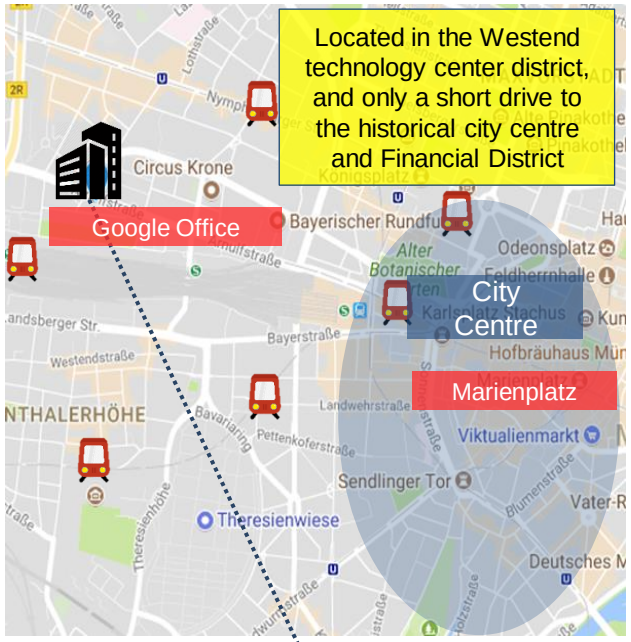
Hamburg



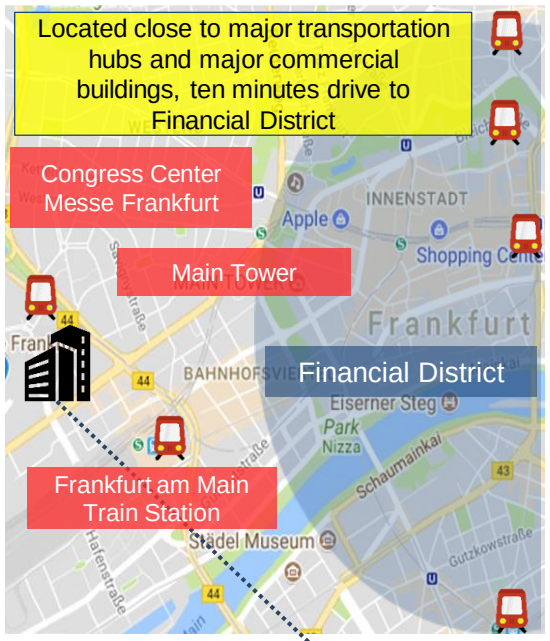
Berlin



Munich



Frankfurt



Madison Hamburg	
Units	166
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$70.8 / EUR49.9

Citadines Michel Hamburg	
Units	127
Tenure (years)/ Expiry	99 / 2111
Valuation (S$/LC'mil)	S$43.6 / EUR30.8

Citadines Kurfürstendamm Berlin	
Units	117
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$20.2 / EUR14.2

Citadines Arnulfpark Munich	
Units	146
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$35.2 / EUR24.8

Citadines City Centre Frankfurt	
Units	165
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$54.6 / EUR38.5

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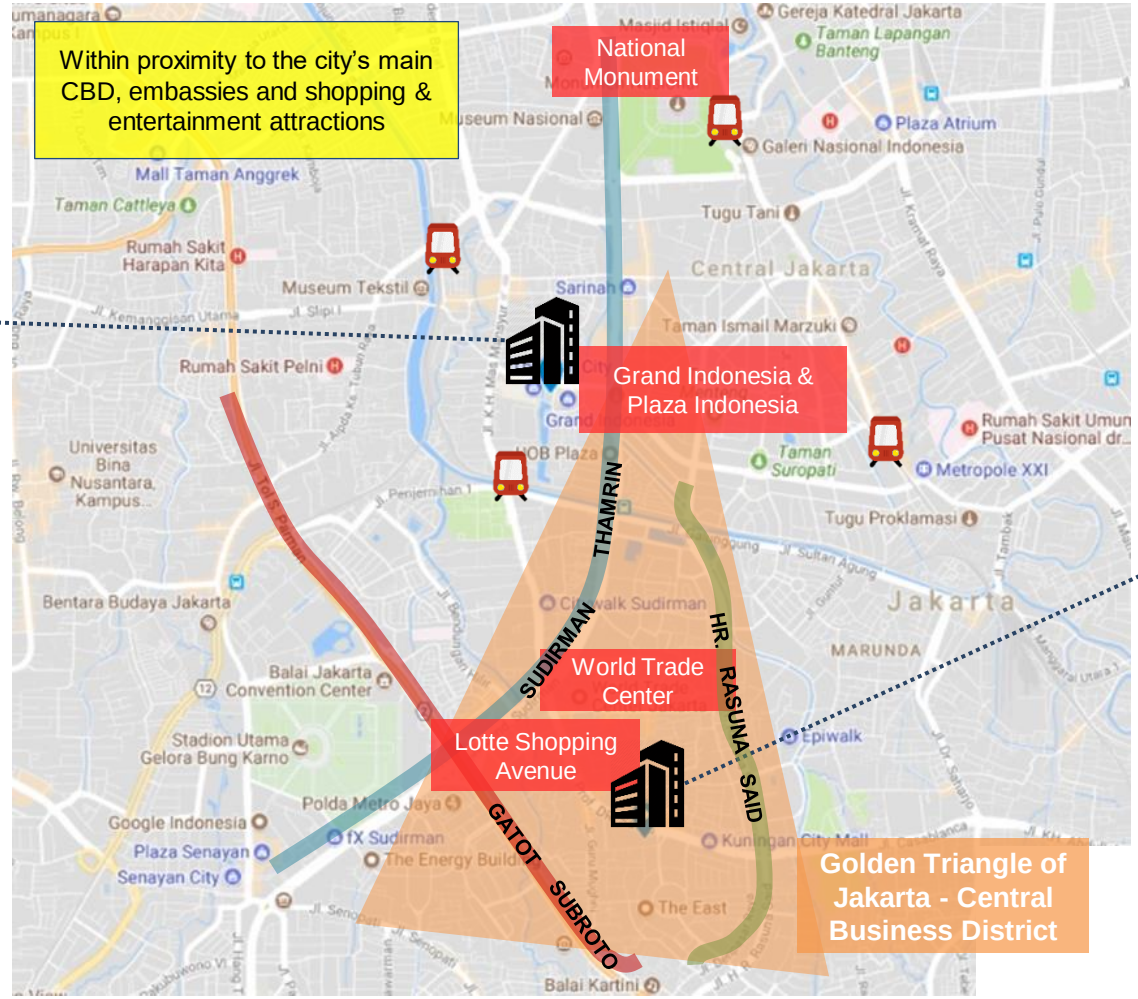
● Master Lease Metro/Train Station

Properties in Indonesia

Located in 'The Golden Triangle' – in the heart of Jakarta's main business and shopping areas

Ascott Jakarta

Units	204
Tenure (years)/ Expiry	26 / 2024
Valuation (S$/LC'mil)	S$54.8 / IDR622,770



Somerset Grand Citra Jakarta

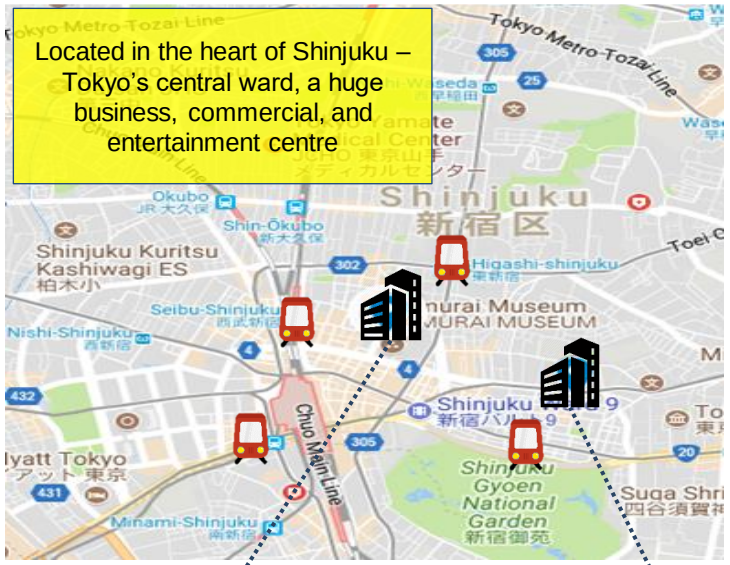
Units	200
Tenure (years)/ Expiry	30 / 2024
Valuation (S$/LC'mil)	S$35.3 / IDR401,100

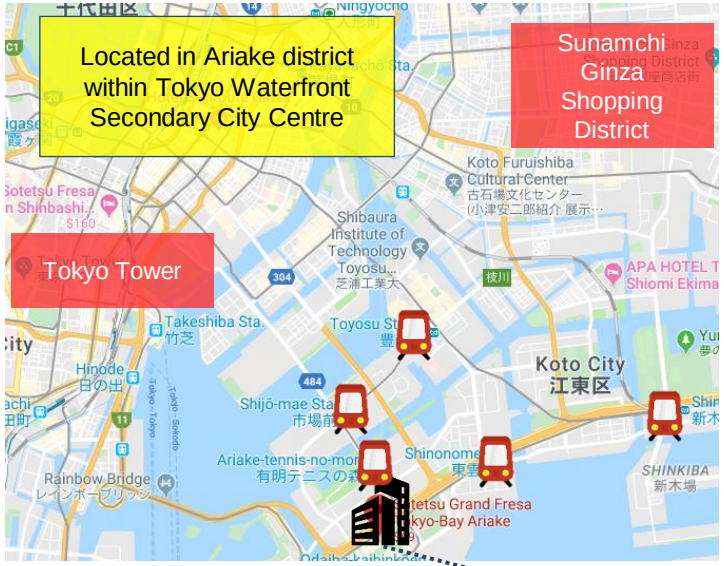
Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

Management Contract Metro/Train Station

Properties in Japan

Tokyo





Citadines Central Shinjuku Tokyo ●

Units	206
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$115.5 / JPY11,300.0

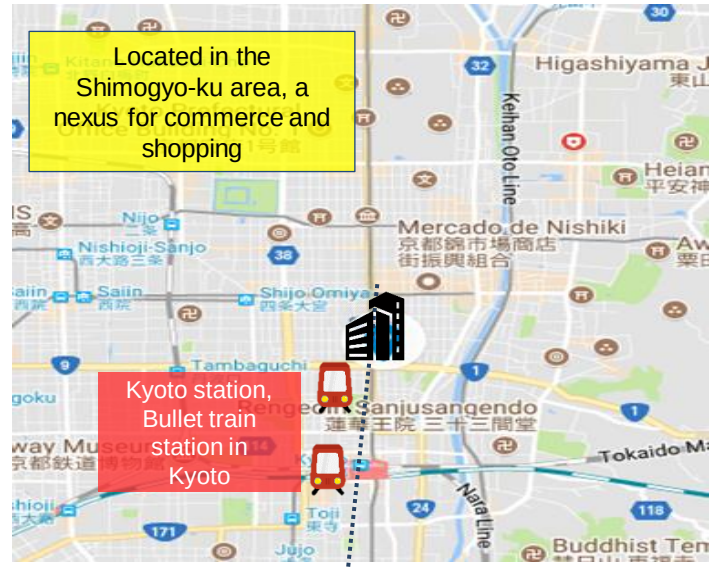
Citadines Shinjuku Tokyo ●

Units	160
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$86.7 / JPY8,480.0

Sotetsu Grand Fresa Tokyo-Bay Ariake ●

Units	912
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$273.9 / JPY26,800.0

Kyoto



Citadines Karasuma-Gojo Kyoto ●

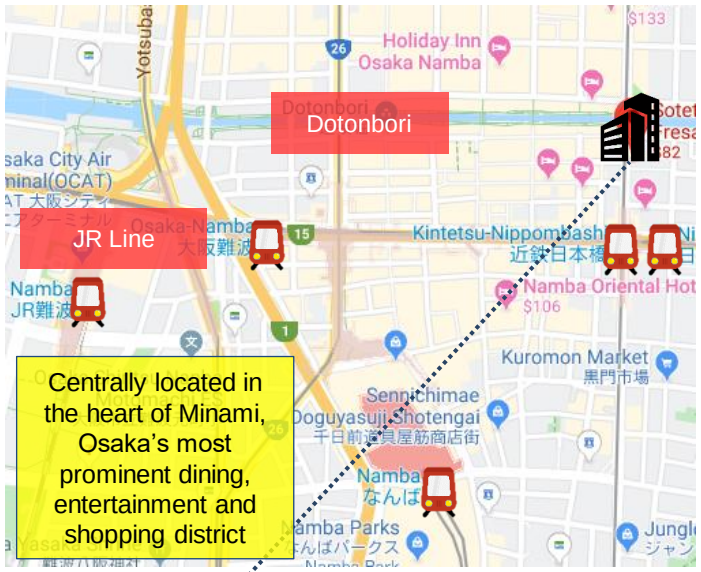
Units	124
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$45.1 / JPY4,410.0

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

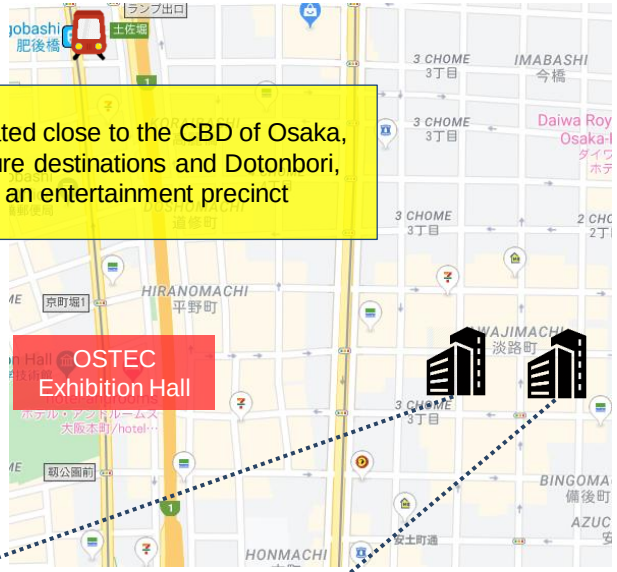
● Management Contract ● Master Lease Metro/Train Station

Properties in Japan

Osaka









Sotetsu Grand Fresa Osaka-Namba ●	
Units	698
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$207.5 / JPY20,300.0

Hotel WBF Honmachi ●	
Units	182
Tenure(years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$31.1 / JPY3,040.0

Hotel WBF Kitasemba West ●	
Units	168
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$32.2 / JPY3,150.0

Hotel WBF Kitasemba East ●	
Units	168
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$31.9 / JPY3,120.0

Eslead College Gate Kindaimae (Student Accomodation) ●	
Units	112
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$18.2 / JPY1,780.0

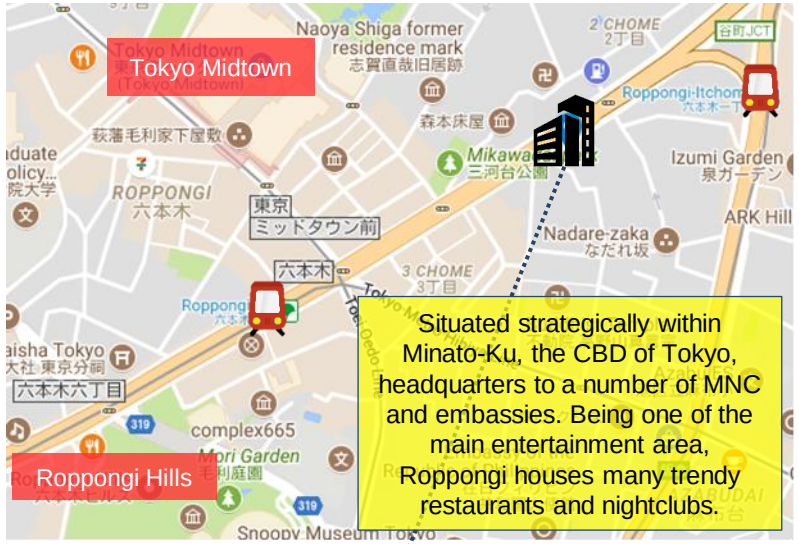
Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Master Lease ● Management Contract Metro/Train Station

Properties in Japan

The 21 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

Tokyo



Roppongi Residences Tokyo ●

Units	64
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$37.0 / JPY3,620.0

Fukuoka



Actus Hakata V-Tower ●

Units	296
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$41.4 / JPY4,050.0



Infini Garden ●

Units	389
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$78.8 / JPY7,710.0

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Management Contract Metro/Train Station

Properties in Japan

The 21 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

Hiroshima



Gravis Court Kakomachi

Units	63
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$6.4 / JPY631.0

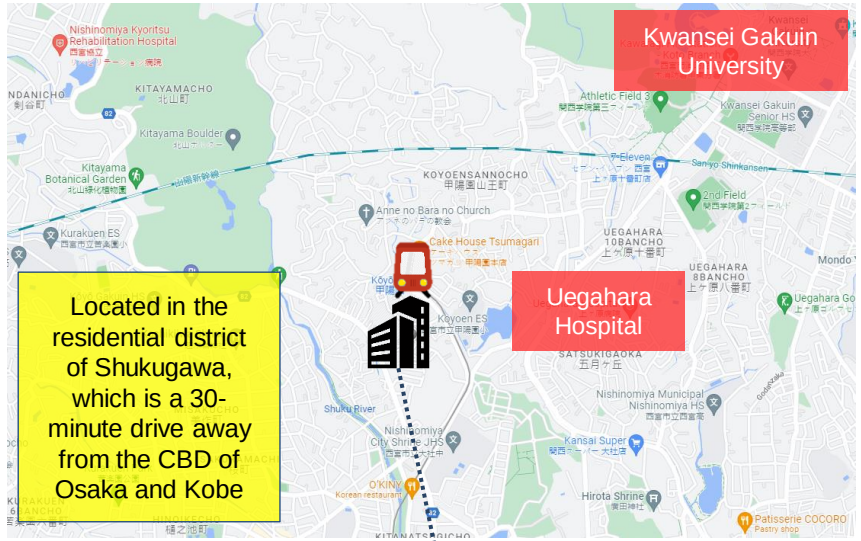
Gravis Court Kokutaiji

Units	48
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$4.9 / JPY482.0

Gravis Court Nishiharaekimae

Units	29
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$4.1 / JPY401.0

Hyogo



S-Residence Shukugawa

Units	33
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$8.1 / JPY790.0

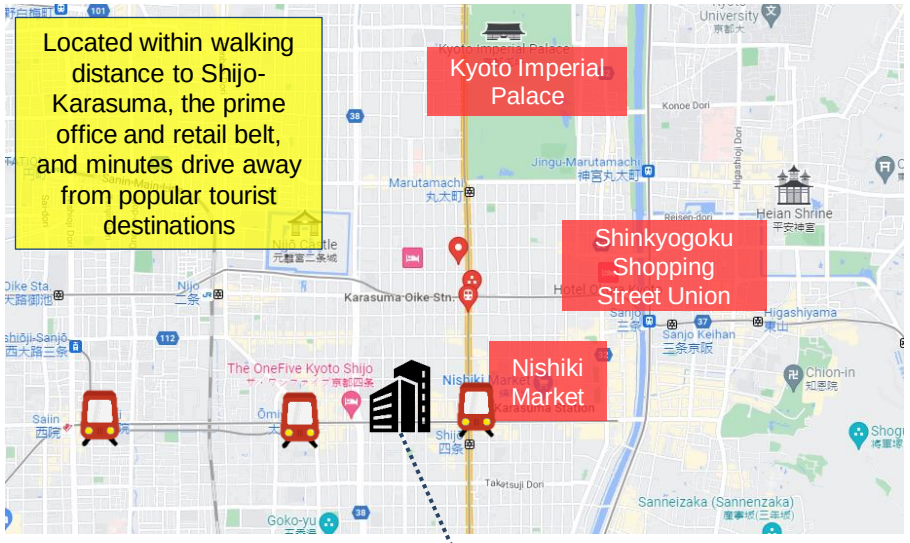
Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

Management Contract Metro/Train Station

Properties in Japan

The 21 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

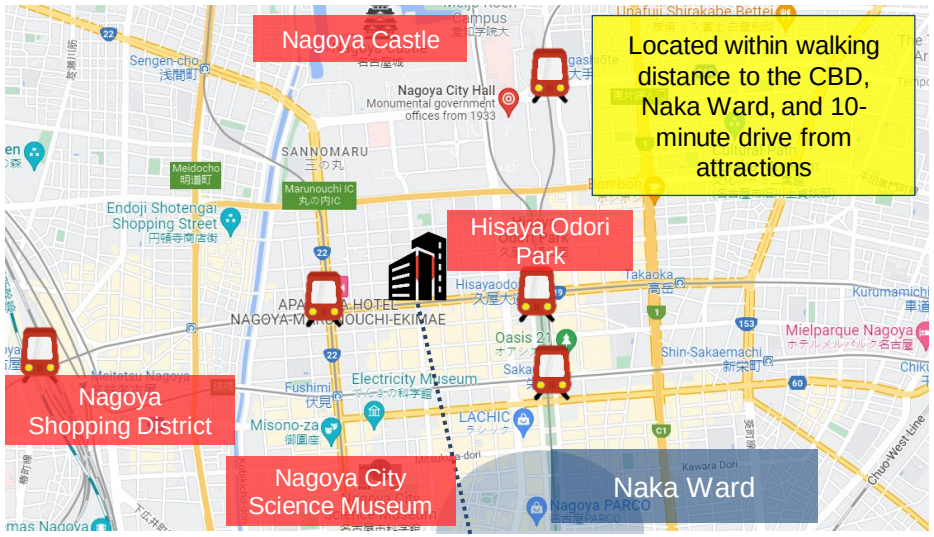
Kyoto



House Saison Shijo-Dori

Units	190
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$29.9 / JPY2,930.0

Nagoya



Marunouchi Central Heights

Units	30
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$7.3 / JPY718.0

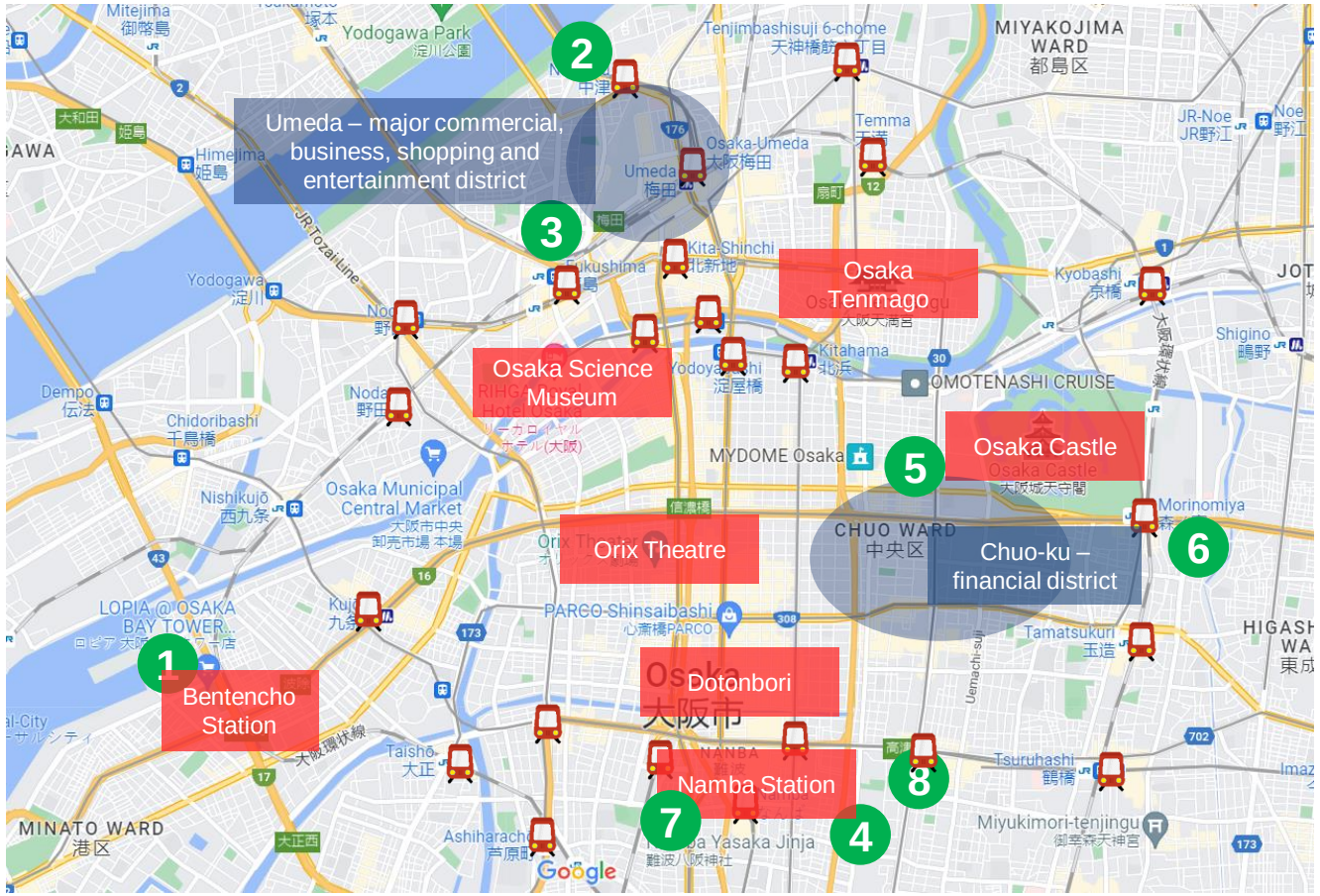
Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

Management Contract Metro/Train Station

Properties in Japan

The 21 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

Osaka



1. Eslead Residence Bentencho Grande
2. Eslead Residence Umeda Grande
3. S-Residence Fukushima Luxe
4. S-Residence Gakuenzaka
5. S-Residence Hommachi Marks
6. S-Residence Midoribashi Serio
7. S-Residence Namba Viale
8. S-Residence Tanimachi 9 chome

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Management Contract Metro/Train Station

Properties in Japan

The 21 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

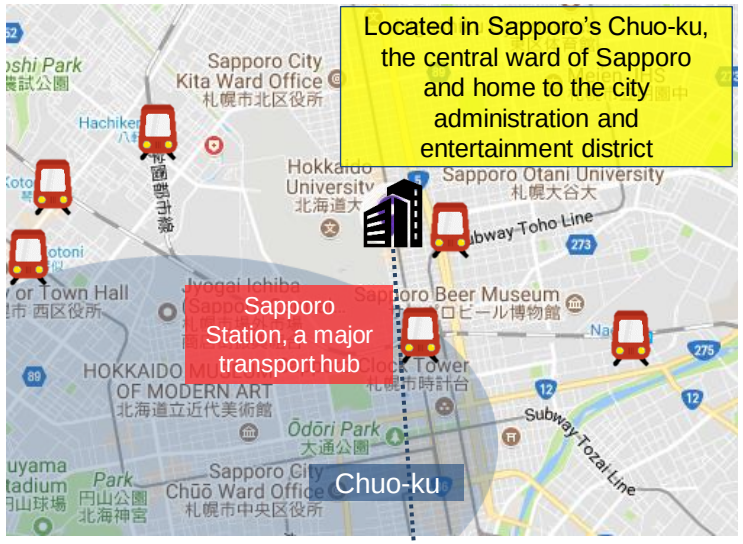
Osaka				
	1 Eslead Residence Bentencho Grande	2 Eslead Residence Umeda Grande	3 S-Residence Fukushima Luxe	4 S-Residence Gakuenzaka
Units	120	70	178	58
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold
Valuation (S$/LC'mil)	S$20.2 / JPY1,975.0	S$13.3 / JPY1,301.0	S$32.9 / JPY3,220.0	S$13.2 / JPY1,290.0
	5 S-Residence Hommachi Marks	6 S-Residence Midoribashi Serio	7 S-Residence Namba Viale	8 S-Residence Tanimachi 9 chome
Units	110	98	116	102
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold
Valuation (S$/LC'mil)	S$17.7 / JPY1,730.0	S$15.6 / JPY1,530.0	S$18.5 / JPY1,810.0	S$18.9 / JPY1,850.0

Note: Figures above as at 31 December 2022 unless otherwise stated.

Properties in Japan

The 21 rental housing properties are strategically located in eight cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Hyogo, Kyoto, Nagoya, Osaka and Sapporo

Sapporo







Big Palace Kita 14 jo ●

Units	140
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$18.7 / JPY1,830.0

Alpha Square Kita 15 jo ●

Units	127
Tenure years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$24.3 / JPY2,380.0

Big Palace Minami 5 jo ●

Units	158
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$25.6 / JPY2,500.0

City Court Kita 1 jo ●

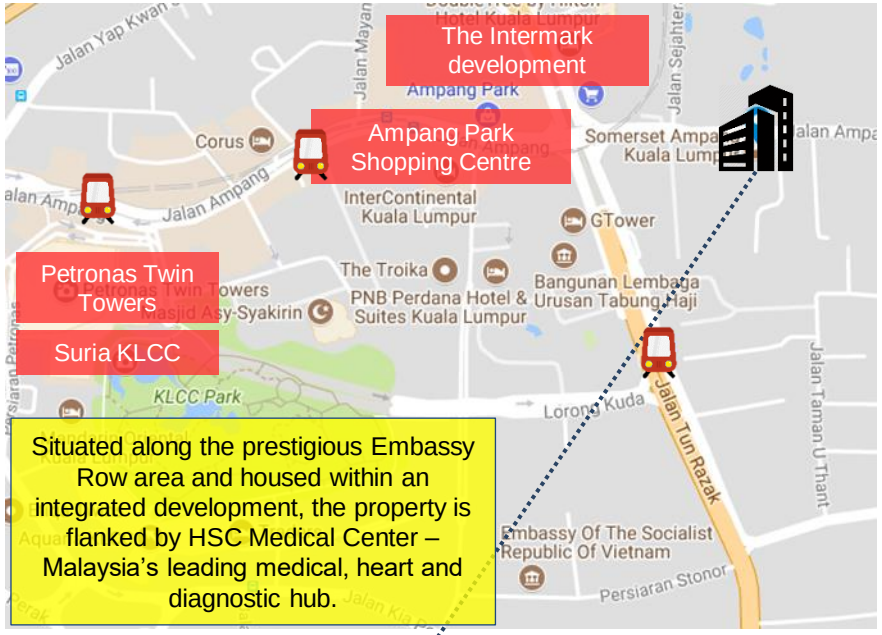
Units	126
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$26.6 / JPY2,600.0

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Management Contract Metro/Train Station

Properties in Malaysia & Philippines

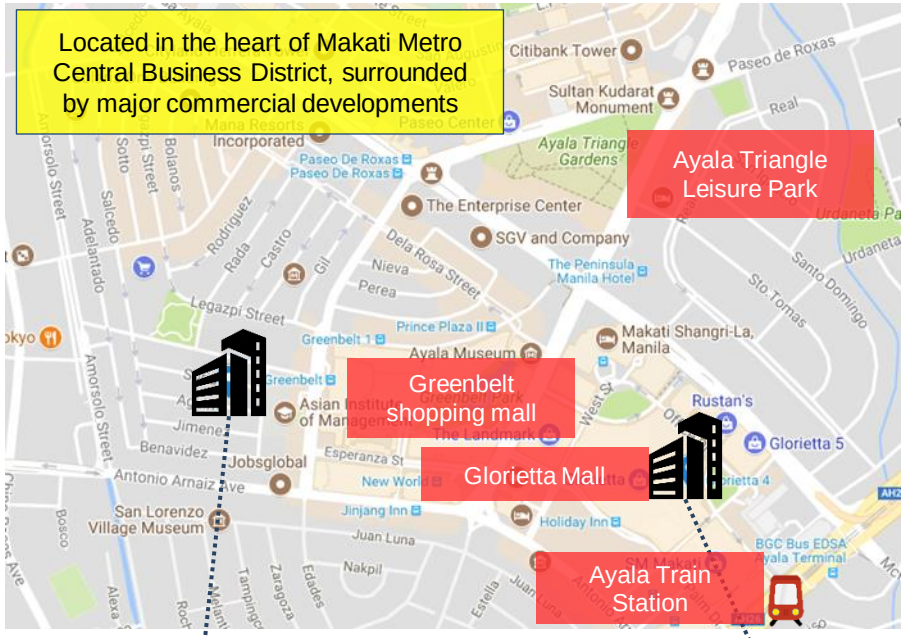
Kuala Lumpur, Malaysia



Somerset Kuala Lumpur

Units	205
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$40.4 / MYR134.0

Makati, Philippines



Somerset Millennium Makati

Units	118
Tenure (years)/ Expiry	Freehold
Valuation[1] (S$/LC'mil)	S$14.1 / PHP590.0

Ascott Makati

Units	362
Tenure (years)/ Expiry	48 / 2044
Valuation (S$/LC'mil)	S$98.9 / PHP4,128.0

Notes: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps
1. *Valuation relates to the 65 units owned by CapitaLand Ascott Trust.*

Management Contract Metro/Train Station

Properties in Singapore

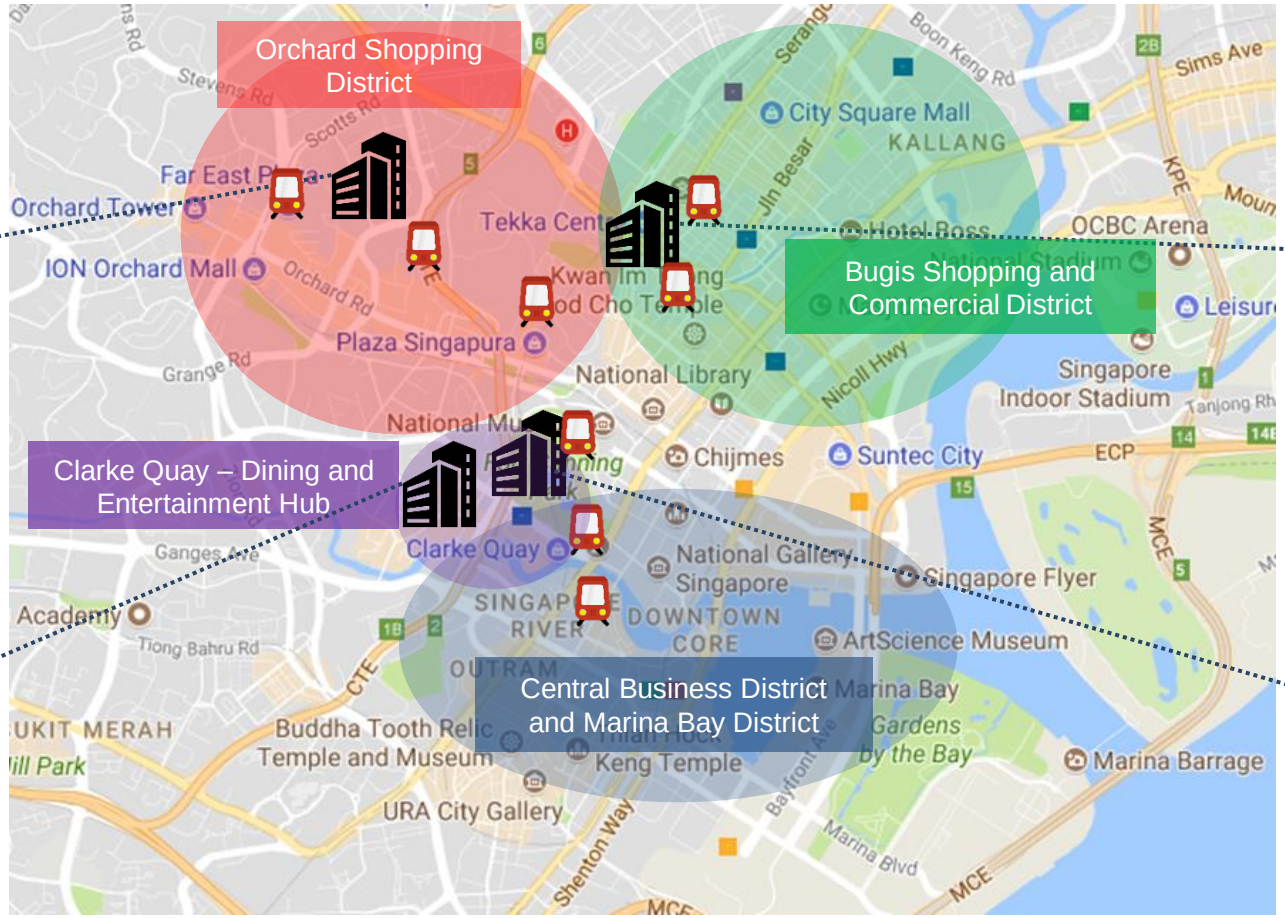
Strategically located in major commercial districts of Singapore and well-connected to Mass Rapid Transit (MRT) stations

Ascott Orchard Singapore 🟡

Units	220
Tenure (years)/ Expiry	99 / 2113
Valuation (S$'mil)	S$405.0

Riverside Hotel Robertson Quay 🔴

Units	336
Tenure (years)/ Expiry	99 / 2105
Valuation (S$'mil)	S$339.0



Citadines Mount Sophia Property Singapore 🔴

Units	154
Tenure (years)/ Expiry	96 / 2105
Valuation (S$'mil)	S$124.0

Somerset Liang Court Property Singapore[1]

Units	192[2]
Tenure (years)/ Expiry	99 / 2120
Valuation (S$'mil)	S$257.0

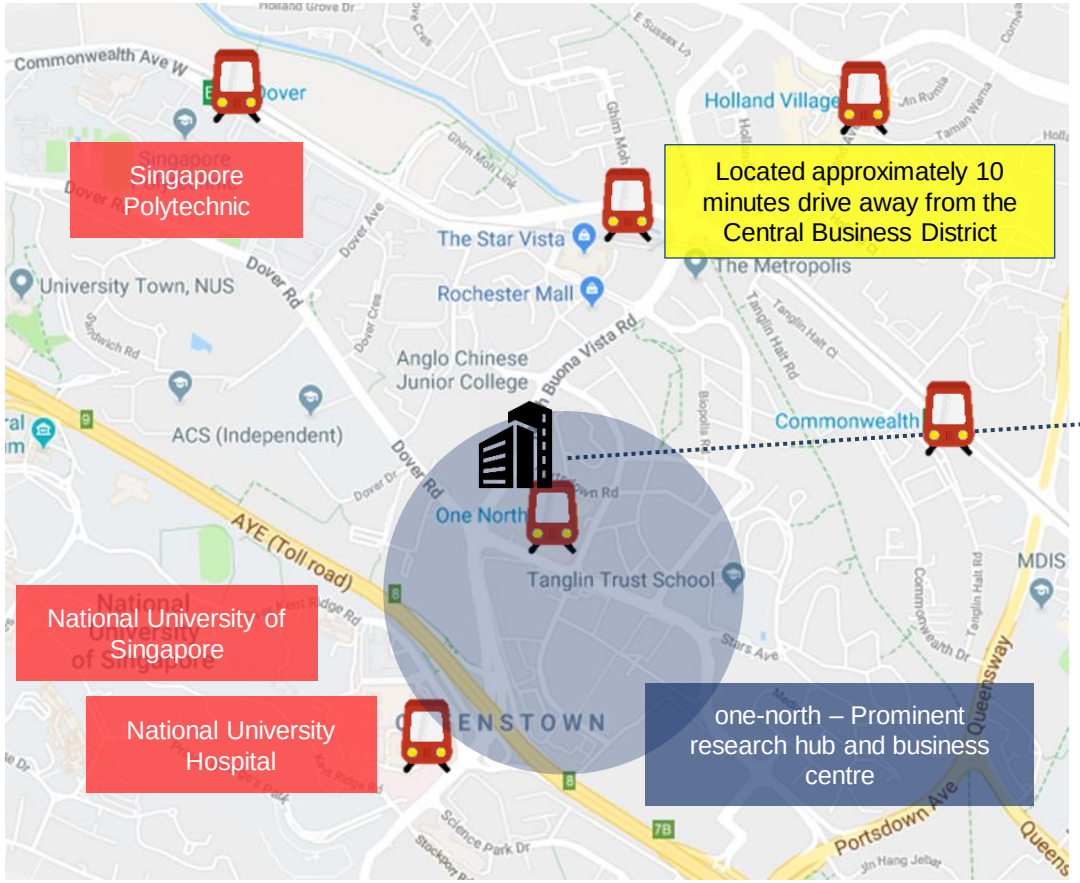
Notes: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

1. *The property is currently under development and expected to complete in 2H 2025*
2. *Number of units is subject to change*

🟡 Management Contract with Minimum Guaranteed Income 🔴 Management Contract Metro/Train Station

Properties in Singapore

Located in prime developing district and enjoys accessibility to the MRT station, food & beverage outlets, retail and offices



lyf one-north Singapore

Units	324
Tenure (years)/ Expiry	60 / 2078
Valuation (S$'mil)	S$127.8

Notes: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

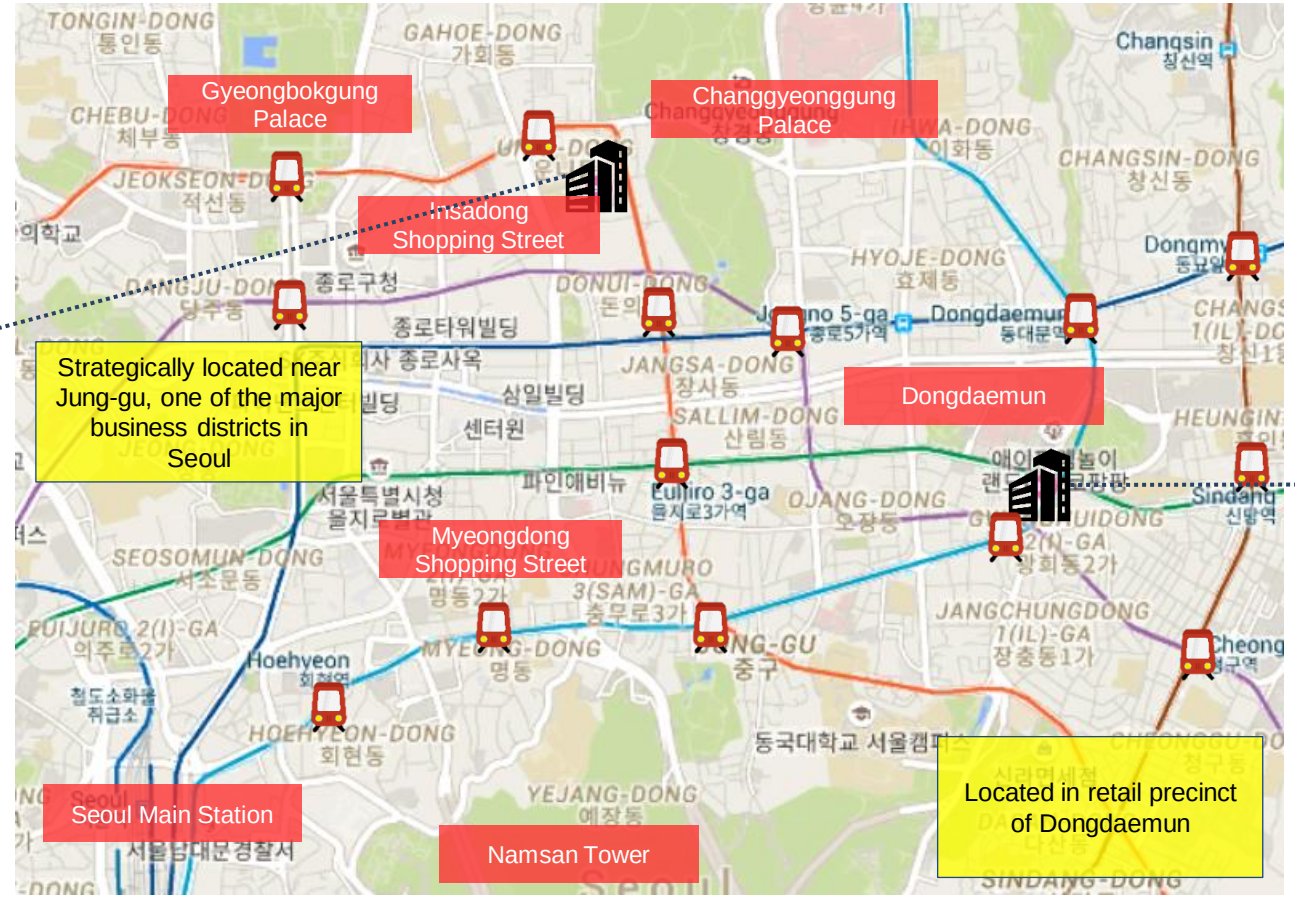
Management Contract Metro/Train Station

Properties in South Korea

Seoul

ibis Ambassador Seoul Insadong

Units	363
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$81.1 / KRW78,000.0



Sotetsu Hotels The Splaisir Seoul Dongdaemun

Units	215
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$78.0 / KRW75,000.0

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Master Lease Metro/Train Station

Property in Spain

Barcelona



Citadines Ramblas Barcelona

Units	131
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$53.4 / EUR37.7

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

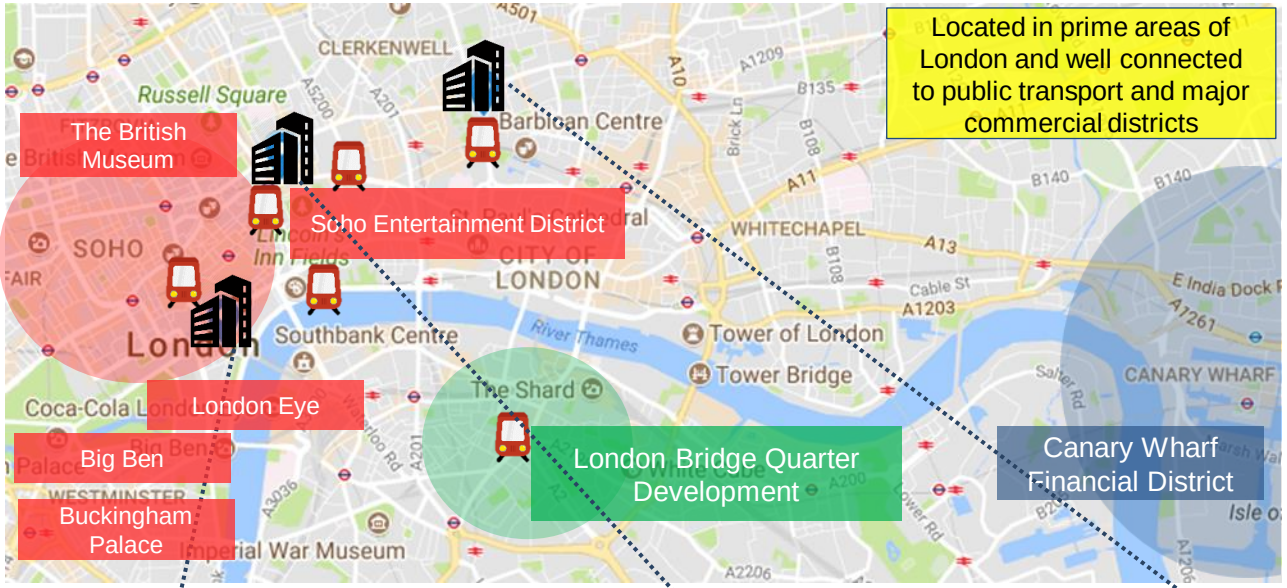
Management Contract with Minimum Guaranteed Income

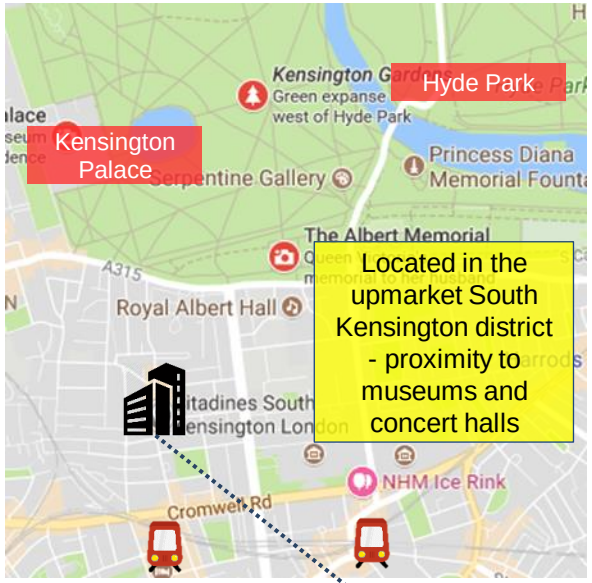
Metro/Train Station

Properties in United Kingdom

Strategically located in London's major commercial areas

London





Citadines Trafalgar Square London	
Units	187
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$165.9 / GBP102.0

Citadines Holborn-Covent Garden London	
Units	192
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$155.8 / GBP95.8

Citadines Barbican London	
Units	129
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$69.6 / GBP42.8

Citadines South Kensington London	
Units	92
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$71.1 / GBP43.7

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

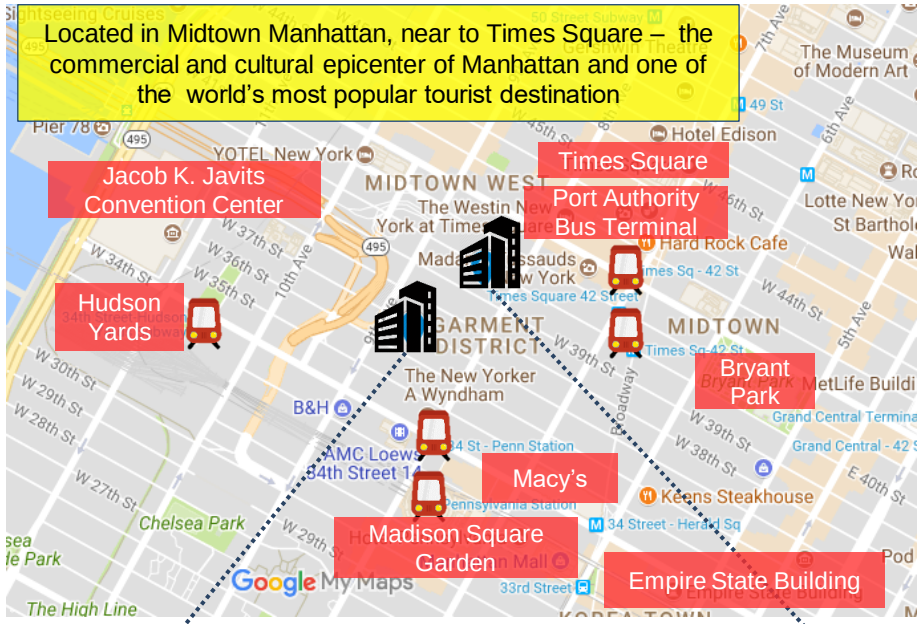
● Management Contract with Minimum Guaranteed Income

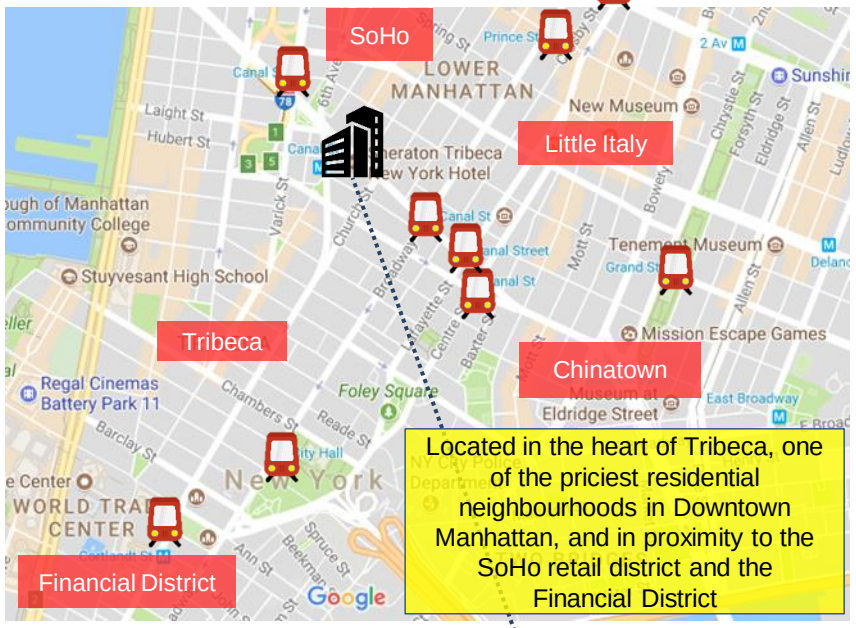
Metro/Train Station

Properties in United States of America

Prime locations in the heart of Manhattan, New York

New York





voco Times Square South[1] ●

Units	224
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$179.5 / US$131.0

Element New York Times Square West ●

Units	411
Tenure (years)/ Expiry	99 / 2112
Valuation (S$/LC'mil)	S$207.0 / US$151.0

Sheraton Tribeca New York Hotel ●

Units	369
Tenure (years)/ Expiry	99 / 2112
Valuation (S$/LC'mil)	S$204.2 / US$149.0

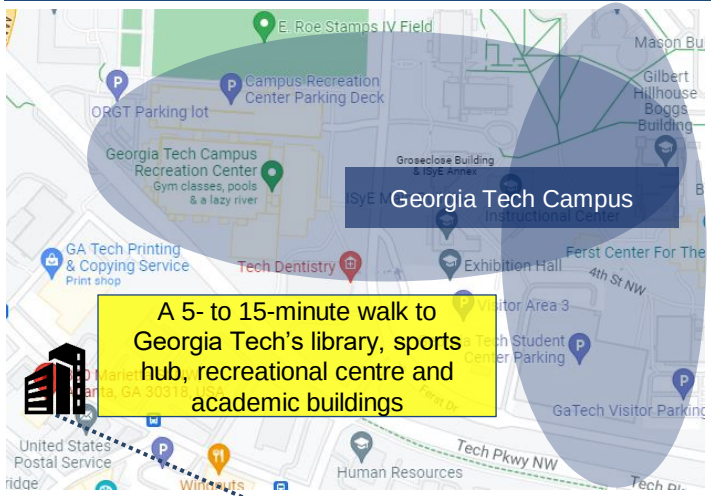
Notes: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps
1. Formerly known as Hotel Central Times Square

● Management Contract Metro/Train Station

Properties in United States of America

CLAS' student accommodation properties are predominantly located in strategic locations within USA's Sunbelt states, Ivy League, 'Power 5' markets

Georgia



Paloma West Midtown[1] ●

Units	183
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$150.1 / US$109.5

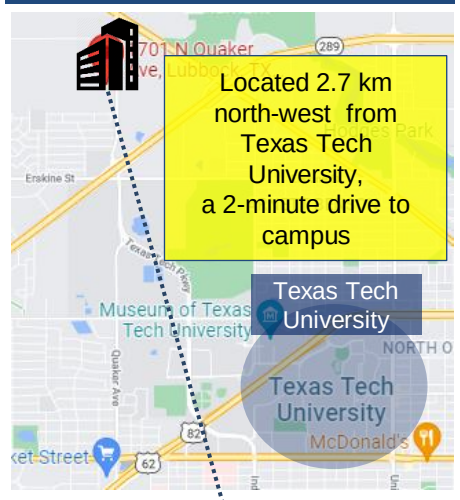
Illinois



Seven07 ●

Units	218
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$119.4 / US$87.1

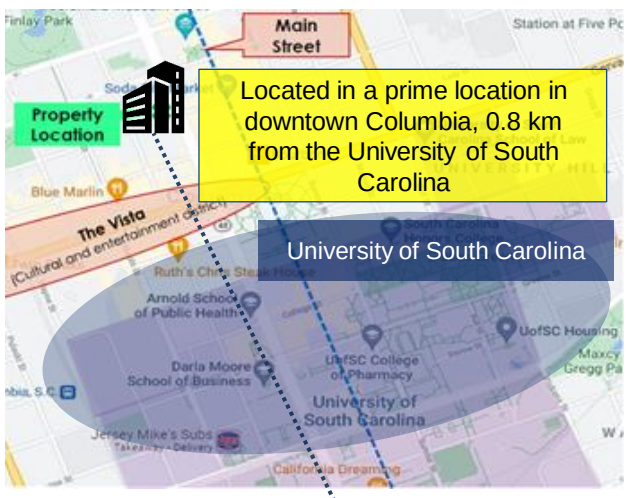
Texas



Wildwood Lubbock ●

Units	294
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$107.9 / US$78.7

South Carolina



Standard at Columbia[2]

Units	247
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$128.7 / US$93.9

Notes: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

1. *Formerly known as Signature West Midtown*
2. *The property is currently under development and expected to complete in 2Q 2023*

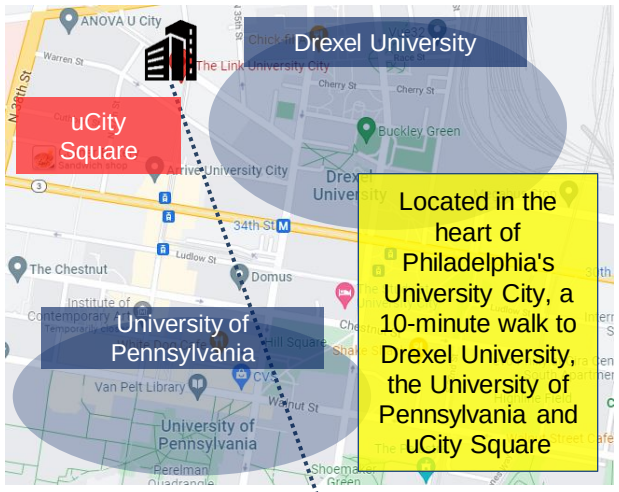
● Management Contract

Metro/Train Station

Properties in United States of America

CLAS' student accommodation properties are predominantly located in strategic locations within USA's Sunbelt states, Ivy League, 'Power 5' markets

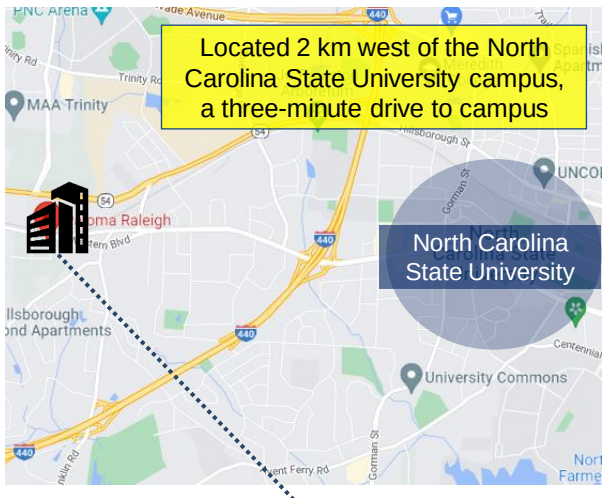
Pennsylvania



Paloma University City[1] ●

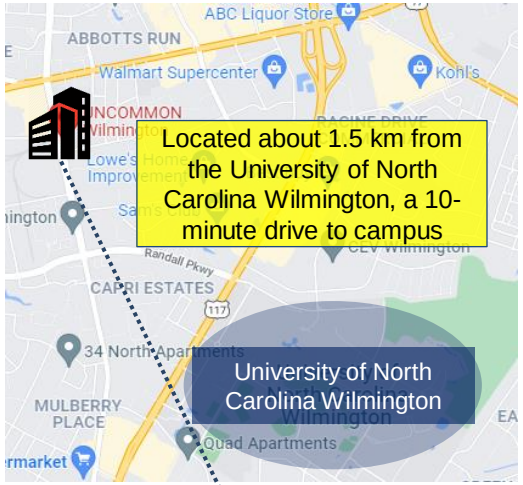
Units	126
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$85.0 / US$62.0

North Carolina



Paloma Raleigh[2] ●

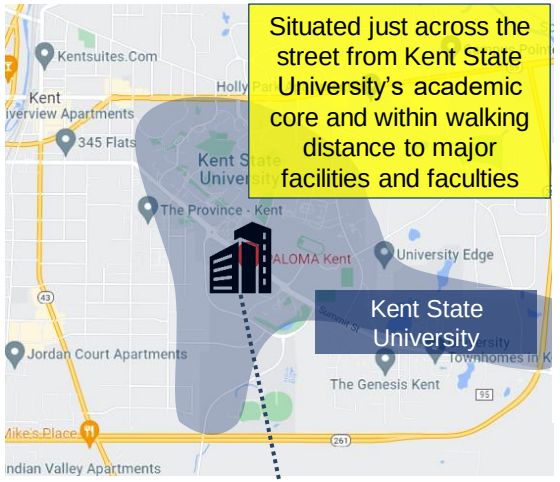
Units	180
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$89.0 / US$64.9



Uncommon Wilmington ●

Units	150
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$79.2 / US$57.8

Ohio



Paloma Kent[3] ●

Units	126
Tenure (years)/ Expiry	Freehold
Valuation (S$/LC'mil)	S$44.8 / US$32.7

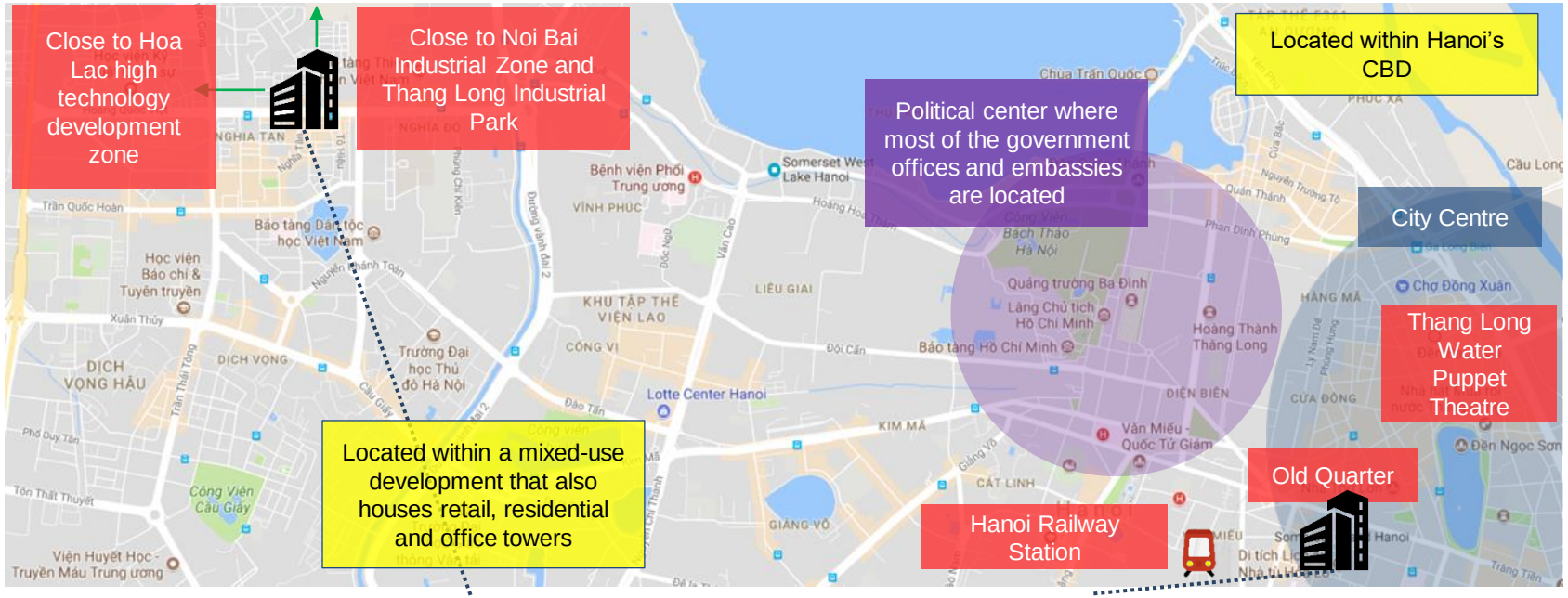
Notes: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

1. *Formerly known as The Link University City*
2. *Formerly known as Latitude on Hillsborough*
3. *Formerly known as Latitude at Kent*

● Management Contract Metro/Train Station

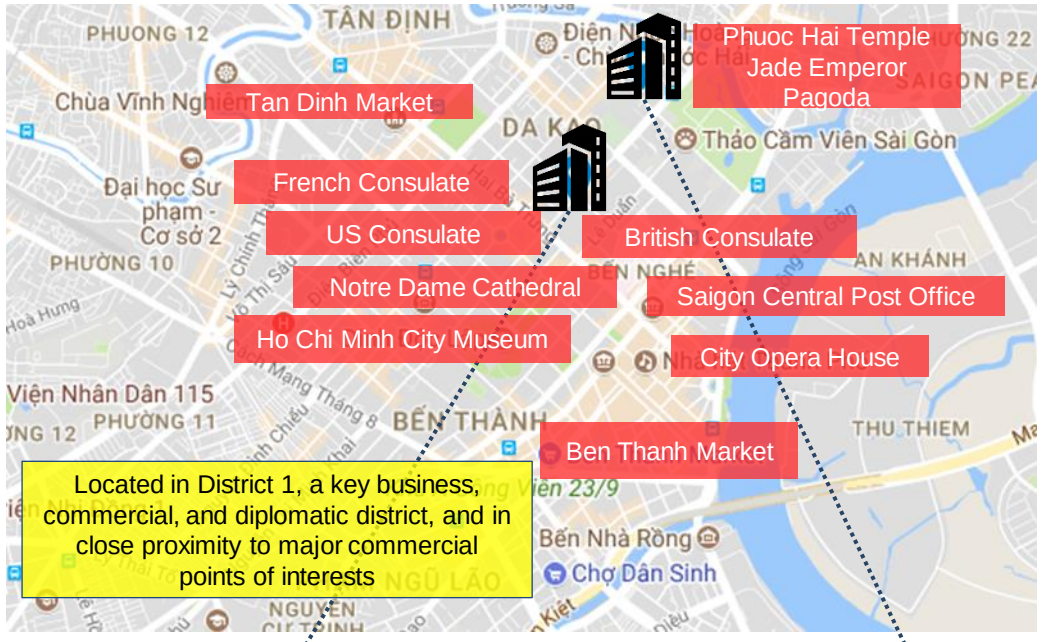
Properties in Vietnam

Hanoi


Close to Hoa Lac high technology development zone
Close to Noi Bai Industrial Zone and Thang Long Industrial Park
Political center where most of the government offices and embassies are located
Located within Hanoi's CBD
City Centre
Thang Long Water Puppet Theatre
Old Quarter
Hanoi Railway Station
Located within a mixed-use development that also houses retail, residential and office towers
Somerset West Lake Hanoi
Lotte Center Hanoi
Bệnh viện Phổi Trung ương
Bảo tàng Dân tộc học Việt Nam
Học viện Báo chí & Tuyên truyền
Trường Đại học Thủ đô Hà Nội
Công Viên Cầu Giấy
Viện Huyết Học - Truyền Máu Trung ương
Quảng trường Ba Đình
Lăng Chủ tịch Hồ Chí Minh
Bảo tàng Hồ Chí Minh
Hoàng Thành Thăng Long
Văn Miếu - Quốc Tử Giám
Chợ Đồng Xuân
Đền Ngọc Sơn
Hồ Hoàn Kiếm
Bảo tàng Lịch sử Quốc gia
Nhà hát Lớn Hà Nội
Bách Thảo Hà Nội
Chùa Trấn Quốc
Cầu Long Biên
Cầu Chương Dương
Cầu Thăng Long
Cầu Thanh Trì
Cầu Vĩnh Tuy
Cầu Đuống
Cầu Đông Trù
Cầu Thanh Trì
Cầu Thăng Long
Cầu Chương Dương
Cầu Đuống
Cầu Vĩnh Tuy
Cầu Long Biên
Cầu Chương Dương
Cầu Thăng Long
Cầu Thanh Trì

Properties in Vietnam

Ho Chi Minh City



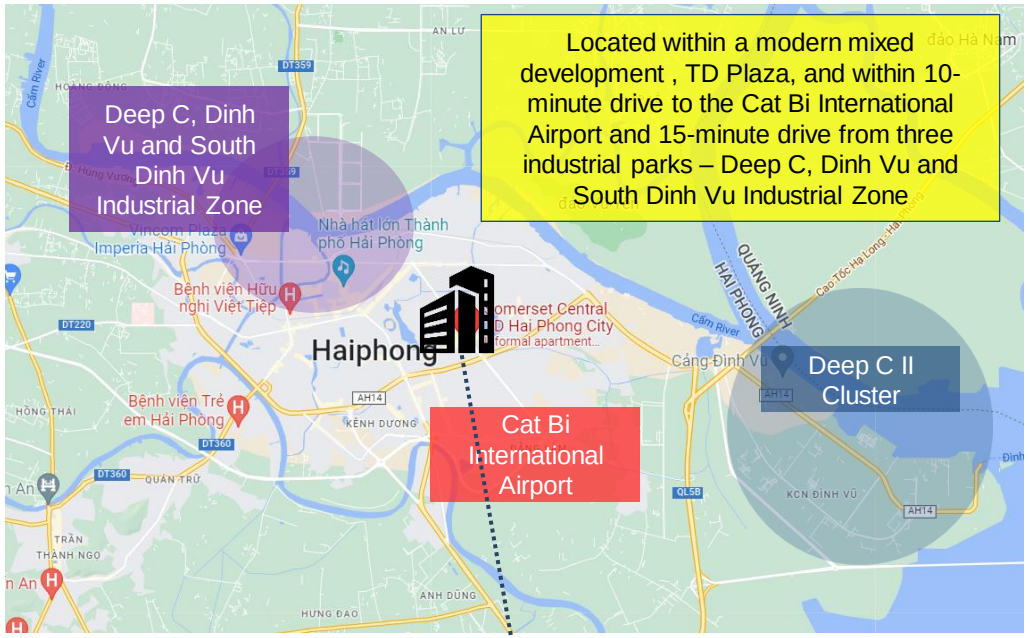
Somerset Chancellor Court Ho Chi Minh City ●

Units	172
Tenure (years)/ Expiry	48 / 2041
Valuation (S$'mil/LC'bil)	S$43.9 / VND771.0

Somerset Ho Chi Minh City ●

Units	198
Tenure (years)/ Expiry	45 / 2039
Valuation (S$'mil/LC'bil)	S$36.4 / VND639.0

Hai Phong City



Somerset Central TD Hai Phong City ●

Units	132
Tenure (years)/ Expiry	64 / 2075
Valuation (S$'mil/LC'bil)	S$23.3 / VND409.0

Note: Figures above as at 31 December 2022 unless otherwise stated. Source: Google Maps

● Management Contract Metro/Train Station

Thank You



Citadines Connect Sydney Airport

CapitaLand Ascott Trust