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

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704 (31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

CapitaLand Ascendas REIT Management Limited, as manager (the "**Manager**") of CapitaLand Ascendas REIT ("**CLAR**"), wishes to announce that Ascendas US REIT LLC (the "**Borrower**", being a wholly owned subsidiary of CLAR) has secured a US$300 million committed revolving credit facility maturing in 2029 (the "**Facility**").

The obligations of the Borrower under the Facility are guaranteed by HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of CLAR).

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"), the Manager wishes to announce that under the Facility, it is an event of default if the Manager is removed and no replacement or substitute manager of CLAR is appointed in accordance with the terms of the trust deed constituting CLAR.

If such an event occurs and the Borrower fails to pay the outstanding amounts due and payable under the Facility, it may trigger cross defaults under other facilities, debt issues and borrowings of CLAR and/or its subsidiaries (collectively, together with the amount owing under the Facility, "**Borrowings**").

As of the date of this Announcement:

(i) the aggregate level of Borrowings which are outstanding and that may be affected is approximately S$8.4 billion[1] (excluding interest). This has taken into account the reduction in facilities, debt issues and borrowings which are to be repaid using the Facility; and

(ii) the event described above has not occurred.

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[1] Borrowings denominated in foreign currencies are translated at the prevailing exchange rates except for HKD-denominated debt issues, which are translated at the cross-currency swap rates that CLAR has committed to.

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
21 August 2026

Important Notice

This announcement may contain forward-looking statements. Actual future performance and results may differ materially from those expressed in forward-looking statements due to several risks, uncertainties and assumptions. Representative examples include (without limitation) general industry and economic conditions, interest rate trends, cost of capital, availability of capital and real estate properties, competition from other developments or companies, shifts in customer demands and expected levels of occupancy rate, rental income, charge out collections, changes in operating expenses (including salaries, benefits, training and property expenses), governmental and policy changes and continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy or completeness or correctness of the information or opinions contained in this announcement. Neither the Manager nor any of its affiliates, advisers or representatives shall have any liability whatsoever (negligence or otherwise) for any loss howsoever arising, directly or indirectly, from any use, reliance or distribution of this announcement of its contents or otherwise arising in connection with this announcement.

The past performance of CLAR is not indicative of future performance. The listing of the units of CLAR (the "**Units**") on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") does not guarantee a liquid market for the Units. The value of the Units and income derived may or rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of the Units may only deal in their Units through trading on the SGX-ST.

The announcement is for information only and does not constitute an invitation or offer to acquire, purchase, or subscribe for, the Units.