

ASCOTT
RESIDENCE
TRUST

A Member of CapitaLand

Ascott Residence Trust

A Leading Global Serviced Residence REIT

Portfolio Details

26 January 2018



Ascott REIT's Global Footprint



A Member of CapitalLand

75¹ Quality Assets Diversified Geographically Across 14 Countries, 38 Cities

United States of America

- o DoubleTree by Hilton Hotel New York – Times Square South
- o Element New York Times Square West
- o Sheraton Tribeca New York Hotel

United Kingdom

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

China

- o Ascott Guangzhou
- o Citadines Xinghai Suzhou
- o Citadines Zhuankou Wuhan
- o Somerset Grand Central Dalian
- o Somerset Heping Shenyang
- o Somerset Olympic Tower Property Tianjin
- o Somerset Xuhui Shanghai
- o Citadines Biyun Shanghai¹
- o Citadines Gaoxin Xi'an¹

Japan

- o Citadines Central Shinjuku Tokyo
- o Citadines Shinjuku Tokyo
- o Somerset Azabu East Tokyo
- o Citadines Karasuma-Gojo Kyoto
- o Actus Hakata V-Tower
- o Big Palace Kita 14jo
- o Gravis Court Kakomachi
- o Gravis Court Kokutaji
- o Gravis Court Nishiharaekimae
- o Infini Garden
- o Roppongi Residences Tokyo
- o S-Residence Hommachi Marks
- o S-Residence Tanimachi 9 chome
- o S-Residence Midoribashi Serio
- o S-Residence Fukushima Luxe

Spain

- o Citadines Ramblas Barcelona

France

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

Vietnam

- o Somerset Grand Hanoi
- o Somerset Hoa Binh Hanoi
- o Somerset West Lake Hanoi
- o Somerset Chancellor Court Ho Chi Minh City
- o Somerset Ho Chi Minh City

Singapore

- o Ascott Orchard
- o Ascott Raffles Place
- o Citadines Mount Sophia
- o Somerset Liang Court

Philippines

- o Ascott Makati
- o Somerset Millenium Makati

Malaysia

- o Somerset Ampang Kuala Lumpur

Indonesia

- o Ascott Jakarta
- o Somerset Grand Citra Jakarta

Belgium

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

Germany

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

Australia

- o Citadines On Bourke Melbourne
- o Citadines St Georges Terrace Perth
- o Quest Campbelltown
- o Quest Mascot
- o Quest Sydney Olympic Park

Note:

1. Citadines Gaoxin Xi'an and Citadines Biyun Shanghai were divested on 5 January 2018.

Properties in Singapore

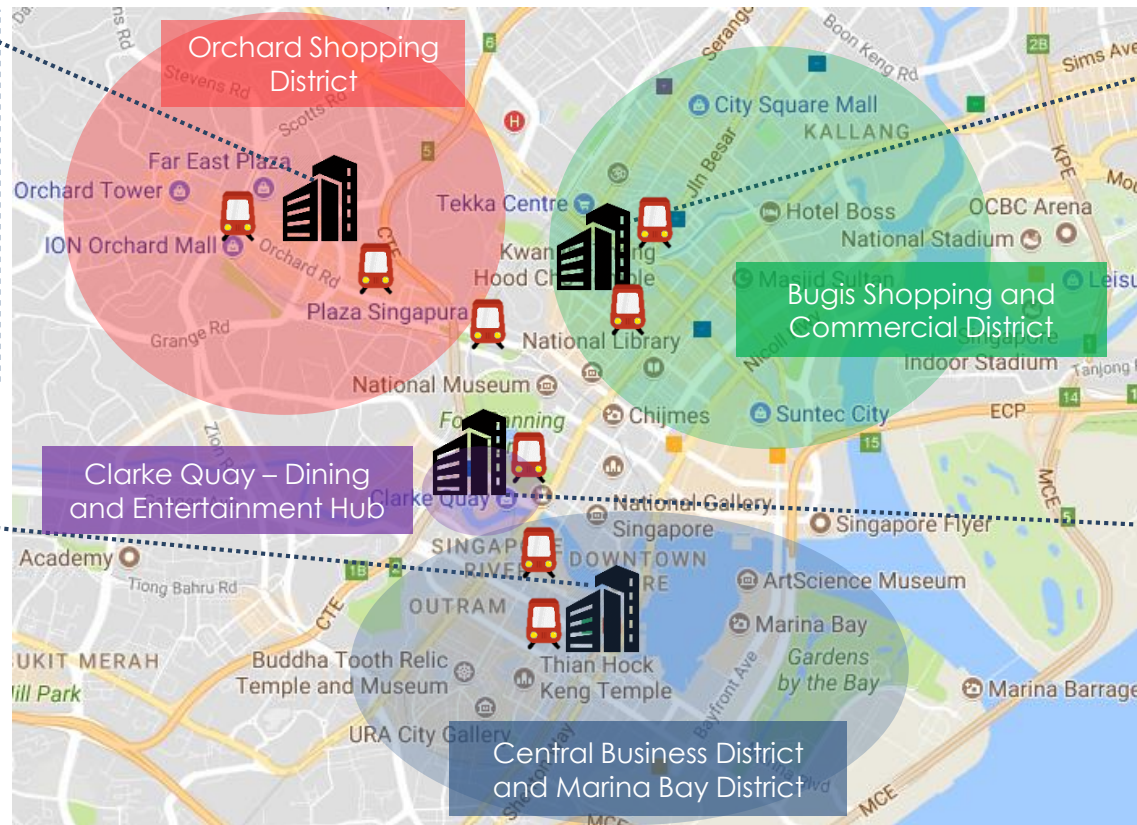
Strategically located in major commercial districts of Singapore and well-connected to Mass Rapid Train (MRT) stations

Ascott Orchard Singapore ●

Rooms	220
Tenure (years)/ Expiry	96/ 2113
Valuation (\$\$/LC' mil)	\$S\$407.0

Ascott Raffles Place Singapore ●

Rooms	146
Tenure (years)/ Expiry	999/ 2890-2892
Valuation (\$\$/LC' mil)	\$S\$215.0



Citadines Mount Sophia Singapore ●

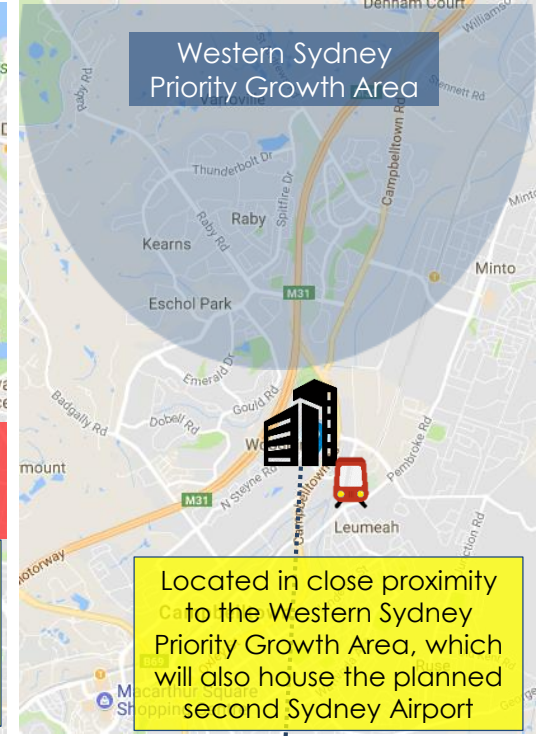
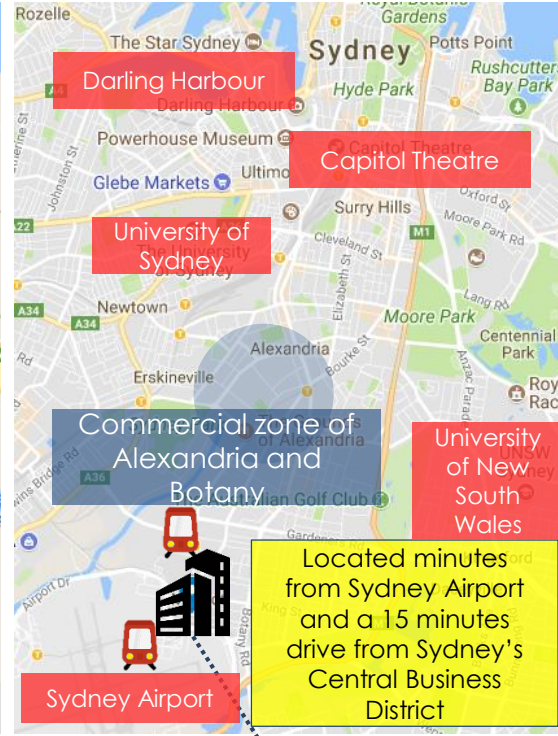
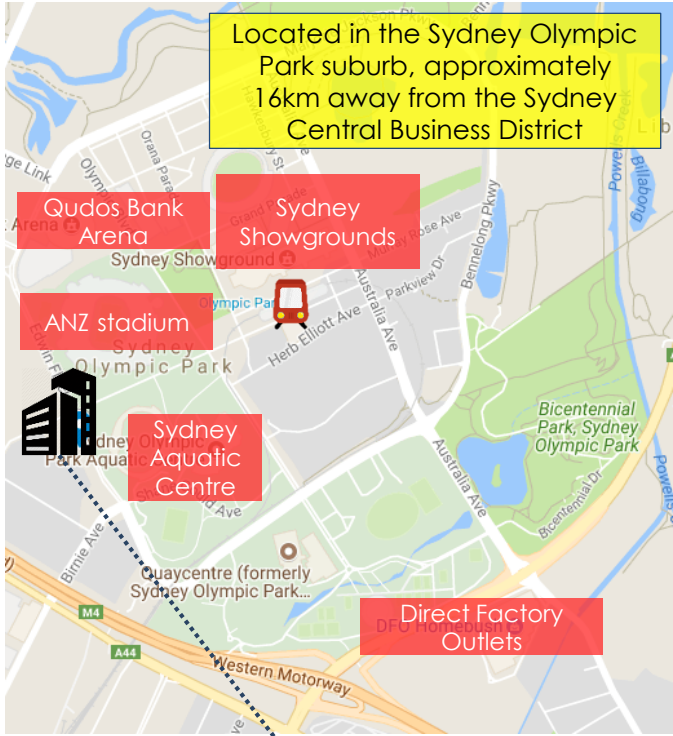
Rooms	154
Tenure (years)/ Expiry	96/ 2105
Valuation (\$\$/LC' mil)	\$S\$132.0

Somerset Liang Court Singapore ●

Rooms	197
Tenure (years)/ Expiry	97/ 2077
Valuation (\$\$/LC' mil)	\$S\$210.0

Properties in Australia

Greater Sydney



Quest Sydney Olympic Park

Rooms	140
Tenure (years)/ Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$S\$47.6/ AUD46.5

Quest Mascot

Rooms	91
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$26.1/ AUD25.5

Quest Campbelltown

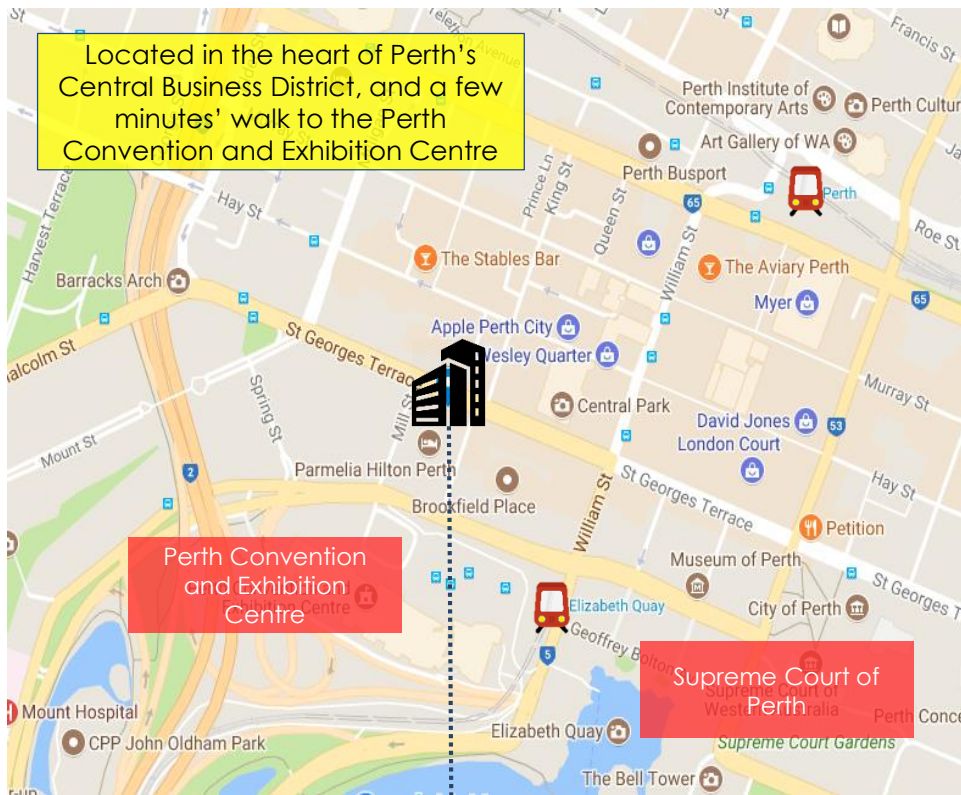
Rooms	81
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$22.5/ AUD22.0

4 Note: Figures above as at 31 December 2017.

Properties in Australia

Perth

Located in the heart of Perth's Central Business District, and a few minutes' walk to the Perth Convention and Exhibition Centre



Perth Convention and Exhibition Centre

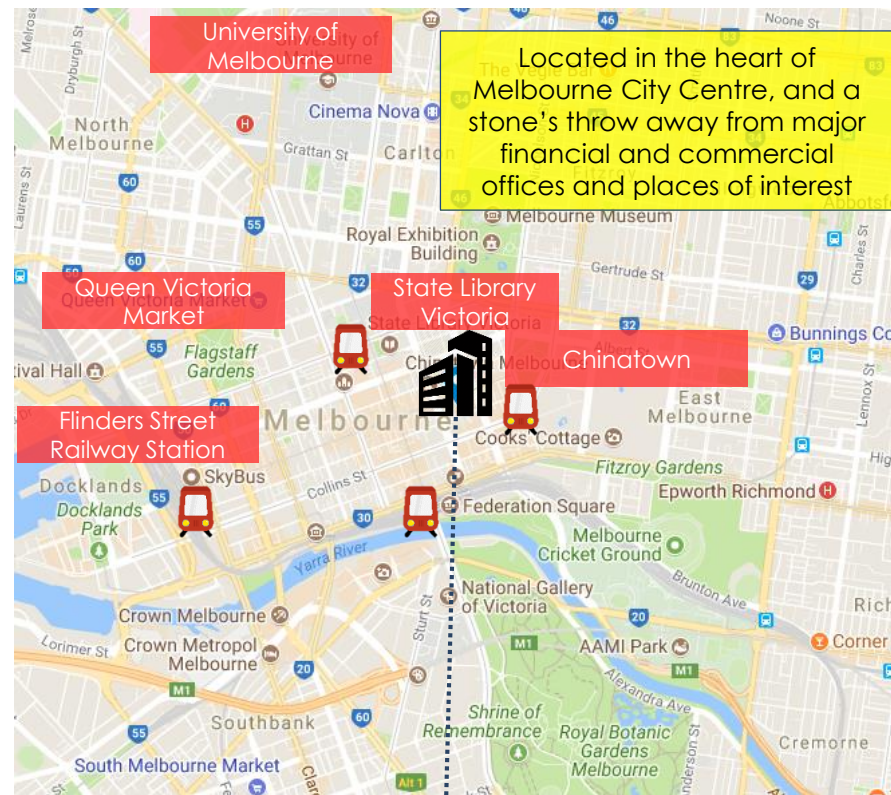
Supreme Court of Western Australia

Citadines St Georges Terrace Perth ●

Rooms	85
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S22.0/ AUD21.5

Melbourne

Located in the heart of Melbourne City Centre, and a stone's throw away from major financial and commercial offices and places of interest



University of Melbourne

Queen Victoria Market

State Library of Victoria

Flinders Street Railway Station

Citadines on Bourke Melbourne ●

Rooms	380
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S165.8/ AUD162.0

Properties in Belgium & Spain

Proximity to historical landmarks and major commercial districts in Brussels;
Centrally located right in La Rambla, Barcelona

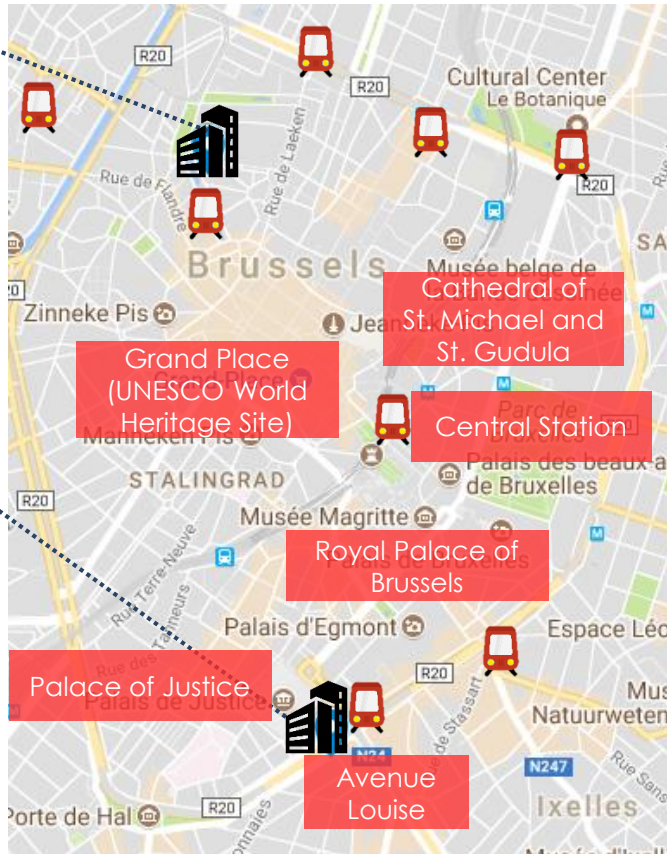
Belgium

Citadines Sainte-Catherine Brussels ●

Rooms	169
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$32.0/ EUR20.0

Citadines Toison d'Or Brussels ●

Rooms	154
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$29.4/ EUR18.4



Spain

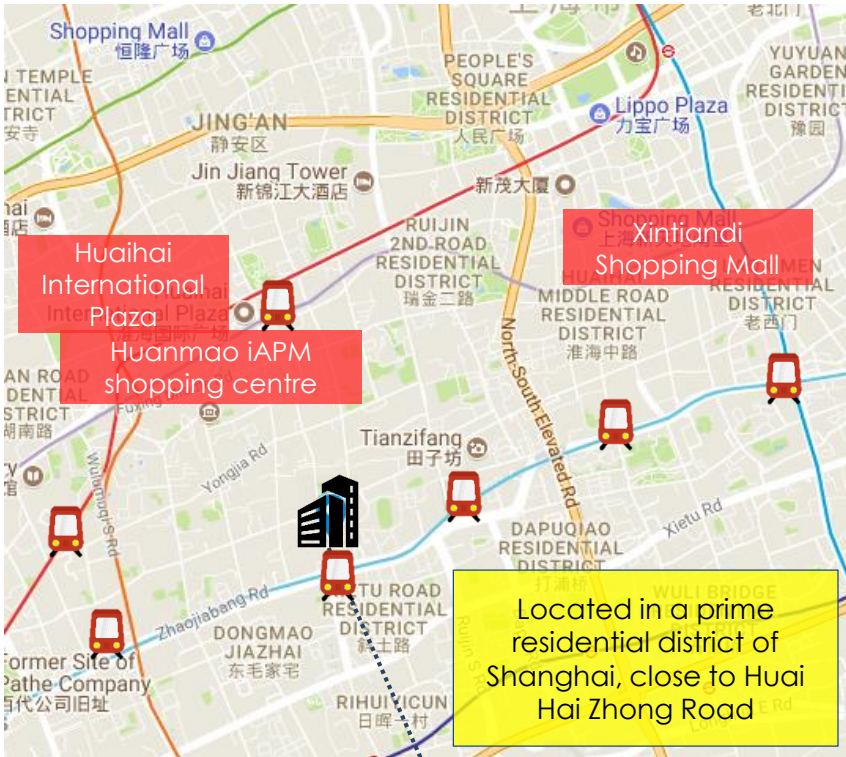


Citadines Ramblas Barcelona ●

Rooms	131
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$72.6/ EUR45.4

Properties in China

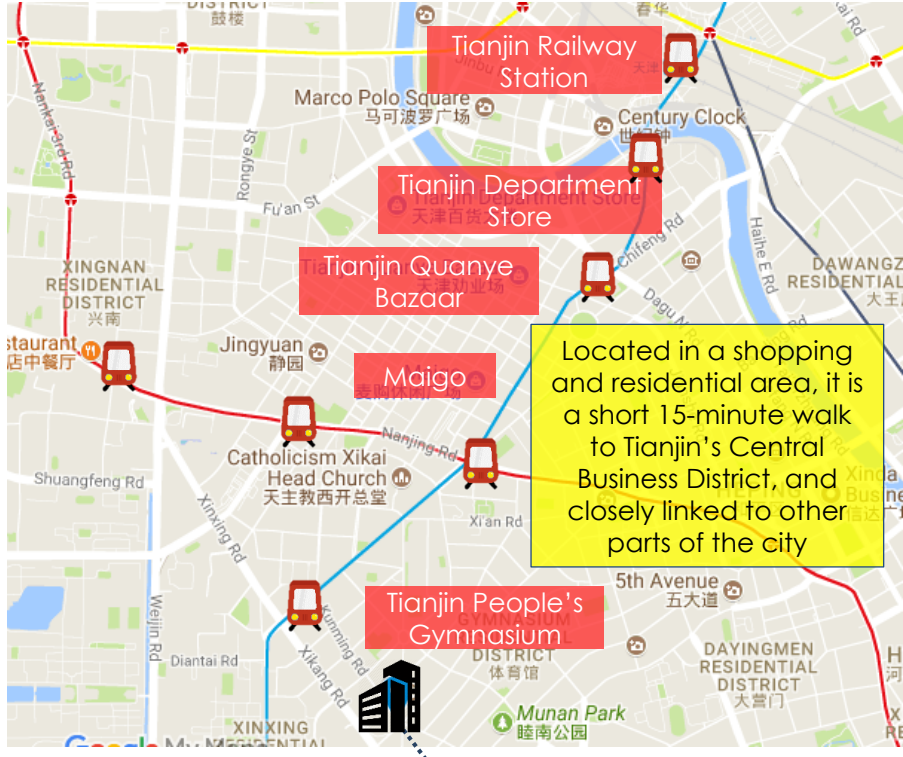
Shanghai



Somerset Xu Hui Shanghai ●

Rooms	168
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	S\$77.9/ RMB382.0

Tianjin

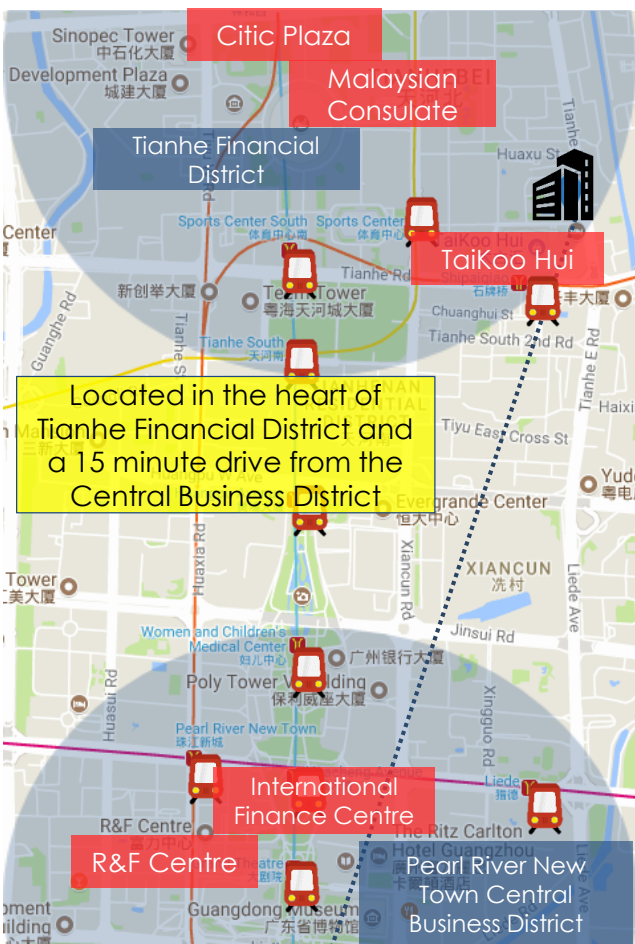


Somerset Olympic Tower Tianjin ●

Rooms	185
Tenure (years)/ Expiry	70/ 2062
Valuation (\$\$/LC'mil)	S\$67.3/ RMB330.0

Properties in China

Guangzhou



Ascott Guangzhou ●	
Rooms	207
Tenure (years)/ Expiry	70/ 2074
Valuation (\$\$/LC'mil)	\$S104.6/ RMB513.0

Dalian



Somerset Grand Central Dalian ●	
Rooms	195
Tenure (years)/ Expiry	50/ 2056
Valuation (\$\$/LC'mil)	\$S108.3/ RMB531.0

Wuhan



Citadines Zhuankou Wuhan ●	
Rooms	249
Tenure (years)/ Expiry	40/ 2043
Valuation (\$\$/LC'mil)	\$S45.9/ RMB225.0

Located in the heart of Tianhe Financial District and a 15 minute drive from the Central Business District

Located on Jinma Road, right in the middle of Dalian's Development Area's Central Business District

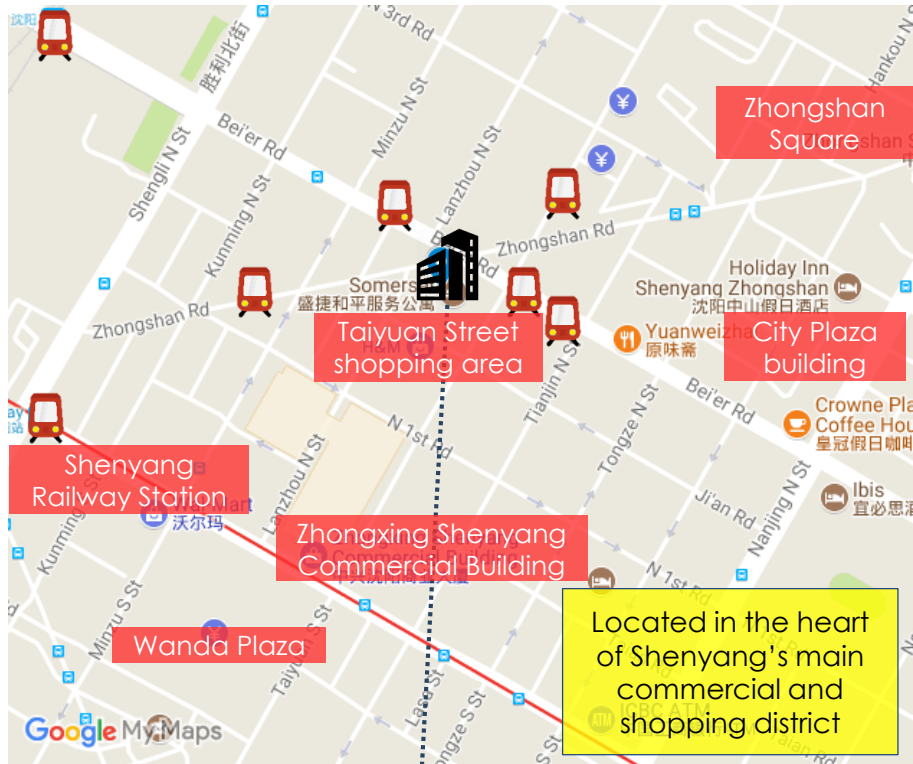
Part of an integrated development in the Wuhan Economic and Technological Development Zone, with a wide selection of residential, retail and food outlets in the vicinity

Note: Figures above as at 31 December 2017.

● Management Contract 🚆 Metro/Train Station

Properties in China

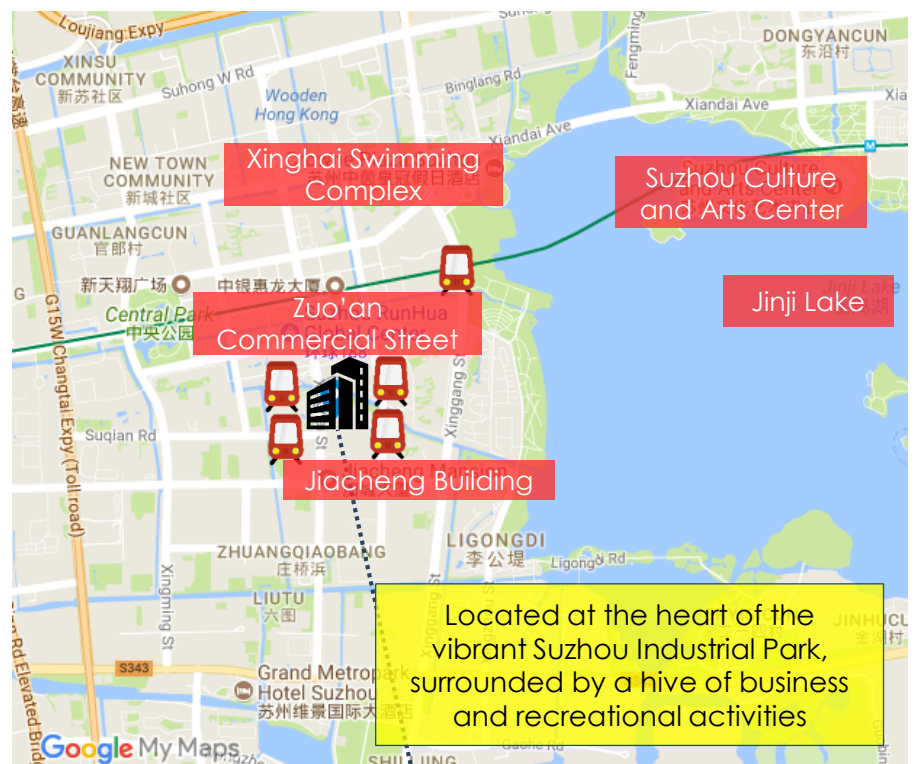
Shenyang



Somerset Heping Shenyang ●

Rooms	270
Tenure (years)/ Expiry	40/ 2046
Valuation (\$\$/LC'mil)	S\$84.4/ RMB414.0

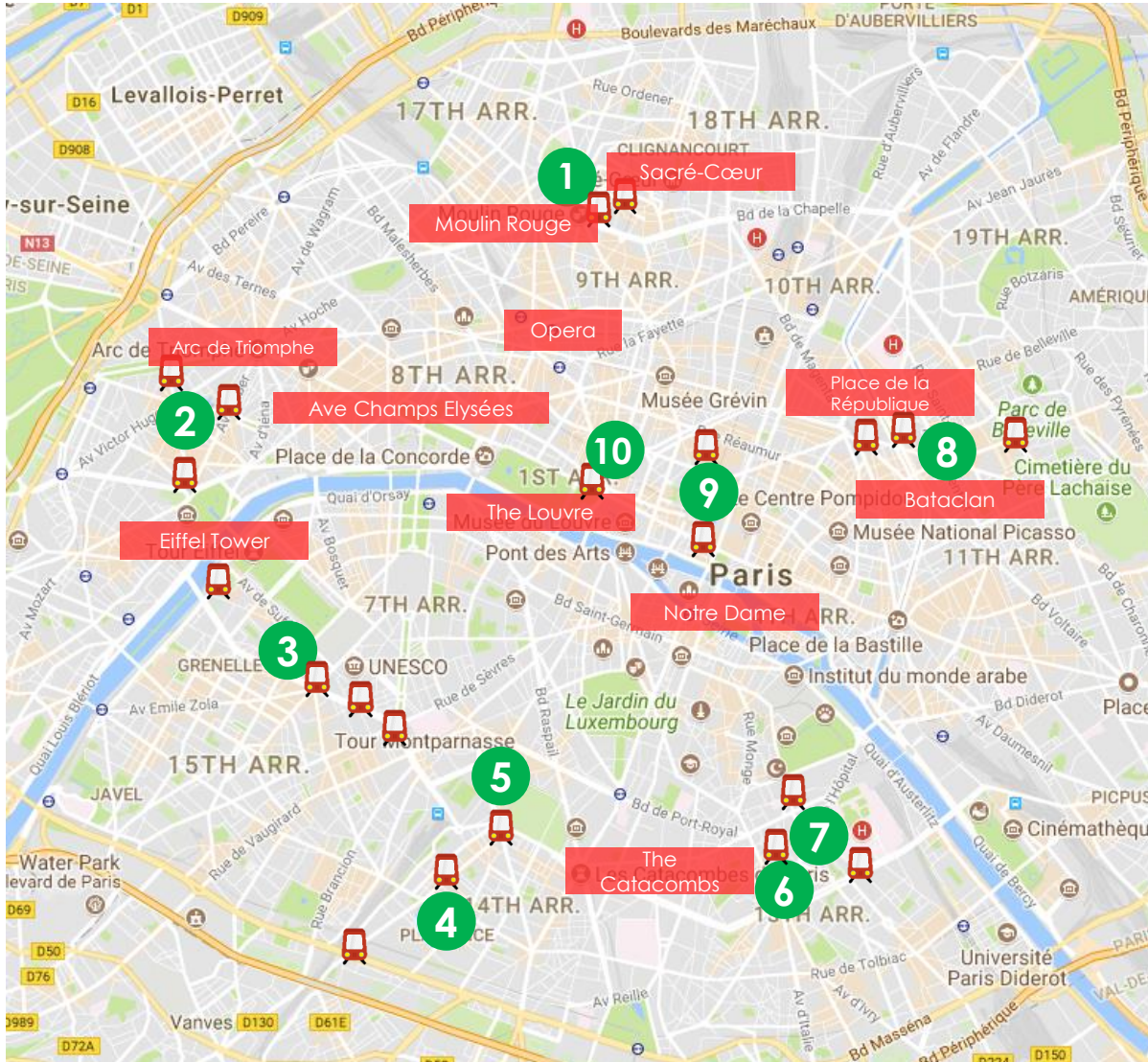
Suzhou



Citadines Xinghai Suzhou ●

Rooms	167
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	S\$31.0/ RMB152.0

Paris



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

10 Note: Figures above as at 31 December 2017.

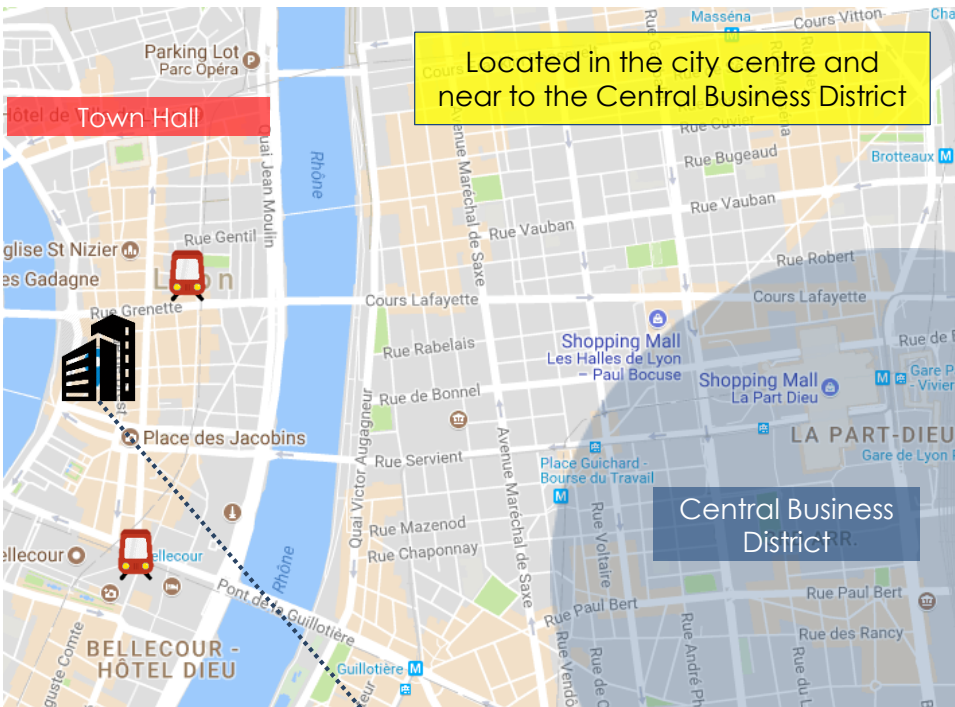
Properties in France

Paris

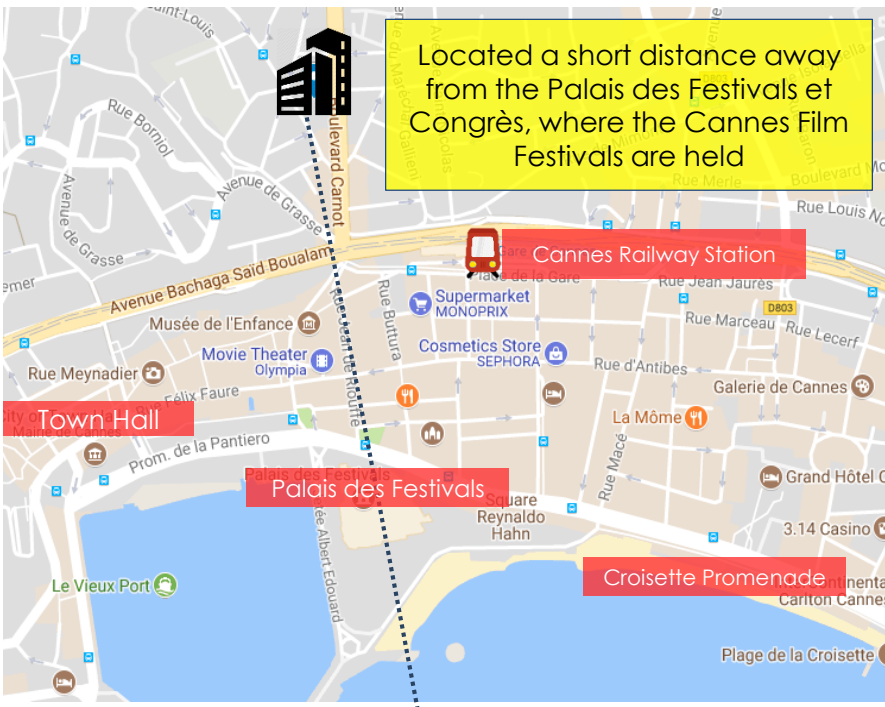
	1 Citadines Montmartre	2 Citadines Trocadéro	3 Citadines Tour Eiffel	4 Citadines Didot Montparnasse	5 Citadines Maine Montparnasse
Rooms	111	97	104	80	67
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$36.5/ EUR22.8	\$46.0/ EUR28.7	\$72.6/ EUR45.3	\$22.4/ EUR14.0	\$24.0/ EUR15.0
	6 Citadines Place d'Italie	7 Citadines Austerlitz	8 Citadines République	9 Citadines Les Halles	10 La Clef Louvre
Rooms	169	50	76	189	51
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$51.2/ EUR32.0	\$10.7/ EUR6.7	\$22.9/ EUR14.3	\$91.4/ EUR57.1	\$45.6/ EUR28.5

Properties in France

Lyon



Cannes



Citadines Presqu'île Lyon	
Rooms	116
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S22.7/ EUR14.2

Citadines Croisette Cannes	
Rooms	58
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S7.5/ EUR4.7

Properties in France

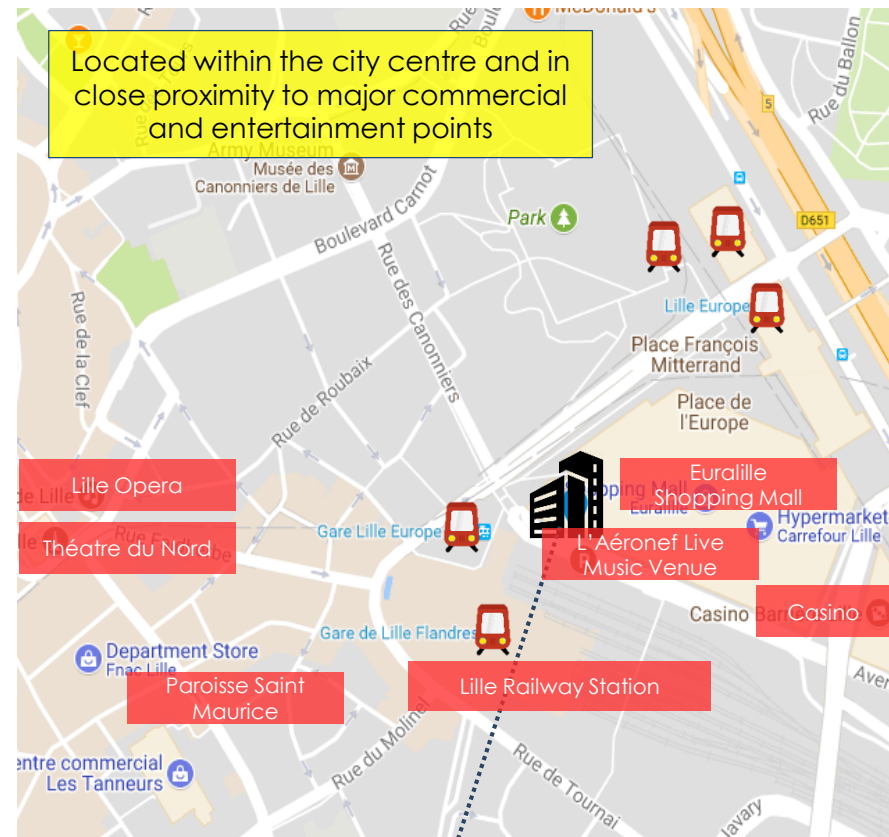
Grenoble



Citadines City Centre Grenoble ●

Rooms	107
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$11.8/ EUR7.4

Lille

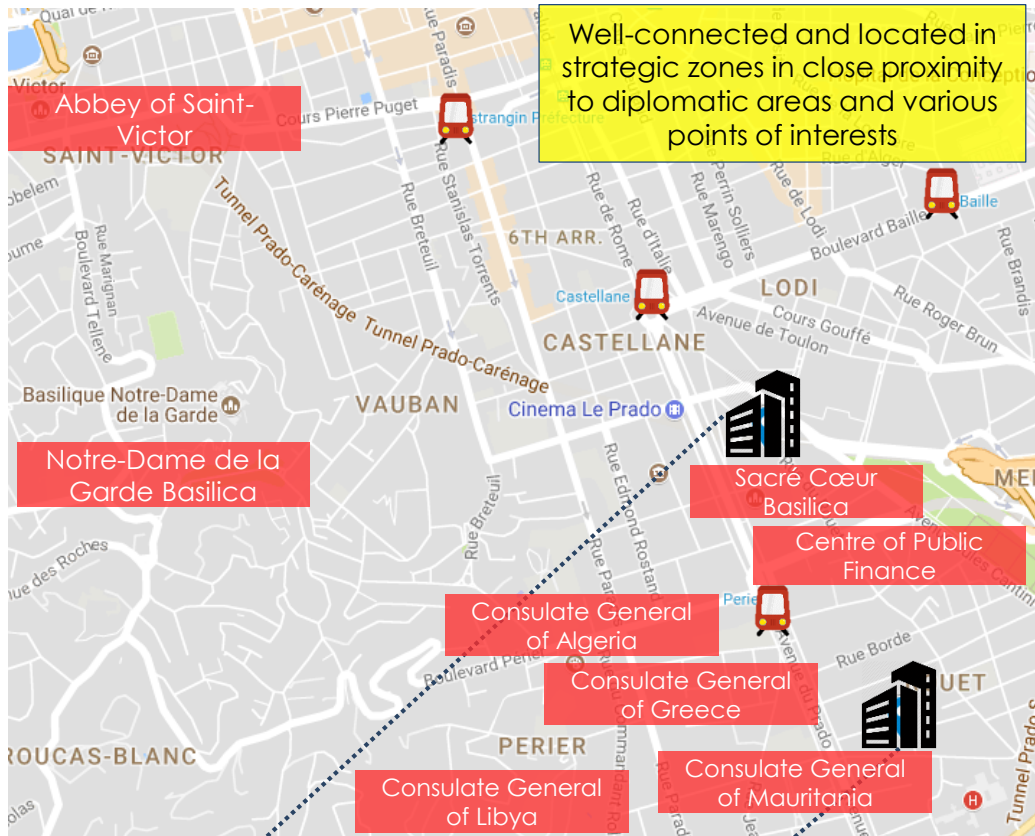


Citadines City Centre Lille ●

Rooms	101
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$16.8/ EUR10.5

Properties in France

Marseille



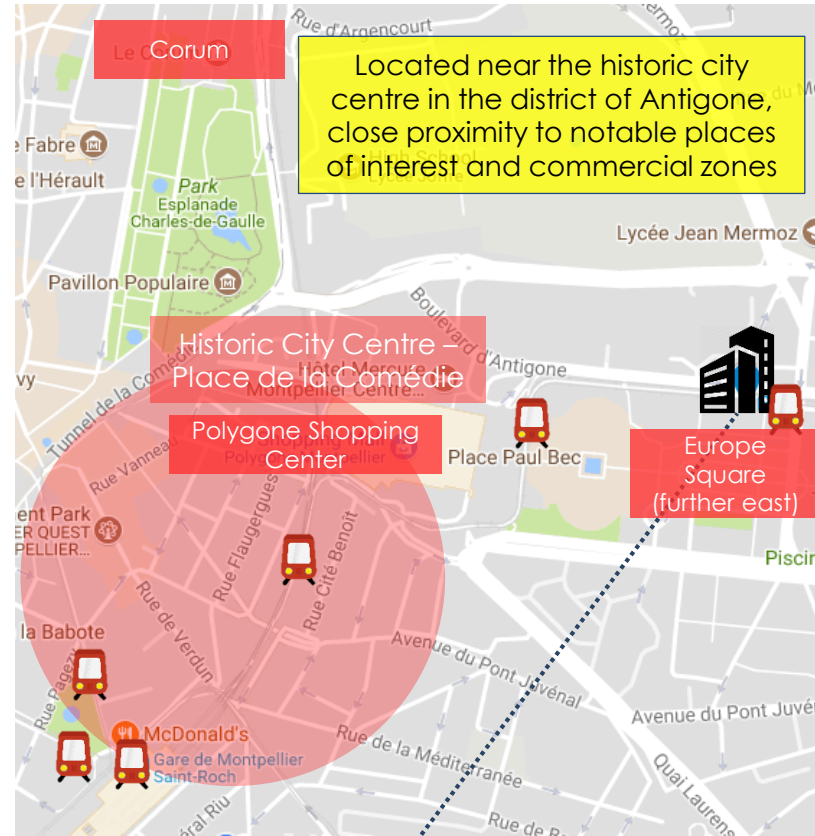
Citadines Castellane Marseille

Rooms	97
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S12.2/ EUR7.6

Citadines Prado Chanot Marseille

Rooms	77
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S9.8/ EUR6.1

Montpellier



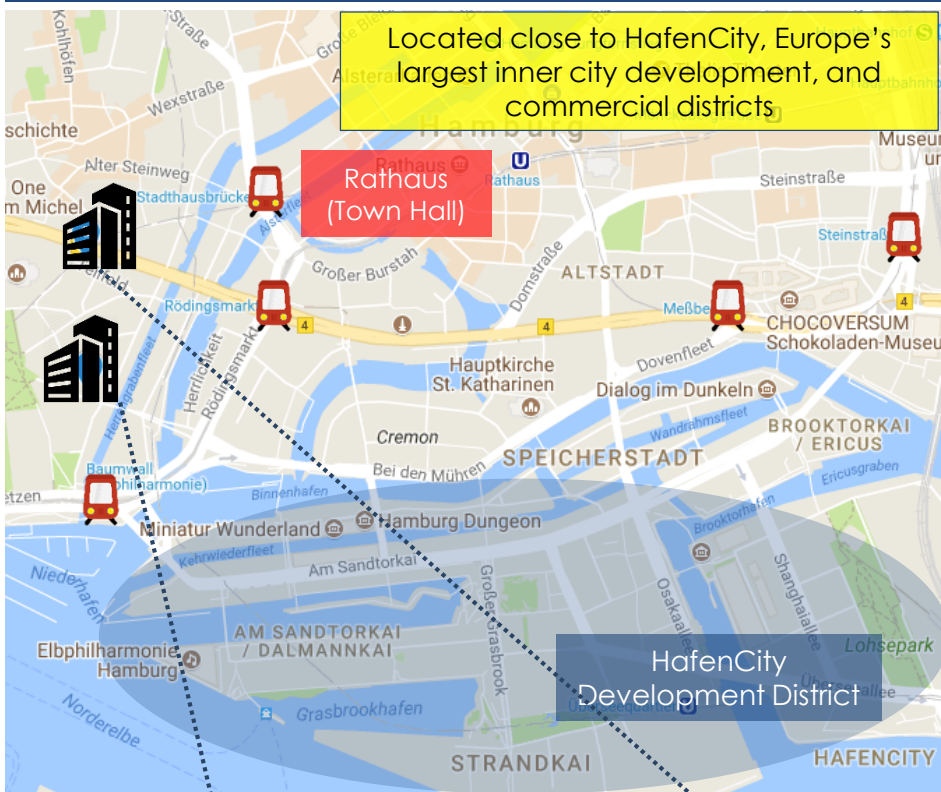
Citadines Antigone Montpellier

Rooms	122
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S15.5/ EUR9.7

Properties in Germany

Hamburg

Located close to Hafencity, Europe's largest inner city development, and commercial districts



Rathaus (Town Hall)

Hafencity Development District

Madison Hamburg

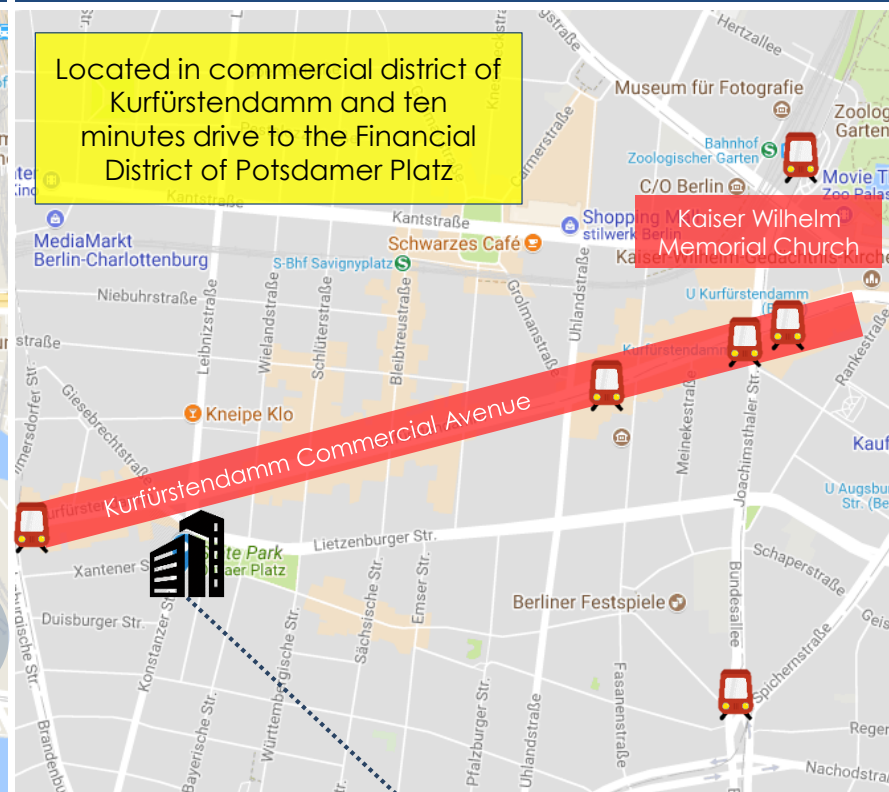
Rooms	166
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S77.0/ EUR48.1

Citadines Michel Hamburg

Rooms	127
Tenure (years)/ Expiry	99/ 2111
Valuation (\$\$/LC'mil)	\$S51.2/ EUR32.0

Berlin

Located in commercial district of Kurfürstendamm and ten minutes drive to the Financial District of Potsdamer Platz



Kaiser Wilhelm Memorial Church

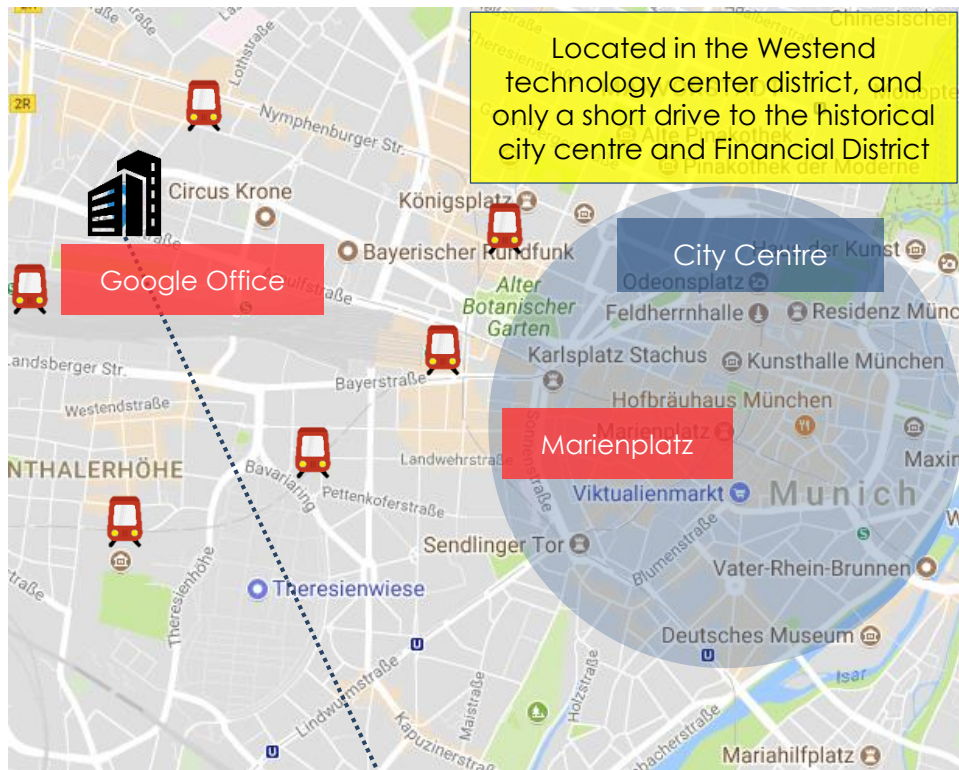


Citadines Kurfürstendamm Berlin

Rooms	117
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S21.4/ EUR13.3

Properties in Germany

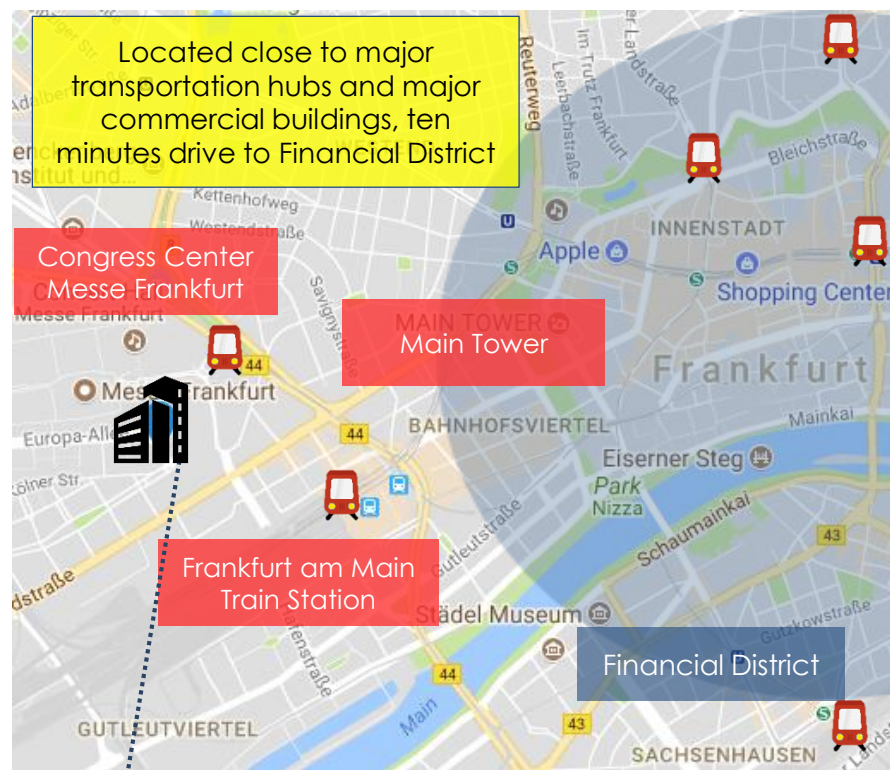
Munich



Citadines Arnulfpark Munich

Rooms	146
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$538.2/ EUR23.8

Frankfurt

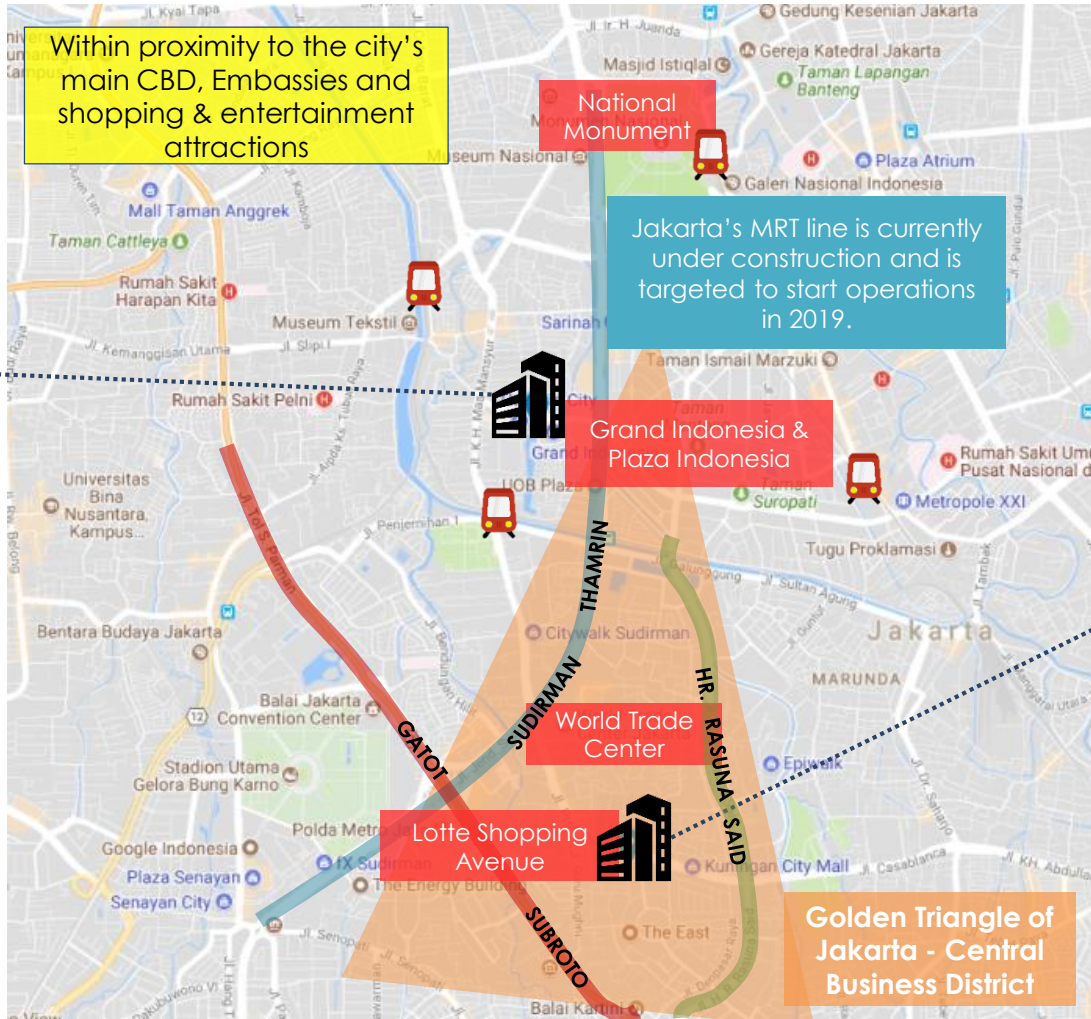


Citadines City Centre Frankfurt

Rooms	165
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$565.7/ EUR41.0

Properties in Indonesia

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



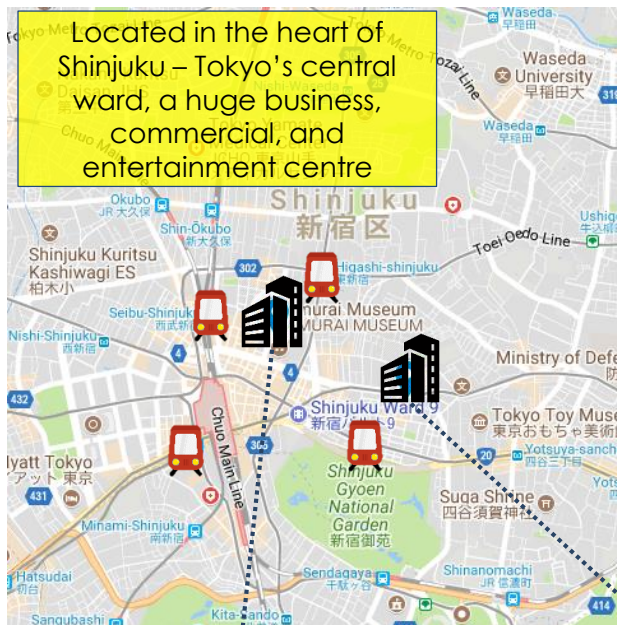
Ascott Jakarta ●	
Rooms	204
Tenure (years)/ Expiry¹	26/ 2024
Valuation (\$\$/LC'mil)	\$S\$61.9/ USD46.0

Somerset Grand Citra Jakarta ●	
Rooms	203
Tenure (years)/ Expiry¹	30/ 2024
Valuation (\$\$/LC'mil)	\$S\$39.0/ USD29.0

Note: Figures above as at 31 December 2017.
1. Renewable upon expiry, subject to approval.

Properties in Japan

Tokyo



Kyoto



Citadines Central Shinjuku Tokyo ●

Rooms	206
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$131.0/ JPY10,810.0

Citadines Shinjuku Tokyo ●

Rooms	160
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$110.7/ JPY9,130.0

Somerset Azabu East Tokyo ●

Rooms	79
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$43.4/ JPY3,583.0

Citadines Karasuma-Gojo Kyoto ●

Rooms	124
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$59.5/ JPY4,908.0

Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

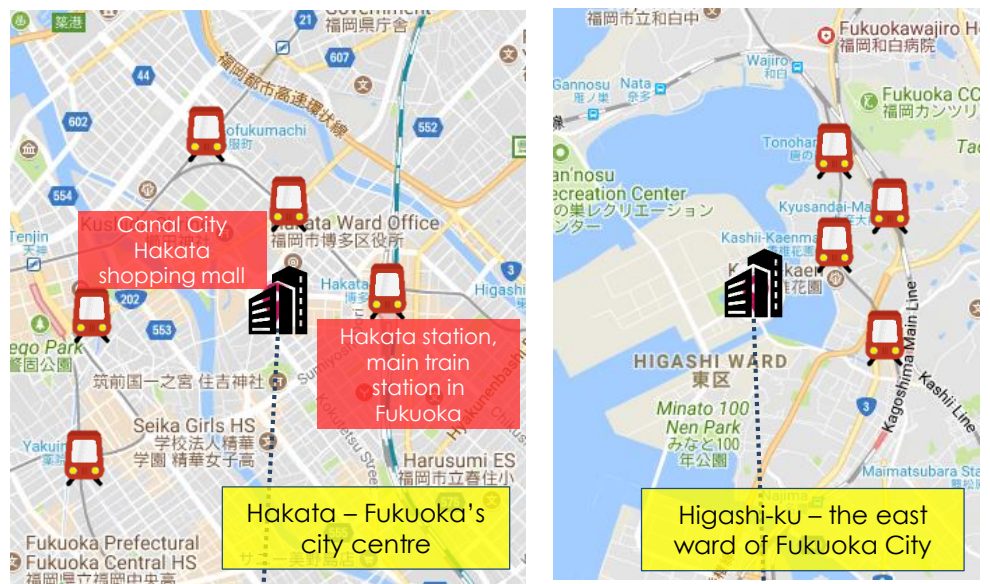
Tokyo



Situated strategically within Minato-Ku, the Central Business District of Tokyo, headquarters to a number of MNC and embassies. Being one of the main entertainment area, Roppongi houses many trendy restaurants and nightclubs.

Roppongi Residences Tokyo ●	
Rooms	64
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$37.5/ JPY3,092.0

Fukuoka



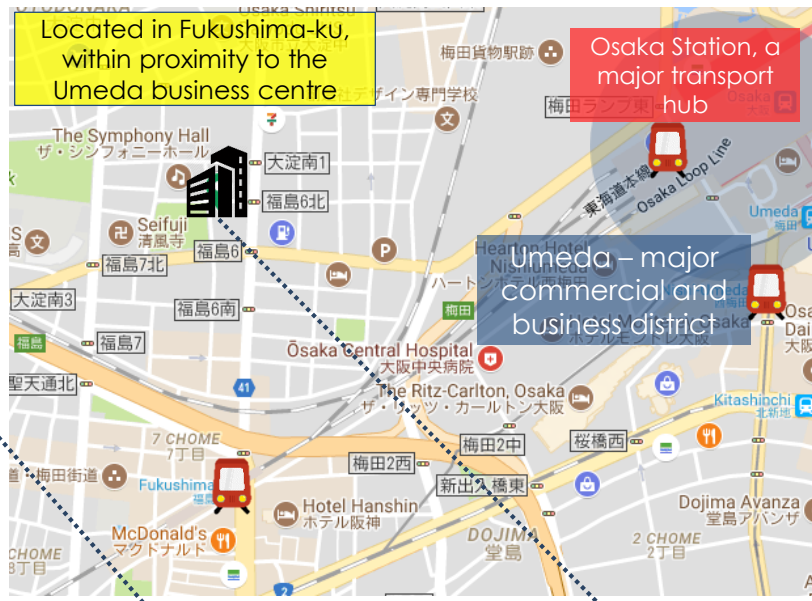
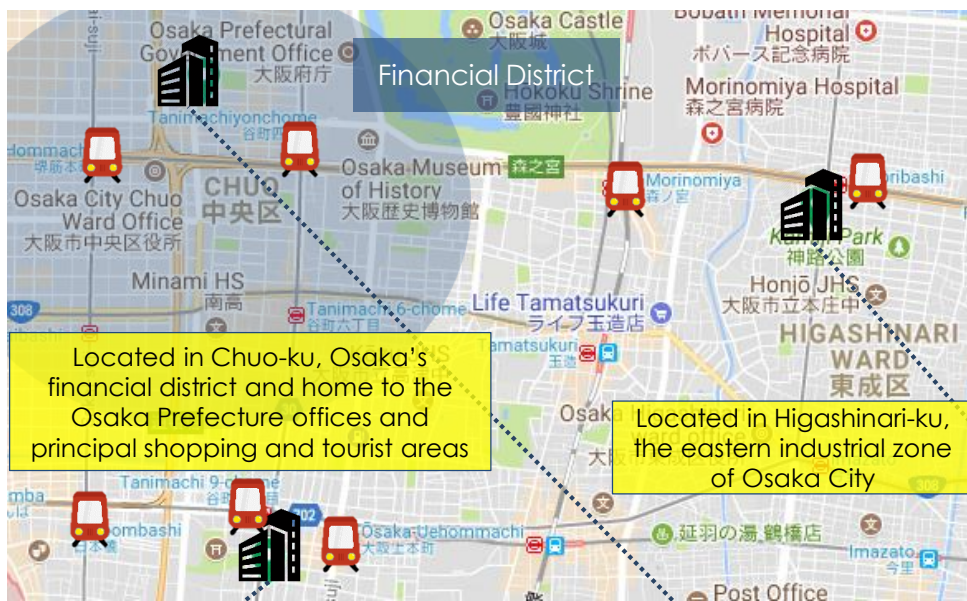
Actus Hakata V-Tower ●	
Rooms	296
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$44.0/ JPY3,630.0

Infini Garden ●	
Rooms	389
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$80.8/ JPY6,670.0

Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

Osaka



S-Residence Tanimachi 9chome ●

Rooms	102
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$20.0/ JPY1,650.0

S-Residence Hommachi Marks ●

Rooms	110
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$17.9/ JPY1,480.0

S-Residence Midoribashi Serio ●

Rooms	98
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$16.6/ JPY1,370.0

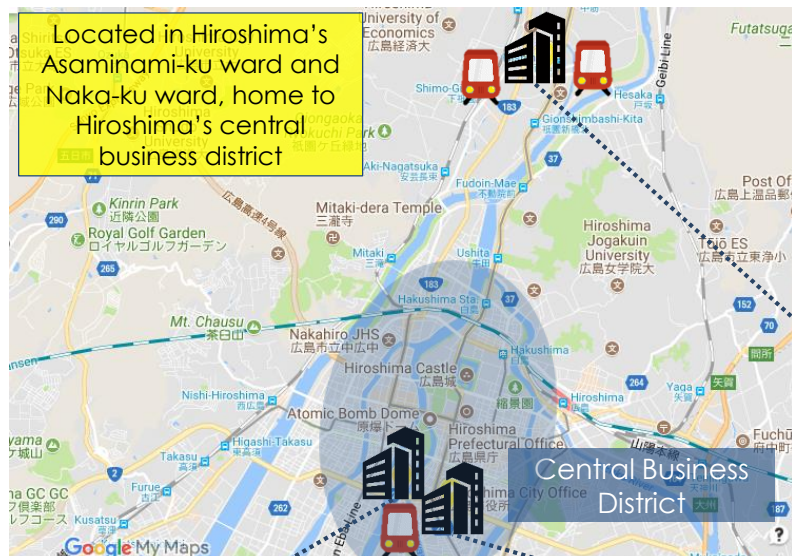
S-Residence Fukushima Luxe ●

Rooms	178
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$37.6/ JPY3,100.0

Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

Hiroshima



Sapporo



Gravis Court Kakomachi ●

Rooms	63
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$7.2/ JPY598.0

Gravis Court Kokutaji ●

Rooms	48
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$5.4/ JPY447.0

Gravis Court Nishiharaekimae ●

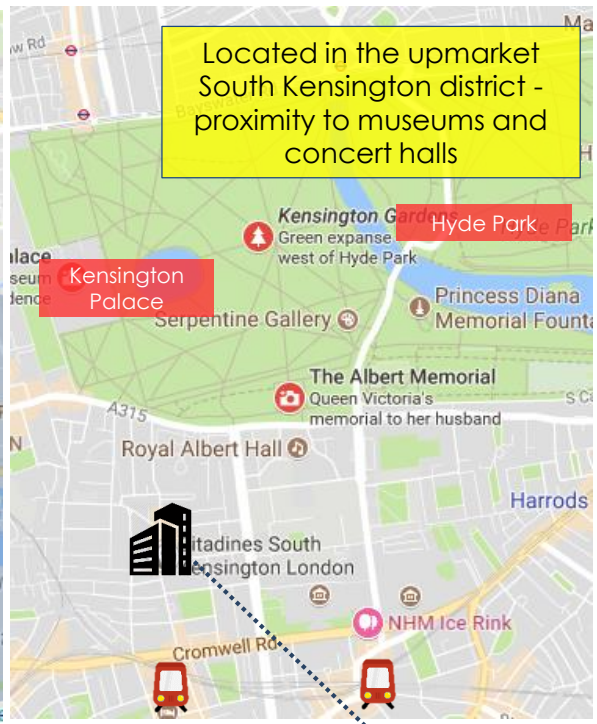
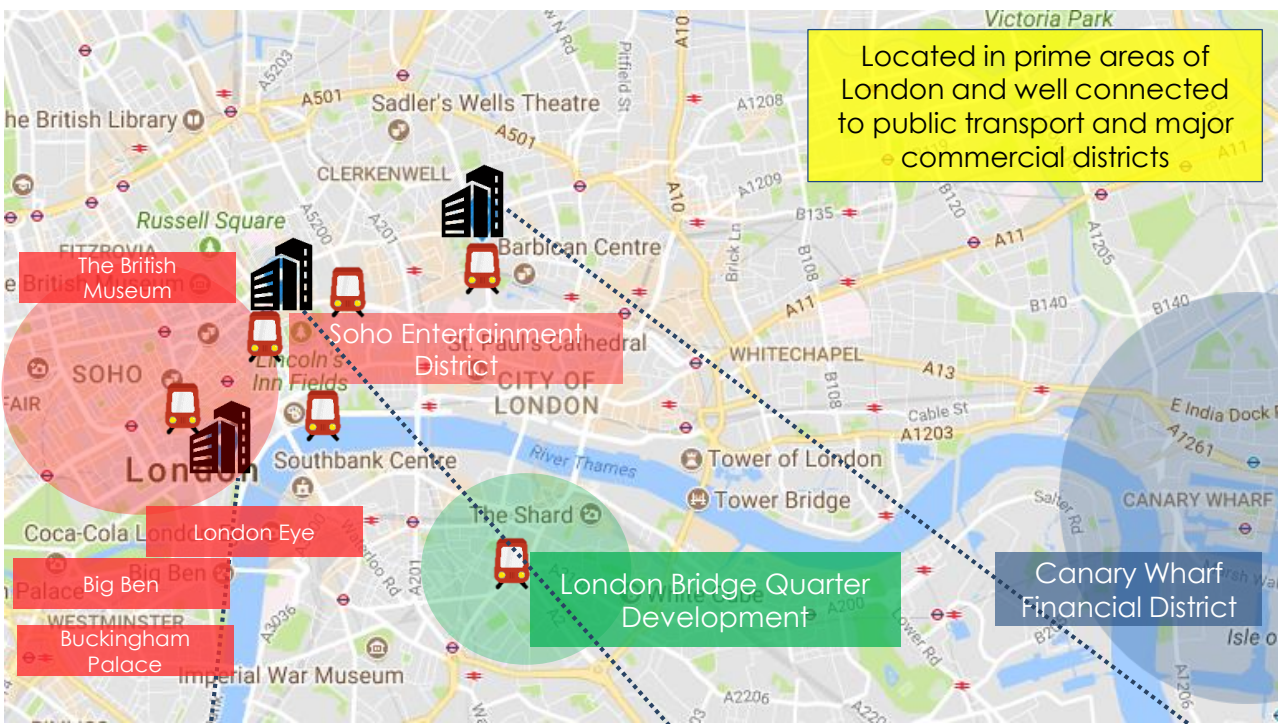
Rooms	29
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$4.6/ JPY375.0

Big Palace Kita 14jo ●

Rooms	140
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$18.4/ JPY1,520.0

Properties in United Kingdom

Strategic areas in London's major commercial areas



<u>Citadines Trafalgar Square London</u> ●	
Rooms	187
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S169.7/ GBP94.7

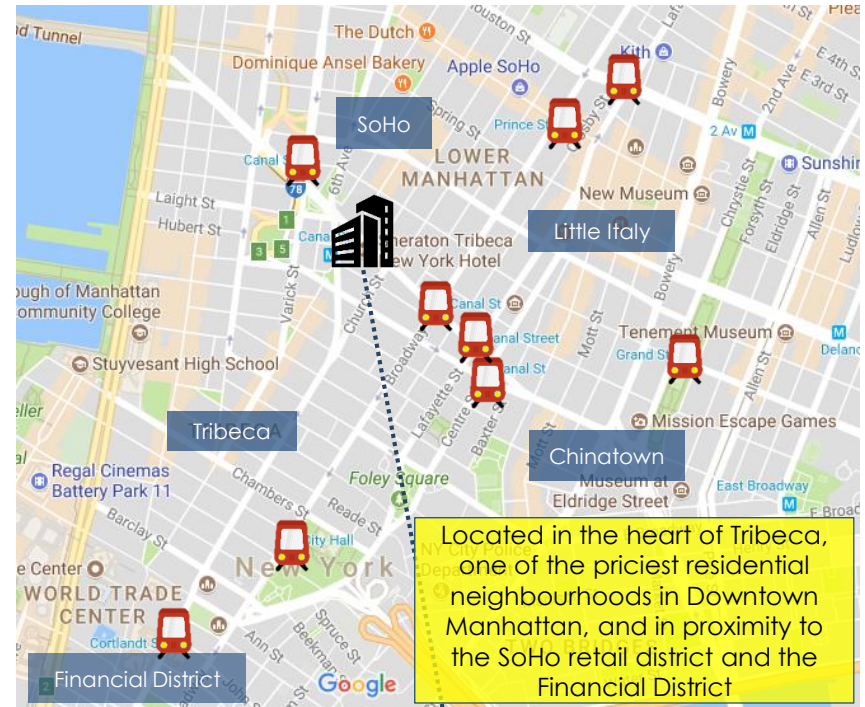
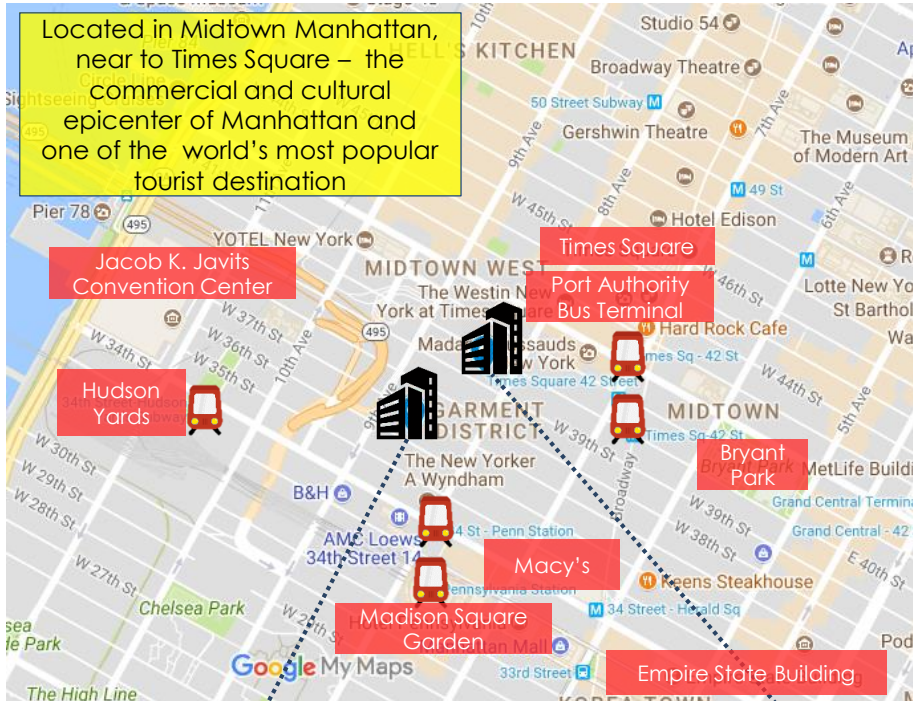
<u>Citadines Holborn-Covent Garden London</u> ●	
Rooms	192
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S158.1/ GBP88.2

<u>Citadines Barbican London</u> ●	
Rooms	129
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S75.3/ GBP42.0

<u>Citadines South Kensington London</u> ●	
Rooms	92
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S72.9/ GBP40.7

Properties in United States of America

Prime locations in the heart of Manhattan



DoubleTree by Hilton Hotel New York – Times Square South ●

Rooms	224
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$147.0/ US\$109.2

Element New York Times Square West ●

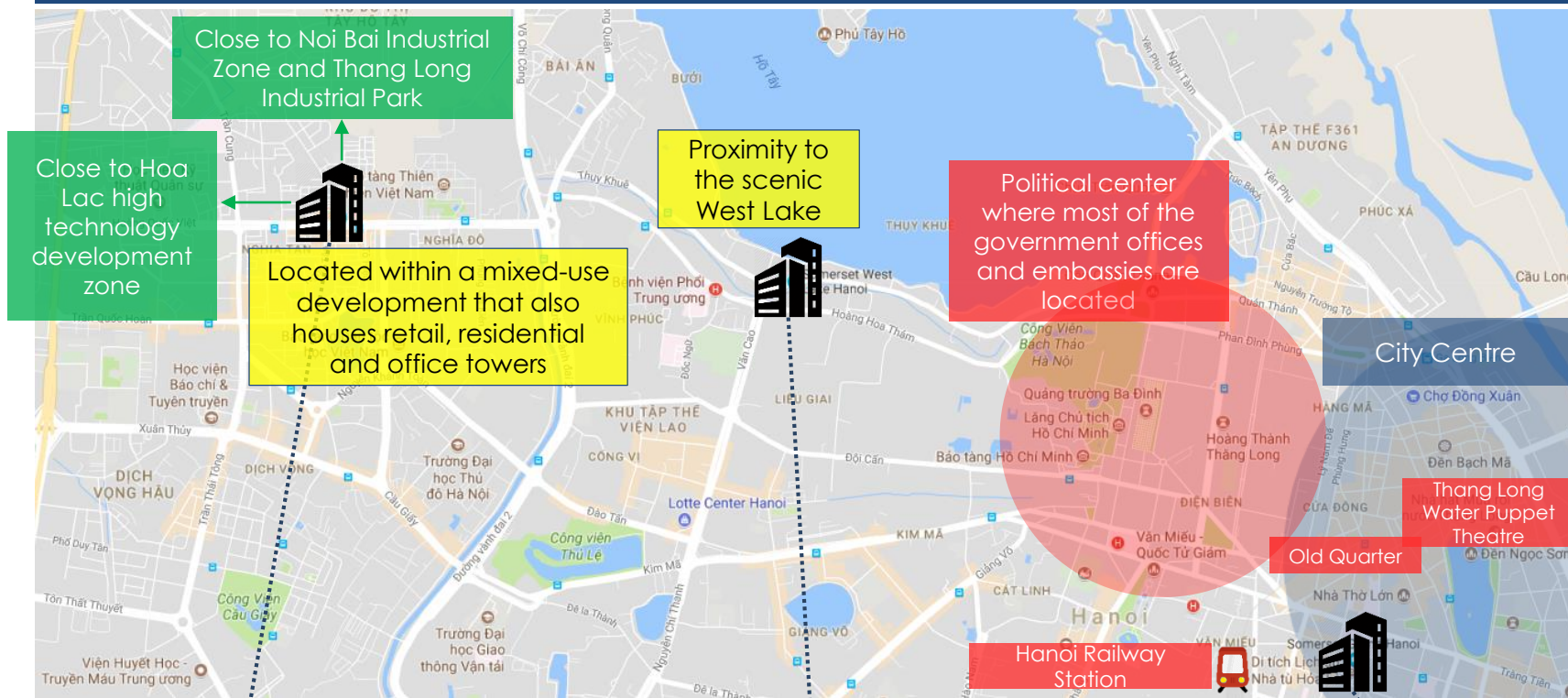
Rooms	411
Tenure (years)/ Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$\$227.5/ US\$169.0

Sheraton Tribeca New York Hotel ●

Rooms	369
Tenure (years)/ Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$\$219.4/ US\$163.0

Properties in Vietnam

Hanoi



Somerset Hoa Binh Hanoi ●

Rooms	206
Tenure (years)/ Expiry	36/ 2042
Valuation (\$\$/LC'bil)	\$S\$44.9/ VND747.7

Somerset West Lake Hanoi ●

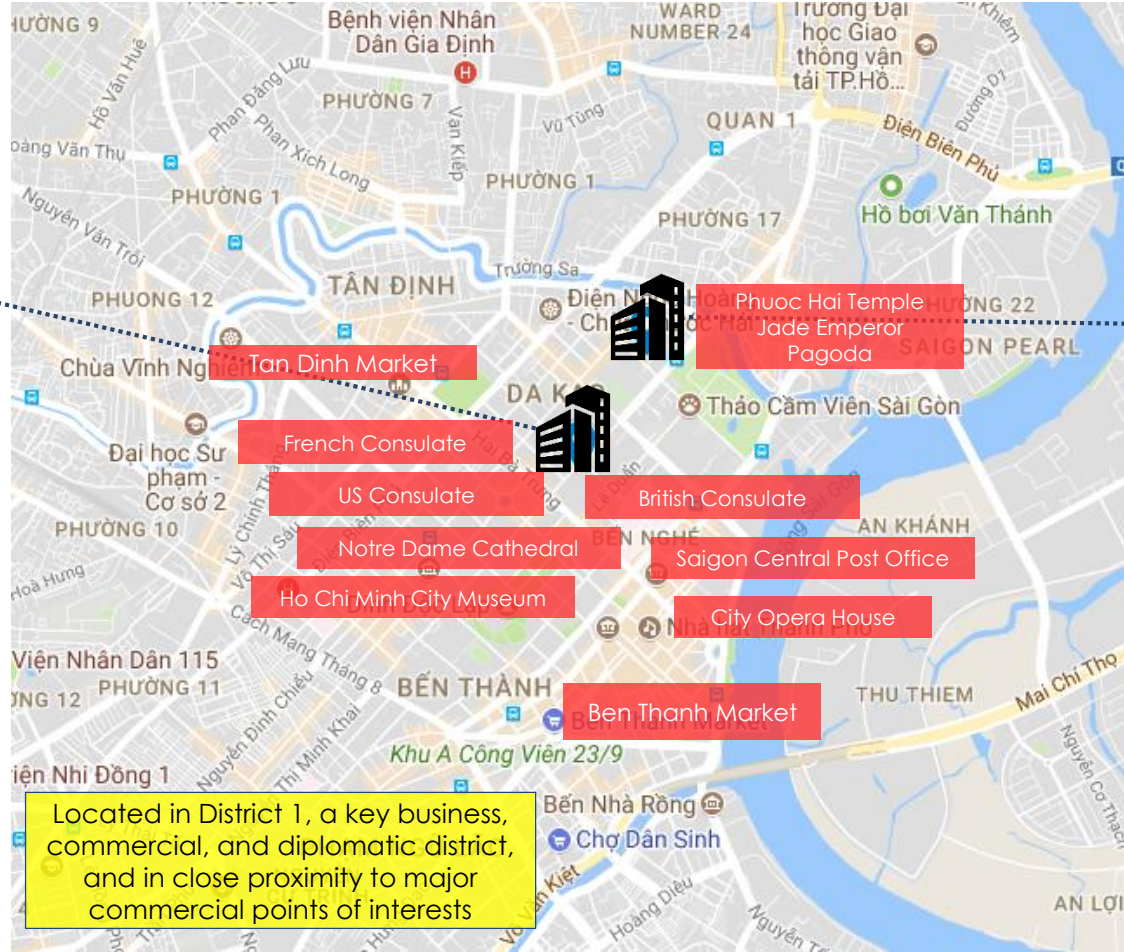
Rooms	90
Tenure (years)/ Expiry	49/ 2041
Valuation (\$\$/LC'bil)	\$S\$13.8/ VND229.8

Somerset Grand Hanoi ●

Rooms	185
Tenure (years)/ Expiry	45/ 2038
Valuation (\$\$/LC'bil)	\$S\$113.5/ VND1,892.2

Properties in Vietnam

Ho Chi Minh City



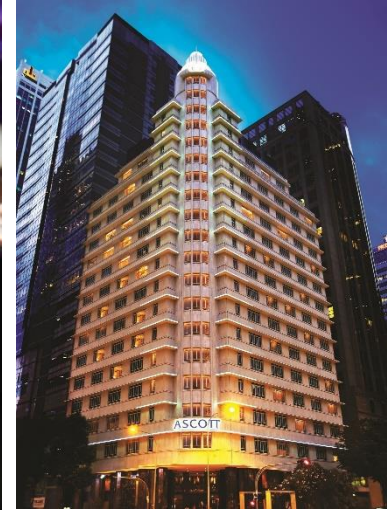
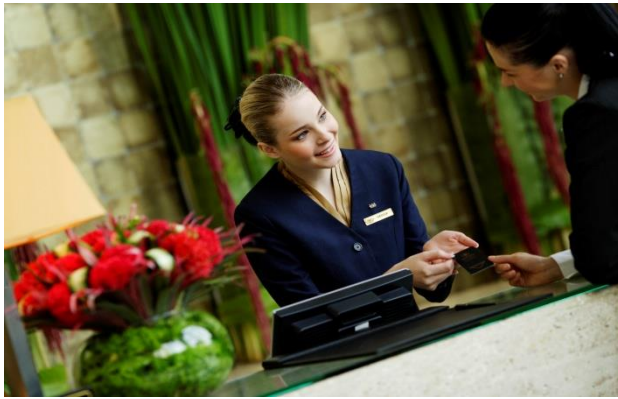
Somerset Chancellor Court Ho Chi Minh City

Rooms	172
Tenure (years)/ Expiry	48/ 2041
Valuation (\$\$/LC'bil)	\$58.1/ VND967.6

Somerset Ho Chi Minh City

Rooms	198
Tenure (years)/ Expiry	45/ 2039
Valuation (\$\$/LC'bil)	\$53.0/ VND882.9

Located in District 1, a key business, commercial, and diplomatic district, and in close proximity to major commercial points of interests



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