


ASCOTT
RESIDENCE
TRUST
A Member of CapitaLand

Ascott Residence Trust

SGX J.P. Morgan Corporate Day, Tokyo 2019

11 November 2019

Important Notice

The value of units in Ascott Residence Trust ("Ascott REIT") (the "Units") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by Ascott Residence Trust Management Limited, the Manager of Ascott REIT (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. The past performance of Ascott REIT is not necessarily indicative of its future performance.

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Prospective investors and Unitholders are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager on future events.

Unitholders of Ascott REIT (the "Unitholders") have no right to request the Manager to redeem their units in Ascott REIT while the units in Ascott REIT are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

Content

- Overview of Ascott Residence Trust
- Value Creation Strategies
- Key Highlights of 3Q 2019
- Looking Forward
- Combination of Ascott Reit and Ascendas Hospitality Trust
- Appendix

  - Key Market Updates (3Q 2019)

  - Other Information

Overview of Ascott Residence Trust

Ascott Orchard Singapore

Ascott Reit – A Leading Global Hospitality REIT

Well-diversified portfolio of quality hospitality assets located in major gateway cities

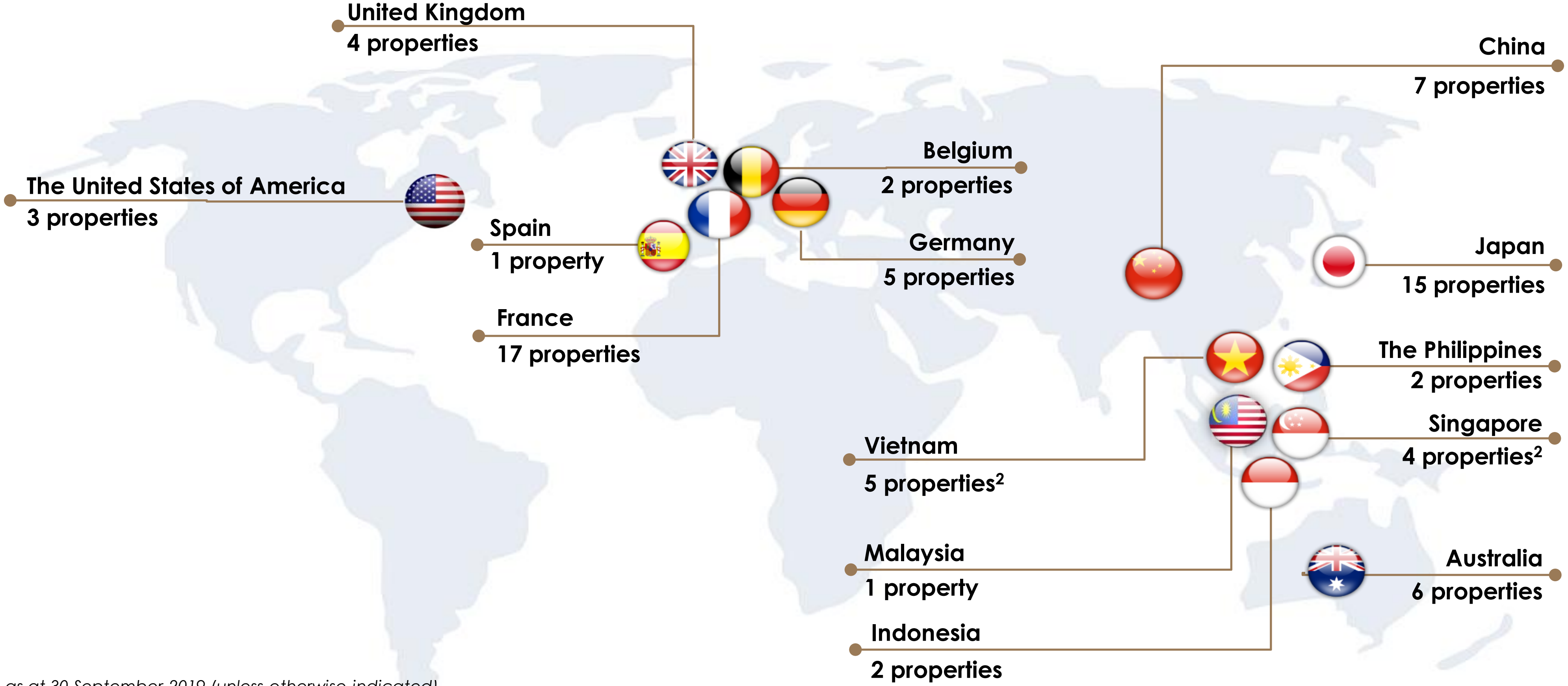
S$3.0b[1]
Market Capitalisation

S$5.7b
Total Assets

>11,700[2]
Apartment Units

74[2]
Properties

37
Cities in 14 Countries



Notes:
Figures above as at 30 September 2019 (unless otherwise indicated)
1. *Based on closing unit price of S$1.38 as at 31 October 2019*
2. *Including lyf one-north Singapore (currently under development) and Somerset West Lake Hanoi which was divested on 31 October 2019*

Ascott Reit's Well-Diversified and Resilient Portfolio

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Geographical diversification

58% : 42%

Asia Pacific *Europe/US*

Diversified income streams

40% : 60%

Stable Income *Growth Income*

Based on 3Q 2019 gross profit

Valuable portfolio of properties with

>50%
freehold

Range of product offering includes…

serviced residences, hotels, rental housing and coliving properties

…catering to

long- and short-stay, business and leisure guests

Award-winning properties managed by Sponsor, The Ascott Limited…

THE ASCOTT LIMITED
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ASCOTT THE RESIDENCE · citadines APART'HOTEL · citadines CONNECT · SOMERSET SERVICED RESIDENCE · QUEST APARTMENT HOTELS · The Crest Collection · lyf

…operating under established brands

Notes:
Above as at 30 September 2019

Balanced Portfolio of Stable Income and Growth Income

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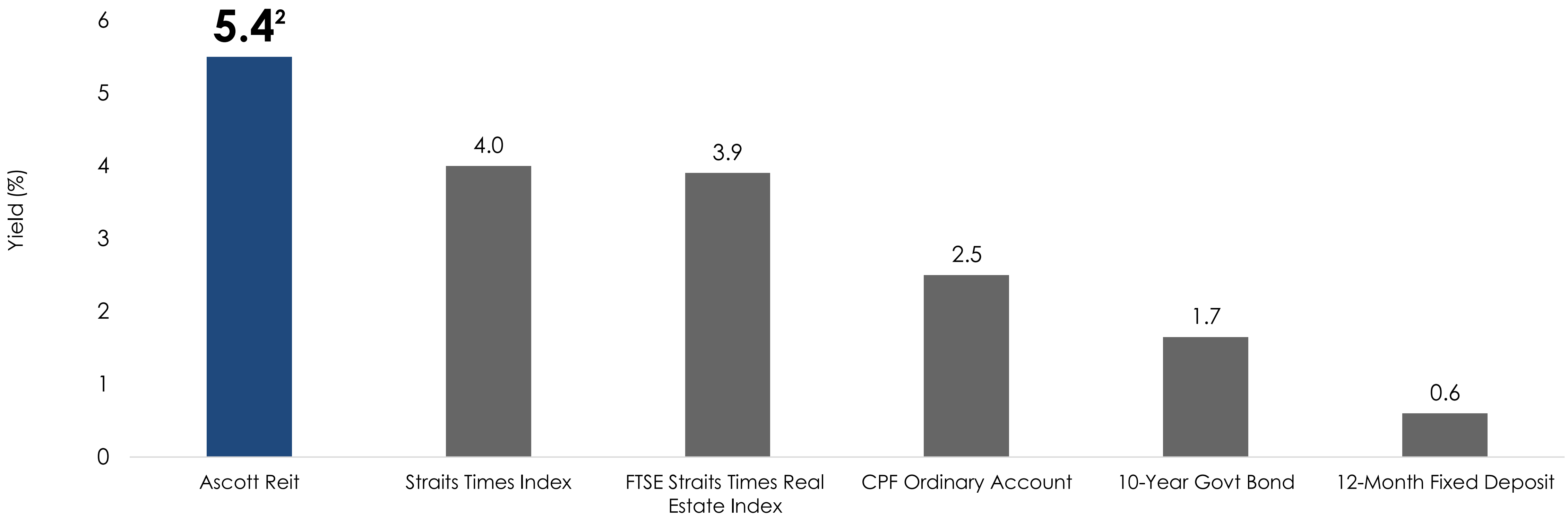
	Stable Income		Growth Income
	Master Lease	**Management Contracts with Minimum Income Guarantee**	**Management Contracts**
Description	Fixed rental[1] received	Enjoy minimum guaranteed income	Variable amount (no fixed or guaranteed rental)
Location and Number of Properties[2]	26 properties mainly in Europe France(17) Germany(5) Australia(3) Singapore(1)	7 properties in Europe United Kingdom(4) Belgium(2) Spain(1)	40 properties mainly in Asia Pacific Australia(3) China(7) Indonesia(2) Japan(15) Malaysia(1) The Philippines(2) Singapore(2) United States(3) Vietnam(5)

Notes:
1. Rental received under master leases are generally fixed. However, some contracts provide for annual rental revisions pegged to indices; while some contracts include a variable rental above fixed rental if certain conditions are met
2. As at 30 September 2019, excludes lyf one-north (under development) and includes Somerset West Lake Hanoi which was divested on 31 October 2019

Value Creation for Unitholders

Attractive 5-Year Average DPU Yield of >6%[1]



Total Unitholder Return Since IPO
> 300%[3]

Above yield figures as at September 2019, unless otherwise stated.
Sources: Central Provident Fund; Monetary Authority of Singapore; Bloomberg (trailing 12 month yield for FTSE Straits Times Real Estate Index and Straits Times Index)
1. *Based on a simple average of the past 5 years' DPU Yield*
2. *Computed based on Ascott Reit's 12 month trailing DPU and the closing unit price of S$1.32 as at 30 September 2019*
3. *Computation from Bloomberg and assumes reinvestment of distributions back into the security*

Awards and Accolades

Highly coveted accolades awarded in past 2 years

Asia Pacific Best of the Breeds REITs Awards™ 2018 & 2019

Best Hospitality REIT (Platinum award)

SIAS Investors' Choice Awards

Runner-up for Singapore Corporate Governance Award

Runner-up for Most Transparent Company Award

Singapore Governance and Transparency Index 2018 & 2019

Ranked **3rd** out of 43 Trusts

World Travel Awards 2019

Awarded accolades for **Leading Serviced Apartments 2019**

Belgium's Leading Serviced Apartments 2019: **Citadines Sainte-Catherine Brussels**

Germany's Leading Serviced Apartments 2019: **Citadines Arnulfpark Munich**

Spain's Leading Serviced Apartments 2019: **Citadines Ramblas Barcelona**

TripAdvisor Awards 2019

> 20 properties[1] conferred the Certificate of Excellence Award 2019

Note:

1. Refer to https://www.the-ascott.com/en/tripadvisor_awards_2019.html for the full list of properties

Value Creation Strategies

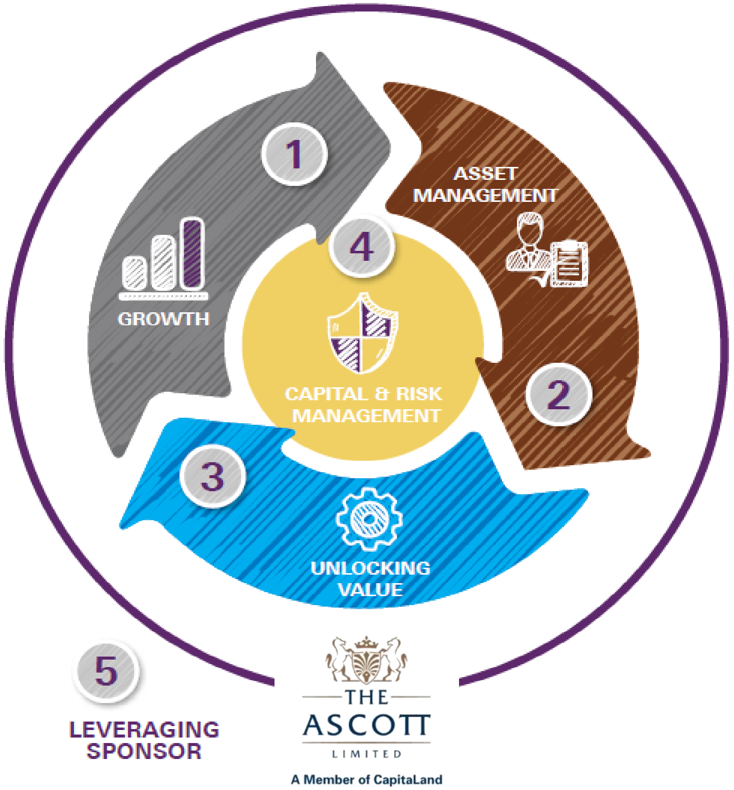
Citadines Connect Sydney Airport, Australia

Value Creation for Unitholders

Five pronged approach to deliver value

Vision:
To be the premier hospitality trust with quality assets in key global cities

Mission:
To deliver stable and sustainable returns to Unitholders



1. Growth by Acquisition

- Total assets **grew sevenfold** since IPO to S$5.7 billion
- **Maiden development** project for **first coliving** property
- Milestone **combination** with **Ascendas Hospitality Trust**

2. Active Asset Management

- **RevPAU optimisation** & yield management
- **Asset Enhancement Initiatives**
- **Portfolio diversification**: geographical spread; product offering; contract types; etc

3. Unlocking Value

- Generated **S$0.4b net divestment gains** and reinvested into higher-yielding assets

4. Prudent Capital and Risk Management

- **"BBB"** (stable outlook) **rating** by Fitch Ratings

5. Leveraging Sponsor

- Strong **brand recognition** and **global footprint**
- **RoFR** and **pipeline** assets
- **Alignment** of Unitholder interests with ~45% stake[1]

Notes: Figures as at 30 September 2019

1. Held through CapitaLand Group

Key Milestone Acquisitions since IPO

1

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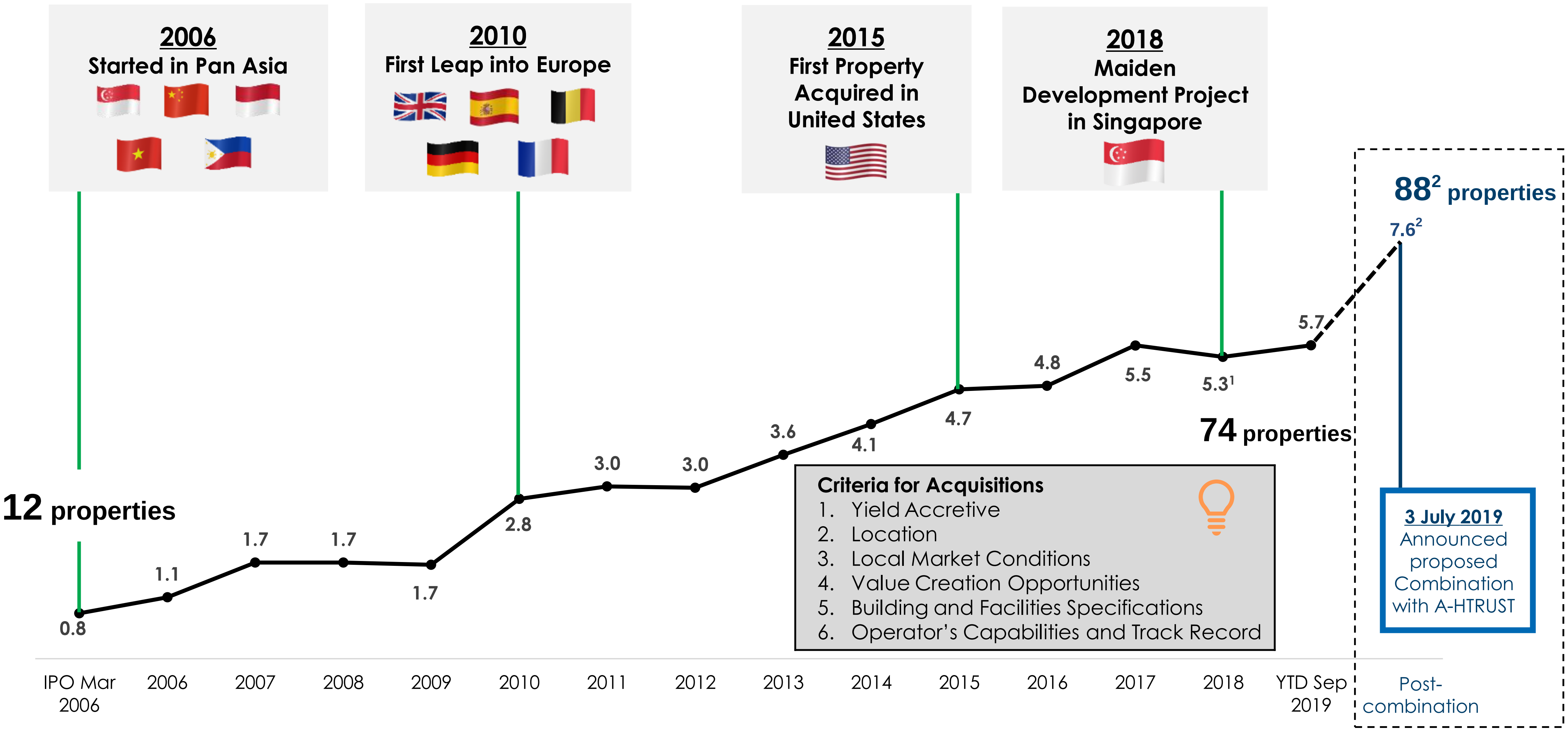
Total Assets Since Listing (S$ billion)



Notes:

1. *The decrease in total assets was due to the utilisation of the proceeds from the divestment of Citadines Biyun Shanghai and Citadines Gaoxin Xi'an on 5 January 2018 to repay bank loans*
2. *Based on the combined total assets and properties of Ascott Reit and A-HTRUST as at 31 March 2019.*

1 Embarked on Maiden Development Project to Build New Coliving Product

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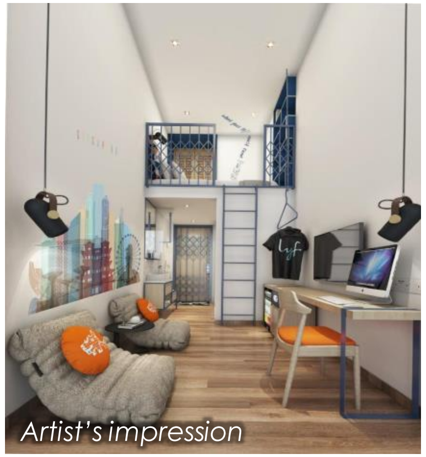
lyf one-north Singapore, located in a prime developing district with limited lodging supply

Coliving a rising trend in today's sharing economy amongst the **rising millennial-minded business traveller market**

lyf one-north Singapore, expected to **open in 2021**, incorporates 324 efficiently designed studio and loft units[1] and social spaces



Artist's impression

Artist's impression – Communal kitchen

one-north : home to **400 companies, 800 startups and 50,000 professionals[2]**

Attracting **over S$7 billion worth of investments[2]** and to be developed into a cluster of world class facilities and business parks

Notes:
1. *Subject to change*
2. *Source: JTC (2018)*

2 Asset Enhancement

Enjoy ADR uplift upon completion of Asset Enhancement Initiatives

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	Before	After

Element New York Times Square West
The United States of America

Completed 2Q 2019




Somerset Grand Citra Jakarta
Indonesia

Completed 2Q 2019




Criteria for Asset Enhancement Initiatives
1. Age of the Property
2. Market Outlook
3. Yield Accretion

3 Unlocking Value

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Higher Yield Quality Assets

Accretive Acquisitions

Distribution of Divestment Gains

Opportunistic Divestments

Generated ...

Total Net Divestment Gains

S$0.4 billion

Total Divestment Proceeds

S$1.6 billion

Criteria for Divestment
1. Property Life Cycle
2. Market Conditions
3. Requirement for additional capital outlay

Note:
Divestment figures above relates to approximately 10 transactions involving over 30 properties since listing to 30 September 2019, excluding Somerset West Lake Hanoi which was divested on 31 October 2019

4 Capital & Risk Management

Strong Balance Sheet

Comfortable target gearing of approximately 40%

Prudent Capital Management

Diversified funding sources & proactive interest rate management

'BBB' long-term rating by Fitch Ratings with stable outlook

Balance Sheet Hedging

Natural hedging and swaps through foreign borrowings to match capital value of assets on a portfolio basis

Income Hedging

Hedging foreign currencies through forward contracts to protect distribution

4 Capital & Risk Management

Adopting a disciplined and proactive approach

Gearing remained low at **33.0%**[1] (debt headroom[2] of about S$1.1b) (vs 32.8%)	Interest cover[3] **5.4X** (vs 5.2X)	**~49%** Total Assets in Foreign Currency Hedged
Low effective borrowing cost[3] of **2.1%** per annum (maintained)	**~88%** Total debt on fixed rates (maintained)	**-0.1%** Impact of foreign exchange after hedges on gross profit for YTD September 2019
3.7 years Weighted average debt to maturity (vs 3.9 years)	**'BBB'** (stable outlook) Long-term rating by Fitch (affirmed in August 2019)	NAV Per Unit **S$1.25**[4] (vs S$1.27)

S$150 million
5% perpetual securities
(Called on 27 October 2019)

Successfully refinanced at a lower rate →

S$150 million
3.88% perpetual securities
(First call date 4 September 2024)

Notes: Figures above as at/for the period ending 30 September 2019, with 30 June 2019 comparable in brackets
1. *Computation of gearing excludes lease liabilities recognised by virtue of FRS 116 as these operating leases were entered into in the ordinary course of business and were in effect before 1 January 2019*
2. *Refers to the amount of additional debt before reaching aggregate leverage limit of 45% set by MAS*
3. *Excluding the effect of FRS 116 Leases which was effective 1 January 2019*
4. *Adjusted NAV per unit, excluding the distributable income to unitholders, is S$1.23*

Well Spread-out Debt Maturity

4

Diversified funding sources with 54% loans: 46% MTN
Proactively review and commence refinancing discussions ahead of debt maturity

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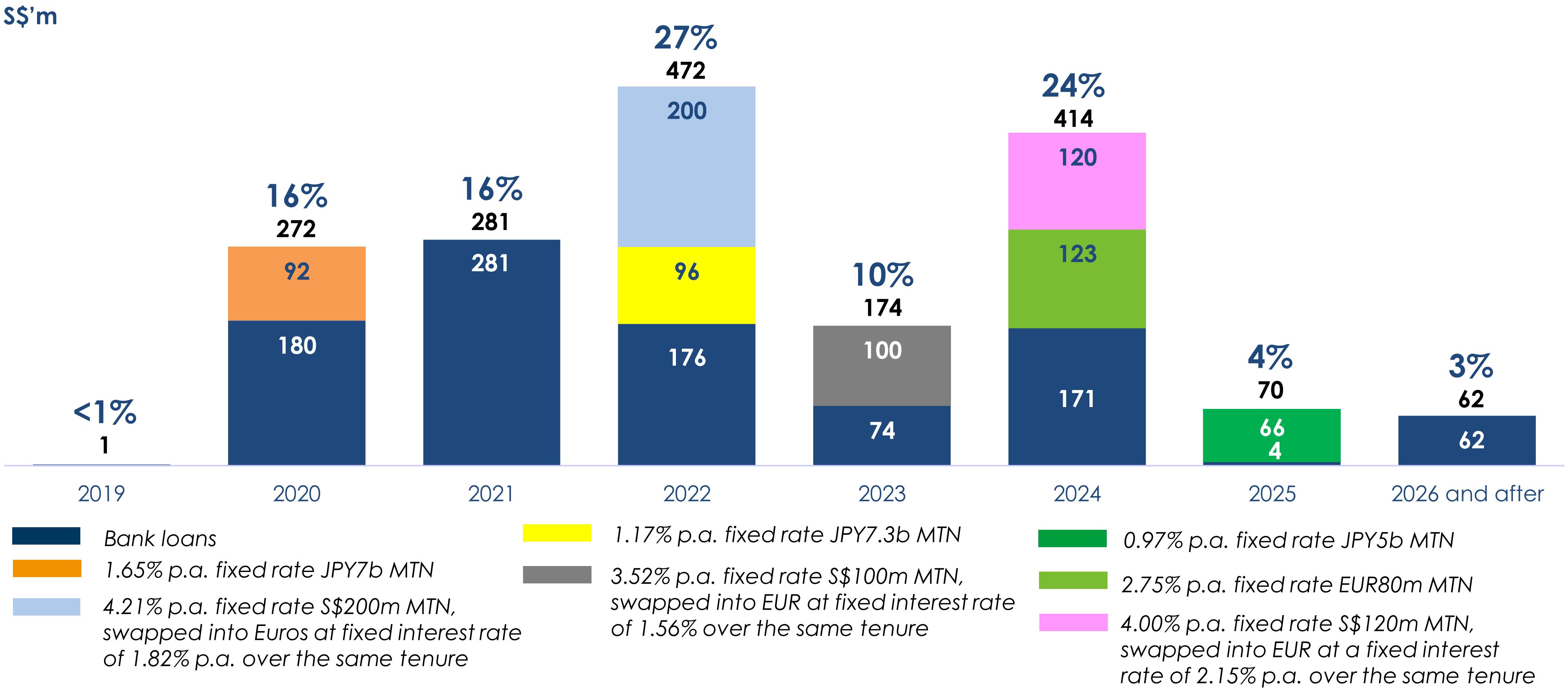
Debt Maturity Profile



Note:
As at 30 September 2019

5 Strong-Sponsor – The Ascott Limited

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One of the leading international lodging owner-operators

>112,000
Serviced residence & hotel units
Includes units under development

>720
Properties

>180
Cities

>30
Countries

>30 year track record

Award-winning brands with worldwide recognition

Strong alignment of interests – CapitaLand owns ~45% stake

Note: *Figures updated as at October 2019*

5 Working with Sponsor

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THE ASCOTT LIMITED
A Member of CapitaLand

Owner
Ascott Residence Trust

What we do:
Invest in serviced residences, rental housing properties and other hospitality assets around the world

Value Creation:
Deliver stable and sustainable returns to Unitholders through the ownership and enhancement of the assets

Sponsor & Operator
The Ascott Limited

What we do:
Experienced operator of serviced residence & lodging product

Value Creation: Experience, global presence and economies of scale, suite of brands

Guests

Description:
A good mix of corporate and leisure guests; varying lengths of stay and preferences

engages service of

to manage the property and provide hospitality services to

Key Highlights of 3Q 2019

lyf one-north, Singapore (Artist's Impression)
Concept Design by WOHA

Key Highlights – 3Q 2019

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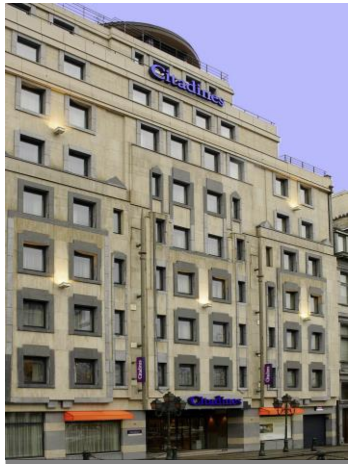
▼ 2% Y-o-Y	▲ 1%[1] Y-o-Y	▼ 2% Y-o-Y	▲ 5% Y-o-Y
Revenue	**Gross Profit**	**RevPAU**	**DPU**

- **Diversified portfolio for income resilience**
  - Stronger performance from Belgium, Spain, Singapore, UK and Vietnam
  - Softer performance in Australia, China, Japan and USA
  - RevPAU decreased mainly due to weaker exchange rates
- **Active portfolio reconstitution provides enhanced returns to unitholders**
  - Revenue and gross profit decline mainly due to divestment of Ascott Raffles Place Singapore ("ARPS")
  - Partial distribution of S$4.0 million ARPS divestment gain (of S$135.0 million) to replace loss of income
- **Proactive capital management**
  - Lower financing costs
  - Debt headroom of about S$1.1 billion[2] for yield-accretive investments

Ascott Orchard Singapore



Citadines Toison d'Or Brussels

Citadines Ramblas Barcelona


Citadines Barbican London

Notes:
1. Excluding FRS 116 adjustments, gross profit for 3Q 2019 will be 7% lower y-o-y.
2. Refers to the amount of additional debt before reaching aggregate leverage limit of 45% set by MAS.

Key Highlights – 3Q 2019

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Commitment to governance

Asia Pacific Best of the Breeds REITs Awards 2019 – **Best Hospitality REIT (Platinum)**

Runner-up for **Singapore Corporate Governance Award** & **Most Transparent Company Award** at *SIAS 20th Investors' Choice Awards 2019*

Ranked 3rd in **the Singapore Governance and Transparency Index 2019** (REIT and Business Trust Category)

Proactive capital management

New tranche of S$150 million perpetual securities at a **lower rate of 3.88% p.a.**

To redeem

S$150 million **5% p.a.** perpetual securities called on 27 October 2019

Estimated savings of about **S$1.7 million p.a.**

Combination with Ascendas Hospitality Trust

Secured resounding approval from unitholders, **on track for completion by end 2019**

Financial Highlights

(3Q 2019 vs 3Q 2018)

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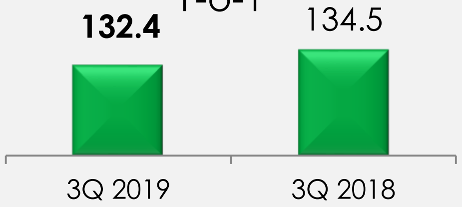
Lower revenue mainly due to divestment of Ascott Raffles Place Singapore

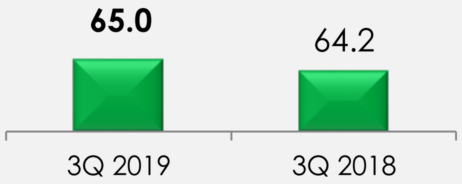
Revenue (S$m)

▼ **2%** Y-o-Y



Gross Profit (S$m)

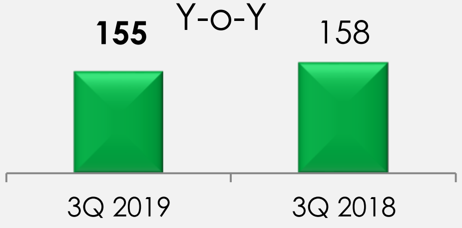
▲ **1%** Y-o-Y



Excluding FRS 116 adjustments, gross profit will be 7% lower y-o-y

Revenue Per Available Unit (S$)

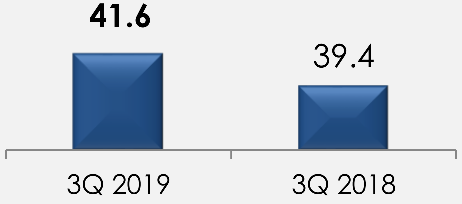
▼ **2%** Y-o-Y



Higher unitholders' distribution due to lower finance costs and distribution of divestment gain

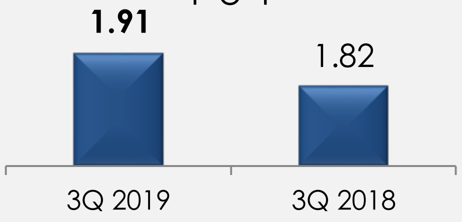
Unitholders' Distribution (S$m)

▲ **6%** Y-o-Y



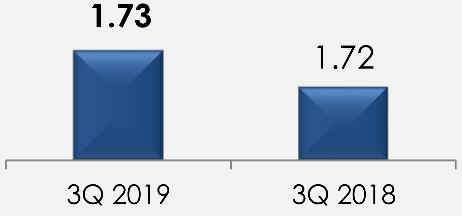
Distribution Per Unit (S cents)

▲ **5%** Y-o-Y



Adjusted Distribution Per Unit[1] (S cents)

▲ **1%** Y-o-Y



Note:

1. *DPU for 3Q 2019 was adjusted to exclude the partial distribution of divestment gain and DPU for 3Q 2018 was adjusted to exclude the contribution from Ascott Raffles Place Singapore.*

Financial Highlights

(YTD Sep 2019 vs YTD Sep 2018)

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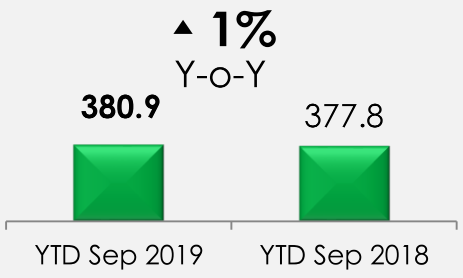
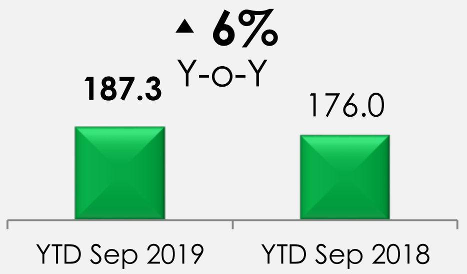
Higher revenue from stronger operating performance from properties in Europe

Revenue (S$m)

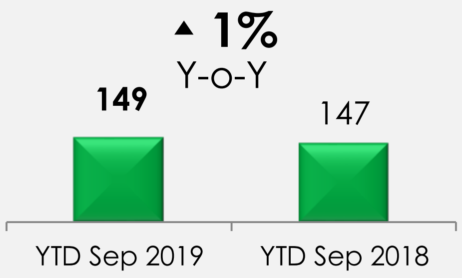


Gross Profit (S$m)



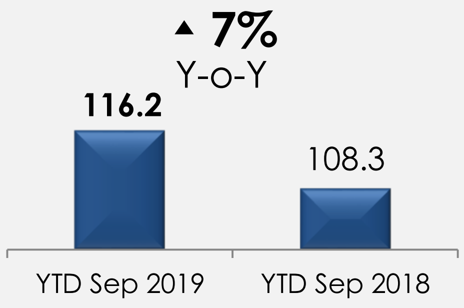
Excluding FRS 116 adjustments, gross profit will be 2% lower y-o-y

Revenue Per Available Unit (S$)

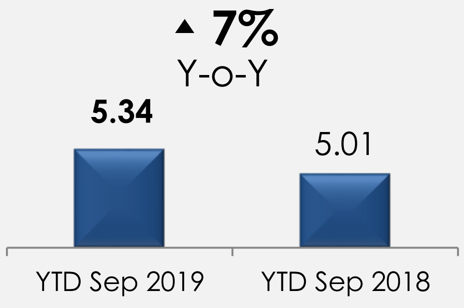


Higher unitholders' distribution due to lower finance costs, one-off realised exchange gain and distribution of divestment gain

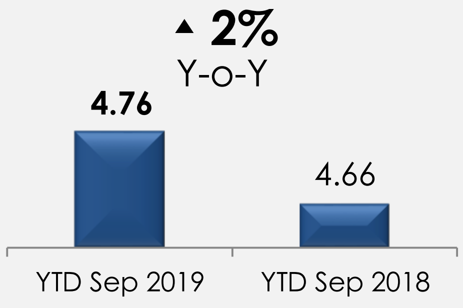
Unitholders' Distribution (S$m)



Distribution Per Unit (S cents)



Adjusted Distribution Per Unit[1] (S cents)



Notes:

1. *DPU for YTD September 2019 was adjusted to exclude the divestment gain, realised exchange gain and contribution from Ascott Raffles Place Singapore. DPU for YTD September 2018 was adjusted to exclude the realised exchange gain and contribution from Ascott Raffles Place Singapore.*

Revenue and Gross Profit by Contract Type

(3Q 2019 vs 3Q 2018)

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Stronger contribution from properties in Europe, partially offset by the loss of income arising from divestment of Ascott Raffles Place Singapore

		Revenue (S$'mil)			Gross Profit (S$'mil)			RevPAU (S$)		
		3Q 2019	3Q 2018	% Change	3Q 2019	3Q 2018	% Change	3Q 2019	3Q 2018	% Change
Stable Income	Master Leases	18.2	20.8	(13)	16.4	18.7	(12)	-	-	-
Stable Income	MCMGI[1]	21.8	20.8	5	10.0	9.4	6	211	198	7
Growth Income	Management Contracts	92.4	92.9	(1)	38.6	36.1	7	145	150	(3)
	Total 73 Properties[2]	132.4	134.5	(2)	65.0	64.2	1	155	158	(2)

- **Master Leases:** Lower revenue and gross profit mainly due to divestment of Ascott Raffles Place Singapore, lower rent upon renewal of certain French master leases and weaker AUD and EUR
- **MCMGI:** Higher revenue and gross profit due to stronger performance from UK, Belgium and Spain, partially offset by weaker GBP and EUR
- **Management Contracts:** Lower revenue mainly due to softer corporate demand in the regional cities in China, lower contribution from the rental housing properties in Japan and lower revenue from USA due to competition from new supply

Notes:
1. *MGMGI refers to Management Contracts with Minimum Guaranteed Income*
2. *Relates to operating properties only and excludes lyf one-north Singapore (under development)*

Key Markets Performance

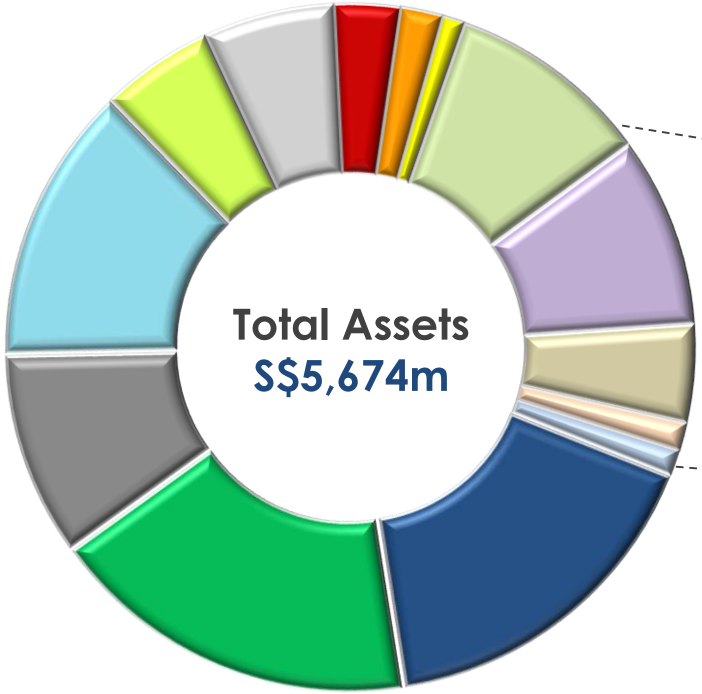
		Gross Profit (LC'mil)			RevPAU (LC)			
		3Q 2019	3Q 2018	% Change	3Q 2019	3Q 2018	% Change	Key Reason for Change
Stable Income	Australia (AUD)	1.8	1.8	-	-	-	-	-
Stable Income	France (EUR)	5.1	5.2	(2)	-	-	-	• Renewal of certain master leases at lower rents
Stable Income	Singapore (SGD)	3.4	5.1	(33)	-	-	-	• Divestment of Ascott Raffles Place Singapore partially mitigated by stronger corporate and leisure demand at Ascott Orchard Singapore
Stable Income	United Kingdom (GBP)	4.2	4.0	5	153	140	9	• Stronger corporate and leisure demand
Growth Income	Australia (AUD)[1]	2.9	2.9	-	127	149	(15)	• Lower RevPAU due to acquisition of Citadines Connect Sydney Airport, which has lower RevPAU compared to existing properties in Australia, and softer leisure and corporate demand in Melbourne • On a same store basis, RevPAU would be 4% lower year-on-year
Growth Income	China (RMB)	27.2	28.8	(6)	455	484	(6)	• Softer corporate demand from properties in regional cities, mitigated by higher commercial rent • FRS 116 adjustments
Growth Income	Japan (JPY)[2]	573.4	625.8	(8)	11,711	11,496	2	• Lower rental rates upon renewal of lease for rental housing properties amidst stiff competition, partially offset by stronger performance from serviced residences
Growth Income	Singapore (SGD)	3.3	3.3	-	221	217	2	• Higher market demand, offset by higher cost
Growth Income	United States (USD)	7.5	5.2	44	212	226	(6)	• Competition from new supply and higher staff costs due to higher minimum wage requirement • FRS 116 adjustments
Growth Income	Vietnam (VND)[3]	95.0	88.7	7	1,634	1,499	9	• Stronger corporate demand

Notes: All figures above are stated in local currency
1. *Includes contribution from Citadines Connect Sydney Airport, which was acquired in May 2019.*
2. *RevPAU for Japan refers to serviced residences and excludes rental housing.*
3. *Gross profit figures for VND are stated in billions. RevPAU figures are stated in thousands.*

Performance Driven by Balanced and Diversified Asset Allocation

58% Asia Pacific

Asia Pacific	57.8%
Singapore	17.6%
Japan	13.1%
China	9.6%
Australia	6.2%
Vietnam	5.3%
Philippines	3.1%
Indonesia	2.0%
Malaysia	0.9%



42% Europe/Americas

Europe	25.7%
France	9.6%
UK	9.0%
Germany	4.6%
Spain	1.3%
Belgium	1.2%

The Americas	16.5%
USA	16.5%

Valuable portfolio comprising

> 50%[1] freehold properties

Notes:
As at 30 September 2019
1. Based on property value as at 30 June 2019

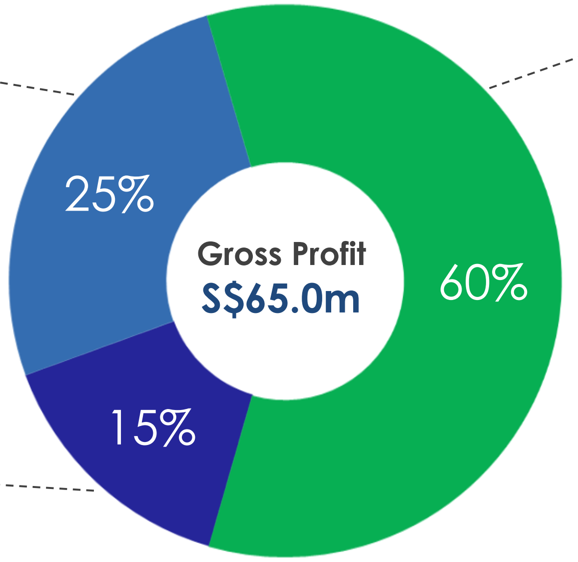
Delivering Resilient Performance

8 key markets contributed approximately **84%** to total gross profit
No concentration in any single market

40% Stable

Master Leases	25%
France	***12%***
Germany	5%
Singapore	***5%***
Australia	***3%***

MCMGI[1]	15%
United Kingdom	***11%***
Belgium	2%
Spain	2%



60% Growth

Management Contracts	60%
United States	***16%***
Japan	***11%***
Vietnam	***9%***
China	***8%***
Singapore	***5%***
Australia	***4%***
Philippines	3%
Indonesia	3%
Malaysia	1%

8 Key Markets: **Australia (7%), China (8%), France (12%), Japan (11%), Singapore (10%), United Kingdom (11%), United States (16%)** and **Vietnam (9%)** contribute approximately 84% of Total Gross Profit

Notes: Based on 3Q 2019 Gross Profit
1. *MCMGI refers to Management Contracts with Minimum Guaranteed Income*

Looking Forward

Ascott Orchard Singapore

Looking Forward

Diversified portfolio to provide stable distributions amidst macro and operating headwinds
Value creation through portfolio reconstitution

Overall Market Outlook

Subdued Global Economic Growth

Low Interest Rate Environment

Growth in Global Visitor Arrivals to Moderate

Growth in Supply to Outpace Demand in Some Markets in Near Term

Resilient Portfolio

Portfolio Diversification and Reconstitution for Income Resilience

- Global presence with no concentration risk
- Balanced mix of stable and growth income
- Value creation through portfolio reconstitution

Strong Balance Sheet and Lower Cost of Capital

- Low gearing of 33.0% with debt headroom of about S$1.1 billion[1]
- Cost of debt remains low at 2.1% p.a.; refinanced perpetual securities at lower rates
- Fitch Ratings affirmed "BBB" rating with Stable Outlook

Support of Strong Sponsor, The Ascott Limited

- One of the leading international lodging owner-operators
- Pipeline of approximately 20 assets
- Alignment of interests with ~45% stake[2] in Ascott Reit

Combination of Ascott Reit and Ascendas Hospitality Trust

- Strengthening portfolio with 14 quality properties
- Positioned for potential index inclusion and positive re-rating
- Stronger financial position to capture growth

Notes:
1. *Refers to the amount of additional debt before reaching aggregate leverage limit of 45% set by MAS*
2. *Held through CapitaLand Group*

Combination of Ascott Reit and Ascendas Hospitality Trust

Novotel Sydney Central, Australia

Important Notice

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For the purposes of this presentation, the following terms have been used interchangeably and to mean the same thing:
"Stapled Units" and "Stapled Securities"; "Unitholders" and "Securityholders"; "Distribution per Unit" and "Distribution per Security".

S$1.9 billion[1] Combination of Ascott Reit and Ascendas Hospitality Trust ("A-HTRUST")

ASCOTT RESIDENCE TRUST
A Member of CapitaLand

Overview of the Combination

Consolidate Ascott Reit's position as the largest hospitality trust in Asia Pacific with total assets of S$7.6 billion[2]

Facilitate inclusion into FTSE EPRA Nareit Developed Index

Enhance portfolio diversification and resilience

Strengthen position for future growth

Stronger financial position to capture the rising hospitality market

DPU accretion to Unitholders…

+2.5%
FY2018 *pro forma* DPU

…while being neutral to NAV per Unit[3]

Total Scheme Consideration of S$1.2 billion[4] comprises:

S$1.0868
per A-HTRUST Stapled Unit

=

5% Cash Consideration
S$0.0543 in cash[5]

+

95% Consideration Units
0.7942 new Ascott Reit-BT Stapled Units[5] issued at S$1.30

Notes:
1. *Based on the total assets of A-HTRUST as at 31 March 2019.*
2. *Based on the combined total assets of Ascott Reit and A-HTRUST as at 31 March 2019.*
3. *As at 31 December 2018, on a pro forma basis, assuming the premium over NAV is written off and transaction costs are excluded.*
4. *Based on a total of 1,136.7 million A-HTRUST Stapled Units as at 3 July 2019, date of the joint announcement.*
5. *The aggregate Cash Consideration to be paid to each A-HTRUST Stapled Unitholder shall be rounded to the nearest S$0.01. The number of Consideration Units which each A-HTRUST Stapled Unitholder shall be entitled to pursuant to the A-HTRUST Scheme, based on the number of the A-HTRUST Stapled Units held by such A-HTRUST Stapled Unitholder as at the A-HTRUST Scheme Entitlement Date, shall be rounded down to the nearest whole number, and fractional entitlements shall be disregarded.*

A-HTRUST Portfolio

14 quality properties with over 4,700 rooms in seven cities across Asia Pacific

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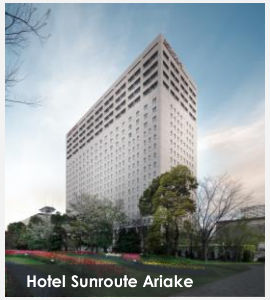
Japan

5 freehold properties under master leases
38% of total portfolio value

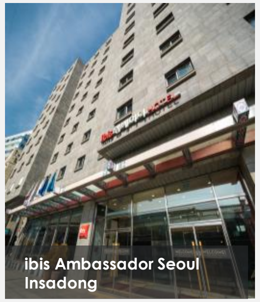


0.2% GDP 2020 forecast

5.4% Tokyo
0.8% Osaka
2018 visitor nights

South Korea

2 freehold properties under master leases
10% of total portfolio value



2.2% GDP 2020 forecast

15.1% South Korea 2018 visitor arrivals

53%(1) Master leases

ascendas Hospitality Trust
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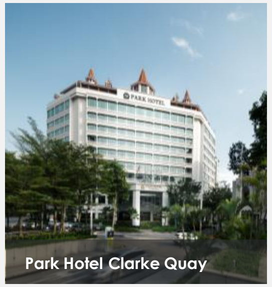
47%(1) Management contracts

Singapore

1 leasehold property under master lease
18% of total portfolio value

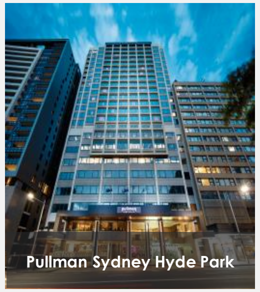


1.8% GDP 2020 forecast

6.2% Singapore 2018 visitor arrivals

Australia

6 freehold properties under management contracts
34% of total portfolio value



2.5% GDP 2020 forecast

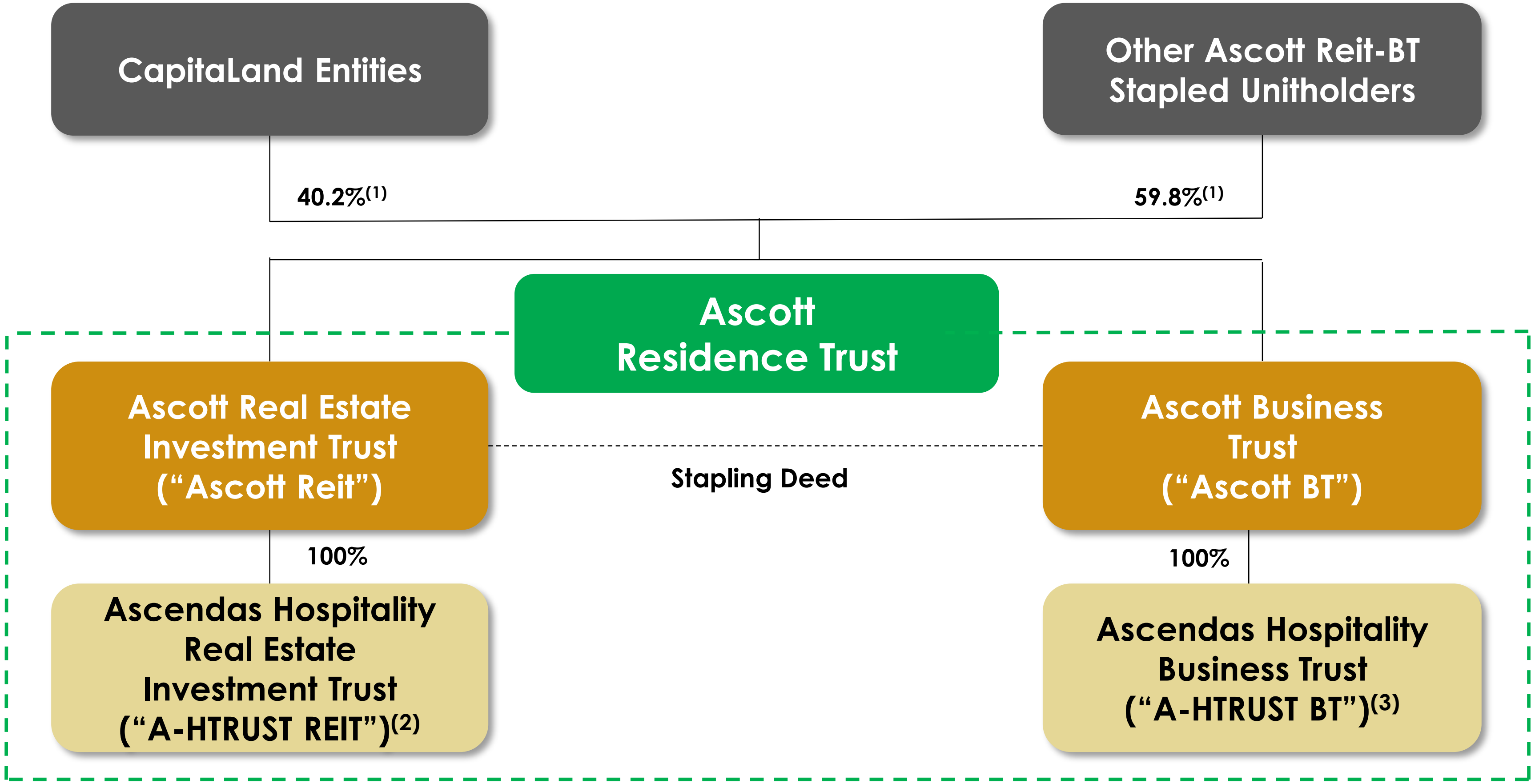
4.6% Sydney
11.5% Melbourne
8.0% Brisbane
2018 visitor nights

Notes: Information on A-HTRUST Group is based on the A-HTRUST Group's audited consolidated financial statements for the financial year ended 31 March 2019 ("A-HTRUST FY2018/2019 Financial Statements").
Information on GDP and visitor arrivals/nights is extracted from "Independent Hotel Market Commentaries for Seven Markets in Asia Pacific", found in Appendix K of Composite Document. Refer to the limiting conditions and disclaimer on slide 48.
(1) Based on the net property income of A-HTRUST Group, excluding contributions from the divested China properties.

Combined Entity Structure

Investment Mandate

Serviced residences, rental housing and other hospitality assets in any country in the world



Notes: (1) Holdings based on the Joint Announcement Date and including Consideration Units. CapitaLand Entities include The Ascott Limited, Somerset Capital Pte Ltd, the Ascott Reit Manager and Ascendas Land International Pte. Ltd.. (2) A-HTRUST REIT will cease to exist as a real estate investment trust under the SFA and an authorised collective investment scheme. (3) A-HTRUST BT will cease to be a registered business trust under the BTA.

Rationale and Benefits of the Combination

1 Proxy Hospitality Trust in Asia Pacific	• Potential positive re-rating, wider investor base and higher trading liquidity • Increase ability to drive growth with stronger financial position and larger debt headroom
2 Enhanced Portfolio	• Enhance portfolio diversification and resilience • Strengthen presence in Asia Pacific where business and leisure travel demand is robust
3 DPU Accretive to Unitholders	• 2.5% DPU accretion to Ascott Reit Unitholders(1) • Neutral to NAV per Unit(2)

Notes: (1) On a FY2018 pro forma basis. (2) As at 31 December 2018, on a pro forma basis, assuming the premium over NAV is written off and transaction costs are excluded.

1 Proxy Hospitality Trust in Asia Pacific

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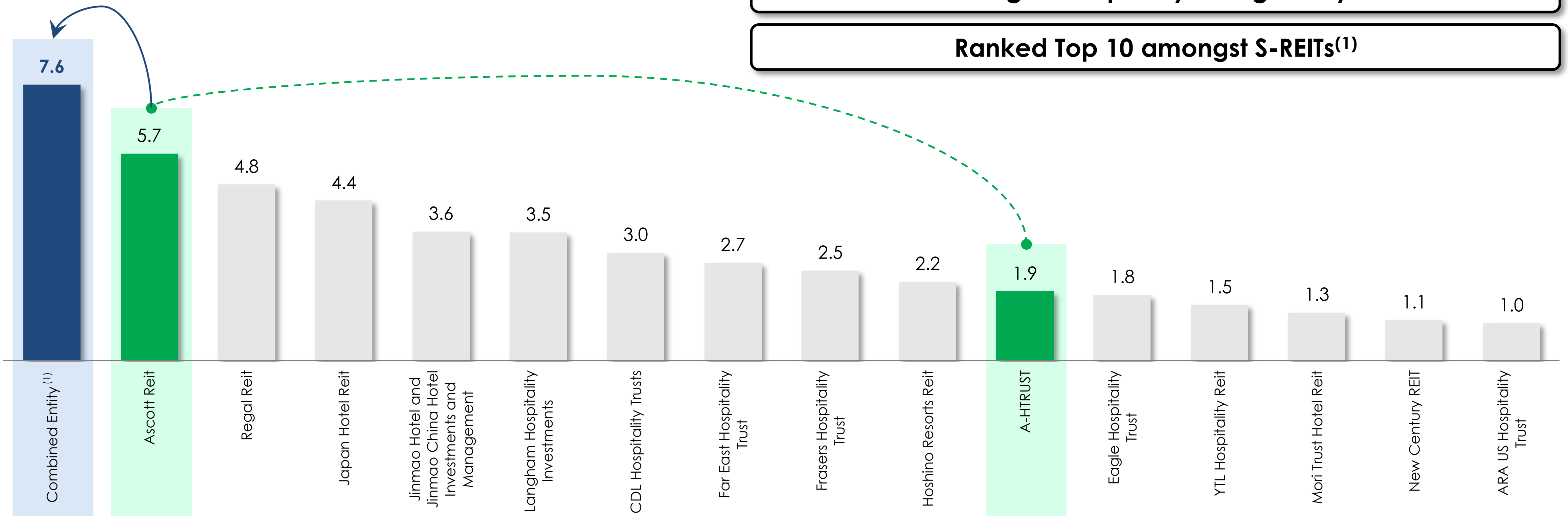
- **Consolidate position as the largest hospitality trust in Asia Pacific**

Total Assets of Hospitality Trusts in Asia Pacific

(S$ bn)

8th largest hospitality trust globally(1)

Ranked Top 10 amongst S-REITs(1)

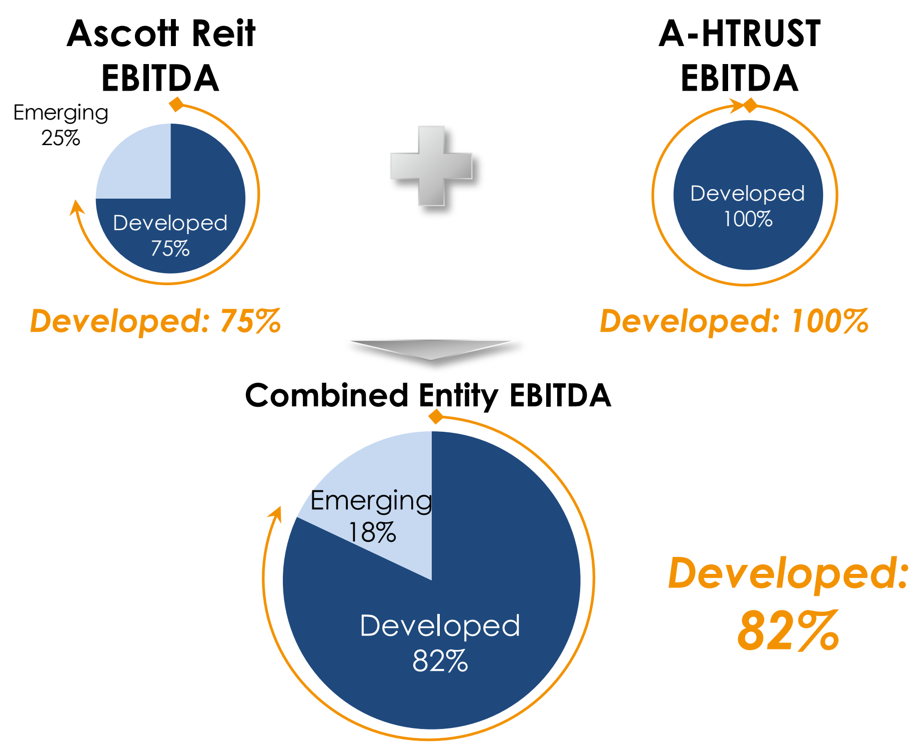


Sources: Bloomberg as at 28 June 2019, reflecting only pure-play hospitality trusts with total assets of at least S$1.0 billion. Assuming an exchange rate of S$1 = US$0.739 = HK$5.771 = RMB5.077 = JPY79.61 = RM3.054 = A$1.055 as at 28 June 2019.
Notes: (1) Based on the combined assets of the Ascott Reit Group and the A-HTRUST Group as at 31 March 2019.

1 Proxy Hospitality Trust in Asia Pacific (Cont'd)

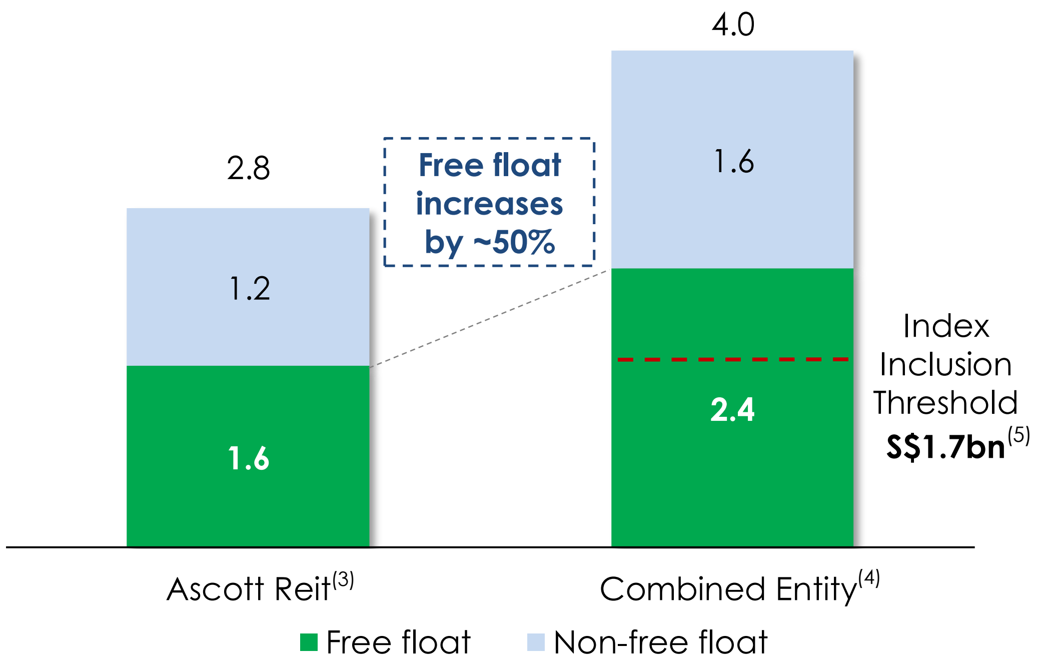
- **Facilitate inclusion into FTSE EPRA Nareit Developed Index**
- **Potential positive re-rating, wider investor base and higher trading liquidity**

EBITDA[1] breakdown by market classification[2]



Free Float and Market Capitalisation

(S$ bn)



Sources: Bloomberg, Company Filings and FTSE Russell. Market data as at 28 June 2019. Assuming an exchange rate of S$1 = US$0.739 as at 28 June 2019.
Notes: (1) Based on the Ascott Reit Group's audited consolidated financial statements for the financial year ended 31 December 2018 ("Ascott Reit FY2018 Financial Statements") and A-HTRUST FY2018/2019 Financial Statements. (2) Developed markets based on FTSE EPRA Nareit classification include Australia, Belgium, France, Germany, Japan, Korea, Singapore, Spain, The United Kingdom and The United States of America; emerging markets include China, Indonesia, Malaysia, The Philippines and Vietnam. (3) Based on 2,174.8 million Ascott Reit Units at S$1.30 for each Ascott Reit Unit and a free float of 1,197.0 million Ascott Reit Units. (4) Based on 3,086.3 million Ascott Reit-BT Stapled Units (including Consideration Units) at S$1.30 for each Ascott Reit-BT Stapled Unit and a free float of approximately 1,846.6 million Ascott Reit-BT Stapled Units. (5) Based on the threshold of US$1.3 billion in June 2019.

1 Proxy Hospitality Trust in Asia Pacific (Cont'd)

- **Stronger financial position with increased capacity to drive growth**

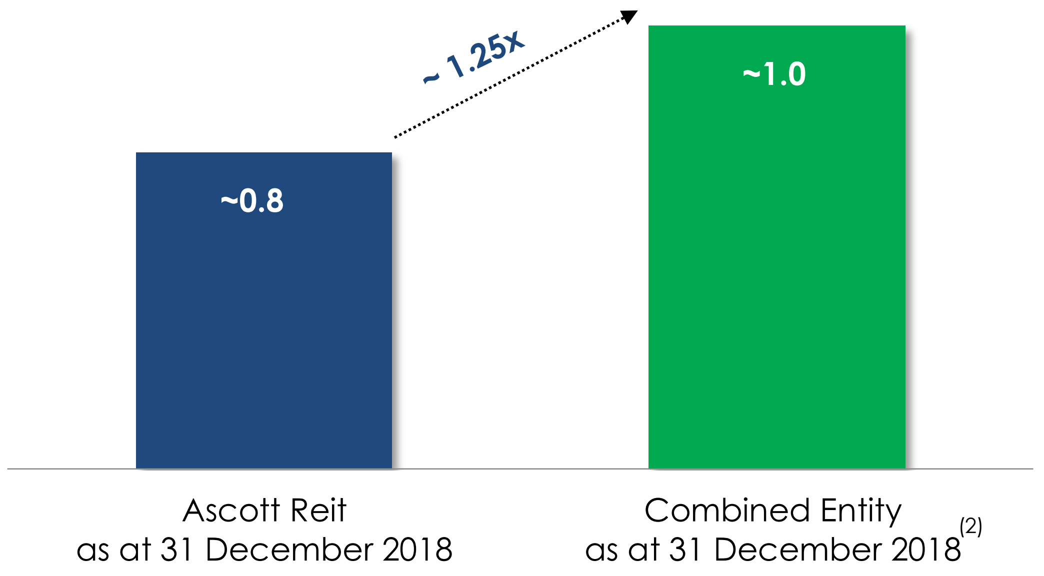
Greater access to **growth opportunities**

Increased capacity to undertake more **development/ conversion projects**

Higher debt headroom, enhancing **financial flexibility** to fund future growth

Debt headroom[1]
(S$ bn)

Pro forma aggregate leverage of **36.9%** represents an available debt headroom of **~S$1.0 billion**



Notes: (1) Based on an aggregate leverage limit of 45% under Appendix 6 to the Code on Collective Investment Schemes (the "Property Funds Appendix"). (2) Based on the financial position of the Ascott Reit Group and the A-HTRUST Group as at 31 December 2018 and 31 March 2019, respectively, and assumes that additional S$85.1 million debt was drawn down to fund the cash component of the Estimated Total Transaction Costs.

❷ Enhanced Portfolio

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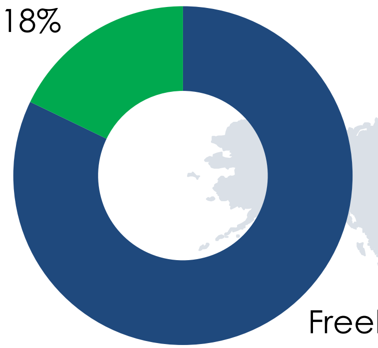
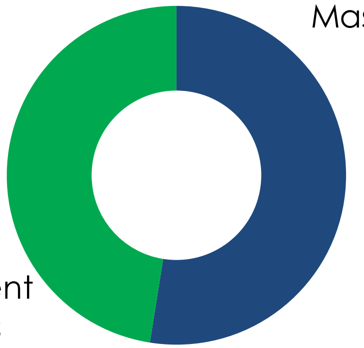
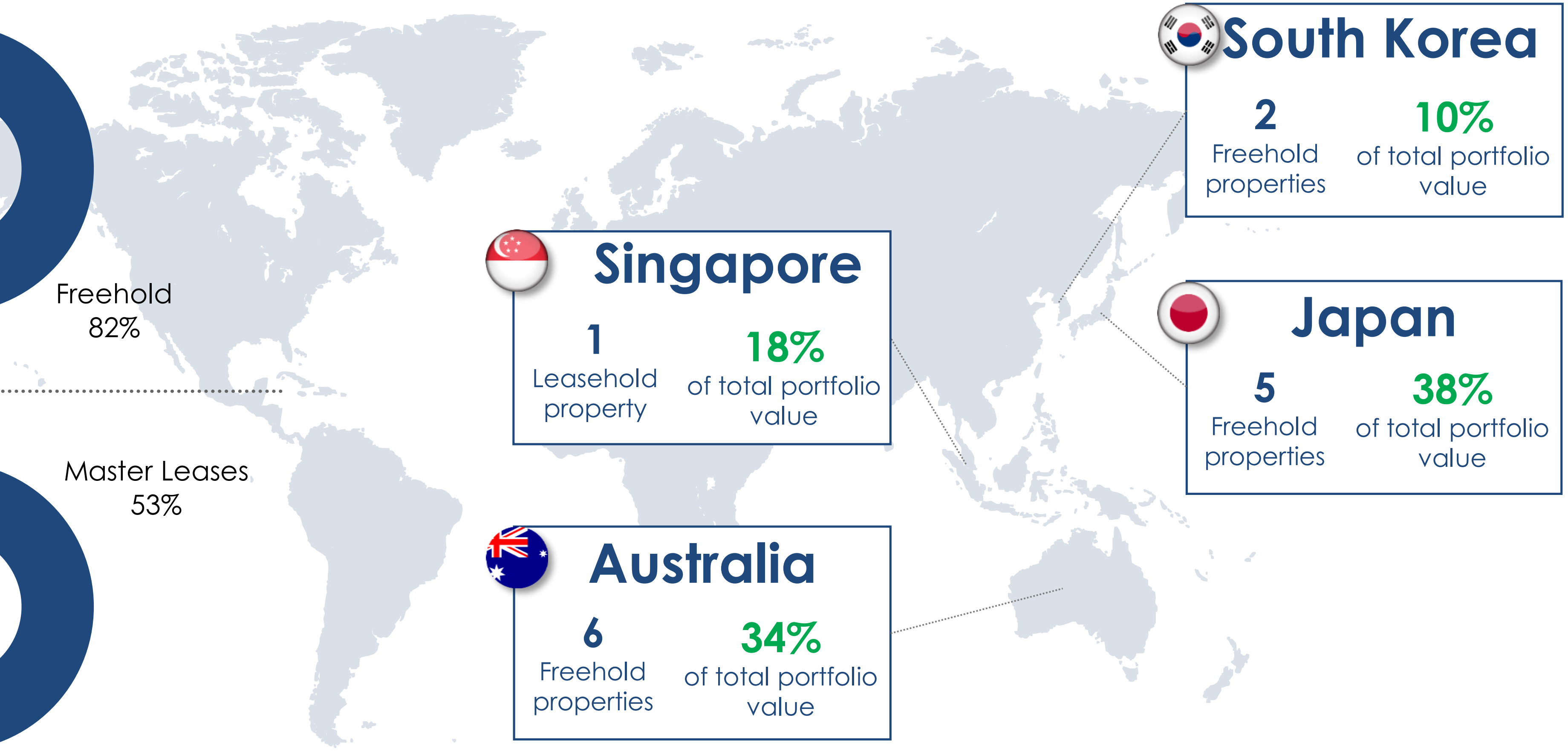
- **Addition of a portfolio comprising 14 quality, predominantly freehold properties in developed markets**

Portfolio Valuation Breakdown



Net Property Income Breakdown(1)





Notes: Based on the A-HTRUST FY2018/2019 Financial Statements. (1) Excluding contributions from the divested China properties.

2 Enhanced Portfolio (Cont'd)

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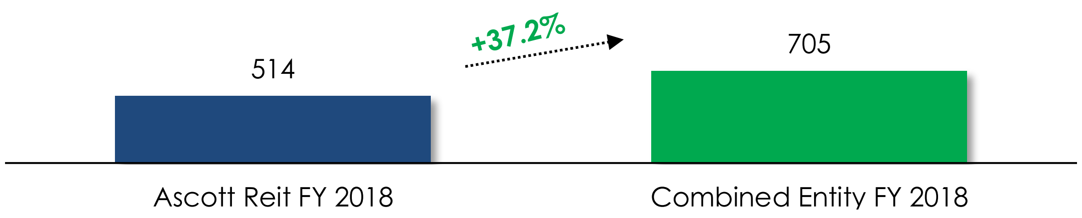
- **Building a bigger hospitality portfolio**

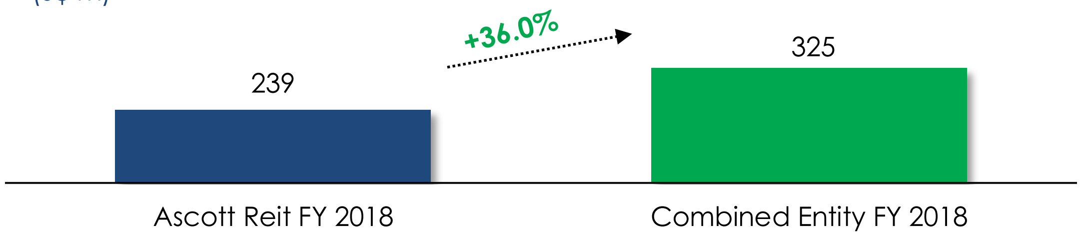
Combined Portfolio

88	>16,000	15	39	>15
Properties	Units	Countries	Cities	Brands

Gross Revenue[1]
(S$ m)



Gross Profit[1]
(S$ m)



Brands Include:

ASCOTT THE RESIDENCE
citadines APART'HOTEL
citadines CONNECT
SOMERSET SERVICED RESIDENCE
QUEST APARTMENT HOTELS
The Crest Collection by The Ascott Limited
lyf

Pullman *Novotel* *Courtyard by Marriott* *Mercure* *ibis* *Park Hotel* *The Splaisir*

Sheraton *DoubleTree by Hilton* *Element Hotels* *WBF* *Sunroute* *Sotetsu Grand Fresa*

Notes: (1) Based on the Ascott Reit FY2018 Financial Statements and the A-HTRUST FY2018/2019 Financial Statements, excluding contributions from the divested China properties. For A-HTRUST, gross profit refers to net property income.

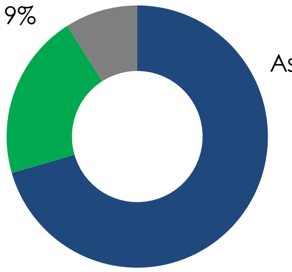
2 Enhanced Portfolio (Cont'd)

- **Enhances portfolio diversification and resilience**

Combined Portfolio

Strengthened presence in Asia Pacific

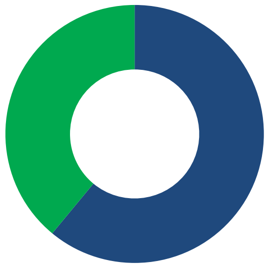
Portfolio valuation breakdown by geography[1]



+ 11%
Asia Pacific portfolio

Increased freehold component

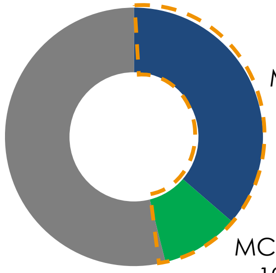
Portfolio valuation breakdown by freehold and leasehold[1]



+ 8%
Freehold properties

Balance between stable and growth income

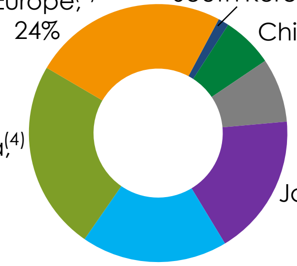
Gross profit breakdown by contract type[2]



Balanced
mix of stable and growth income

Reduced concentration risk

Gross profit breakdown by geography[2]



< 20%
Exposure per country

Notes: (1) Breakdown of the combined portfolio valuation of S$6.7 billion, based on the financial position of the Ascott Reit Group and the A-HTRUST Group as at 31 December 2018 and 31 March 2019, respectively. (2) Breakdown of the combined gross profit of S$325 million, based on the Ascott Reit FY2018 Financial Statements and the A-HTRUST FY2018/2019 Financial Statements, excluding contributions from the divested China properties. For A-HTRUST, gross profit refers to net property income. (3) MCMGI refers to Management Contracts with Minimum Guaranteed Income. (4) Europe comprises France (10%), the United Kingdom (7%), Germany (5%), Spain (1%) and Belgium (1%); Southeast Asia comprises Singapore (13%), Vietnam (7%), Indonesia (2%), the Philippines (2%) and Malaysia (<1%).

2 Enhanced Portfolio (Cont'd)

- **Strengthen presence in Asia Pacific where the demand for business and leisure travel is robust**

Asia Pacific is the fastest growing economic region…

4.2% GDP CAGR
from 2013 to 2018[1]

Largest share at 38%
of global business travel[2]

…and experiencing a boom in tourism…

5.5% annual growth
of international tourist arrivals from 2018 to 2023[3]

>70%
China's outbound travel will be within Asia[4]

Low cost carriers and rail networks
make travel more accessible

…underpinned by an expanding middle-class

66%
of global middle-class population will be represented by Asia[5]

3.9% disposable income CAGR
in Asia Pacific for period 2017 to 2022 (rest of the world 1.6% to 2.3% CAGR)[6]

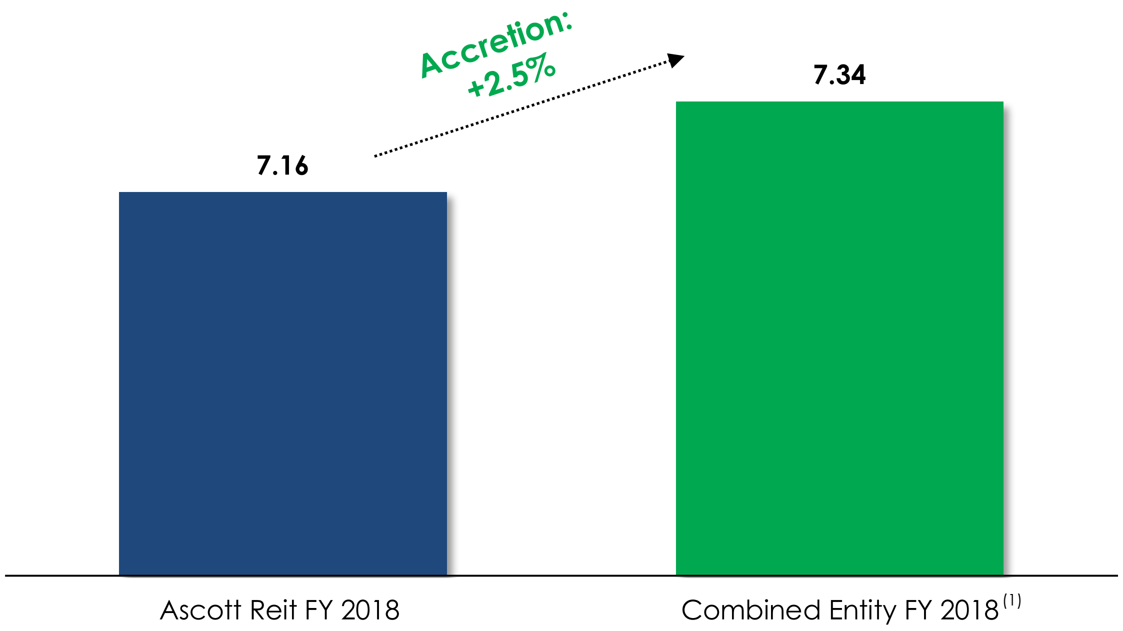
Enlarged portfolio will serve a broad spectrum of market segments, and is well-positioned to capture the fast-growing hospitality market in Asia Pacific

Notes: (1) Economist Intelligence Unit; (2) HRM Asia (2018); (3) PATA (2019); (4) Broker research; (5) Organisation for Economic Co-operation and Development; (6) EIU market indicators and forecasts, World Travel and Tourism Council.

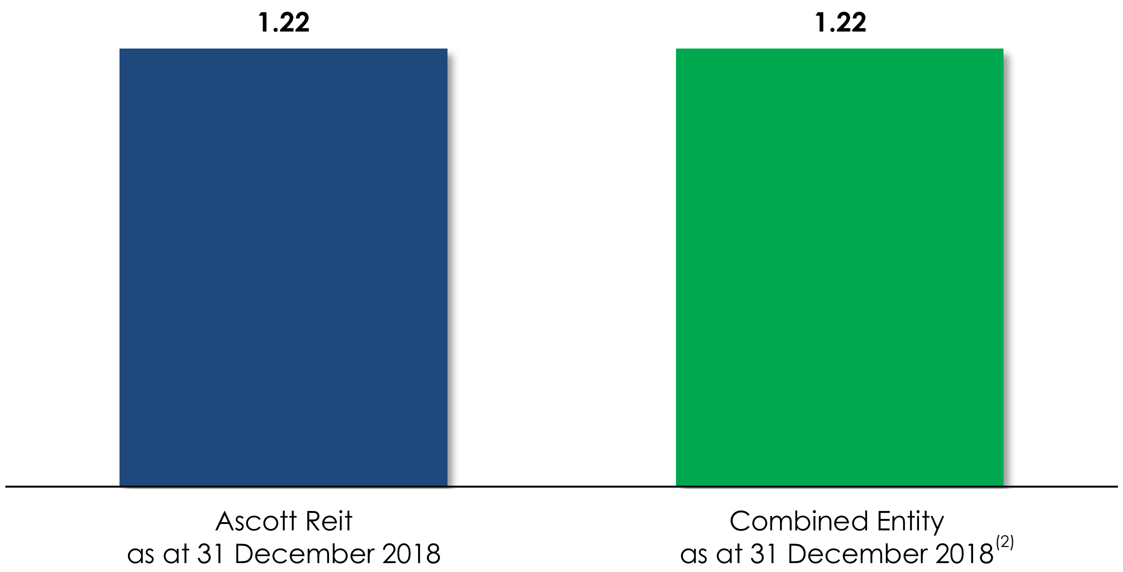
3 DPU Accretive to Unitholders

- **2.5% DPU accretion to Ascott Reit Unitholders, on a FY2018 pro forma basis**
- **Neutral to NAV per Unit**

DPU
(Singapore cents)



NAV per Unit
(Singapore dollars)



Notes: For illustration only – Not forward looking projections; (1) This figure: (a) assumes that additional S$85.1 million debt was drawn down on 1 January 2018 to fund the cash component of the Estimated Total Transaction Costs at an effective interest rate of 3.3% per annum; (b) assumes that 100% of A-HTRUST's distributable income for FY2018/2019 (including S$5.1 million of A-HTRUST's distributable income for FY2018/2019, which A-HTRUST had retained for working capital purposes) was distributed in full, and assumes that the S$5.1 million was funded by the existing cash balances of Ascott Reit Group; and (c) reflects the issuance of: (i) 902.8 million new Ascott Reit-BT Stapled Units issued at an issue price of S$1.30 for each Ascott Reit-BT Stapled Unit as Consideration Units; and (ii) 7.7 million new Ascott Reit-BT Stapled Units issued at an issue price of S$1.22 per Ascott Reit-BT Stapled Unit as the Acquisition Fee on 1 January 2018 (being the closing price of an Ascott Reit Unit on 31 December 2017); (2) This figure refers to the adjusted NAV per Unit assuming write-off of premium over NAV and excluding transaction costs and: (a) assumes that additional S$85.1 million was drawn down on 31 December 2018 to fund the cash component of the Estimated Total Transaction Costs at an effective interest rate of 3.3% per annum; (b) reflects the issuance of: (i) 902.8 million new Ascott Reit-BT Stapled Units issued at an issue price of S$1.30 for each Ascott Reit-BT Stapled Unit as Consideration Units; and (ii) 8.7 million new Ascott Reit-BT Stapled Units issued at an issue price of S$1.08 for each Ascott Reit-BT Stapled Unit as the Acquisition Fee on 31 December 2018 (being the closing price of an Ascott Reit Unit on 31 December 2018).

Indicative Timeline

21 October 2019 (Mon)	Obtained unitholders' approval at EGM and Scheme Meeting

Moving forward

19 November 2019[1] (Tue)	Expected date of Court hearing of the application to sanction the Ascott Reit Scheme
18 December 2019 (Wed)	Expected A-HTRUST Scheme Entitlement Date
30 December 2019 (Mon)	Expected Ascott Reit Scheme Entitlement Date
31 December 2019 (Tue)	Expected A-HTRUST Scheme Implementation Date and Ascott Reit Scheme Implementation Date
2 January 2020 (Thu)	Expected date for commencement of trading of Ascott Reit-BT Stapled Units (on a stapled basis) and Consideration Units

The timeline above is indicative only and subject to change.

Note:

1. As announced on 23 October 2019

Appendix -

Key Market Updates

(3Q 2019)

Citadines Michel Hamburg, Germany

Australia

Contributed 7% to Gross Profit[1]

Contribution from acquisition of Citadines Connect Sydney Airport, offset by weaker leisure and corporate demand in Melbourne

Master Lease

3 Quest Properties

Management Contracts

Citadines Connect Sydney Airport

Citadines on Bourke Melbourne

Citadines St Georges Terrace Perth

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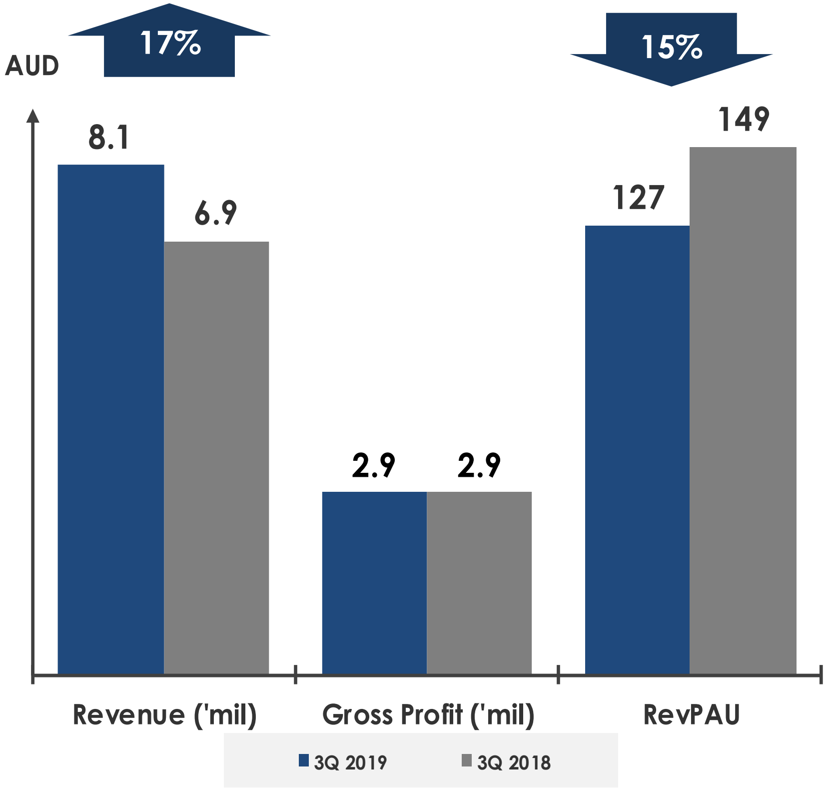


relates to properties under Management Contracts only

Performance Highlights and Market Outlook

- The acquisition of Citadines Connect Sydney Airport contributed to higher revenue, but resulted in a lower portfolio RevPAU. On a same store basis, revenue and gross profit were lower due to weaker leisure and corporate demand in Melbourne, and RevPAU was 4% lower y-o-y.
- Ongoing rebranding and building of corporate base and distribution network at Citadines Connect Sydney Airport after acquisition in May 2019.
- IMF revised its GDP growth forecast for Australia to 1.7% for 2019[2].
- A weak AUD will provide support to the growth in international visitors and tourism dollar, while also encouraging domestic tourism amongst Australians[3].
- Operating environment in Melbourne is expected to be competitive, with over 5,000 rooms to be added over the next three years[3]. Nevertheless, the market is expected to absorb the supply over the longer-term, given that Melbourne is a major corporate and leisure market in Australia and should maintain a core level of demand growth[4].

Notes:

1. *3 properties under Master Lease contracts contributed to 3% of gross profit, and 3 properties under Management Contracts contributed to 4% of gross profit in 3Q 2019*
2. *Source: International Monetary Fund (2019)*
3. *Source: CBRE (2019)*
4. *Source: JLL (2019)*

China

Contributed 8% to Gross Profit

Softer corporate demand from regional cities

Management Contracts


Somerset Xu Hui Shanghai


Ascott Guangzhou

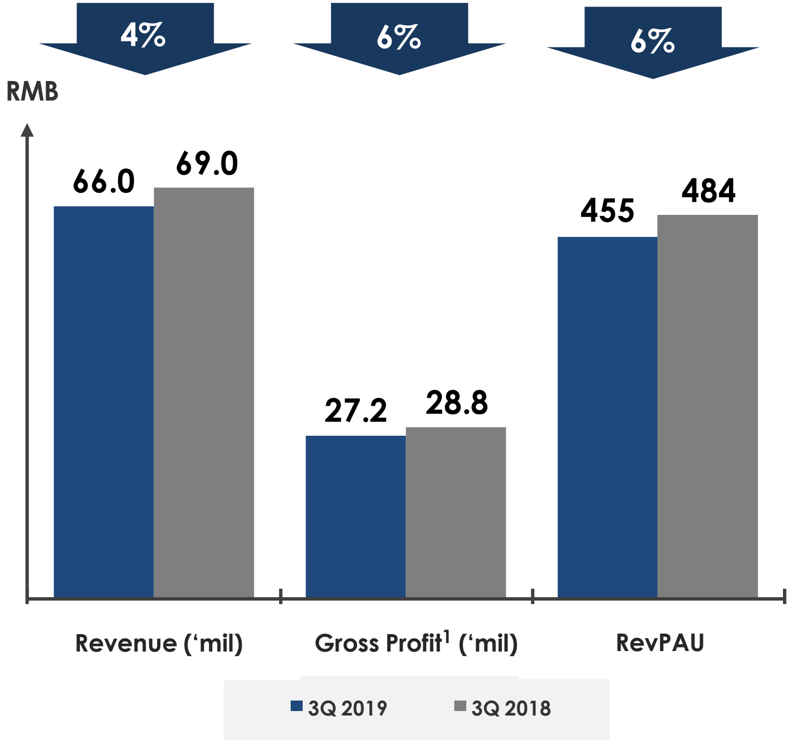

Citadines Xinghai Suzhou


Somerset Olympic Tower Property Tianjin


Somerset Grand Central Dalian


Citadines Zhuankou Wuhan


Somerset Heping Shenyang



Performance Highlights and Market Outlook

- Revenue decreased mainly due to softer corporate demand in the regional cities, mitigated by higher commercial rent.
- Gross profit decreased mainly due to lower revenue and higher staff costs.
- IMF lowered its forecast for China’s GDP growth to 6.1%[2].
- Annual tourist arrivals are expected to hit 130 million by 2020, supported by the growth in domestic travel[3].
- Despite the recent breakthrough in trade talks between US and China, lingering economic uncertainty continues to weigh on business travel[4].
- Nonetheless, with the government’s efforts to boost domestic consumption coupled with the rise in disposable income and middle-class consumption, the long-term prospects of China’s hospitality market remain positive[5].

Notes:
1. *Excluding FRS 116 adjustments, gross profit for 3Q 2019 would have been RMB 26.0 million*
2. *Source: International Monetary Fund (2019)*
3. *Source: Research and Markets (2019)*
4. *Source: CBRE (2019)*
5. *Source: South China Morning Post (2019)*

Japan

Contributed 11% to Gross Profit

RevPAU growth for serviced residences; market competition affecting rental housing properties

Management Contracts

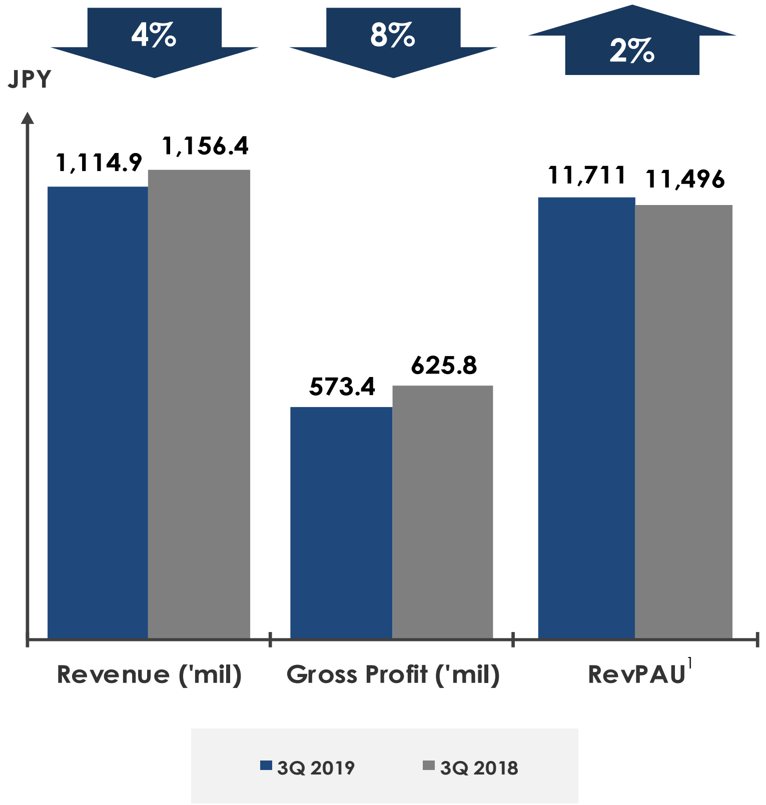
Citadines Central Shinjuku Tokyo

Citadines Shinjuku Tokyo

Citadines Karasuma-Gojo Kyoto

Somerset Azabu East Tokyo

11 rental housing properties in Japan



Performance Highlights and Market Outlook

- Lower rental rates upon renewal of lease for rental housing properties amidst stiff competition, partially offset by stronger performance from serviced residences.
- Gross profit decreased due to lower revenue, higher staff costs and operation & maintenance expense, mitigated by lower marketing expense.
- RevPAU increased due to stronger leisure demand, with some uplift from the Rugby World Cup in September 2019.
- IMF maintained its GDP growth forecast for Japan at 0.9% for 2019[2].
- Inbound tourist numbers are set to increase in the coming years, with the Tokyo Olympics and Paralympics taking place in 2020 and the Osaka-Kansai World Expo taking place in 2025. This puts Japan on track to achieve its target of attracting 60 million inbound tourists by 2030[3]. Upgrading works at Haneda International Airport and Narita International Airport are expected to complete in 2020, and will help to cater to the increase in demand[4].
- Hotel supply is expected to soften from 2020, especially in the limited-service sector where most of the new supply has been[5].

Notes:

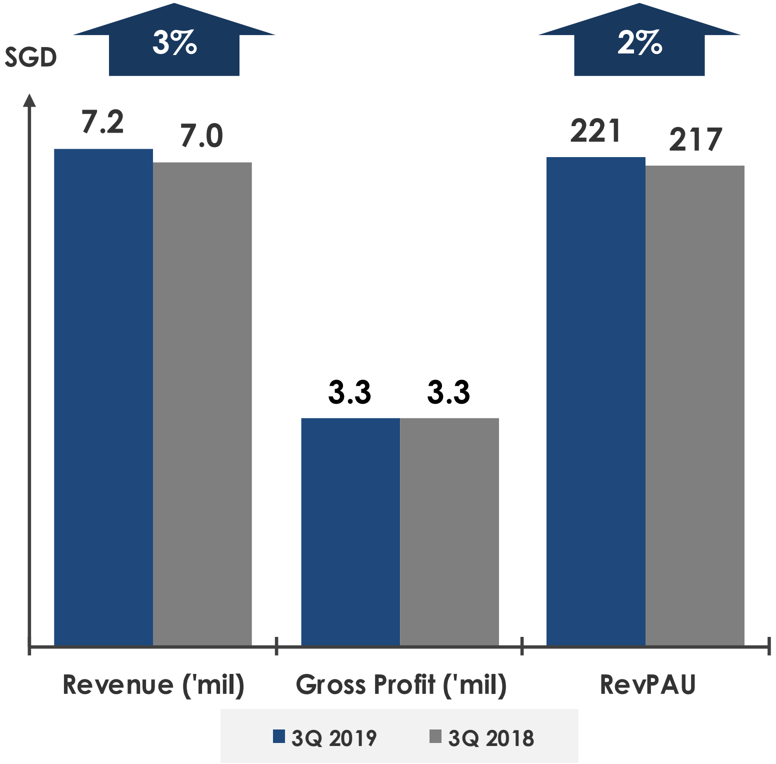
1. *RevPAU relates to serviced residences and excludes rental housing properties*
2. *Source: International Monetary Fund (2019)*
3. *Source: CBRE (2019)*
4. *Source: JLL (2019)*
5. *Source: Savills (2019)*

Singapore

Contributed 10% to Gross Profit[1]

Higher market demand

Master Lease	Management Contracts	
		
Ascott Orchard Singapore	*Somerset Liang Court Property Singapore*	*Citadines Mount Sophia Property Singapore*



relates to properties under Management Contracts only

Performance Highlights and Market Outlook

- Revenue increased due to higher demand. Gross profit remained stable due to higher revenue, offset by higher staff costs and marketing expense.
- IMF lowered its GDP growth forecast for Singapore to 0.5% for 2019[2].
- Singapore remains an attractive tourism sector in the medium to long-term with upcoming new tourism initiatives, such as the expansion of the two existing integrated resorts in Singapore, a new eco-tourism hub in Mandai and an integrated tourism development at Jurong Lake District[3].
- International visitor arrivals for first eight months of 2019 increased 1.94% y-o-y, on track to meet the growth target of 1% to 4% for 2019[3].
- Corporate demand expected to remain firm, with global companies shifting their headquarters to Singapore[4].
- Limited hotel room supply up till 2021[5].

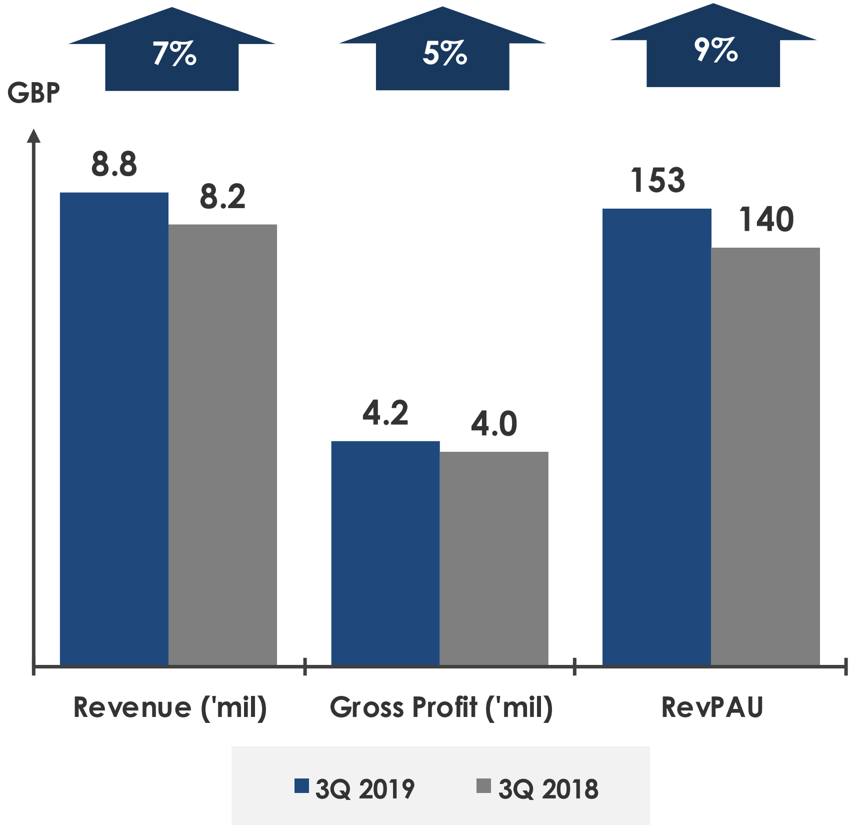
Notes:

1. *1 property under master lease contributed to 5% of gross profit, and 2 properties under Management Contracts contributed to 5% of gross profit in 3Q 2019*
2. *Source: International Monetary Fund (2019)*
3. *Source: Singapore Tourism Board (2019)*
4. *Source: JLL (2019)*
5. *Source: CBRE (2019)*

United Kingdom

Contributed 11% to Gross Profit

Higher corporate and leisure demand



Management Contracts with Minimum Guaranteed Income

Citadines Trafalgar Square London

Citadines Holborn-Covent Garden London

Citadines Barbican London

Citadines South Kensington London

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Performance Highlights and Market Outlook

- Revenue increased due to higher corporate and leisure demand. Gross profit increased due to higher revenue, partially offset by higher marketing expense and management fee.
- IMF moderated its GDP growth forecast for UK to 1.2% for 2019[1].
- Business sentiment remains uncertain amidst geopolitical uncertainty. However, a weak GBP will continue to drive inbound leisure travel to the UK. In addition, meetings and conferences, as well as sports events such as the UEFA Euro 2020 should provide some uplift to hotels in London[2].
- Ascott Reit UK properties will continue to generate stable income streams, as the properties are under management contracts with minimum guaranteed income.

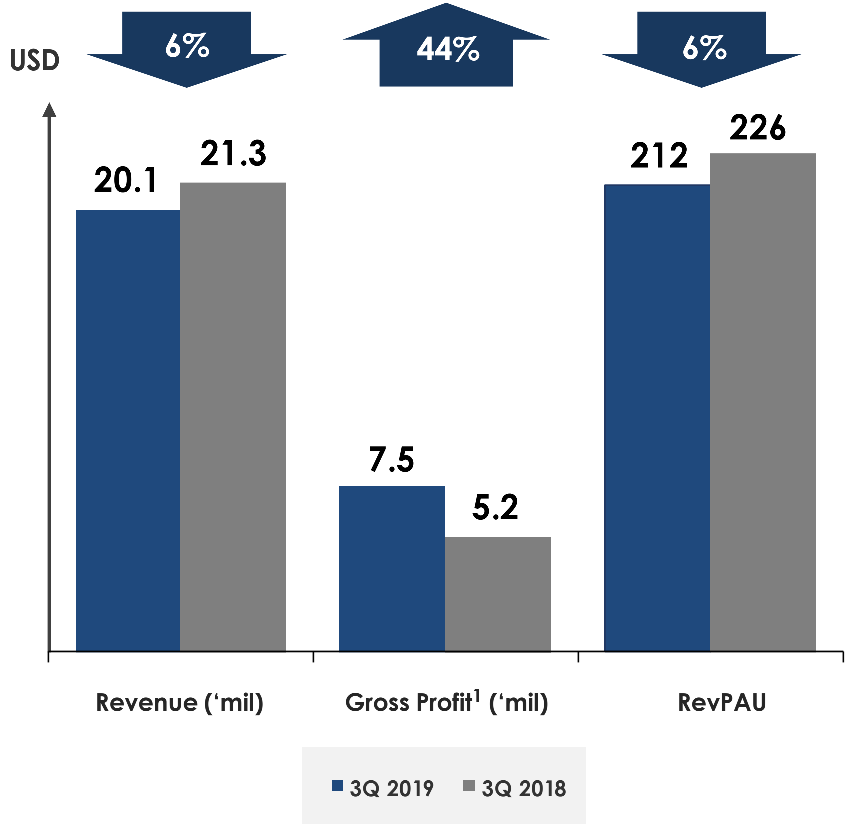
Notes:

1. *Source: International Monetary Fund (2019)*
2. *Source: PWC UK (2019)*

United States

Contributed 16% to Gross Profit

Competition from new supply



Management Contracts

Element New York Times Square West

DoubleTree by Hilton Hotel New York

Sheraton Tribeca New York Hotel

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Performance Highlights and Market Outlook

- Revenue decreased due to competition from new supply.
- Excluding FRS 116 and straight line adjustments, gross profit decreased due to lower revenue and higher staff costs, partially mitigated by lower operation & maintenance expense and marketing expense.
- IMF lowered its GDP growth forecast for US to 2.4% for 2019[2].
- Despite economic and geopolitical uncertainties, New York City is expected to receive a record number of visitors in 2019. Marquee events in 2019 and the opening of Hudson Yards add to the city's resilience, supporting demand growth[3,4]. Other significant development projects underway include Manhatten West and Javits Convention Center.
- Supply growth is anticipated to outpace demand growth in 2019, putting pressure on room rates. However, supply growth is expected to slow after 2019, tapering off significantly after 2021[4].

Notes:

1. *Excluding FRS 116 adjustments for 3Q 2019 and straight-line recognition of operating lease expense for 3Q 2018, gross profit for 3Q 2019 and 3Q 2018 would have been USD 4.6 million and USD 5.8 million respectively*
2. *Source: International Monetary Fund (2019)*
3. *Source: Skift (2019)*
4. *Source: HVS (2019)*

Vietnam

Contributed 9% to Gross Profit

Stronger corporate demand

Management Contracts

Somerset Grand Hanoi

Somerset Hoa Binh Hanoi

Somerset West Lake Hanoi

Somerset Ho Chi Minh City

Somerset Chancellor Court Ho Chi Minh City

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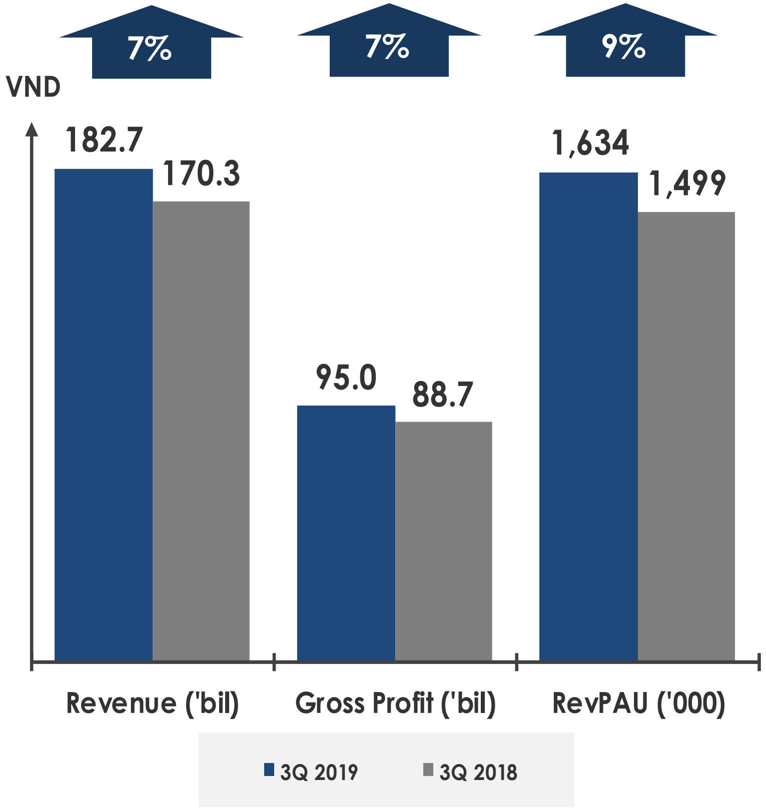

Performance Highlights and Market Outlook

- Revenue increased mainly due to stronger corporate demand. Gross profit increased due to higher revenue, partially offset by higher operation & maintenance expense and marketing expense.
- IMF maintained its GDP growth forecast of 6.5% for Vietnam in 2019[1].
- YTD September 2019 international visitor arrivals to Vietnam increased 28.8% y-o-y[2]. Hanoi continues to be a favourable investment destination for multinational companies, facilitating the growth in demand for serviced residences[3].
- Serviced apartments are increasingly recognised as an alternative to hotels in Vietnam, and the sector is expected to see positive growth in the near term. Nonetheless, the growth in buy-to-let apartments is likely to create more competition[2].

Notes:

1. *Source: International Monetary Fund (2019)*
2. *Source: Vietnam National Administration of Tourism (2019)*
3. *Source: Colliers (2019)*

Appendix -

A-HTRUST Portfolio Overview

The Splaisir Seoul Dongdaemun

A-HTRUST Portfolio Overview

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Overview of Properties

							
Name	Pullman Sydney Hyde Park	Novotel Sydney Central	Novotel Sydney Parramatta	Courtyard by Marriott Sydney – North Ryde	Pullman and Mercure Melbourne Albert Park	Pullman and Mercure Brisbane King George Square	Hotel Sunroute Ariake
Location	Sydney, Australia	Sydney, Australia	Sydney, Australia	Sydney, Australia	Melbourne, Australia	Brisbane, Australia	Tokyo, Japan
Land Title	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
No. of Rooms	241	255	194	196	378	438	912
Valuation[1] (S$ m)	156.4	161.2	43.7	52.3	109.4	89.2	325.0

Source: Company filings.
Notes: 1. Valuation as at 31 March 2019.

A-HTRUST Portfolio Overview

Overview of Properties

							
Name	Sotetsu Grand Fresa Osaka-Namba(2)	Hotel WBF Kitasemba West	Hotel WBF Kitasemba East	Hotel WBF Honmachi	Park Hotel Clarke Quay	The Splaisir Seoul Dongdaemun	ibis Ambassador Seoul Insadong
Location	Osaka, Japan	Osaka, Japan	Osaka, Japan	Osaka, Japan	Singapore	Seoul, Korea	Seoul, Korea
Land Title	Freehold	Freehold	Freehold	Freehold	Leasehold, expiring November 2105	Freehold	Freehold
No. of Rooms	698	168	168	182	336	215	363
Valuation[1] (S$ m)	239.8	43.2	43.1	43.3	325.0	93.8	96.9

Source: Company filings.
Notes: 1. Valuation as at 31 March 2019.
2. Formerly known as Hotel Sunroute Osaka Namba.


Thank you

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