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A stapled group comprising:

CapitaLand Ascott Real Estate Investment Trust

(A real estate investment trust constituted on 19 January 2006 under the laws of the Republic of Singapore)

CapitaLand Ascott Business Trust

(A business trust constituted on 9 September 2019 under the laws of the Republic of Singapore)

Managed by

CapitaLand Ascott Trust Management Limited

(Company Registration No. 200516209Z)

Managed by

CapitaLand Ascott Business Trust Management Pte. Ltd.

(Company Registration No. 201925299R)

ANNOUNCEMENT

REDEMPTION AND CANCELLATION OF THE S\$250,000,000 FIXED RATE PERPETUAL SECURITIES (ISIN: SG6YC3000008) ISSUED BY DBS TRUSTEE LIMITED (IN ITS CAPACITY AS TRUSTEE OF CAPITALAND ASCOTT REAL ESTATE INVESTMENT TRUST (FORMERLY KNOWN AS ASCOTT REAL ESTATE INVESTMENT TRUST AND ASCOTT RESIDENCE TRUST)) ON 30 JUNE 2015

CapitaLand Ascott Trust Management Limited (the “**REIT Manager**”), as manager of CapitaLand Ascott Real Estate Investment Trust (“**CapitaLand Ascott REIT**”), and CapitaLand Ascott Business Trust Management Pte Ltd, as trustee-manager of CapitaLand Ascott Business Trust (together, the “**Managers**”), on behalf of DBS Trustee Limited (in its capacity as trustee of CapitaLand Ascott REIT (formerly known as Ascott Real Estate Investment Trust and Ascott Residence Trust)) (the “**Issuer**”), refers to the earlier announcement dated 21 May 2025 (the “**Redemption Notice**”) relating to the redemption of

the S\$250,000,000 Fixed Rate Perpetual Securities (ISIN: SG6YC3000008) (the "**Securities**") on the Distribution Payment Date falling on 30 June 2025 by the Issuer.

The Managers wish to announce that the payment of the Redemption Price has been effected on 30 June 2025. Accordingly, the Securities have been redeemed in full and cancelled in accordance with the terms and conditions of the Securities (the "**Conditions**").

The above redemption is not expected to have any material impact on the net tangible assets or earnings per stapled security of CapitaLand Ascott Trust for the financial year ending 31 December 2025.

Capitalised or other terms used but not defined herein shall, unless the context otherwise requires, have the meanings set out in the Redemption Notice and the Conditions.

By Order of the Board

CAPITALAND ASCOTT TRUST MANAGEMENT LIMITED

(Company Registration No. 200516209Z)

As manager of CapitaLand Ascott Real Estate Investment Trust

CAPITALAND ASCOTT BUSINESS TRUST MANAGEMENT PTE. LTD.

(Company Registration No. 201925299R)

As trustee-manager of CapitaLand Ascott Business Trust

Karen Chan

Company Secretary

30 June 2025

IMPORTANT NOTICE

The value of stapled securities in CapitaLand Ascott Trust ("**Stapled Securities**") and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by CapitaLand Ascott Trust Management Limited, as manager of CapitaLand Ascott REIT (the "**REIT Manager**"), CapitaLand Ascott Business Trust Management Pte. Ltd., as trustee-manager of CapitaLand Ascott Business Trust (the "**BT Trustee-Manager**", together with the REIT Manager, the "**Managers**"), or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Managers to redeem their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

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