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ASCOTT RESIDENCE TRUST

A stapled group comprising:

Ascott Real Estate Investment Trust

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

Managed by

Ascott Residence Trust Management Limited
(Company Registration No. 200516209Z)

Ascott Business Trust

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

Managed by

Ascott Business Trust Management Pte. Ltd.
(Company Registration No. 201925299R)

ANNOUNCEMENT

ACTUAL ADVANCED DISTRIBUTION

Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Ascott Residence Trust dated 9 September 2021 titled “Launch of Private Placement to Raise Gross Proceeds of approximately S\$150.0 million”.

Further to the announcement dated 9 September 2021 titled “Notice of Record Date and Advanced Distribution Payment Date”, Ascott Residence Trust Management Limited, as manager of Ascott Real Estate Investment Trust (“**Ascott Reit**”) and Ascott Business Trust Management Pte. Ltd., as

trustee-manager of Ascott Business Trust (“**Ascott BT**”), collectively as managers of Ascott Residence Trust (“**ART**”, and the managers of ART, the “**Managers**”), are pleased to announce that the actual Advanced Distribution per stapled security in ART (“**Stapled Security**”) for the period from 1 July 2021 to 19 September 2021 (the date immediately prior to the date on which the New Stapled Securities are issued pursuant to the Private Placement) is 0.545 Singapore cents per Stapled Security comprising:

- (a) Distribution from Ascott Reit
 - (i) the taxable income component of 0.099 Singapore cents;
 - (ii) the tax-exempt income component of 0.155 Singapore cents; and
 - (iii) the capital component of 0.178 Singapore cents;
- (b) Distribution from Ascott BT
 - (i) the tax-exempt income component of 0.113 Singapore cents.

Stapled Securityholders whose securities accounts with CDP are credited with Stapled Securities as at **17 September 2021 at 5.00 p.m.** will be entitled to the Advanced Distribution to be paid on 9 November 2021. **For the avoidance of doubt, the holders of the New Stapled Securities to be issued pursuant to the Private Placement will not be entitled to the Advanced Distribution.**

The next distribution following the Advanced Distribution will comprise ART’s distributable income for the period from 20 September 2021 to 31 December 2021. Semi-annual distributions will resume thereafter.

BY ORDER OF THE BOARD

ASCOTT RESIDENCE TRUST MANAGEMENT LIMITED

(Company Registration No. 200516209Z)

As manager of Ascott Real Estate Investment Trust

ASCOTT BUSINESS TRUST MANAGEMENT PTE. LTD.

(Company Registration No. 201925299R)

As trustee-manager of Ascott Business Trust

Karen Chan
Company Secretary
29 October 2021

IMPORTANT NOTICE

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of ART in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the 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, Ascott Residence Trust Management Limited as manager of Ascott Real Estate Investment Trust or Ascott Business Trust Management Pte. Ltd. as trustee-manager of Ascott Business Trust or any of their respective affiliates.

An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Stapled Securityholders have no right to request that the Managers redeem or purchase 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 the SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities. The past performance of ART is not necessarily indicative of the future performance of ART.

This announcement 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 and occupancy, 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. You are cautioned not to place undue reliance on these forward looking statements, which are based on the Managers' current view of future events.

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The securities referred to herein have not been and will not be registered under the U.S. Securities Act, and may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Stapled Securities may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

This publication has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act, Chapter 289 of Singapore:

The Stapled Securities are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).