

CapitaLand Ascott Trust increases 2H 2024 gross profit by 8% from stronger operating performance and acquisitions

- ***Core distribution per Stapled Security rises 3% year-on-year***
- ***CLAS' stable distribution demonstrates the resilience of its diversified portfolio and strength in value creation for Stapled Securityholders***

Singapore, 27 January 2025 – CapitaLand Ascott Trust (CLAS) increased its 2H 2024 gross profit by 8% year-on-year (y-o-y) to S\$198.0 million compared to 2H 2023. Revenue also rose by 6% y-o-y, reaching S\$423.2 million. The increase was mainly due to CLAS' stronger operating performance, additional contributions from CLAS' new acquisitions and properties which have completed their asset enhancement initiatives (AEI) in 2024, which mitigated the impact of foreign exchange and higher financing costs. On a same-store basis, both gross profit and revenue increased by 4% y-o-y each.

With the continued strong demand for international travel, CLAS' revenue per available unit (REVPAU¹) for 2H 2024 grew 6% to S\$167, compared to 2H 2023, continuing its upward path. CLAS' REVPAU for 4Q 2024 went up by 9% y-o-y to S\$176. This exceeds pre-pandemic levels, at 113% of 4Q 2019 pro forma REVPAU². The REVPAU growth was a result of an increase in average daily rates and a higher average occupancy rate at 81%, compared to 77% in 4Q 2023. REVPAU for all of CLAS' key markets was higher with Japan achieving the biggest increase of 37% y-o-y. Australia, Singapore and the United Kingdom (UK) also attained double-digit growth.

Commitment to distribute stable core distributions and long-term growth

CLAS is committed to delivering stable distributions through enhancing core distribution income from operating performance and distributing non-periodic gains³ and/or divestment gains when appropriate. The commitment is anchored by CLAS' strategy to strengthen its portfolio and earnings, from organic and inorganic growth.

CLAS' organic growth is driven by proactive asset management and AEIs to enhance operational performance and returns. CLAS' inorganic growth creates value through portfolio reconstitution, unlocking gains by divesting properties and reinvesting proceeds into higher-yielding assets. To deliver sustainable returns to Stapled Securityholders, CLAS will continue

¹ Revenue per available unit of properties excludes master leases, rental housing and student accommodation.

² The combination with Ascendas Hospitality Trust (A-HTRUST) was completed on 31 December 2019 and the 2019 pro forma figures include the performance of the A-HTRUST portfolio.

³ Such as realised foreign exchange gains.

to maintain a balanced mix of and stable⁴ and growth⁵ income through its diversified portfolio across geographies and types of contracts and assets. In 2H 2024, CLAS' stable income assets contributed 62% of its total income, providing resilience, while the remaining 38% from growth income assets enable CLAS to benefit as lodging demand increases.

CLAS' core Distribution per Stapled Security (DPS) for 2H 2024 rose 3% y-o-y to 3.08 cents and DPS for 2H 2024 is 3.55 cents. Stronger operating performance, acquisitions and completed AELs mitigated the impact of divestments, ongoing AELs, higher financing costs and depreciation of most foreign currencies against the Singapore Dollar. Total core distribution for 2H 2024 increased 5% y-o-y to S\$117.0 million. Core DPS for FY 2024 was 5.49 cents, 1% higher y-o-y.

Mr Lui Chong Chee, Chairman of CapitaLand Ascott Trust Management Limited and CapitaLand Ascott Business Trust Management Pte. Ltd. (the Managers of CLAS), said: "CLAS is committed to deliver stable distributions to Stapled Securityholders. Our continued strong performance in FY 2024 is testament to our value creation strategy through active portfolio reconstitution, maximising the operational performance of our properties and asset enhancements to uplift their value. In 2024, CLAS completed over S\$500 million in divestments and about S\$350 million in accretive investments. Part of the divestment proceeds have been used to pare down debt to optimise our balance sheet, and will also be used to fund our AELs. We will continue to strengthen our operating performance to enhance our core distribution."

Ms Serena Teo, Chief Executive Officer of the Managers of CLAS, said: "As CLAS presses forward with its portfolio reconstitution strategy, there may be some near-term unevenness on CLAS' operational income resulting from divestments or properties undergoing AELs. However, these efforts will enhance CLAS' income and generate more value to Stapled Securityholders over time, as we have seen from properties that have completed AELs such as Citadines Holborn-Covent Garden in London and The Robertson House by The Crest Collection in Singapore. To mitigate the short-term impact of our upcoming AELs, CLAS will distribute past undistributed divestment gains to keep distributions stable."

"Amid the macroeconomic uncertainties, CLAS is cautiously optimistic about the demand for lodging and remains focused on its strategy to strengthen its portfolio and earnings. CLAS is expected to remain resilient given its geographic diversification, range of lodging asset classes and different contract types. Coupled with our disciplined capital management and focus on sustainability, we are confident in delivering long-term value for our Stapled Securityholders," added Ms Teo.

CLAS records gross fair value gain and remains in a strong financial position

CLAS' portfolio valuation rose by 1% or S\$72 million due to stronger operating performance and completed AELs. Markets with valuation gains are Europe (including UK), Indonesia, Japan, Malaysia, Singapore and South Korea.

⁴ Stable income sources comprise CLAS' properties under master leases and management contracts with a minimum guaranteed income as well as management contracts for its longer-stay properties such as rental housing and student accommodation.

⁵ Growth income sources comprise CLAS' serviced residences and hotels under management contracts.

CLAS continues to adopt a proactive and prudent capital management strategy. Its average cost of debt remains low at 3% per annum as at 31 December 2024. 77% of CLAS' debt is on fixed rates and the weighted average debt to maturity is 3.7 years. Interest cover is also healthy at 3.1 times. CLAS' gearing is 38.3%, which is well below the 50% gearing limit allowable under the property funds appendix issued by the Monetary Authority of Singapore. CLAS also has a total of approximately S\$1.6 billion in cash on-hand and available credit facilities.

Summary of Results

	2H 2024	2H 2023	Variance %	FY 2024	FY 2023	Variance %
Revenue (\$ million)	423.2	397.6	6	809.5	744.6	9
Gross Profit (\$ million)	198.0	183.9	8	370.9	338.2	10
Total Distribution (\$ million)	134.8	140.8	(4)	231.2	237.0	(2)
Distribution Per Stapled Security ("DPS") (cents)	3.55	3.80	(7)	6.10	6.57	(7)
Core DPS (cents) (adjusted for non-periodic items) ⁽¹⁾	3.08	3.00	3	5.49	5.44	1
Revenue Per Available Unit (REVPAU) (\$/day)	167	157	6	156	148	5

(1) Excluding non-periodic items relating to realised exchange gain arising from the settlement of cross currency interest rate swaps and repayment of foreign currency bank loans and medium term notes.

Distribution and Book Closure Date

Distribution	For 1 January 2024 to 30 June 2024	For 1 July 2024 to 31 December 2024	For 1 January 2024 to 31 December 2024
Distribution Per Stapled Security	2.547 cents	3.550 cents	6.097 cents
Book Closure Date	5 August 2024	6 February 2025	
Payment Date	29 August 2024	28 February 2025	

For more information on CLAS' value creation initiatives, please see the Annex.

For CLAS' FY 2024 financial statement and presentation, please visit www.capitalandascotttrust.com

About CapitaLand Ascott Trust (<https://www.capitalandascotttrust.com>)

CapitaLand Ascott Trust (CLAS) is the largest lodging trust in Asia Pacific with an asset value of S\$8.8 billion as at 31 December 2024. CLAS' objective is to invest primarily in income-producing real estate and real estate-related assets which are used or predominantly used as serviced residences, rental housing properties, student accommodation and other hospitality assets in any country in the world. CLAS was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) since March 2006, and is a constituent of the FTSE EPRA Nareit Global Real Estate Index Series (Global Developed Index).

CLAS' international portfolio comprises 100 properties with more than 18,000 units in 45 cities across 16 countries in Asia Pacific, Europe and the United States of America as at 31 December 2024.

CLAS' properties are mostly operated under the Ascott, Somerset, Quest and Citadines brands. They are mainly located in key gateway cities such as Barcelona, Berlin, Brussels, Hanoi, Ho Chi Minh City, Jakarta, Kuala Lumpur, London, Manila, Melbourne, Munich, New York, Paris, Perth, Seoul, Singapore, Sydney and Tokyo.

CLAS is a stapled group comprising CapitaLand Ascott Real Estate Investment Trust (CapitaLand Ascott REIT) and CapitaLand Ascott Business Trust (CapitaLand Ascott BT). CLAS is managed by CapitaLand Ascott Trust Management Limited (as manager of CapitaLand Ascott REIT) and CapitaLand Ascott Business Trust Management Pte. Ltd. (as trustee-manager of CapitaLand Ascott BT). The manager and trustee-manager are wholly owned subsidiaries of Singapore-listed CapitaLand Investment Limited, a leading global real estate investment manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 30 September 2024, CLI had S\$134 billion of assets under management, as well as S\$102 billion of funds under management held via six listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in thematic and tactical strategies. Its diversified real estate asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres, private credit and special opportunities.

CLI aims to scale its fund management, lodging management and commercial management businesses globally and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand's development arm.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve Net Zero carbon emissions for Scope 1 and 2 by 2050. CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

Important Notice

This release may contain forward-looking statements. 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, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels

of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), 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 current view of management regarding future events. No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this release. Neither CapitaLand Ascott Trust Management Limited and CapitaLand Ascott Business Trust Management Pte. Ltd. ("Managers") nor any of their affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this release or its contents or otherwise arising in connection with this release.

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This release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities.

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Annex - Creating value via CLAS' active portfolio reconstitution strategy

CLAS continued with its active portfolio reconstitution strategy to enhance the quality and returns of its portfolio. In 2024, CLAS completed eight divestments at up to 55% premium to book value, unlocking about S\$74 million in net gains.

Part of the divestment proceeds were redeployed into higher-yielding assets. In January 2024, CLAS acquired a rental housing property in Fukuoka, Japan and in June 2024, it acquired the remaining 10% stake in Standard at Columbia, a student accommodation property in the United States of America. CLAS also completed the acquisition of Iyf Funan Singapore in December 2024. The property will begin to contribute income from 2025.

A portion of divestment proceeds will be channelled towards CLAS' AEI plans. Six out of eight properties have completed their AEIs⁶. Temple Bar Hotel Dublin is the latest property to complete its AEI. The property has been rebranded and is part of CLAS sponsor, The Ascott Limited's The Unlimited Collection, which focuses on the property's cultural charms to provide travellers with authentic and immersive local cultural experiences.

The remaining two properties to undergo AEI, The Cavendish London and Sydney Central Hotel, are expected to be completed in phases by 2026. Additionally, construction of the new Somerset serviced residence at the popular riverfront lifestyle and entertainment precinct of Clarke Quay is also slated for completion in 2026.

⁶ The Robertson House by The Crest Collection, Citadines Les Halles Paris, Citadines Kurfürstendamm Berlin, La Clef Tour Eiffel Paris, Citadines Holborn-Covent Garden London and Temple Bar Hotel Dublin by The Unlimited Collection.