## Summary of CapitaLand Ascendas REIT Group Results

| | 1H FY2026 S$'000 | 1H FY2025 S$'000 | Variance % |
|---|---|---|---|
| Gross revenue | 805,503 | 754,751 | 6.7% |
| Net property income | 556,064 | 523,417 | 6.2% |
| Total amount available for distribution: | 359,416 | 331,081 | 8.6% |
| - Taxable income | 295,722 | 283,780 | 4.2% |
| - Tax-exempt income | 17,878 | 7,092 | 152.1% |
| - Distribution from capital | 45,816 | 40,209 | 13.9% |
| | | | |
| **Distribution per Unit ("DPU") (cents)** | | | |
| For the period from 1 January to 30 June | 7.482 | 7.477 | 0.1% |
| - Taxable income | 6.159 | 6.407 | (3.9%) |
| - Tax-exempt income | 0.362 | 0.161 | 124.8% |
| - Distribution from capital | 0.961 | 0.909 | 5.7% |
| | | | |
| Applicable number of units (million) | 4,804 | 4,428 | 8.5% |

## DPU for 1HFY2026 is calculated based on the summation of DPU for each period as follows:

| DPU (cents) | 1 January 2026 to 1 April 2026 (1) | 2 April 2026 to 30 June 2026 | Total |
|---|---|---|---|
| Taxable income | 3.116 | 3.043 | 6.159 |
| Tax-exempt income | 0.044 | 0.318 | 0.362 |
| Distribution from capital | 0.590 | 0.371 | 0.961 |
| **Total** | 3.750 | 3.732 | 7.482 |

## Distribution details

| | 2 April 2026 to 30 June 2026 | | | |
|---|---|---|---|---|
| Distribution type | Taxable | Tax-exempt | Capital | Total |
| Distribution rate (cents per unit) | 3.043 | 0.318 | 0.371 | 3.732 |
| Record date | 14 August 2026 | | | |
| Payment date | 8 September 2026 | | | |

## Footnote

(1) Pursuant to the launch of equity fund raising announcement on 24 March 2026, distributable income for the period from 1 January 2026 to 1 April 2026 has been paid on 30 April 2026.

## Introduction

CapitaLand Ascendas REIT ("CLAR" or the "Trust") is a real estate investment trust constituted by the Trust Deed entered into on 9 October 2002 (as amended and restated) between CapitaLand Ascendas REIT Management Limited as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the Trustee.

During the financial period, CLAR and its subsidiaries (the "Group") have completed the following acquisitions:

| No. | Type | Country | Properties | Amount ($'mil) | Completion Date |
|---|---|---|---|---|---|
| Acquisition(s) | | | | | |
| i | Logistics | United States ("US") | DHL Canal Winchester, Columbus | S$94.5 (US$73.8) | 29 January 2026 |
| ii | Logistics | Spain | Madrid<br>1) Torrejon I<br>2) Torrejon II<br>Barcelona<br>3) Sant Feliu I<br>4) Sant Feliu II<br>5) Sant Feliu III<br>6) Sant Feliu IV | S$185.4 (EUR124.0) | 27 February 2026 |
| iii | Business Space & Life Sciences | Singapore | 2 Science Park Drive ("Ascent") (50%) | S$245.0[1] | 23 March 2026 |
| iv | Industrial & Data Centres | Japan | Osaka Data Centre 1 (49%) | S$620.7 (¥76,400.0) | 7 May 2026 |

[1] Inclusive of S$15.0 million deferred consideration payable latest 15 months after the completion of the acquisition

The Group's results include the consolidation of subsidiaries, associate and joint ventures. The commentaries provided are based on the consolidated Group results unless otherwise stated.

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Consolidated Statement of Total Return

| | Note | Group<br>1H FY2026<br>S$'000 | <br>1H FY2025<br>S$'000 | <br>Variance<br>% |
|---|---|---|---|---|
| **Gross revenue** | (a) | 805,503 | 754,751 | 6.7% |
| Property services fees | (b) | (28,688) | (26,526) | 8.2% |
| Property tax | (b) | (51,348) | (48,785) | 5.3% |
| Other property operating expenses | (b) | (169,403) | (156,023) | 8.6% |
| **Property operating expenses** | (b) | (249,439) | (231,334) | 7.8% |
| **Net property income** | | 556,064 | 523,417 | 6.2% |
| Management fees | | | | |
| - Base management fee | (c) | (49,388) | (42,776) | 15.5% |
| Trust expenses | (d) | (6,613) | (9,528) | (30.6%) |
| Finance costs, net | | (153,383) | (128,566) | 19.3% |
| Net foreign exchange differences | (f) | (19,780) | (11,560) | 71.1% |
| Gain on disposal of investment properties | (g) | - | 7,662 | (100.0%) |
| **Net non property expenses** | | (229,164) | (184,768) | 24.0% |
| **Net income** | (e) | 326,900 | 338,649 | (3.5%) |
| Net change in fair value of financial derivatives | (h) | (28,644) | (8,237) | n.m. |
| Net change in fair value of right-of-use assets | (i) | (4,714) | (5,015) | (6.0%) |
| Share of results of associate company and joint ventures (net of tax) | (j) | 6,700 | (1,580) | n.m. |
| **Total return for the financial period before tax** | | 300,242 | 323,817 | (7.3%) |
| Tax expense | (k) | | | |
| - Current income tax | | (14,779) | (10,122) | 46.0% |
| - Deferred income tax | | (384) | (10,958) | (96.5%) |
| | | (15,163) | (21,080) | (28.1%) |
| **Total return for the financial period** | | 285,079 | 302,737 | (5.8%) |
| **Attributable to:** | | | | |
| Unitholders | | 280,348 | 298,274 | (6.0%) |
| Perpetual securities holders | | 4,731 | 4,463 | 6.0% |
| **Total return for the financial period** | | 285,079 | 302,737 | (5.8%) |
| **Other comprehensive income** | | | | |
| Items that may be reclassified subsequently to profit or loss: | | | | |
| - Effective portion of change in fair value of cash flow hedges | (l) | 32,379 | (115,809) | (128.0%) |
| - Foreign exchange difference on translation of foreign operations | (m) | 112,659 | 22,117 | n.m. |
| **Other comprehensive income, net of tax** | | 145,038 | (93,692) | n.m. |
| **Total comprehensive income for the financial period** | | 430,117 | 209,045 | 105.8% |
| **Earnings per Unit (cents)** | | | | |
| - Basic and diluted | (n) | 5.858 | 6.735 | (13.0%) |
| **Distribution per Unit (cents)** | (n) | 7.482 | 7.477 | 0.1% |

*Note: “n.m.” denotes “not meaningful”*

**Explanatory notes to the Consolidated Statement of Total Return**

(a) Gross revenue comprises gross rental income and other income (which includes revenue from utilities charges, interest income from finance lease receivable, car park revenue and pre-termination compensation from tenants).

The increase in gross revenue was mainly attributable to the acquisitions in 2025 and the new acquisitions in 1H FY2026 (refer to page 2) partially offset by divestments in 2025.

Acquisitions in 2025 included one US logistics property in January, one Singapore business space property and one data centre in August, and one Singapore logistics property together with two industrial properties in December.

Divestments in 2025 included one US business space property in June, one Singapore industrial property in October, one UK logistics property in November, as well as one Singapore industrial property, three Singapore logistics properties (collectively, the "Singapore Divestments"), one Australian logistics property and one US business space property in December.

(b) Property operating expenses comprise property services fees, property taxes and other expenses such as maintenance and conservancy costs, utilities expenses, marketing fees and other miscellaneous property-related expenses.

The increase in property operating expenses was mainly contributed by the aforementioned acquisitions under point (a).

(c) Base management fees is determined based on 0.5% per annum of the deposited properties under management excluding derivative assets, investment properties under development and the effects from the adoption of FRS 116. The Manager has elected to receive 20% of the base management fees in Units and the other 80% in cash.

(d) Trust and other expenses comprise of statutory expenses, professional fees, compliance costs, listing fees and other non-property related expenses, and the decrease was mainly contributed by an accrual of professional fees in 1H FY2025.

(e) The following items have been included in net income:

| | Group | | |
|---|---|---|---|
| | **1H FY2026 S$'000** | **1H FY2025 S$'000** | **Variance %** |
| **Gross revenue** | | | |
| Gross rental income | 651,777 | 616,792 | 5.7% |
| Other income | 153,726 | 137,959 | 11.4% |
| **Property operating expenses** | | | |
| Net provision of expected credit loss on receivables | (2,705) | (1,176) | 130.0% |
| **Finance income** | | | |
| Interest income | 1,670 | 1,286 | 29.9% |
| **Finance costs** [(1)] | | | |
| Interest expenses | (137,164) | (123,109) | 11.4% |
| Cash flow hedges (cross currency swaps) | (1,814) | 10,066 | (118.0%) |
| Other borrowing costs | (2,827) | (3,189) | (11.4%) |
| Finance costs on lease liabilities | (13,248) | (13,620) | (2.7%) |
| | (155,053) | (129,852) | 19.4% |

**Footnote**

(1) Finance costs comprise expenses on borrowings, net payments on interest rate swaps, amortised costs of establishing debt facilities (including the Medium Term Notes ("MTN"), term loan facilities and committed revolving credit facilities), the finance costs on lease liabilities and reclassification from hedging reserve in relation to cash flow hedges.

**Explanatory notes to the Consolidated Statement of Total Return** (continued)

(f) Foreign exchange differences arose mainly from the revaluation of AUD ("A$"), GBP, HKD, USD and Euro ("EUR") denominated borrowings. Cross currency swaps were entered into to hedge against the foreign exchange exposure of certain AUD, GBP, HKD and USD denominated borrowings.

In 1H FY2026, the Group recorded a foreign exchange loss of S$19.8 million mainly due to the settlement of certain cross currency swaps. In 1H FY2025, the Group recorded a foreign exchange loss of S$11.6 million mainly due to the settlement of certain foreign currency denominated borrowings.

(g) The gain on disposal of investment property in 1H FY2025 arose from the divestment of a US business space property in June 2025.

(h) Net change in fair value of financial derivatives arose mainly from the revaluation of interest rate swaps, cross currency swaps and foreign exchange forward contracts entered to hedge against the interest rate and foreign exchange exposures of the Group.

| | Group | | |
|---|---|---|---|
| | **1H FY2026 S$'000** | **1H FY2025 S$'000** | **Variance %** |
| Fair value (loss) / gain on: | | | |
| - interest rate swaps | (5,385) | (1,702) | n.m. |
| - cross currency swaps | (23,777) | (7,688) | n.m. |
| - foreign exchange forward contracts | 518 | 1,153 | (55.1%) |
| **Net change in fair value of financial derivatives** | (28,644) | (8,237) | n.m. |

(i) This relates to the right-of use of leasehold land and the corresponding lease liabilities which was derived by discounting the future lease payments using the Group's incremental borrowing rate for borrowings of similar amounts and tenors, and with similar security. The land rent payments were reflected as finance cost on lease liabilities with the corresponding fair value change of the right-of-use of leasehold land being recognised in the Statement of Total Return.

(j) Share of results of joint ventures (net of tax) relates to contributions from: (i) the carpark operations at ONE@Changi City in Singapore, which is operated through a joint venture entity, Changi City Carpark Operations LLP; (ii) the Group's 50% interest in Ascent, a business space property located at 2 Science Park Drive, acquired in March 2026; and (iii) the Group's 49% interest in a Tier III hyperscale data centre in Greater Osaka, Japan (the "Osaka Data Centre 1") and its master lessee operating company, that were acquired in May 2026.

Share of results of associate company (net of tax) relates to the investment in SPRINT Plot 1 Trust, which holds the investment property, Geneo, that was completed in March 2025.

The Group uses the equity method to account for the results of joint ventures and associate company.

**Explanatory notes to the Consolidated Statement of Total Return** (continued)

(k) Tax expense includes income tax expenses of subsidiaries holding properties in the UK/Europe, withholding tax paid on the payments of shareholders' loan interests and distributions from Australia, as well as deferred tax expense on the undistributed profits and temporary differences arising from the fair value uplift of investment properties of certain overseas subsidiaries. The deferred tax expense in 1H FY2025 was mainly due to reversal of deferred tax assets that were no longer applicable.

(l) Derivative financial instruments are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at fair value. Derivative financial instruments are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

Gains or losses arising from changes in fair value of derivative financial instruments that do not qualify for hedge accounting are taken to the profit or loss.

For cash flow hedges, the effective portion of the fair value gains or losses on the hedging instrument is recognised directly in other comprehensive income and accumulated in the hedging reserve, while the ineffective portion is recognised in the profit or loss. For all hedged transactions, the amount accumulated in the hedging reserve is reclassified to profit or loss in the same period or periods during which the hedged cash flows affect the profit or loss.

(m) This represents the foreign exchange translation differences arising from translation of the financial statements of foreign subsidiaries denominated in foreign currencies.

(n) Earnings per Unit and Distribution per Unit for the financial period

| | Group | |
|---|---|---|
| | **1H FY2026** | **1H FY2025** |
| **Basic and Diluted EPU attributable to Unitholders [(1)]** | | |
| Weighted average number of Units | 4,785,867,541 | 4,428,743,716 |
| Earnings per Unit in cents | 5.858 | 6.735 |
| **DPU** | | |
| Number of Units in issue | 4,995,214,537 | 4,606,284,740 |
| Distribution per Unit in cents | 7.482 | 7.477 |

**Footnote**

(1) The EPU has been calculated using total return for the financial period and the weighted average number of Units issued and issuable during the financial period. The diluted EPU is equivalent to the basic EPU as no dilutive instruments were in issue in 1H FY2026 and 1H FY2025.

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Consolidated Distribution Statement

| | Group | |
|---|---|---|
| | 1H FY2026 S$'000 | 1H FY2025 S$'000 |
| Total amount available for distribution to Unitholders at beginning of the financial period | 347,558 | 338,376 |
| Total return for the financial period attributable to Unitholders and perpetual securities holders | 285,079 | 302,737 |
| Less: Amount reserved for distribution to perpetual securities holders | (4,731) | (4,463) |
| Distribution adjustments (Note A) | 15,374 | (14,494) |
| Taxable income[(1)] | 295,722 | 283,780 |
| Tax-exempt income[(2)] | 17,878 | 7,092 |
| Distribution from capital[(3)] | 45,816 | 40,209 |
| Total amount available for distribution to Unitholders for the financial period | 359,416 | 331,081 |
| Distribution of 3.750 cents per unit for the period from 01/01/26 to 01/04/26 | (172,948) | – |
| Distribution of 7.528 cents per unit for the period from 01/07/25 to 31/12/25 | (347,188) | – |
| Distribution of 6.479 cents per unit for the period from 01/01/25 to 05/06/25 | – | (285,110) |
| Distribution of 7.681 cents per unit for the period from 01/07/24 to 31/12/24 | – | (338,005) |
| | (520,136) | (623,115) |
| Total amount available for distribution to Unitholders at end of the financial period | 186,838 | 46,342 |
| Distribution per Unit (cents) | 7.482 | 7.477 |

### Note A - Distribution adjustments comprise:

| | Group | |
|---|---|---|
| | 1H FY2026 S$'000 | 1H FY2025 S$'000 |
| Amount reserved for distribution to perpetual securities holders | 4,731 | 4,463 |
| Management fee paid / payable in units | 9,693 | 8,549 |
| Trustee fee | 1,489 | 1,371 |
| Deferred tax movement | 384 | 10,958 |
| Net income from subsidiaries, joint ventures and associate company | (47,002) | (46,991) |
| Net change in fair value of financial derivatives | 28,644 | 8,237 |
| Net foreign exchange differences | 19,780 | 11,560 |
| Others | (2,345) | (4,979) |
| Gain on disposal of investment properties | – | (7,662) |
| Total distribution adjustments | 15,374 | (14,494) |

**Footnotes**

(1) This relates to the distribution of income from properties held by the Trust and certain tax-transparent Singapore subsidiaries.

(2) This relates to (i) the distribution of income relating to properties in Australia and the UK / Europe that has been received in Singapore (net of applicable tax and/or withholding tax) following the repatriation of profits to Singapore, and (ii) the one-tier dividend from the Singapore subsidiaries.

(3) This relates to the distribution of (i) income repatriated from Australia by way of shareholder loan repayment, (ii) net income attributable to properties in the UK / Europe, Australia and the US, which have not been repatriated to Singapore, (iii) reimbursements received from vendors in relation to outstanding incentives and rental support that were subsisting at the point of the completion of the acquisition of certain properties in Australia and the UK, and (iv) distributions from joint ventures and associate yet to be made due to timing differences.

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Statements of Financial Position

| | | Group | | Trust | | |
|---|---|---|---|---|---|---|
| | | 30/6/2026 | 31/12/2025 | 30/6/2026 | 31/12/2025 | |
| | Reference | S$'000 | S$'000 | S$'000 | S$'000 | Note |
| **Non-current assets** | | | | | | |
| Investment properties | (a) | **18,886,832** | 18,202,446 | **10,824,604** | 10,669,200 | 3 |
| Investment properties under development | (b) | **242,772** | 416,605 | **39,030** | 147,600 | 4 |
| Right-of-use assets | (c) | **599,825** | 604,776 | **571,515** | 573,761 | |
| Finance lease receivables | | **20,638** | 23,207 | **20,638** | 23,207 | |
| Interest in subsidiaries | (d) | **-** | - | **5,430,604** | 5,152,224 | |
| Loans to subsidiaries | (d) | **-** | - | **1,365,709** | 593,522 | |
| Investment in associate company | (e) | **133,095** | 131,526 | **122,903** | 122,903 | |
| Investment in joint venture | (f) | **760,244** | 270 | **-** | - | |
| Deferred tax assets | (g) | **8,688** | 7,377 | **-** | - | |
| Derivative assets | (h) | **23,813** | 22,089 | **23,813** | 22,089 | 5 |
| | | **20,675,907** | 19,408,296 | **18,398,816** | 17,304,506 | |
| **Current assets** | | | | | | |
| Finance lease receivables | | **5,003** | 4,758 | **5,003** | 4,758 | |
| Trade and other receivables | | **154,305** | 168,089 | **76,385** | 53,039 | |
| Derivative assets | (h) | **2,087** | 3,801 | **2,087** | 2,797 | 5 |
| Loans to subsidiaries | (d) | **-** | - | **878,667** | 240,550 | |
| Cash and fixed deposits | | **264,100** | 209,444 | **37,631** | 4,017 | 7 |
| | | **425,495** | 386,092 | **999,773** | 305,161 | |
| **Total assets** | | **21,101,402** | 19,794,388 | **19,398,589** | 17,609,667 | |
| **Current liabilities** | | | | | | |
| Trade and other payables | | **508,233** | 524,634 | **304,340** | 336,516 | |
| Security deposits | | **76,133** | 79,173 | **72,842** | 76,235 | |
| Derivative liabilities | (h) | **21,860** | 26,850 | **21,860** | 26,850 | 5 |
| Short term borrowings | (i) | **2,061,158** | 848,380 | **2,061,158** | 848,380 | 6 |
| Term loans | | **393,044** | 626,996 | **393,044** | - | 6 |
| Medium term notes | | **150,954** | 237,619 | **150,954** | 237,619 | 6 |
| Lease liabilities | (c) | **38,344** | 42,277 | **37,876** | 41,803 | |
| Provision for taxation | | **11,635** | 8,495 | **3,206** | 883 | |
| | | **3,261,361** | 2,394,424 | **3,045,280** | 1,568,286 | |
| **Net current liabilities** | (j) | **(2,835,866)** | (2,008,332) | **(2,045,507)** | (1,263,125) | |
| **Non-current liabilities** | | | | | | |
| Security deposits | | **156,834** | 149,910 | **140,304** | 133,801 | |
| Derivative liabilities | (h) | **71,864** | 76,479 | **71,864** | 76,479 | 5 |
| Amount due to a subsidiary | | **-** | - | **25,844** | 25,686 | |
| Term loans | | **2,900,153** | 3,256,387 | **1,582,163** | 1,927,529 | 6 |
| Medium term notes | | **2,331,614** | 2,350,846 | **2,331,614** | 2,350,846 | 6 |
| Lease liabilities | (c) | **561,481** | 562,499 | **533,639** | 531,958 | |
| Other payables | | **191** | 163 | **-** | - | |
| Deferred tax liabilities | (g) | **153,782** | 149,374 | **-** | - | |
| | | **6,175,919** | 6,545,658 | **4,685,428** | 5,046,299 | |
| **Total liabilities** | | **9,437,280** | 8,940,082 | **7,730,708** | 6,614,585 | |
| **Net assets** | | **11,664,122** | 10,854,306 | **11,667,881** | 10,995,082 | |
| **Represented by:** | | | | | | |
| Unitholders' funds | | **11,360,029** | 10,550,108 | **11,365,606** | 10,692,728 | |
| Perpetual securities holders | | **302,275** | 302,354 | **302,275** | 302,354 | |
| Non-controlling interests | | **1,818** | 1,844 | **-** | - | |
| | | **11,664,122** | 10,854,306 | **11,667,881** | 10,995,082 | |
| **Units in issue ('000)** | | 4,995,215 | 4,611,952 | 4,995,215 | 4,611,952 | 8 |
| **Net asset value per unit (S$)** | (k) | 2.27 | 2.29 | 2.28 | 2.32 | |

**Explanatory notes to the Statements of Financial Position**

(a) The increase in the Group's investment properties mainly arose from the acquisition of one property in the US and six properties in Spain, and the completion of two investment properties under development ("IPUD").

(b) IPUD relate to four on-going projects, namely Logis Hub @ Clementi in Singapore and Welwyn Garden City, Towcester and Mantonwood in the United Kingdom. During the period, 27 IBP in Singapore and Summerville Logistics Center in the US were completed and transferred to investment properties.

(c) The Group recognised the land leases on the Statements of Financial Position to reflect the right-of-use of leasehold land and the associated obligation for the lease payments as lease liabilities. The right-of-use of leasehold land and the corresponding lease liabilities are derived by discounting the future lease payments using the Group's incremental borrowing rate for borrowings of similar amounts and tenors, and with similar security.

(d) Interest in subsidiaries and loans to subsidiaries relate to entities directly or indirectly wholly-owned by CapitaLand Ascendas REIT. The increase in interest in subsidiaries and loans to subsidiaries are mainly attributable to capital injection and short-term funding during the financial period.

(e) Investment in associate company as at 30 June 2026 relates to CLAR's 34% stake in a special purpose trust that holds the investment property, 1 Science Park Drive, Singapore.

(f) Investment in joint ventures as at 30 June 2026 relates to CLAR's 39.914% stake in Changi City Carpark Operations LLP, Singapore; 49% interest in the Osaka Data Centre 1 and its master lessee operating company; and 50% interest in Ascent.

(g) Deferred tax assets are recognised for unused tax losses of subsidiaries holding properties overseas. Deferred tax liabilities relate to tax provided on the undistributed profits and temporary differences arising from the fair value movement of investment properties of certain overseas subsidiaries.

(h) Derivative assets and derivative liabilities relate to favourable and unfavourable changes in the fair value of certain interest rate swaps, cross currency swaps and foreign currency forward contracts.

(i) Short term borrowings increased mainly due to fundings for new acquisition during the period.

(j) Notwithstanding the net current liabilities position, based on the Group's available financial resources, the Manager is of the opinion that the Group will be able to refinance its borrowings and meet its current obligations as and when they fall due.

(k) Net asset value per Unit based on Units issued at the end of the financial period:

| | Group | | Trust | |
|---|---|---|---|---|
| | **30/6/2026 cents** | **31/12/2025 cents** | **30/6/2026 cents** | **31/12/2025 cents** |
| Net asset value per Unit | 227 | 229 | 228 | 232 |
| Adjusted net asset value per Unit [(1)] | 224 | 221 | 224 | 224 |

**Footnote**

(1) The adjusted net asset value per Unit is arrived at after deducting the amount to be distributed for the relevant period after the reporting date.

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026**

**Statements of Movements in Unitholders' Funds**

| | | Group | | Trust | |
|---|---|---|---|---|---|
| | Note | 1H FY2026 S$'000 | 1H FY2025 S$'000 | 1H FY2026 S$'000 | 1H FY2025 S$'000 |
| **Unitholders' Funds** | | | | | |
| Balance at beginning of the financial period | | 10,550,108 | 10,008,906 | 10,692,728 | 10,172,074 |
| **Operations** | | | | | |
| Total return for the year attributable to Unitholders | | 285,079 | 302,737 | 281,019 | 243,259 |
| Less: Amount reserved for distribution to perpetual securities holders | | (4,731) | (4,463) | (4,731) | (4,463) |
| **Net increase in net assets resulting from operations** | | 280,348 | 298,274 | 276,288 | 238,796 |
| **Movement in foreign currency translation reserve** | (a) | 112,659 | 22,117 | – | – |
| **Movement in hedging reserve** | | 32,379 | (115,809) | 12,055 | (74,304) |
| **Unitholders' transactions** | | | | | |
| Units issued through equity fund raising | | 903,468 | 500,002 | 903,468 | 500,002 |
| Equity issue costs | | (10,790) | (5,213) | (10,790) | (5,213) |
| Acquisition fees paid/payable in units | (b) | 2,300 | – | 2,300 | – |
| Management fees paid/payable in Units | | 9,693 | 8,549 | 9,693 | 8,549 |
| Distributions to Unitholders | (c) | (520,136) | (623,115) | (520,136) | (623,115) |
| **Net decrease in net assets resulting from Unitholders' transactions** | | 384,535 | (119,777) | 384,535 | (119,777) |
| Balance at end of the financial period | | 11,360,029 | 10,093,711 | 11,365,606 | 10,216,789 |
| **Perpetual Securities Holders' Funds** | | | | | |
| Balance at beginning of the financial period | | 302,354 | 298,938 | 302,354 | 298,938 |
| Amount reserved for distribution to perpetual securities holders | | 4,731 | 4,463 | 4,731 | 4,463 |
| Distribution to perpetual securities holders | | (4,810) | (4,463) | (4,810) | (4,463) |
| Balance at end of the financial period | | 302,275 | 298,938 | 302,275 | 298,938 |
| **Non-controlling interests** | | | | | |
| Balance at beginning of the financial period | | 1,844 | 671 | – | – |
| Contribution from non-controlling interests | | – | 1,121 | – | – |
| Currency translation movement | | (26) | (53) | – | – |
| Balance at end of the financial period | | 1,818 | 1,739 | – | – |
| Total | | 11,664,122 | 10,394,388 | 11,667,881 | 10,515,727 |

**Footnotes**

(a) This represents the foreign exchange translation differences arising from translation of the financial statements of foreign subsidiaries denominated in foreign currencies.

(b) The acquisition fees paid/payable in units relates to the acquisition of a 50% interest of a property from a related party.

(c) The distribution paid in 1H FY2026 comprised of distributions to Unitholders for the period from 1 July 2025 to 31 December 2025 and 1 January 2026 to 1 April 2026 (1H FY2025: for the period from 1 July 2024 to 31 December 2024 and the period from 1 January 2025 to 5 June 2025).

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 | Carrying amount 31/12/2025 | Percentage of net assets attributable to unitholders 30/06/2026 | Percentage of net assets attributable to unitholders 31/12/2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Group** | | | | | | | $'000 | $'000 | % | % |
| ***SINGAPORE*** | | | | | | | | | | |
| ***Business Space and Life Sciences*** | | | | | | | | | | |
| ***Business Space*** | | | | | | | | | | |
| **one-north** | | | | | | | | | | |
| Nexus @one-north | 4 Sep 2013 | Leasehold | 60 years | 7 Jun 2071 | 45 years | 1 & 3 Fusionopolis Link | 229,272 | 226,000 | 2.02 | 2.14 |
| Galaxis | 30 Jun 2021 | Leasehold | 60 years | 11 July 2072 | 46 years | 1 & 3 Fusionopolis Place | 850,272 | 848,700 | 7.48 | 8.04 |
| Grab Headquarters | 30 Jul 2021 | Leasehold | 30 years | 7 April 2049 | 23 years | 1 & 3 Media Close | 202,738 | 203,000 | 1.78 | 1.92 |
| The Shugart | 25 May 2023 | Leasehold | 30 years | 21 May 2043 | 17 years | 26 Ayer Rajah Crescent | 230,300 | 230,300 | 2.03 | 2.18 |
| **International Business Park** | | | | | | | | | | |
| Techquest | 5 Oct 2005 | Leasehold | 60 years | 15 Jun 2055 | 29 years | 7 International Business Park | 28,861 | 28,700 | 0.25 | 0.27 |
| Acer Building | 19 Mar 2008 | Leasehold | 60 years | 30 Apr 2056 | 30 years | 29 International Business Park | 63,822 | 63,800 | 0.56 | 0.60 |
| 31 International Business Park | 26 Jun 2008 | Leasehold | 60 years | 15 Dec 2054 | 28 years | 31 International Business Park | 182,161 | 181,700 | 1.60 | 1.72 |
| Nordic European Centre | 8 Jul 2011 | Leasehold | 60 years[(a)] | 31 Mar 2057[(a)] | 31 years[(a)] | 3 International Business Park | 124,186 | 124,000 | 1.09 | 1.18 |
| 27 IBP [(i)] | 12 Jan 2007 | Leasehold | 60 years | 30 Nov 2055 | 29 years | 27 International Business Park | 133,989 | – | 1.18 | – |
| **Changi Business Park** | | | | | | | | | | |
| 17 Changi Business Park Central 1 | 19 Nov 2002 | Leasehold | 60 years[(a)] | 15 Dec 2058[(a)] | 32 years[(a)] | 17 Changi Business Park Central 1 | 60,331 | 60,400 | 0.53 | 0.57 |
| 1 Changi Business Park Avenue 1 | 30 Oct 2003 | Leasehold | 60 years[(a)] | 31 Jan 2061[(a)] | 35 years[(a)] | 1 Changi Business Park Avenue 1 | 59,245 | 59,300 | 0.52 | 0.56 |
| Hansapoint | 22 Jan 2008 | Leasehold | 60 years[(a)] | 31 Oct 2066[(a)] | 40 years[(a)] | 10 Changi Business Park Central 2 | 98,530 | 97,800 | 0.87 | 0.93 |
| 1, 3 & 5 Changi Business Park Crescent | 16 Feb 2009, 25 Sep 2009 & 31 Dec 2010 | Leasehold | 60 years[(a)] | 30 Sep 2067[(a)] | 41 years[(a)] | 1, 3 & 5 Changi Business Park Crescent | 355,317 | 353,000 | 3.13 | 3.35 |
| DBS Asia Hub | 31 Mar 2010 & 15 April 2015 | Leasehold | 60 years[(a)] | 30 Sep 2067[(a)] | 41 years[(a)] | 2 & 2A Changi Business Park Crescent | 219,072 | 219,000 | 1.93 | 2.08 |
| 3 Changi Business Park Vista | 8 Dec 2011 | Leasehold | 60 years[(a)] | 28 Feb 2061[(a)] | 35 years[(a)] | 3 Changi Business Park Vista | 63,776 | 64,000 | 0.56 | 0.61 |
| ONE@Changi City | 1 Mar 2016 | Leasehold | 60 years | 29 Apr 2069 | 43 years | 1 Changi Business Park Central 1 | 528,268 | 528,000 | 4.65 | 5.01 |
| **Science Park I** | | | | | | | | | | |
| Cintech I | 29 Mar 2012 | Leasehold | 56 years | 28 Mar 2068 | 42 years | 73 Science Park Drive | 58,008 | 58,000 | 0.51 | 0.55 |
| Cintech II | 29 Mar 2012 | Leasehold | 56 years | 28 Mar 2068 | 42 years | 75 Science Park Drive | 59,047 | 58,500 | 0.52 | 0.55 |
| Balance carried forward – (Business Space) | | | | | | | 3,547,195 | 3,404,200 | 31.21 | 32.26 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| ***SINGAPORE*** | | | | | | | | | | |
| ***Business Space and Life Sciences*** (continued) | | | | | | | | | | |
| Balance brought forward – (Business Space) | | | | | | | 3,547,195 | 3,404,200 | 31.21 | 32.26 |
| **Science Park I** (continued) | | | | | | | | | | |
| 12,14 & 16 Science Park Drive | 16 Feb 2017 | Leasehold | 64 years | 30 May 2081 | 55 years | 12, 14 and 16 Science Park Drive | 513,700 | 513,700 | 4.52 | 4.87 |
| 5 Science Park Drive | 6 Aug 2025 | Leasehold | 64 years | 31 May 2081 | 55 years | 5 Science Park Drive | 265,118 | 265,100 | 2.33 | 2.51 |
| **Science Park II** | | | | | | | | | | |
| The Alpha | 19 Nov 2002 | Leasehold | 60 years | 18 Nov 2062 | 36 years | 10 Science Park Road | 121,079 | 120,700 | 1.07 | 1.14 |
| The Capricorn | 19 Nov 2002 | Leasehold | 60 years | 18 Nov 2062 | 36 years | 1 Science Park Road | 126,464 | 126,400 | 1.11 | 1.20 |
| FM Global Centre | 11 Dec 2019 | Leasehold | 99 years | 23 Mar 2092 | 66 years | 288 Pasir Panjang Road | 117,700 | 117,700 | 1.04 | 1.12 |
| **Total Singapore Business Space** | | | | | | | 4,691,256 | 4,547,800 | 41.28 | 43.10 |
| ***Life Sciences*** | | | | | | | | | | |
| **one-north** | | | | | | | | | | |
| Neuros & Immunos | 31 Mar 2011 | Leasehold | 60 years | 31 Jan 2065 | 39 years | 8/8A Biomedical Grove | 162,979 | 163,000 | 1.43 | 1.55 |
| Nucleos | 11 Dec 2019 | Leasehold | 60 years | 31 May 2071 | 45 years | 21 Biopolis Road | 404,396 | 404,600 | 3.56 | 3.84 |
| **Science Park I** | | | | | | | | | | |
| The Rutherford & Oasis | 26 Mar 2008 | Leasehold | 60 years | 25 Mar 2068 | 42 years | 87 & 89 Science Park Drive | 99,725 | 99,800 | 0.88 | 0.95 |
| Cintech III & IV | 29 Mar 2012 | Leasehold | 56 years | 28 Mar 2068 | 42 years | 77 & 79 Science Park Drive | 124,854 | 125,000 | 1.10 | 1.18 |
| Balance carried forward – (Life Sciences) | | | | | | | 791,954 | 792,400 | 6.97 | 7.52 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| ***SINGAPORE*** | | | | | | | | | | |
| ***Business Space and Life Sciences*** (continued) | | | | | | | | | | |
| ***Life Sciences*** *(continued)* | | | | | | | | | | |
| Balance brought forward – (Life Sciences) | | | | | | | 791,954 | 792,400 | 6.97 | 7.52 |
| **Science Park II** | | | | | | | | | | |
| The Aries, Sparkle & Gemini [g] | 19 Nov 2002 | Leasehold | 60 years | 18 Nov 2062 | 36 years | 41, 45 & 51 Science Park Road | 222,118 | 222,000 | 1.96 | 2.10 |
| The Galen | 25 Mar 2013 | Leasehold | 66 years | 24 Mar 2079 | 53 years | 61 Science Park Road | 162,364 | 161,700 | 1.43 | 1.53 |
| The Kendall | 30 Mar 2015 | Leasehold | 64 years | 24 Mar 2079 | 53 years | 50 Science Park Road | 124,952 | 124,700 | 1.10 | 1.18 |
| **Total Singapore Life Sciences** | | | | | | | 1,301,388 | 1,300,800 | 11.46 | 12.33 |
| **Total Singapore Business Space and Life Sciences** | | | | | | | 5,992,644 | 5,848,600 | 52.74 | 55.43 |
| ***Industrial and Data Centres*** | | | | | | | | | | |
| ***Industrial*** | | | | | | | | | | |
| Techlink | 19 Nov 2002 | Leasehold | 60 years | 24 Sep 2053 | 27 years | 31 Kaki Bukit Road 3 | 147,928 | 146,700 | 1.30 | 1.39 |
| Siemens Centre | 12 Mar 2004 | Leasehold | 60 years[a] | 15 Dec 2061[a] | 35 years[a] | 60 MacPherson Road | 110,770 | 110,900 | 0.98 | 1.05 |
| Infineon Building | 1 Dec 2004 | Leasehold | 47 years[c] | 30 Jun 2050[c] | 24 years[c] | 8 Kallang Sector | 106,721 | 106,500 | 0.94 | 1.01 |
| Techpoint | 1 Dec 2004 | Leasehold | 65 years | 31 Mar 2052 | 26 years | 10 Ang Mo Kio Street 65 | 153,614 | 153,600 | 1.35 | 1.46 |
| KA Centre | 2 Mar 2005 | Leasehold | 99 years | 31 May 2058 | 32 years | 150 Kampong Ampat | 54,782 | 54,800 | 0.48 | 0.52 |
| Pacific Tech Centre | 1 Jul 2025 | Leasehold | 99 years | 31 Dec 2061 | 36 years | 1 Jalan Kilang Timor | 92,074 | 92,100 | 0.81 | 0.87 |
| Techview | 5 Oct 2005 | Leasehold | 60 years | 8 Jul 2056 | 30 years | 1 Kaki Bukit View | 182,951 | 182,500 | 1.61 | 1.73 |
| 1 Jalan Kilang | 27 Oct 2005 | Leasehold | 99 years | 31 Dec 2061 | 36 years | 1 Jalan Kilang | 26,066 | 26,000 | 0.23 | 0.25 |
| 138 Depot Road | 15 Mar 2006 | Leasehold | 60 years[a] | 30 Nov 2064[a] | 38 years[a] | 138 Depot Road | 109,940 | 110,100 | 0.97 | 1.04 |
| 2 Changi South Lane | 1 Feb 2007 | Leasehold | 60 years[a] | 15 Oct 2057[a] | 31 years[a] | 2 Changi South Lane | 42,151 | 42,100 | 0.37 | 0.40 |
| Balance carried forward – (Industrial) | | | | | | | 1,026,997 | 1,025,300 | 9.04 | 9.72 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 $'000 | Carrying amount 31/12/2025 $'000 | Percentage of net assets attributable to unitholders 30/06/2026 % | Percentage of net assets attributable to unitholders 31/12/2025 % |
|---|---|---|---|---|---|---|---|---|---|---|
| ***SINGAPORE*** | | | | | | | | | | |
| ***Industrial and Data Centres*** (continued) | | | | | | | | | | |
| ***Industrial*** (continued) | | | | | | | | | | |
| Balance carried forward – (Industrial) | | | | | | | 1,026,997 | 1,025,300 | 9.04 | 9.72 |
| 9 Serangoon North Avenue 5 | 25 Mar 2008 | Leasehold | 60 years[(a)] | 31 Dec 2066[(a)] | 41 years[(a)] | 9 Serangoon North Avenue 5 | 15,700 | 15,700 | 0.14 | 0.15 |
| Corporation Place | 8 Dec 2011 | Leasehold | 60 years | 30 Sep 2050 | 24 years | 2 Corporation Road | 133,850 | 133,500 | 1.18 | 1.27 |
| 80 Bendemeer Road | 30 Jun 2014 | Leasehold | 59 years[(a)] | 30 Dec 2068[(a)] | 43 years | 80 Bendemeer Road | 229,155 | 229,600 | 2.02 | 2.18 |
| Schneider Electric Building | 27 Feb 2006 | Leasehold | 60 years | 15 Nov 2055 | 29 years | 50 Kallang Avenue | 93,142 | 93,300 | 0.82 | 0.88 |
| Techplace I | 19 Nov 2002 | Leasehold | 65 years | 31 Mar 2052 | 26 years | Blk 4008–4012 Ang Mo Kio Avenue 10 | 160,173 | 160,000 | 1.41 | 1.52 |
| Techplace II | 19 Nov 2002 | Leasehold | 65 years | 31 Mar 2052 | 26 years | Blk 5000–5004, 5008–5014 Ang Mo Kio Avenue 5 | 221,926 | 222,000 | 1.95 | 2.10 |
| OSIM Headquarters | 20 Jun 2003 | Leasehold | 60 years | 9 Mar 2057 | 31 years | 65 Ubi Avenue 1 | 43,673 | 43,700 | 0.38 | 0.41 |
| 12 Woodlands Loop | 29 Jul 2004 | Leasehold | 60 years | 15 Jan 2056 | 30 years | 12 Woodlands Loop | 43,031 | 42,300 | 0.38 | 0.40 |
| 247 Alexandra Road | 1 Dec 2004 | Leasehold | 99 years | 25 Sep 2051 | 25 years | 247 Alexandra Road | 72,526 | 72,500 | 0.64 | 0.69 |
| 5 Tai Seng Drive | 1 Dec 2004 | Leasehold | 60 years | 30 Nov 2049 | 23 years | 5 Tai Seng Drive | 21,222 | 21,200 | 0.19 | 0.20 |
| 35 Tampines Street 92 | 1 Dec 2004 | Leasehold | 60 years | 31 Jan 2052 | 26 years | 35 Tampines Street 92 | 16,754 | 16,800 | 0.15 | 0.16 |
| 53 Serangoon North Avenue 4 | 27 Dec 2004 | Leasehold | 60 years | 30 Nov 2055 | 29 years | 53 Serangoon North Avenue 4 | 24,894 | 24,800 | 0.22 | 0.24 |
| 3 Tai Seng Drive | 1 Apr 2005 | Leasehold | 60 years | 30 Nov 2049 | 23 years | 3 Tai Seng Drive | 20,928 | 21,000 | 0.18 | 0.20 |
| 52 Serangoon North Avenue 4 | 4 Apr 2005 | Leasehold | 60 years | 15 Sep 2055 | 29 years | 52 Serangoon North Avenue 4 | 26,278 | 26,000 | 0.23 | 0.25 |
| Tampines Biz-Hub | 5 Oct 2005 | Leasehold | 60 years | 30 Nov 2049 | 23 years | 11 Tampines Street 92 | 25,223 | 25,000 | 0.22 | 0.24 |
| 455A Jalan Ahmad Ibrahim | 5 Oct 2005 | Leasehold | 30 years | 15 May 2033 | 7 years | 455A Jalan Ahmad Ibrahim | 5,637 | 5,700 | 0.05 | 0.05 |
| 37A Tampines Street 92 | 1 Dec 2005 | Leasehold | 60 years | 31 Aug 2054 | 28 years | 37A Tampines Street 92 | 22,770 | 22,500 | 0.20 | 0.21 |
| Hamilton Sundstrand Building | 9 Dec 2005 | Leasehold | 60 years[(a)] | 28 Feb 2065[(a)] | 39 years[(a)] | 11 Changi North Rise | 55,076 | 55,100 | 0.48 | 0.52 |
| 21 Changi North Rise | 3 Jan 2006 & 20 Mar 2008 | Leasehold | 42 years[(e)] | 30 Jun 2047[(e)] | 21 years[(e)] | 21 Changi North Rise | 21,313 | 21,400 | 0.19 | 0.20 |
| Balance carried forward – (Industrial) | | | | | | | 2,280,268 | 2,277,400 | 20.07 | 21.59 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| ***SINGAPORE*** | | | | | | | | | | |
| ***Industrial*** (continued) | | | | | | | | | | |
| Balance brought forward – (Industrial) | | | | | | | 2,280,268 | 2,277,400 | 20.07 | 21.59 |
| Ubi Biz-Hub | 27 Mar 2006 | Leasehold | 60 years[(a)] | 30 Jun 2056[(a)] | 30 years[(a)] | 150 Ubi Avenue 4 | 23,187 | 23,200 | 0.20 | 0.22 |
| 2 Senoko South Road | 8 Jan 2007 | Leasehold | 60 years | 31 May 2056 | 30 years | 2 Senoko South Road | 42,937 | 43,000 | 0.38 | 0.41 |
| 18 Woodlands Loop | 1 Feb 2007 | Leasehold | 60 years[(a)] | 15 Feb 2057[(a)] | 31 years[(a)] | 18 Woodlands Loop | 37,186 | 37,000 | 0.33 | 0.35 |
| 9 Woodlands Terrace | 1 Feb 2007 | Leasehold | 60 years | 31 Dec 2054 | 29 years | 9 Woodlands Terrace | 9,015 | 9,000 | 0.08 | 0.09 |
| 11 Woodlands Terrace | 1 Feb 2007 | Leasehold | 60 years | 15 Jan 2056 | 30 years | 11 Woodlands Terrace | 8,875 | 8,900 | 0.08 | 0.08 |
| FoodAxis @ Senoko | 15 May 2007 | Leasehold | 60 years | 15 Nov 2044 | 18 years | 1 Senoko Avenue | 104,823 | 104,600 | 0.92 | 0.99 |
| 31 Joo Koon Circle | 30 Mar 2010 | Leasehold | 60 years | 15 Aug 2055 | 29 years | 31 Joo Koon Circle | 39,570 | 39,600 | 0.35 | 0.38 |
| Aperia | 8 Aug 2014 | Leasehold | 60 years | 21 Feb 2072 | 46 years | 8, 10 & 12 Kallang Avenue | 681,656 | 678,900 | 6.00 | 6.44 |
| UBIX | 1 Apr 2005 & 16 May 2005 | Leasehold | 60 years [(f)] | 26 Dec 2055 [(f)] | 30 years [(f)] | 25 Ubi Road 4 | 75,118 | 75,500 | 0.66 | 0.72 |
| 622 Lorong 1 Toa Payoh | 11 Jan 2023 | Leasehold | 29 years | 31 May 2043 | 17 years | 622 Lorong 1 Toa Payoh | 113,231 | 113,200 | 1.00 | 1.07 |
| Tuas Connection | 30 Dec 2025 | Leasehold | 43 years | 30 Sept 2050 | 24 years | 1–10, 12, 14, 16, 18, 20 Tuas Loop | 178,163 | 178,000 | 1.57 | 1.69 |
| 9 Kallang Sector | 30 Dec 2025 | Leasehold | 40 years | 25 Aug 2051 | 25 years | 9 Kallang Sector | 209,129 | 209,000 | 1.84 | 1.98 |
| **Total Singapore Industrial** | | | | | | | 3,803,158 | 3,797,300 | 33.48 | 36.01 |
| ***Data Centres*** | | | | | | | | | | |
| 5 Tampines Central 6 | 02 Mar 2005 | Leasehold | 99 years | 1 Apr 2091 | 65 years | 5 Tampines Central 6 | 271,052 | 270,900 | 2.39 | 2.57 |
| Kim Chuan Telecommunications Complex | 02 Mar 2005 | Leasehold | 99 years | 30 Mar 2091 | 65 years | 38 Kim Chuan Road | 151,120 | 151,200 | 1.33 | 1.43 |
| 38A Kim Chuan Road | 11 Dec 2009 | Leasehold | 99 years | 30 Mar 2091 | 65 years | 38A Kim Chuan Road | 144,454 | 144,500 | 1.27 | 1.37 |
| 9 Tai Seng Drive | 11 Aug 2025 | Leasehold | 30 years | 31 May 2055 | 29 years | 9 Tai Seng Drive | 472,180 | 472,000 | 4.16 | 4.47 |
| **Total Singapore Data Centres** | | | | | | | 1,038,806 | 1,038,600 | 9.15 | 9.84 |
| **Total Singapore Industrial and Data Centres** | | | | | | | 4,841,964 | 4,835,900 | 42.63 | 45.85 |

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026**

## Investment Properties Portfolio Statement
## As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 | Carrying amount 31/12/2025 | Percentage of net assets attributable to unitholders 30/06/2026 | Percentage of net assets attributable to unitholders 31/12/2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | $'000 | $'000 | % | % |
| ***SINGAPORE*** | | | | | | | | | | |
| ***Logistics*** | | | | | | | | | | |
| 20 Tuas Avenue 1 | 19 Feb 2004 | Leasehold | 58 years[b] | 31 Aug 2056[b] | 30 years[b] | 20 Tuas Avenue 1 | 108,981 | 109,000 | 0.96 | 1.03 |
| LogisTech | 4 Mar 2004 | Leasehold | 60 years | 15 Nov 2056 | 30 years | 3 Changi North Street 2 | 69,262 | 69,000 | 0.61 | 0.66 |
| Changi Logistics Centre | 9 Mar 2004 | Leasehold | 60 years | 15 Oct 2050 | 24 years | 19 Loyang Way | 86,711 | 86,000 | 0.76 | 0.82 |
| 4 Changi South Lane | 31 May 2004 | Leasehold | 60 years[a] | 15 Oct 2057[a] | 31 years[a] | 4 Changi South Lane | 29,993 | 30,000 | 0.26 | 0.28 |
| 40 Penjuru Lane | 21 Jul 2004 | Leasehold | 48 years | 31 Dec 2049 | 24 years | 40 Penjuru Lane | 286,774 | 283,000 | 2.53 | 2.68 |
| Xilin Districentre A & B | 2 Dec 2004 | Leasehold | 60 years | 31 May 2054 | 28 years | 3 Changi South Street 2 | 42,518 | 42,400 | 0.37 | 0.40 |
| 20 Tuas Avenue 6 | 2 Dec 2004 | Leasehold | 60 years | 15 Jul 2050 | 24 years | 20 Tuas Avenue 6 | 9,900 | 9,900 | 0.09 | 0.09 |
| Xilin Districentre D | 9 Dec 2004 | Leasehold | 60 years | 31 Oct 2055 | 29 years | 6 Changi South Street 2 | 31,958 | 32,000 | 0.28 | 0.30 |
| Xilin Districentre C | 5 May 2005 | Leasehold | 60 years | 30 Sep 2054 | 28 years | 7 Changi South Street 2 | 32,223 | 32,100 | 0.28 | 0.30 |
| 1 Changi South Lane | 5 Oct 2005 | Leasehold | 60 years[a] | 31 Aug 2058[a] | 32 years[a] | 1 Changi South Lane | 63,748 | 64,000 | 0.56 | 0.61 |
| 21 Changi South Avenue 2 | 19 Mar 2008 | Leasehold | 60 years | 30 Sep 2054 | 28 years | 21 Changi South Avenue 2 | 27,941 | 28,000 | 0.25 | 0.27 |
| 15 Changi North Way | 29 Jul 2008 | Leasehold | 60 years[a] | 31 Dec 2066[a] | 41 years[a] | 15 Changi North Way | 54,973 | 55,000 | 0.48 | 0.52 |
| Pioneer Hub | 12 Aug 2008 | Leasehold | 30 years | 30 Nov 2036 | 10 years | 15 Pioneer Walk | 117,755 | 118,000 | 1.04 | 1.12 |
| 71 Alps Avenue | 2 Sep 2009 | Leasehold | 60 years[a] | 14 Aug 2068[a] | 42 years[a] | 71 Alps Avenue | 27,047 | 27,000 | 0.24 | 0.26 |
| 90 Alps Avenue | 20 Jan 2012 | Leasehold | 60 years | 22 Oct 2070 | 44 years | 90 Alps Avenue | 75,958 | 76,000 | 0.67 | 0.72 |
| Courts Megastore | 30 Nov 2006 | Leasehold | 30 years | 31 Dec 2035 | 10 years | 50 Tampines North Drive 2 | 52,089 | 52,000 | 0.46 | 0.49 |
| Giant Hypermart | 6 Feb 2007 | Leasehold | 30 years | 31 Dec 2035 | 10 years | 21 Tampines North Drive 2 | 64,061 | 64,000 | 0.56 | 0.61 |
| 5 Toh Guan Road East | 28 Dec 2004 | Leasehold | 60 years | 15 Dec 2049 | 23 years | 5 Toh Guan Road East | 135,658 | 133,000 | 1.20 | 1.26 |
| 1 Buroh Lane | 2 Feb 2023 | Leasehold | 30 years | 20 Feb 2043 | 17 years | 1 Buroh Lane | 194,285 | 196,000 | 1.71 | 1.86 |
| 2 Pioneer Sector 1 | 30 Dec 2025 | Leasehold | 30 years | 30 Sep 2046 | 20 years | 2 Pioneer Sector 1 | 204,144 | 204,000 | 1.80 | 1.93 |
| **Total Singapore Logistics** | | | | | | | 1,715,979 | 1,710,400 | 15.11 | 16.21 |
| **Total Singapore investment properties** | | | | | | | 12,550,587 | 12,394,900 | 110.48 | 117.49 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **<u>AUSTRALIA</u>** | | | | | | | | | | |
| ***Logistics*** | | | | | | | | | | |
| **Logistics (Sydney, New South Wales)** | | | | | | | | | | |
| 484–490 Great Western Highway ^ | 23 Oct 2015 | Freehold | Freehold | – | – | 484–490 Great Western Highway, Arndell Park | 40,331 (A$44,063) | 37,413 (A$44,100) | 0.36 | 0.35 |
| 494–500 Great Western Highway ^ | 23 Oct 2015 | Freehold | Freehold | – | – | 494–500 Great Western Highway, Arndell Park | 76,393 (A$83,463) | 70,627 (A$83,250) | 0.67 | 0.67 |
| 1A & 1B Raffles Glade ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 1A & 1B Raffles Glade, Eastern Creek | 71,809 (A$78,455) | 66,597 (A$78,500) | 0.63 | 0.63 |
| 7 Grevillea Street ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 7 Grevillea Street, Eastern Creek | 166,150 (A$181,525) | 153,979 (A$181,500) | 1.46 | 1.46 |
| 5 Eucalyptus Place ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 5 Eucalyptus Place, Eastern Creek | 43,031 (A$47,013) | 39,873 (A$47,000) | 0.38 | 0.38 |
| 16 Kangaroo Avenue ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 16 Kangaroo Avenue, Eastern Creek | 71,520 (A$78,139) | 66,173 (A$78,000) | 0.63 | 0.63 |
| 1–15 Kellet Close ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 1–15 Kellet Close, Erskine Park | 73,835 (A$80,668) | 68,506 (A$80,750) | 0.65 | 0.65 |
| 94 Lenore Drive ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 94 Lenore Drive, Erskine Park | 77,613 (A$84,795) | 71,687 (A$84,500) | 0.68 | 0.68 |
| 1 Distribution Place ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 1 Distribution Place, Seven Hills | 48,680 (A$53,185) | 45,176 (A$53,250) | 0.43 | 0.43 |
| 6–20 Clunies Ross Street | 22 Feb 2016 | Freehold | Freehold | – | – | 6–20 Clunies Ross Street, Pemulway | 118,321 (A$129,270) | 108,167 (A$127,500) | 1.04 | 1.03 |
| 7 Kiora Crescent | 24 Feb 2022 | Freehold | Freehold | – | – | 7 Kiora Crescent, Yennora | 42,069 (A$45,962) | 39,025 (A$46,000) | 0.37 | 0.37 |
| Balance carried forward – (Logistics) | | | | | | | 829,752 (A$906,538) | 767,223 (A$904,350) | 7.30 | 7.28 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 $'000 | Carrying amount 31/12/2025 $'000 | Percentage of net assets attributable to unitholders 30/06/2026 % | Percentage of net assets attributable to unitholders 31/12/2025 % |
|---|---|---|---|---|---|---|---|---|---|---|
| **AUSTRALIA** | | | | | | | | | | |
| ***Logistics*** | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 829,752 (A$906,538) | 767,223 (A$904,350) | 7.30 | 7.28 |
| **Logistics (Melbourne, Victoria)** | | | | | | | | | | |
| 676–698 Kororoit Creek Road ^ | 23 Oct 2015 | Freehold | Freehold | – | – | 676–698 Kororoit Creek Road, Altona North | 78,755 (A$86,043) | 72,960 (A$86,000) | 0.69 | 0.69 |
| 700–718 Kororoit Creek Road ^ | 23 Oct 2015 | Freehold | Freehold | – | – | 700–718 Kororoit Creek Road, Altona North | 50,418 (A$55,084) | 46,660 (A$55,000) | 0.44 | 0.44 |
| 14–28 Ordish Road ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 14–28 Ordish Road, Dandenong South | 62,332 (A$68,100) | 57,689 (A$68,000) | 0.55 | 0.55 |
| 35–61 South Park Drive ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 35–61 South Park Drive, Dandenong South | 58,256 (A$63,647) | 53,871 (A$63,500) | 0.51 | 0.51 |
| 2–16 Aylesbury Drive ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 2–16 Aylesbury Drive, Altona | 32,207 (A$35,187) | 29,693 (A$35,000) | 0.29 | 0.28 |
| 81–89 Drake Boulevard ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 81–89 Drake Boulevard, Altona | 25,837 (A$28,228) | 23,754 (A$28,000) | 0.23 | 0.23 |
| 9 Andretti Court ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 9 Andretti Court, Truganina | 45,761 (A$49,995) | 42,419 (A$50,000) | 0.40 | 0.40 |
| 31 Permas Way ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 31 Permas Way, Truganina | 72,169 (A$78,847) | 67,021 (A$79,000) | 0.64 | 0.64 |
| 162 Australis Drive ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 162 Australis Drive, Derrimut | 43,516 (A$47,543) | 40,298 (A$47,500) | 0.38 | 0.38 |
| 52 Fox Drive | 3 April 2017 | Freehold | Freehold | – | – | 52 Fox Drive, Dandenong South | 37,981 (A$41,496) | 35,207 (A$41,500) | 0.33 | 0.33 |
| 169–177 Australis Drive | 4 June 2018 | Freehold | Freehold | – | – | 169–177 Australis Drive, Derrimut | 56,846 (A$62,107) | 52,599 (A$62,000) | 0.50 | 0.50 |
| Balance carried forward – (Logistics) | | | | | | | 1,393,830 (A$1,522,815) | 1,289,394 (A$1,519,850) | 12.26 | 12.23 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 $'000 | Carrying amount 31/12/2025 $'000 | Percentage of net assets attributable to unitholders 30/06/2026 % | Percentage of net assets attributable to unitholders 31/12/2025 % |
|---|---|---|---|---|---|---|---|---|---|---|
| **AUSTRALIA** | | | | | | | | | | |
| ***Logistics*** (continued) | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 1,393,830 (A$1,522,815) | 1,289,394 (A$1,519,850) | 12.26 | 12.23 |
| **Logistics (Brisbane, Queensland)** | | | | | | | | | | |
| 99 Radius Drive ^ | 18 Nov 2015 | Freehold | Freehold | – | – | 99 Radius Drive, Larapinta | 29,847 (A$32,609) | 27,784 (A$32,750) | 0.26 | 0.26 |
| 1–7 Wayne Goss Drive | 07 Sep 2018 | Freehold | Freehold | – | – | 1–7 Wayne Goss Drive, Berrinba | 38,119 (A$41,646) | 34,783 (A$41,000) | 0.34 | 0.33 |
| Cargo Business Park | 17 Sep 2018 | Freehold | Freehold | – | – | 56 Lavarack Ave, Eagle Farm | 29,763 (A$32,518) | 27,572 (A$32,500) | 0.26 | 0.26 |
| 500 Green Road | 11 Feb 2022 | Freehold | Freehold | – | – | 500 Green Road, Crestmead | 76,493 (A$83,571) | 71,263 (A$84,000) | 0.67 | 0.68 |
| **Logistics (Perth, Western Australia)** | | | | | | | | | | |
| 35 Baile Road ^ | 23 Oct 2015 | Freehold | Freehold | – | – | 35 Baile Road, Canning Vale | 44,008 (A$48,080) | 40,722 (A$48,000) | 0.39 | 0.39 |
| **Total Australia Logistics** | | | | | | | 1,612,060 (A$1,761,239) | 1,491,518 (A$1,758,100) | 14.18 | 14.15 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 $'000 | Carrying amount 31/12/2025 $'000 | Percentage of net assets attributable to unitholders 30/06/2026 % | Percentage of net assets attributable to unitholders 31/12/2025 % |
|---|---|---|---|---|---|---|---|---|---|---|
| **AUSTRALIA** | | | | | | | | | | |
| ***Business Space*** | | | | | | | | | | |
| **Business Space (Sydney, New South Wales)** | | | | | | | | | | |
| 197–201 Coward Street | 9 Sep 2016 | Freehold | Freehold | – | – | 197–201 Coward Street, Mascot | 145,995 (A$159,505) | 133,618 (A$157,500) | 1.29 | 1.27 |
| 1–5 Thomas Holt Drive | 13 Jan 2021 | Freehold | Freehold | – | – | 1–5 Thomas Holt Drive, Macquarie Park | 183,805 (A$200,814) | 167,129 (A$197,000) | 1.62 | 1.58 |
| MQX4 | 17 Oct 2023 | Freehold | Freehold | – | – | 1 Giffnock Avenue, Macquarie Park | 131,225 (A$143,368) | 121,402 (A$143,100) | 1.16 | 1.15 |
| **Business Space (Brisbane, Queensland)** | | | | | | | | | | |
| 100 Wickham Street | 25 Sep 2017 | Freehold | Freehold | – | – | 100 Wickham Street, Fortitude Valley | 56,988 (A$62,262) | 52,599 (A$62,000) | 0.50 | 0.50 |
| 108 Wickham Street | 22 Dec 2017 | Freehold | Freehold | – | – | 108 Wickham Street, Fortitude Valley | 59,755 (A$65,285) | 55,144 (A$65,000) | 0.53 | 0.52 |
| **Business Space (Melbourne, Victoria)** | | | | | | | | | | |
| 254 Wellington Road | 11 Sep 2020 | Freehold | Freehold | – | – | 254 Wellington Road, Mulgrave | 81,889 (A$89,467) | 76,353 (A$90,000) | 0.72 | 0.72 |
| **Total Australia Business Space** | | | | | | | 659,657 (A$720,701) | 606,245 (A$714,600) | 5.82 | 5.74 |
| **Total Australia investment properties** | | | | | | | 2,271,717 (A$2,481,940) | 2,097,763 (A$2,472,700) | 20.00 | 19.89 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED KINGDOM / EUROPE** | | | | | | | | | | |
| ***Logistics*** | | | | | | | | | | |
| **Logistics (East England, United Kingdom)** | | | | | | | | | | |
| Market Garden Road | 16 Aug 2018 | Freehold | Freehold | – | – | Market Garden Road, Stratton Business Park, Biggleswade | 30,725 (GBP18,008) | 30,794 (GBP18,000) | 0.27 | 0.29 |
| **Logistics (East Midlands, United Kingdom)** | | | | | | | | | | |
| Common Road | 16 Aug 2018 | Freehold | Freehold | – | – | Common Road, Fullwood Industrial Estate, Huthwaite, Sutton-in-Ashfield | 40,785 (GBP23,905) | 40,972 (GBP23,950) | 0.36 | 0.39 |
| Units 1–5, Export Drive | 16 Aug 2018 | Freehold | Freehold | – | – | Units 1–5, Export Drive, Huthwaite, Sutton-in-Ashfield | 3,937 (GBP2,307) | 3,935 (GBP2,300) | 0.03 | 0.04 |
| **Logistics (North West England, United Kingdom)** | | | | | | | | | | |
| Transpennine 200 | 16 Aug 2018 | Freehold | Freehold | – | – | Transpennine 200, Pilsworth Road, Heywood, Greater Manchester | 14,732 (GBP8,635) | 14,884 (GBP8,700) | 0.13 | 0.14 |
| Leacroft Road | 4 Oct 2018 | Freehold | Freehold | – | – | Leacroft Road, Birchwood, Warrington | 13,149 (GBP7,707) | 13,173 (GBP7,700) | 0.12 | 0.12 |
| Hawleys Lane | 4 Oct 2018 | Leasehold | 965 years | 22 Nov 2962 | 936 years | Hawleys Lane, Warrington | 21,317 (GBP12,494) | 20,529 (GBP12,000) | 0.19 | 0.19 |
| 8 Leacroft Road | 4 Oct 2018 | Freehold | Freehold | – | – | 8 Leacroft Road, Birchwood, Warrington | 11,018 (GBP6,458) | 11,034 (GBP6,450) | 0.10 | 0.10 |
| Balance carried forward – (Logistics) | | | | | | | 135,663 (GBP79,514) | 135,321 (GBP79,100) | 1.20 | 1.27 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **<u>UNITED KINGDOM / EUROPE</u>** | | | | | | | | | | |
| ***Logistics*** (continued) | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 135,663 (GBP79,514) | 135,321 (GBP79,100) | 1.20 | 1.27 |
| **Logistics (South East England, United Kingdom)** | | | | | | | | | | |
| Howard House | 16 Aug 2018 | Leasehold | 999 years | 28 Nov 3004 | 978 years | Howard House, Howard Way, Interchange Park, Newport Pagnell | 45,569 (GBP26,708) | 45,677 (GBP26,700) | 0.40 | 0.43 |
| Units 1–2, Tower Lane | 16 Aug 2018 | Freehold | Freehold | – | – | Units 1–2, Tower Lane, Stoke Park, Tower Industrial Estate, Eastleigh | 23,148 (GBP13,567) | 23,181 (GBP13,550) | 0.20 | 0.22 |
| Lodge Road | 4 Oct 2018 | Freehold | Freehold | – | – | Lodge Road, Staplehurst, Kent | 21,682 (GBP12,708) | 21,727 (GBP12,700) | 0.19 | 0.21 |
| | | | | – | – | | | | | |
| **Logistics (West Midlands, United Kingdom)** | | | | | | | | | | |
| Eastern Avenue | 16 Aug 2018 | Freehold | Freehold | – | – | Eastern Avenue, Derby Road, Burton-on-Trent | 29,103 (GBP17,058) | 29,168 (GBP17,050) | 0.26 | 0.28 |
| Vernon Road | 16 Aug 2018 | Freehold | Freehold | – | – | Vernon Road, Stoke-on-Trent | 28,848 (GBP16,908) | 28,912 (GBP16,900) | 0.25 | 0.28 |
| 1 Sun Street | 4 Oct 2018 | Freehold | Freehold | – | – | 1 Sun Street, Wolverhampton | 50,236 (GBP29,444) | 50,467 (GBP29,500) | 0.44 | 0.48 |
| The Triangle | 4 Oct 2018 | Freehold | Freehold | – | – | The Triangle, North View, Walsgrave, Coventry | 28,848 (GBP16,908) | 28,912 (GBP16,900) | 0.25 | 0.27 |
| Unit 103, Stonebridge Cross Business Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 103, Pointon Way, Stonebridge Cross Business Park, Droitwich | 2,653 (GBP1,555) | 2,652 (GBP1,550) | 0.02 | 0.03 |
| Balance brought forward – (Logistics) | | | | | | | 365,750 (GBP214,370) | 366,017 (GBP213,950) | 3.21 | 3.47 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED KINGDOM / EUROPE** | | | | | | | | | | |
| ***Logistics*** (continued) | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 365,750 (GBP214,370) | 366,017 (GBP213,950) | 3.21 | 3.47 |
| **Logistics (West Midlands, United Kingdom)** (continued) | | | | | | | | | | |
| Unit 302, Stonebridge Cross Business Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 302, Pointon Way, Stonebridge Cross Business Park, Droitwich | 42,412 (GBP24,858) | 42,512 (GBP24,850) | 0.37 | 0.40 |
| Unit 401, Stonebridge Cross Business Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 401, Pointon Way, Stonebridge Cross Business Park, Droitwich | 11,181 (GBP6,553) | 11,120 (GBP6,500) | 0.10 | 0.11 |
| Unit 402, Stonebridge Cross Business Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 402, Pointon Way, Stonebridge Cross Business Park, Droitwich | 6,409 (GBP3,756) | 6,415 (GBP3,750) | 0.06 | 0.06 |
| Unit 404, Stonebridge Cross Business Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 404, Pointon Way, Stonebridge Cross Business Park, Droitwich | 8,865 (GBP5,196) | 8,896 (GBP5,200) | 0.08 | 0.09 |
| Unit 1, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 1, Wellesbourne Distribution Park, Wellesbourne, Warwick | 47,714 (GBP27,966) | 47,901 (GBP28,000) | 0.42 | 0.45 |
| Unit 2, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 2, Wellesbourne Distribution Park, Wellesbourne, Warwick | 29,872 (GBP17,508) | 29,938 (GBP17,500) | 0.26 | 0.28 |
| Balance carried forward – (Logistics) | | | | | | | 512,203 (GBP300,207) | 512,799 (GBP299,750) | 4.50 | 4.86 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED KINGDOM / EUROPE** | | | | | | | | | | |
| ***Logistics*** (continued) | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 512,203 (GBP300,207) | 512,799 (GBP299,750) | 4.50 | 4.86 |
| **Logistics (West Midlands, United Kingdom)** (continued) | | | | | | | | | | |
| Unit 3, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 3, Wellesbourne Distribution Park, Wellesbourne, Warwick | 47,786 (GBP28,008) | 47,901 (GBP28,000) | 0.42 | 0.46 |
| Unit 4, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 4, Wellesbourne Distribution Park, Wellesbourne, Warwick | 12,023 (GBP7,047) | 12,061 (GBP7,050) | 0.11 | 0.11 |
| Unit 5, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 5, Wellesbourne Distribution Park, Wellesbourne, Warwick | 12,194 (GBP7,147) | 12,232 (GBP7,150) | 0.11 | 0.12 |
| Unit 8, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 8, Wellesbourne Distribution Park, Wellesbourne, Warwick | 21,130 (GBP12,384) | 21,213 (GBP12,400) | 0.19 | 0.20 |
| Unit 13, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 13, Wellesbourne Distribution Park, Wellesbourne, Warwick | 11,827 (GBP6,932) | 11,890 (GBP6,950) | 0.11 | 0.11 |
| Unit 14, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 14, Wellesbourne Distribution Park, Wellesbourne, Warwick | 16,040 (GBP9,401) | 16,081 (GBP9,400) | 0.14 | 0.15 |
| Unit 16, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 16, Wellesbourne Distribution Park, Wellesbourne, Warwick | 3,761 (GBP2,204) | 3,763 (GBP2,200) | 0.03 | 0.04 |
| Unit 17, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 17, Wellesbourne Distribution Park, Wellesbourne, Warwick | 2,297 (GBP1,346) | 2,310 (GBP1,350) | 0.02 | 0.02 |
| Unit 18, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 18, Wellesbourne Distribution Park, Wellesbourne, Warwick | 1,962 (GBP1,150) | 1,967 (GBP1,150) | 0.02 | 0.02 |
| Unit 19, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 19, Wellesbourne Distribution Park, Wellesbourne, Warwick | 2,315 (GBP1,357) | 2,310 (GBP1,350) | 0.02 | 0.02 |
| Unit 20, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 20, Wellesbourne Distribution Park, Wellesbourne, Warwick | 4,860 (GBP2,848) | 4,876 (GBP2,850) | 0.04 | 0.05 |
| Balance carried forward – (Logistics) | | | | | | | 648,398 (GBP380,031) | 649,403 (GBP379,600) | 5.71 | 6.16 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED KINGDOM / EUROPE** | | | | | | | | | | |
| ***Logistics*** (continued) | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 648,398 (GBP380,031) | 649,403 (GBP379,600) | 5.71 | 6.16 |
| **Logistics (West Midlands, United Kingdom)** (continued) | | | | | | | | | | |
| Unit 21, Wellesbourne Distribution Park | 4 Oct 2018 | Freehold | Freehold | – | – | Unit 21, Wellesbourne Distribution Park, Wellesbourne, Warwick | 7,512 (GBP4,403) | 7,527 (GBP4,400) | 0.07 | 0.07 |
| **Logistics (Yorkshire and the Humber, United Kingdom)** | | | | | | | | | | |
| 12 Park Farm Road | 16 Aug 2018 | Freehold | Freehold | – | – | 12 Park Farm Road, Foxhills Industrial Estate, Scunthorpe | 18,270 (GBP10,708) | 18,305 (GBP10,700) | 0.16 | 0.17 |
| Units 1a, 1b, 2 & 3, Upwell Street | 16 Aug 2018 | Freehold | Freehold | – | – | Units 1a, 1b, 2 & 3, Upwell Street, Victory Park, Sheffield | 36,900 (GBP21,627) | 37,037 (GBP21,650) | 0.33 | 0.35 |
| Unit 3, Brookfields Way | 16 Aug 2018 | Freehold | Freehold | – | – | Unit 3, Brookfields Way, Rotherham | 27,654 (GBP16,208) | 27,714 (GBP16,200) | 0.24 | 0.26 |
| Lowfields Way | 4 Oct 2018 | Freehold | Freehold | – | – | Lowfields Way, Lowfields Business Park, Elland, Yorkshire | 17,557 (GBP10,290) | 17,621 (GBP10,300) | 0.16 | 0.17 |
| **Logistics (Madrid, Spain)** | | | | | | | | | | |
| Torrejon I [(i)] | 27 Feb 2026 | Freehold | Freehold | – | – | Calle Mario Vargas Llosa 24, Torrejon de Ardoz, Madrid | 66,021 (EUR44,342) | – | 0.58 | – |
| Torrejon II [(i)] | 27 Feb 2026 | Freehold | Freehold | – | – | Calle Mario Vargas Llosa 22, Torrejon de Ardoz, Madrid | 69,857 (EUR46,918) | – | 0.61 | – |
| Balance carried forward – (Logistics) | | | | | | | 892,169 (GBP443,267) and (EUR91,260) | 757,607 (GBP442,850) | 7.86 | 7.18 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 $'000 | Carrying amount 31/12/2025 $'000 | Percentage of net assets attributable to unitholders 30/06/2026 % | Percentage of net assets attributable to unitholders 31/12/2025 % |
|---|---|---|---|---|---|---|---|---|---|---|
| **UNITED KINGDOM / EUROPE** | | | | | | | | | | |
| ***Logistics*** (continued) | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 892,169 (GBP443,267) and (EUR91,260) | 757,607 (GBP442,850) | 7.86 | 7.18 |
| **Logistics (Barcelona, Spain)** | | | | | | | | | | |
| Sant Feliu I [(ii)] | 27 Feb 2026 | Freehold | Freehold | – | – | Zona Industrial 3B, Sant Feliu de Buixalleu, Spain | 15,082 (EUR10,129) | – | 0.13 | – |
| Sant Feliu II [(ii)] | 27 Feb 2026 | Freehold | Freehold | – | – | Zona Industrial 5, Sant Feliu de Buixalleu, Spain | 11,319 (EUR7,602) | – | 0.10 | – |
| Sant Feliu III [(ii)] | 27 Feb 2026 | Freehold | Freehold | – | – | Zona Industrial 2CB, Sant Feliu de Buixalleu, Spain | 4,721 (EUR3,171) | – | 0.04 | – |
| Sant Feliu IV [(ii)] | 27 Feb 2026 | Freehold | Freehold | – | – | Zona Industrial 2/2B, Sant Feliu de Buixalleu, Spain | 21,737 (EUR14,600) | – | 0.19 | – |
| **Total United Kingdom / Europe Logistics** | | | | | | | 945,028 (GBP443,267) and (EUR126,762) | 757,607 (GBP442,850) | 8.32 | 7.18 |
| ***Data Centres*** | | | | | | | | | | |
| **Data Centres (London, United Kingdom)** | | | | | | | | | | |
| Croydon | 17 Mar 2021 | Freehold | Freehold | – | – | Unit B, Beddington Lane, Croydon | 217,195 (GBP127,300) | 206,059 (GBP120,450) | 1.91 | 1.95 |
| Cressex Business Park | 17 Mar 2021 | Freehold | Freehold | – | – | Cressex Business Park, 1 Coronation Road, High Wycombe | 59,655 (GBP34,964) | 58,379 (GBP34,125) | 0.53 | 0.55 |
| The Chess Building | 17 Aug 2023 | Leasehold | 125 years | 21 Mar 2108 | 82 years | The Chess Building, 9-17 Caxton Way, Watford | 226,039 (GBP132,483) | 222,398 (GBP130,000) | 1.99 | 2.11 |
| Balance carried forward – (Data Centres) | | | | | | | 502,889 (GBP294,747) | 486,836 (GBP284,575) | 4.43 | 4.61 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 | Carrying amount 31/12/2025 | Percentage of net assets attributable to unitholders 30/06/2026 | Percentage of net assets attributable to unitholders 31/12/2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED KINGDOM / EUROPE** | | | | | | | | | | |
| ***Data Centres*** (continued) | | | | | | | | | | |
| Balance brought forward – (Data Centres) | | | | | | | 502,889 (GBP294,747) | 486,836 (GBP284,575) | 4.43 | 4.61 |
| **Data Centres (Manchester, United Kingdom)** | | | | | | | | | | |
| Reynolds House | 17 Mar 2021 | Leasehold | 125 years | 24 May 2125 | 99 years | Plot C1, Birley Fields, Hulme, Manchester | 26,215 (GBP15,365) | 24,977 (GBP14,600) | 0.23 | 0.24 |
| **Data Centres (Amsterdam, The Netherlands** | | | | | | | | | | |
| Paul van Vlissingenstraat | 17 Mar 2021 | Leasehold | 50 years[h] | 15 Apr 2054[h] | 28 years[h] | Paul van Vlissingenstraat 16, Amsterdam | 72,965 (EUR49,006) | 73,168 (EUR48,500) | 0.64 | 0.69 |
| Gyroscoopweg | 17 Mar 2021 | Leasehold | 50 years[j] | 31 Dec 2041[j] | 16 years[j] | Gyroscoopweg 2E and 2F, Amsterdam | 27,768 (EUR18,650) | 28,136 (EUR18,650) | 0.25 | 0.27 |
| Cateringweg | 17 Mar 2021 | Leasehold | 50 years[k] | 18 Dec 2059[k] | 33 years[k] | Cateringweg 5, Schiphol | 74,274 (EUR49,885) | 74,903 (EUR49,650) | 0.65 | 0.71 |
| **Data Centres (Paris, France)** | | | | | | | | | | |
| Montigny-le-Bretonneux | 17 Mar 2021 | Freehold | Freehold | – | – | 1 Rue Jean Pierre Timbaud, Montigny le Bretonneux | 110,287 (EUR74,073) | 111,185 (EUR73,700) | 0.97 | 1.05 |
| Saclay | 17 Mar 2021 | Freehold | Freehold | – | – | Route de Bievres and Route Nationale 306, Saclay | 9,270 (EUR6,226) | 9,157 (EUR6,070) | 0.08 | 0.09 |
| Bievres | 17 Mar 2021 | Freehold | Freehold | – | – | 127 Rue de Paris, Bievres | 46,491 (EUR31,225) | 46,804 (EUR31,024) | 0.41 | 0.44 |
| **Data Centres (Geneva, Switzerland)** | | | | | | | | | | |
| Chemin de L'Epinglier | 17 Mar 2021 | Leasehold | 90 years[l] | 30 Jun 2074[l] | 48 years[l] | Chemin de L'Epinglier 2, Satiny | 47,496 (EUR31,900) | 48,125 (EUR31,900) | 0.42 | 0.46 |
| **Total United Kingdom / Europe Data Centres** | | | | | | | 917,655 (GBP310,112) and (EUR260,965) | 903,291 (GBP299,175) and (EUR259,494) | 8.08 | 8.56 |
| **Total United Kingdom / Europe investment properties** | | | | | | | 1,862,683 (GBP753,379) and (EUR387,727) | 1,660,898 (GBP742,025) and (EUR259,494) | 16.40 | 15.74 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED STATES** | | | | | | | | | | |
| ***Business Space*** | | | | | | | | | | |
| **Business Space (San Diego, California)** | | | | | | | | | | |
| 5005 & 5010 Wateridge | 11 Dec 2019 | Freehold | Freehold | – | – | 5005 & 5010 Wateridge Vista Drive | 64,885 (USD50,670) | 55,579 (USD42,800) | 0.57 | 0.53 |
| 10020 Pacific Mesa Boulevard | 11 Dec 2019 | Freehold | Freehold | – | – | 10020 Pacific Mesa Boulevard | 165,920 (USD129,570) | 168,814 (USD130,000) | 1.46 | 1.60 |
| 15051 Avenue of Science | 11 Dec 2019 | Freehold | Freehold | – | – | 15051 Avenue of Science | 35,659 (USD27,847) | 36,230 (USD27,900) | 0.31 | 0.34 |
| 15073 Avenue of Science | 11 Dec 2019 | Freehold | Freehold | – | – | 15073 Avenue of Science | 23,101 (USD18,040) | 23,504 (USD18,100) | 0.20 | 0.22 |
| 15231, 15253 & 15333 Avenue of Science | 11 Dec 2019 | Freehold | Freehold | – | – | 15231, 15253 & 15333 Avenue of Science | 81,606 (USD63,728) | 82,719 (USD63,700) | 0.72 | 0.78 |
| 15378 Avenue of Science | 11 Dec 2019 | Freehold | Freehold | – | – | 15378 Avenue of Science | 29,255 (USD22,846) | 29,737 (USD22,900) | 0.26 | 0.28 |
| 15435 & 15445 Innovation Drive | 11 Dec 2019 | Freehold | Freehold | – | – | 15435 & 15445 Innovation Drive | 42,127 (USD32,898) | 42,333 (USD32,600) | 0.37 | 0.40 |
| **Business Space (San Francisco, California)** | | | | | | | | | | |
| 505 Brannan Street | 21 Nov 2020 | Freehold | Freehold | – | – | 505 Brannan Street | 202,325 (USD158,000) | 205,174 (USD158,000) | 1.78 | 1.95 |
| 510 Townsend Street | 21 Nov 2020 | Freehold | Freehold | – | – | 510 Townsend Street | 334,221 (USD261,000) | 338,927 (USD261,000) | 2.94 | 3.21 |
| Balance carried forward – (Business Space) | | | | | | | 979,099 (USD764,599) | 983,017 (USD757,000) | 8.61 | 9.31 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED STATES** (continued) | | | | | | | | | | |
| ***Business Space*** (continued) | | | | | | | | | | |
| Balance brought forward – (Business Space) | | | | | | | 979,099 (USD764,599) | 983,017 (USD757,000) | 8.61 | 9.31 |
| **Business Space (Raleigh, North Carolina)** | | | | | | | | | | |
| 5200 East & West Paramount Parkway | 11 Dec 2019 | Freehold | Freehold | – | – | 5200 East & West Paramount Parkway, Morrisville | 37,296 (USD29,125) | 38,308 (USD29,500) | 0.33 | 0.36 |
| Perimeter One | 11 Dec 2019 | Freehold | Freehold | – | – | 3005 Carrington Mill Boulevard, Morrisville | 52,029 (USD40,630) | 53,371 (USD41,100) | 0.46 | 0.51 |
| Perimeter Two | 11 Dec 2019 | Freehold | Freehold | – | – | 3020 Carrington Mill Boulevard, Morrisville | 46,876 (USD36,606) | 45,060 (USD34,700) | 0.41 | 0.43 |
| Perimeter Three | 11 Dec 2019 | Freehold | Freehold | – | – | 3015 Carrington Mill Boulevard, Morrisville | 75,123 (USD58,665) | 76,486 (USD58,900) | 0.67 | 0.72 |
| Perimeter Four | 11 Dec 2019 | Freehold | Freehold | – | – | 3025 Carrington Mill Boulevard, Morrisville | 46,325 (USD36,176) | 47,008 (USD36,200) | 0.41 | 0.45 |
| | | | | – | – | | | | | |
| **Business Space (Portland, Oregon)** | | | | | | | | | | |
| Heartwood | 11 Dec 2019 | Freehold | Freehold | – | – | 15220 NW Greenbrier Parkway, Beaverton | 25,692 (USD20,063) | 26,101 (USD20,100) | 0.23 | 0.25 |
| The Commons | 11 Dec 2019 | Freehold | Freehold | – | – | 15455 NW Greenbrier Parkway, Beaverton | 11,395 (USD8,899) | 11,427 (USD8,800) | 0.10 | 0.11 |
| Greenbrier Court | 11 Dec 2019 | Freehold | Freehold | – | – | 14600–14700 NW Greenbrier Parkway, Beaverton | 17,131 (USD13,378) | 17,531 (USD13,500) | 0.15 | 0.16 |
| Balance carried forward – (Business Space) | | | | | | | 1,290,966 (USD1,008,141) | 1,298,309 (USD999,800) | 11.37 | 12.30 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount | | Percentage of net assets attributable to unitholders | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 30/06/2026 | 31/12/2025 | 30/06/2026 | 31/12/2025 |
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED STATES** | | | | | | | | | | |
| ***Business Space*** (continued) | | | | | | | | | | |
| Balance brought forward – (Business Space) | | | | | | | 1,290,966 (USD1,008,141) | 1,298,309 (USD999,800) | 11.37 | 12.30 |
| **Business Space (Portland, Oregon)** (continued) | | | | | | | | | | |
| Ridgeview | 11 Dec 2019 | Freehold | Freehold | – | – | 15201 NW Greenbrier Parkway, Beaverton | 17,053 (USD13,317) | 17,401 (USD13,400) | 0.15 | 0.16 |
| Waterside | 11 Dec 2019 | Freehold | Freehold | – | – | 14908, 14924, 15247 and 15272 NW Greenbrier Parkway, Beaverton | 23,988 (USD18,733) | 23,894 (USD18,400) | 0.21 | 0.23 |
| 8300 Creekside | 11 Dec 2019 | Freehold | Freehold | – | – | 8300 SW Creekside Place, Beaverton | 11,127 (USD8,689) | 11,168 (USD8,600) | 0.10 | 0.11 |
| 8305 Creekside | 11 Dec 2019 | Freehold | Freehold | – | – | 8305 SW Creekside Place, Beaverton | 3,687 (USD2,879) | 3,766 (USD2,900) | 0.03 | 0.04 |
| 8405 Nimbus | 11 Dec 2019 | Freehold | Freehold | – | – | 8405 SW Nimbus Avenue, Beaverton | 8,573 (USD6,694) | 8,960 (USD6,900) | 0.07 | 0.09 |
| 8500 Creekside | 11 Dec 2019 | Freehold | Freehold | – | – | 8500 SW Creekside Place, Beaverton | 14,982 (USD11,700) | 15,193 (USD11,700) | 0.13 | 0.14 |
| Creekside 5 | 11 Dec 2019 | Freehold | Freehold | – | – | 8705 SW Nimbus Avenue, Beaverton | 9,417 (USD7,354) | 9,609 (USD7,400) | 0.08 | 0.09 |
| Creekside 6 | 11 Dec 2019 | Freehold | Freehold | – | – | 8905 SW Nimbus Avenue, Beaverton | 15,795 (USD12,335) | 15,843 (USD12,200) | 0.14 | 0.15 |
| 9205 Gemini | 11 Dec 2019 | Freehold | Freehold | – | – | 9205 SW Gemini Drive, Beaverton | 7,420 (USD5,795) | 7,532 (USD5,800) | 0.06 | 0.07 |
| 9405 Gemini | 11 Dec 2019 | Freehold | Freehold | – | – | 9405 SW Gemini Drive, Beaverton | 8,535 (USD6,665) | 8,700 (USD6,700) | 0.08 | 0.08 |
| **Total United States Business Space** | | | | | | | 1,411,543 (USD1,102,302) | 1,420,375 (USD1,093,800) | 12.42 | 13.46 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 $'000 | Carrying amount 31/12/2025 $'000 | Percentage of net assets attributable to unitholders 30/06/2026 % | Percentage of net assets attributable to unitholders 31/12/2025 % |
|---|---|---|---|---|---|---|---|---|---|---|
| **UNITED STATES** | | | | | | | | | | |
| ***Life Science*** | | | | | | | | | | |
| **Life Science (San Diego, California)** | | | | | | | | | | |
| 6055 Lusk Boulevard | 11 Dec 2019 | Freehold | Freehold | – | – | 6055 Lusk Boulevard | 150,741 (USD117,717) | 153,231 (USD118,000) | 1.33 | 1.45 |
| **Total United States Life Science** | | | | | | | 150,741 (USD117,717) | 153,231 (USD118,000) | 1.33 | 1.45 |
| **Total United States Business Space and Life Science** | | | | | | | 1,562,284 (USD1,220,019) | 1,573,606 (USD1,211,800) | 13.75 | 14.91 |
| ***Logistics*** | | | | | | | | | | |
| **Logistics (Kansas City, Kansas / Missouri)** | | | | | | | | | | |
| Crossroads Distribution Center | 5 Nov 2021 | Freehold | Freehold | – | – | 11350 Strang Line Road | 15,455 (USD12,069) | 15,713 (USD12,100) | 0.14 | 0.15 |
| Lackman Business Center 1–3 | 5 Nov 2021 | Freehold | Freehold | – | – | 15300–15610 West 101st Terrace | 37,374 (USD29,186) | 37,788 (USD29,100) | 0.33 | 0.36 |
| Lackman Business Center 4 | 5 Nov 2021 | Freehold | Freehold | – | – | 15555 – 15607 West 100th Terrace | 8,220 (USD6,419) | 8,311 (USD6,400) | 0.07 | 0.08 |
| Continental Can | 5 Nov 2021 | Freehold | Freehold | – | – | 11725 West 85th Street | 15,415 (USD12,038) | 15,713 (USD12,100) | 0.14 | 0.15 |
| North Topping | 5 Nov 2021 | Freehold | Freehold | – | – | 1501–1599 North Topping Avenue | 10,366 (USD8,095) | 10,518 (USD8,100) | 0.09 | 0.10 |
| Warren | 5 Nov 2021 | Freehold | Freehold | – | – | 1902–1930 Warren Street | 19,684 (USD15,372) | 19,998 (USD15,400) | 0.17 | 0.19 |
| Quebec | 5 Nov 2021 | Freehold | Freehold | – | – | 1253–1333 Quebec Street | 22,586 (USD17,638) | 20,907 (USD16,100) | 0.20 | 0.20 |
| Saline | 5 Nov 2021 | Freehold | Freehold | – | – | 1234–1250 Saline Street | 9,537 (USD7,448) | 9,739 (USD7,500) | 0.08 | 0.09 |
| Levee | 5 Nov 2021 | Freehold | Freehold | – | – | 1746 Levee Road | 16,975 (USD13,256) | 17,271 (USD13,300) | 0.15 | 0.16 |
| Balance carried forward – (Logistics) | | | | | | | 155,612 (USD121,521) | 155,958 (USD120,100) | 1.37 | 1.48 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 | Carrying amount 31/12/2025 | Percentage of net assets attributable to unitholders 30/06/2026 | Percentage of net assets attributable to unitholders 31/12/2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | $'000 | $'000 | % | % |
| **UNITED STATES** | | | | | | | | | | |
| ***Logistics*** (continued) | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 155,612 (USD121,521) | 155,958 (USD120,100) | 1.37 | 1.48 |
| **Logistics (Kansas City, Kansas / Missouri)** | | | | | | | | | | |
| Airworld 1 | 5 Nov 2021 | Freehold | Freehold | – | – | 10707–10715 Airworld Drive | 14,027 (USD10,954) | 13,895 (USD10,700) | 0.12 | 0.13 |
| Airworld 2 | 5 Nov 2021 | Freehold | Freehold | – | – | 10717 Airworld Drive | 14,310 (USD11,175) | 14,544 (USD11,200) | 0.13 | 0.14 |
| **Logistics (Chicago, Illinois)** | | | | | | | | | | |
| 540–570 Congress Circle South | 10 Jun 2022 | Freehold | Freehold | – | – | 540–570 Congress Circle South, Roselle | 13,052 (USD10,193) | 13,245 (USD10,200) | 0.11 | 0.13 |
| 490 Windy Point Drive | 10 Jun 2022 | Freehold | Freehold | – | – | 490 Windy Point Drive, Glendale Heights | 6,154 (USD4,806) | 6,233 (USD4,800) | 0.05 | 0.06 |
| 472–482 Thomas Drive | 10 Jun 2022 | Freehold | Freehold | – | – | 472–482 Thomas Drive, Bensenville | 19,041 (USD14,869) | 18,310 (USD14,100) | 0.17 | 0.17 |
| 13144 South Pulaski Road | 10 Jun 2022 | Freehold | Freehold | – | – | 13144 South Pulaski Road, Alsip | 30,614 (USD23,907) | 30,646 (USD23,600) | 0.27 | 0.29 |
| 3950 Sussex Avenue | 10 Jun 2022 | Freehold | Freehold | – | – | 3950 Sussex Avenue, Aurora | 5,374 (USD4,197) | 5,454 (USD4,200) | 0.05 | 0.05 |
| 2500 South 25th Avenue | 10 Jun 2022 | Freehold | Freehold | – | – | 2500 South 25th Avenue, Broadview | 15,230 (USD11,893) | 15,453 (USD11,900) | 0.13 | 0.15 |
| 501 South Steward Road | 10 Jun 2022 | Freehold | Freehold | – | – | 501 South Steward Road, Rochelle | 46,401 (USD36,236) | 47,008 (USD36,200) | 0.41 | 0.45 |
| **Logistics (Indianapolis, Indiana)** | | | | | | | | | | |
| DHL Indianapolis Logistics Center | 15 Jan 2025 | Freehold | Freehold | – | – | 45 Mission Road, Whiteland | 153,347 (USD119,752) | 154,530 (USD119,000) | 1.35 | 1.46 |
| Balance carried forward – (Logistics) | | | | | | | 473,162 (USD369,503) | 475,276 (USD366,000) | 4.16 | 4.51 |

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

| Description of property | Acquisition date | Tenure | Term of lease | Lease expiry | Remaining term of lease | Location | Carrying amount 30/06/2026 $'000 | Carrying amount 31/12/2025 $'000 | Percentage of net assets attributable to unitholders 30/06/2026 % | Percentage of net assets attributable to unitholders 31/12/2025 % |
|---|---|---|---|---|---|---|---|---|---|---|
| **UNITED STATES** | | | | | | | | | | |
| ***Logistics*** (continued) | | | | | | | | | | |
| Balance brought forward – (Logistics) | | | | | | | 473,162 (USD369,503) | 475,276 (USD366,000) | 4.16 | 4.51 |
| **Logistics (Columbus, Ohio)** | | | | | | | | | | |
| DHL Canal Winchester (iii) | 29 Jan 2026 | Freehold | Freehold | – | – | 8695 Basil Western Road, Canal Winchester | 96,122 (USD75,063) | – | 0.85 | – |
| **Logistics (Charleston, South Carolina)** | | | | | | | | | | |
| Summerville Logistics Center (iv) | 15 Nov 2024 | Freehold | Freehold | – | – | 178 & 179 Quality Drive, Summerville | 70,388 (USD54,967) | – | 0.62 | – |
| **Total United States- Logistics** | | | | | | | 639,672 (USD499,533) | 475,276 (USD366,000) | 5.63 | 4.51 |
| **Total United States investment properties** | | | | | | | 2,201,956 (USD1,719,552) | 2,048,882 (USD1,577,800) | 19.38 | 19.42 |
| **Total Group's investment properties (Note 4)** | | | | | | | 18,886,832 | 18,202,446 | 166.26 | 172.54 |
| **Investment properties under development (Note 5)** | | | | | | | 242,772 | 416,605 | 2.14 | 3.95 |
| **Other assets and liabilities (net)** | | | | | | | (7,465,482) | (7,764,745) | (65.72) | (73.60) |
| **Net assets of the Group** | | | | | | | 11,664,122 | 10,854,306 | 102.68 | 102.89 |
| **Perpetual securities** | | | | | | | (302,275) | (302,354) | (2.66) | (2.87) |
| **Net assets attributable to non-controlling interests** | | | | | | | (1,818) | (1,844) | (0.02) | (0.02) |
| **Net assets attributable to Unitholders** | | | | | | | 11,360,029 | 10,550,108 | 100.0 | 100.00 |

Investment properties comprise a diverse portfolio of properties that are leased to customers. Most of the leases for multi-tenant buildings contain an initial non-cancellable period ranging from one to three years. Subsequent renewals are negotiated with the respective lessees.

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Investment Properties Portfolio Statement
### As at 30 June 2026

External valuation of the investment properties is conducted once a financial year. Independent valuations for all the investment properties and investment properties under development were undertaken by professional valuers as at 31 December 2025. For interim financial reporting purposes, the carrying values of the investment properties and investment properties under development as at 30 June 2026 were reviewed through internal valuations by the Manager considering any significant changes in operating performance of the properties, movement in market data such as discount rates and capitalisation rates against that of 31 December 2025 and adjusted for capital expenditure capitalised from 1 January 2026 to 30 June 2026.

The valuation adopted for investment properties and investment properties under development as at 30 June 2026 amounted to S$18,886.8 million and S$242.8 million respectively. Management has assessed that the carrying amounts of the investment properties and investment properties under development as at 30 June 2026 approximate their fair values. Management is also of the view that the fair value of investment properties and investment properties under development have not materially changed from 31 December 2025 valuation. The carrying amount of the newly acquired properties were based on the purchase consideration, which was arrived at on a willing-buyer and willing-seller basis and taking into account the independent valuation of the properties carried out by independent valuers, and the capitalised transaction cost.

(i) The redevelopment of 27 IBP, Singapore was completed on 27 April 2026. As of 31 December 2025, this property was classified as investment property under development.

(ii) The acquisitions of Torrejon I, Torrejon II, Sant Feliu I, Sant Feliu II, Sant Feliu III and Sant Feliu IV, Spain were completed on 27 February 2026.

(iii) The acquisition of DHL Canal Winchester, Columbus, US was completed on 29 January 2026.

(iv) The development of Summerville Logistics Center, Charleston, US was completed on 6 April 2026. As of 31 December 2025, this property was classified as investment property under development.

(a) Includes an option for the Trust to renew the land lease for a further term of 30 years upon expiry.
(b) Includes an option for the Trust to renew the land lease for a further term of 28 years upon expiry.
(c) Includes an option for the Trust to renew the land lease for a further term of 17 years upon expiry.
(d) Includes an option for the Trust to renew the land lease for a further term of 15 years upon expiry.
(e) Includes an option for the Trust to renew the land lease for a further term of 12 years upon expiry.
(f) Includes Lot 5054T and Lot 5076L.
(g) The land titles of both The Aries and The Gemini have been amalgamated subsequent to the completion of asset enhancement works for Sparkle, a link block connecting the two buildings.
(h) Land lease is a perpetual leasehold divided in terms of 50 years each, of which the current term expires on 15 April 2054.
(j) Land lease is a perpetual leasehold divided in terms of 50 years each, of which the current term expires on 31 December 2041.
(k) Land lease is a temporary right of leasehold of 50 years expiring on 18 December 2059.
(l) Land lease (building rights) is a temporary right of leasehold of 90 years expiring on 30 June 2074.

^ These properties were pledged as securities in relation to the Syndicated Loans from Australian banks for the year ended 31 December 2025. The Syndicated Loans were repaid in February 2026.

## CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

### Consolidated Statement of Cash Flows

| | Note | 1H FY2026 S$'000 | 1H FY2025 S$'000 |
|---|---|---|---|
| **Cash flows from operating activities** | | | |
| Total return for the period before tax | | 300,242 | 323,817 |
| Adjustments for: | | | |
| Net provision of expected credit loss on receivables | | 2,705 | 1,176 |
| Finance costs, net | | 153,383 | 128,566 |
| Unrealised foreign exchange differences | | 19,780 | 502 |
| Gain from disposal of investment properties | | - | (7,662) |
| Management fees paid/payable in units | | 9,693 | 8,549 |
| Acquisition fees paid/payable in units | | 2,300 | - |
| Net change in fair value of financial derivatives | | 28,644 | 8,237 |
| Net change in fair value of right-of-use assets | | 4,714 | 5,015 |
| Share of joint venture and associate company's results | | (6,700) | 1,580 |
| **Operating income before working capital changes** | | 514,761 | 469,780 |
| Changes in working capital: | | | |
| Trade and other receivables | | 3,143 | 57,139 |
| Trade and other payables | | (25,956) | 11,094 |
| **Cash generated from operations** | | 491,947 | 538,013 |
| Income tax paid | | (12,061) | (11,012) |
| **Net cash from operating activities** | | 479,886 | 527,001 |
| **Cash flows from investing activities** | | | |
| Deposits paid for the acquisition of investment properties | | - | (6,710) |
| Dividend received from a joint venture company and an associate company | | - | 236 |
| Acquisition of investment properties | (A) | (271,191) | (155,780) |
| Purchase of investment property under development | | | - |
| Net payment for investment properties under development | | (31,690) | (100,604) |
| Payment for capital improvement on investment properties | | (54,866) | (86,428) |
| Proceeds from the divestment of a subsidiary | | - | 25,001 |
| Acquisition of joint ventures | | (754,306) | - |
| Interest received | | 1,670 | 1,286 |
| **Net cash used in investing activities** | | (1,110,383) | (316,289) |
| **Cash flows from financing activities** | | | |
| Proceeds from issue of Units | | 903,468 | 500,002 |
| Equity issue costs paid | | (10,790) | (5,000) |
| Distributions paid to Unitholders | | (520,136) | (623,115) |
| Distributions paid to perpetual securities holders | | (4,810) | (4,463) |
| Finance costs paid | | (139,565) | (124,727) |
| Payment of lease liabilities | | (18,116) | (18,599) |
| Proceeds from loans and borrowings | | 2,229,084 | 1,798,578 |
| Repayment of loans and borrowings | | (1,669,361) | (1,722,143) |
| Contribution from non-controlling interests | | - | 1,121 |
| **Net cash from / (used in) financing activities** | | 686,274 | (198,346) |
| **Net increase in cash and cash equivalents** | | 55,777 | 12,366 |
| Cash and cash equivalents at beginning of the period | | 209,444 | 167,741 |
| Effect of exchange rate changes on cash balances | | (1,121) | 841 |
| **Cash and cash equivalents at end of the financial period** | | 264,100 | 180,948 |

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026**

**Consolidated Statement of Cash Flows** (continued)

***Notes:***

***(A) Net cash outflow on acquisition of investment properties (including acquisition costs)***

Net cash outflow on acquisition of investment properties (including acquisition costs) is set out below:

| | **Group 1H FY2026 S$'000** |
|---|---|
| Investment properties (including acquisition costs)[1] | 286,649 |
| Trade and other receivables | 1,382 |
| Trade and other payables | (16,416) |
| Provision for taxation | – |
| Deferred tax liabilities | (424) |
| Net identifiable assets acquired / total consideration | 271,191 |
| Net cash outflow | 271,191 |

[1] Included in the investment properties (including acquisition costs) is an amount of S$136,798,000 investment properties through acquisition of shares.

***(B) Significant non-cash transaction***

During the six-month period ended 30 June 2026:

- 896,826 new units amounting to S$2,300,000 were issued at issue price of S$2.5646 per unit for the payment of acquisition fee to the Manager in Units.
- 3,853,753 new units amounting to S$9,592,376 were issued at issue price of S$2.4891 per unit for the 20% base management fee to the Manager in Units.

During the six-month period ended 30 June 2025:

- 221,916 new Units amounting to S$564,000 were issued at issue price of S$2.5415 per unit for the payment of divestment fee to the Manager in Units.
- 3,323,631 new Units amounting to S$8,592,916 were issued at issue price of S$2.5854 per unit for the payment of 20% base management fee to the Manager in Units.

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

These notes form an integral part of the condensed consolidated interim financial statements for the half year ended 30 June 2026.

### 1. General

CapitaLand Ascendas REIT (the "Trust" or "CLAR") is a Singapore-domiciled real estate investment trust constituted pursuant to the trust deed dated 9 October 2002 between CapitaLand Ascendas REIT Management Limited (the "Manager") and HSBC Institutional Trust Services (Singapore) Limited (the "Trustee"), as amended by the First Supplemental Deed dated 16 January 2004, the Second Supplemental Deed dated 23 February 2004, the Third Supplemental Deed dated 30 September 2004, the Fourth Supplemental Deed dated 17 November 2004, the Fifth Supplemental Deed dated 20 April 2006, the First Amending and Restating Deed dated 11 June 2008, the Seventh Supplemental Deed dated 22 January 2009, the Eighth Supplemental Deed dated 17 September 2009, the Ninth Supplemental Deed dated 31 May 2010, the Tenth Supplemental Deed dated 22 July 2010, the Eleventh Supplemental Deed dated 14 October 2011, the Twelfth Supplemental Deed dated 19 October 2015, the Thirteenth Supplemental Deed dated 26 January 2016, the Second Amending and Restating Deed dated 10 August 2017, the Fifteenth Supplemental Deed dated 20 August 2018, the Sixteenth Supplemental Deed dated 24 July 2019, the Seventeenth Supplemental Deed dated 3 April 2020, the Eighteenth Supplemental Deed dated 28 November 2020, the Nineteenth Supplemental Deed dated 27 September 2022 and the Third Amending and Restating Deed dated 26 October 2023 (collectively, the "Trust Deed").

The Trust was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 19 November 2002 and was included under the Central Provident Fund ("CPF") Investment Scheme on 15 October 2002.

The principal activity of the Group and the Trust is to invest in a diverse portfolio of properties and property related assets with the mission to deliver predictable distributions and achieve long-term capital stability for Unitholders.

The condensed interim financial information relates to the Trust and its subsidiaries (the "Group") and the Group's interests in the equity-accounted investees.

### 2. Basis of preparation

The condensed interim financial information as at and for half year ended 30 June 2026 has been prepared in accordance with the provisions of Statement of Recommended Accounting Practice ("RAP") 7 *Reporting Framework for Investment Funds* relevant to interim financial information issued by the Institute of Singapore Chartered Accountants and the applicable requirements of the Code on Collective Investment Schemes ("CIS Code") issued by the Monetary Authority of Singapore. RAP 7 requires that accounting policies to generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards ("FRS").

The condensed interim financial information does not include all of the information required for full annual financial statements and should be read in conjunction with the last issued audited annual financial statements of the Group as at and for the year ended 31 December 2025.

The condensed interim financial information is presented in Singapore dollars, which is the Trust's functional currency. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026** (continued)

## 2. Basis of preparation (continued)

The condensed interim financial information are prepared on the historical cost basis, except for investment properties, investment properties under development and certain financial assets and financial liabilities which are measured at fair value.

The preparation of the condensed interim financial information in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources.

In preparing the condensed interim financial information, the significant judgements made by the Manager in applying the Group's accounting policies and the key sources of estimation uncertainty are the following areas:

- Valuation of investment properties, investment properties under development and investment properties held for sale (note 11)

### 2.1 New and amended standards adopted by the Group

The Group has applied the recognition and measurement principles of a number of new standards and amendments to standards for the financial period beginning 1 January 2026. The adoption of these new and revised standards did not have material impact on the Group's condensed interim financial statements.

### 2.2 Seasonal operations

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

## 3. Investment properties

| | Group | | Trust | |
|---|---|---|---|---|
| | 30/06/2026 S$'000 | 31/12/2025 S$'000 | 30/06/2026 S$'000 | 31/12/2025 S$'000 |
| At the beginning of the financial period/year | 18,202,446 | 16,758,446 | 10,669,200 | 10,004,000 |
| Acquisition of investment properties | 286,649 | 1,474,432 | – | 639,961 |
| Transfer from investment properties under development (Note 4) | 204,026 | 97,515 | 133,821 | 97,515 |
| Capital expenditure incurred | 54,867 | 162,534 | 14,284 | 52,063 |
| Disposal of investment properties | – | (465,218) | – | (312,011) |
| Exchange differences | 126,625 | (77,948) | – | – |
| Fair value change | 12,219 | 252,685 | 7,299 | 187,672 |
| At the end of the financial period/year | 18,886,832 | 18,202,446 | 10,824,604 | 10,669,200 |

| | Group | | Trust | |
|---|---|---|---|---|
| | 1H FY2026 S$'000 | FY2025 S$'000 | 1H FY2026 S$'000 | FY2025 S$'000 |
| **Consolidated Statement of Total Return:** | | | | |
| Net change in fair value change of investment properties | 12,219 | 252,685 | 7,299 | 187,672 |
| Net change in fair value of investment properties under development (Note 4) | – | (40,041) | – | (16,812) |
| Effect of lease incentive and marketing fee amortisation | (12,219) | (18,025) | (7,299) | (15,708) |
| Net change in fair value of investment properties, investment properties under development and investment properties held for sale recognised in the Consolidated Statement of Total Return (unrealised) | – | 194,619 | – | 155,152 |

Details of the properties are shown in the Investment Properties Portfolio Statement.

Investment properties are leased to both related and non-related parties under operating lease or finance lease.

As at 30 June 2026, there were no investment properties pledged for term loans from Australian banks (31 December 2025: S$1,122,902,000).

Information on the fair value assessment of investment properties is disclosed in Note 11.

## 4. Investment properties under development

| | Group | | Trust | |
|---|---|---|---|---|
| | 30/06/2026 S$'000 | 31/12/2025 S$'000 | 30/06/2026 S$'000 | 31/12/2025 S$'000 |
| At the beginning of the financial period | 416,605 | 268,734 | 147,600 | 144,350 |
| Acquisition of investment property under development | – | 94,608 | – | – |
| Transfer to investment properties (Note 3) | (204,026) | (97,515) | (133,821) | (97,515) |
| Capital expenditure incurred | 31,690 | 190,648 | 25,251 | 117,577 |
| Exchange differences | (1,497) | 171 | – | – |
| Fair value change (Note 3) | – | (40,041) | – | (16,812) |
| At the end of financial period | 242,772 | 416,605 | 39,030 | 147,600 |

As at 30 June 2026 and 31 December 2025, investment properties under development ("IPUD") are as follows:

| Description of Property | Location | Group 30/06/2026 S$'000 | Group 31/12/2025 S$'000 |
|---|---|---|---|
| Logis Hub @ Clementi | 2 Clementi Loop, Singapore | 39,030 | 24,600 |
| Welwyn Garden City | Hertfordshire Data Centre, Mundellst, Welwyn Garden City, UK | 93,921 | 93,235 |
| Towcester | Land to the north of Bell Plantation, Watling Street, Towcester NN12 8EU, UK | 87,595 | 85,111 |
| Mantonwood | Sherwood Drive, Manton Wood Distribution Park, Workshop, S80 3EG, UK | 22,226 | 21,316 |
| 27 IBP | 27 International Business Park, Singapore | – | 123,000 |
| Summerville Logistics Center | 178 & 179 Quality Drive, Summerville, South Carolina, US | – | 69,343 |
| Total investment properties under development | | 242,772 | 416,605 |

| Description of Property | Location | Trust 30/06/2026 S$'000 | Trust 31/12/2025 S$'000 |
|---|---|---|---|
| Logis Hub @ Clementi | 2 Clementi Loop, Singapore | 39,030 | 24,600 |
| 27 IBP | 27 International Business Park, Singapore | – | 123,000 |
| Total investment properties under development | | 39,030 | 147,600 |

Information on the fair value assessment of investment properties under development is disclosed in Note 11.

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026** (continued)

## 5. Derivative financial instruments

| | Group | | Trust | |
|---|---|---|---|---|
| | **30/06/2026 $'000** | **31/12/2025 $'000** | **30/06/2026 $'000** | **31/12/2025 $'000** |
| **Derivative assets** | | | | |
| Current | 2,087 | 3,801 | 2,087 | 2,797 |
| Non-current | 23,813 | 22,089 | 23,813 | 22,089 |
| | 25,900 | 25,890 | 25,900 | 24,886 |
| **Derivative liabilities** | | | | |
| Current | (21,860) | (26,850) | (21,860) | (26,850) |
| Non-current | (71,864) | (76,479) | (71,864) | (76,479) |
| | (93,724) | (103,329) | (93,724) | (103,329) |
| Total derivative financial instruments | (67,824) | (77,439) | (67,824) | (78,443) |
| Percentage of derivative financial instruments to net assets | (0.58)% | (0.71)% | (0.58)% | (0.71)% |

## 6. Loans and borrowings

| | Group | | Trust | |
|---|---|---|---|---|
| | **30/06/2026 S$'000** | **31/12/2025 S$'000** | **30/06/2026 S$'000** | **31/12/2025 S$'000** |
| Total loans and borrowings | 7,836,923 | 7,320,228 | 6,518,933 | 5,364,374 |
| Percentage of borrowings to net assets | 67.19% | 67.44% | 55.87% | 48.79% |

The maturity of loans and borrowings are presented as follows:

| | Group | | Trust | |
|---|---|---|---|---|
| | **30/06/2026 S$'000** | **31/12/2025 S$'000** | **30/06/2026 S$'000** | **31/12/2025 S$'000** |
| **Current** | | | | |
| Short term bank borrowings (unsecured) | 2,061,158 | 848,380 | 2,061,158 | 848,380 |
| | 2,061,158 | 848,380 | 2,061,158 | 848,380 |
| Term loans | | | | |
| - Secured | – | 239,385 | – | – |
| - Unsecured | 393,579 | 387,753 | 393,579 | – |
| Less: Unamortised transaction costs | (535) | (142) | (535) | – |
| | 393,044 | 626,996 | 393,044 | – |

**6. Loans and borrowings** (continued)

| | Group | | Trust | |
|---|---|---|---|---|
| | **30/06/2026 S$'000** | **31/12/2025 S$'000** | **30/06/2026 S$'000** | **31/12/2025 S$'000** |
| **Current** | | | | |
| Medium term notes (unsecured) | 150,957 | 237,641 | 150,957 | 237,641 |
| Less: Unamortised transaction costs | (3) | (22) | (3) | (22) |
| | 150,954 | 237,619 | 150,954 | 237,619 |
| Total current loans and borrowings | 2,605,156 | 1,712,995 | 2,605,156 | 1,085,999 |
| **Non-current** | | | | |
| Term loans | | | | |
| - Secured | 31,644 | 24,734 | – | – |
| - Unsecured | 2,877,418 | 3,242,856 | 1,586,758 | 1,933,898 |
| Less: Unamortised transaction costs | (8,909) | (11,203) | (4,595) | (6,369) |
| | 2,900,153 | 3,256,387 | 1,582,163 | 1,927,529 |
| Medium term notes (unsecured) | 2,335,142 | 2,354,840 | 2,335,142 | 2,354,840 |
| Less: Unamortised transaction costs | (3,528) | (3,994) | (3,528) | (3,994) |
| | 2,331,614 | 2,350,846 | 2,331,614 | 2,350,846 |
| Total non-current loans and borrowings | 5,231,767 | 5,607,233 | 3,913,777 | 4,278,375 |
| Total loans and borrowings | 7,836,923 | 7,320,228 | 6,518,933 | 5,364,374 |

***Medium term notes***

On 27 August 2025, the Group issued S$700,000,000 2.343 Per Cent. Green Fixed Rate Notes due 2032 (the "2025 Notes") pursuant to the S$7,000,000,000 Euro Medium Term Securities Programme. The 2025 Notes will mature on 27 August 2032 and will bear a fixed interest rate of 2.343 per cent. per annum payable semi-annually in arrear.

***Term loans***

Included in the term loans was approximately US$24.7 million (31 December 2025: US$19.0 million) secured term loan from an American bank. The USD secured term loan is secured by way of a first mortgage over the assets and credit of a subsidiary in the United States.

There was no secured syndicated term loan from Australian banks ("Syndicated Loans") as at 30 June 2026 (31 December 2025: A$282.2 million). The Syndicated Loans as at 31 December 2025 were secured by way of a first mortgage over 20 properties in Australia and assets of their respective holding trusts, and a guarantee from the Trust. The carrying value of properties secured for the Syndicated Loans was S$1,122.9 million or A$1,323.6 million as at 31 December 2025.

## 6. Loans and borrowings (continued)

***Term loans***

In addition, the Group has various unsecured credit and overdraft facilities with varying degrees of utilisation as at the reporting date.

***Bank borrowings***

As at 30 June 2026, 70.1% (31 December 2025: 75.4%) of the Group's borrowings were on fixed interest rates (after taking into consideration effects of the interest rate swaps). The overall weighted average tenure for the financial period ended 30 June 2026 was 2.5 years (31 December 2025: 3.1 years) and the weighted average cost of borrowings for the financial period ended 30 June 2026 was 3.5% (31 December 2025: 3.5%).

## 7. Cash and fixed deposits

For the purpose of the consolidated statement of cash flow, cash and cash equivalents comprised of the following:

| | **Group** | |
|---|---|---|
| | **30/06/2026 S$'000** | **31/12/2025 S$'000** |
| Cash at bank | 264,100 | 209,444 |
| Total cash and cash equivalents | 264,100 | 209,444 |

## 8. Units in issue and to be issued

| | **Group and Trust** | |
|---|---|---|
| | **1H FY2026 ('000)** | **1H FY2025 ('000)** |
| **Units issued:** | | |
| At the beginning of the financial period | 4,611,952 | 4,400,309 |
| Issue of new Units: | | |
| - Management fees paid in Units | 3,854 | 3,324 |
| - Equity fund raising | 378,512 | 202,430 |
| - Divestment fee paid in Units | 897 | 222 |
| At the end of the financial period | 4,995,215 | 4,606,285 |
| **Units to be issued:** | | |
| Management fee payable in Units | 656 | 538 |
| Total Units issued and to be issued at end of the financial period | 4,995,871 | 4,606,823 |

There are no treasury Units in issue as at 30 June 2026 and 30 June 2025.

## 9. Profit before taxation

### 9.1 Significant items

| | Group | |
|---|---|---|
| | **1H FY2026 S$'000** | **1H FY2025 S$'000** |
| **Property operating expenses** | | |
| Net provision for expected credit loss on receivables | (2,705) | (1,176) |
| **Non property expenses** | | |
| Interest expense, net | (135,494) | (121,823) |
| Gain on disposal of investment properties | – | 7,662 |

### 9.2 Significant related party transactions

| | Group | |
|---|---|---|
| | **1H FY2026 S$'000** | **1H FY2025 S$'000** |
| Acquisition of a 50% interest of a property | 245,000 | – |
| Management fees paid/payable to the manager, a subsidiary of the Manager and related parties of the Manager | 49,388 | 42,776 |
| Property service fees paid to the Property Manager | 17,673 | 16,143 |
| Property service fees, service charges, reimbursements and receipts on behalf to related parties of the Manager | 8,270 | 8,398 |
| Acquisition fee paid/payable to: | | |
| - the Manager | 11,456 | 1,503 |
| Divestment fee paid/payable to: | | |
| - the Manager | – | 128 |
| Lease rental, licence fee, security deposits, chilled water, electricity, car park income, other income from related companies | (9,347) | (17,846) |
| Lease service fee paid/payable to: | | |
| - the Manager | 12,013 | 9,196 |
| - the subsidiary of the Manager | 1,362 | 1,140 |
| Utilities expense, telephone charges, security deposits, M&C services and reimbursement of expenses to related companies | 6,556 | 4,609 |
| Trustee fee | 1,789 | 1,385 |

## 10. Taxation

The Group calculates the income tax expense using the tax rate that would be applicable to the expected total earnings. The major components of income tax expense in the interim consolidated statement of profit or loss are:

| | Group | |
|---|---|---|
| | **1H FY2026 S$'000** | **1H FY2025 S$'000** |
| Current income tax expense | 14,779 | 10,122 |
| Deferred income tax expense relating to origination (include reversal of temporary differences) | 384 | 10,958 |
| | 15,163 | 21,080 |

## 11. Fair value measurement

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- Level 1: Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date,
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, and
- Level 3: Unobservable inputs for the asset or liability.

The following table shows an analysis of each class of assets and liabilities of the Group measured at fair value at the end of the reporting period:

| | **Level 1 S$'000** | **Level 2 S$'000** | **Level 3 S$'000** | **Total S$'000** |
|---|---|---|---|---|
| **Group** | | | | |
| **30 June 2026** | | | | |
| *Financial asset* | | | | |
| Derivative assets | – | 25,900 | – | 25,900 |
| **Total financial asset** | – | 25,900 | – | 25,900 |
| *Non-financial assets* | | | | |
| Investment properties | – | – | 18,886,832 | 18,886,832 |
| Investment properties under development | – | – | 242,772 | 242,772 |
| Right-of-use assets | – | – | 599,825 | 599,825 |
| **Total non-financial assets** | – | – | 19,729,429 | 19,729,429 |
| *Financial liability* | | | | |
| Derivative liabilities | – | (93,724) | – | (93,724) |
| **Total financial liability** | – | (93,724) | – | (93,724) |

## 11. Fair value measurement (continued)

| | Level 1<br>S$'000 | Level 2<br>S$'000 | Level 3<br>S$'000 | Total<br>S$'000 |
|---|---|---|---|---|
| **Group** | | | | |
| **31 December 2025** | | | | |
| *Financial asset* | | | | |
| Derivative assets | – | 25,890 | – | 25,089 |
| **Total financial asset** | – | 25,089 | – | 25,089 |
| *Non-financial assets* | | | | |
| Investment properties | – | – | 18,202,446 | 18,202,446 |
| Investment properties under development | – | – | 416,605 | 416,605 |
| Right-of-use assets | – | – | 604,776 | 604,776 |
| **Total non-financial assets** | – | – | 19,223,827 | 19,223,827 |
| *Financial liability* | | | | |
| Derivative liabilities | – | (103,329) | – | (103,329) |
| **Total financial liability** | – | (103,329) | – | (103,329) |

*(1) Level 2 fair value measurements*

The following is a description of the valuation techniques and inputs used in the fair value measurement for assets and liabilities that are categorised within Level 2 of the fair value hierarchy:

*Derivatives*

The fair value of interest rate swaps, forward contracts and cross currency swaps are based on valuations provided by the financial institutions that are the counterparties of the transactions. These quotes are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the reporting date.

(2) *Level 3 fair value measurements*

*(i) Information about significant unobservable inputs used in Level 3 fair value measurement*

*Investment properties and investment properties under development*

External valuation of the investment properties is conducted at least once a financial year. For interim financial reporting purposes, the carrying values of the investment properties and properties under development as at 30 June 2026 were reviewed through internal valuations by the Manager considering any significant changes in operating performance of the properties, movement in market data such as discount rates and capitalisation rates against that of 31 December 2025 and adjusted for capital expenditure capitalised from 1 January 2026 to 30 June 2026.

## 11. Fair value measurement (continued)

(2) *Level 3 fair value measurements* (continued)

Investment properties are stated at fair value based on valuations by independent professional valuers. The independent professional valuers have appropriate recognised professional qualifications and recent experience in the location and category of the properties being valued.

The fair values are based on open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The independent professional valuers have considered valuation techniques including direct comparison method, capitalisation approach, discounted cash flows and residual land value method in arriving at the open market value as at the reporting date. These valuation methods involve certain estimates. The Manager has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

The direct comparison method involves the analysis of comparable sales of similar properties and adjusting the sale prices to that reflective of the investment properties. The capitalisation approach capitalises an income stream into a present value using a market-corroborated capitalisation rate. The discounted cash flows method involves the estimation of an income stream over a period and discounting the income stream with an expected internal rate of return and terminal yield. The residual land value method involves deducting the total gross development costs and the developer's profit from the gross development value to arrive at the residual land value.

## 12. Financial ratios

| | Group | |
|---|---|---|
| | **1H FY2026** | **1H FY2025** |
| | **%** | **%** |
| Expenses to weighted average net assets [1] | | |
| - including performance component of Manager's management fees | 0.49 | 0.51 |
| - excluding performance component of Manager's management fees | 0.49 | 0.51 |
| Expenses to net asset value [2] | 2.62 | 2.73 |
| Portfolio turnover rate [3] | – | 0.24 |

[1] The annualised ratios are computed in accordance with guidelines of the Investment Management Association of Singapore. The expenses used in the computation relate to expenses at the Group, excluding property related expenses and borrowing costs.

[2] The ratio is computed based on the total property expenses, including all fees and charges paid to the Trustee, the Manager and related parties for all the financial period and as a percentage of net asset value as at the end of the financial period.

[3] The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value.

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026** (continued)

## 12. Financial ratios (continued)

The Group adopts a disciplined and forward-looking approach to capital management, aimed at maintaining financial resilience and supporting sustainable growth. As part of this approach, the Group manages its aggregate leverage level through capital recycling, prudent acquisition strategies, and active monitoring of market conditions to optimise its capital structure. To ensure stability of its ICR levels, the Group maintains a high proportion of fixed rate borrowings and a well-distributed debt maturity profile.

| | Group | |
|---|---|---|
| | **30/06/2026** | **31/12/2025** |
| Aggregate leverage (%) | 39.7 | 39.0 |
| Interest coverage ratio (times) [1] | 3.5 | 3.6 |

| | |
|---|---|
| Interest coverage ratio ("ICR") sensitivity [2]. | |
| - 10% decrease in EBITDA (times) | 3.2 |
| - 100 basis points increase in interest rates[3] (times) | 2.8 |

1 Calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties and foreign exchange translation) by the trailing 12 months interest expense, borrowing related fees and distributions on hybrid securities as defined in the Code of Collective Investment Schemes. Perpetual securities are the only hybrid security that the Group holds.
2 In accordance with the Code of Collective Investment Schemes.
3 Assuming 100 basis points increase in the weighted average interest rate of all hedged and unhedged debts and perpetual securities.

## 13. Operating segments

For the purpose of making resource allocation decisions and the assessment of segment performance, the Chief Executive Officer, who is the Group's Chief Operating Decision Maker ("CODM") reviews internal / management reports of its investment properties. This forms the basis of identifying the operating segments of the Group under FRS108 *Operating Segments*.

Segment revenue comprises mainly income generated from its tenants. Segment net property income represents the income earned by each segment after allocating property operating expenses. This is the measure reported to the CODM for the purpose of assessment of segment performance. In addition, the CODM monitors the non-financial assets as well as financial assets attributable to each segment when assessing segment performance.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly management fee, performance fee, trust expenses, finance income, finance costs and related assets and liabilities.

Information regarding the Group's reportable segments is presented in the tables below.

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026** (continued)

**13. Operating segments** (continued)

**Segment results**

| For the six months ended | Business Space and Life Sciences 30/06/2026 S$'000 | Business Space and Life Sciences 30/06/2025 S$'000 | Industrial and Data Centres 30/06/2026 S$'000 | Industrial and Data Centres 30/06/2025 S$'000 | Logistics 30/06/2026 S$'000 | Logistics 30/06/2025 S$'000 | Total 30/06/2026 S$'000 | Total 30/06/2025 S$'000 |
|---|---|---|---|---|---|---|---|---|
| **Group** | | | | | | | | |
| Gross rental income | 271,248 | 278,467 | 222,003 | 196,034 | 159,126 | 142,291 | 652,377 | 616,792 |
| Other income | 52,211 | 51,212 | 69,098 | 56,369 | 31,817 | 30,378 | 153,126 | 137,959 |
| Gross revenue | 323,459 | 329,679 | 291,101 | 252,403 | 190,943 | 172,669 | 805,503 | 754,751 |
| Property operating expenses | (91,607) | (101,804) | (104,660) | (76,496) | (53,172) | (53,034) | (249,439) | (231,334) |
| Segment net property income | 231,852 | 227,875 | 186,441 | 175,907 | 137,771 | 119,635 | 556,064 | 523,417 |
| **Unallocated** | | | | | | | | |
| - Gain on disposal on investment properties | | | | | | | - | 7,662 |
| - Finance costs, net | | | | | | | (153,383) | (128,566) |
| - Other net expenses | | | | | | | (75,781) | (63,864) |
| Net income | | | | | | | 326,900 | 338,649 |
| Unallocated net change in fair value of financial derivatives | | | | | | | (28,644) | (8,237) |
| Net change in fair value of right-of-use assets | (1,419) | (1,374) | (2,137) | (2,237) | (1,158) | (1,404) | (4,714) | (5,015) |
| Share of results of associate company and joint ventures' (net of tax) | | | | | | | 6,700 | (1,580) |
| Total return for the financial period before tax | | | | | | | 300,242 | 323,817 |
| Unallocated tax expenses | | | | | | | (15,163) | (21,080) |
| Total return for the financial period after tax | | | | | | | 285,079 | 302,737 |

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026** (continued)

**13. Operating segments** (continued)

**Segment assets and liabilities**

| | Business Space and Life Sciences S$'000 | Industrial and Data Centres S$'000 | Logistics S$'000 | Total S$'000 |
|---|---|---|---|---|
| **Group** | | | | |
| **30 June 2026** | | | | |
| **Assets and liabilities** | | | | |
| Segment assets | 8,396,937 | 6,167,036 | 5,225,486 | 19,789,459 |
| Unallocated assets | | | | 1,311,943 |
| Total assets | | | | 2,101,402 |
| Segment liabilities | 211,838 | 769,179 | 224,825 | 1,205,842 |
| Unallocated liabilities: | | | | |
| - loans and borrowings | | | | 7,836,923 |
| - others | | | | 394,515 |
| Total liabilities | | | | 9,437,280 |
| **Other segmental information** | | | | |
| Capital expenditure: | | | | |
| - investment properties | 13,939 | 20,273 | 20,655 | 54,867 |
| - investment properties under development | 10,821 | 18,110 | 2,759 | 31,690 |
| Provision for expected credit losses | – | 464 | 5,923 | 6,529 |

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2025** (continued)

**13. Operating segments** (continued)

**Segment assets and liabilities**

| | Business Space and Life Sciences S$'000 | Industrial and Data Centres S$'000 | Logistics S$'000 | Total S$'000 |
|---|---|---|---|---|
| **Group** | | | | |
| **31 December 2025** | | | | |
| **Assets and liabilities** | | | | |
| Segment assets | 8,325,419 | 6,174,711 | 4,837,375 | 19,337,505 |
| Unallocated assets | | | | 513,672 |
| Total assets | | | | 19,851,177 |
| Segment liabilities | 525,329 | 491,012 | 590,228 | 1,606,569 |
| Unallocated liabilities: | | | | |
| - loans and borrowings | | | | 7,082,609 |
| - others | | | | 307,693 |
| Total liabilities | | | | 8,996,871 |
| **Other segmental information** | | | | |
| Capital expenditure: | | | | |
| - investment properties | 71,688 | 51,247 | 39,599 | 162,534 |
| - investment properties under development | 59,439 | 4,612 | 126,597 | 190,648 |
| Provision for expected credit losses | 359 | 511 | 3,224 | 4,094 |

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026** (continued)

## 13. Operating segments (continued)

### Geographical segments

In presenting information on the basis of geographical segments, segment revenue is based on the geographical location of tenants. Information regarding the Group's geographical segments is presented in the tables below.

| | Singapore | | Australia | | United Kingdom / Europe | | United States | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| **For the financial period ended** | **30/06/2026 S$'000** | **30/06/2025 S$'000** | **30/06/2026 S$'000** | **30/06/2025 S$'000** | **30/06/2026 S$'000** | **30/06/2025 S$'000** | **30/06/2026 S$'000** | **30/06/2025 S$'000** | **30/06/2026 S$'000** | **30/06/2025 S$'000** |
| **Group** | | | | | | | | | | |
| External revenue | 548,760 | 498,039 | 72,669 | 65,012 | 85,251 | 86,626 | 98,823 | 105,074 | 805,503 | 754,751 |
| **As at** | **30/06/2026 S$'000** | **31/12/2025 S$'000** | **30/06/2026 S$'000** | **31/12/2025 S$'000** | **30/06/2026 S$'000** | **31/12/2025 S$'000** | **30/06/2026 S$'000** | **31/12/2025 S$'000** | **30/06/2026 S$'000** | **31/12/2025 S$'000** |
| **Group** | | | | | | | | | | |
| Non-current assets [1] | 14,082,663 | 13,304,846 | 2,262,919 | 2,097,765 | 2,075,226 | 1,891,573 | 2,201,959 | 2,118,228 | 20,622,768 | 19,412,412 |

[1] Exclude financial assets and deferred tax assets

## 14. Event after the reporting period

On 15 July 2026, the Group announced the divestment of Kim Chuan Telecommunications Complex in Singapore for a sale consideration of approximately $200.4 million. The divestment is expected to be completed by the second half of 2026.

# OTHER INFORMATION

## A. Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed. The Condensed Consolidated Interim Financial Statements for the half year ended 30 June 2026 is included as part of the announcement of financial results.

## B. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

## C. Review of Performance

| | Group | | | | |
|---|---|---|---|---|---|
| | **1H FY2026 (A) S$'000** | **2H FY2025 (B) S$'000** | **Variance (A) vs (B) %** | **1H FY2025 (C) S$'000** | **Variance (A) vs (C) %** |
| Gross revenue | 805,503 | 783,823 | 2.8% | 754,751 | 6.7% |
| Property operating expenses | (249,439) | (239,680) | 4.1% | (231,334) | 7.8% |
| **Net property income** | 556,064 | 544,143 | 2.2% | 523,417 | 6.2% |
| Non property expenses | (56,001) | (51,709) | 8.3% | (52,304) | 7.1% |
| Finance costs, net | (140,135) | (135,473) | 3.4% | (114,946) | 21.9% |
| Finance costs on lease liabilities | (13,248) | (13,773) | (3.8%) | (13,620) | (2.7%) |
| Net foreign exchange differences | (19,780) | 44,421 | n.m. | (11,560) | 71.1% |
| Gain on disposal of a subsidiary | - | 3,538 | n.m. | - | n.m. |
| Gain on disposal of investment properties | - | 11,619 | n.m. | 7,662 | (100.0%) |
| | (229,164) | (141,377) | 62.1% | (184,768) | 24.0% |
| **Net income** | 326,900 | 402,766 | (18.8%) | 338,649 | (3.5%) |
| Net change in fair value of financial derivatives | (28,644) | (97,239) | (70.5%) | (8,237) | n.m. |
| Net change in fair value of investment properties and investment properties under development | - | 194,619 | (100.0%) | - | n.m. |
| Net change in fair value of right-of-use assets | (4,714) | (5,174) | (8.9%) | (5,015) | (6.0%) |
| Share of results of associate company and joint ventures (net of tax) | 6,700 | 16,697 | (59.9%) | (1,580) | n.m. |
| **Total return for the financial period before tax** | 300,242 | 511,669 | (41.3%) | 323,817 | (7.3%) |
| Tax expense | | | | | |
| - Current income tax | (14,779) | (2,255) | n.m. | (10,122) | 46.0% |
| - Deferred income tax | (384) | (32,435) | (98.8%) | (10,958) | (96.5%) |
| | (15,163) | (34,690) | (56.3%) | (21,080) | (28.1%) |
| **Total return for the financial period** | 285,079 | 476,979 | (40.2%) | 302,737 | (5.8%) |
| **Attributable to:** | | | | | |
| Unitholders | 280,348 | 471,422 | (40.5%) | 298,274 | (6.0%) |
| Perpetual securities holders | 4,731 | 5,557 | (14.9%) | 4,463 | 6.0% |
| **Total return for the financial period** | 285,079 | 476,979 | (40.2%) | 302,737 | (5.8%) |
| **Distribution Statement** | | | | | |
| Total return for the period attributable to Unitholders and perpetual securities holders | 285,079 | 476,979 | (40.2%) | 302,737 | (5.8%) |
| Less: Amount reserved for distribution to perpetual securities holders | (4,731) | (5,557) | (14.9%) | (4,463) | 6.0% |
| Net effect of non-taxable deductible expenses / (non taxable income) and other adjustments | 15,374 | (200,108) | (107.7%) | (14,494) | n.m. |
| **Income available for distribution** | 295,722 | 271,314 | 9.0% | 283,780 | 4.2% |
| Total amount available for distribution comprising: | | | | | |
| - Taxable income | 295,722 | 271,314 | 9.0% | 283,780 | 4.2% |
| - Tax-exempt income | 17,878 | 29,000 | (38.4%) | 7,092 | 152.1% |
| - Distribution from capital | 45,816 | 46,873 | (2.3%) | 40,209 | 13.9% |
| **Total amount available for distribution** | 359,416 | 347,187 | 3.5% | 331,081 | 8.6% |
| **EPU/DPU** | | | | | |
| Earnings per unit (cents) | 5.858 | 10.151 | (42.3%) | 6.735 | (13.0%) |
| Distribution per unit (cents) | 7.482 | 7.528 | (0.6%) | 7.477 | 0.1% |

*Note: "n.m." denotes "not meaningful"*

## **OTHER INFORMATION** (continued)

## C. **Review of Performance** (continued)

**1H FY2026 vs 2H FY2025**

Gross revenue increased by 2.8%, mainly attributable to the acquisition of one Singapore data centre in August 2025, one Singapore logistics property and two Singapore industrial properties in December 2025, partially offset by the divestment of one Australia logistics property, one US business space property and the Singapore Divestments in December 2025.

Property operating expenses increased mainly due to the acquisitions, partially offset by the divestments.

Net finance costs for 1H FY2026 was higher than 2H FY2025 mainly due to the higher average debt balance. The all-in group interest rate for 1H FY2026 was 3.50% (2H FY2025: 3.52%).

In 1H FY2026, the Group recorded a foreign exchange loss of S$19.8 million mainly due to the settlement of cross currency swaps. In 2H FY2025, the Group recorded a foreign exchange gain of S$44.4 million mainly due to the weakening of AUD and USD against SGD in relation to the AUD and USD denominated borrowings.

The net change in fair value of investment properties and investment properties under development recorded in 2H FY2025 was based on the independent valuations performed for the financial year ended 31 December 2025. The fair value gain of S$194.6 million for investment properties and investment properties under development recorded in 2H FY2025 was mainly due to the valuation increase in Singapore and US, partially offset by valuation decrease in Australia and Europe.

Share of results of associate company and joint ventures (net of tax) decreased, mainly attributable to the absence of fair value gain on investment property that was recognised by an associate company in 2H FY2025, partially offset by contributions from the Osaka Data Centre 1 and its master lessee operating company, and Ascent, in which interests were acquired in May 2026 and March 2026, respectively.

The deferred tax expense recognised in 1H FY2026 is mainly due to deferred tax liabilities arising from the undistributed profits of certain overseas subsidiaries. In 2H FY2025, the deferred tax expense was mainly due to the reversal of deferred tax assets that were no longer applicable.

**1H FY2026 vs 1H FY2025**

Gross revenue increased by 6.7%, mainly attributable to the acquisition of one Singapore data centre in August 2025, one Singapore logistics property and two Singapore industrial properties in December 2025, partially offset by the divestment of one Australia logistics property, one US business space property and the Singapore Divestments in December 2025.

Property operating expenses increased mainly due to the acquisitions, partially offset by the divestments.

Net finance costs for 1H FY2026 was higher than 1H FY2025 mainly due to the higher average debt balance partially cushioned by lower average interest rate. The all-in group interest rate for 1H FY2026 was 3.50% (1H FY2025: 3.66%).

In 1H FY2026, the Group recorded a foreign exchange loss of S$19.8 million mainly due to the settlement of cross currency swaps. In 1H FY2025, the Group recorded a foreign exchange loss of S$11.6 million mainly due to the settlement of foreign currency denominated borrowings.

# OTHER INFORMATION (continued)

## C. Review of Performance (continued)

**1H FY2026 vs 1H FY2025** (continued)

Share of results of associate company and joint ventures (net of tax) increased mainly due to share of profits in the Osaka Data Centre 1 and its master lessee operating company, and Ascent which interests were acquired in May 2026 and March 2026, respectively.

The deferred tax expense recognised in 1H FY2026 is mainly due to deferred tax liabilities arising from the undistributed profits of certain overseas subsidiaries. The deferred tax expense recognised in 1H FY2025 was mainly due to the reversal of deferred tax assets that were no longer applicable.

## D. Variance between forecast and the actual results

The current results are broadly in line with the Trust's commentary made in the 2H FY2025 Announcement of Results under Paragraph E on page 64 to 65. The Trust has not disclosed any financial forecast to the market.

## E. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

According to the International Monetary Fund ("IMF"), global growth is projected to slow to 3.0% in 2026 from 3.5% in 2025. The slowdown largely reflects the effects of the conflict in the Middle East, partly offset by accelerated momentum in the global technology cycle driven by artificial intelligence.

Singapore

The Singapore economy grew by 5.7% year-on-year ("YoY") in 2Q 2026, easing from the 6.3% growth in 1Q 2026 according to the Ministry of Trade and Industry. The Monetary Authority of Singapore ("MAS") expects Singapore's economy to grow at a firm pace in the second half of the year, supported by global AI-related capital expenditure, a significant construction project pipeline and steady expansion in the financial sector underpinned by strong credit growth.

Singapore's core inflation rate (excluding accommodation and private transport) picked up to 1.6% YoY in June 2026 from 1.4% YoY in May 2026 due to an increase in food, services and retail & other goods inflation. In July 2026, the MAS tightened its monetary policy as external price pressures are expected to persist and pass through more broadly to domestic consumer prices before moderating discernibly from around mid-2027.

Singapore remains a cornerstone of CLAR's portfolio, accounting for S$13.1 billion or 65% of the total portfolio assets under management ("AUM") value as at 30 June 2026. The multi-asset portfolio comprises Business Space & Life Sciences, Industrial & Data Centres and Logistics properties. The Manager will continue to pursue opportunities to further strengthen the portfolio and optimise returns through acquisitions, redevelopments and asset enhancement initiatives, as well as divestments.

## E. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months. (continued)

US

In 2Q 2026, the US economy grew at an annual rate of 1.5% due to increases in consumer spending, investment, exports and imports, partly offset by a decrease in government spending according to the US Bureau of Economic Analysis. The IMF estimated that the US economy will expand by 2.3% in 2026, extending the 2.1% expansion in 2025.

Core CPI rose 2.6% for the 12 months ending June 2026 following a 2.9% increase over the 12 months ending May 2026. In July 2026, the US Federal Reserve maintained the target range for the federal funds rate at 3.50% to 3.75%. While inflation remains elevated, economic activity is expanding at a solid pace despite elevated uncertainty.

CLAR's US portfolio comprises Business Space & Life Sciences and Logistics properties with a total value of S$2.2 billion as at 30 June 2026. The Manager continues to focus on proactive asset management to enhance operational performance. CLAR's US portfolio has a long weighted average lease expiry ("WALE") of 4.2 years with approximately 1.0% of the portfolio's gross rental income due for renewal in the remainder of FY 2026.

Australia

In 1Q 2026, the Australian economy grew 0.3% QoQ according to the Australian Bureau of Statistics. The modest growth reflected subdued household and government consumption, as well as adverse weather impacts that hampered mining production and exports. The IMF estimated gross domestic product ("GDP") growth to be 1.9% in 2026, a similar level to the 2.0% growth in 2025.

Australia's All groups Consumer Price Index ("CPI") rose 3.8% for the 12 months to June 2026, down from 4.0% for the 12 months to May 2026. In June 2026, the Reserve Bank of Australia maintained its cash rate target at 4.35% following three increases since the beginning of the year due to tighter financial conditions currently and signs of a slowing economy.

As at 30 June 2026, CLAR's Australia portfolio comprises Business Space and Logistics properties with a total value of S$2.3 billion. The healthy portfolio occupancy rate of 91.1% and WALE of 3.6 years will underpin the portfolio's stable performance.

## E. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months. (continued)

UK/Europe

In 1Q 2026, the UK economy grew by 0.6% QoQ according to the Office for National Statistics. The IMF estimated that growth is expected to slow to 1.0% in 2026, from 1.4% in 2025. In July 2026, the Bank of England's Monetary Policy Committee held the Bank Rate at 3.75%. While inflation had fallen, it is expected to rise later in 2026 as the effects of higher energy prices continue to pass through.

In 2Q 2026, the European Union ("EU") economy increased by 0.5% QoQ according to Eurostat. According to the European Commission's Spring Forecast, EU GDP growth is projected to slow to 1.1% in 2026, 30 basis points ("bps") lower than in the previous forecast. In July 2026, the European Central Bank held its key interest rates unchanged. The full inflationary impact of the energy shock has yet to play out, and the Governing Council is closely monitoring the intensity and duration of the energy shock.

CLAR's UK/Europe portfolio comprises Logistics and Data Centre properties with a total value of S$1.9 billion as at 30 June 2026. The Manager plans to redevelop a data centre as well as a logistics property in the UK, and will capitalise on future opportunities to enhance the portfolio quality through acquisitions, redevelopments and AEIs in the UK/Europe.

Japan

In 1Q 2026, the Japanese economy grew at a faster rate of 0.5% compared to 0.2% in 4Q 2025 according to the Cabinet Office. In its July 2026 forecast, the Cabinet Office estimates GDP growth in 2026 to be 0.9%.

The All-items CPI rose by 1.7% YoY in June 2026, an increase from 1.5% in May 2026. At its July 2026 meeting, the Bank of Japan maintained its policy rate at 1.0% against the backdrop of an economy that is still growing moderately, expectations of rising inflation and accommodative financial conditions.

As at 30 June 2026, CLAR's portfolio in Japan comprises a 49% interest in a Tier III hyperscale data centre in Greater Osaka which is valued at S$0.6 billion. The data centre is fully occupied by one of the global investment grade data centre hyperscalers, and has a remaining WALE of approximately 14 years.

Conclusion

Risks to the global economic outlook remain tilted to the downside according to the IMF. Further escalation of geopolitical tensions could compound inflationary pressures and weigh on economic activity.

CLAR's global portfolio is diversified across five developed geographies while remaining anchored in Singapore. The multi-asset portfolio comprising Business Space & Life Sciences, Industrial & Data Centres and Logistics properties is closely aligned with knowledge, innovation, digital, and e-commerce & trade economies. With a strong balance sheet, ample financial flexibility, a resilient portfolio and a clear growth strategy, CLAR is well-positioned to deliver stable, sustainable returns to Unitholders.

## OTHER INFORMATION (continued)

## F. Distributions

### (a) Current financial period

Any distributions declared for the current financial period: Yes

**(i) Name of distribution: 79th distribution for the period from 2 April 2026 to 30 June 2026**

| Distribution Type/ Rate | Taxable | Tax-exempt | Capital | Total |
|---|---|---|---|---|
| Amount (cents per units) | 3.043 | 0.318 | 0.371 | 3.732 |

Par value of units: Not applicable

Tax Rate:

Taxable income distribution

Individuals who receive such distribution as investment income (excluding income received through partnership) will be exempted from tax.

Qualifying corporate investors will receive pre-tax distributions and pay tax on the distributions at their own marginal rate subsequently.

Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax exempt where the distributions received are returned to the respective CPF and SRS accounts.

Qualifying non-resident non-individual investors or qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-exempt income distribution

Tax-exempt income distribution is exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the trustee of CapitaLand Ascendas REIT on the income of CapitaLand Ascendas REIT against their Singapore income tax liability.

Capital distribution

Distributions out of capital are not taxable in the hands of all Unitholders provided that the Units are not held as trading assets. For Unitholders who hold the Units as trading or business assets and are liable to Singapore income tax on gains arising from disposal of the Units, the amount of such distributions will be applied to reduce the cost of the Units for the purpose of calculating the amount of taxable trading gain arising from a subsequent disposal of the Units. If the amount exceeds the cost of the Units, the excess will be subject to tax as trading income of such Unitholders.

Record date: 14 August 2026

Payment date: 8 September 2026

## OTHER INFORMATION (continued)

## F. Distributions

### (a) Current financial period

**(ii) Name of distribution: 78th distribution for the period from 1 January 2026 to 1 April 2026**

| Distribution Type/ Rate | Taxable | Tax-exempt | Capital | Total |
|---|---|---|---|---|
| Amount (cents per units) | 3.116 | 0.044 | 0.590 | 3.750 |

Par value of units: Not applicable

Tax Rate:

Taxable income distribution

Individuals who receive such distribution as investment income (excluding income received through partnership) will be exempted from tax.

Qualifying corporate investors will receive pre-tax distributions and pay tax on the distributions at their own marginal rate subsequently.

Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax exempt where the distributions received are returned to the respective CPF and SRS accounts.

Qualifying non-resident non-individual investors or qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-exempt income distribution

Tax-exempt income distribution is exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the trustee of CapitaLand Ascendas REIT on the income of CapitaLand Ascendas REIT against their Singapore income tax liability.

Capital distribution

Distributions out of capital are not taxable in the hands of all Unitholders provided that the Units are not held as trading assets. For Unitholders who hold the Units as trading or business assets and are liable to Singapore income tax on gains arising from disposal of the Units, the amount of such distributions will be applied to reduce the cost of the Units for the purpose of calculating the amount of taxable trading gain arising from a subsequent disposal of the Units. If the amount exceeds the cost of the Units, the excess will be subject to tax as trading income of such Unitholders.

Record date: 1 April 2026

Payment date: 30 April 2026

## OTHER INFORMATION (continued)

### F. Distributions (continued)

#### (b) Corresponding financial period of the immediately preceding year

**(i) Name of distribution:** **76th distribution for the period from 6 June 2025 to 30 June 2025**

| Distribution Type/ Rate | Taxable | Tax-exempt | Capital | Total |
|---|---|---|---|---|
| Amount (cents per units) | 0.905 | – | 0.093 | 0.998 |

Par value of units: Not applicable

Tax Rate:

Taxable income distribution

Individuals who receive such distribution as investment income (excluding income received through partnership) will be exempted from tax.

Qualifying corporate investors will receive pre-tax distributions and pay tax on the distributions at their own marginal rate subsequently.

Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax exempt where the distributions received are returned to the respective CPF and SRS accounts.

Qualifying non-resident non-individual investors or qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-exempt income distribution

Tax-exempt income distribution is exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the trustee of CapitaLand Ascendas REIT on the income of CapitaLand Ascendas REIT against their Singapore income tax liability.

Capital distribution

Distributions out of capital are not taxable in the hands of all Unitholders provided that the Units are not held as trading assets. For Unitholders who hold the Units as trading or business assets and are liable to Singapore income tax on gains arising from disposal of the Units, the amount of such distributions will be applied to reduce the cost of the Units for the purpose of calculating the amount of taxable trading gain arising from a subsequent disposal of the Units. If the amount exceeds the cost of the Units, the excess will be subject to tax as trading income of such Unitholders.

Record date: 12 August 2025

Payment date: 4 September 2025

## OTHER INFORMATION (continued)

## F. Distributions (continued)

### (b) Corresponding financial period of the immediately preceding year

**(ii) Name of distribution: 75th distribution for the period from 1 January 2025 to 5 June 2025**

| Distribution Type/ Rate | Taxable | Tax-exempt | Capital | Total |
|---|---|---|---|---|
| Amount (cents per units) | 5.502 | 0.161 | 0.816 | 6.479 |

Par value of units: Not applicable

Tax Rate:

Taxable income distribution

Individuals who receive such distribution as investment income (excluding income received through partnership) will be exempted from tax.

Qualifying corporate investors will receive pre-tax distributions and pay tax on the distributions at their own marginal rate subsequently.

Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax exempt where the distributions received are returned to the respective CPF and SRS accounts.

Qualifying non-resident non-individual investors or qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-exempt income distribution

Tax-exempt income distribution is exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the trustee of CapitaLand Ascendas REIT on the income of CapitaLand Ascendas REIT against their Singapore income tax liability.

Capital distribution

Distributions out of capital are not taxable in the hands of all Unitholders provided that the Units are not held as trading assets. For Unitholders who hold the Units as trading or business assets and are liable to Singapore income tax on gains arising from disposal of the Units, the amount of such distributions will be applied to reduce the cost of the Units for the purpose of calculating the amount of taxable trading gain arising from a subsequent disposal of the Units. If the amount exceeds the cost of the Units, the excess will be subject to tax as trading income of such Unitholders.

Record date: 5 June 2025

Payment date: 30 June 2025

## OTHER INFORMATION (continued)

### G. If no distribution has been declared/(recommended), a statement to that effect

Not applicable.

### H. If the Group has obtained a general mandate from unitholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

CapitaLand Ascendas REIT has not obtained a general mandate from Unitholders for interested person transactions.

## OTHER INFORMATION (continued)

### I. Use of proceeds from equity fund raising

Total gross proceeds of approximately S$903.5 million from the Private Placement in March 2026 have been disbursed as follows:

| Intended use of proceeds | Announced use of proceeds[(1)] | Use of proceeds (Revised)[(2)] | Actual use of proceeds | Balance of proceeds not yet used |
|---|---|---|---|---|
| To partially finance the acquisition of a portfolio consisting of 2 Pioneer Sector 1, a ramp-up logistics property, Tuas Connection, a light industrial property, and 9 Kallang Sector, a high-specifications industrial property and the associated costs | S$113.6 million | S$113.6 million | S$113.6 million | - |
| To partially finance the acquisition of DHL Canal Winchester, a modern Class A logistics property located at 8695 Basil Western Road, Canal Winchester, Ohio 43110, United States and the associated costs | S$57.9 million | S$57.9 million | S$57.9 million | - |
| To partially finance the acquisition of a portfolio consisting of six modern Class A logistics properties, being Sant Feliu I to IV in Barcelona, Spain and Torrejon I and II in Madrid, Spain and the associated costs | S$108.6 million | S$108.6 million | S$108.6 million | - |

## OTHER INFORMATION (continued)

### I. Use of proceeds from equity fund raising (continued)

Total gross proceeds of approximately S$903.5 million from the Private Placement in March 2026 have been disbursed as follows: (continued)

| Intended use of proceeds | Announced use of proceeds[1] | Use of proceeds (Revised)[2] | Actual use of proceeds | Balance of proceeds not yet used |
|---|---|---|---|---|
| To partially finance the acquisition of a logistics estate located at 25 Loyang Crescent, Singapore 508988 and the associated costs | S$218.3 million | S$218.3 million | - | S$218.3 million |
| To partially finance the acquisition of a 50% interest in Ascent, a business park space located at 2 Science Park Drive, Singapore Science Park 1, Singapore 118222 and the associated costs | S$93.5 million | S$93.5 million | S$93.5 million | - |
| To partially finance the acquisition of a 49% interest in a data centre located in Greater Osaka, Japan and the associated costs | S$188.3 million | S$188.3 million | S$188.3 million | - |
| To partially finance the potential acquisition of a light industrial asset in Singapore and the associated costs | S$30.4 million | - | - | - |
| To partially finance the potential acquisition of a ramp-up logistics facility in Singapore and the associated costs | S$82.2 million | S$82.2 million | - | S$82.2 million |

## OTHER INFORMATION (continued)

## I. Use of proceeds from equity fund raising (continued)

Total gross proceeds of approximately S$903.5 million from the Private Placement in March 2026 have been disbursed as follows: (continued)

| Intended use of proceeds | Announced use of proceeds(1) | Use of proceeds (Revised)(2) | Actual use of proceeds | Balance of proceeds not yet used |
|---|---|---|---|---|
| To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by CLAR in connection with the Equity Fund Raising | S$10.7 million | S$10.2 million | S$10.2 million | - |
| To be used for debt repayment purposes (including debt previously drawn down for investments, developments and/or asset enhancement initiatives) | - | S$30.9 million | S$30.9 million | - |
| **Total** | **S$903.5 million** | **S$903.5 million** | **S$603.0 million** | **S$300.5 million** |

(1) As set out in the announcement titled "Results of the Private Placement and pricing of New Units under the Private Placement and the Preferential Offering" dated 25 March 2026.
(2) As set out in the announcement titled "Use of Proceeds from the Equity Fund Raising" dated 11 June 2026.

## J. Directors confirmation pursuant to Rule 705(5) of the Listing Manual

The Board of Directors has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these financial results and the interim financial statement, to be false or misleading in any material aspect.

## K. Confirmation pursuant to Rule 720(1) of the Listing Manual

The Manager confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

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Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

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By Order of the Board
CapitaLand Ascendas REIT Management Limited
(Company Registration No. 200201987K)
(as Manager of CapitaLand Ascendas Real Estate Investment Trust)

**Hon Wei Seng**
**Company Secretary**
**5 August 2026**