Supplementary Information
For six months ended 30 June 2026

Table 1: Occupancy Rates for CapitaLand Ascendas REIT's portfolio

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-26	31-Dec-25	30-Jun-25
	Singapore				
	Business Space and Life Sciences				
	Business Space				
	one-north				
1	Nexus @one-north	21,217	90.3%	87.6%	90.1%
2	Galaxis	60,514	87.4%	87.9%	99.8%
3	Grab Headquarters	42,291	100.0%	100.0%	100.0%
4	The Shugart	40,880	100.0%	100.0%	100.0%
	International Business Park				
5	Techquest	9,079	100.0%	100.0%	100.0%
6	27 IBP[1]	20,278	14.9%	-	-
7	Acer Building	22,553	6.4%	23.0%	29.8%
8	31 International Business Park	48,901	37.7%	36.8%	38.1%
9	Nordic European Centre	22,024	83.1%	82.7%	81.0%
	Changi Business Park				
10	17 Changi Business Park Central 1	14,299	36.4%	37.3%	37.3%
11	1 Changi Business Park Avenue 1	9,185	67.3%	74.1%	74.1%
12	Hansapoint	16,401	57.0%	58.2%	58.2%
13	1, 3 & 5 Changi Business Park Crescent	63,362	71.9%	83.2%	81.1%
14	DBS Asia Hub	38,172	100.0%	100.0%	100.0%
15	3 Changi Business Park Vista	15,079	51.1%	51.1%	68.0%
16	ONE@Changi City	61,874	91.9%	99.5%	99.5%
	Singapore Science Park I				
17	Cintech I	10,900	68.5%	65.1%	58.8%
18	Cintech II	10,155	100.0%	100.0%	100.0%
19	12, 14 & 16 Science Park Drive	78,871	100.0%	100.0%	100.0%
20	5 Science Park Drive	22,488	100.0%	100.0%	-
21	Ascent[2]	21,575	91.2%	-	-
	Singapore Science Park II				
22	The Alpha	20,733	93.5%	89.9%	88.0%
23	The Capricorn	20,737	77.1%	75.5%	75.6%
24	FM Global Centre	11,613	100.0%	100.0%	100.0%
	Life Sciences				
	one-north				
25	Neuros & Immunos	28,603	99.5%	99.9%	99.9%
26	Nucleos	38,042	89.8%	92.0%	94.2%

[1] 27 IBP (previously known as iQuest@IBP) was decommissioned for redevelopment in Jan 2020 and recommissioned in Apr 2026.
[2] CLAR holds a proportionate interest of 50% in Ascent which was acquired on 23 Mar 2026.

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-26	31-Dec-25	30-Jun-25
	Singapore				
	Life Sciences				
	Singapore Science Park I				
27	The Rutherford & Oasis	19,046	57.3%	60.3%	67.4%
28	Cintech III & IV	18,333	76.7%	75.4%	77.8%
29	1, 1A and 1B Science Park Drive[3]	35,084	80.8%	-	-
	Singapore Science Park II				
30	The Aries, Sparkle & Gemini	37,105	79.2%	78.6%	81.0%
31	The Galen	22,442	93.5%	94.1%	92.7%
32	The Kendall	17,064	86.7%	84.9%	83.3%
	Industrial and Data Centres				
	Industrial				
33	Aperia	70,504	97.1%	91.1%	88.6%
34	Techlink	36,294	97.9%	95.4%	96.2%
35	Siemens Centre	28,089	93.5%	89.3%	89.3%
36	Infineon Building	27,278	100.0%	100.0%	100.0%
37	Techpoint	40,351	86.2%	80.1%	76.8%
38	KA Centre	13,560	100.0%	98.1%	100.0%
39	Pacific Tech Centre	19,573	97.1%	91.6%	92.5%
40	Techview	38,616	96.3%	96.3%	98.1%
41	1 Jalan Kilang	6,071	100.0%	100.0%	100.0%
42	Schneider Electric Building	18,970	100.0%	100.0%	100.0%
43	UBIX	13,877	100.0%	100.0%	97.5%
44	138 Depot Road	26,239	84.5%	84.5%	84.5%
45	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
46	9 Serangoon North Avenue 5	8,671	0.0%	0.0%	0.0%
47	Corporation Place	56,488	72.9%	73.4%	77.8%
48	80 Bendemeer Road	35,633	93.4%	91.9%	86.1%
49	Techplace I	59,524	97.7%	98.4%	100.0%
50	Techplace II	83,203	98.0%	97.4%	99.0%
51	Osim Headquarters	15,068	100.0%	100.0%	100.0%
52	12 Woodlands Loop	16,593	100.0%	100.0%	100.0%
53	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
54	5 Tai Seng Drive	11,405	100.0%	100.0%	100.0%
55	35 Tampines Street 92	8,931	100.0%	100.0%	100.0%
56	53 Serangoon North Avenue 4	10,123	100.0%	100.0%	100.0%
57	3 Tai Seng Drive	11,723	100.0%	100.0%	100.0%
58	52 Serangoon North Avenue 4	11,229	100.0%	100.0%	100.0%
59	Tampines Biz-Hub	14,551	100.0%	100.0%	98.0%
60	455A Jalan Ahmad Ibrahim	6,430	100.0%	100.0%	100.0%
61	37A Tampines Street 92	10,178	100.0%	100.0%	100.0%
62	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%

[3] CLAR holds a proportionate interest of 34% in 1, 1A and 1B Science Park Drive which officially opened in May 2026.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-26	31-Dec-25	30-Jun-25
	Singapore				
	Industrial				
63	21 Changi North Rise	7,771	100.0%	100.0%	100.0%
64	Ubi Biz-Hub	10,631	100.0%	100.0%	100.0%
65	2 Senoko South Road	17,619	100.0%	100.0%	100.0%
66	18 Woodlands Loop	16,056	100.0%	100.0%	100.0%
67	9 Woodlands Terrace	2,959	100.0%	100.0%	100.0%
68	11 Woodlands Terrace	2,919	100.0%	100.0%	100.0%
69	FoodAxis @ Senoko	44,439	100.0%	100.0%	100.0%
70	31 Joo Koon Circle	17,638	100.0%	100.0%	100.0%
71	622 Lorong 1 Toa Payoh	28,995	99.2%	99.2%	99.2%
72	Tuas Connection	60,487	100.0%	100.0%	-
73	9 Kallang Sector	36,308	100.0%	100.0%	-
	Data Centres				
74	5 Tampines Central 6	24,621	4.9%	5.1%	6.0%
75	Kim Chuan Telecommunications Complex	35,456	100.0%	100.0%	100.0%
76	38A Kim Chuan Road	32,885	100.0%	100.0%	100.0%
77	9 Tai Seng Drive	6,968	100.0%	100.0%	-
	Logistics				
78	20 Tuas Avenue 1	41,451	100.0%	100.0%	92.2%
79	LogisTech	30,190	93.5%	94.3%	82.4%
80	Changi Logistics Centre	43,879	99.1%	98.7%	98.1%
81	Courts Megastore	28,410	100.0%	100.0%	100.0%
82	Giant Hypermart	42,178	100.0%	100.0%	100.0%
83	4 Changi South Lane	15,611	100.0%	100.0%	100.0%
84	40 Penjuru Lane	152,486	100.0%	100.0%	100.0%
85	Xilin Districentre A&B	21,315	100.0%	100.0%	100.0%
86	20 Tuas Avenue 6	5,085	100.0%	100.0%	100.0%
87	Xilin Districentre D	15,764	96.1%	96.1%	96.1%
88	5 Toh Guan Road East	46,953	64.9%	64.8%	-
89	Xilin Districentre C	13,346	100.0%	96.8%	96.8%
90	1 Changi South Lane	23,706	100.0%	100.0%	100.0%
91	Logis Hub @ Clementi[4]	-	-	-	88.0%
92	21 Changi South Avenue 2	11,440	100.0%	100.0%	100.0%
93	15 Changi North Way	28,974	100.0%	100.0%	100.0%
94	Pioneer Hub	80,498	99.3%	99.3%	99.3%
95	71 Alps Avenue	11,003	100.0%	100.0%	100.0%
96	90 Alps Avenue	26,277	100.0%	100.0%	100.0%
97	1 Buroh Lane	55,323	85.1%	99.6%	98.7%
98	2 Pioneer Sector 1	67,730	100.0%	99.6%	-

[4] Logis Hub @ Clementi was decommissioned for redevelopment in Nov 2025.

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-26	31-Dec-25	30-Jun-25
	Australia				
	Logistics				
	Brisbane, Queensland				
99	99 Radius Drive	14,592	100.0%	100.0%	100.0%
100	1-7 Wayne Goss Drive	17,907	100.0%	100.0%	100.0%
101	Cargo Business Park	8,139	84.3%	84.3%	87.7%
102	500 Green Road	38,711	100.0%	100.0%	100.0%
	Melbourne, Victoria				
103	676 – 698 Kororoit Creek Road	44,036	100.0%	100.0%	100.0%
104	700 – 718 Kororoit Creek Road	28,037	100.0%	100.0%	100.0%
105	2 – 16 Aylesbury Drive	17,513	100.0%	100.0%	100.0%
106	9 Andretti Court	24,158	100.0%	100.0%	100.0%
107	14 – 28 Ordish Road	28,224	0.0%	0.0%	100.0%
108	31 Permas Way	44,540	100.0%	100.0%	100.0%
109	35 – 61 South Park Drive	32,167	100.0%	100.0%	100.0%
110	162 Australis Drive	23,252	53.4%	100.0%	100.0%
111	81 – 89 Drake Boulevard	14,103	56.3%	56.3%	0.0%
112	52 Fox Drive	18,040	100.0%	100.0%	100.0%
113	169 – 177 Australis Drive	31,035	100.0%	100.0%	100.0%
	Perth, Western Australia				
114	35 Baile Road	20,895	100.0%	100.0%	100.0%
	Sydney, New South Wales				
115	484 – 490 Great Western Highway	13,304	100.0%	100.0%	100.0%
116	494 – 500 Great Western Highway	25,256	100.0%	100.0%	100.0%
117	1 Distribution Place	13,513	100.0%	100.0%	100.0%
118	1 – 15 Kellet Close	23,205	100.0%	100.0%	100.0%
119	1A & 1B Raffles Glade	21,703	100.0%	100.0%	100.0%
120	5 Eucalyptus Place	10,732	100.0%	100.0%	100.0%
121	7 Grevillea Street	51,709	100.0%	100.0%	100.0%
122	16 Kangaroo Avenue	19,918	100.0%	100.0%	100.0%
123	94 Lenore Drive	21,143	100.0%	100.0%	100.0%
124	6 – 20 Clunies Ross Street	38,579	100.0%	100.0%	6.1%
125	7 Kiora Crescent	13,114	100.0%	100.0%	100.0%
	Business Space				
	Brisbane, Queensland				
126	100 Wickham Street	12,959	96.3%	88.7%	88.7%
127	108 Wickham Street	11,839	76.3%	74.9%	76.3%
	Melbourne, Victoria				
128	254 Wellington Road	17,646	100.0%	100.0%	100.0%
	Sydney, New South Wales				
129	197 – 201 Coward Street	22,402	92.9%	92.3%	94.2%
130	1-5 Thomas Holt Drive	38,596	54.2%	95.3%	100.0%

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-26	31-Dec-25	30-Jun-25
	Australia				
	Business Space				
	Sydney, New South Wales				
131	MQX4	19,269	100.0%	100.0%	100.0%
	United States				
	Business Space and Life Sciences				
	Business Space				
	Portland, Oregon				
132	8300 Creekside	5,030	93.9%	93.9%	93.9%
133	8305 Creekside	1,837	88.6%	88.6%	88.6%
134	8405 Nimbus	4,997	0.0%	100.0%	100.0%
135	8500 Creekside	6,085	100.0%	100.0%	100.0%
136	9205 Gemini	3,805	31.2%	31.2%	31.2%
137	9405 Gemini	4,382	0.0%	0.0%	0.0%
138	Creekside 5	4,463	83.9%	80.5%	83.9%
139	Creekside 6	6,916	76.9%	59.9%	72.7%
140	Greenbrier Court	7,190	100.0%	100%	100.0%
141	Ridgeview	8,733	72.5%	72.5%	83.6%
142	Heartwood	15,899	52.5%	55.5%	50.5%
143	The Commons	6,479	84.3%	84.3%	80.3%
144	Waterside	11,762	88.8%	88.8%	88.8%
	Raleigh, North Carolina				
145	5200 East & West Paramount Parkway	29,478	63.4%	63.4%	88.3%
146	Perimeter One	18,865	86.7%	87.4%	81.6%
147	Perimeter Two	19,238	41.5%	30.6%	33.0%
148	Perimeter Three	22,863	96.1%	94.5%	94.5%
149	Perimeter Four	16,918	18.7%	18.7%	36.2%
	San Diego, California				
150	10020 Pacific Mesa Boulevard	29,543	100.0%	100.0%	100.0%
151	15051 Avenue of Science	6,500	100.0%	100.0%	100.0%
152	15073 Avenue of Science	4,497	100.0%	100.0%	100.0%
153	15231, 15253, 15333 Avenue of Science	16,553	64.5%	64.5%	64.5%
154	15378 Avenue of Science	6,391	100.0%	100.0%	100.0%
155	15435 & 15445 Innovation Drive	9,508	85.2%	85.2%	89.1%
156	5005 & 5010 Wateridge	16,051	0.0%	64.4%	64.4%
	San Francisco, California				
157	505 Brannan Street	13,935	100.0%	100.0%	100.0%
158	510 Townsend Street	27,437	100.0%	100.0%	100.0%

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-26	31-Dec-25	30-Jun-25
	United States				
	Life Sciences				
	San Diego, California				
159	6055 Lusk Boulevard	8,754	100.0%	100.0%	100.0%
	Logistics				
	Kansas City, Kansas/Missouri				
160	Airworld 1	18,580	100.0%	100.0%	0.0%
161	Airworld 2	13,961	100.0%	100.0%	100.0%
162	Continental Can	15,946	100.0%	100.0%	100.0%
163	Crossroads Distribution Center	16,259	16.3%	16.3%	100.0%
164	Lackman Business Center 1-3	32,337	100.0%	100.0%	100.0%
165	Lackman Business Center 4	6,800	100.0%	100.0%	100.0%
166	Levee	22,125	100.0%	100.0%	100.0%
167	North Topping	11,066	77.5%	100.0%	100.0%
168	Quebec	28,935	100.0%	48.6%	74.3%
169	Saline	11,100	100.0%	100.0%	100.0%
170	Warren	23,826	100.0%	100.0%	100.0%
	Chicago, Illinois				
171	540-570 Congress Circle South	9,385	100.0%	100.0%	100.0%
172	490 Windy Point Drive	4,116	0.0%	0.0%	0.0%
173	472-482 Thomas Drive	10,966	100.0%	100.0%	100.0%
174	13144 South Pulaski Road	34,398	78.8%	100.0%	100.0%
175	3950 Sussex Avenue	4,020	100.0%	100.0%	100.0%
176	2500 South 25th Avenue	15,615	100.0%	100.0%	100.0%
177	501 South Steward Road	53,844	100.0%	100.0%	100.0%
	Indianapolis, Indiana				
178	DHL Indianapolis Logistics Centre	91,012	100.0%	100.0%	100.0%
	Columbia, Ohio				
179	DHL Canal Winchester[5]	70,156	100.0%	-	-
	Charleston, South Carolina				
180	Summerville Logistics Center[6]	50,991	0.0%	-	-
	United Kingdom / Europe				
	Logistics				
	East England, United Kingdom				
181	Market Garden Road	13,016	100.0%	100.0%	100.0%
	East Midlands, United Kingdom				
182	Common Road	47,298	100.0%	100.0%	100.0%
183	Units 1-5, Export Drive	2,785	100.0%	100.0%	100.0%

[5] DHL Canal Winchester was acquired on 29 Jan 2026.
[6] Summerville Logistics Centre was completed on 6 Apr 2026.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-26	31-Dec-25	30-Jun-25
	United Kingdom / Europe				
	North West England, United Kingdom				
184	Transpennine 200	7,880	100.0%	100.0%	100.0%
185	Leacroft Road	8,388	100.0%	100.0%	100.0%
186	Hawleys Lane	35,104	0.0%	0.0%	100.0%
187	8 Leacroft Road	8,432	100.0%	100.0%	100.0%
	South East England, United Kingdom				
188	Howard House	20,611	100.0%	100.0%	100.0%
189	Units 1-2, Tower Lane	7,601	100.0%	100.0%	100.0%
190	Lodge Road	12,025	100.0%	100.0%	100.0%
	West Midlands, United Kingdom				
191	Eastern Avenue	15,994	100.0%	100.0%	100.0%
192	Vernon Road	25,701	100.0%	100.0%	100.0%
193	1 Sun Street	24,929	100.0%	100.0%	100.0%
194	The Triangle	26,074	100.0%	100.0%	100.0%
195	Unit 103, Stonebridge Cross Business Park	1,233	100.0%	100.0%	100.0%
196	Unit 302, Stonebridge Cross Business Park	21,499	100.0%	100.0%	100.0%
197	Unit 401, Stonebridge Cross Business Park	6,265	100.0%	100.0%	100.0%
198	Unit 402, Stonebridge Cross Business Park	5,037	100.0%	100.0%	100.0%
199	Unit 404, Stonebridge Cross Business Park	5,045	100.0%	100.0%	100.0%
200	Unit 1, Wellesbourne Distribution Park	21,243	100.0%	100.0%	100.0%
201	Unit 2, Wellesbourne Distribution Park	12,282	100.0%	100.0%	100.0%
202	Unit 3, Wellesbourne Distribution Park	19,552	100.0%	100.0%	100.0%
203	Unit 4, Wellesbourne Distribution Park	4,774	100.0%	100.0%	100.0%
204	Unit 5, Wellesbourne Distribution Park	6,146	100.0%	100.0%	100.0%
205	Unit 8, Wellesbourne Distribution Park	8,759	100.0%	100.0%	100.0%
206	Unit 13, Wellesbourne Distribution Park	5,618	100.0%	100.0%	100.0%
207	Unit 14, Wellesbourne Distribution Park	9,887	100.0%	100.0%	100.0%
208	Unit 16, Wellesbourne Distribution Park	1,598	100.0%	100.0%	100.0%
209	Unit 17, Wellesbourne Distribution Park	971	100.0%	100.0%	100.0%
210	Unit 18, Wellesbourne Distribution Park	891	100.0%	100.0%	100.0%
211	Unit 19, Wellesbourne Distribution Park	891	100.0%	100.0%	100.0%
212	Unit 20, Wellesbourne Distribution Park	2,335	100.0%	100.0%	100.0%
213	Unit 21, Wellesbourne Distribution Park	3,064	100.0%	100.0%	100.0%

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

No.	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-26	31-Dec-25	30-Jun-25
	Yorkshire and the Humber, United Kingdom				
214	12 Park Farm Road	23,454	100.0%	100.0%	100.0%
215	Units 1a, 1b, 2 & 3, Upwell Street	14,065	100.0%	100.0%	100.0%
216	Unit 3, Brookfields Way	18,341	100.0%	100.0%	100.0%
217	Lowfields Way	11,549	100.0%	100.0%	100.0%
	Barcelona, Spain				
218	Sant Feliu I[7]	10,740	100.0%	-	-
219	Sant Feliu II[7]	8,577	100.0%	-	-
220	Sant Feliu III[7]	3,677	100.0%	-	-
221	Sant Feliu IV[7]	16,291	100.0%	-	-
	Madrid, Spain				
222	Torrejón I[8]	35,976	100.0%	-	-
223	Torrejón II[8]	23,564	100.0%	-	-
	Data Centres				
	Amsterdam, The Netherlands				
224	Cateringweg	5,683	100.0%	100.0%	100.0%
225	Gyroscoopweg	5,254	100.0%	100.0%	100.0%
226	Paul van Vlissingenstraat	6,182	75.1%	75.1%	75.1%
	Geneva, Switzerland				
227	Chemin de L'Epinglier	6,114	100.0%	100.0%	100.0%
	London, United Kingdom				
228	Welwyn Garden City[9]	-	-	-	-
229	Cressex Business Park	1,953	68.0%	68.0%	68.0%
230	Croydon	5,132	100.0%	100.0%	89.5%
231	The Chess Building	6,981	53.8%	67.1%	79.1%
	Manchester, United Kingdom				
232	Reynolds House	3,532	100.0%	100.0%	100.0%
	Paris, France				
233	Montigny-le-Bretonneux	9,714	100.0%	100.0%	100.0%
234	Bièvres	5,573	100.0%	100.0%	100.0%
235	Saclay	1,982	0.0%	0.0%	0.0%
	Japan				
	Data Centres				
	Greater Osaka				
236	Osaka Data Centre 1[10]	20,187	100.0%	-	-
	Portfolio Total	**5,073,157**	**89.1%**	**90.9%**	**91.8%**

[7] Sant Feliu I, Sant Feliu II, Sant Feliu III and Sant Feliu IV in Barcelona, Spain were acquired on 27 Feb 2026.
[8] Torrejón I and Torrejón II in Madrid, Spain were acquired on 27 Feb 2026
[9] Welwyn Garden City was decommissioned for redevelopment in Jun 2024.
[10] CLAR holds a proportionate interest of 49% in Osaka Data Centre 1 which was acquired on 7 May 2026.

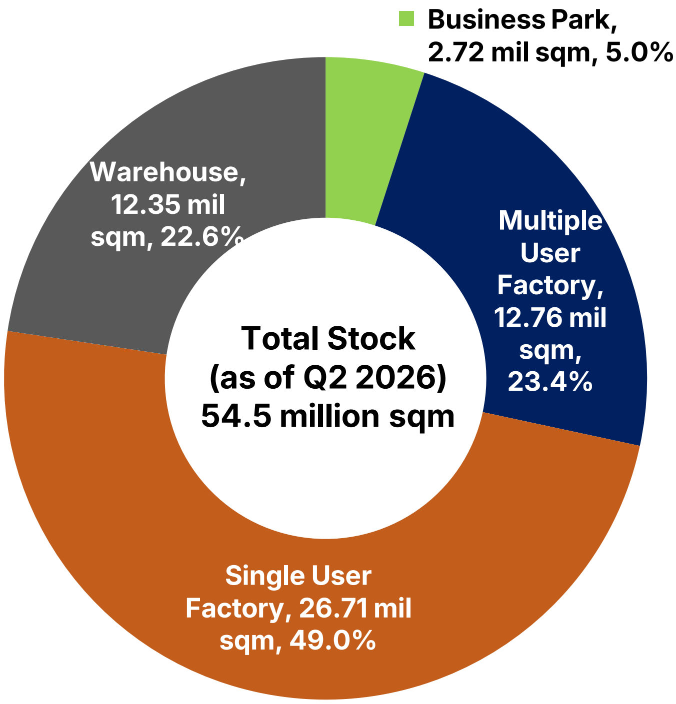
Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

Table 2: CapitaLand Ascendas REIT Singapore gross rental rates for the six months ended 30 June 2026

Sector	CapitaLand Ascendas REIT's (psf per month)			Market[1] (psf per month)
	Range	Weighted Average[2]	Median	
Business & Science Park Properties (Rest of island)	$2.58 - $6.50	$4.48	$4.28	$3.55
Business & Science Park Properties (City fringe)	$5.30 - $7.50	$6.67	$6.49	$6.15
Industrial & Data Centres	$1.39 - $7.06	$2.73	$2.34	$1.41 - $1.81[3]
Logistics	$1.48 - $2.80	$1.78	$1.65	$1.39 - $1.91

Notes:
(1) Source: CBRE Q1 2026 data
(2) CapitaLand Ascendas REIT's rates are based on the weighted average of gross rental rates for new leases, expansions, and renewals
(3) Refers to Light Industrial Properties

Figure 3: Existing Singapore industrial space stock of 54.5 million sqm



Source: JTC's Second Quarter 2026 Quarterly Market Report

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

Table 4: Sector Performance

Net Property Income (NPI) for six months ended 30 June 2026 and 30 June 2025

		Group [1]			
		Actual 1H 2026 S$'000	Actual 1H 2025 S$'000	Variance S$'000	Variance %
SINGAPORE	**Notes**				
Gross Revenue					
Business Space and Life Sciences		220,309	214,999	5,310	2.5%
Industrial and Data Centres		234,046	184,474	49,572	26.9%
Logistics		94,405	98,566	(4,161)	(4.2%)
		548,760	**498,039**	**50,721**	**10.2%**
Property Expenses					
Business Space and Life Sciences		(57,663)	(58,222)	559	1.0%
Industrial and Data Centres		(72,173)	(50,596)	(21,577)	(42.6%)
Logistics		(29,052)	(30,066)	1,014	3.4%
		(158,888)	**(138,884)**	**(20,004)**	**(14.4%)**
Net Property Income					
Business Space and Life Sciences		162,646	156,777	5,869	3.7%
Industrial and Data Centres		161,873	133,878	27,995	20.9%
Logistics		65,354	68,500	(3,146)	(4.6%)
	(2)	**389,872**	**359,155**	**30,717**	**8.6%**
AUSTRALIA					
Gross Revenue		72,669	65,012	7,657	11.8%
Property Expenses		(21,809)	(19,867)	(1,942)	(9.8%)
Net Property Income	(3)	**50,860**	**45,145**	**5,715**	**12.7%**
UK/EUROPE					
Gross Revenue		85,251	86,626	(1,375)	(1.6%)
Property Expenses		(35,642)	(38,327)	2,685	7.0%
Net Property Income		**49,609**	**48,299**	**1,310**	**2.7%**
UNITED STATES					
Gross Revenue		98,823	105,074	(6,251)	(5.9%)
Property Expenses		(33,100)	(34,256)	1,156	3.4%
Net Property Income	(4)	**65,723**	**70,818**	**(5,095)**	**(7.2%)**
Total Net Property Income		**556,064**	**523,417**	**32,647**	**6.2%**

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

Table 4: Sector Performance

Notes:

(1) The Group has 231 investment properties as at 30 June 2026 and 229 investment properties as at 30 June 2025. Since 30 June 2025, the Group had completed the acquisitions of (i) 9 Tai Seng Drive and 5 Science Park Drive, Singapore in August 2025, (ii) 2 Pioneer Sector 1, Tuas Connection and 9 Kallang Sector, Singapore in December 2025, (iii) DHL Canal Winchester, US in January 2026 and (iv) Torrejón I, Torrejón II, Sant Feliu I, Sant Feliu II, Sant Feliu III and Sant Feliu IV, Spain in February 2026.

The Group had also completed the divestments of (i) Parkside, US in June 2025, (ii) 30 Tampines Industrial Avenue 3, Singapore in October 2025, (iii) Astmoor Road, UK in November 2025, and (iv) 95 Gilmore Road, Australia, 31 Ubi Road 1, Singapore, 9 Changi South Street 3, Singapore, 10 Toh Guan Road, Singapore, 19 & 21 Pandan Avenue, Singapore and 8700 - 8770 Nimbus, US in December 2025.

(2) Increase in net property income is largely due to acquisitions of (i) 5 Science Park Drive and 9 Tai Seng Drive, Singapore in August 2025 and (ii) 2 Pioneer Sector 1, Tuas Connection and 9 Kallang Sector, Singapore in December 2025.

(3) Increase in net property income is largely due to contribution from new leases secured at several Australia properties.

(4) Decrease in net property income is mainly due to lower occupancies at several US properties arising from non-renewals.

Figure 5a: CapitaLand Ascendas REIT Portfolio by Gross Revenue - Tenants' Industry Mix

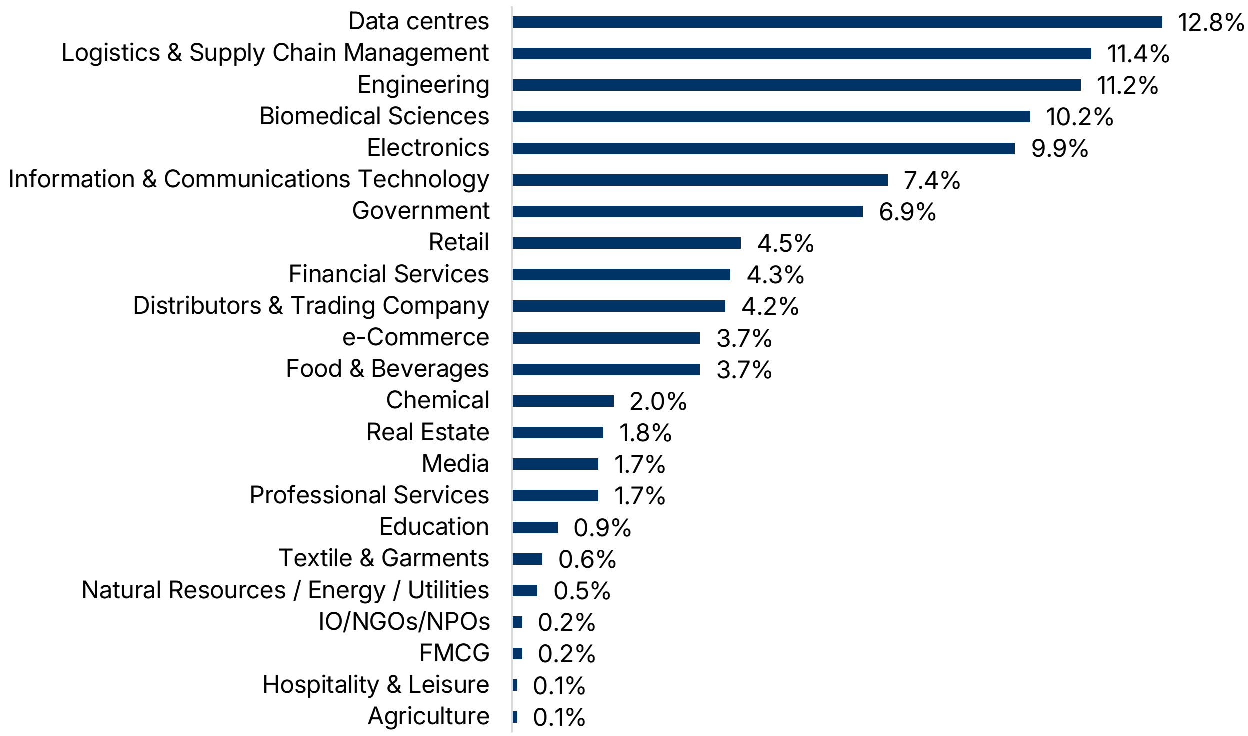
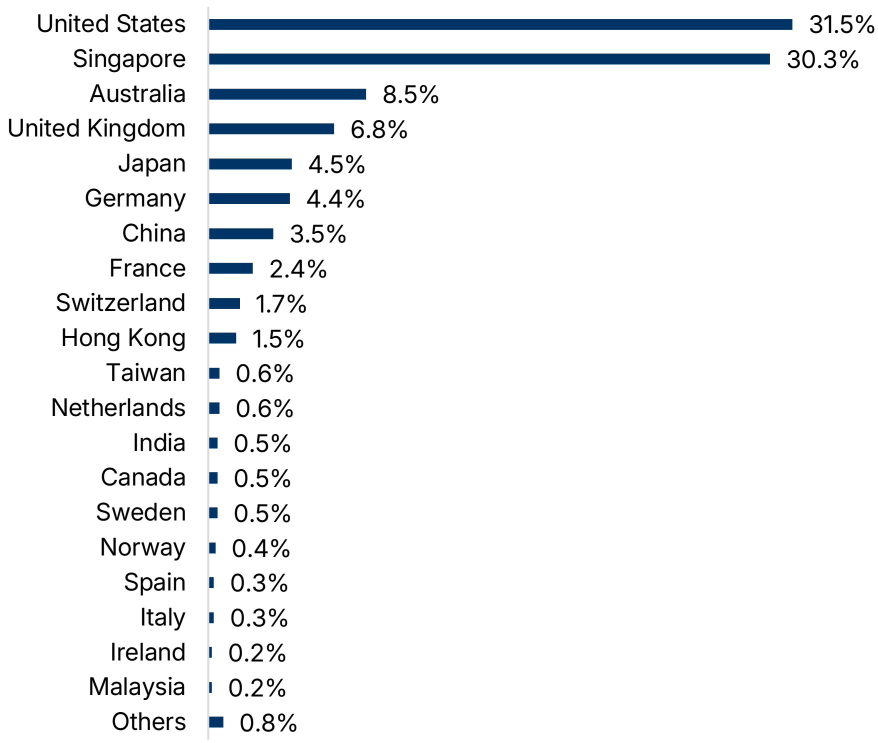


Figure 5b: CapitaLand Ascendas REIT Portfolio by Gross Revenue – Tenants' Country of Origin



Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

Figure 6a: Singapore Portfolio by Gross Revenue – Tenants’ Industry Mix

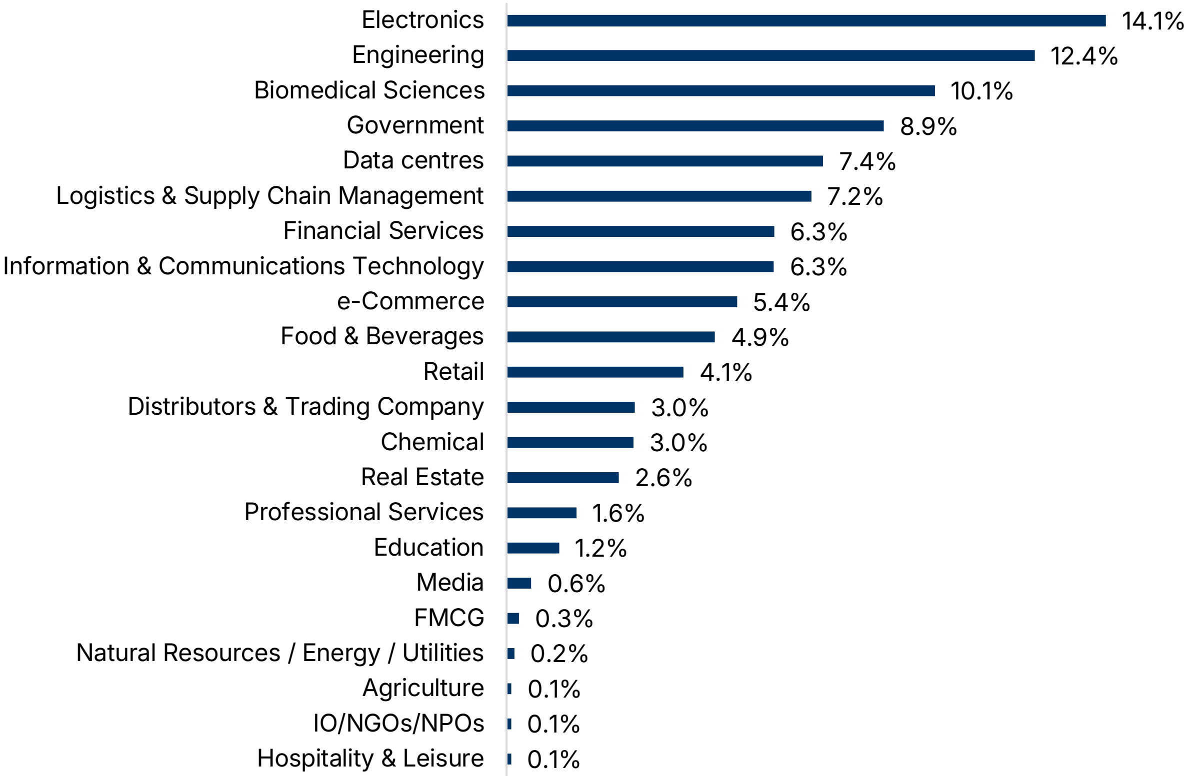
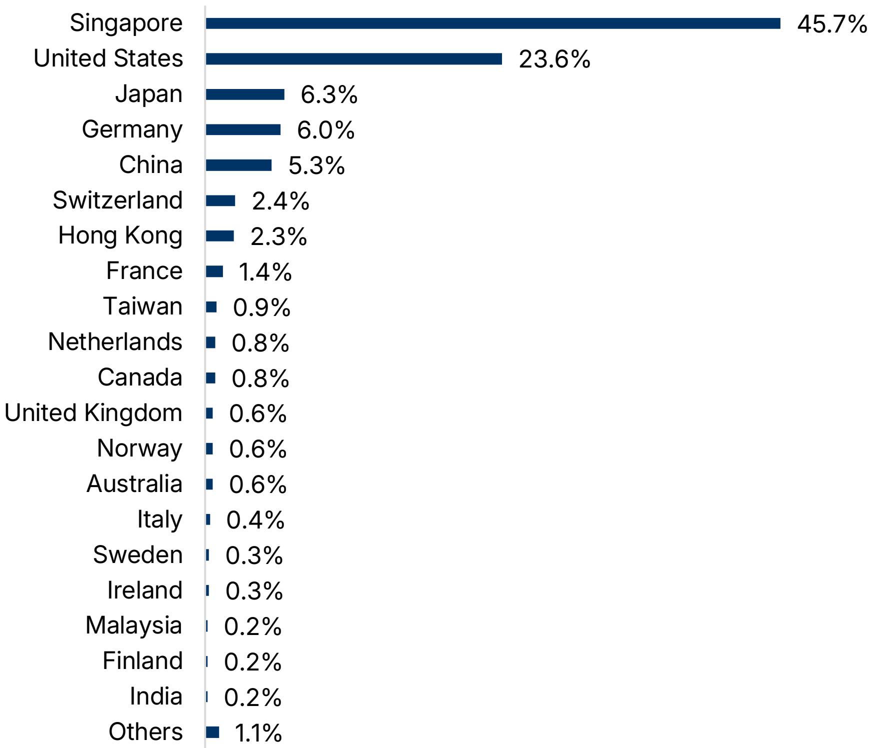


Figure 6b: Singapore Portfolio by Gross Revenue – Tenants’ Country of Origin



Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

Figure 7a: United States Portfolio by Gross Revenue: Tenants' Industry Mix

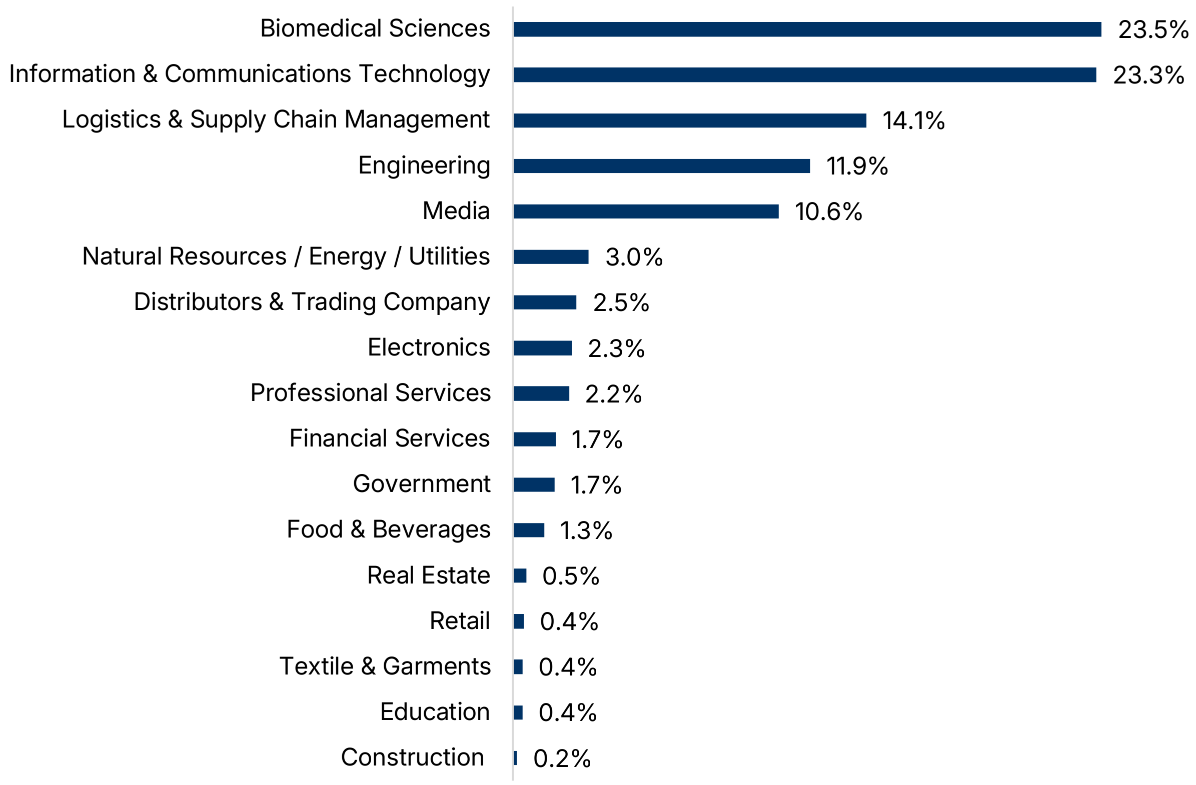
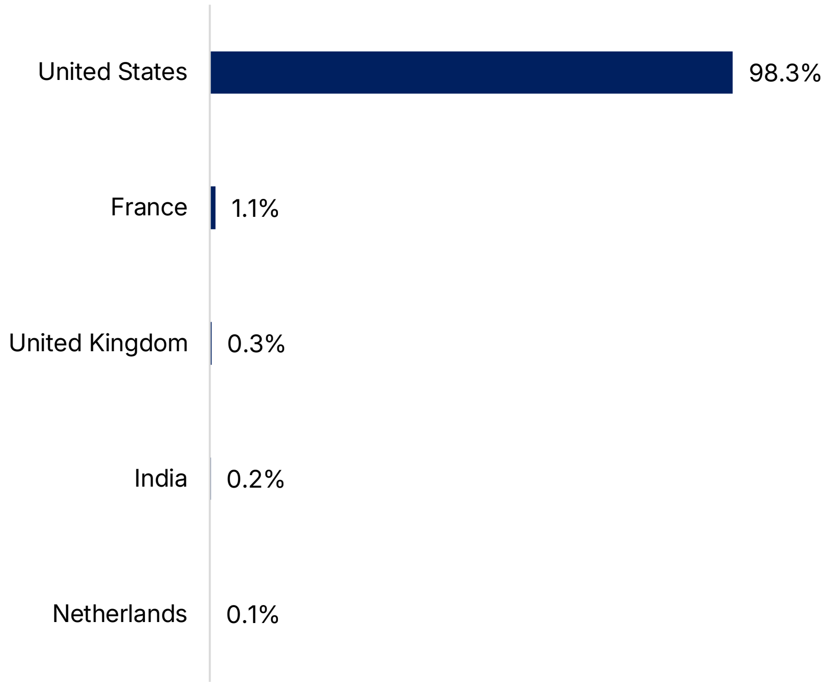


Figure 7b: United States Portfolio by Gross Revenue – Tenants' Country of Origin



Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

Figure 8a: Australia Portfolio by Gross Revenue – Tenants' Industry Mix

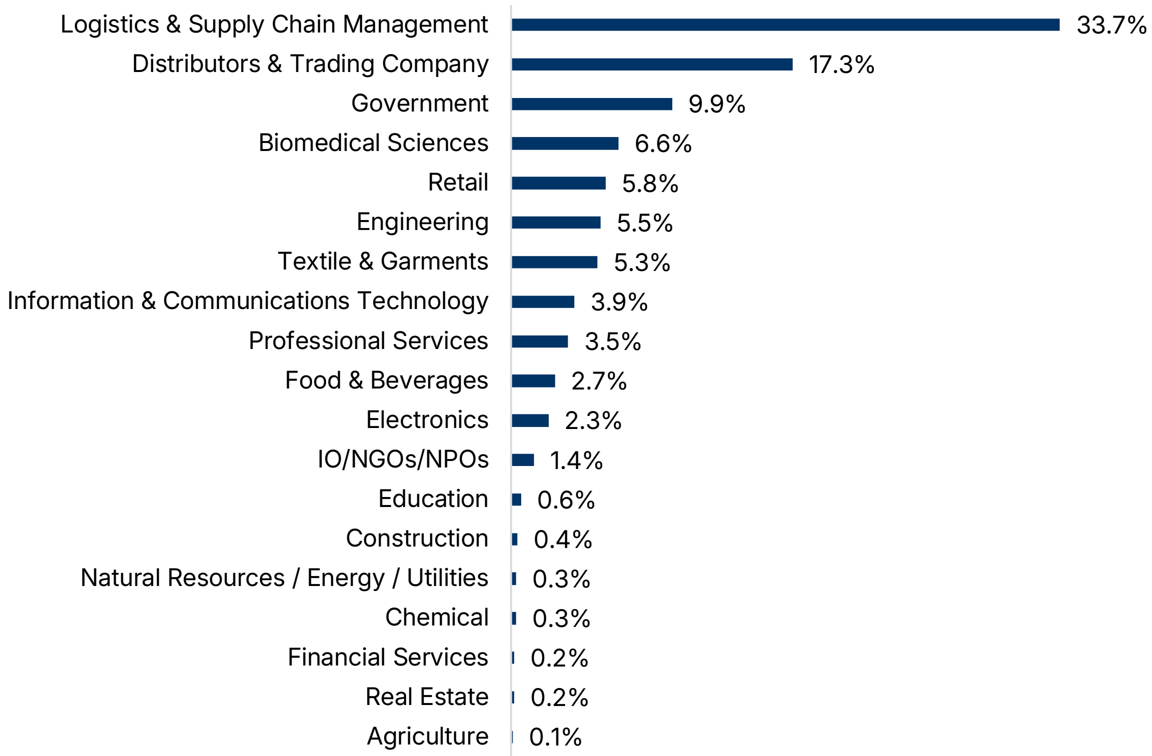
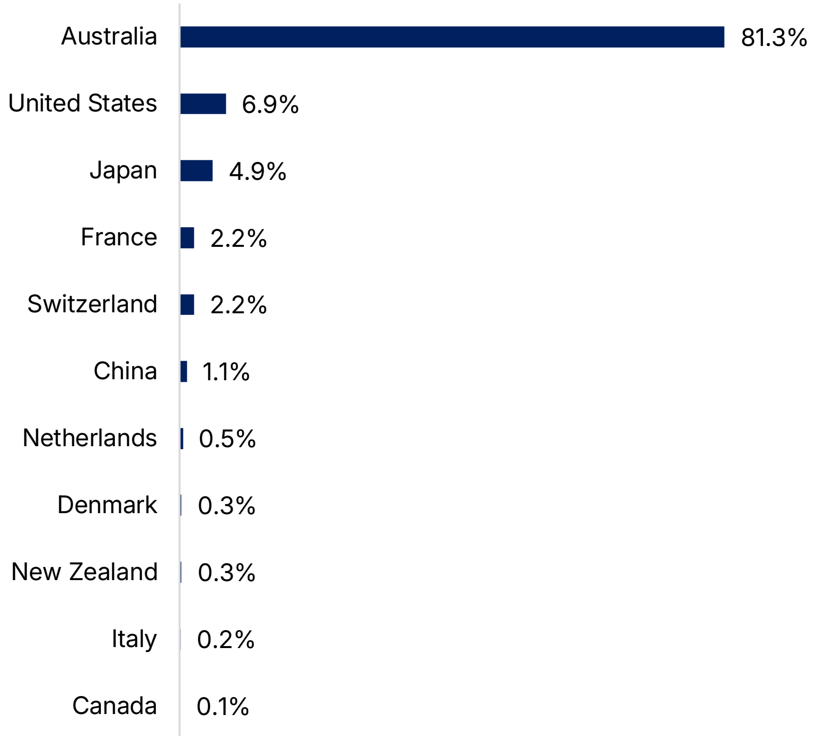


Figure 8b: Australia Portfolio by Gross Revenue – Tenants' Country of Origin



Note: IO/NGOs/NPOs refers to international organisations/non-government organisations/non-profit organisations.

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

Figure 9a: United Kingdom/Europe Portfolio by Gross Revenue: Tenants' Industry Mix

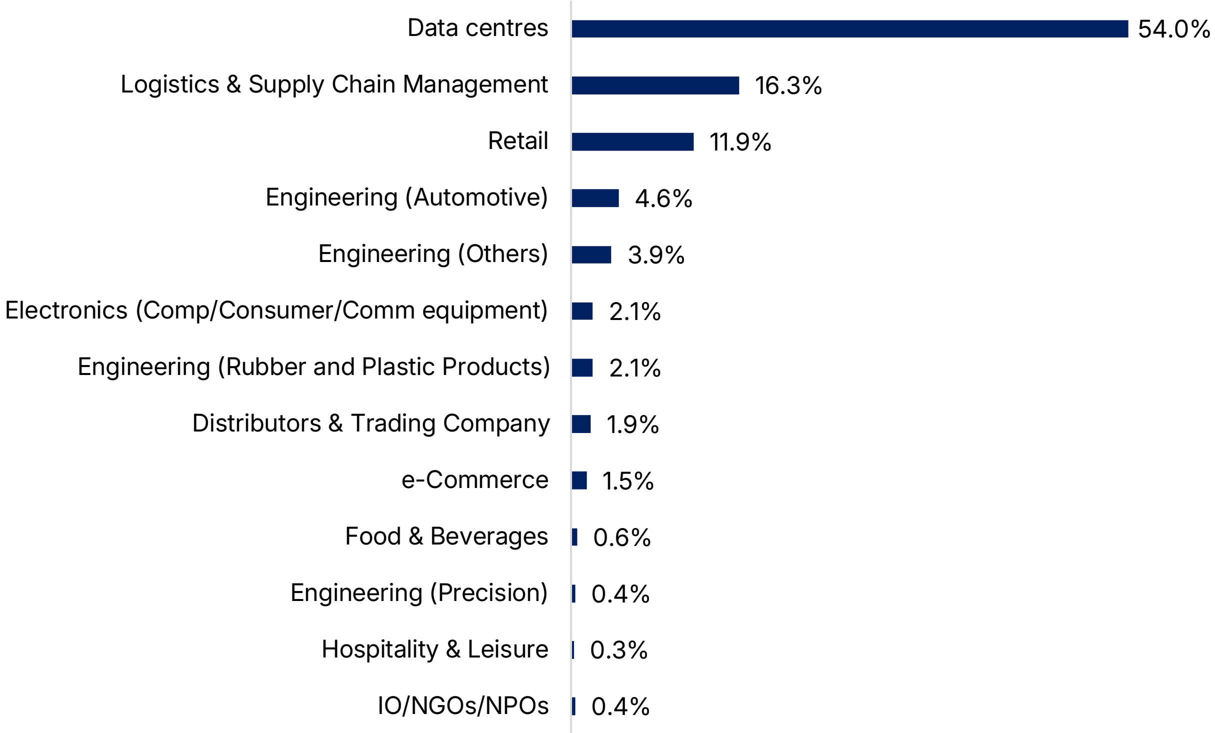
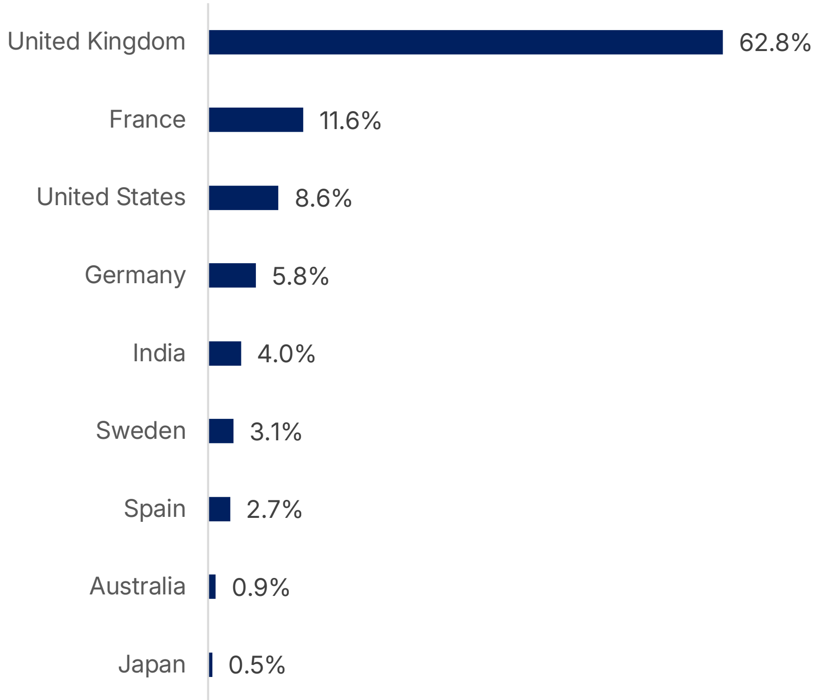


Figure 9b: United Kingdom/Europe Portfolio by Gross Revenue – Tenants' Country of Origin



Note: IO/NGOs/NPOs refers to international organisations/non-government organisations/non-profit organisations.

Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.

Figure 10a: Japan Portfolio by Gross Revenue: Tenants' Industry Mix

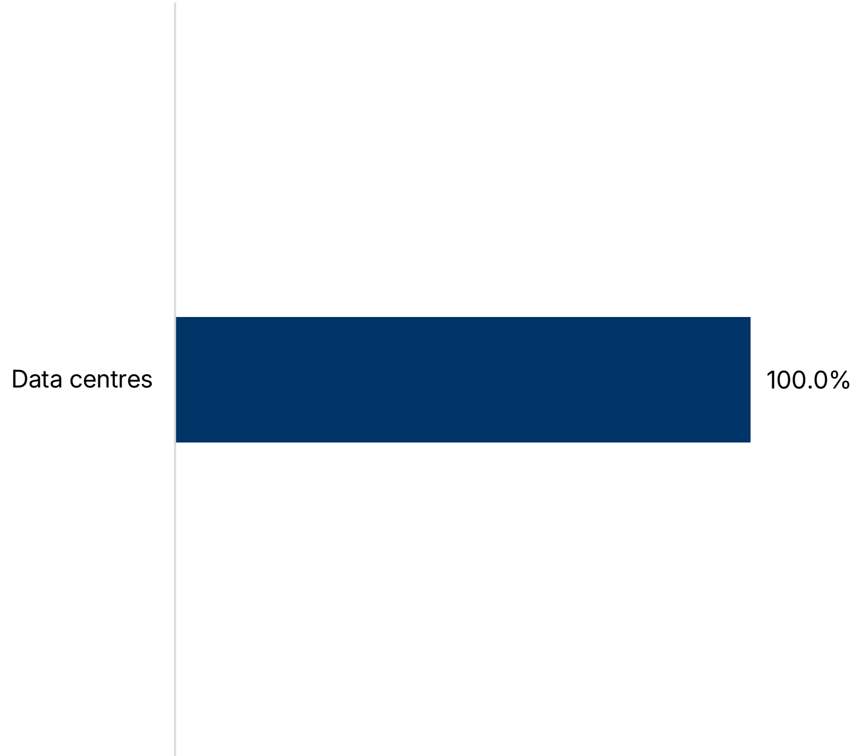
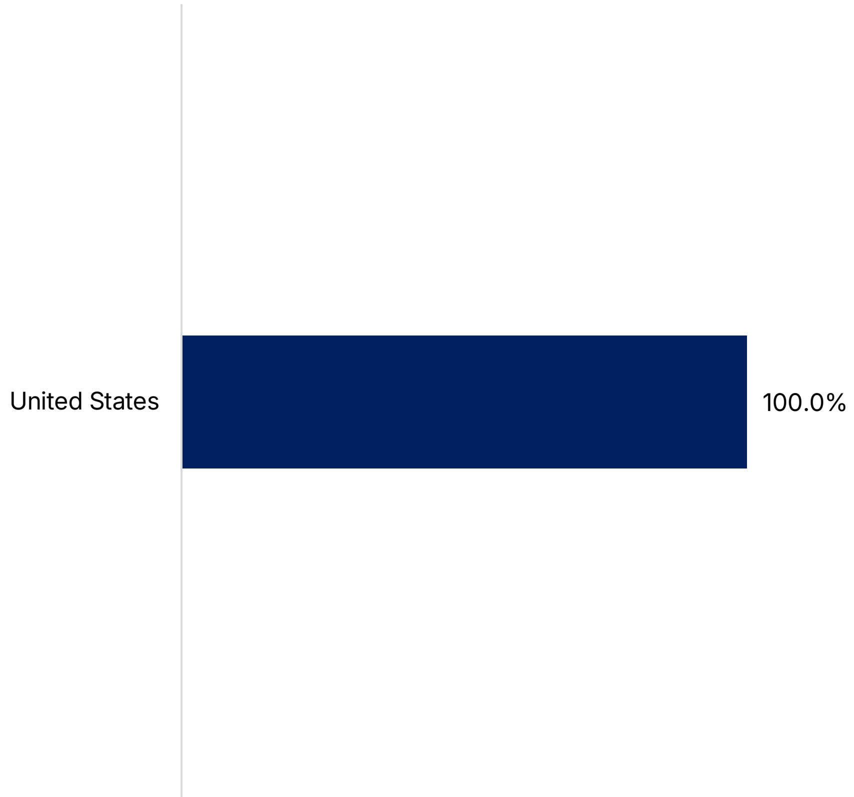


Figure 10b: Japan Portfolio by Gross Revenue – Tenants' Country of Origin



Any discrepancies in the figures included herein between the listed amounts and totals thereof are due to rounding.