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(Constituted in the Republic of Singapore  
pursuant to a trust deed dated 9 October 2002 (as amended))

## **COMPLETION OF THE PROPOSED ACQUISITION OF 5 SCIENCE PARK DRIVE AND USE OF PROCEEDS FROM PRIVATE PLACEMENT OF 202,430,000 NEW UNITS**

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcements of CLAR dated 28 May 2025 titled “The Proposed Acquisitions of the Data Centre known as 9 Tai Seng Drive and the Business Space Property known as 5 Science Park Drive” (the “**Acquisition Announcement**”), and dated 28 May 2025 titled “Launch of Private Placement to raise gross proceeds of no less than approximately S\$500.0 million” (the “**Launch Announcement**”).*

### **1. Completion of the Proposed 5SPD Acquisition**

Further to the Acquisition Announcement, CapitaLand Ascendas REIT Management Limited, in its capacity as manager of CLAR (the “**Manager**”), is pleased to announce that the acquisition of the business space property known as 5 Science Park Drive has been completed today.

The Manager will make further announcements on the completion of the proposed acquisition of the data centre known as 9 Tai Seng Drive when such completion takes place.

### **2. Use of proceeds**

Further to the Launch Announcement in relation to the Private Placement and the announcements dated 29 May 2025, 3 June 2025, 6 June 2025 and 31 July 2025, the Manager wishes to announce that, of the gross proceeds of approximately S\$500.0 million from the Private Placement, the Manager has utilised approximately S\$137.1 million (which is equivalent to 27.4% of the gross proceeds of the Private Placement) to partially fund the proposed acquisition of 100.0% of the interest in the property known as 5 Science Park Drive.

Further to the deployment of proceeds as described above, details of the use of proceeds from the Private Placement are as follows:

<b>Intended use of proceeds</b>	<b>Announced use of proceeds<sup>(1)</sup></b>	<b>Actual use of proceeds</b>	<b>Balance of proceeds not yet used</b>
To partially finance the proposed acquisition of 100.0% of the interest in the property known as 9 Tai Seng Drive	S\$275.5 million	-	S\$275.5 million
To partially finance the proposed acquisition of 100.0% of the interest in the property known as 5 Science Park Drive	S\$137.1 million	S\$137.1 million	-
To be used for debt repayment purposes (including debt previously drawn down for investments, developments and/or asset enhancement initiatives)	S\$81.6 million	S\$81.6 million	-
To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by CLAR in connection with the Private Placement	S\$5.8 million	S\$5.0 million	S\$0.8 million
<b>Total</b>	<b>S\$500.0 million</b>	<b>S\$223.7 million</b>	<b>S\$276.3 million</b>

Note:

(1) As set out in the Launch Announcement.

The Manager will make further announcements on the utilisation of the remaining proceeds from the Private Placement as and when such funds are materially disbursed.

BY ORDER OF THE BOARD

**CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED**

(Company Registration No. 200201987K)

(as manager of CapitaLand Ascendas REIT)

Hon Wei Seng

Company Secretary

6 August 2025

## Important Notice

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CLAR has not been authorised as a collective investment scheme by Hong Kong's Securities and Futures Commission ("**SFC**") pursuant to section 104 of Hong Kong's Securities and Futures Ordinance (Cap. 571) ("**SFO**"), nor has this announcement been approved by the SFC pursuant to section 105(1) of SFO. Accordingly: (i) the New Units have not been and will not be offered or sold in Hong Kong by means of any document, other than to persons who are "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules (Cap. 571D) and any other rules made under the SFO or as otherwise permitted under the SFO; and (ii) no person may issue, circulate or distribute, or have in its possession for the purposes of issue, circulation or distribution, whether in Hong Kong or elsewhere, any invitation, advertisement or other document relating to the New Units, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the New Units which are or are intended to be disposed of only to persons outside Hong Kong or only to "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules and any other rules made under the SFO or as otherwise permitted under the SFO.

No recognition or approval of the Securities Commission Malaysia has been applied for or will be obtained for the placement of the New Units under the Malaysian Capital Markets and Services Act 2007 and any other applicable guidelines issued by the Securities Commission Malaysia. Neither has a prospectus or any offering document been nor will be registered with the Securities Commission Malaysia in connection with the Private Placement. Accordingly, this announcement or any amendment or supplement hereto or any other offering documents relating to the Private Placement must not be circulated or distributed in Malaysia, directly or indirectly, nor will the New Units be offered or sold, or be made the subject of an invitation for subscription or purchase, whether directly or indirectly, to anyone in Malaysia. Any other reproduction or distribution of this announcement or any other offering documents relating to the Private Placement in Malaysia, in whole or in part, or the disclosure of their contents in Malaysia is prohibited.

The New Units have not been authorised or approved by the Thai Securities and Exchange Commission under the Thai Securities and Exchange Act B.E. 2535 (1992). Therefore, the New Units are subject to restrictions on offering or sale, whether directly or indirectly, in Thailand. Offers made outside Thailand in accordance with applicable laws are not intended for investors seeking to acquire New Units in Thailand. Subscribers are therefore prohibited from reselling the New Units to investors in Thailand in any manner that would impose approval, filing, or registration obligations on the Manager with any authority in Thailand, except as permitted by and in accordance with applicable exemptions from such requirements.

The value of Units and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLAR is not necessarily indicative of the future performance of CLAR.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

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

**Notification under Section 309B of the Securities and Futures Act 2001:** The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).