



A Member of CapitaLand

(Constituted in the Republic of Singapore pursuant to a trust deed dated 19 January 2006 (as amended))

## ANNOUNCEMENT

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### DIVESTMENT OF SALCEDO RESIDENCES UNITS

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#### 1. INTRODUCTION

Ascott Residence Trust Management Limited (the “**Manager**”), as manager of Ascott Residence Trust (“**Ascott REIT**”), wishes to announce that Ascott REIT has through a wholly owned subsidiary, sold its serviced residence property known as “Salcedo Residences” (the “**Sale**”), consisting of 71 condominium units and 71 parking slots (the “**Salcedo Residences Units**”) in a building known as “Stamford Court-Salcedo Makati” (the “**Building**”) located at HV Dela Costa Corner LP Leviste Street, Salcedo Village, Makati City 1227, Philippines, to Infinity Primetowers Makati, Inc. (the “**Purchaser**”). The Purchaser is an unrelated third party.

#### 2. SALE PRICE

The purchase consideration for the Sale was PHP 240.0 million (approximately S\$7.2 million<sup>1</sup>) (the “**Sale Price**”). The Sale Price was agreed upon on a willing buyer willing seller basis taking into account, among other factors, the independent valuation of the Salcedo Residences Units conducted by CB Richard Ellis Philippines, Inc. at PHP 34.0 million (approximately S\$1.0 million) as at 30 June 2015, using the discounted cashflow method. This valuation was commissioned by DBS Trustee Limited, in its capacity as trustee of Ascott REIT, as part of Ascott REIT’s half year valuation exercise of its portfolio of properties.

#### 3. RATIONALE FOR THE SALE

The Sale is in line with Ascott REIT’s active asset management strategy to unlock the underlying value of properties which offer limited growth and re-deploy proceeds to other higher yielding assets to enhance Ascott REIT’s portfolio. The Salcedo Residences Units are more than 10 years old and due to the inability to obtain the necessary consensus to renovate the shared common areas, potential upside is limited. Given that the Sale Price is higher than the current valuation, the Manager believes that it is an opportune time for Ascott REIT to divest the Salcedo Residences Units.

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<sup>1</sup> Unless otherwise stated in this announcement, all references to S\$ where applicable are based on an exchange rate of S\$1.00 = PHP 33.53.

#### 4. INTERESTS OF DIRECTORS AND CONTROLLING UNITHOLDERS

None of the Directors of the Manager or the controlling unitholders of Ascott REIT has any interest, direct or indirect, in the Sale.

By Order of the Board  
Ascott Residence Trust Management Limited  
(Registration Number: 200516209Z)  
As manager of Ascott Residence Trust

Kang Siew Fong / Regina Tan  
Joint Company Secretaries  
2 November 2015

#### IMPORTANT NOTICE

The value of units in Ascott Residence Trust ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by Ascott Residence Trust Management Limited, as manager of Ascott Residence Trust (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 have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Ascott Residence Trust is not necessarily indicative of the future performance of Ascott Residence Trust.