



ASCENDAS REAL ESTATE INVESTMENT TRUST

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

ANNOUNCEMENT

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

Ascendas Funds Management (S) Limited (as manager of Ascendas Real Estate Investment Trust) (“**Ascendas Reit**” and as manager of Ascendas Reit, the “**Ascendas Reit Manager**”) wishes to announce the transactions carried out during the period 1 January 2021 to 30 June 2021 set out in Annex A pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The transactions set out in Annex A did not have any material impact on the net tangible assets or earnings per unit of Ascendas Reit for the financial period ended 30 June 2021.

None of the Directors of the Ascendas Reit Manager or the controlling unitholder of Ascendas Reit has any interest, direct or indirect, in the transactions set out in Annex A.

BY ORDER OF THE BOARD

Ascendas Funds Management (S) Limited
(Company Registration No.: 200201987K)
As Manager of Ascendas Real Estate Investment Trust

Mary Judith de Souza
Company Secretary
2 August 2021

Important Notice

The past performance of Ascendas Real Estate Investment Trust (“**Ascendas Reit**”) is not indicative of future performance. The listing of the units in the Ascendas Reit (“**Units**”) on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Ascendas Funds Management (S) Limited (the “**Manager**”) or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

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

1. **INCORPORATION / ACQUISITION OF WHOLLY OWNED SUBSIDIARIES**

Incorporation of the following wholly owned subsidiaries for the acquisition of a portfolio of 11 data centres in Europe comprising four data centres in UK, three data centres in the Netherlands, three data centres in France and one data centre in Switzerland (collectively, the “**Properties**”) through the acquisition of the entire issued share capital of certain entities which own the Properties (the “**Acquisition**”).

1. Name : Ascendas Reit (Europe Sub 3) Ltd
Principal Activity : Investment holding
Issued and Paid-up capital : GBP1.00 (approximately SGD1.84) comprising 1 ordinary share of GBP1.00 (approximately SGD 1.84)
Country of Incorporation : Jersey
2. Name : Ascendas Reit (Netherlands Sub 1) B.V.
Principal Activity : Investment holding
Issued and Paid-up capital : Euro1.00 (approximately SGD1.60) comprising 1 share of Euro1.00 (approximately SGD1.60)
Country of Incorporation : The Netherlands
3. Name : Ascendas Reit (France Sub 1) SAS
Principal Activity : Investment holding
Issued and Paid-up capital : Euro1.00 (approximately SGD1.60) comprising 1 share of Euro1.00 (approximately SGD1.60)
Country of Incorporation : France

Entities which own the Properties:

4. Name : Ascendas Reit (Cressex) Limited
(formerly known as Digital Reality (Cressex) Limited)
Principal Activity : Property holding
Issued and Paid-up capital : GBP12,000 (approximately SGD22,074) comprising 600 shares of GBP20 (approximately SGD37) each
Country of Incorporation : Jersey
5. Name : Ascendas Reit (Welwyn) Limited
(formerly known as Digital Reality (Welwyn) Limited)
Principal Activity : Property holding
Issued and Paid-up capital : GBP12,000 (approximately SGD22,074) comprising 150 share of GBP80 (approximately SGD147) each
Country of Incorporation : Jersey
6. Name : Ascendas Reit (Manchester) Limited
(formerly known as Digital Reality (Manchester) Limited)
Principal Activity : Property holding
Issued and Paid-up capital : GBP12,000 (approximately SGD22,074) comprising 600 shares of GBP20 (approximately SGD37) each
Country of Incorporation : Jersey

7. Name : Ascendas Reit (Croydon) Limited
(formerly known as Sentrum (Croydon) Limited)
Principal Activity : Property holding
Issued and Paid-up capital : GBP2.00 (approximately SGD3.68) comprising 2
share of GBP1.00 (approximately SGD1.84) each
Country of Incorporation : Isle of Man
8. Name : Ascendas Reit (Croydon) UK Limited
(formerly known as Sentrum Limited)
Principal Activity : Property holding
Issued and Paid-up capital : GBP2.00 (approximately SGD3.68) comprising 2
share of GBP1.00 (approximately SGD1.84) each
Country of Incorporation : United Kingdom
9. Name : Ascendas Reit (PVV) B.V.
(formerly known as Digital Netherlands II B.V.)
Principal Activity : Property holding
Issued and Paid-up capital : Euro18,000 (approximately SGD28,885)
comprising 1,800 share of Euro10.00
(approximately SGD16.05) each
Country of Incorporation : The Netherlands
10. Name : Ascendas Reit (Gyroscoopweg) B.V.
(formerly known as Digital Netherlands V B.V.)
Principal Activity : Property holding
Issued and Paid-up capital : Euro18,000 (approximately SGD28,885)
comprising 1,800 share of Euro10.00
(approximately SGD16.05) each
Country of Incorporation : The Netherlands
11. Name : Ascendas Reit (Cateringweg) B.V.
(formerly known as Digital Netherlands IX B.V.)
Principal Activity : Property holding
Issued and Paid-up capital : Euro18,000 (approximately SGD28,885)
comprising 1,800 share of Euro10.00
(approximately SGD16.05) each
Country of Incorporation : The Netherlands
12. Name : Ascendas Reit Paris Holding SARL
(formerly known as Digital Paris Holding SARL)
Principal Activity : Property holding
Issued and Paid-up capital : Euro9,993,713 (approximately SGD16,036,911)
comprising 9,993,713 shares of Euro1.00
(approximately SGD1.60) each
Country of Incorporation : France
13. Name : Ascendas Reit (Montigny) SCI
(formerly known as Digital Montigny SCI)
Principal Activity : Property holding
Issued and Paid-up capital : Euro15,678,725 (approximately SGD25,159,650)
comprising 3,135,745 shares of Euro5.00
(approximately SGD8.02) each
Country of Incorporation : France

14. Name : Ascendas Reit (Bievres) SCI
(formerly known as Digital Bievres SCI)
Principal Activity : Property holding
Issued and Paid-up capital : Euro6,974,590 (approximately SGD11,192,125)
comprising 1,394,918 shares of Euro5.00
(approximately SGD8.02) each
Country of Incorporation : France
15. Name : Ascendas Reit (Saclay) SCI
(formerly known as Digital Saclay SCI)
Principal Activity : Property holding
Issued and Paid-up capital : Euro2,330,960 (approximately SGD3,740,492)
comprising 466,192 shares of Euro5.00
(approximately SGD8.02) each
Country of Incorporation : France
16. Name : Ascendas Reit (Geneva) S.a.r.l.
(formerly known as Digital Luxembourg S.a.r.l.)
Principal Activity : Property holding
Issued and Paid-up capital : Euro12,500 (approximately SGD20,059)
comprising 500 shares of Euro25.00
(approximately SGD40.12) each
Country of Incorporation : Luxembourg

The total purchase consideration for the Acquisition was approximately S\$904.60 million, comprising approximately £250.25 million (approximately S\$460.33 million) for the UK properties and approximately €276.85 million (approximately S\$444.26 million) for the other properties, arrived at on a cash-free, debt-free basis, as set out in the Sale and Purchase Agreement entered into by wholly owned subsidiaries of HSBC Institutional Trust Services (Singapore) Limited, as trustee of Ascendas Reit, with subsidiaries of Digital Realty Trust, Inc., an unrelated third party.

Following completion of the Acquisition, the entities which own the Properties (as set out above) have become wholly owned subsidiaries of Ascendas Reit.

2. **CHANGE OF INTEREST IN ASSOCIATED COMPANY**

Acquisition of 102,150,000 ordinary shares of Ascendas Fusion 5 Pte. Ltd. (“**AF5PL**”) representing the balance 75.0% of the total issued share capital of AF5PL, with HSBC Institutional Trust Services (Singapore) Limited, as trustee of Ascendas Reit (the “**Trustee**”), directly holding 136,186,380 ordinary shares of AF5PL representing 99.99% of the issued share capital of AF5PL, with the balance 13,620 ordinary shares of AF5PL representing 0.01% of the issued share capital of AF5PL held by PLC 8 Holdings Pte. Ltd., a wholly owned subsidiary of the Trustee (the “**Acquisition**”).

AF5PL was an existing associated company of Ascendas Reit with 25% of the issued share capital of AF5PL comprising 36,250,000 ordinary shares of AF5PL held by the Trustee. The remaining 102,150,000 shares of the AF5PL representing 75.0% of the issued share capital of AF5PL were held by an indirect wholly owned subsidiary of CapitalLand Limited.

AF5PL owns 100% of the land and the buildings located at 1 and 3 Fusionopolis Place in Singapore, which are also known as the Galaxis.

The purchase consideration for the Acquisition was approximately S\$372.8 million, an amount equal to 75.0% of the adjusted net asset value of AF5PL as at the date of completion of the Acquisition.

Following the Acquisition, AF5PL has become a wholly owned subsidiary of Ascendas Reit.