

Supplementary Information For six months ended 31 December 2024

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

| | Properties | Net Lettable Area (sqm) | Occupancy as at | | |
|---|--|-------------------------|-----------------|-----------|-----------|
| | | | 31-Dec-24 | 30-Jun-24 | 31-Dec-23 |
| Singapore | | | | | |
| Business Space and Life Sciences | | | | | |
| Business Space | | | | | |
| one-north | | | | | |
| 1 | Nexus @one-north | 20,929 | 89.3% | 91.6% | 93.8% |
| 2 | Galaxis | 61,002 | 99.9% | 99.2% | 99.6% |
| 3 | Grab Headquarters | 42,290 | 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 | - | - | - | - |
| 7 | Acer Building | 22,557 | 33.9% | 36.5% | 39.2% |
| 8 | 31 International Business Park | 48,991 | 42.3% | 49.3% | 49.8% |
| 9 | Nordic European Centre | 21,549 | 82.8% | 78.0% | 75.6% |
| Changi Business Park | | | | | |
| 10 | 17 Changi Business Park Central 1 | 14,299 | 35.6% | 44.0% | 44.0% |
| 11 | 1 Changi Business Park Avenue 1 | 9,127 | 73.9% | 73.9% | 94.0% |
| 12 | Hansapoint | 16,401 | 53.4% | 47.2% | 36.5% |
| 13 | 1, 3 & 5 Changi Business Park Crescent | 62,943 | 79.0% | 77.9% | 78.2% |
| 14 | DBS Asia Hub | 38,172 | 100.0% | 100.0% | 100.0% |
| 15 | 3 Changi Business Park Vista | 15,036 | 48.6% | 48.6% | 48.4% |
| 16 | ONE@Changi City | 61,236 | 99.5% | 81.5% | 81.1% |
| Singapore Science I | | | | | |
| 17 | Cintech I | 10,546 | 54.6% | 51.1% | 53.9% |
| 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% |
| Singapore Science Park II | | | | | |
| 20 | The Alpha | 20,781 | 89.1% | 76.3% | 69.5% |
| 21 | The Capricorn | 20,598 | 79.9% | 81.6% | 86.1% |
| 22 | FM Global Centre | 11,613 | 100.0% | 100.0% | 100.0% |
| Life Sciences | | | | | |
| one-north | | | | | |
| 23 | Neuros & Immunos | 28,292 | 100.0% | 99.7% | 100.0% |
| 24 | Nucleos | 37,574 | 94.2% | 94.7% | 96.6% |
| Singapore Science Park I | | | | | |
| 25 | The Rutherford & Oasis | 18,841 | 68.7% | 68.4% | 68.4% |
| 26 | Cintech III & IV | 18,333 | 76.7% | 76.1% | 76.1% |
| Singapore Science Park II | | | | | |

¹27 IBP (previously known as iQuest@IBP) was decommissioned for redevelopment in Jan 2020.

| | | | | | |
|----|-----------------------------|--------|-------|-------|-------|
| 27 | The Aries, Sparkle & Gemini | 36,834 | 80.4% | 78.4% | 83.8% |
| 28 | The Galen | 22,310 | 93.8% | 88.4% | 88.9% |
| 29 | The Kendall | 16,985 | 87.4% | 88.8% | 94.0% |

| Industrial and Data Centres | | | | | |
|-----------------------------|---------------------------------------|--------|--------|--------|--------|
| Industrial | | | | | |
| 30 | Aperia | 69,996 | 96.5% | 95.8% | 94.5% |
| 31 | Techlink | 36,254 | 97.2% | 96.0% | 99.5% |
| 32 | 10 Toh Guan Road | 41,059 | 91.9% | 93.0% | 92.1% |
| 33 | Siemens Centre | 28,089 | 89.3% | 94.0% | 90.0% |
| 34 | Infineon Building | 27,278 | 100.0% | 100.0% | 100.0% |
| 35 | Techpoint | 40,313 | 67.8% | 71.8% | 71.0% |
| 36 | KA Centre | 13,557 | 97.3% | 96.1% | 94.3% |
| 37 | Pacific Tech Centre | 19,573 | 89.5% | 92.4% | 83.7% |
| 38 | Techview | 38,616 | 100.0% | 99.4% | 100.0% |
| 39 | 1 Jalan Kilang | 6,071 | 100.0% | 100.0% | 100.0% |
| 40 | 30 Tampines Industrial Avenue 3 | 9,593 | 0.0% | 0.0% | 0.0% |
| 41 | 31 Ubi Road 1 | 12,943 | 73.2% | 73.2% | 74.6% |
| 42 | Schneider Electric Building | 18,970 | 100.0% | 100.0% | 100.0% |
| 43 | UBIX | 13,877 | 99.3% | 97.5% | 96.5% |
| 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 | CGG Veritas Hub | 8,671 | 100.0% | 100.0% | 100.0% |
| 47 | Corporation Place | 55,899 | 81.1% | 86.2% | 85.9% |
| 48 | 80 Bendemeer Road | 35,159 | 90.7% | 88.5% | 89.3% |
| 49 | Techplace I | 59,524 | 99.6% | 100.0% | 100.0% |
| 50 | Techplace II | 83,200 | 98.1% | 97.2% | 98.7% |
| 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 | 11,359 | 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 | 10,071 | 100.0% | 98.2% | 100.0% |
| 57 | 3 Tai Seng Drive | 11,723 | 100.0% | 100.0% | 99.3% |
| 58 | 52 Serangoon North Avenue 4 | 11,044 | 100.0% | 100.0% | 100.0% |
| 59 | Tampines Biz-Hub | 14,551 | 98.0% | 93.2% | 98.1% |
| 60 | 455A Jalan Ahmad Ibrahim ² | 6,430 | 100.0% | 100.0% | 100.0% |
| 61 | 37A Tampines Street 92 | 9,753 | 100.0% | 100.0% | 100.0% |
| 62 | Hamilton Sundstrand Building | 16,744 | 100.0% | 100.0% | 100.0% |
| 63 | 21 Changi North Rise ³ | 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% |

² Formerly known as Hoya Building

³ Formerly known as Thales Building (I & II)

| | | | | | |
|-----------------------------|--------------------------------------|---------|--------|--------|--------|
| 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 Toa Payoh Lorong 1 | 28,995 | 100.0% | 100.0% | 100.0% |
| Data Centres | | | | | |
| 72 | Telepark | 24,610 | 99.6% | 99.7% | 100.0% |
| 73 | Kim Chuan Telecommunications Complex | 25,129 | 100.0% | 100.0% | 100.0% |
| 74 | 38A Kim Chuan Road | 32,885 | 100.0% | 100.0% | 100.0% |
| Logistics | | | | | |
| 75 | 20 Tuas Avenue 1 | 41,342 | 91.2% | 100.0% | 100.0% |
| 76 | LogisTech | 30,177 | 82.7% | 99.9% | 99.9% |
| 77 | Changi Logistics Centre | 43,825 | 95.3% | 93.8% | 93.5% |
| 78 | Courts Megastore | 28,410 | 100.0% | 100.0% | 100.0% |
| 79 | Giant Hypermart | 42,178 | 100.0% | 100.0% | 100.0% |
| 80 | 4 Changi South Lane | 15,550 | 92.7% | 100.0% | 100.0% |
| 81 | 40 Penjuru Lane | 151,813 | 99.8% | 94.4% | 99.3% |
| 82 | Xilin Districentre A&B | 21,315 | 100.0% | 100.0% | 100.0% |
| 83 | 20 Tuas Avenue 6 | 5,085 | 100.0% | 100.0% | 100.0% |
| 84 | Xilin Districentre D | 15,764 | 96.1% | 62.3% | 96.1% |
| 85 | 9 Changi South Street 3 | 23,707 | 96.0% | 96.2% | 96.0% |
| 86 | 5 Toh Guan Road East ⁴ | - | - | - | - |
| 87 | Xilin Districentre C | 13,315 | 96.8% | 94.0% | 93.9% |
| 88 | 19 & 21 Pandan Avenue | 71,749 | 100.0% | 100.0% | 100.0% |
| 89 | 1 Changi South Lane | 23,706 | 100.0% | 100.0% | 100.0% |
| 90 | Logis Hub @ Clementi | 23,066 | 100.0% | 100.0% | 100.0% |
| 91 | 21 Changi South Avenue 2 | 11,440 | 100.0% | 100.0% | 100.0% |
| 92 | 15 Changi North Way | 28,974 | 100.0% | 100.0% | 100.0% |
| 93 | Pioneer Hub | 80,498 | 99.3% | 99.3% | 99.3% |
| 94 | 71 Alps Avenue | 11,003 | 100.0% | 100.0% | 100.0% |
| 95 | 90 Alps Avenue | 26,277 | 100.0% | 100.0% | 100.0% |
| 96 | 1 Buroh Lane | 55,791 | 100.0% | 100.0% | 100.0% |
| Australia | | | | | |
| Logistics | | | | | |
| Brisbane, Queensland | | | | | |
| 97 | 95 Gilmore Road | 41,319 | 100.0% | 100.0% | 100.0% |
| 98 | 99 Radius Drive | 14,592 | 100.0% | 100.0% | 100.0% |
| 99 | 1-7 Wayne Goss Drive | 17,907 | 100.0% | 100.0% | 100.0% |
| 100 | Cargo Business Park | 8,216 | 88.9% | 91.2% | 73.8% |
| 101 | 500 Green Road | 38,711 | 100.0% | 100.0% | 100.0% |
| Melbourne, Victoria | | | | | |
| 102 | 676 – 698 Kororoit Creek Road | 44,036 | 100.0% | 100.0% | 100.0% |

⁴ 5 Toh Guan Road East was decommissioned for redevelopment in Nov 2023.

| | | | | | |
|---|---------------------------------|--------|---------------------|---------------------|---------------------|
| 103 | 700 – 718 Kororoit Creek Road | 28,037 | 100.0% | 100.0% | 100.0% |
| 104 | 2 – 16 Aylesbury Drive | 17,513 | 100.0% | 100.0% | 100.0% |
| 105 | 9 Andretti Court | 24,158 | 100.0% | 100.0% | 100.0% |
| 106 | 14 – 28 Ordish Road | 28,224 | 100.0% | 100.0% | 100.0% |
| 107 | 31 Permas Way | 44,540 | 100.0% | 100.0% | 100.0% |
| 108 | 35 – 61 South Park Drive | 32,167 | 100.0% | 100.0% | 100.0% |
| 109 | 162 Australis Drive | 23,255 | 100.0% | 100.0% | 100.0% |
| 110 | 81 – 89 Drake Boulevard | 14,099 | 100.0% | 100.0% | 100.0% |
| 111 | 52 Fox Drive | 18,040 | 100.0% | 100.0% | 100.0% |
| 112 | 169 – 177 Australis Drive | 31,049 | 100.0% | 100.0% | 100.0% |
| Perth, Western Australia | | | | | |
| 113 | 35 Baile Road | 20,895 | 100.0% | 100.0% | 100.0% |
| Sydney, New South Wales | | | | | |
| 114 | 484 – 490 Great Western Highway | 13,304 | 100.0% | 100.0% | 100.0% |
| 115 | 494 – 500 Great Western Highway | 25,256 | 100.0% | 100.0% | 100.0% |
| 116 | 1 Distribution Place | 13,513 | 100.0% | 100.0% | 100.0% |
| 117 | 1 – 15 Kellet Close | 23,205 | 100.0% | 100.0% | 100.0% |
| 118 | 1A & 1B Raffles Glade | 21,703 | 100.0% | 100.0% | 100.0% |
| 119 | 5 Eucalyptus Place | 10,732 | 100.0% | 100.0% | 100.0% |
| 120 | 7 Grevillea Street | 51,709 | 100.0% | 100.0% | 100.0% |
| 121 | 16 Kangaroo Avenue | 19,918 | 0.0% | 0.0% | 100.0% |
| 122 | 94 Lenore Drive | 21,143 | 100.0% | 100.0% | 100.0% |
| 123 | 6 – 20 Clunies Ross Street | 38,579 | 6.1% | 100.0% | 100.0% |
| 124 | 7 Kiora Crescent | 13,114 | 100.0% | 100.0% | 100.0% |
| Business Space | | | | | |
| Brisbane, Queensland | | | | | |
| 125 | 100 Wickham Street | 12,969 | 92.6% | 96.3% | 92.6% |
| 126 | 108 Wickham Street | 11,839 | 94.6% | 94.6% | 99.1% |
| Melbourne, Victoria | | | | | |
| 127 | 254 Wellington Road | 17,646 | 100.0% | 93.4% | 77.8% ⁵ |
| Sydney, New South Wales | | | | | |
| 128 | 197 – 201 Coward Street | 22,469 | 86.8% | 86.5% | 92.3% |
| 129 | 1-5 Thomas Holt Drive | 39,085 | 100.0% | 100.0% | 95.1% |
| 130 | MQX4 | 19,693 | 100.0% ⁶ | 100.0% ⁶ | 100.0% ⁶ |
| United States | | | | | |
| Business Space and Life Sciences | | | | | |
| Business Space | | | | | |
| Portland, Oregon | | | | | |
| 131 | 8300 Creekside | 5,030 | 93.9% | 93.9% | 93.9% |
| 132 | 8305 Creekside | 1,837 | 88.6% | 88.6% | 70.0% |
| 133 | 8405 Nimbus | 4,997 | 100.0% | 100.0% | 100.0% |
| 134 | 8500 Creekside | 6,085 | 100.0% | 100.0% | 100.0% |
| 135 | 8700-8770 Nimbus | 3,340 | 95.7% | 95.7% | 95.7% |

⁵ Due to expiry of rental guarantee in Sep 2023.

⁶ Three-year rental guarantee in place starting from 17 Oct 2023.

| | | | | | |
|-------------------------------------|---------------------------------------|--------|--------|--------|--------|
| 136 | 9205 Gemini | 3,805 | 31.2% | 53.7% | 53.7% |
| 137 | 9405 Gemini | 4,382 | 0.0% | 0.0% | 100.0% |
| 138 | Creekside 5 | 4,463 | 83.9% | 66.6% | 61.4% |
| 139 | Creekside 6 | 6,916 | 66.3% | 63.2% | 63.2% |
| 140 | Greenbrier Court | 7,190 | 100.0% | 100.0% | 100.0% |
| 141 | Parkside | 14,767 | 20.1% | 20.1% | 20.1% |
| 142 | Ridgeview | 8,733 | 63.0% | 57.4% | 65.0% |
| 143 | Heartwood ⁷ | 15,945 | 49.7% | 49.7% | 47.0% |
| 144 | The Commons | 6,479 | 80.3% | 83.1% | 77.7% |
| 145 | Waterside | 11,762 | 88.8% | 84.6% | 81.5% |
| Raleigh, North Carolina | | | | | |
| 146 | 5200 East & West Paramount Parkway | 29,478 | 88.3% | 88.3% | 88.3% |
| 147 | Perimeter One | 18,865 | 81.6% | 79.9% | 88.8% |
| 148 | Perimeter Two | 19,220 | 30.3% | 68.3% | 79.5% |
| 149 | Perimeter Three | 22,863 | 96.1% | 83.2% | 78.3% |
| 150 | Perimeter Four | 16,918 | 32.7% | 32.7% | 32.7% |
| San Diego, California | | | | | |
| 151 | 10020 Pacific Mesa Boulevard | 29,543 | 100.0% | 100.0% | 100.0% |
| 152 | 15051 Avenue of Science | 6,500 | 100.0% | 100.0% | 100.0% |
| 153 | 15073 Avenue of Science | 4,497 | 100.0% | 100.0% | 100.0% |
| 154 | 15231, 15253, 15333 Avenue of Science | 16,553 | 64.5% | 69.3% | 69.3% |
| 155 | 15378 Avenue of Science | 6,391 | 100.0% | 100.0% | 100.0% |
| 156 | 15435 & 15445 Innovation Drive | 9,508 | 89.1% | 93.1% | 93.1% |
| 157 | 5005 & 5010 Wateridge | 16,051 | 100.0% | 100.0% | 100.0% |
| San Francisco, California | | | | | |
| 158 | 505 Brannan Street | 13,935 | 100.0% | 100.0% | 100.0% |
| 159 | 510 Townsend Street | 27,437 | 100.0% | 100.0% | 100.0% |
| Life Sciences | | | | | |
| San Diego, California | | | | | |
| 160 | 6055 Lusk Boulevard ⁸ | 8,754 | 100.0% | 100.0% | 100.0% |
| Logistics | | | | | |
| Kansas City, Kansas/Missouri | | | | | |
| 161 | Continental Can | 15,946 | 100.0% | 100.0% | 100.0% |
| 162 | Crossroads Distribution Center | 16,259 | 100.0% | 100.0% | 100.0% |
| 163 | Lackman Business Center 1-3 | 32,337 | 100.0% | 82.0% | 100.0% |
| 164 | Lackman Business Center 4 | 6,800 | 100.0% | 0.0% | 100.0% |
| 165 | Airworld 1 | 18,580 | 100.0% | 100.0% | 100.0% |
| 166 | Airworld 2 | 13,961 | 100.0% | 100.0% | 100.0% |
| 167 | Levee | 22,125 | 100.0% | 100.0% | 100.0% |
| 168 | North Topping | 11,066 | 100.0% | 100.0% | 100.0% |

⁷ Formerly known as The Atrium.

⁸ 6055 Lusk Boulevard was decommissioned for major refurbishment work (convert-to-suit) in Sep 2022 and was recommissioned in Dec 2023.

| | | | | | |
|---|---|--------|--------|--------|--------|
| 169 | Quebec | 28,935 | 100.0% | 100.0% | 100.0% |
| 170 | Saline | 11,073 | 100.0% | 100.0% | 100.0% |
| 171 | Warren | 23,826 | 100.0% | 100.0% | 100.0% |
| Chicago, Illinois | | | | | |
| 172 | 472-482 Thomas Drive | 10,966 | 100.0% | 100.0% | 100.0% |
| 173 | 490 Windy Point Drive | 4,116 | 100.0% | 100.0% | 100.0% |
| 174 | 501 South Steward Road | 53,844 | 100.0% | 100.0% | 100.0% |
| 175 | 540-570 Congress Circle South | 9,385 | 100.0% | 100.0% | 100.0% |
| 176 | 2500 South 25 th Avenue | 15,615 | 100.0% | 100.0% | 100.0% |
| 177 | 3950 Sussex Avenue | 4,020 | 100.0% | 100.0% | 100.0% |
| 178 | 13144 South Pulaski Road | 34,398 | 100.0% | 100.0% | 100.0% |
| United Kingdom / Europe | | | | | |
| Logistics | | | | | |
| East England, United Kingdom | | | | | |
| 179 | Market Garden Road | 13,016 | 100.0% | 100.0% | 100.0% |
| East Midlands, United Kingdom | | | | | |
| 180 | Common Road | 47,298 | 100.0% | 100.0% | 100.0% |
| 181 | Units 1-5, Export Drive | 2,785 | 100.0% | 100.0% | 100.0% |
| North West England, United Kingdom | | | | | |
| 182 | Astmoor Road | 45,043 | 100.0% | 100.0% | 100.0% |
| 183 | Transpennine 200 | 7,880 | 100.0% | 100.0% | 100.0% |
| 184 | Leacroft Road | 8,388 | 100.0% | 100.0% | 100.0% |
| 185 | Hawleys Lane | 35,104 | 100.0% | 100.0% | 100.0% |
| 186 | 8 Leacroft Road | 8,432 | 100.0% | 100.0% | 100.0% |
| South East England, United Kingdom | | | | | |
| 187 | Howard House | 20,611 | 100.0% | 100.0% | 100.0% |
| 188 | Units 1-2, Tower Lane | 7,601 | 100.0% | 100.0% | 100.0% |
| 189 | Lodge Road | 12,025 | 100.0% | 100.0% | 100.0% |
| West Midlands, United Kingdom | | | | | |
| 190 | Eastern Avenue | 15,994 | 100.0% | 100.0% | 100.0% |
| 191 | Vernon Road | 25,701 | 100.0% | 100.0% | 100.0% |
| 192 | 1 Sun Street | 24,929 | 100.0% | 100.0% | 100.0% |
| 193 | The Triangle | 26,074 | 100.0% | 100.0% | 100.0% |
| 194 | Unit 103, Stonebridge Cross Business Park | 1,233 | 100.0% | 100.0% | 100.0% |
| 195 | Unit 302, Stonebridge Cross Business Park | 21,499 | 100.0% | 100.0% | 100.0% |
| 196 | Unit 401, Stonebridge Cross Business Park | 6,265 | 100.0% | 100.0% | 100.0% |
| 197 | Unit 402, Stonebridge Cross Business Park | 5,037 | 100.0% | 100.0% | 100.0% |
| 198 | Unit 404, Stonebridge Cross Business Park | 5,045 | 100.0% | 100.0% | 100.0% |
| 199 | Unit 1, Wellesbourne Distribution Park | 21,243 | 100.0% | 100.0% | 100.0% |
| 200 | Unit 2, Wellesbourne Distribution Park | 12,282 | 100.0% | 100.0% | 100.0% |

| | | | | | |
|---|---|------------------|--------------|--------------|--------------|
| 201 | Unit 3, Wellesbourne Distribution Park | 19,552 | 100.0% | 100.0% | 100.0% |
| 202 | Unit 4, Wellesbourne Distribution Park | 4,774 | 100.0% | 100.0% | 100.0% |
| 203 | Unit 5, Wellesbourne Distribution Park | 6,146 | 100.0% | 100.0% | 100.0% |
| 204 | Unit 8, Wellesbourne Distribution Park | 8,759 | 100.0% | 100.0% | 100.0% |
| 205 | Unit 13, Wellesbourne Distribution Park | 5,618 | 100.0% | 100.0% | 100.0% |
| 206 | Unit 14, Wellesbourne Distribution Park | 9,887 | 100.0% | 100.0% | 100.0% |
| 207 | Unit 16, Wellesbourne Distribution Park | 1,598 | 100.0% | 100.0% | 100.0% |
| 208 | Unit 17, Wellesbourne Distribution Park | 971 | 100.0% | 100.0% | 100.0% |
| 209 | Unit 18, Wellesbourne Distribution Park | 891 | 100.0% | 100.0% | 100.0% |
| 210 | Unit 19, Wellesbourne Distribution Park | 891 | 100.0% | 100.0% | 100.0% |
| 211 | Unit 20, Wellesbourne Distribution Park | 2,335 | 100.0% | 100.0% | 100.0% |
| 212 | Unit 21, Wellesbourne Distribution Park | 3,064 | 100.0% | 100.0% | 100.0% |
| Yorkshire and the Humber, United Kingdom | | | | | |
| 213 | 12 Park Farm Road | 23,454 | 100.0% | 100.0% | 100.0% |
| 214 | Units 1a, 1b, 2 & 3, Upwell Street | 14,065 | 100.0% | 100.0% | 100.0% |
| 215 | Unit 3, Brookfields Way | 18,341 | 100.0% | 100.0% | 100.0% |
| 216 | Lowfields Way | 11,549 | 100.0% | 100.0% | 100.0% |
| Data Centres | | | | | |
| Amsterdam, The Netherlands | | | | | |
| 217 | Cateringweg | 5,683 | 100.0% | 100.0% | 100.0% |
| 218 | Gyroscoopweg | 5,254 | 100.0% | 100.0% | 100.0% |
| 219 | Paul van Vlissingenstraat | 6,182 | 75.1% | 75.1% | 75.4% |
| Geneva, Switzerland | | | | | |
| 220 | Chemin de L'Epinglier | 6,114 | 100.0% | 100.0% | 100.0% |
| London, United Kingdom | | | | | |
| 221 | Welwyn Garden City ⁹ | - | - | - | 100.0% |
| 222 | Cressex Business Park | 1,953 | 68.0% | 68.0% | 68.0% |
| 223 | Croydon | 5,132 | 89.5% | 89.5% | 89.5% |
| 224 | The Chess Building | 6,968 | 79.1% | 79.1% | 81.8% |
| Manchester, United Kingdom | | | | | |
| 225 | Reynolds House | 3,532 | 100.0% | 100.0% | 100.0% |
| Paris, France | | | | | |
| 226 | Montigny-le-Bretonneux | 9,714 | 100.0% | 100.0% | 100.0% |
| 227 | Bièvres | 5,573 | 100.0% | 100.0% | 100.0% |
| 228 | Saclay | 1,982 | 100.0% | 100.0% | 100.0% |
| Portfolio Total | | 4,695,349 | 92.8% | 93.1% | 94.2% |

⁹ Welwyn Garden City was decommissioned for redevelopment in Jun 2024.

Table 2: CapitaLand Ascendas REIT Singapore gross rental rates for the six months ended 31 December 2024

| 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) | \$2.35- \$5.10 | \$4.58 | \$4.18 | \$3.60 |
| Business & Science Park Properties (City fringe) | \$2.93 - \$6.60 | \$5.95 | \$6.00 | \$6.05 |
| Industrial & Data Centres | \$1.18 - \$6.92 | \$2.76 | \$2.28 | \$1.39 - \$1.79 ⁽³⁾ |
| Logistics | \$1.11 - \$2.50 | S\$1.50 | \$1.70 | \$1.41 - \$1.93 |

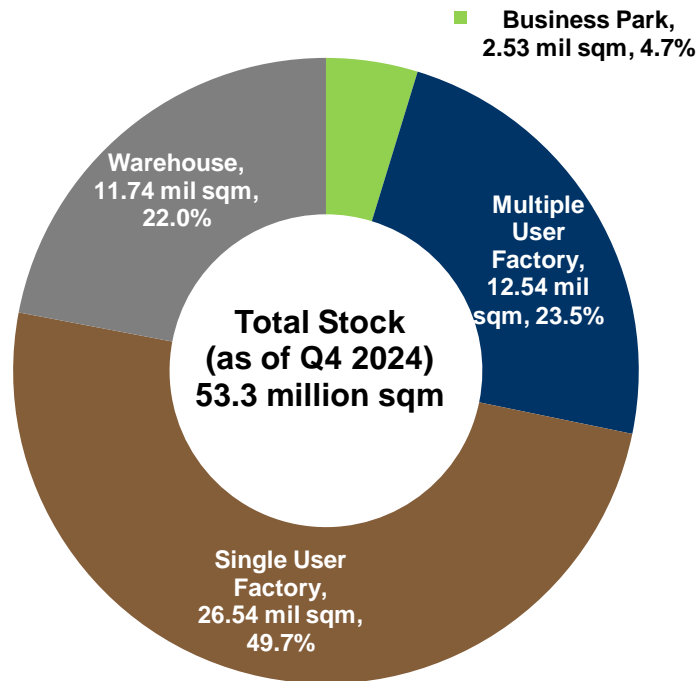
Notes:

(1) Source: CBRE Q4 2024 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 53.3 million sqm



Source: JTC's Fourth Quarter 2024 Quarterly Market Report

Table 4: Sector Performance

Net Property Income (NPI) for six months ended 31 December 2024 and 31 December 2023

| | | Group ⁽¹⁾ | | | |
|----------------------------------|--------------|------------------------------|------------------------------|---------------------|----------------|
| | | Actual 2H 2024 S\$'000 | Actual 2H 2023 S\$'000 | Variance S\$'000 | Variance % |
| SINGAPORE | Notes | | | | |
| Gross Revenue | | | | | |
| Business Space and Life Sciences | | 212,424 | 213,660 | (1,236) | (0.6%) |
| Industrial and Data Centres | | 194,125 | 192,151 | 1,974 | 1.0% |
| Logistics | | 94,782 | 92,433 | 2,349 | 2.5% |
| | | 501,331 | 498,244 | 3,087 | 0.6% |
| Property Expenses | | | | | |
| Business Space and Life Sciences | | (63,599) | (65,782) | 2,183 | 3.3% |
| Industrial and Data Centres | | (53,968) | (63,268) | 9,300 | 14.7% |
| Logistics | | (29,858) | (31,924) | 2,066 | 6.5% |
| | | (147,425) | (160,974) | 13,549 | 8.4% |
| Net Property Income | | | | | |
| Business Space and Life Sciences | | 148,825 | 147,878 | 947 | 0.6% |
| Industrial and Data Centres | | 140,157 | 128,883 | 11,274 | 8.7% |
| Logistics | | 64,924 | 60,509 | 4,415 | 7.3% |
| | (2) | 353,906 | 337,270 | 16,636 | 4.9% |
| AUSTRALIA | | | | | |
| Gross Revenue | | 71,904 | 73,241 | (1,337) | (1.8%) |
| Property Expenses | | (19,187) | (17,174) | (2,013) | (11.7%) |
| Net Property Income | (3) | 52,717 | 56,067 | (3,350) | (6.0%) |
| UK/EUROPE | | | | | |
| Gross Revenue | | 79,279 | 91,998 | (12,719) | (13.8%) |
| Property Expenses | | (30,761) | (34,482) | 3,721 | 10.8% |
| Net Property Income | (4) | 48,518 | 57,516 | (8,998) | (15.6%) |
| UNITED STATES | | | | | |
| Gross Revenue | | 100,464 | 98,190 | 2,274 | 2.3% |
| Property Expenses | | (34,096) | (34,714) | 618 | 1.8% |
| Net Property Income | | 66,368 | 63,476 | 2,892 | 4.6% |
| Total Net Property Income | | 521,509 | 514,329 | 7,180 | 1.4% |

Table 4: Sector Performance

Notes:

- (1) The Group has 229 properties as at 31 December 2024 and 232 properties as at 31 December 2023. Since 31 December 2023, the Group had completed (i) the divestments of 77 Logistics Place, 62 Sandstone Place and 92 Sandstone Pace, Australia in February 2024, (ii) the acquisition of a parcel of land for development in Charleston, South Carolina, United States in November 2024 and (iii) the divestment of 21 Jalan Buroh, Singapore in November 2024.
- (2) The increase in net property income is largely due to lower operating expenses such as property tax, partially offset by the divestment of one Singapore logistics property.
- (3) The decrease in net property income is largely due to the divestment of three Australia logistics properties in February 2024 and lower occupancy in Australia.
- (4) The decrease in net property income is largely due to the decommission of Welwyn Garden City in June 2024, partially offset by the acquisition of The Chess Building in August 2023.

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



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

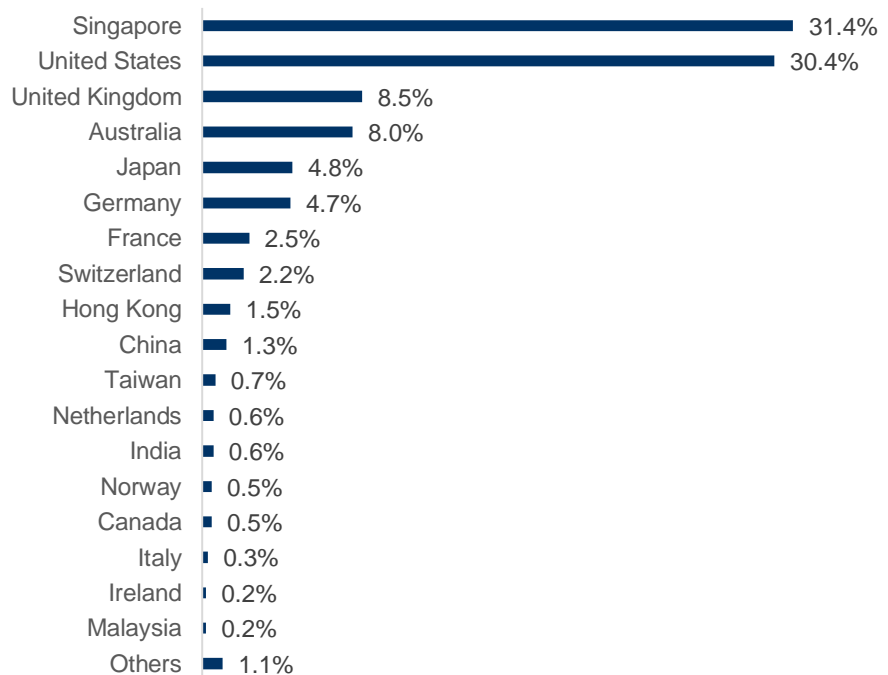


Figure 6a: Singapore Portfolio by Gross Revenue – Tenants’ Industry Mix

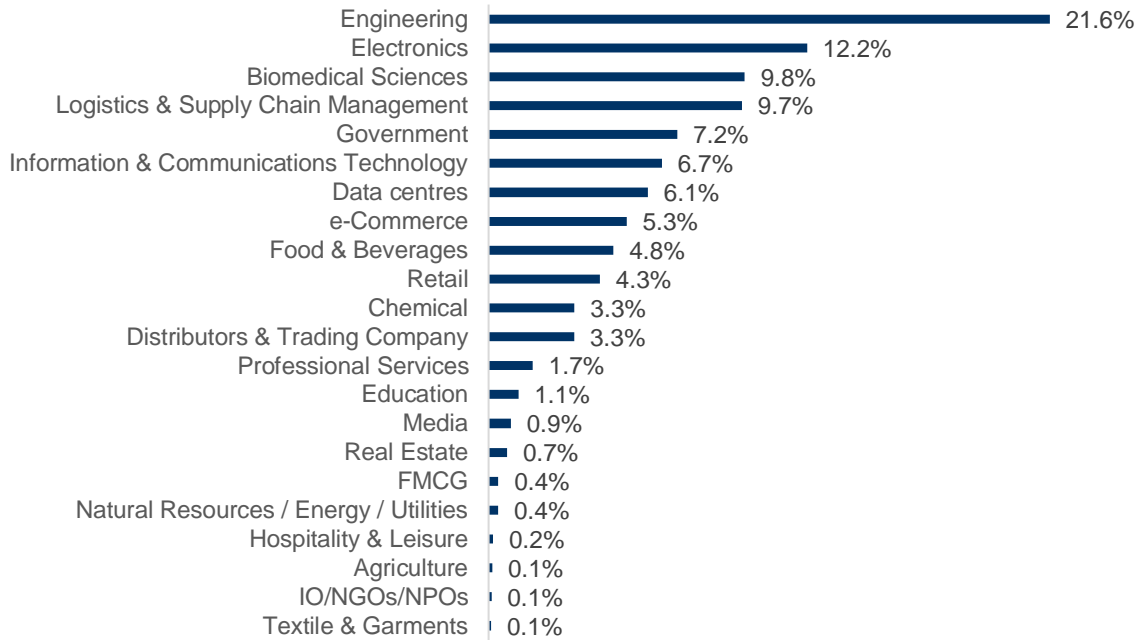


Figure 6b: Singapore Portfolio by Gross Revenue – Tenants’ Country of Origin

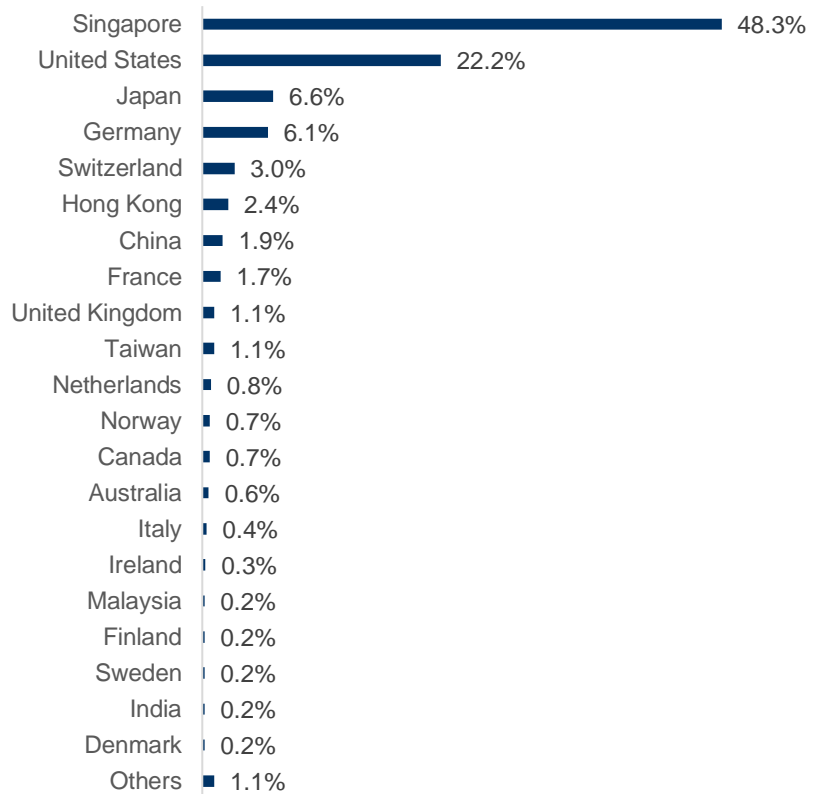


Figure 7a: United States Portfolio by Gross Revenue: Tenant Industry Mix

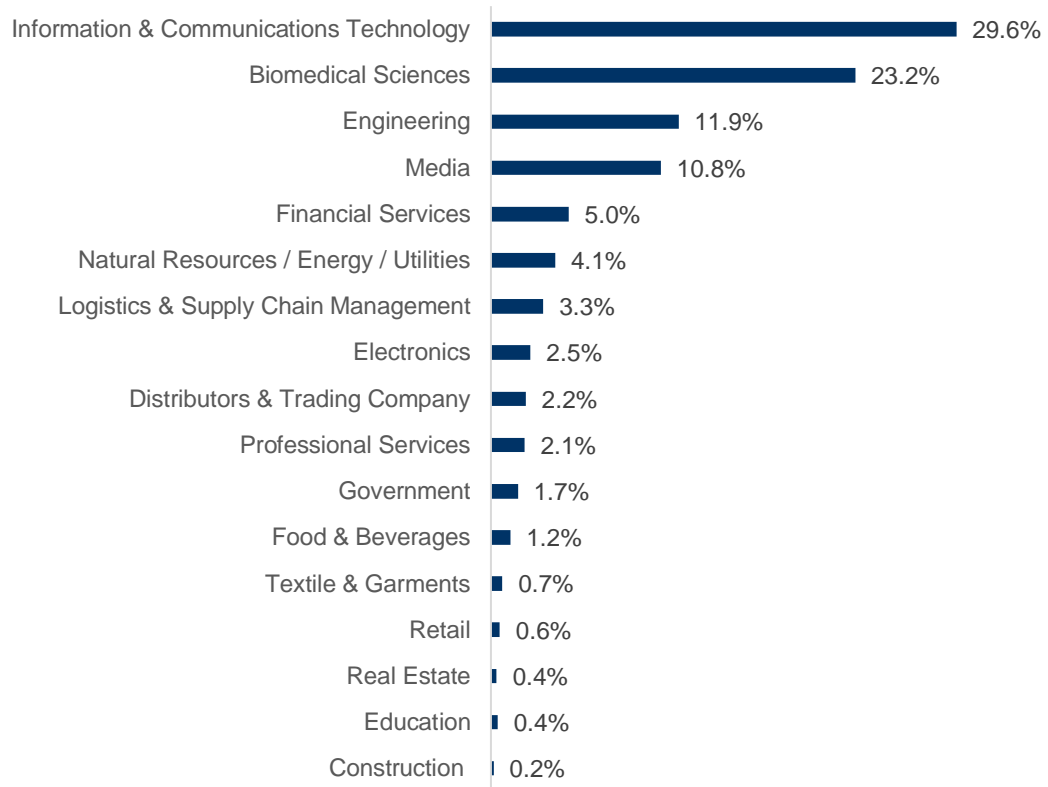


Figure 7b: United States Portfolio by Gross Revenue – Tenants’ Country of Origin

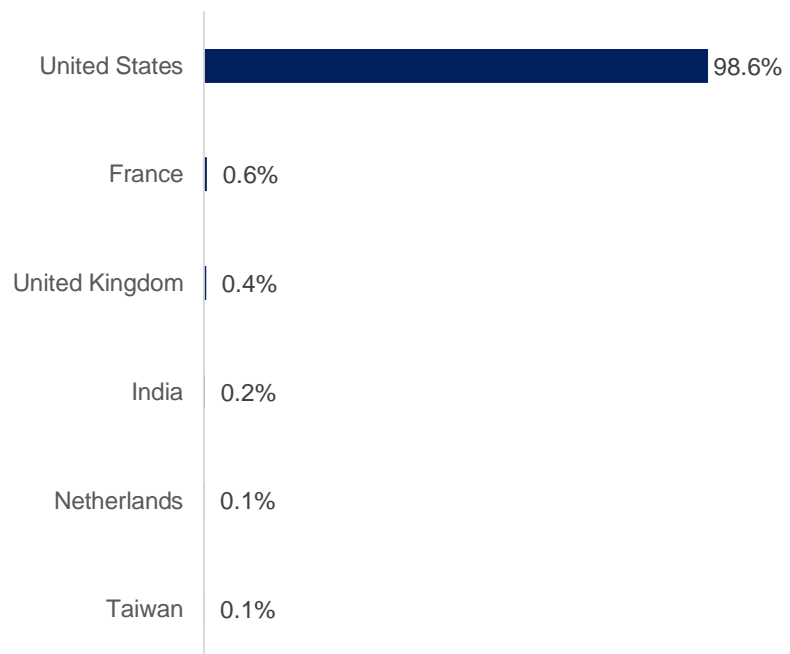


Figure 8a: Australia Portfolio by Gross Revenue – Tenant Industry Mix

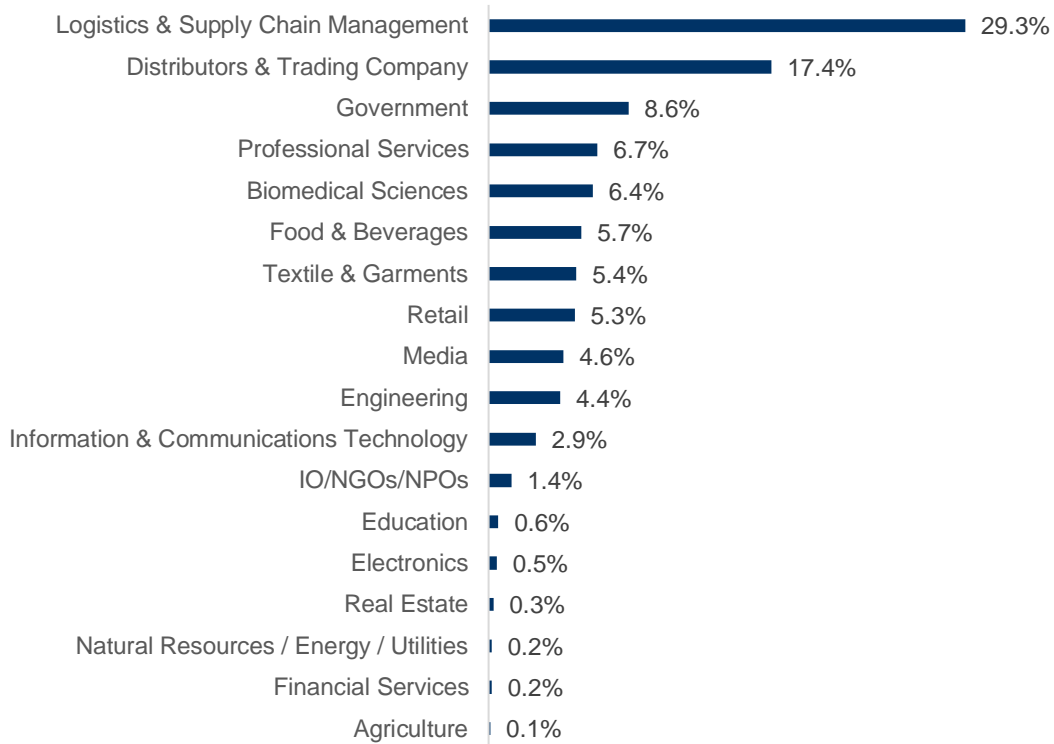


Figure 8b: Australia Portfolio by Gross Revenue – Tenants' Country of Origin

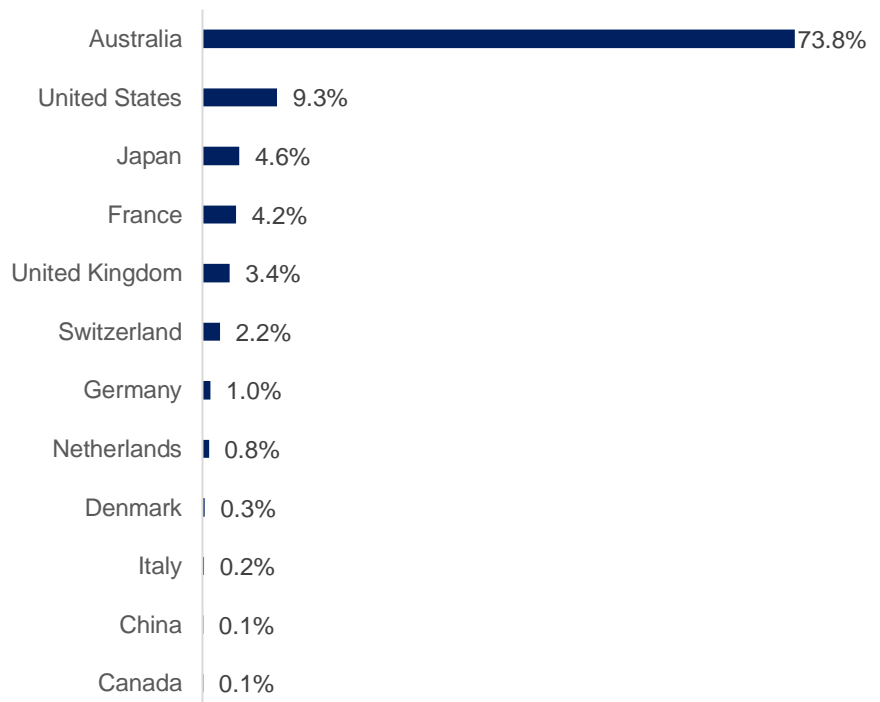


Figure 9a: United Kingdom/Europe Portfolio by Gross Revenue: Tenant Industry Mix

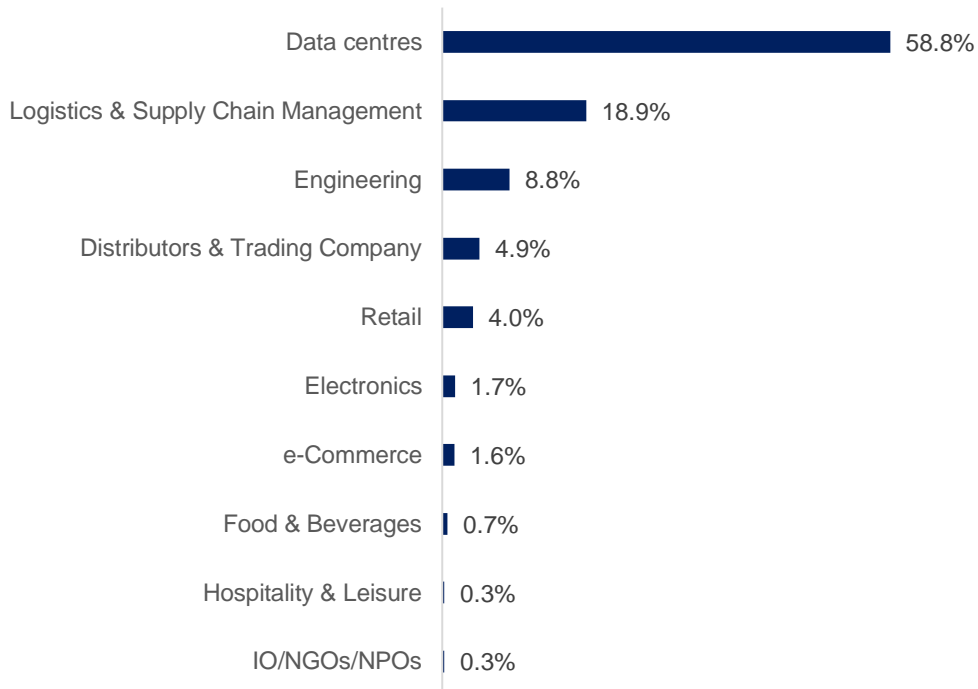
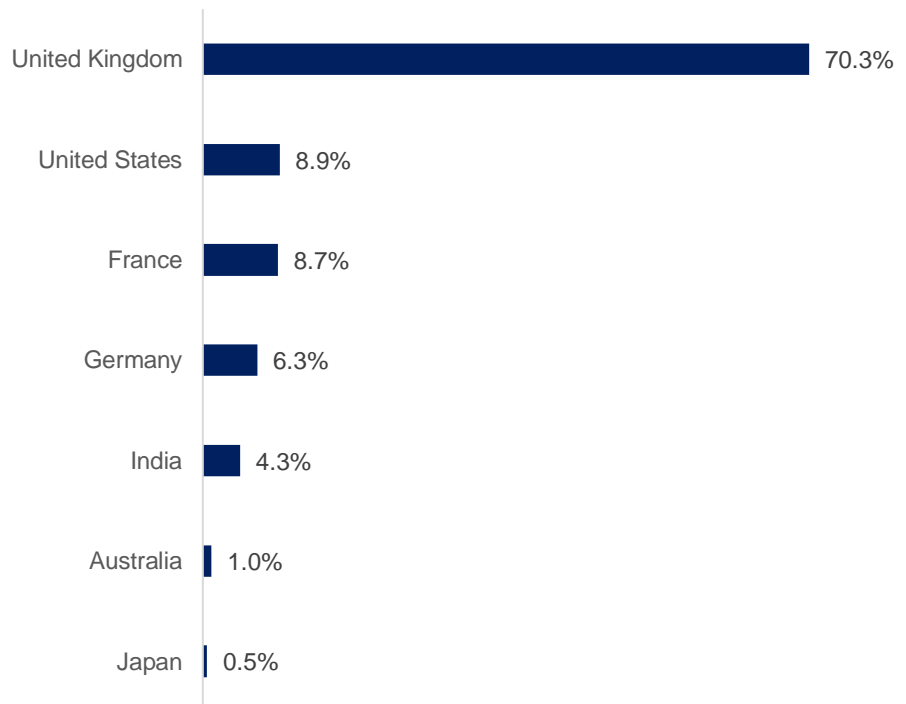


Figure 9b: United Kingdom/Europe Portfolio by Gross Revenue – Tenants' Country of Origin



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