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

NOTICE OF ADVANCED DISTRIBUTION RECORD DATE AND DISTRIBUTION PAYMENT DATE

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of CLAR dated 28 May 2025 in relation to the launch of the private placement (the “**Announcement**”).*

NOTICE IS HEREBY GIVEN that, pursuant to the Private Placement, the Transfer Books and Register of Unitholders of CapitaLand Ascendas REIT (“**CLAR**”, and the unitholders of CLAR, “**Unitholders**”) will be closed at 5.00 p.m. on 5 June 2025 (the “**Record Date**”) to determine the entitlements of Unitholders to CLAR’s distributable income (the “**Advanced Distribution**”) for the period from 1 January 2025 to the day immediately prior to the date on which the new units in CLAR (“**Units**” and the new Units, “**New Units**”) are issued in connection with the placement of New Units to institutional, accredited and other investors (the “**Private Placement**”). The New Units issued pursuant to the Private Placement are expected to be listed on the SGX-ST at 9.00 a.m. on 6 June 2025.

The next distribution following the Advanced Distribution will comprise CLAR’s distributable income for the period from the day the New Units are issued pursuant to the Private Placement to 30 June 2025. Semi-annual distributions will resume thereafter.

The current expectation of CapitaLand Ascendas REIT Management Limited, as the manager of CLAR (the “**Manager**”), is that the quantum of distribution per Unit under the Advanced Distribution will be approximately 6.479 cents¹ (comprising a taxable income component of 5.502 cents, a tax-exempt income component of 0.161 cents and a capital distribution component of 0.816 cents). The Advanced Distribution will only be distributed in respect of the existing Units (the “**Existing Units**”) held as at 5.00 p.m. on the Record Date.

The actual quantum of the distribution per Unit under the Advanced Distribution (which may differ from the estimate above) will be announced on a later date after the management accounts of CLAR

¹ This amount is an estimate only based on information currently available to the Manager and the Manager’s estimate of CLAR’s revenue and expenses, and the actual Advanced Distribution may differ. The actual quantum of the distribution will be announced on a later date after the closure of the Transfer Books and Register of Unitholders.

for the relevant period have been finalised.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units as at 5.00 p.m. on the Record Date will be entitled to the Advanced Distribution that will be paid on or around 30 June 2025.

DECLARATION FOR SINGAPORE TAX PURPOSES

The distribution will comprise three types of distribution - distribution of taxable income (“**Taxable Income Distribution**”), distribution of tax-exempt income (“**Tax-Exempt Income Distribution**”) and distribution of capital (“**Capital Distribution**”).

The Tax-Exempt Income Distribution is exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the trustee of CLAR on the income of CLAR against their Singapore income tax liability.

The Capital Distribution is treated as a return of capital to Unitholders for Singapore income tax purpose and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of Capital Distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

Tax will be deducted at source from the Taxable Income Distribution in certain circumstances. The following section describes the circumstances in which tax will or will not be deducted from such distribution, which is referred therein as a “**distribution**”.

1. The trustee of CLAR and CapitaLand Ascendas REIT Management Limited, as manager of CLAR, will not deduct tax² from distributions made out of CLAR’s taxable income that is not taxed at CLAR’s level to “Qualifying Unitholders” (not including a person acting in the capacity of a trustee) who are as follows:
 - (a) Unitholders who are individuals and who hold the Units either in their sole names or jointly with other individuals;
 - (b) Unitholders which are companies incorporated and tax resident in Singapore;
 - (c) Unitholders which are Singapore branches of foreign companies incorporated outside Singapore;
 - (d) Unitholders who are a body of persons (as defined in section 2(1) of the Income Tax Act 1947) incorporated or registered in Singapore, including a charity registered under the Charities Act 1994 or established by any written law, a town council, a statutory board, a co-operative society registered under the Cooperative Societies Act 1979 or a trade union registered under the Trade Unions Act 1940;
 - (e) Unitholders which are international organisations that are exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948; or

2 Please note that the non-deduction of tax does not mean that the distributions are not taxable for the Unitholders. Unitholders should seek their own tax advice as to the taxability of the distributions.

- (f) Unitholders which are approved real estate investment trust exchange-traded funds (as defined in section 43(10) of the Income Tax Act 1947) which have been accorded the tax transparency treatment.
2. For distributions made to classes of Unitholders that do not fall within the categories stated under Note 1 above, the trustee and the manager of CLAR will deduct tax at the rate of 10% if the Unitholders are qualifying non-resident non-individual investors or qualifying non-resident funds.
- A qualifying non-resident non-individual investor is one who is not a resident of Singapore for income tax purposes and:
- (a) who does not have a permanent establishment in Singapore; or
 - (b) who carries on any operation through a permanent establishment in Singapore, where the funds used to acquire Units in CLAR are not obtained from that operation.
- A qualifying non-resident fund is one who is not a resident of Singapore for income tax purposes that qualifies for tax exemption under section 13D, 13U or 13V of the Income Tax Act 1947 and:
- (a) which does not have a permanent establishment in Singapore (other than a fund manager in Singapore); or
 - (b) which carries on any operation through a permanent establishment in Singapore (other than a fund manager in Singapore), where the funds used to acquire Units in CLAR are not obtained from that operation.
3. Unitholders are required to complete the applicable Section A, B or C of the “Declaration for Singapore Tax Purposes Form A” (“**Form A**”) if they fall within the categories (b) to (f) stated under Note 1 or Section D of Form A if they qualify as a qualifying non-resident non-individual investor or qualifying non-resident fund as described under Note 2.
4. The trustee and the manager of CLAR will rely on the declarations made in Form A to determine (i) if tax is to be deducted for the categories of Unitholders listed in (b) to (f) under Note 1; and (ii) if tax is to be deducted at the rate of 10% for distributions to qualifying non-resident non-individual investors or qualifying non-resident funds.
5. **Unitholders who fall within class (a) under Note 1 are not required to submit Form A.**
6. Unitholders who do not fall within the classes of Unitholders listed in Note 1 and Note 2 above can choose not to return Form A as tax will be deducted from the distributions made to them at the prevailing corporate tax rate in any case.
7. The trustee and the manager of CLAR will deduct tax at the prevailing corporate tax rate from distributions made out of CLAR’s taxable income that are not taxed at CLAR’s level, in respect of Units held by depository agents except where the beneficial owners of these Units are:
- (a) Individuals;
 - (b) Qualifying Unitholders (as listed in categories (b) to (f) under Note 1); or
 - (c) Qualifying non-resident non-individual investors or qualifying non-resident funds

(please refer to Note 2).

For Units held through the depository agents, the depository agents must complete the “Declaration by Depository Agents for Singapore Tax Purposes Form B” (“**Form B**”) and its annexes (Annex 1 for individuals, Annexes 2 and 2.1 for qualifying Unitholders and Annex 3 for qualifying non-resident non-individuals or qualifying non-resident funds).

8. Form A and Form B (and its annexes) will be received by Unitholders and depository agents respectively, by CLAR’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. on or around Tuesday, 10 June 2025.
9. Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send it to the Unit Registrar such that it is received by 5.00 p.m. on Tuesday, 17 June 2025. The trustee and the manager of CLAR will rely on the declarations made in Form A and Form B to determine if tax is to be deducted. Failure to comply with any of these requirements will render Form A and Form B invalid and the trustee and the manager of CLAR will be obliged to deduct the appropriate amount of tax from the distribution in respect of which this announcement is made.
10. Unitholders who hold Units under the Central Provident Fund Investment Scheme (CPFIS) and the Supplementary Retirement Scheme (SRS) do not have to return the Form as they will receive gross distributions as long as the distributions are paid to their respective CPFIS and SRS accounts.

IMPORTANT DATES AND TIMES

Date / Deadline	Event
9.00 a.m., Wednesday, 4 June 2025	Units will be traded ex-Advanced Distribution
5.00 p.m., Thursday, 5 June 2025	Record Date for the Advanced Distribution
5.00 p.m., Tuesday, 17 June 2025	Unitholders and depository agents must have completed and returned the “Declaration for Singapore Tax Purposes Form A and Form B” to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
On or around Monday, 30 June 2025	Payment of Advanced Distribution

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact Ms Andrea Ng, Investor Relations, at Tel: +65 6713 1150 or Email: andrea.ng@capitaland.com or visit CLAR’s website at www.capitaland-ascendasreit.com.

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

28 May 2025

IMPORTANT REMINDER

Unitholders and the depository agents must complete and return the “*Declaration for Singapore Tax Purposes Forms A and B (and its annexes)*”, respectively to Boardroom Corporate & Advisory Services Pte. Ltd.’s office by 5.00 p.m. on Tuesday, 17 June 2025 in order to receive the distributions either at gross or at net (after deduction of tax at 10%) as described above.

Important Notice

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any securities of CLAR in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than to eligible UK investors), Hong Kong, Thailand, Malaysia, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the **"U.S. Securities Act"**), and may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

In Australia, this announcement is only directed and addressed to persons who are "wholesale clients" for the purpose of section 761G of the *Corporations Act 2001* (Cth) Australia ("**Australian Corporations Act**") or a person to whom an offer of financial products can be made without being provided a product disclosure statement. If you are not a "wholesale client" (or otherwise a person to whom an offer of financial products can be made without being provided a product disclosure statement), then you are not permitted to participate in any offer of New Units under the Private Placement referred to in this announcement. The New Units are not being offered to the public in Australia. The New Units will only be made available in Australia to persons who are "wholesale clients" for the purposes of section 761G of the Australian Corporations Act and to those persons to whom a product disclosure statement is not required to be given under Part 7.9 of the Australian Corporations Act. This announcement is not a prospectus, product disclosure statement or any other form of formal "disclosure document" for the purposes of the Australian Corporations Act, and is not required to, and does not, contain all the information which would be required in a prospectus or product disclosure statement under the Australian Corporations Act. This announcement has not been, and will not be, reviewed by, nor lodged with or registered with, the Australian Securities and Investments Commission. The distribution of this announcement has not been authorised by any regulatory body or agency in Australia. The persons referred to in this announcement may not hold an Australian Financial Service Licence and may not be licensed to provide financial product advice in relation to financial products. No "cooling-off" regime will apply to an acquisition of New Units. Each recipient of this announcement agrees to comply with the requirements of the Australian Corporations Act with respect to any action taken in relation to the New Units and shall not transfer or on-sell the New Units within 12 months of issuance where such transfer or on-sale would require disclosure pursuant to Part 7.9 of the Australian Corporations Act.

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).