



Ascendas REIT

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Extraordinary General Meeting (“EGM”) of the holders of units of CapitaLand Ascendas REIT (“CLAR”, and the holders of units in CLAR, “Unitholders”) will be held in a **wholly physical format** at Marina Bay Sands Expo and Convention Centre, Level 3, Begonia Main Ballroom, 10 Bayfront Avenue, Singapore 018956 on **Wednesday, 30 July 2025 at 10.30 a.m. (Singapore time)**, for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolution (capitalised terms not otherwise defined herein shall bear the meanings ascribed to them in the circular dated 11 July 2025 to Unitholders (the “Circular”)):

ORDINARY RESOLUTION

THE PROPOSED ACQUISITIONS OF (A) 100.0% OF THE INTEREST IN THE PROPERTY KNOWN AS 9 TAI SENG DRIVE AND (B) 100.0% OF THE INTEREST IN THE PROPERTY KNOWN AS 5 SCIENCE PARK DRIVE, AND ENTRY INTO OTHER TRANSACTIONS IN CONNECTION WITH THE PROPOSED ACQUISITIONS, AS INTERESTED PERSON TRANSACTIONS

That:

- (i) approval be and is hereby given for the proposed acquisition by HSBC Institutional Trust Services (Singapore) Limited (in its capacity as the trustee of CLAR) (the “**REIT Trustee**”), from Perpetual (Asia) Limited (in its capacity as trustee of CapitaLand Data Centre Trust) (the “**9TSD Seller**”), of 100.0% of the issued units in CLDCSG Trust (the “**9TSD Target Trust**”, and the units in the 9TSD Target Trust, the “**9TSD Sale Units**”), which directly owns 100.0% of the property comprising the whole of Lot 4979L of Mukim 23 together with the building(s) erected thereon, located at 9 Tai Seng Drive Singapore 535227 and known as 9 Tai Seng Drive (“**9TSD**”, and the acquisition, the “**Proposed 9TSD Acquisition**”), on the terms and conditions set out in the conditional unit purchase agreement which the REIT Trustee entered into with the 9TSD Seller to acquire the 9TSD Sale Units (the “**9TSD UPA**”), and the entry into the 9TSD UPA be and is hereby approved and ratified;
- (ii) approval be and is hereby given for the following:
 - (a) the proposed entry into the deed of retirement and appointment (the “**9TSD DORA**”) upon completion of the Proposed 9TSD Acquisition, under which the existing manager of the 9TSD Target Trust, CLIC Fund Management Pte. Ltd. (“**CLICFM**”), will retire as the manager of the 9TSD Target Trust and CapitaLand Ascendas REIT Management Limited (“**CLARML**”) will be appointed as the manager of the 9TSD Target Trust, on the terms and conditions set out in the 9TSD DORA; and
 - (b) the proposed entry by the 9TSD Target Trustee into novation agreements (the “**9TSD Novation Agreements**”, and together with the 9TSD DORA, the “**Proposed 9TSD Ancillary Arrangements**”) with among others, CLICFM and CLARML, in respect of the Existing 9TSD MDCSA and separately, in respect of the Existing 9TSD PMA, to replace CLICFM with CLARML,

(the Proposed 9TSD Acquisition together with the Proposed 9TSD Ancillary Arrangements, the “**Proposed 9TSD Transactions**”);

- (iii) approval be and is hereby given for the entry by CLAR (whether directly or indirectly through its subsidiaries) into all agreements and transactions in connection with the Proposed 9TSD Transactions, and all ancillary agreements contemplated thereby or incidental thereto, or which are necessary to give effect to the Proposed 9TSD Transactions; and
- (iv) approval be and is hereby given for the proposed acquisition by the REIT Trustee from the 5 SPD Seller, of 100.0% of the interest in the property comprising the whole of Lot 5588X of Mukim 3 together with the building(s) erected thereon (the “**5SPD Building**”), located at 5 Science Park Drive, Singapore Science Park 1, Singapore 118265 and known as 5 Science Park Drive (“**5SPD**”, and the acquisition, the “**Proposed 5SPD Acquisition**”), on the terms and conditions set out in the conditional put and call option agreement (the “**5SPD PCOA**”) which the REIT Trustee entered into with Science Park Property Trustee Pte. Ltd. (in its capacity as trustee of Science Park Property Trust 1) (the “**5SPD Seller**”) in relation to the acquisition of 100.0% of the interest in the property known as 5SPD, and the entry into the 5SPD PCOA be and is hereby approved and ratified;
- (v) approval be and is hereby given for the proposed entry by the REIT Trustee into the sale and purchase agreement (the “**5SPD SPA**”) with the 5SPD Seller in relation to the Proposed 5SPD Acquisition;
- (vi) approval be and is hereby given for the proposed entry by the REIT Trustee into a novation agreement (the “**5SPD Novation Agreement**”) with the Existing 5SPD Chilled Water Service Provider and the 5SPD Seller, to novate the Existing 5SPD Chilled Water Supply Agreement from the 5SPD Seller to the REIT Trustee (the entry into the 5SPD Novation Agreement, together with the Proposed 5SPD Acquisition, collectively, the “**Proposed 5SPD Transactions**”);
- (vii) approval be and is hereby given for the entry by CLAR (whether directly or indirectly through its subsidiaries) into all agreements and transactions in connection with the Proposed 5SPD Transactions, and all ancillary agreements contemplated thereby or incidental thereto, or which are necessary to give effect to the Proposed 5SPD Transactions; and
- (viii) CapitaLand Ascendas REIT Management Limited (as manager of CLAR) (the “**REIT Manager**”), any director of the REIT Manager and the REIT Trustee, be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the REIT Manager, such director of the REIT Manager or, as the case may be, the REIT Trustee, may consider expedient or necessary or in the interests of CLAR to give effect to the Proposed 9TSD Transactions, Proposed 5SPD Transactions and the entry into the agreements and all transactions in connection therewith.

BY ORDER OF THE BOARD

CapitaLand Ascendas REIT Management Limited

(Registration No. 200201987K)

(as manager of **CapitaLand Ascendas REIT**)

Hon Wei Seng
Company Secretary

Singapore
11 July 2025

IMPORTANT NOTICE:

1. Arrangements for conduct of the EGM

The EGM will be held in a **wholly physical format** at Marina Bay Sands Expo and Convention Centre, Level 3, Begonia Main Ballroom, 10 Bayfront Avenue, Singapore 018956 on Wednesday, 30 July 2025 at 10.30 a.m. (Singapore time). **There will be no option to participate virtually.**

Printed copies of this Notice of EGM dated 11 July 2025 (the “**Notice of EGM**”) and the proxy form (the “**Proxy Form**”) will be sent to Unitholders. This Notice of EGM and the Proxy Form will also be published on CLAR’s website at <https://investor.capitaland-ascendasreit.com/agm.html> and will also be made available on the SGX website at <https://www.sgx.com/securities/company-announcements>.

2. Attend in person at the EGM

Unitholders, including Central Provident Fund (“**CPF**”) and Supplementary Retirement Scheme (“**SRS**”) investors, and (where applicable) duly appointed proxy(ies) will be able to attend the EGM in person. They will first need to register personally at the registration counter(s) outside the EGM venue on the day of the event, and should bring along their NRIC/passport to enable CLAR’s Unit Registrar to verify their identity for entry to, and (where applicable) be provided with a handheld device for electronic voting at the EGM.

Registration will commence on **Wednesday, 30 July 2025 at 9.30 a.m. (Singapore time)**. Unitholders are advised not to attend the EGM if they are feeling unwell. Please note that there will be no distribution of vouchers or door gifts at the upcoming EGM.

3. Question and answer

Unitholders, including CPF and SRS investors, can submit questions in advance of, or at, the EGM.

Submit questions in advance of the EGM

Unitholders, including CPF and SRS investors, can submit to the Chairman of the EGM substantial and relevant questions related to the resolution to be tabled for approval at the EGM, in advance of the EGM. Such questions must be received by the REIT Manager no later than **Friday, 18 July 2025 at 5.00 p.m.**, and can be submitted in the following manner:

- (a) by post to the office of CLAR’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or
- (b) via email to the Unit Registrar at CLAREGM2025@boardroomlimited.com.

Unitholders, including CPF and SRS investors, who submit questions by post or via email must provide the following information for authentication:

- (i) the Unitholder’s full name;
- (ii) the Unitholder’s address; and
- (iii) the manner in which the Unitholder holds units in CLAR (e.g., via CDP, CPF and/or SRS).

Ask questions at the EGM

Unitholders, including CPF and SRS investors, and, where applicable, their duly appointed proxy(ies) can also ask the Chairman of the EGM substantial and relevant questions related to the resolution to be tabled for approval at the EGM, at the EGM itself. Such persons must be registered and authenticated to ask questions live at the EGM.

Answers to questions

The REIT Manager will endeavour to address all substantial and relevant questions (which are related to the resolution to be tabled for approval at the EGM) received from Unitholders by the 18 July 2025 submission deadline by publishing the responses to such questions on CLAR’s website at <https://investor.capitaland-ascendasreit.com/agm.html> and the SGX website at <https://www.sgx.com/securities/company-announcements> prior to the EGM.

Any subsequent clarifications sought, or substantial and relevant follow-up questions (which are related to the resolution to be tabled for approval at the EGM) received after the 18 July 2025 submission deadline which have not already been addressed prior to the EGM, as well as those substantial and relevant questions received at the EGM itself, will be addressed during the EGM. Where substantially similar questions are received, the REIT Manager will consolidate such questions and consequently, not all questions may be individually addressed.

The REIT Manager will publish the minutes of the EGM on CLAR’s website and on the SGX website, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

4. Vote in person or appoint proxy(ies) to vote, at the EGM

Unitholders can vote at the EGM themselves or through their duly appointed proxy(ies).

Voting at the EGM

Upon their registration at the EGM venue, Unitholders, including CPF and SRS investors, and (where applicable) duly appointed proxy(ies), will be provided with a handheld device for electronic voting at the EGM.

Appointment of proxy(ies)

A Unitholder who wishes to appoint a proxy(ies) must complete the Proxy Form, before submitting it in the manner set out below. A proxy need not be a Unitholder.

A Unitholder who is not a relevant intermediary (as defined herein) is entitled to appoint not more than two proxies to attend, speak and vote at the EGM. Where such Unitholder's Proxy Form appoints more than one proxy, the proportion of the unitholding concerned to be represented by each proxy must be specified in the Proxy Form.

A Unitholder who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the EGM, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder's Proxy Form appoints more than two proxies, the number of Units held in relation to which each proxy has been appointed must be specified in the Proxy Form.

A Unitholder who wishes to submit a Proxy Form must do so in the following manner:

- (a) if submitted by post, by completing and signing the Proxy Form, before lodging it with CLAR's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or
- (b) if submitted electronically via email, by completing and signing the Proxy Form, before attaching and sending a clear scanned PDF copy or a clear image of it to CLAR's Unit Registrar at CLAREGM2025@boardroomlimited.com;

in each case, by **Sunday, 27 July 2025 at 10.30 a.m.**, being 72 hours before the time fixed for the EGM.

The Proxy Form can be downloaded from CLAR's website at <https://investor.capitaland-ascendasreit.com/agm.html> or the SGX website at <https://www.sgx.com/securities/company-announcements>. Printed copies of the Proxy Form will also be sent to Unitholders.

Completion and submission of a Proxy Form by a Unitholder will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of the proxy(ies) for the EGM shall be deemed to be revoked if the Unitholder attends the EGM in person, and in such event, the REIT Manager reserves the right to refuse to admit any person or persons appointed under the relevant Proxy Form to the EGM.

CPF and SRS investors who wish to exercise their voting rights at the EGM can refer to paragraph 5 below, for more information.

5. Persons who hold Units through relevant intermediaries

Persons who hold Units of CLAR through relevant intermediaries, other than CPF and SRS investors, and who wish to participate in the EGM by:

- (a) attending the EGM;
- (b) submitting questions to the Chairman of the EGM in advance of, or at, the EGM; and/or
- (c) voting at the EGM (i) by being appointed as proxy by their relevant intermediary; or (ii) by appointing the Chairman of the EGM as proxy to vote on their behalf,

should contact the relevant intermediary through which they hold such Units as soon as practicable in order for the necessary arrangements to be made for their participation in the EGM.

CPF and SRS investors:

- (i) may attend, speak and vote at the EGM if they are appointed as proxy(ies) by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators as soon as practicable if they have any queries regarding their appointment as proxy(ies); or
- (ii) may appoint the Chairman of the EGM as proxy to vote on their behalf at the EGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by **5.00 p.m. on Friday, 18 July 2025**, being seven working days before the date of the EGM. For avoidance of doubt, CPF and SRS investors will not be able to appoint third party proxy(ies) (i.e., persons other than the Chairman of the EGM) to vote live at the EGM on their behalf.

“relevant intermediary” means:

- (i) a banking corporation licensed under the Banking Act 1970 of Singapore, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
- (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 of Singapore, and who holds Units in that capacity; or
- (iii) the Central Provident Fund Board (“**CPF Board**”) established by the Central Provident Fund Act 1953 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

6. Other information

- (a) The Circular has been published on CLAR’s website at <https://investor.capitaland-ascendasreit.com/agm.html> and may be accessed by clicking on the “Circular dated 11 July 2025” hyperlink under the “2025 EGM Downloads”.

The Circular may also be accessed on the SGX website at <https://www.sgx.com/securities/company-announcements>. Printed copies of the Circular will not be sent to Unitholders. Any Unitholder who wishes to receive a printed copy of the Circular should submit his/her/its request by completing and returning the Request Form sent to them by post together with the printed copies of this Notice of EGM and the accompanying Proxy Form to the office of CLAR’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632 no later than **5.00 p.m. on Friday, 18 July 2025**.

- (b) Any reference to a time of day is made by reference to Singapore time.

PERSONAL DATA PRIVACY:

By (a) submitting a Proxy Form and/or an instrument appointing a representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, (b) registering for the EGM in accordance with the Notice of EGM; and/or (c) submitting any question to the Chairman of the EGM in advance of the EGM in accordance with this Notice of EGM, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder’s personal data by the Manager (or their agent or service provider) for the following purposes (collectively, “**Purposes**”); (ii) warrants that where the Unitholder discloses the personal data of the Unitholder’s proxy(ies) and/or representative(s) to the Manager (or their agent or service provider), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager (or their agent or service provider) of the personal data of such proxy(ies) and/or representative(s) for the Purposes; and (iii) agrees to provide the Manager with written evidence of such prior consent upon reasonable request:

- (1) the processing, administration and analysis by the Manager (or their agent or service provider) of Proxy Forms and/or instruments appointing representative(s) for the EGM (including any adjournment thereof);
- (2) the processing of the registration for purposes of verifying the status of Unitholders, granting access to Unitholders (or their appointed proxy(ies)) to the EGM and providing them with any technical assistance where necessary;
- (3) the addressing of relevant and substantial questions received from Unitholders in advance of the EGM and, if necessary, the following up with the relevant Unitholders in relation to such questions;
- (4) the preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the EGM (including any adjournment thereof); and
- (5) in order for the REIT Manager (or their agent or service provider) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines.

