



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

UPDATE OF THE S\$7,000,000,000 EURO MEDIUM TERM SECURITIES PROGRAMME

CapitaLand Ascendas REIT Management Limited (in its capacity as manager of CapitaLand Ascendas REIT (“**CLAR**”)) (the “**CLAR Manager**”), is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of CLAR) (the “**Issuer**”) had on 25 July 2025 completed the update of the S\$7,000,000,000 Euro Medium Term Securities Programme (the “**EMTN Programme**”) established by the Issuer on 11 August 2020 to, *inter alia*, update (a) the names of the relevant entities, (b) the benchmark interest rates for the floating rate securities and (c) the selling restrictions and regulations (the EMTN Programme as amended and updated, the “**Amended Programme**”). Oversea-Chinese Banking Corporation Limited remains appointed as sole arranger and dealer for the Amended Programme.

Under the Amended Programme, the Issuer may, subject to compliance with all relevant laws, regulations and derivatives, from time to time, issue notes (the “**Notes**”) or perpetual securities (the “**Perpetual Securities**”) and together with the Notes, the “**Securities**”) denominated in any currency as agreed between the Issuer and the relevant dealer.

The Securities will be offered, *inter alia*, (1) outside the United States in an “offshore transaction” and, in the case of an offering of Securities under Category 2 of Regulation S of the United States Securities Act of 1933, as amended (the “**Securities Act**”), to non-U.S. persons, each within the meaning of Regulation S and (2) in Singapore to institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the “**SFA**”)) pursuant to Section 274 of the SFA and accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore. Any reference to the SFA is a reference to the Securities and Futures Act 2001 of Singapore and a reference to any term as defined in the SFA or any provision in the SFA is a reference to that term or provision as modified or amended from time to time including by such of its subsidiary legislation as may be applicable at the relevant time.

Each series or tranche of Notes may be issued in various amounts and tenors, and may bear interest at fixed or floating rates, may not bear interest, may be dual currency notes or may be such other notes as may be agreed between the Issuer and the relevant dealers. The Notes and any related receipts and coupons will constitute direct, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference among themselves, and (save for certain obligations required to be preferred by law) equally with all other unsecured obligations (other than subordinated obligations, if any) of the Issuer from time to time outstanding.

Perpetual Securities will have no fixed maturities, may be issued in various amounts, may bear fixed or floating rates of distribution, may be dual currency perpetual securities, and if so provided in the

applicable pricing supplement, may have distributions deferred at the option of the Issuer. Senior Perpetual Securities and the coupons relating to them will constitute direct, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference among themselves, and (save for certain obligations required to be preferred by law) equally with all other unsecured obligations (other than subordinated obligations, if any) of the Issuer from time to time outstanding. Subordinated Perpetual Securities and the coupons relating to them will constitute direct, unconditional, unsecured and subordinated obligations of the Issuer and shall at all times rank *pari passu* and without any preference or priority among themselves and with any Parity Obligations (as defined in the terms and conditions of the Perpetual Securities) of the Issuer from time to time outstanding.

Detailed terms and conditions of the Securities are set out in the offering circular relating to the Amended Programme and in relation to each tranche or series of Securities, the relevant pricing supplement.

Unless otherwise specified in the relevant pricing supplement for any tranche or series of Securities, the net proceeds from the issue of each tranche of Securities (after deducting issue expenses) will be used towards (a) financing or refinancing the acquisitions and/or investments of CLAR and any development and asset enhancement works initiated by CLAR or any trust, fund or entity in which CLAR has an interest, (b) on-lending to any trust, fund or entity in which CLAR has an interest, (c) financing the general working capital purposes of CLAR and its subsidiaries (if any) (the “**Group**”) and (d) refinancing the existing borrowings of the Group.

Application has been made to the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for permission to deal in and the listing and quotation of any Securities to be issued pursuant to the Amended Programme and which are agreed at or prior to the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Securities have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. The approval-in-principle from, admission of any Securities to the Official List of, and the listing and quotation of any Securities on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, CLAR, the subsidiaries and associated companies (if any) of CLAR, the CLAR Manager, the Amended Programme or the Securities.

This announcement is not an offer to sell or a solicitation of an offer to buy, nor is it an offer, solicitation or sale of the Securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful.

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
25 July 2025

Important Notice

The past performance of CapitaLand Ascendas REIT (“**CLAR**”) is not indicative of future performance. The listing of the units in CLAR (“**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, CapitaLand Ascendas REIT Management 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.