



CAPITALAND ASCENDAS REIT

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

ANNOUNCEMENT

PAYMENT OF BASE MANAGEMENT FEE BY WAY OF ISSUE OF UNITS IN CAPITALAND ASCENDAS REIT AND TRANSFER OF UNITS TO CLI RE FUND INVESTMENTS PTE. LTD.

CapitaLand Ascendas REIT Management Limited ("CLARML"), as manager of CapitaLand Ascendas REIT ("CLAR") wishes to announce that 3,225,026 units in CLAR ("Units") have been issued today, of which, 680,000 Units have been issued to CLARML and 2,545,026 Units have been issued to CLI RE Fund Investments Pte. Ltd. ("CLIRE"), an entity nominated by CLARML to receive in its place¹. Both CLARML and CLIRE are wholly owned subsidiaries of CapitaLand Investment Limited.

The 3,225,026 Units issued at an issue price of S\$2.7807 per Unit were for the payment of 20% of the base management fee² ("Base Management Fee") for the period from 1 June 2025 to 30 November 2025.

In accordance with the Trust Deed constituting CLAR (as amended) (the "Trust Deed"), CLARML as the manager of CLAR may elect from time to time to receive the Base Management Fee wholly in Units or wholly in cash or in any combination of both. CLARML may nominate another entity to receive such fee. CLARML has elected to receive 20% of the Base Management Fee in Units and 80% in cash and has nominated CLIRE to receive part of the Base Management Fee in Units.

The issue price of the Units was determined based on the volume weighted average traded price for all trades done on Singapore Exchange Securities Trading Limited ("SGX-ST") in the ordinary course of trading on the SGX-ST from 1 December 2025 to 12 December 2025 being the ten business days immediately preceding the date of issue of Units.

Following the above issue of Units, the total number of Units in issue is 4,611,952,294 of which CLARML's unitholding is 3,470,947 Units or approximately 0.0753% of the total Units in issue.

BY ORDER OF THE BOARD
CapitaLand Ascendas REIT Management Limited
(Company Registration No. 200201987K)
As manager of CapitaLand Ascendas REIT

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries

15 December 2025

¹ CLARML has sold 2,545,026 Units which it is entitled to receive as payment of its management fee to CLIRE, a related corporation of CLARML, and in connection with the sale, CLARML has directed that such Units be issued directly to CLIRE instead of CLARML.

² The Base Management Fee is calculated in accordance with the Trust Deed by taking 0.5% per annum of the value of adjusted deposited property (which is defined as total assets under management less derivative assets and investment properties under development) of CLAR at the end of each month. The effects arising from the adoption of FRS 116 from 1 April 2019 have been excluded from the computation of the Base Management Fee.

Important Notice

The past performance of CapitaLand Ascendas REIT (“CLAR”) and CapitaLand Ascendas REIT Management Limited, as manager of CLAR (the “Manager”) 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, 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.