



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

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF A PORTFOLIO OF THREE PROPERTIES IN SINGAPORE AND COMPLETION OF DIVESTMENT OF 8700 – 8770 NIMBUS IN THE US

Reference is made to the press release of CapitaLand Ascendas REIT (“CLAR”) dated 7 October 2025 titled “CapitaLand Ascendas REIT strengthens presence in Singapore with accretive acquisitions of three high-quality industrial and logistics properties for approximately S\$565.8 million” (the “Press Release”).

Further to the Press Release, CapitaLand Ascendas REIT Management Limited, in its capacity as the manager of CapitaLand Ascendas REIT (the “**Manager**”), is pleased to announce that the acquisition of a portfolio of three properties in Singapore, has been completed today. The portfolio consists of 2 Pioneer Sector 1, a ramp-up logistics property; Tuas Connection, a light industrial property; and 9 Kallang Sector, a high-specifications industrial property.

The Manager would also like to announce that CLAR has divested 8700 – 8770 Nimbus, a business space property in Portland, Oregon, in the US to an unrelated third party. The sale consideration, which was negotiated on a willing-buyer and willing-seller basis, is approximately US\$6.6 million (S\$8.5 million¹) and represents a premium of 10% to the independent market valuation of approximately US\$6.0 million (S\$7.7 million) as at 1 September 2025². The sale consideration is also about 16% above the purchase price of approximately US\$5.7 million (S\$7.8 million) in 2019.

Following the completion of the acquisition of a portfolio of three properties in Singapore and the divestment of 8700 – 8770 Nimbus, CLAR owns 226 properties comprising 96 properties in Singapore, 33 properties in Australia, 48 properties in the United States and 49 properties in the United Kingdom/Europe.

¹ An illustrative exchange rate of US\$1.00000 : S\$1.28296 is used for all conversions from US Dollar amounts into Singapore Dollar amounts in this announcement except for the purchase price in 2019.

² The valuation for 8700 – 8770 Nimbus was jointly commissioned by the Manager and HSBC Institutional Trust Services (Singapore) Limited as the trustee of CLAR, and was carried out by JLL Value & Risk Advisory using the cost, sales comparison and income approaches.

BY ORDER OF THE BOARD

CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED

(Company Registration No. 200201987K)

(as manager of CapitalLand Ascendas REIT)

Hon Wei Seng

Lee Wei Hsiung

Company Secretaries

30 December 2025

Important Notice

The past performance of CLAR is not indicative of future performance. The listing of the units in CLAR (“Units”) on the Singapore Exchange Securities Trading Limited (“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 (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.