



CAPITALAND ASCENDAS REIT

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

ANNOUNCEMENT

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

CapitaLand Ascendas REIT Management Limited (“CLARML”), as manager of CapitaLand Ascendas REIT (“CLAR”) wishes to announce the transaction(s) carried out during the period 1 January 2025 to 31 December 2025 set out in Annex A pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The transaction(s) set out in Annex A did not have any material impact on the net tangible assets or earnings per unit of CLAR for the financial year ended 31 December 2025.

None of the Directors of CLARML or the controlling unitholders of CLAR has any interest, direct or indirect, in the transaction(s) set out in Annex A.

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

5 February 2026

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 (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, CLARML 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 CLARML 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.

INCORPORATION OF WHOLLY OWNED SUBSIDIARY

Incorporation of the following wholly owned subsidiary to hold CLAR's investments in the United Kingdom.

Name : Ascendas REIT UK Limited.
Principal Activity : Investment holding
Issued and Paid-up Capital : GBP1.00 (approximately SGD1.84) comprising 1 ordinary share of GBP1.00 (approximately SGD1.84 each)
Country of Incorporation : United Kingdom

INCORPORATION OF WHOLLY OWNED SUBSIDIARIES

Incorporation of the following wholly owned subsidiaries in the United Kingdom for the acquisition of two plots of freehold land in East Midlands, England, United Kingdom for development of four logistics buildings:

Name : Ascendas (Europe Sub 4) Limited
Principal Activity : Investment holding
Issued and Paid-up Capital : GBP1.00 (approximately SGD1.84) comprising 1 ordinary share of GBP1.00 (approximately SGD1.84 each)
Country of Incorporation : United Kingdom

Name : ARE S4 (Logistics 1) Limited
Principal Activity : Property holding
Issued and Paid-up Capital : GBP1.00 (approximately SGD1.84) comprising 1 ordinary share of GBP1.00 (approximately SGD1.84 each)
Country of Incorporation : United Kingdom

Name : ARE S4 (Logistics 2) Limited
Principal Activity : Property holding
Issued and Paid-up Capital : GBP1.00 (approximately SGD1.84) comprising 1 ordinary share of GBP1.00 (approximately SGD1.84 each)
Country of Incorporation : United Kingdom

For further details, please refer to the following:

- (i) *news release of CapitaLand Ascendas REIT embarks on its first logistics developments in the UK for S\$350.1 million dated 11 August 2025; and*
- (ii) *announcement on Completion of Acquisition of Two Plots of Freehold Land in the East Midlands, United Kingdom dated 20 August 2025.*

DIVESTMENT OF SHARES IN WHOLLY OWNED SUBSIDIARY

Ascendas REIT (Europe Sub 1) Ltd, a wholly owned subsidiary of CLAR, divested its 100% interest in ARE S1 (Logistics VI) Limited (“ASL VI”) consisting of 5,415,000 ordinary shares in ASL VI to an unrelated third party (the “Divestment”).

ASL VI is a company incorporated in Guernsey and was holding the property known as Astmoor Road in the United Kingdom.

The sale consideration for the Divestment was arrived at on a willing-buyer and willing-seller basis and satisfied in cash. The sale consideration of GBP 30,717,183 comprises the estimated net asset value of ASL VI as at 31 October 2025 of GBP 15,469,437 and repayment of shareholder’s loan amounting to GBP 15,247,746.

Following completion of the Divestment, ASL VI ceased to be a subsidiary of CLAR.

For further details, please refer to the following:

- (ii) *pages 13 and 14 of CapitaLand Ascendas REIT’s announcement dated 31 October 2025 titled “Business Updates for the Third Quarter ended 30 September 2025”; and*
- (ii) *announcement on Completion of Divestment of Astmoor Road in the United Kingdom dated 7 November 2025.*

INCORPORATION OF WHOLLY OWNED SUBSIDIARY

Incorporation of the following wholly owned subsidiary of CLAR in Singapore for the acquisition of 9 Kallang Sector, a high-specifications industrial property in Singapore:

Name	:	Ascendas REIT 9KS Holdco Pte. Ltd.
Principal Activity	:	Investment holding
Issued and Paid-up Capital	:	S\$1.00 comprising 1 ordinary share at a price of S\$1.00 upon incorporation
Country of Incorporation	:	Singapore

ACQUISITION OF WHOLLY OWNED SUBSIDIARY

Acquisition of 100% of the issued share capital of Waterbay Investment Pte. Ltd. (“**Waterbay**”) comprising 100 ordinary shares of Waterbay by Ascendas REIT 9KS Trust (a wholly owned subsidiary trust of CapitaLand Ascendas REIT) and Ascendas REIT 9KS Holdco Pte. Ltd. for a cash consideration of S\$96.3 million (the “**Acquisition**”).

Waterbay is a company incorporated in Singapore and holds 9 Kallang Sector, a high-specifications industrial property in Singapore. The consideration was arrived at on a willing-buyer and willing-seller basis and based on the adjusted net asset value of Waterbay as at 31 March 2025.

The Acquisition was completed on 30 December 2025. Following the completion of the Acquisition, Waterbay has become a wholly owned subsidiary of CapitaLand Ascendas REIT.

For further details, please refer to the following:

- (i) *press release on CapitaLand Ascendas REIT 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”; and*
- (ii) *announcement on Completion of Acquisition of portfolio of three properties in Singapore and Completion of Divestment of 8700-8770 Nimbus in the US dated 30 December 2025.*