

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA, THE UNITED KINGDOM (OTHER THAN TO ELIGIBLE UK INVESTORS), HONG KONG, THAILAND, MALAYSIA, CANADA (OTHER THAN TO ACCREDITED INVESTORS AND PERMITTED CLIENTS), JAPAN OR AUSTRALIA



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

## ANNOUNCEMENT

---

### RESULTS OF THE PREFERENTIAL OFFERING

---

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of CapitaLand Ascendas REIT (“CLAR”) dated 24 March 2026 titled “Launch of Equity Fund Raising to Raise Gross Proceeds of No Less Than Approximately S\$900 Million”, in relation to the launch of the Equity Fund Raising (the “Launch Announcement”) and the instruction booklet of CLAR in respect of the Preferential Offering dated 7 April 2026 (the “Instruction Booklet”).*

#### 1. INTRODUCTION

CapitaLand Ascendas REIT Management Limited, as manager of CapitaLand Ascendas REIT (the “**Manager**”), wishes to announce that further to the Launch Announcement and the announcement dated 7 April 2026 in relation to, among other things, the despatch of the Instruction Booklet, valid acceptances and excess applications for a total of 315,395,845 Preferential Offering Units were received as at the close of the Preferential Offering on 15 April 2026.

Details of the valid acceptances and excess applications received are as follows:

	Number of Preferential Offering Units	As a percentage of the total number of Preferential Offering Units available under the Preferential Offering <sup>(1)</sup>
Valid acceptances	96,136,788	74.45%
Excess applications	219,259,057	169.79%
<b>Total</b>	<b>315,395,845</b>	<b>244.24%</b>

**Note:**

(1) The percentages are rounded to the nearest two decimal places.

The balance of 32,997,876 Preferential Offering Units which were not validly accepted or not taken up will be allotted to satisfy applications for Excess Preferential Offering Units.

In the allotment of Excess Preferential Offering Units, preference will be given to the rounding of odd lots. The Manager, directors of the Manager (the “**Directors**”) and substantial Unitholders who have control or influence over CLAR or the Manager, as the case may be, in connection with the day-to-day affairs of CLAR or the Manager or the terms of the Preferential Offering, or have representation (direct or through a nominee) on the board of Directors will rank last in priority for the rounding of odd lots and allotment of Excess Preferential Offering Units.

## 2. **COMMITMENT BY CLI RE FUND INVESTMENTS PTE. LTD. AND CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED**

Pursuant to the undertaking provided by CLI RE Fund Investments Pte. Ltd. (“**CLIRE**”) and CapitaLand Ascendas REIT Management Limited (in its own capacity) (“**CLARML**”), CLIRE and CLARML have each accepted in full their respective provisional allotments of an aggregate of 21,838,011 Preferential Offering Units and 83,639 Preferential Offering Units respectively.

Immediately post-completion of the Preferential Offering, CLIRE and CLARML will respectively own an aggregate interest of 801,766,980 Units and 2,979,661<sup>1</sup> Units, representing approximately 16.07% and 0.06% respectively of the total number of Units in issue<sup>2</sup> after the listing and quotation of the 129,134,664 Preferential Offering Units.

## 3. **REFUNDS**

**Eligible Depositors.** If no Excess Preferential Offering Units are allotted or if the number of Excess Preferential Offering Units allotted is less than that applied for, the amount paid on application or the surplus application monies, as the case may be, will be refunded to such Eligible Depositor, without interest or any share of revenue or other benefit arising therefrom, within three (3) business days after the commencement of trading of the Preferential Offering Units on 23 April 2026, by crediting their bank accounts with the relevant Participating Bank<sup>3</sup> at their own risk (if they had applied for Excess Preferential Offering Units by way of an Electronic Application<sup>4</sup> through an ATM of a Participating Bank or an Accepted Electronic Service<sup>5</sup>), the receipt by such banks being a good discharge to the Manager and The Central Depository (Pte) Limited (“**CDP**”) of their obligations, if any, thereunder, or by crediting directly into his/their designated bank account for Singapore Dollars via CDP’s Direct Crediting Service, as the case may be, (in each case) at his/their own risk. In the event he/they are not subscribed to CDP’s Direct Crediting Service, any monies to be paid shall be credited to his/their Cash Ledger and subject to the same terms and conditions as Cash Distributions under the CDP Operation of Securities Account with

---

1 CLARML transferred 91,117 Units to its key management personnel and eligible employees pursuant to its Restricted Unit Plan on 14 April 2026, which is after the Record Date for determining the provisional allotment of Preferential Offering Units.

2 Based on the total number of 4,990,463,958 Units in issue after the issuance of the Preferential Offering Units.

3 “**Participating Banks**” means DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited, and “**Participating Bank**” means any of them.

4 As defined in the Instruction Booklet.

5 As defined in the Instruction Booklet.

the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein), as the case may be, in each case at his/their own risk, or in such other manner as he/they may have agreed with CDP for the payment of any cash distributions without interest or any share of revenue or other benefit arising therefrom (if he/they accept and (if applicable) apply through CDP or if he/they had applied for Excess Preferential Offering Units through CDP). CDP will process such refunds within such timeline as shall be indicated by CDP from time to time, taking into account the processing time required by the relevant bank or service delivery network for the relevant payment method.

#### **4. STATUS OF THE PREFERENTIAL OFFERING UNITS TO BE ISSUED**

The Manager expects the Preferential Offering Units to be listed and quoted on the Main Board of the SGX-ST with effect from **9.00 a.m. on 23 April 2026**.

The Preferential Offering Units will, upon issue and allotment, rank *pari passu* in all respects with the Existing Units in issue on the day immediately prior to the date on which the Preferential Offering Units are issued, including the right to any distributions accruing from the date on which the Private Placement Units are issued, other than in respect of the Advanced Distribution.

For the avoidance of doubt, the Preferential Offering Units will not be entitled to the Advanced Distribution, but will be entitled to any distributions accruing from the date on which the Private Placement Units are issued.

BY ORDER OF THE BOARD

**CAPITALAND ASCENDAS REIT MANAGEMENT LIMITED**

(Company Registration Number: 200201987K)

As manager of CapitaLand Ascendas REIT

Hon Wei Seng

Lee Wei Hsiung

Company Secretaries

17 April 2026

## **IMPORTANT NOTICE**

**This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States.**

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any securities of CLAR in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than to eligible UK investors), Hong Kong, Thailand, Malaysia, Canada (other than to accredited investors and permitted clients), Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the US Securities Act of 1933, as amended (the “**US Securities Act**”), and may not be offered or sold in the United States except pursuant to an exemption from, or in a transaction not subject to the registration requirements of the US Securities Act and in accordance with applicable securities laws of any state or jurisdiction of the United States. Accordingly, the securities referred to herein are being offered and sold (i) outside the United States in "offshore transactions" as defined in, and in accordance with Regulation S and (ii) to qualified institutional buyers within the meaning of Rule 144A under the US Securities Act.

The value of Units and the income derived from them, if any, 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 Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLAR is not necessarily indicative of the future performance of CLAR.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

This publication has not been reviewed by the Monetary Authority of Singapore.

**Notification under Section 309B of the Securities and Futures Act 2001:** The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).