

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

LISTING OF 129,134,664 PREFERENTIAL OFFERING UNITS

Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcements 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” and dated 25 March 2026 titled “Results of the Private Placement and Pricing of New Units under the Private Placement and the Preferential Offering” (the “Results of Placement Announcement”), in relation to the Equity Fund Raising.

1. INTRODUCTION

Further to the announcement dated 17 April 2026 titled “Results of the Preferential Offering”, CapitaLand Ascendas REIT Management Limited, as manager of CapitaLand Ascendas REIT (the “**Manager**”), is pleased to announce that pursuant to the Preferential Offering, 129,134,664 Preferential Offering Units have been issued at an issue price of S\$2.35 per Preferential Offering Unit. With the issue of the Preferential Offering Units, the total number of Units in issue is 4,991,360,784¹ as at the date of this announcement.

The Preferential Offering Units will be listed and quoted on the Main Board of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) at **9.00 a.m. on 23 April 2026**.

2. STATUS OF THE PREFERENTIAL OFFERING UNITS

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

¹ This includes the 896,826 new Units issued on 22 April 2026 for the payment of acquisition fees in relation to the acquisition of 50.0% interest in Ascent.

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

23 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).