

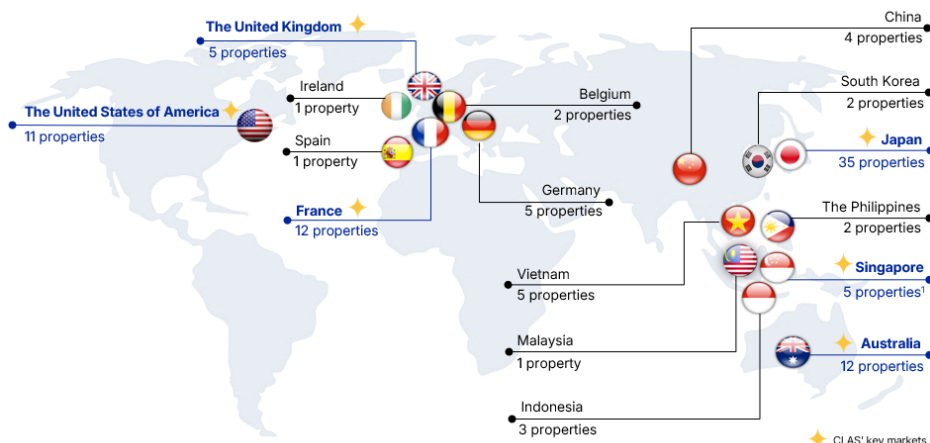


CapitaLand Ascott Trust (CLAS)

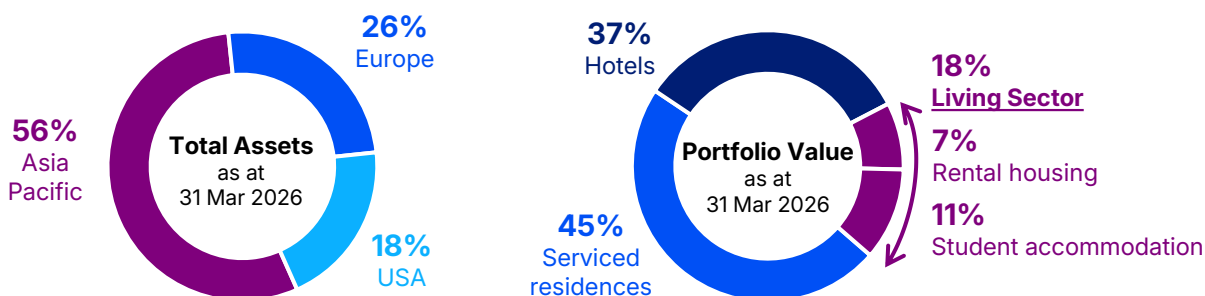
Largest Lodging Trust in Asia Pacific with a Global Portfolio of Quality Assets in Key Gateway Cities

\$8.9b Total Assets **>19,000¹** Units **106¹** Properties **16** Countries **45** Cities

- Listed on the SGX-ST since March 2006
- Invests primarily in income-producing real estate and real estate-related assets which are used or predominantly used as **serviced residences, rental housing properties, student accommodation and other hospitality assets in any country in the world**
- CLAS' sponsor is The Ascott Limited, a wholly-owned subsidiary of CapitaLand Investment Limited
- Constituent of the FTSE EPRA Nareit Global Real Estate Index Series (Global Developed Index)



Diversified Portfolio Delivering Sustainable Returns Through Market Cycles



Predominantly long-stay lodging portfolio

50¹ Serviced Residences **18** Hotels/ Business Hotels **29** Rental Housing **9** Student Accommodation

Counter-cyclical and resilient through market cycles

60-70% of gross profit from stable income sources



- Staying resilient through market cycles** with geographically diversified portfolio, range of lodging asset classes and balanced mix of stable and growth income streams
- Stable income sources comprise 60-70% of CLAS' gross profit**
- CLAS' properties have an **average length of stay of about 2 months**, are primarily in the **mid-tier** segment and have **leaner cost structures**

Generating Long-term Value for Staped Securityholders



Total Staped Securityholder Return²
~250% since IPO



~8x Increase in Total Assets since 2006



\$3.4b Market Capitalisation



c.6.8% Distribution Yield³
(based on FY 2025 DPS)

Investing Today to Drive Future Growth



Building income resilience and capacity for future growth

- CLAS acquired three rental housing properties in Feb 2026 at a blended net operating yield of 4.1%, **increasing CLAS' portfolio value in living sector assets from 17% to 18%**
- When completed, **CLAS' four ongoing AEI and one development projects are expected to uplift CLAS' distribution income and portfolio value**, providing capacity for future growth

Resilience amid macroeconomic uncertainties

- **Near-term impact of the Middle East conflict currently assessed as low to medium** for key markets
- Impact from geopolitical tensions is cushioned by CLAS' diversification in guest mix, and stable income sources which comprise 60-70% of CLAS' gross profit
- **Limited exposure to energy price volatility**; electricity cost accounted for c.4% of CLAS' operating cost in FY 2025
- CLAS' predominantly long-stay portfolio has a **leaner cost structure** compared to full-service hospitality properties

Celebrating Two Decades of Strength and Stewardship

Proactive investment and portfolio management; strengthening portfolio quality and long-term income growth

- **Accretive acquisitions, strategic divestments and targeted asset enhancements**
- Progressing towards CLAS' medium-term portfolio allocation of 25%-30% in the living sector, and 70-75% in hospitality assets
- Strengthening presence in key markets
- Recycling capital from divestments

Disciplined capital management

- **Healthy financial position** supports disciplined capital management as CLAS executes its growth strategies

Delivering stable distributions

- **CLAS is committed to distributing stable distributions** through enhancing distribution income from its operating performance and distributing non-periodic and/or divestment gains when appropriate

Strong Financial Position & Prudent Capital Management



BBB
(Stable Outlook)
Long-Term Rating by Fitch Ratings



Healthy Gearing
38.9%
(Debt headroom of about S\$1.9 bil⁵)



Low Effective Borrowing Cost
2.8%
per annum



c.78%
of debt effectively on fixed rates



c.S\$1.51 bil
in available funds⁶



- CLAS' **discipline and prudence** positions it well to **weather global uncertainties**
- CLAS has a **healthy financial position and liquidity position**, and will continue to adopt a proactive and disciplined approach in capital management

Commitment to Sustainability & Corporate Governance

Accolades & Awards

Constituent of sustainability indices

- **iEdge-UOB APAC Yield Focus Green REIT Index**
- **iEdge-OCBC Singapore Low Carbon Select 50 Capped Index**

Included in the
S&P Global Sustainability Yearbook 2025 and 2026

Global Listed Sector Leader (Hotel)

Global Real Estate Sustainability Benchmark (GRESB) for the **5th consecutive year**

Ranked 1st

Singapore Governance and Transparency Index for the **5th consecutive year**
REITs and Business Trusts Category

Security Name: **CapitaLand Ascott Trust**
Trading Name: **CapLand Ascott T**
Stock Symbol: **HMN**
Sponsor's Stake in CLAS: **25%**

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Notes: Figures stated are as at / for the period ended 31 Mar 2026, unless otherwise stated.

- 1) Including Somerset Clarke Quay Singapore which is currently under development
- 2) Computation from Bloomberg as at 31 Mar 2026, assuming dividends are not reinvested back into the stock
- 3) Based on closing price of S\$0.895 on 30 Apr 2026
- 4) In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 Nov 2025
- 5) Refers to the amount of additional debt before reaching aggregate leverage of 50%
- 6) Balances as at 31 Mar 2026; includes committed credit facilities amounting to c.S\$500 mil