

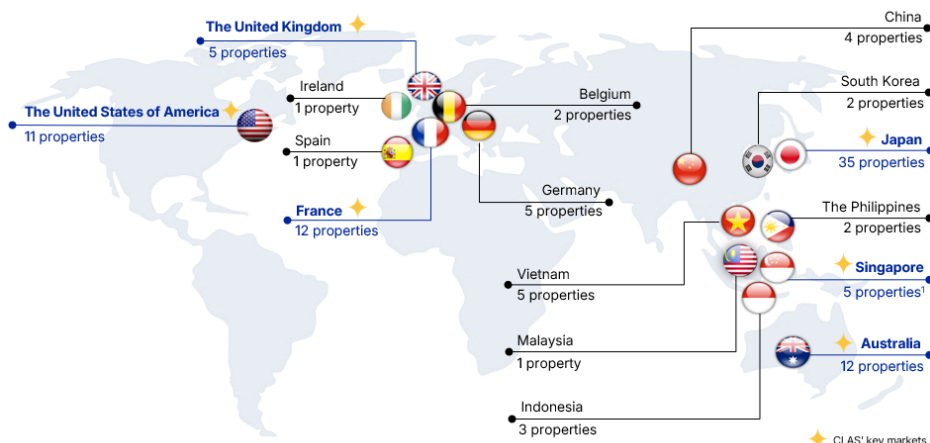


## CapitaLand Ascott Trust (CLAS)

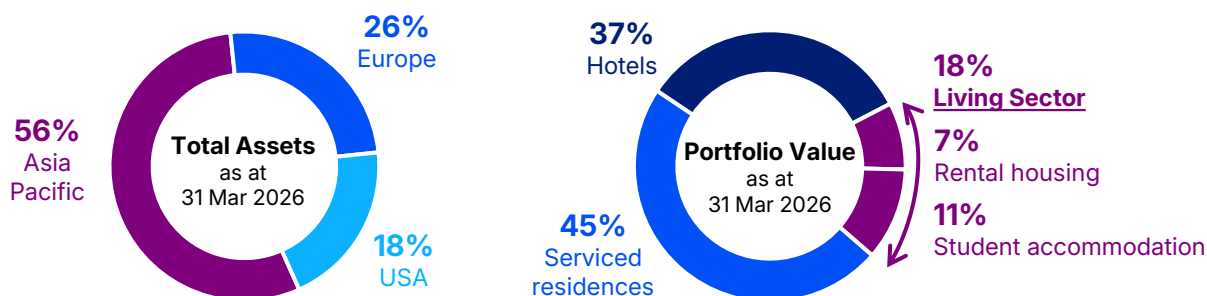
Largest Lodging Trust in Asia Pacific with a Global Portfolio of Quality Assets in Key Gateway Cities

**\$8.9b** Total Assets    **>19,000<sup>1</sup>** Units    **106<sup>1</sup>** 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

**50<sup>1</sup>** 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 Return<sup>2</sup>  
~ 250% since IPO



~8x Increase in Total Assets since 2006



\$3.4b Market Capitalisation



c.6.9% Distribution Yield<sup>3</sup>  
(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 bil<sup>5</sup>)



**Low Effective Borrowing Cost**

**2.8%**

per annum



**c.78%**

of debt effectively on fixed rates



**c.S\$1.51 bil**  
in available funds<sup>6</sup>



- 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 **5<sup>th</sup> consecutive year**

#### Ranked 1st

Singapore Governance and Transparency Index for the **5<sup>th</sup> 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%**

### CONTACT INFORMATION

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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\$0.88 on the last trading day of 1Q 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