



CapitaLand Ascott Trust (CLAS)

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

\$8.8b

Total Assets

>19,000¹

Units

104¹

Properties

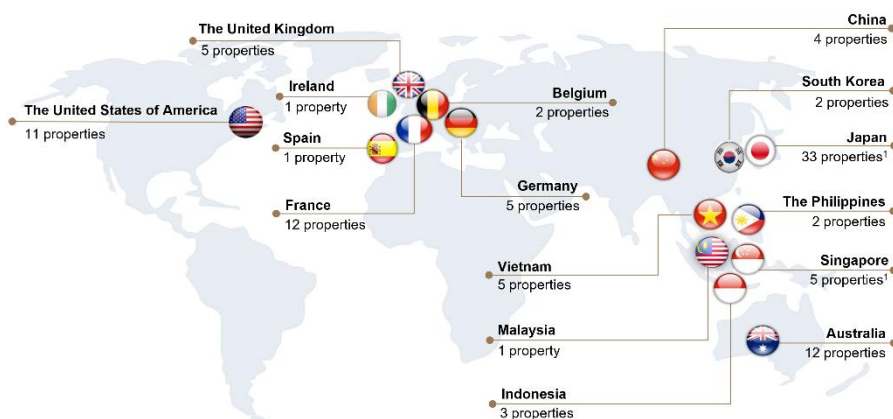
16

Countries

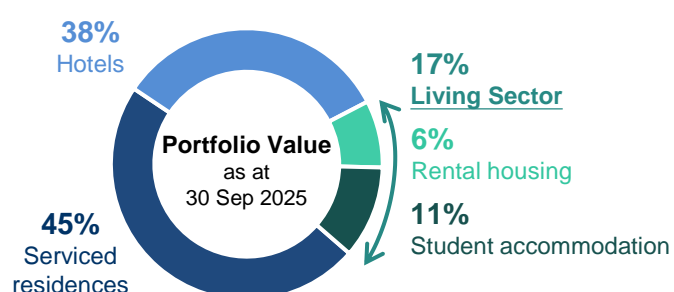
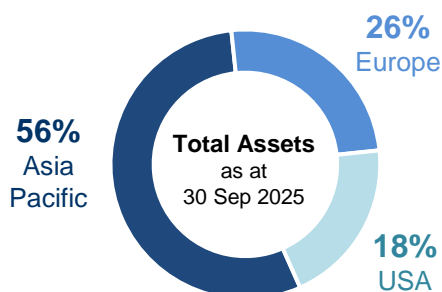
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Cities

- 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

51¹
Serviced Residences

18
Hotels/
Business Hotels

26
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



~9x
Increase in Total Assets
since IPO



\$3.6b
Market Capitalisation³

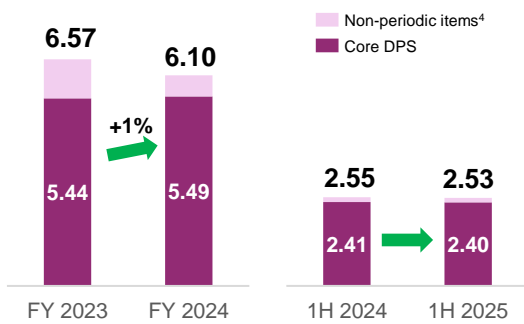


c.6.5%
Distribution Yield³
(based on FY 2024 DPS)

Resilient Operating Performance and Stable Distributions

Resilient Core Operating Performance

Distribution per Stapled Security (DPS) (S cents)



- Steady operating performance and portfolio reconstitution initiatives contributed to the higher core DPS, mitigating the impact of foreign exchange and higher financing costs

3Q 2025

Gross Profit ▲ **1%** y-o-y

Portfolio RevPAU ▲ **3%** y-o-y

Portfolio Reconstitution and Enhancement

- CLAS pursues portfolio reconstitution opportunities to enhance the quality and returns of the portfolio
- In FY 2024 and year-to-date Oct 2025, CLAS completed over S\$800 mil in divestments at up to 100% premium to book value, and reinvested the proceeds into more optimal, accretive uses, including about \$560 mil in higher-yielding investments
- Asset enhancement and development projects provide CLAS with further capacity for growth
- CLAS is committed to distributing stable distributions through enhancing core distribution income from its operating performance and distributing non-periodic and/or divestment gains when appropriate

Strong Financial Position & Prudent Capital Management



- 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**

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 30 Sep 2025, unless otherwise stated.

- Including Somerset Liang Court Singapore which is currently under development and Citidines Central Shinjuku Tokyo which was divested on 2 Oct 2025
- Computation from Bloomberg as at 30 Sep 2025, assuming dividends are not reinvested back into the stock
- Based on closing price of S\$0.93 as at 30 Sep 2025
- Relating to realised exchange gain arising from settlement of cross currency interest rate swaps, repayment of foreign currency bank loans and medium term notes
- Refers to the amount of additional debt before reaching aggregate leverage of 50%
- Comprising approximately S\$461 mil in cash on-hand and approximately S\$1.04 bil in available credit facilities