



An Associate of CapitaLand

(Constituted in the Republic of Singapore pursuant to
a trust deed dated 19 January 2006 (as amended and supplemented))

ANNOUNCEMENT

COMPLETION OF THE ACQUISITION OF INTERESTS IN THREE SERVICED RESIDENCE PROPERTIES IN THE PEOPLE'S REPUBLIC OF CHINA AND 11 RENTAL HOUSING PROPERTIES IN JAPAN

Unless otherwise defined herein, all capitalized terms shall have the same meaning ascribed to them in the announcement made by Ascott Residence Trust Management Limited, as manager of Ascott Residence Trust, on 2 May 2013.

Ascott Residence Trust Management Limited (the “**Manager**”), as manager of Ascott Residence Trust (“**Ascott REIT**”) refers to its announcement made on 2 May 2013 in relation to the acquisition of interests in:

- (a) three serviced residence properties in China, being Somerset Heping Shenyang (the “**Somerset Heping Shenyang Target Property**”), Citadines Biyun Shanghai (the “**Citadines Biyun Shanghai Target Property**”) and Citadines Xinghai Suzhou (the “**Citadines Xinghai Suzhou Target Property**”), and
- (b) 11 rental housing properties in Japan, being Actus Hakata V-Tower, Big Palace Kita 14jo, Grand Mire Miyamachi, Grand Mire Shintera, Gravis Court Kakomachi, Gravis Court Kokutaiji, Gravis Court Nishiharaekimae, Grand E'terna Saga, Grand E'terna Saga Idaidori, Grand E'terna Nijojo-mae and Grand E'terna Chionin-mae (together, the “**Japan Target Properties**”).

The Manager wishes to announce that the acquisition of the Somerset Heping Shenyang Target Property, the Citadines Biyun Shanghai Target Property, the Citadines Xinghai Suzhou Target Property and the Japan Target Properties were today simultaneously completed.

With the completion, Heping Investments (Hong Kong) Limited, Somerset Heping (Shenyang) Property Co., Ltd., Biyun Investments (Hong Kong) Limited, Gain Mark Properties (Shanghai) Ltd., Citadines SIP Pte. Ltd., Suzhou Chong Rui Xin Shi Ji Real Estate Co., Ltd. and ARC-CapitaLand Three TMK have become wholly-owned subsidiaries of Ascott REIT.

By Order of the Board
Ascott Residence Trust Management Limited
(Company registration no. 200516209Z)
As manager of Ascott Residence Trust

Kang Siew Fong / Doris Lai
Joint Company Secretaries
28 June 2013

IMPORTANT NOTICE

The value of units in Ascott Residence Trust ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by the Company, as manager of Ascott Residence Trust, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Company to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of Ascott Residence Trust is not necessarily indicative of the future performance of Ascott Residence Trust.