

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, EUROPEAN UNION, EUROPEAN ECONOMIC AREA (INCLUDING THE UNITED KINGDOM), CANADA OR JAPAN.

This announcement is for information only and does not constitute an invitation or offer to sell, acquire, purchase or subscribe for securities in any jurisdiction in which, or to or from any person to or from whom, it is unlawful to make such offer under applicable securities laws and offers to purchase securities will not be accepted from investors thereof in any jurisdiction where such offer or purchase is unlawful. This announcement is not an offer of securities for sale in the United States, European Union, European Economic Area (including the United Kingdom), Canada or Japan. The securities referred to herein have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the “Securities Act”), and may not be offered or sold in the United States, except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. Any public offering of securities made in the United States would be made by means of a prospectus. No public offering of securities is being made in the United States.



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

ANNOUNCEMENT

ISSUE OF S\$150 MILLION IN AGGREGATE PRINCIPAL AMOUNT OF FIXED RATE PERPETUAL SECURITIES

Ascott Residence Trust Management Limited, as manager of Ascott Residence Trust (“**Ascott REIT**”), wishes to announce the pricing of S\$150 million in aggregate principal amount of fixed rate perpetual securities (the “**Securities**”). The Securities will be issued by DBS Trustee Limited (in its capacity as trustee of Ascott REIT) (the “**Issuer**”).

Oversea-Chinese Banking Corporation Limited has been appointed as sole lead manager and bookrunner for the issue of the Securities.

Any issue of the Securities would be made in reliance on exemptions invoked under Sections 274 and/or 275 of the Securities and Futures Act, Chapter 289 of Singapore, as modified or amended from time to time (the “**SFA**”) or an applicable exemption under the SFA.

Application will be made to the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the listing and quotation of the Securities (if issued) on the SGX-ST. Admission to the Official List of the SGX-ST and quotation of the Securities on the SGX-ST is not to be taken as an indication of the merits of the Issuer, its subsidiaries or associated companies or the Securities.

Ascott REIT was assigned a “BBB” senior unsecured credit rating by Fitch Ratings Inc. in September 2017, which was affirmed in August 2019. The Securities will be unrated.

The net proceeds arising from the issue of the Securities (after the deduction of commissions, fees and expenses in connection with the issue) will be used by Ascott REIT for general corporate purposes including the redemption of the Ascott REIT S\$150,000,000 5.00% perpetual securities with first call date on 27 October 2019.

The Securities, which will be issued in the denomination of S\$250,000, will be perpetual and will confer a right to receive distribution payments at a rate of 3.88% per annum with the first distribution rate reset falling on 4 September 2024 and subsequent resets occurring every five years thereafter. The distribution will be payable semi-annually in arrear on a discretionary basis and will be non-cumulative in accordance with the terms and conditions of the Securities (the “**Conditions**”).

The Securities will constitute direct, unsecured and subordinated obligations of the Issuer and will rank *pari passu* and without any preference among themselves and with any Parity Obligations (as defined in the Conditions) of the Issuer. Subject to the insolvency laws of Singapore and other applicable laws, the payment obligations of the Issuer under the Securities will at all times rank ahead of the Junior Obligations (as defined in the Conditions) of the Issuer, but junior to (a) the claims of all other present and future creditors of the Issuer which are not Parity Obligations of the Issuer and (b) the claims of all classes of preferred units (if any) of Ascott REIT which are not Parity Obligations of the Issuer. The Securities may be redeemed at the option of the Issuer in whole, but not in part, on 4 September 2024 or any Distribution Payment Date (as defined in the Conditions) thereafter and otherwise upon the occurrence of certain redemption events specified in the Conditions.

The Securities are expected to be issued on or around 4 September 2019, subject to the satisfaction of customary closing conditions.

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

Karen Chan
Company Secretary
26 August 2019

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 Ascott Residence Trust Management Limited, as manager of Ascott Residence Trust (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 have no right to request the Manager 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.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

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