

**CapitaLand Ascott Trust divests
Citadines Mount Sophia Singapore for S\$148 million**
*Transaction is part of CLAS' active portfolio reconstitution strategy to
drive sustainable returns to Stapled Securityholders*

Singapore, 2 February 2024 – CapitaLand Ascott Trust (CLAS) is divesting Citadines Mount Sophia Singapore to an unrelated third party for S\$148 million. The 154-unit property will be divested at 19.4% above book value¹. Net proceeds of the divestment are expected to be approximately S\$138.6 million. The exit yield² is about 3.2% and CLAS will recognise a net gain of approximately S\$14.6 million. The divestment is expected to be completed in 1Q 2024.

Ms Serena Teo, Chief Executive Officer of CapitaLand Ascott Trust Management Limited and CapitaLand Ascott Business Trust Management Pte. Ltd. (the Managers of CLAS), said: “We are divesting Citadines Mount Sophia Singapore at close to S\$1 million per key, which is a significant premium to book value. Including Citadines Mount Sophia Singapore, CLAS has announced divestments of S\$408.1 million of assets at a premium to book value in the last eight months. The divestment of 10 mature assets³ will unlock S\$38.9 million in gains, at an average exit yield of about 3.8%⁴. We aim to use the capital to reduce debt, fund our asset enhancement initiatives (AEI) or redeploy it into higher-yielding investments to increase the returns of our portfolio. The divestments can offer CLAS greater financial flexibility, potentially lowering our gearing by close to 2 percentage points⁵.

“The divestment is part of our active portfolio reconstitution strategy. CLAS completed the acquisition of four assets⁶ in the last three months at a higher entry yield and we look to expand our portfolio opportunistically with more yield-accretive assets. Over the past three years, distribution income gained from our investments has more than replaced the distribution income from the properties that were divested. CLAS also has eight properties⁷ undergoing

¹ Based on the independent valuation as at 31 December 2023.

² Exit yield is computed based on FY 2023 Earnings Before Interest, Taxes, Depreciation and Amortisation (EBITDA).

³ The 10 properties comprise four properties in regional France, two properties in Australia, three properties in Japan and one property in Singapore.

⁴ The exit yield of the France and Australia properties is computed based on FY 2022 EBITDA. The exit yield of the Japan portfolio is not meaningful and has not been included in the average exit yield computation as the properties were largely closed in 2022. If included, the average exit yield will be about 2.8%.

⁵ Assumes total proceeds from CLAS' divestments in Australia, Japan and Singapore are deployed towards reducing CLAS' debt and divestments will be completed in 2024.

⁶ The four properties are The Cavendish London, Temple Bar Hotel in Dublin, Ascott Kuningan Jakarta and Teriha Ocean Stage.

⁷ The eight properties are The Robertson House by The Crest Collection, Citadines Holborn-Covent Garden London, Citadines Les Halles Paris, Citadines Kurfürstendamm Berlin, La Clef Tour Eiffel Paris, Temple Bar Hotel, The Cavendish London and Novotel Sydney Central.

or will undergo AEI. Through our active portfolio reconstitution efforts and AEI plans, we continue to strengthen our portfolio to deliver long-term value to our Stapled Securityholders,” added Ms Teo.

CLAS has also completed the divestment of Courtyard by Marriott Sydney-North Ryde on 31 January 2024. It is one of two mature hotels in CLAS’ divestment pipeline in Australia⁸. Divestment of the other property, Novotel Sydney Parramatta is expected to be completed in 3Q 2024.

CLAS’ portfolio in Singapore

Singapore remains a key market for CLAS. Post-divestment, CLAS will have four lodging properties in Singapore. CLAS has three operational properties – Ascott Orchard Singapore, lyf one-north Singapore and The Robertson House by The Crest Collection. Currently under development, the 192-unit Somerset serviced residence at the popular riverfront lifestyle and entertainment Clarke Quay precinct remains on track for completion in 2H 2025.

About CapitaLand Ascott Trust (www.capitalandascotttrust.com)

CapitaLand Ascott Trust (CLAS) is the largest lodging trust in Asia Pacific with an asset value of S\$8.7 billion as at 31 December 2023. CLAS’ objective is to invest 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 was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) since March 2006, and is a constituent of the FTSE EPRA Nareit Global Real Estate Index Series (Global Developed Index).

CLAS’ international portfolio comprises 106 properties with more than 19,000 units in 45 cities across 16 countries in Asia Pacific, Europe and the United States of America as at 31 December 2023.

CLAS’ properties are mostly operated under the Ascott, Somerset, Quest and Citadines brands. They are mainly located in key gateway cities such as Barcelona, Berlin, Brussels, Hanoi, Ho Chi Minh City, Jakarta, Kuala Lumpur, London, Manila, Melbourne, Munich, New York, Paris, Perth, Seoul, Singapore, Sydney and Tokyo.

CLAS is a stapled group comprising CapitaLand Ascott Real Estate Investment Trust (CapitaLand Ascott REIT) and CapitaLand Ascott Business Trust (CapitaLand Ascott BT). CLAS is managed by CapitaLand Ascott Trust Management Limited (as manager of CapitaLand Ascott REIT) and CapitaLand Ascott Business Trust Management Pte. Ltd. (as trustee-manager of CapitaLand Ascott BT). The manager and trustee-manager are wholly owned subsidiaries of Singapore-listed CapitaLand Investment Limited, a leading global real estate investment manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 30 September 2023, CLI had S\$133 billion of real estate assets under management, and S\$90 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and more than 30 private vehicles across Asia Pacific, Europe and USA. Its

⁸ CapitaLand Ascott Trust divests two hotels in Australia for AUD109.0 million.

diversified real estate asset classes cover retail, office, lodging, business parks, industrial, logistics and data centres.

CLI aims to scale its FUM and fee-related earnings through fund management, lodging management and its full stack of operating capabilities, and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand's development arm.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve Net Zero carbon emissions for scope 1 and 2 by 2050. CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

Important Notice

This release may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

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