



NEWS RELEASE

CapitaLand Ascott Trust divests Citadines Karasuma-Gojo Kyoto for JPY6.18 billion *Transaction is part of CLAS' active portfolio reconstitution strategy to deliver sustainable returns to Stapled Securityholders*

Singapore, 9 October 2024 – CapitaLand Ascott Trust (CLAS) has divested Citadines Karasuma-Gojo Kyoto in Japan to an unrelated third party for about JPY6.18 billion (S\$53.1 million¹).

The 124-unit property was divested at 40.1% above book value at an exit EBITDA yield of about 0.3%². Net proceeds of the divestment are JPY4.4 billion (S\$37.8 million) and CLAS has recognised a net gain³ of JPY0.9 billion (S\$8.0 million).

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: “The divestment of Citadines Karasuma-Gojo Kyoto is in line with CLAS’ active portfolio reconstitution strategy. The mature property has reached the optimal stage of its lifecycle. We plan to redeploy the divestment proceeds into higher-yielding investments to further grow our returns to Stapled Securityholders. Japan remains a key market for CLAS and is one of our strongest performing markets. We continue to seek opportunities to strengthen our portfolio in Japan.”

“The proposed acquisition of Iyf Funan Singapore announced last week demonstrates CLAS’ ability to enhance value for Stapled Securityholders by using proceeds from our divestment of Citadines Mount Sophia Singapore at an exit EBITDA yield of 3.2%⁴ towards the proposed acquisition of Iyf Funan Singapore at a higher yield of 4.7%⁵. In 1H 2024, CLAS also completed the acquisition of Teriha Ocean Stage, a rental housing property in Fukuoka, Japan and fully acquired Standard at Columbia, a student accommodation property in the United States of America. The acquisitions will strengthen our income stream, creating sustainable value for our Stapled Securityholders,” added Ms Teo.

¹ Based on the exchange rate of S\$1 to JPY0.0086.

² Based on FY 2023 EBITDA.

³ Assuming proceeds are redeployed in Japan.

⁴ Exit EBITDA yield is computed based on the divestment price of S\$148.0 million.

⁵ The EBITDA yield is computed based on the agreed property value of Iyf Funan Singapore.

To further enhance the quality of CLAS' portfolio, it has completed asset enhancement initiatives (AEI) for four properties⁶ in 1H 2024. CLAS has four⁷ additional properties in its AEI pipeline that are expected to complete between 2H 2024 and 2026. These AEIs will better position CLAS' properties to capture lodging demand, raise their value and drive higher returns.

CLAS' portfolio in Japan

CLAS' properties in Japan saw high demand in 2Q 2024. Revenue per available unit increased 29% year-on-year to JPY19,288 as its average daily rate continued to rise. Post-divestment, CLAS will have a portfolio of 29 properties comprising a mix of serviced residences, hotels, rental housing and student accommodation properties in Japan. These properties are situated in gateway cities such as Tokyo, Osaka, Fukuoka, Hiroshima and Sapporo.

Proposed acquisition of lyf Funan Singapore to grow CLAS' income stream

On 1 October 2024, CLAS announced the proposed acquisition of lyf Funan Singapore at an agreed property value of S\$263 million⁸. It is expected to increase CLAS' total distribution by S\$3.5 million, which translates to a Distribution per Stapled Security accretion of 1.5% on a FY 2023 pro forma basis. Subject to the approval of Stapled Securityholders at an extraordinary general meeting scheduled in November 2024, the proposed acquisition is expected to be completed in 4Q 2024⁹.

About CapitalLand Ascott Trust (www.capitalandascotttrust.com)

CapitalLand Ascott Trust (CLAS) is the largest lodging trust in Asia Pacific with an asset value of S\$8.5 billion as at 30 June 2024. 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 102 properties with more than 18,000 units in 45 cities across 16 countries in Asia Pacific, Europe and the United States of America as at 30 June 2024.

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 CapitalLand Ascott Real Estate Investment Trust (CapitalLand Ascott REIT) and CapitalLand Ascott Business Trust (CapitalLand Ascott BT). CLAS is managed by CapitalLand Ascott Trust Management Limited (as manager of CapitalLand Ascott REIT) and CapitalLand Ascott Business Trust Management Pte. Ltd. (as trustee-manager of CapitalLand Ascott BT). The manager and trustee-manager are wholly

⁶ The Robertson House by The Crest Collection in Singapore, Citadines Les Halles Paris, Citadines Kurfürstendamm Berlin and La Clef Tour Eiffel Paris.

⁷ Citadines Holborn-Covent Garden London, Temple Bar Hotel Dublin, The Cavendish London and Sydney Central Hotel.

⁸ Takes into account the independent valuations of the property by HVS and Colliers as at 30 June 2024.

⁹ While the target date for completion is 4Q 2024, the long stop date for completion is 28 February 2025 or such later date as the parties to the Unit Purchase Agreement may agree.

owned subsidiaries of Singapore-listed CapitaLand Investment Limited, a leading global real asset 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 asset manager with a strong Asia foothold. As at 30 June 2024, CLI had S\$134 billion of assets under management as well as S\$100 billion of funds under management (FUM) held via six listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in thematic and tactical strategies. Its diversified real estate asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage and data centres.

CLI aims to scale its fund management, lodging management and commercial management businesses globally 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.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty express or implied is made as to the fairness, accuracy, completeness or correctness of the information or opinions contained in this release. Neither CapitaLand Ascott Trust Management Limited nor CapitaLand Ascott Business Trust Management Pte. Ltd. ("Managers") nor any of their respective holding companies, subsidiaries, associated undertakings, controlling persons, affiliates, directors, officers, partners, employees, agents, advisers or representatives, undertake to update or revise any information on the basis of any subsequent developments, information or events, or otherwise, nor shall they have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this release or its contents or otherwise arising in connection with this release.

The past performance of CapitaLand Ascott Trust ("CLAS") is not indicative of future performance. The listing of the Stapled Securities in CLAS ("Stapled Securities") on the Singapore Exchange Securities Trading Limited ("SGX-ST") does not guarantee a liquid market for the Stapled Securities. The value of the Stapled Securities and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers or any of their affiliates. An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Managers redeem or purchase their Stapled

Securities while the Stapled Securities are listed on the SGX-ST. It is intended that holders of Stapled Securities may only deal in their Stapled Securities through trading on the SGX-ST.

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

Issued by:

CapitaLand Ascott Trust Management Limited

CapitaLand Ascott Business Trust Management Pte. Ltd.

168 Robinson Road, #30-01 Capital Tower, Singapore 068912

Tel: (65) 6713 2888 Fax: (65) 6713 2999

Website: <https://www.capitalandascotttrust.com>

For more information, please contact:

Analyst contact

Denise Wong

Head, Investor Relations & Sustainability

Tel: +65 6713 2151

Email: denise.wong@the-ascott.com

Media contact

Joan Tan

Vice President, Group Communications

Tel: +65 6713 2864 / HP: +65 9743 9503

Email: joan.tanzm@capitaland.com