



CAPITALAND ASCOTT TRUST

A stapled group comprising:

CAPITALAND ASCOTT REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 19 January 2006 under the laws of the Republic of Singapore)

CAPITALAND ASCOTT BUSINESS TRUST

(a business trust constituted on 9 September 2019 under the laws of the Republic of Singapore)

MANAGED BY

MANAGED BY

CAPITALAND ASCOTT TRUST MANAGEMENT LIMITED

(Company Registration No. 200516209Z)

CAPITALAND ASCOTT BUSINESS TRUST

MANAGEMENT PTE. LTD.

(Company Registration No. 201925299R)

ANNOUNCEMENT

DISCLOSURES PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, CapitaLand Ascott Trust Management Limited (“**CLASML**”), as manager of CapitaLand Ascott Real Estate Investment Trust (the “**REIT**”, and the manager of the REIT, the “**REIT Manager**”), and CapitaLand Ascott Business Trust Management Pte. Ltd., as trustee-manager of CapitaLand Ascott Business Trust, hereby discloses that under a facility agreement dated 08 August 2025 (the “**Facility Agreement**”) entered into between DBS Bank Ltd. as lender (the “**Lender**”) and DBS Trustee Limited (in its capacity as trustee of the REIT) as borrower (the “**Borrower**”) in relation to the grant of a revolving credit facility of up to an aggregate principal amount of S\$150,000,000, there is a condition which (i) requires the REIT to remain as a wholly owned subsidiary of CapitaLand Investment Limited and (ii) restricts the change of CLASML as the REIT Manager (the “**Condition**”). Please refer to the Appendix for details.

As at the date of this Announcement, there has been no breach of the Condition.

BY ORDER OF THE BOARD

CapitaLand Ascott Trust Management Limited

(Company Registration No. 200516209Z)

As manager of CapitaLand Ascott REIT

CapitaLand Ascott Business Trust Management Pte. Ltd.

(Company Registration No. 201925299R)

As trustee-manager of CapitaLand Ascott Business Trust

Hon Wei Seng

Company Secretary

8 August 2025

IMPORTANT NOTICE

The value of the stapled securities in CapitaLand Ascott Trust ("**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 CapitaLand Ascott Trust Management Limited, as manager of CapitaLand Ascott Real Estate Investment Trust (the "**REIT Manager**"), CapitaLand Ascott Business Trust Management Pte. Ltd., as trustee-manager of CapitaLand Ascott Business Trust (the "**BT Trustee-Manager**", together with the REIT Manager, the "**Managers**"), or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested.

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

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities. The past performance of CapitaLand Ascott Trust is not necessarily indicative of the future performance of CapitaLand Ascott Trust.

APPENDIX

1. Details of the Condition

The Facility Agreement contains the Condition that it is an event of default under the Facility Agreement if the REIT is not or ceases to be managed by the REIT Manager or a wholly owned subsidiary, whether direct or indirect, of CapitalLand Investment Limited ("**Condition**").

2. Effect of a breach of the Condition

On and at any time after the occurrence of the Condition (the "**Event of Default**") which is continuing, the Lender may, by notice to the Borrower (a) cancel the commitment under the Facility Agreement whereupon it shall immediately be cancelled, (b) declare that all or part of the loans under the Facility Agreement, together with accrued interest, and all other amounts accrued or outstanding under the Finance Documents (as defined in the Facility Agreement) (the "**Outstandings**") be immediately due and payable, whereupon they shall become immediately due and payable; and/or (c) declare that all or part of the loans under the Facility Agreement be payable on demand, whereupon they shall immediately become payable on demand by the Lender.

Assuming the occurrence of the Event of Default which would require the Borrower to prepay the Outstandings, and such occurrence were to cause a cross default under other facilities and borrowings of the Borrower and/or its subsidiaries (the "**REIT Facilities**"), the aggregate level of the REIT Facilities which are outstanding and may be affected by such breach would be about S\$3,261 million (excluding interest) as at 08 August 2025.

As at the date of this Announcement, there has been no breach of any of the Condition.