



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

CapitaLand Ascott Trust Management Limited

(Company Registration No. 200516209Z)

Managed by

CapitaLand Ascott Business Trust Management Pte. Ltd.

(Company Registration No. 201925299R)

ANNOUNCEMENT

NOTICE OF EXTRAORDINARY GENERAL MEETING OF STAPLED SECURITYHOLDERS AND PROXY FORM, AND THE ISSUE AND DESPATCH OF THE CIRCULAR

Further to the announcement dated 31 July 2025 on the proposed divestment of Citadines Central Shinjuku Tokyo, as an interested person transaction (the “**Proposed Transaction**”), CapitaLand Ascott Trust Management Limited (as manager of CapitaLand Ascott Real Estate Investment Trust) and CapitaLand Ascott Business Trust Management Pte. Ltd. (as trustee-manager of CapitaLand Ascott Business Trust), as the managers of CapitaLand Ascott Trust (“**CLAS**”), wish to announce that they have today issued a circular to the holders of the stapled securities in CLAS (“**Stapled Securityholders**”) dated 8 September 2025 (“**Circular**”) setting out the details of and other relevant information pertaining to the Proposed Transaction, together with (i) a notice of the Extraordinary General Meeting of the Stapled Securityholders (the “**EGM**”) for the purpose of seeking Stapled Securityholders’ approval for the Proposed Transaction; and (ii) the Proxy Form.

Printed copies of the Notice of EGM and the Proxy Form will be sent to Stapled Securityholders today. Printed copies of the Circular will not be sent to Stapled Securityholders unless such Stapled Securityholder had previously made a standing election on or after 27 February 2024 to receive printed copies of documents. Any Stapled Securityholder who did not previously make such a standing election but who now wishes to receive a printed copy of the Circular should submit his/her/its request via email to the Managers at ask-us@capitalandascotttrust.com no later than **12.00 p.m. (Singapore time) on Tuesday, 16 September 2025**. Kindly note that limited printed copies of the Circular will be available at the EGM venue, and will be made available on a first come first served basis. The Circular, the Notice of EGM and the Proxy Form have also been published on CLAS’ website at the URL https://investor.capitalandascotttrust.com/agm_egm.html, and has

also been made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

The EGM will be held physically at Suntec Singapore Convention & Exhibition Centre, 1 Raffles Boulevard, Suntec City, Singapore 039593, Summit 2 (Level 3), on Friday, 26 September 2025 at 10.00 a.m. (Singapore Time). There will be no option to participate virtually.

BY ORDER OF THE BOARD

CAPITALAND ASCOTT TRUST MANAGEMENT LIMITED

(Company Registration No. 200516209Z)

As manager of CapitalLand Ascott Real Estate Investment Trust

CAPITALAND ASCOTT BUSINESS TRUST MANAGEMENT PTE. LTD.

(Company Registration No. 201925299R)

As trustee-manager of CapitalLand Ascott Business Trust

Hon Wei Seng

Lee Wei Hsiung

Company Secretaries

8 September 2025

Important Notice

The past performance of CapitaLand Ascott Trust (“**CLAS**”) is not indicative of future performance. The listing of the stapled securities in CLAS (the “**Stapled Securities**”) on the Singapore Exchange Securities Trading Limited (the “**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, CapitaLand Ascott Trust Management Limited as manager of CapitaLand Ascott Real Estate Investment Trust or CapitaLand Ascott Business Trust Management Pte. Ltd. as trustee-manager of CapitaLand Ascott Business Trust (collectively, the “**Managers**”) or any of their respective 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 announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities.