

NEWS RELEASES - 2007

23 FEB 2007

Ascott Residence Trust Receives Strong Support From Unitholders For Proposed Equity Fund Raising Exercise

Results Of Extraordinary General Meeting Held On 23 February 2007

Singapore, 23 February 2007 – Ascott Residence Trust Management Limited (ARTML), as manager of Ascott Residence Trust, will proceed to issue new units in ART (the "New Units") to raise gross proceeds of approximately S\$199.0 million (the "Equity Fund Raising") after receiving strong support from Unitholders during its Extraordinary General Meeting held today.

All four resolutions, including the proposed placement of New Units to The Ascott Group Limited and its subsidiaries (the "Ascott Group") to maintain their respective pre-placement unitholdings in percentage terms, were approved by Unitholders.

Mr Chong Kee Hiong, ARTML's Chief Executive Officer said, "We are pleased to have received such positive endorsement for the resolutions, as this demonstrates investors' confidence in ART to continue to execute its aggressive acquisition strategy and expand its portfolio with yield-accretive acquisitions in the Pan-Asian Region."

Mr Chong added, "The Equity Fund Raising, which we expect to commence no later than end-March, will allow us to reward existing ART Unitholders through the preferential offering. The ATM offering and private placement components will also enable us to increase ART's free float and broaden our investor base to include more retail and institutional investors."

The books closure date for the preferential offering will be on 8 March 2007 at 5.00pm. The schedule and other details of the Equity Fund Raising will be announced in due course.

About Ascott Residence Trust

Ascott Residence Trust (Ascott Reit) is the first Pan-Asian serviced residence real estate investment trust established with the objective of investing primarily in real estate and real estate-related assets which are income-producing and which are used or predominantly used, as serviced residences or rental housing properties in the Pan-Asian region.

Comprising an initial asset portfolio of 12 strategically located properties in seven Pan-Asian cities, ART was listed with an asset size of about S\$856 million. Upon completion of the latest acquisitions, ART's portfolio will expand to S\$1.2 billion, comprising 18 properties with 2,904 units in ten cities across seven countries.

Launched in March 2006, ART is managed by the Ascott Residence Trust Management Limited, a wholly-owned subsidiary of The Ascott Group Limited (Ascott). Listed on the Main Board of the Singapore Exchange, Ascott is the largest international serviced residence owner-operator outside the United States, with about 19,000 serviced residence units in key cities of Asia Pacific, Europe and the Gulf region. Ascott boasts a 23-year industry track record and serviced residence brands that enjoy recognition worldwide.

For more information about Ascott Reit, please visit <http://www.ascottreit.com>.

Important Notice

This news release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. This news release is qualified in its entirety by, and should be read in conjunction with, the full text of the Circular. Terms not defined in this news release adopt the meanings in the Circular.

An offer information statement in relation to the offer of New Units will be made available when the offer is made, subsequent to approval by the Unitholders for, inter alia, the Equity Fund Raising. The Offer Information Statement is expected to be available and a copy may be obtained on request, subject to availability, from the Joint Lead Managers, Bookrunners and Underwriters as may be appointed for the Equity Fund Raising. A potential investor should read the Offer Information Statement before deciding whether to subscribe for or purchase New Units.

The value of the Units and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the ART 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of ART is not necessarily indicative of the future performance of ART.

Neither this Announcement, nor any copy or portion of it, may be sent, taken, transmitted or distributed, directly or indirectly, in or into the United States, Japan or Canada, or to any U.S. person (as such term is defined in Regulation S under the U.S. Securities Act of 1933, as amended). It is not

an offer of securities for sale into the United States. The New Units may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons unless they are registered or exempt from registration. The New Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended, or the securities laws of any state of the United States. There will be no public offer of securities in the United States.

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In relation to the preferential offering by The Ascott Group Limited of units in Ascott Residence Trust, J.P. Morgan (S.E.A.) Limited acted as the Joint Financial Adviser, Sole Global Coordinator and Sole Lead Underwriter.