

NEWS RELEASE

ASCOTT OPENS JAPAN'S FIRST LYF COLIVING PROPERTY IN THE VIBRANT FUKUOKA CITY

lyf continues strong growth with 12 more properties set to open across 10 cities in Asia Pacific

Singapore, 15 June 2021 – CapitaLand's wholly owned lodging business unit, The Ascott Limited (Ascott), will be opening lyf Tenjin Fukuoka, Ascott's first lyf-branded coliving property in Japan on 16 June 2021. lyf Tenjin Fukuoka is the first of six lyf properties that are slated to open this year in Singapore, Hangzhou, Shanghai and Xi'an, as Ascott gears up to meet the strong demand by customers and property owners for the unique lyf coliving product.

The 131-unit lyf Tenjin Fukuoka is strategically located in Tenjin, the major shopping and recreational centre of Fukuoka, and is near the business district as well. The coliving property is also near the trendy Daimyo and Imaizumi areas, surrounded by major malls, vintage stores, boutique outlets, local street food stalls, chic cafes and a vibrant nightlife scene. lyf Tenjin Fukuoka is close to cultural attractions such as the Kushida Shrine and Tochoji Temple. It is a five-minute walk from the Nishitetsu Fukuoka and Tenjin Minami train stations, and a 20-minute drive from the Fukuoka Airport. The property is also part of Resola Imaizumi Terrace by NTT Urban Development, a development with commercial, retail and food & beverage components.

Ascott currently has a total of 15 lyf properties with over 3,000 units in 12 cities and eight countries, comprising three properties that have opened and 12 under development. lyf Tenjin Fukuoka follows the opening of lyf Funan Singapore and lyf Sukhumvit 8 Bangkok. The five properties slated to open in 2021 are lyf Farrer Park Singapore and lyf one-north Singapore as well as lyf Midtown Hangzhou, lyf Hongqiao Shanghai and lyf Dayanta Xi'an in China. Between 2022 and 2024, seven more lyf properties are slated to open in Beijing, Cebu, Danang, Kuala Lumpur, Manila, Melbourne and Shanghai.

Mr Tan Lai Seng, Ascott's Regional Manager for Japan & Korea, said: "As a hybrid lodging solution that combines the best of serviced residences, hotels and coliving apartments, we are confident that our first lyf property in Japan will meet the demands of guests seeking flexibility, value and an enriching community experience. Designed for the next generation of guests such as digital nomads, technopreneurs, creatives and self-starters, lyf Tenjin Fukuoka enable guests to live, work and play in a dynamic environment as well as connect and collaborate as a community."

"lyf Tenjin Fukuoka's flexible communal spaces and curated social programmes allow us to tap on the growing interest amongst travellers to interact with locals or enjoy local culture or unique experiences¹. From lyf Tenjin Fukuoka's central location, guests can also experience Fukuoka's rich cultural and contemporary offerings. We expect strong domestic demand for lyf

¹ JTB Corporation - Prospective Travel Trends in 2020

Tenjin Fukuoka including corporates and leisure guests from major cities such as Tokyo and Osaka as well as other cities in Kyushu. We will continue to seek suitable opportunities to expand the lyf brand in Japan, while deepening Ascott’s presence in the country,” added Mr Tan.

Despite COVID-19, Ascott remains resilient in Japan and its serviced residences maintained robust occupancy. Its rental housing properties² achieved strong occupancy rate of over 95%. Japan remains as a highly popular travel destination with over 55% of travellers in Asia and 24% of travellers in Europe, USA and Australia citing Japan as their top travel destination³.

Leveraging Ascott’s award-winning in-house design expertise, lyf Tenjin Fukuoka is uniquely designed to feature Fukuoka’s culture and charm as a port city, as well as the flavours of the property’s locale through the creative spaces and artworks within the property.

Private spaces and digital experience

lyf Tenjin Fukuoka offers a variety of studio apartments such as ‘One of a Kind’, ‘Side by Side’, ‘One of a Kind Plus’ and ‘Side by Side Plus’. The apartments are ideal for solo guests or couples and are also suitable for guests on long or short stay. Each apartment comes with a private bathroom, smart TV, work desk and complimentary high-speed WiFi. Providing a digital experience through the ‘Discover ASR’ mobile app, guests can access their apartments via a mobile key. Guests can also perform mobile check-in and out, make contactless payments, interact with other guests via the in-app social wall and communicate with lyf Guards.

Flexible social spaces

The coliving property features social spaces such as the ‘Connect’ zone with open coworking and lounge spaces that enable guests to build connections, collaborate, exchange and spark new ideas. Weekly activities such as talks on self-development or wellness, photography, cooking or craft workshops will be held virtually and in person. There is also a pool table for guests to interact, play and unwind. The fully equipped social kitchen, ‘Bond’ allows guests to connect while whipping up a meal. At the ‘Wash & Hang’ laundromat, guests can also strike up new conversations while waiting for their laundry. At the ‘Refuel’ café and bar, guests can enjoy local delights and gather for a cup of coffee in the morning or a nightcap in the evening. The double height walls that are clad with corrugated shipping container panels portray Fukuoka as a port city.

#lyfxart

A wide of range of artworks in lyf Tenjin Fukuoka’s apartments and social spaces seek to engage and excite its guests. The apartments are designed with a blend of wooden panels and patterned wallpaper for a modern yet natural and minimalistic look. The wallpaper in each apartment is unique, featuring colourful illustrations that reflect Fukuoka’s cultural identity by Singaporean

² Held under Ascott’s hospitality trust, Ascott Residence Trust

³ Development Bank of Japan and Japan Travel Bureau - Survey on Tourist Travel to Japan from Asia, Europe, the United States, and Australia (2020)

artist, Mr Alvin Tan. The social spaces are also adorned with artworks by two local artists from Fukuoka - Kazuhiko Ifuku and Marumiyan, depicting Fukuoka's rich culinary culture and community. Please see **Annex** for more information on the artworks and its artists.

Opening promotion starts from JPY 3,250 per night for Ascott Star Rewards members

To celebrate the opening of lyf Tenjin Fukuoka, members of Ascott's loyalty programme, Ascott Star Rewards (ASR) get to enjoy up to 45% off the Best Flexible Rates. Rates start from JPY 3,250 per night for a 'One of A Kind' apartment. The promotion is valid till 31 December 2021. Sign up for ASR membership is complimentary. For more information on lyf Tenjin Fukuoka or to make a reservation, please visit [here](#).

Ascott's portfolio in Japan

In Japan, Ascott has a strong portfolio of over 5,500 units across 30 serviced residences, coliving and rental housing properties as well as hotels in nine cities, including the gateway cities such as Tokyo, Osaka and Kyoto. This includes five serviced residences in Tokyo – [Ascott Marunouchi Tokyo](#), [Citadines Central Shinjuku Tokyo](#), [Citadines Shinjuku Tokyo](#), [Somerset Ginza East Tokyo](#) and [Somerset Shinagawa Tokyo](#), as well as [Citadines Karasuma-Gojo Kyoto](#) in Kyoto and [Citadines Namba Osaka](#) in Osaka. In 2023, Ascott is slated to open a Citadines-branded property in Yokohama which will be developed by NTT Urban Development and is Ascott's first property in the city.

Enhanced 'Ascott Cares' commitment to improve guests' overall wellness and safety

At Ascott's properties in Japan and other countries globally, guests can be assured that Ascott places their well-being and safety as its priority. Ascott is the first hospitality company in the world to offer its guests global access to a comprehensive suite of telehealth, telecounselling and travel security advisory services. These complimentary services are part of Ascott's enhanced 'Ascott Cares' commitment to provide stringent hygiene and safety standards, wellness support and implement sustainable practices, offering guests a greater peace of mind when staying with Ascott. For more information on 'Ascott Cares', please visit [here](#).

About The Ascott Limited

The Ascott Limited (Ascott) is a Singapore company that has grown to be one of the leading international lodging owner-operators. Ascott's portfolio spans more than 190 cities across over 30 countries in Asia Pacific, Central Asia, Europe, the Middle East, Africa and the USA.

Ascott has more than 70,000 operating units and over 50,000 units under development, making a total of more than 120,000 units in about 770 properties.

The company's serviced apartment, coliving and hotel brands include Ascott The Residence, The Crest Collection, Somerset, Quest, Citadines, lyf, Préférence, Vertu, Harris, Citadines Connect, Fox, Yello, Fox Lite and POP!.

Ascott's loyalty programme, Ascott Star Rewards, offers exclusive benefits to its members when they book directly with Ascott for their stays at its participating properties.

Ascott, a wholly owned subsidiary of CapitaLand Limited, pioneered Asia Pacific's first international-class serviced apartment with the opening of The Ascott Singapore in 1984. Today, the company boasts over 30 years of industry track record and award-winning brands that enjoy recognition worldwide.

For more information, please visit www.the-ascott.com.

About CapitaLand Limited

CapitaLand Limited (CapitaLand) is one of Asia's largest diversified real estate groups. Headquartered and listed in Singapore, it owns and manages a global portfolio worth about S\$137.7 billion as at 31 March 2021. CapitaLand's portfolio spans across diversified real estate classes which includes commercial, retail; business park, industrial and logistics; integrated development, urban development; as well as lodging and residential. With a presence across more than 240 cities in over 30 countries, the Group focuses on Singapore and China as its core markets, while it continues to expand in markets such as India, Vietnam, Australia, Europe and the USA.

CapitaLand has one of the largest real estate investment management businesses globally. It manages six listed real estate investment trusts (REITs) and business trusts as well as over 20 private funds. CapitaLand launched Singapore's first REIT in 2002 and today, its stable of REITs and business trusts comprises CapitaLand Integrated Commercial Trust, Ascendas Real Estate Investment Trust, Ascott Residence Trust, CapitaLand China Trust, Ascendas India Trust and CapitaLand Malaysia Mall Trust.

CapitaLand places sustainability at the core of what it does. As a responsible real estate company, CapitaLand contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

Visit www.capitaland.com for more information.

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Annex – Art in lyf Tenjin Fukuoka

In lyf Tenjin Fukuoka’s Apartments

The apartments are designed with a blend of wooden panels and patterned wallpaper for a modern yet natural and minimalistic look. The wallpaper in each apartment is unique, featuring colourful illustrations. The wallpaper in the ‘One of a Kind’ apartment features the oden – a widely popular snack from food carts in Japan. In the ‘Side by Side’ apartment, the wallpaper depicts the Hakozaki Shrine in Fukuoka, one of the three great shrines dedicated to the Hachiman god. In the ‘Side by Side Plus’ apartment, its wallpaper carries illustrations of the Hakata-ori, a traditional Japanese textile produced in Fukuoka.

The illustrations are by Singaporean artist, Mr Alvin Tan. Mr Tan is a founding member of PHUNK which has collaborated with international brands such as Nike, Uniqlo and The Rolling Stones.

At lyf Tenjin Fukuoka’s lobby

The lobby of lyf Tenjin Fukuoka features a wall art by Kazuhiko Ifuku. The theme of the artwork revolves around creating connections among people, reflecting the strong community in Fukuoka. Kazuhiko Ifuku is a self-taught artist who has won major art awards and worked with JR Kyushu Railway Company, and Kirin Holdings.

At lyf Tenjin Fukuoka’s ‘Bond’

In lyf Tenjin Fukuoka’s social kitchen, there is a wall art featuring motifs of the local cuisine and produce of Fukuoka. This includes the motsunabe stew, the Amaou strawberry which is native to Fukuoka, popular food items like mentaiko and yakitori. It is illustrated by Marumiyan, a graphic artist based in Fukuoka who has worked with brands such as Adidas and Amorepacific.