



**NEWS RELEASE**

**For immediate release**

## **CapitaLand Ascendas REIT divests three properties in Australia at a premium to valuation**

**Singapore, 20 December 2023** – CapitaLand Ascendas REIT Management Limited, as the manager (the “**Manager**”) of CapitaLand Ascendas REIT (“**CLAR**”), is pleased to announce that CLAR has, through its relevant subsidiaries (being Perpetual Corporate Trust Limited as trustee for the Ascendas Longbeach Trust No. 4 and The Trust Company Limited as trustee for the Ascendas Longbeach Trust No. 7), entered into three put and call option deeds today for the sale of three logistics properties, namely, 77 Logistics Place, 62 Sandstone Place and 92 Sandstone Place (collectively, the “**Properties**”) located in Queensland, Australia to AM QLD Industrial Property Pty Ltd ATF AM QLD Industrial Property No.1 Unit Trust, AM QLD Industrial Property No.2 Pty Ltd ATF AM QLD Industrial Property No.2 Unit Trust and AM QLD Industrial Property No.3 Pty Ltd ATF AM QLD Industrial Property No.3 Unit Trust, respectively (the “**Proposed Divestment**”).

On exercise of the option, a contract for the sale of each of the Properties will be entered into and this may be with AM QLD Industrial Property Pty Ltd ATF AM QLD Industrial Property No.1 Unit Trust, AM QLD Industrial Property No.2 Pty Ltd ATF AM QLD Industrial Property No.2 Unit Trust and AM QLD Industrial Property No.3 Pty Ltd ATF AM QLD Industrial Property No.3 Unit Trust or an approved nominee. The put and call options are exercisable in early 2024 with completion under the sale contracts to follow soon after.

The total sale consideration for this transaction amounts to S\$64.2 million<sup>1</sup> (A\$73.0 million) (the “**Sale Consideration**”). The Sale Consideration represents a premium of 6.2% over the total market valuation of the Properties of S\$60.4 million<sup>2</sup> (A\$68.75 million) as at 31 August 2023. The Sale Consideration is not expected to have any material impact on CLAR’s net asset value and distribution per Unit for the financial year ending 31 December 2023.

The Proposed Divestment aligns with the Manager’s proactive asset management strategy to improve the quality of CLAR’s portfolio and optimise returns for unitholders of CLAR (“**Unitholders**”).

---

<sup>1</sup> An illustrative exchange rate of A\$1.00000:S\$0.87895 is used for all conversions from Australian Dollar amounts into Singapore Dollar amounts in this news release.

<sup>2</sup> The valuations for the Properties were commissioned by the Manager and HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of CLAR), and were carried out by Knight Frank Valuation & Advisory Queensland using the capitalisation approach and discounted cash flow approach.

Assuming the Proposed Divestment had been completed on 1 January 2022, the proforma impact on CLAR's net property income and distribution per Unit for the financial year ended 31 December 2022 would have resulted in a decrease of S\$3.9 million and S\$0.040 Singapore cents, respectively.

Net proceeds after deducting divestment costs are expected to be S\$60.8 million (A\$69.2 million). These proceeds may be utilised for various purposes, including financing committed investments, repaying existing indebtedness, extending loans to subsidiaries, funding general corporate and working capital needs, and/or making distributions to Unitholders. For the purpose of calculating the proforma impact on CLAR's aggregate leverage, if the net proceeds were used to repay CLAR's borrowings as at 31 December 2022, it would have led to a decrease in aggregate leverage from 36.3% to approximately 36.1%.

The Proposed Divestment is expected to complete within the first quarter of 2024. Following the completion, CLAR will own 228 properties comprising 97 properties in Singapore, 33 properties in Australia, 48 properties in the United States, and 50 properties in the United Kingdom/Europe.

In accordance with the trust deed dated 9 October 2002 constituting CLAR (as amended, varied, and/or supplemented from time to time), the Manager is entitled to a divestment fee of 0.5% of the Sale Consideration of the Properties, which will be paid in cash.

### **About the Properties**

#### **77 Logistics Place, Queensland, Australia**

Acquired in November 2015, 77 Logistics Place is located in the Larapinta suburb, approximately 20 kilometres southwest of the Brisbane Central Business District. This property consists of a warehouse facility with access through four covered on-grade doors and two recessed docks. It has a lettable area of 13,886 square metres ("sqm").

#### **62 Sandstone Place and 92 Sandstone Place, Queensland, Australia**

Acquired in October 2015, 62 Sandstone Place and 92 Sandstone Place are located within the Southlink Business Park in Parkinson, approximately 21 kilometres south of the Brisbane Central Business District.

62 Sandstone Place has a lettable area of 9,260 sqm that includes a temperature-controlled paper storage area and workshop. 92 Sandstone Place is a modern industrial facility with a lettable area of 13,738 sqm. It features 10 internal recessed docks and two recessed docks, with a minimum internal height clearance of 10 metres.

**About CapitaLand Ascendas REIT ([www.capitaland-ascendasreit.com](http://www.capitaland-ascendasreit.com))**

CapitaLand Ascendas REIT (CLAR), formerly known as Ascendas Real Estate Investment Trust (Ascendas Reit), is Singapore's first and largest listed business space and industrial real estate investment trust. It was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in November 2002.

CLAR has since grown to be a global REIT anchored in Singapore, with a multi-asset portfolio in developed markets that caters to a diverse mix of industries. As at 30 September 2023, its investment properties under management stood at S\$17.2 billion. It currently owns a total of 231 properties across three segments, namely Business Space and Life Sciences; Logistics; and Industrial and Data Centres. These properties are in the developed markets of Singapore, the United States, Australia, and the United Kingdom/Europe.

These properties house a tenant base of around 1,770 international and local companies from a wide range of industries and activities, including data centres, information technology, engineering, logistics & supply chain management, biomedical sciences, financial services (backroom office support), electronics, government and other manufacturing and services industries. Major tenants include Singtel, DSO National Laboratories, SEA Group, Stripe, Entserv UK Limited, DBS, Seagate, Citibank, Pinterest, Equinix.

CLAR is listed in several indices. These include the FTSE Straits Times Index, the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250. CLAR has an issuer rating of 'A3' by Moody's Investors Service.

CLAR is managed by CapitaLand Ascendas REIT Management Limited, formerly known as Ascendas Funds Management (S) Limited, a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real estate investment manager with a strong Asia foothold.

**About CapitaLand Investment Limited ([www.capitalandinvest.com](http://www.capitalandinvest.com))**

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 30 September 2023, CLI had S\$133 billion of real estate assets under management, and S\$90 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and more than 30 private vehicles across Asia Pacific, Europe and USA. Its diversified real estate asset classes cover retail, office, lodging, business parks, industrial, logistics and data centres.

CLI aims to scale its FUM and fee-related earnings through fund management, lodging management and its full stack of operating capabilities, 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.

**Issued by: CapitaLand Ascendas REIT Management Limited (Company registration no. 200201987K)**

For queries, please contact:

**CapitaLand Ascendas REIT Management Limited**

Analyst and media contact

Yeow Kit Peng

Head, Capital Markets & Investor Relations

Tel: +65 6713 1153

Email: [yeow.kitpeng@capitaland.com](mailto:yeow.kitpeng@capitaland.com)

**Important Notice**

This news release may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements because of several 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, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this news release. Neither CapitaLand Ascendas REIT Management Limited (formerly known as Ascendas Funds Management (S) Limited) ("**Manager**") nor any of its affiliates, advisers or representatives shall 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 news release or its contents or otherwise arising in connection with this news release.

The past performance of CapitaLand Ascendas REIT (formerly known as Ascendas Real Estate Investment Trust) ("**CLAR**") is not indicative of future performance. The listing of the units in CLAR ("**Units**") on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

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