

CapitaLand Ascott Trust fully acquires student accommodation property Standard at Columbia to boost income resilience
Acquisition is expected to generate EBITDA yield on cost of approximately 7%

Singapore, 4 June 2024 – CapitaLand Ascott Trust (CLAS) has acquired the remaining 10% stake in Standard at Columbia, a freehold student accommodation property in South Carolina, United States of America (USA). The earnings before interest, taxes, depreciation and amortisation (EBITDA) yield on total development cost is expected to be approximately 7%. This is higher than the 6.2% EBITDA yield that was projected in 2021 on the basis that the property has achieved stable performance. The acquisition is funded by proceeds from CLAS' earlier divestments.

CLAS acquired Standard at Columbia in phases over three years. In June 2021, CLAS and its sponsor, The Ascott Limited (Ascott), jointly invested to own 90% of the student accommodation property on a 50:50 basis and to develop the property. CLAS subsequently acquired Ascott's 45% stake in November 2022.

The 678-bed Standard at Columbia serves over 35,000 undergraduate and graduate students from the nearby University of South Carolina (USC), the largest university in the state. It turned operational in August 2023 with an occupancy rate of over 90%. Standard at Columbia is one of the best performing student accommodation properties serving the USC, commanding one of the highest rents per bed¹. For the upcoming academic year (AY) 2024-2025, the pre-leasing occupancy rate has reached 99% as at end May, with rental growth of about 4% compared to AY 2023-2024.

Ms Serena Teo, Chief Executive Officer of CapitaLand Ascott Trust Management Limited and CapitaLand Ascott Business Trust Management Pte. Ltd. (the Managers of CLAS), said: "The acquisition of Standard at Columbia is in line with CLAS' strategy to marry stability and growth to generate long-term returns to Stapled Securityholders. Recycling capital from our divestment proceeds into this longer-stay asset with strong operating performance will further boost our returns. With an average length of stay of about one year, student accommodation properties enhance CLAS' stable income stream and strengthen our portfolio's resilience against macroeconomic uncertainties. It diversifies our portfolio which also comprises hospitality assets such as serviced residences or hotels that allow us to capture travel demand for growth income."

¹ RealPage, April 2024.

“We actively enhance the quality of CLAS’ portfolio through accretive acquisitions, opportunistic divestments and asset enhancements. In 1Q 2024, we completed the acquisition of a rental housing property in Japan. We will continue to seek accretive investments in properties in prime locations within key capital cities with strong demand drivers and selectively undertake development projects with higher yields. In the last year, we announced divestments of S\$408.1 million comprising 10 mature assets² at a premium to book value and an average exit yield of about 3.8%³. In addition, we have seven properties⁴ that are undergoing or will undergo asset enhance initiatives (AEI). When completed, the AEIs will uplift the value and profitability of our portfolio, positioning CLAS for sustained growth,” added Ms Teo.

CLAS’ student accommodation portfolio

CLAS expanded into the student accommodation segment in January 2021. Today, CLAS has nine operating student accommodation properties, with eight properties in the USA and one in Japan totalling more than 4,500 beds.

As at 1Q 2024, CLAS’ eight operating student accommodation properties in the USA achieved year-on-year (y-o-y) rental growth of about 5.5%⁵ for the current academic year. Excluding Wildwood Lubbock in Texas, which is undergoing light refurbishment to refresh the property, rental growth is about 6.5%⁵ y-o-y and the average occupancy rate is about 95%. For the AY 2024-2025, pre-leasing of the student accommodation properties continues to be favourable, with several properties pacing ahead of their respective markets.

After the acquisition, about 17% of CLAS’ total portfolio value is in longer-stay assets such as student accommodation and rental housing properties. CLAS’ medium-term asset allocation target is to have a stable income base with 25-30% of its total portfolio value in longer-stay assets, and the remaining 70-75% in hospitality assets such as serviced residences or hotels for growth income.

About CapitalLand Ascott Trust (www.capitalandascotttrust.com)

CapitalLand Ascott Trust (CLAS) is the largest lodging trust in Asia Pacific with an asset value of S\$8.5 billion as at 31 March 2024. CLAS’ objective is to invest primarily in income-producing real estate and real estate-related assets which are used or predominantly used as serviced residences, rental housing properties, student accommodation and other hospitality assets in any country in the world. CLAS was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) since March 2006, and is a constituent of the FTSE EPRA Nareit Global Real Estate Index Series (Global Developed Index).

CLAS’ international portfolio comprises 102 properties with more than 18,000 units in 45 cities across 16 countries in Asia Pacific, Europe and the United States of America as at 31 March 2024.

² The 10 properties comprise four properties in regional France, two properties in Australia, three properties in Japan and one property in Singapore.

³ The exit yield of the France and Australia properties is computed based on FY 2022 EBITDA. The exit yield of the Japan portfolio is not meaningful and has not been included in the average exit yield computation as the properties were largely closed in 2022. If included, the average exit yield will be about 2.8%.

⁴ The seven properties are Citadines Holborn-Covent Garden London, Citadines Les Halles Paris, Citadines Kurfürstendamm Berlin, La Clef Tour Eiffel Paris, Temple Bar Hotel, The Cavendish London and Novotel Sydney Central.

⁵ Excludes Standard at Columbia which began receiving students in August 2023.

CLAS' properties are mostly operated under the Ascott, Somerset, Quest and Citadines brands. They are mainly located in key gateway cities such as Barcelona, Berlin, Brussels, Hanoi, Ho Chi Minh City, Jakarta, Kuala Lumpur, London, Manila, Melbourne, Munich, New York, Paris, Perth, Seoul, Singapore, Sydney and Tokyo.

CLAS is a stapled group comprising CapitaLand Ascott Real Estate Investment Trust (CapitaLand Ascott REIT) and CapitaLand Ascott Business Trust (CapitaLand Ascott BT). CLAS is managed by CapitaLand Ascott Trust Management Limited (as manager of CapitaLand Ascott REIT) and CapitaLand Ascott Business Trust Management Pte. Ltd. (as trustee-manager of CapitaLand Ascott BT). The manager and trustee-manager are wholly owned subsidiaries of Singapore-listed CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 31 March 2024, CLI had S\$134 billion of assets under management as well as S\$100 billion of 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, self-storage and data centres.

CLI aims to scale its FUM and fee-related earnings through fund management, lodging management and commercial management, 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.

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This release may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of 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.

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