NEWS RELEASE **For immediate release**

CapitaLand Ascendas REIT to divest Kim Chuan Telecommunications Complex in Singapore for S$200.4 million

Sale at double the original purchase price and a 32% premium to independent market valuation

Singapore, 15 July 2026 – CapitaLand Ascendas REIT (CLAR) is divesting Kim Chuan Telecommunications Complex at 38 Kim Chuan Road in Singapore, for a sale consideration of approximately S$200.4 million to an unrelated third party. The sale consideration is double the original purchase price of S$100.0 million at which CLAR acquired the property for in March 2005. It also represents a premium of approximately 32% to the independent market valuation[1] of S$151.8 million as at 30 June 2026.

Mr William Tay, Chief Executive Officer and Executive Director of CapitaLand Ascendas REIT Management Limited, said: "This divestment underscores our disciplined approach to portfolio optimisation and capital recycling. It will enhance CLAR's financial flexibility to invest in accretive opportunities and strengthen the quality of the portfolio. Singapore remains a key market for CLAR as we continue to build a globally diversified portfolio. We will continue to invest strategically in Singapore and other developed markets, supported by redevelopments and asset enhancement initiatives, to drive long-term returns for Unitholders."

The estimated net proceeds after divestment costs are expected to be approximately S$180.0 million. The net proceeds may be utilised for various purposes, including financing committed investments, paying down debt, extending loans to subsidiaries, funding general corporate and working capital needs, and/or making distributions to Unitholders.

Assuming the estimated net proceeds were used to repay CLAR's borrowings as at 31 March 2026, its *pro forma* aggregate leverage would be approximately 41.4%, lower than 42.0% reported as at 31 March 2026.

Kim Chuan Telecommunications Complex is a 10-storey data centre building with a gross floor area of 35,456 square metres. Since its acquisition in 2005, the property had been occupied by a single tenant until 30 April 2026.

[1] The valuation for the property was commissioned by the Manager and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CLAR, and was carried out by Savills Valuation And Professional Services (S) Pte Ltd using the income capitalisation method and discounted cash flow analysis.

Assuming the divestment had been completed on 1 January 2025, the *pro forma* impact on CLAR's net property income and distribution per unit for the financial year ended 31 December 2025 would be a decrease of S$10.0 million and 0.203 Singapore cents, respectively. The divestment of the property 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 2026.

The divestment is expected to be completed by the second half of 2026.

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 which will be paid in cash.

About CapitaLand Ascendas REIT (SGX: A17U)
CapitaLand Ascendas REIT (CLAR) 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 strong focus on technology and logistics properties in developed markets. As at 31 March 2026, its investment properties under management stood at S$18.6 billion with a total of 229 investment properties across three segments, namely Business Space & Life Sciences; Industrial & Data Centres; and Logistics. These properties are in the developed markets of Singapore, Australia, the US, and the UK/Europe.

These properties house a tenant base of 1,737 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 Sea Group, DSO National Laboratories, DHL, Singtel, Stripe, Entserve UK, Seagate Singapore, DBS Bank and Citibank.

CLAR is listed on 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, the Global Property Research (GPR) Asia 250 Index and FTSE4Good Developed Index. CLAR has an issuer rating of 'A3' by Moody's Investors Service.

CLAR is managed by CapitaLand Ascendas REIT Management Limited, a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real asset manager with a strong presence in Asia. For more information, please visit: www.capitaland-ascendasreit.com.

About CapitaLand Investment Limited (SGX: 9CI)
CapitaLand Investment (CLI) is a leading global real asset manager with a strong presence in Asia. Headquartered and listed in Singapore, CLI operates in over 40 countries, connecting institutional capital to investment opportunities through its on-the-ground

expertise and deep local capital networks. Its portfolio spans strategic investments in commercial, lodging and living, logistics and self-storage, data centres and real estate credit, aligned with its high conviction themes. CLI is focused on scaling its asset-light, recurring fee income across fund management, commercial and lodging management, delivering sustainable long-term value through disciplined capital management and responsible investing. For more information, please visit: www.capitalandinvest.com.

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