ASCOTT RESIDENCE TRUST
An Associate of CapitaLand

(Constituted in the Republic of Singapore pursuant to a trust deed dated 19 January 2006 (as amended))

ANNOUNCEMENT

DISCLOSURES PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, Ascott Residence Trust Management Limited ("**ARTML**") as manager of Ascott Residence Trust ("**Ascott REIT**"), hereby discloses that under a facility agreement dated 17 September 2013 (the "**Facility Agreement**") made between DBS Trustee Limited (in its capacity as trustee of Ascott REIT) (the "**Trustee**") as borrower and Malayan Banking Berhad, Singapore Branch (the "**Lender**") as lender, there are conditions (i) which refer to the shareholding interests of the controlling shareholder of and/or restrict the change in control of ARTML as the manager of Ascott REIT, and/or (ii) which are tied to the change of ARTML as the manager of Ascott REIT (collectively referred to as the "**Covenants**"). Please refer to the Appendix for details.

As at the date of this Announcement, there has not ever been a breach of the Covenants.

BY ORDER OF THE BOARD
Ascott Residence Trust Management Limited
(Company Registration No.: 200516209Z)
As manager of Ascott Residence Trust

Kang Siew Fong / Doris Lai
Joint Company Secretaries
17 September 2013

APPENDIX

1. Details of the Covenants

The Facility Agreement contains the following Covenants:

(a) Ascott REIT is not or ceases to be managed by ARTML or any of the majority owned subsidiaries of The Ascott Limited (and/or any other entity as may be approved in writing by the Lender, such approval not to be unreasonably withheld).

(b) The Ascott Limited does not or ceases to directly or indirectly, beneficially own at least 51 per cent. of the issued share capital of ARTML.

2. Controlling Shareholder of the Manager

As at the date of this Announcement, The Ascott Limited holds 100% of the total issued share capital of ARTML.

3. Aggregate level of Facilities and other borrowings of Ascott REIT and its subsidiaries that might be affected by a breach of the Covenant

If a Covenant is breached, it may cause a default in the Facility Agreement and may also trigger cross defaults of one or more of the other facilities and other borrowings of Ascott REIT and/or its subsidiaries (collectively referred to as the "**Facilities**"). In such an event, the aggregate level of the Facilities which are outstanding and may be affected by such breach would be about S$1,354 million (excluding interest) as at 31 August 2013.

As at the date of this Announcement, there has not ever been a breach of any Covenant.