



ASCOTT RESIDENCE TRUST

(A real estate investment trust constituted on 19 January 2006 under the laws of the Republic of Singapore)

Managed by

Ascott Residence Trust Management Limited

(Company Registration No. 200516209Z)

ASCOTT RESIDENCE TRUST ANNOUNCEMENT

PROPOSED COMBINATION OF ASCOTT RESIDENCE TRUST AND ASCENDAS HOSPITALITY TRUST BY WAY OF A TRUST SCHEME OF ARRANGEMENT

EFFECTIVE DATES AND PAYMENT DATES WITH RESPECT TO ASCOTT REIT SCHEME AND A-HTRUST SCHEME

INTRODUCTION

On 3 July 2019, the board of directors of Ascott Residence Trust Management Limited, as manager of Ascott Residence Trust ("**Ascott Reit**"), announced the proposed combination of Ascott Reit and Ascendas Hospitality Trust ("**A-HTRUST**") to be effected through the acquisition by Ascott Reit of all the A-HTRUST Stapled Units for an aggregate consideration of S\$1.0868 for each A-HTRUST Stapled Unit, comprising S\$0.0543 in cash and 0.7942 Ascott Reit-BT Stapled Units ("**Combination**"). On 26 September 2019, the Composite Document with respect to the Combination was despatched by the Ascott Reit Manager to Ascott Reit Unitholders ("**Composite Document**"). Terms defined in the Composite Document have the same meanings when used in this Announcement.

EFFECTIVE DATES

A copy of the Ascott Reit Scheme Court Order and the A-HTRUST Court Order have each been lodged with the MAS on 19 December 2019. The Ascott Reit Scheme and the A-HTRUST Scheme have each become effective and binding in accordance with their respective terms on 19 December 2019.

PAYMENT DATES

On 31 December 2019:

- pursuant to and on the terms of the Ascott Reit Scheme, each Ascott Reit Unitholder as at the Ascott Reit Scheme Entitlement Date will be issued one Ascott BT Unit for each Ascott Reit Unit held by it (and each such Ascott BT Unit will be stapled to one Ascott Reit Unit so as to form one Ascott Reit-BT Stapled Unit in accordance with the Ascott Reit-BT Stapling Deed); and

- pursuant to and on the terms of the A-HTRUST Scheme, each A-HTRUST Stapled Unitholder as at the A-HTRUST Scheme Entitlement Date will be paid S\$0.0543 in cash and will be issued 0.7942 in Ascott Reit-BT Stapled Units issued at a price of S\$1.30 each, in each case, for each A-HTRUST Stapled Unit held by it¹.

INDICATIVE TIMELINE²

Ascott Reit Unitholders should note the following indicative timetable in relation to the Combination:

Event	Date and Time
Last day of trading of Ascott Reit Units (on an unstapled basis)	26 December 2019
Cessation of trading of Ascott Reit Units (on an unstapled basis)	27 December 2019, 9.00 a.m.
Ascott Reit Scheme Entitlement Date	30 December 2019, 5.00 p.m.
Ascott Reit Scheme Implementation Date and A-HTRUST Scheme Implementation Date	31 December 2019
Commencement of trading of Ascott Reit-BT Stapled Units (on a stapled basis)	2 January 2020, 9.00 a.m.
Delisting of A-HTRUST Stapled Units	3 January 2020

RESPONSIBILITY STATEMENT

The directors of the Ascott Reit Manager (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement which relate to Ascott Reit and/or the Ascott Reit Manager (excluding those relating to A-HTRUST and/or the A-HTRUST REIT Manager and/or the A-HTRUST BT Trustee-Manager) are fair and accurate and that there are no other material facts not contained in this Announcement the omission of which would make any statement in this Announcement misleading. The directors of the Ascott Reit Manager jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from A-HTRUST and/or the A-HTRUST REIT Manager and/or the A-HTRUST BT Trustee-Manager, the sole responsibility of the directors of the Ascott Reit Manager has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this Announcement. The directors of the Ascott Reit Manager do not accept any responsibility for any information relating to A-HTRUST and/or the A-HTRUST REIT Manager and/or the A-HTRUST BT Trustee-Manager or any opinion expressed by A-HTRUST and/or the A-HTRUST REIT Manager and/or the A-HTRUST BT Trustee-Manager.

¹ The aggregate Cash Consideration to be paid to each A-HTRUST Stapled Unitholder will be rounded down to the nearest S\$0.01. The number of Consideration Units which each A-HTRUST Stapled Unitholder will be entitled to pursuant to the A-HTRUST Scheme, based on the number of A-HTRUST Stapled Units held by such A-HTRUST Stapled Unitholder as at the A-HTRUST Scheme Entitlement Date, will be rounded down to the nearest whole number, and fractional entitlements shall be disregarded.

² The timetable is indicative only and is subject to change at the Ascott Reit Manager's absolute discretion as well as pursuant to applicable regulatory requirements. Any changes (including any determination of the relevant dates) will be announced.

By Order of the Board

ASCOTT RESIDENCE TRUST MANAGEMENT LIMITED

(Company Registration No. 200516209Z)

As Manager of Ascott Residence Trust

Karen Chan

Company Secretary

19 December 2019

Any queries relating to this Announcement or the Combination should be directed to one of the following:

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IMPORTANT NOTICE

The value of the Ascott Reit Units and the income derived from them may fall as well as rise. The Ascott Reit Units are not obligations of, deposits in, or guaranteed by, the Ascott Reit Manager or any of its affiliates. An investment in the Ascott Reit Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Ascott Reit Manager to redeem their Ascott Reit Units while the Ascott Reit Units are listed. It is intended that Ascott Reit Unitholders may only deal in their Ascott Reit Units through trading on the SGX-ST. Listing of the Ascott Reit Units on the SGX-ST does not guarantee a liquid market for the Ascott Reit Units. This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Ascott Reit Units. The past performance of Ascott Reit is not necessarily indicative of the future performance of Ascott Reit. This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. 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, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), 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 Ascott Reit Manager's current view on future events.