



# Ascott Residence Trust

## Portfolio Details

As at 31 December 2020

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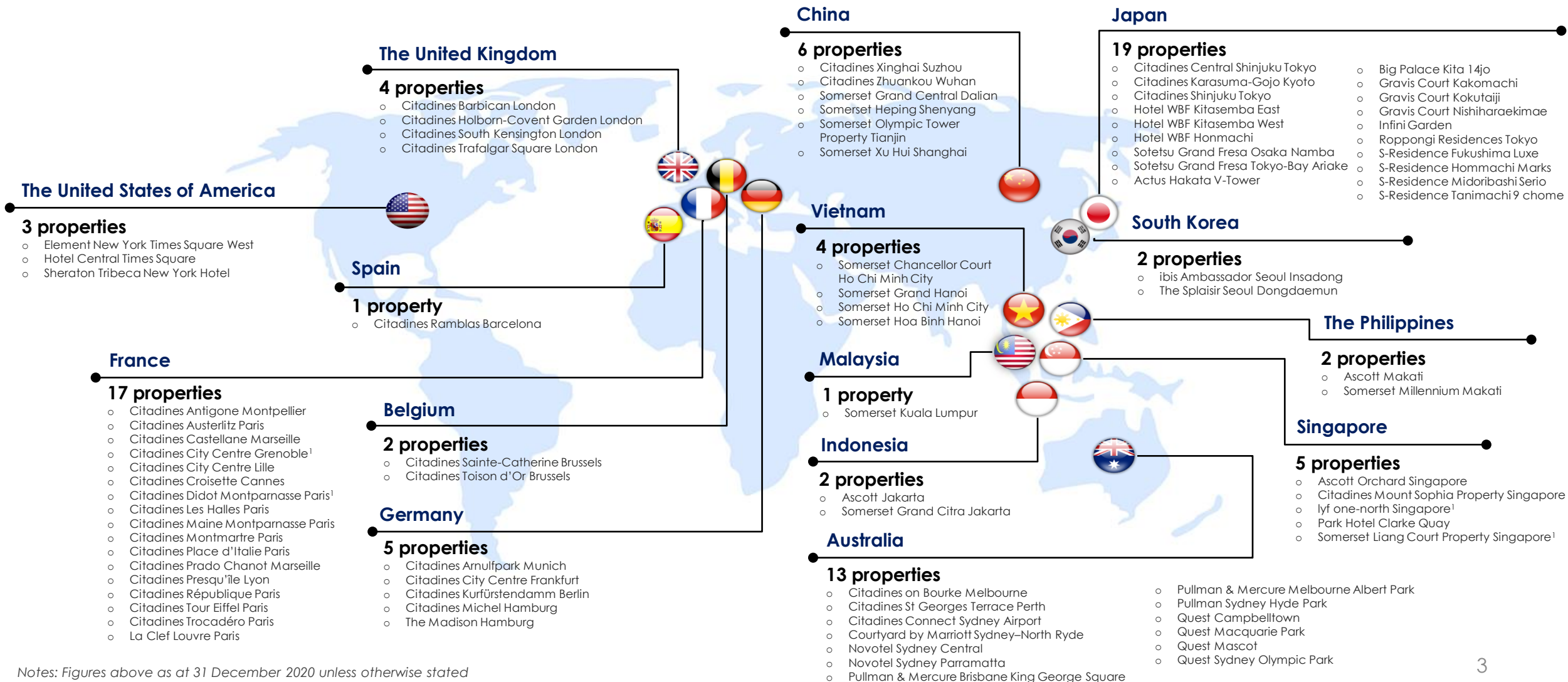
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# Ascott Residence Trust's Global Footprint

86 Quality Assets Located Across 15 Countries, 38 Cities



Notes: Figures above as at 31 December 2020 unless otherwise stated

1. The property is currently under development

# Breakdown of Valuation by Country

Country	No. of Properties	No. of Units	Valuation (LC mil)	Valuation (\$\$ mil)
Australia	13	2,740	AUD 969.8	950.3
Belgium	2	324	EUR 39.9	63.6
China	6	1,234	RMB 1,817.4	370.9
France	17	1,673	EUR 319.5	509.9
Germany	5	721	EUR 159.9	255.2
Indonesia	2	407	IDR 1,005,000	95.5
Japan	19	4,135	JPY 105,192.0	1,354.8
Malaysia	1	205	MYR 134.0	43.8
Philippines	2	495	PHP 4,895.0 <sup>1</sup>	136.9 <sup>1</sup>
Singapore	5	1,226 <sup>2</sup>	S\$1,076.6	1,076.6
South Korea	2	578	KRW 150,100	182.0
Spain	1	131	EUR 40.9	65.2
United Kingdom	4	600	GBP 249.9	444.2
United States of America	3	1,004	USD 371.6	500.8
Vietnam	4	761	VND 3,895.9 bil	225.9
<b>Total</b>	<b>86</b>	<b>16,234</b>		<b>6,275.6</b>

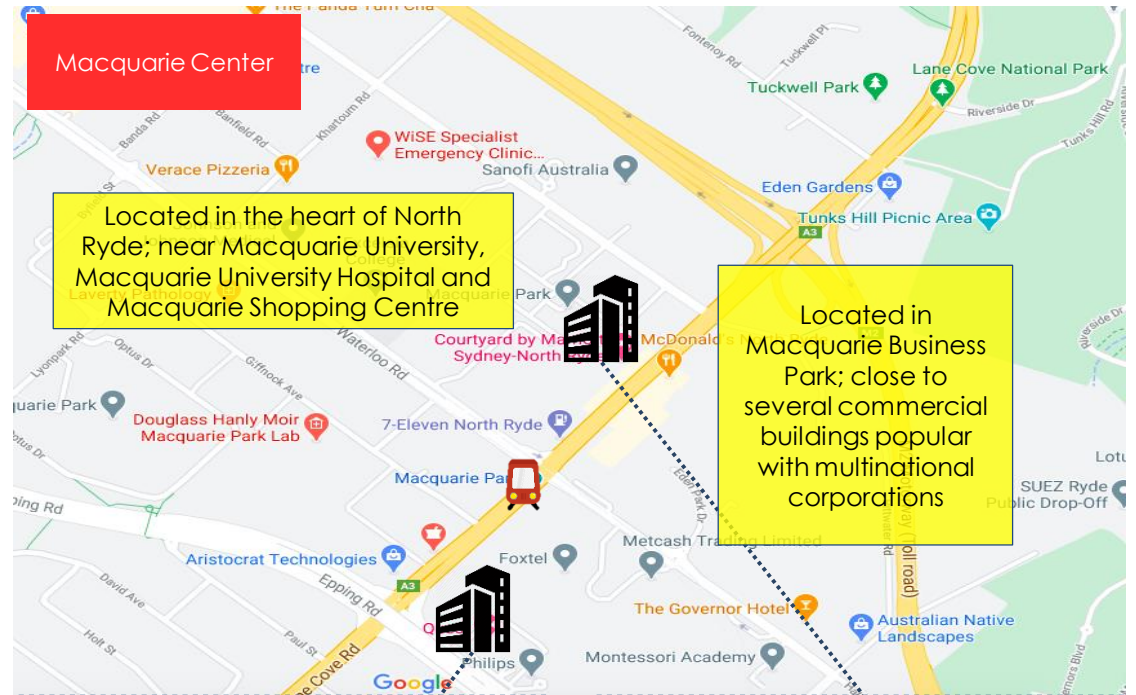
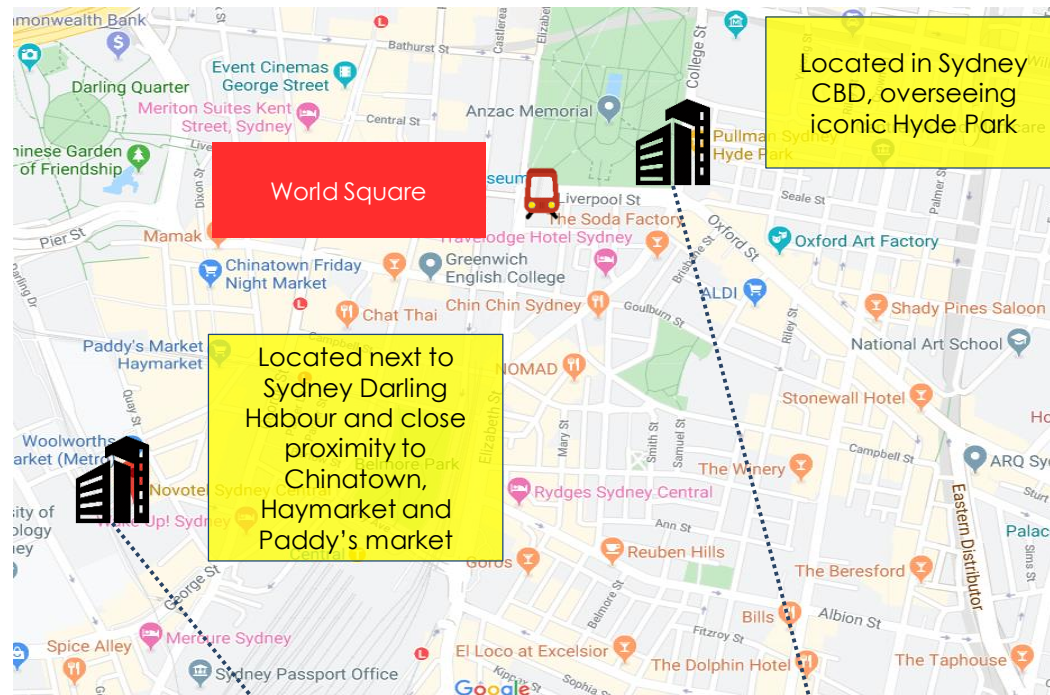
Notes: Figures above as at 31 December 2020 unless otherwise stated

1. Valuation relates to the 427 units owned by Ascott Residence Trust

2. Includes number of units for development projects, lyf one-north Singapore and Somerset Liang Court Property Singapore, which is subject to change

# Properties in Australia

## Sydney



### Novotel Sydney Central ●

Units	255
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$154.8 / AUD158.0

### Pullman Sydney Hyde Park ●

Units	241
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$145.0 / AUD148.0

### Quest Macquarie Park Sydney ●

Units	111
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$48.5 / AUD49.5

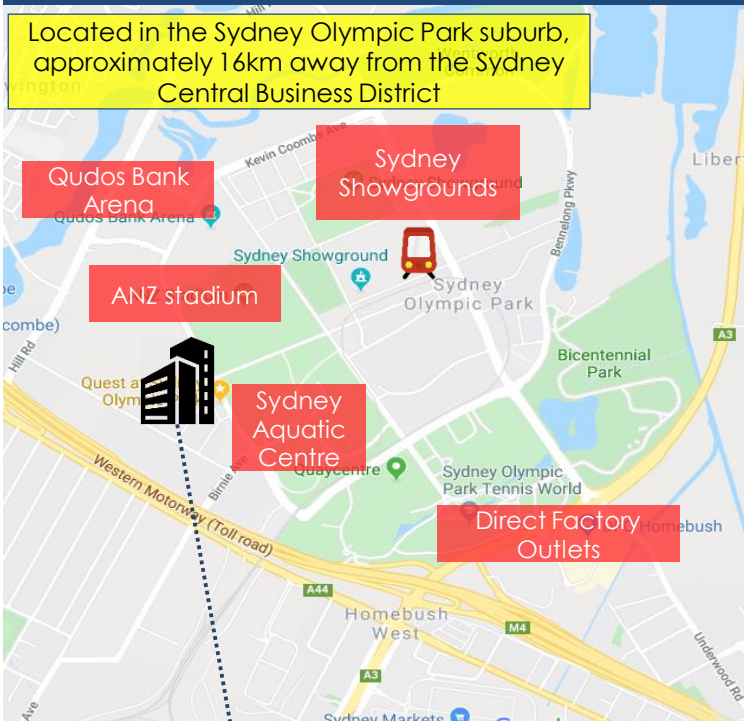
### Courtyard by Marriott Sydney-North Ryde ●

Units	196
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$48.5 / AUD49.5



# Properties in Australia

Sydney



Located in the Sydney Olympic Park suburb, approximately 16km away from the Sydney Central Business District


Qudos Bank Arena

ANZ stadium

Sydney Showgrounds

Sydney Aquatic Centre

Direct Factory Outlets



Darling Harbour

Capitol Theatre

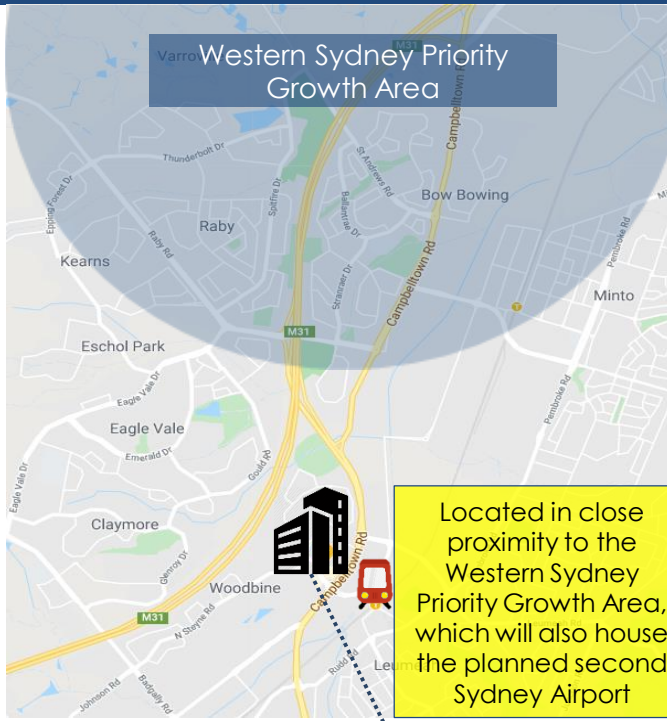
University of Sydney

Commercial Zone of Alexandria and Botany

University of New South Wales

Sydney Airport

Located minutes from Sydney Airport and a 15 minutes drive from Sydney's Central Business District



Western Sydney Priority Growth Area

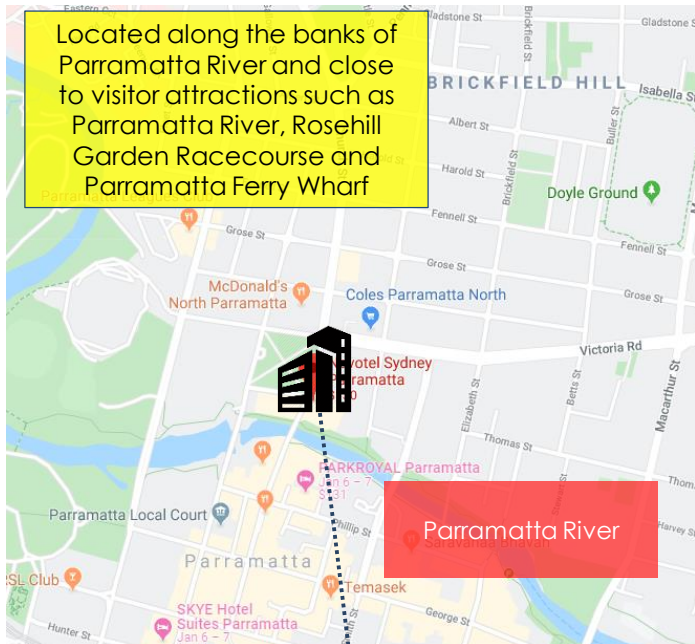
Located in close proximity to the Western Sydney Priority Growth Area, which will also house the planned second Sydney Airport

<b>Quest Sydney Olympic Park</b> ●	<b>Citadines Connect Sydney Airport</b> ●	<b>Quest Mascot</b> ●	<b>Quest Campbelltown</b> ●
<b>Units</b> 140	<b>Units</b> 150	<b>Units</b> 91	<b>Units</b> 81
<b>Tenure (years)/ Expiry</b> 99/ 2111	<b>Tenure (years)/ Expiry</b> Freehold	<b>Tenure (years)/ Expiry</b> Freehold	<b>Tenure (years)/ Expiry</b> Freehold
<b>Valuation (\$\$/LC'mil)</b> \$40.9 / AUD41.7	<b>Valuation (\$\$/LC'mil)</b> \$64.7 / AUD66.0	<b>Valuation (\$\$/LC'mil)</b> \$26.1 / AUD26.6	<b>Valuation (\$\$/LC'mil)</b> \$22.2 / AUD22.7

Note: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps

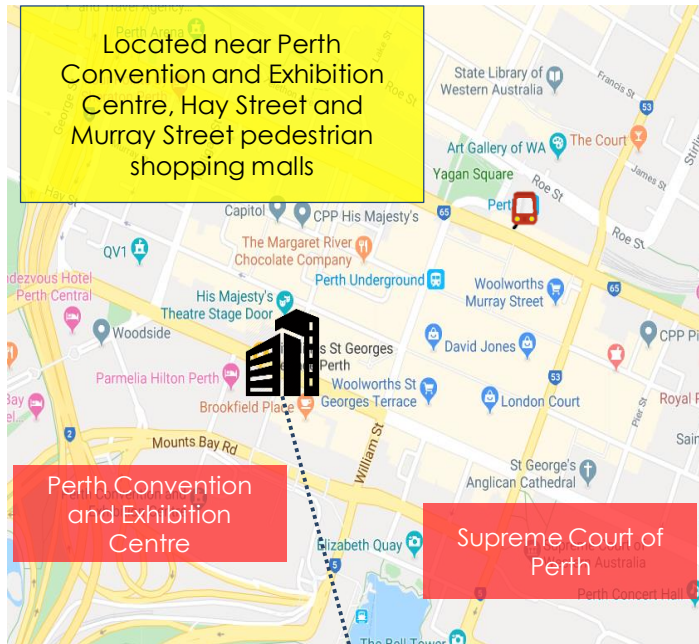
# Properties in Australia

## Sydney



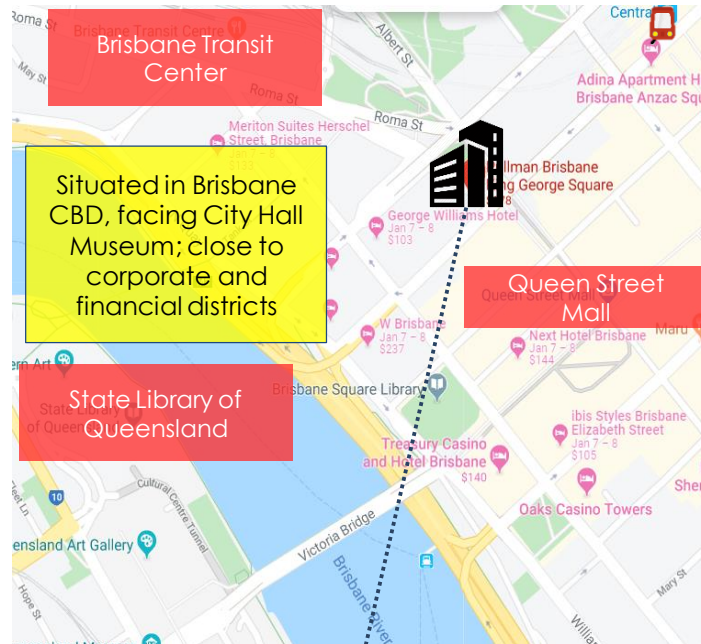
<b>Novotel Sydney Parramatta</b> ●	
<b>Units</b>	194
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$42.6 / AUD43.5

## Perth



<b>Citadines St Georges Terrace Perth</b> ●	
<b>Units</b>	85
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$18.4 / AUD18.8

## Brisbane

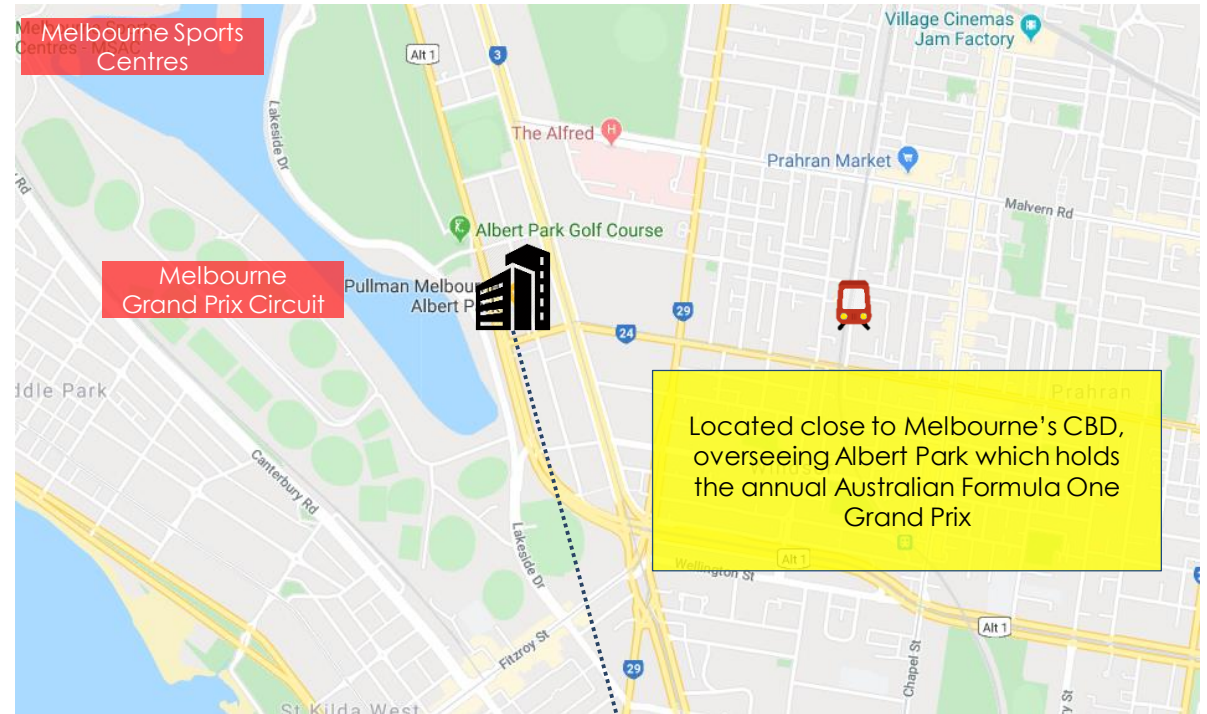
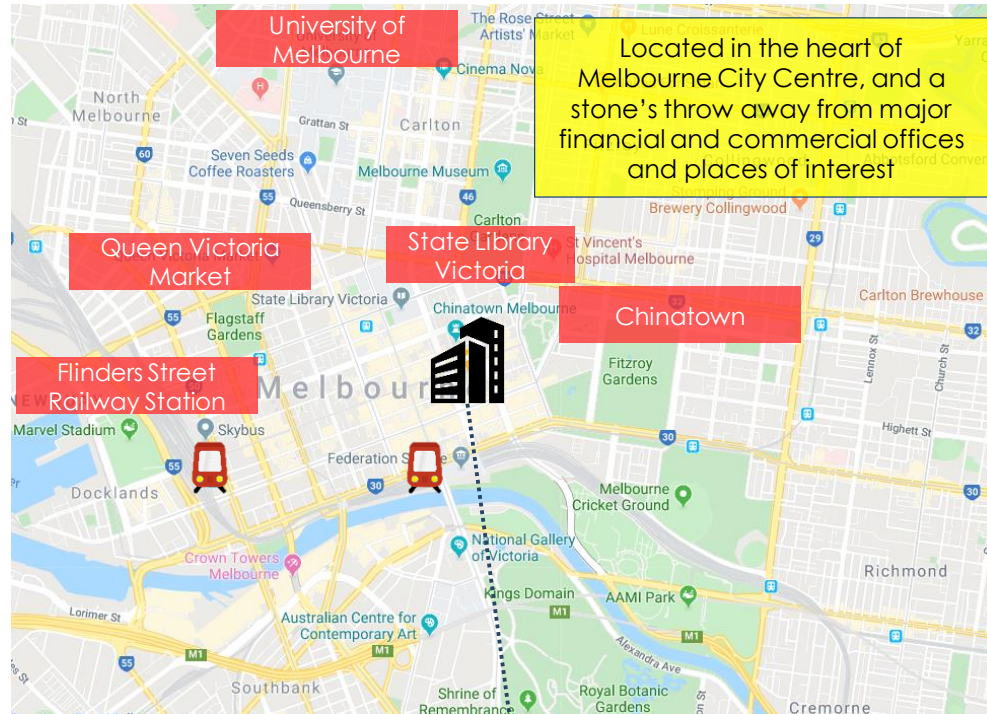


<b>Pullman and Mercure Brisbane King George Square</b> ●	
<b>Units</b>	210 (Pullman) 228 (Mercure)
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$84.8 / AUD86.5



# Properties in Australia

## Melbourne



**Citadines on Bourke Melbourne** ●

Units	380
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$155.8 / AUD159

**Pullman and Mercure Melbourne Albert Park** ●

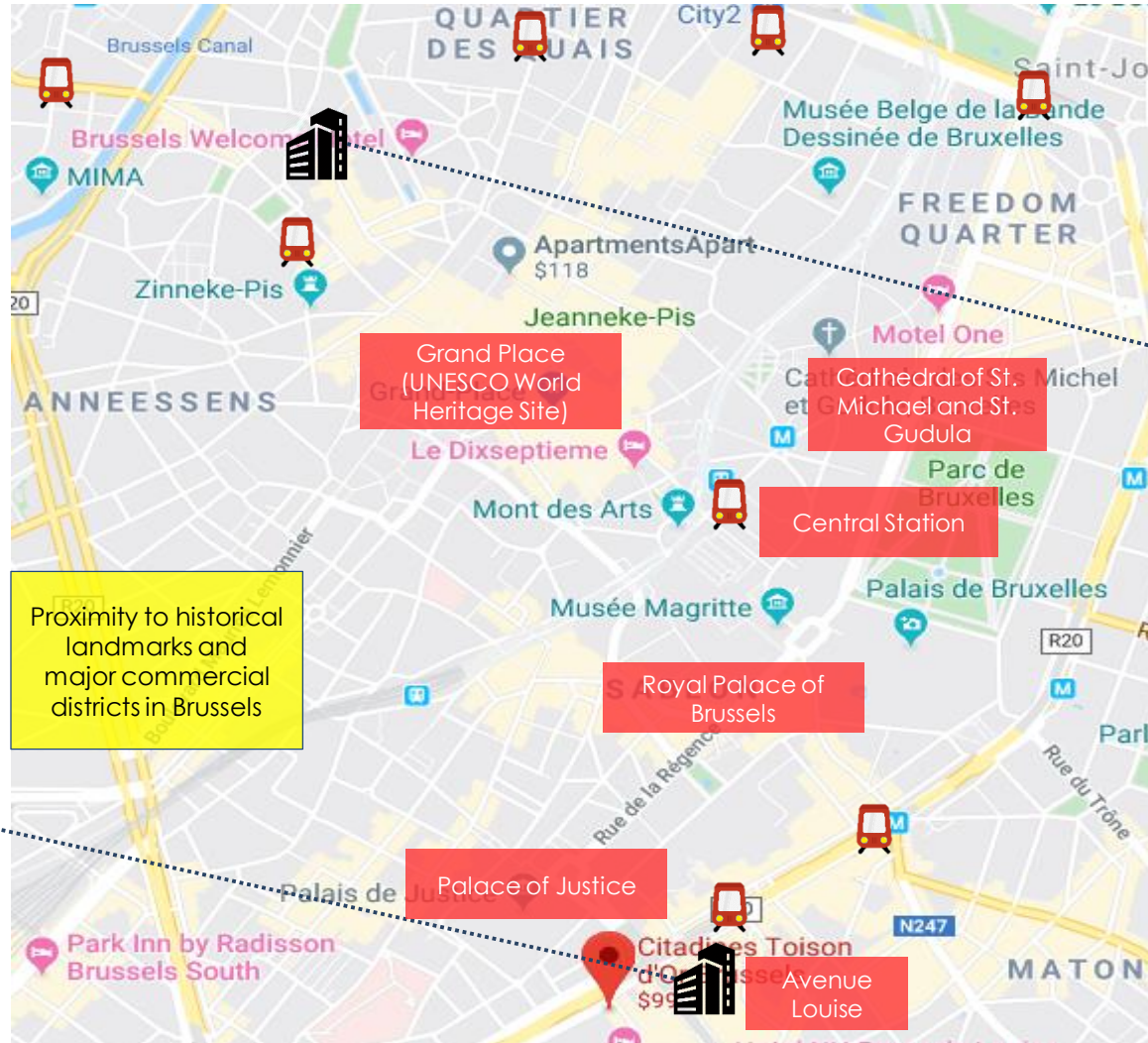
Units	169 (Pullman) 209 (Mercure)
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$98 / AUD100

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# Properties in Belgium

## Brussels



<b>Citadines Toison d'Or Brussels</b> ●	
<b>Units</b>	155
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$29.5 / EUR18.5

Proximity to historical landmarks and major commercial districts in Brussels

<b>Citadines Sainte-Catherine Brussels</b> ●	
<b>Units</b>	169
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$34.1 / EUR21.4

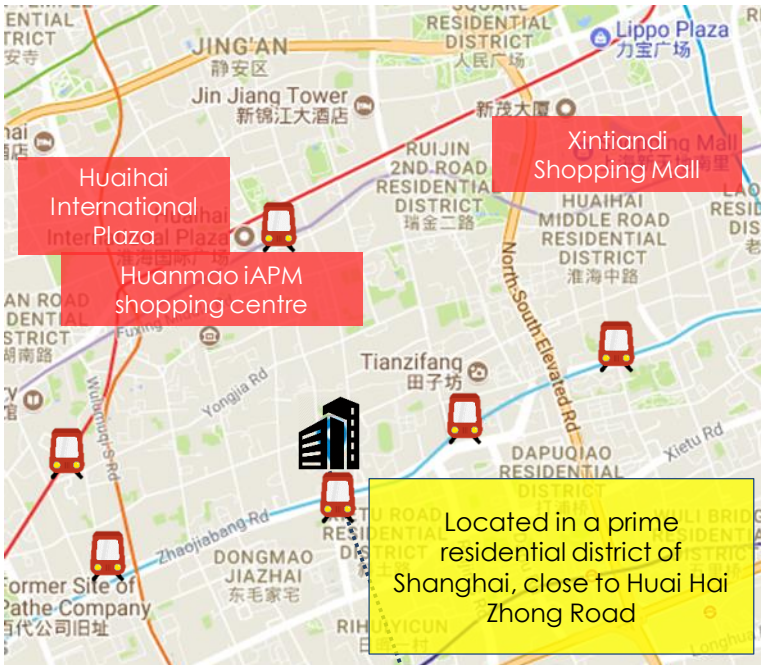
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● Management Contract with Minimum Guaranteed Income

🚊 Metro/Train Station

# Properties in China

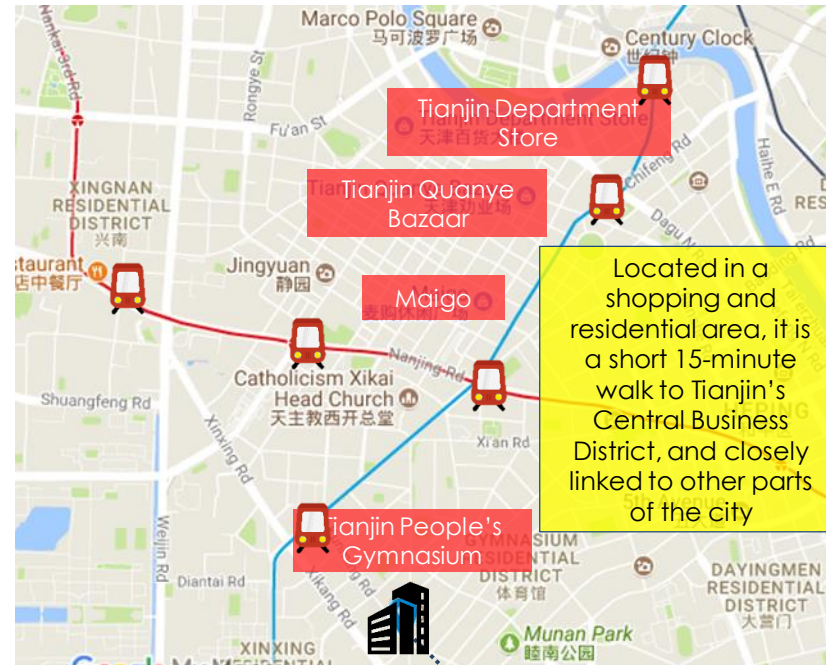
## Shanghai



### Somerset Xu Hui Shanghai ●

Units	168
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	\$S79.2 / RMB388.0

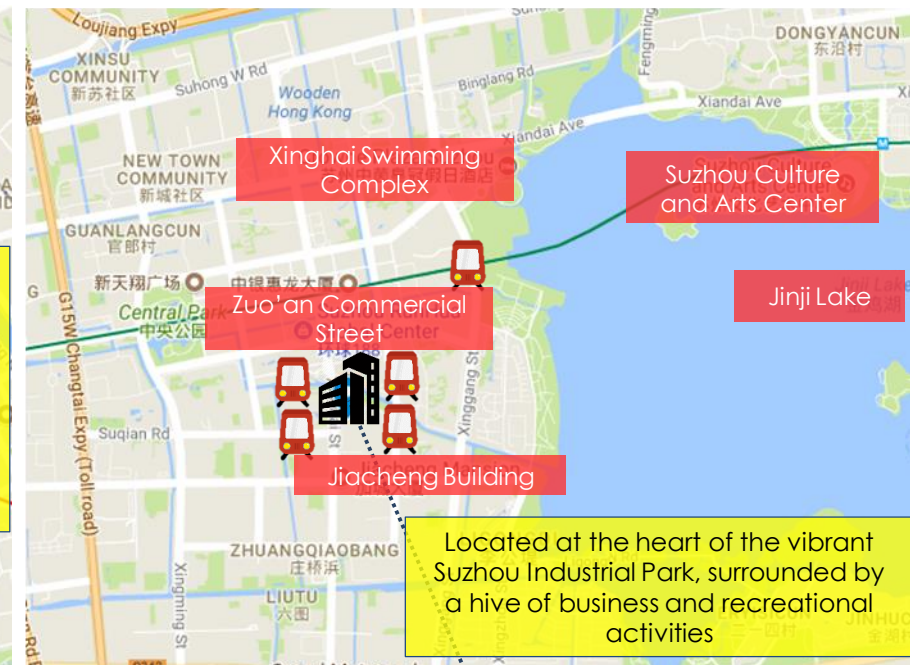
## Tianjin



### Somerset Olympic Tower Property Tianjin ●

Units	185
Tenure (years)/ Expiry	70/ 2062
Valuation (\$\$/LC'mil)	\$S66.7 / RMB327.0

## Suzhou

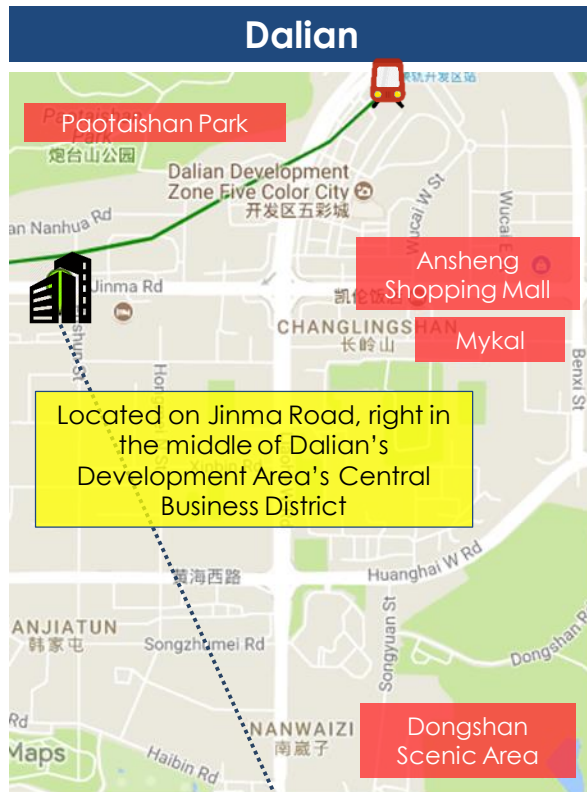


### Citadines Xinghai Suzhou ●

Units	167
Tenure (years)/ Expiry	70/ 2066
Valuation (\$\$/LC'mil)	\$S27.9 / RMB136.6



# Properties in China



## Somerset Grand Central Dalian ●

Units	195
Tenure (years)/ Expiry	50/ 2056
Valuation (\$\$/LC'mil)	\$S89.7 / RMB439.5



## Citadines Zhuankou Wuhan ●

Units	249
Tenure (years)/ Expiry	40/ 2043
Valuation (\$\$/LC'mil)	\$S39.2 / RMB192.0

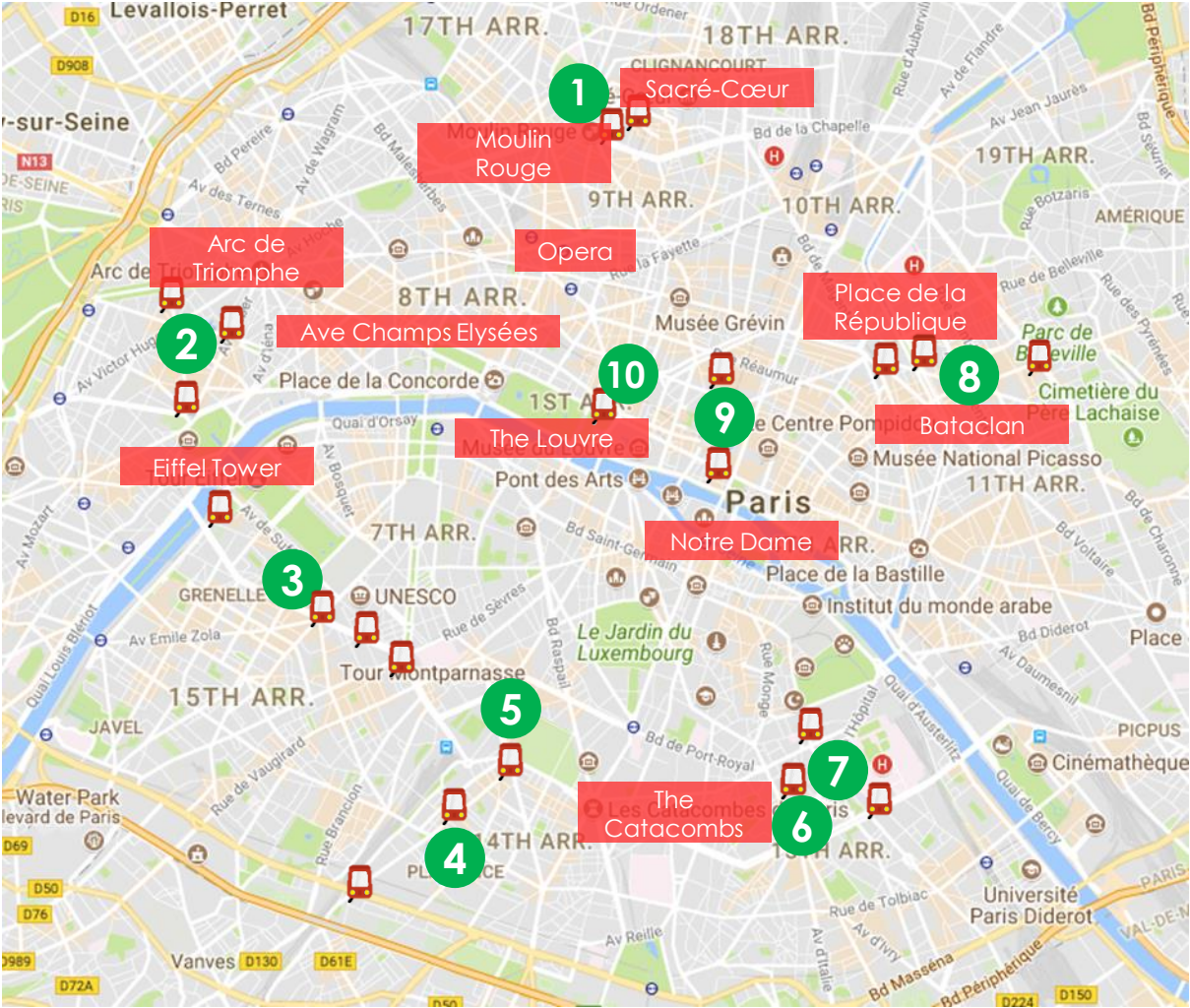


## Somerset Heping Shenyang ●

Units	270
Tenure (years)/ Expiry	40/ 2046
Valuation (\$\$/LC'mil)	\$S68.2 / RMB334.3

# Properties in France

## Paris



- 1 Citadines Montmartre Paris ●
- 2 Citadines Trocadéro Paris ●
- 3 Citadines Tour Eiffel Paris ●
- 4 Citadines Didot Montparnasse Paris ●
- 5 Citadines Maine Montparnasse Paris ●
- 6 Citadines Place d'Italie Paris ●
- 7 Citadines Austerlitz Paris ●
- 8 Citadines République Paris ●
- 9 Citadines Les Halles Paris ●
- 10 La Clef Louvre Paris ●

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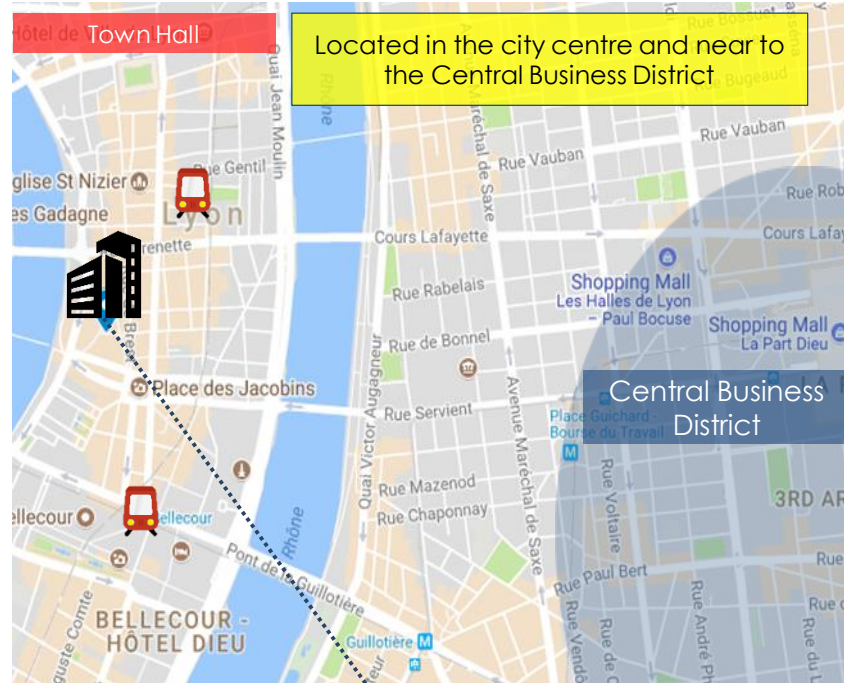


# Properties in France

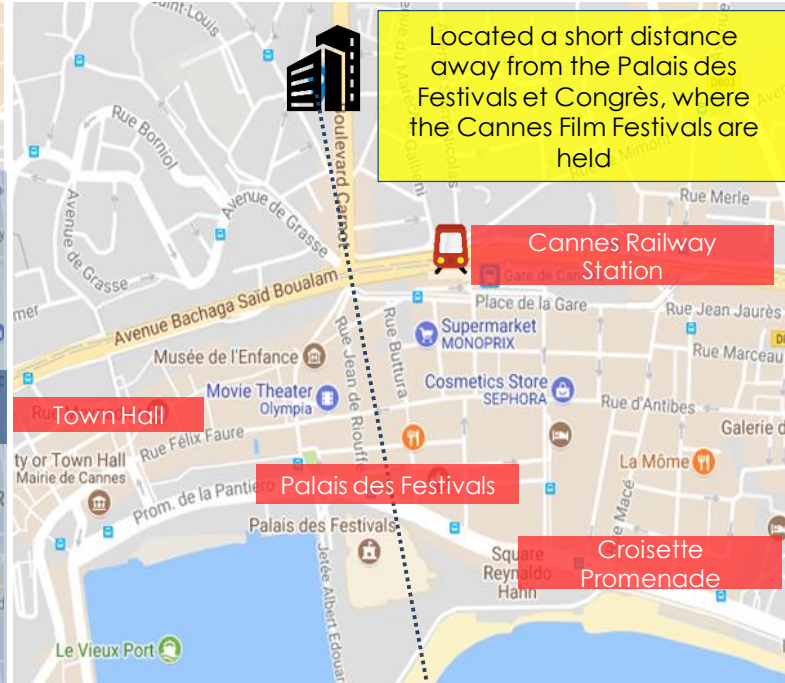
Paris					
	1 Citadines Montmartre Paris	2 Citadines Trocadéro Paris	3 Citadines Tour Eiffel Paris	4 Citadines Didot Montparnasse Paris	5 Citadines Maine Montparnasse Paris
Units	111	97	104	80	67
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$37.0 / EUR23.2	\$50.0 / EUR31.3	\$72.0 / EUR45.1	\$22.3 / EUR14.0	\$17.7 / EUR11.1
	6 Citadines Place d'Italie Paris	7 Citadines Austerlitz Paris	8 Citadines République Paris	9 Citadines Les Halles Paris	10 La Clef Louvre Paris
Units	169	50	76	189	51
Tenure (years)/ Expiry	Freehold	Freehold	Freehold	Freehold	Freehold
Valuation (\$\$/LC'mil)	\$53.0 / EUR33.2	\$12.0 / EUR7.5	\$22.7 / EUR14.2	\$92.0 / EUR57.7	\$46.3 / EUR29.0

# Properties in France

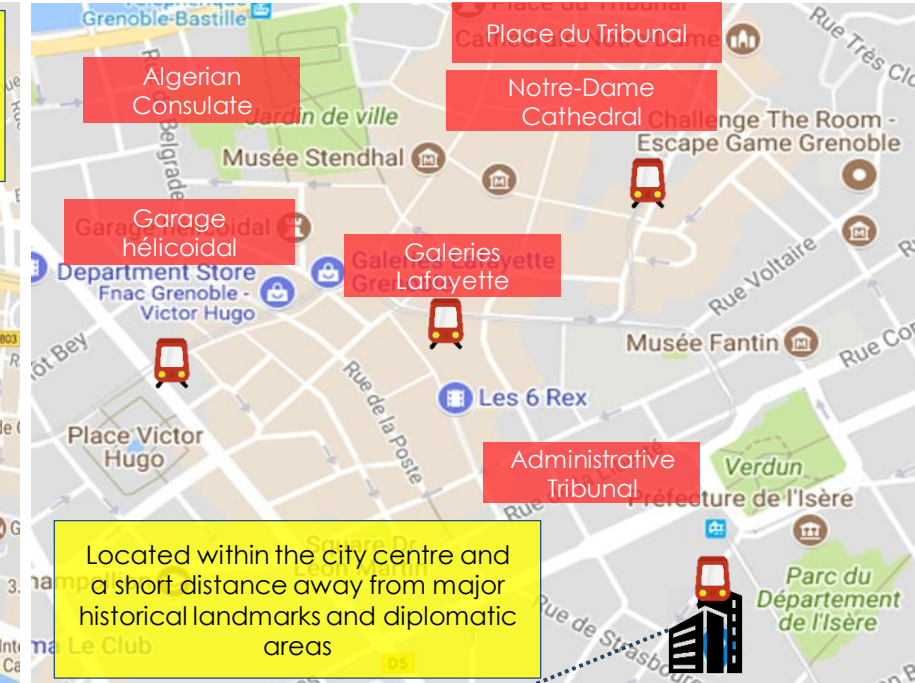
## Lyon



## Cannes



## Grenoble



### Citadines Presqu'île Lyon ●

Units	116
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$21.2 / EUR13.3

### Citadines Croisette Cannes ●

Units	58
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$7.8 / EUR4.9

### Citadines City Centre Grenoble ●

Units	107
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S\$9.6 / EUR6.0



# Properties in France

## Marseille

Abbey of Saint-Victor

Well-connected and located in strategic zones in close proximity to diplomatic areas and various points of interests

Notre-Dame de la Garde Basilica

Sacré Cœur Basilica

Centre of Public Finance

Consulate General of Algeria

Consulate General of Greece

Consulate General of Libya

Consulate General of Mauritania

### Citadines Castellane Marseille ●

<b>Units</b>	98
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$9.9 / EUR6.2

### Citadines Prado Chanot Marseille ●

<b>Units</b>	77
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$8.5 / EUR5.3

## Montpellier

Corum

Located near the historic city centre in the district of Antigone, close proximity to notable places of interest and commercial zones

Historic City Centre – Place de la Comédie

Polygone Shopping Center

Europe Square (further east)

### Citadines Antigone Montpellier ●

<b>Units</b>	122
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$14.7 / EUR9.2

## Lille

Located within the city centre and in close proximity to major commercial and entertainment points

Lille Opera

Théâtre du Nord

Paroisse Saint Maurice

Euralille Shopping Mall

L'Aéronet Live Music Venue

Casino Barrière

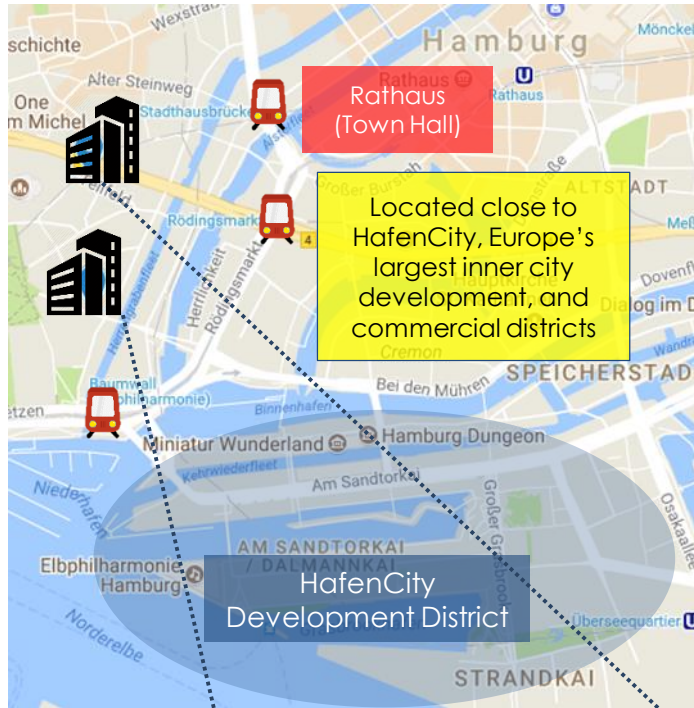
Lille Railway Station

### Citadines City Centre Lille ●

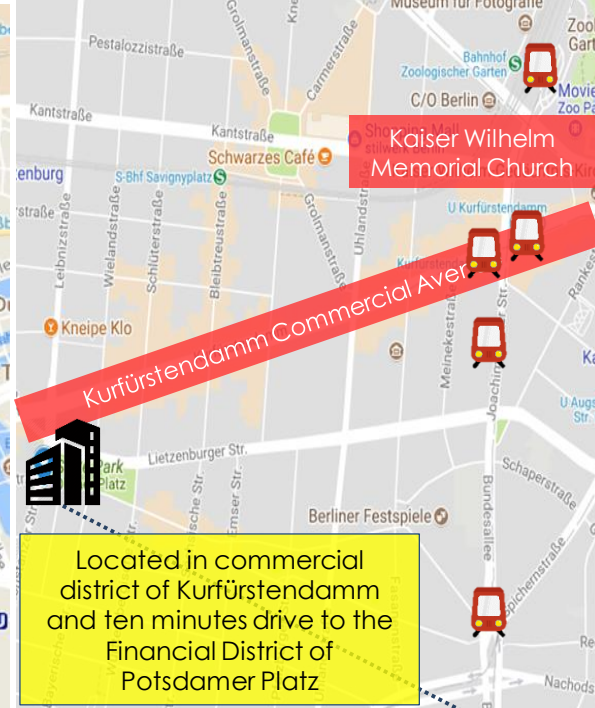
<b>Units</b>	101
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$13.2 / EUR8.3

# Properties in Germany

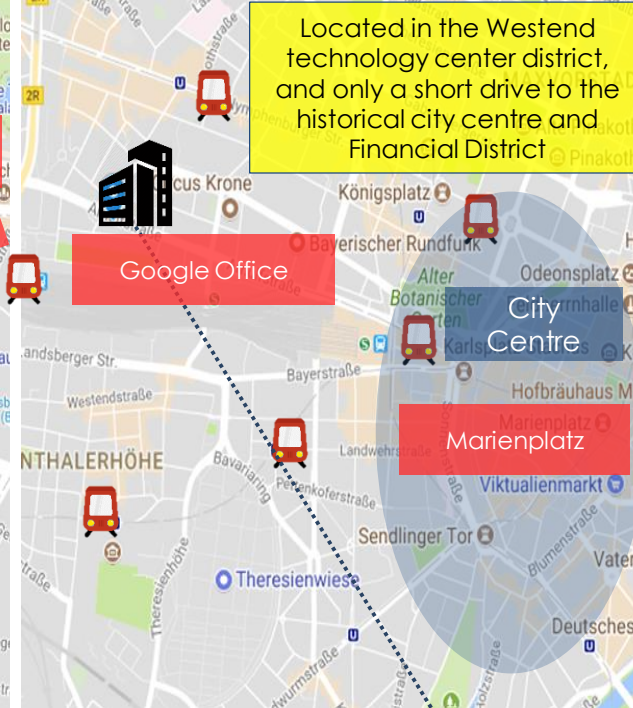
## Hamburg



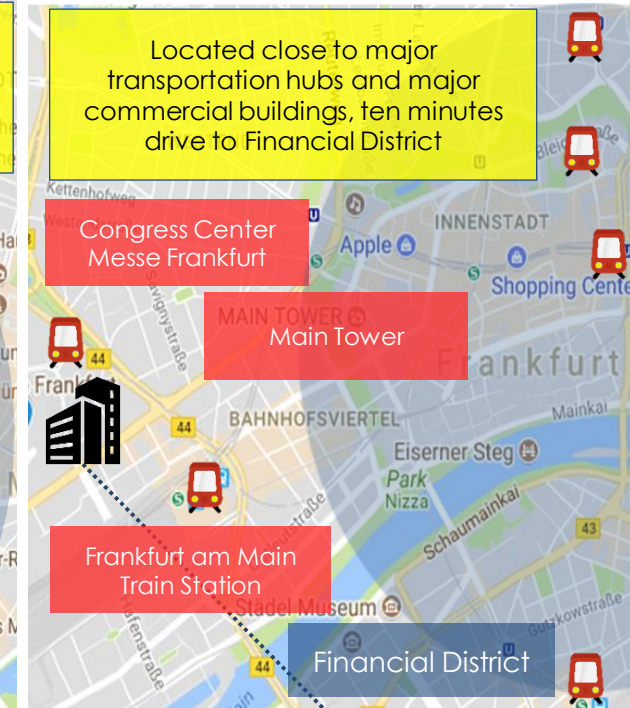
## Berlin



## Munich



## Frankfurt



### Madison Hamburg ●

<b>Units</b>	166
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$79.2 / EUR49.6

### Citadines Michel Hamburg ●

<b>Units</b>	127
<b>Tenure (years)/ Expiry</b>	99/ 2111
<b>Valuation (\$\$/LC'mil)</b>	\$49.9 / EUR31.3

### Citadines Kurfürstendamm Berlin ●

<b>Units</b>	117
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$22.7 / EUR14.2

### Citadines Arnulfpark Munich ●

<b>Units</b>	146
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$38.6 / EUR24.2

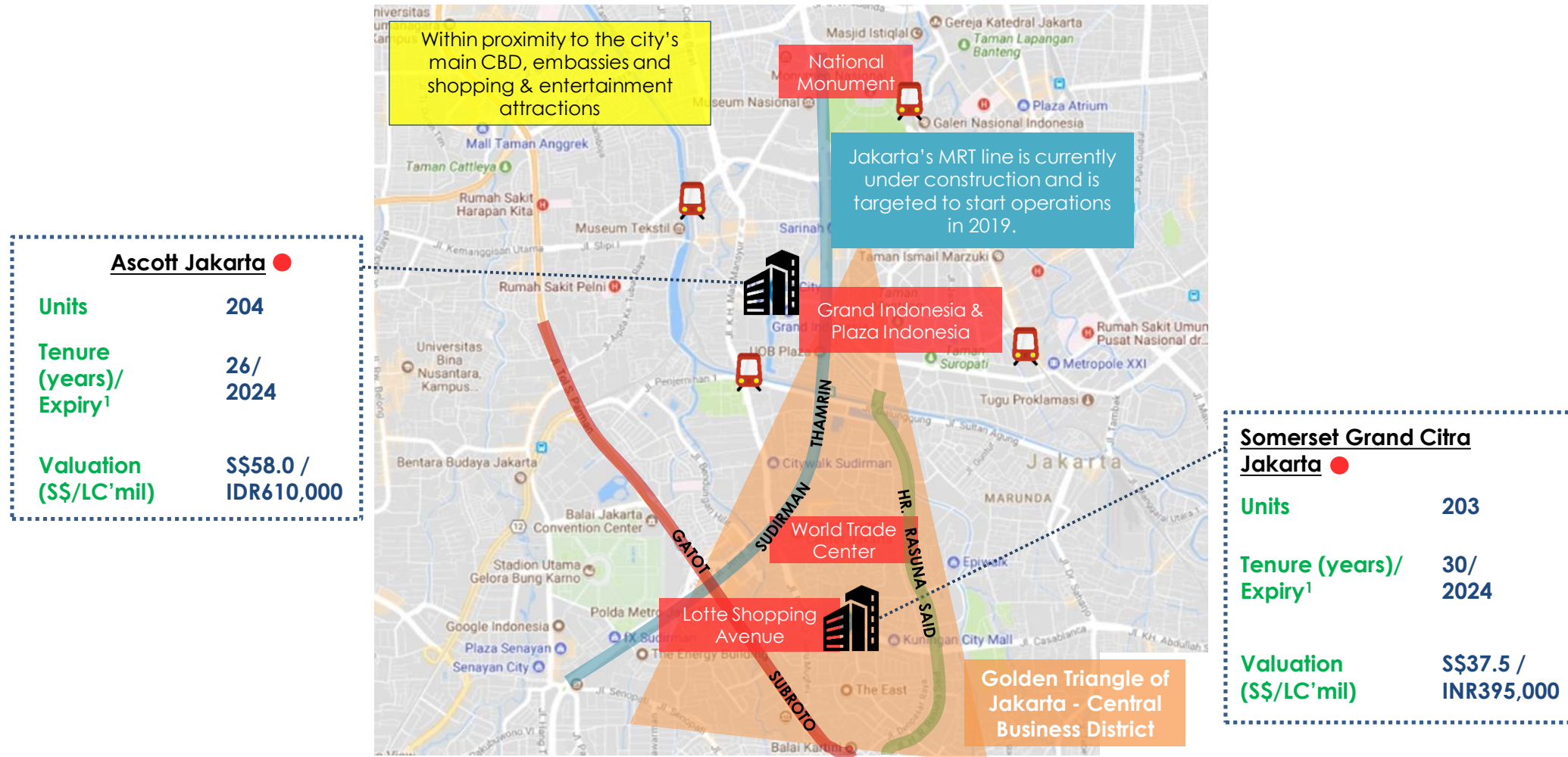
### Citadines City Centre Frankfurt ●

<b>Units</b>	165
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$64.8 / EUR40.6



# Properties in Indonesia

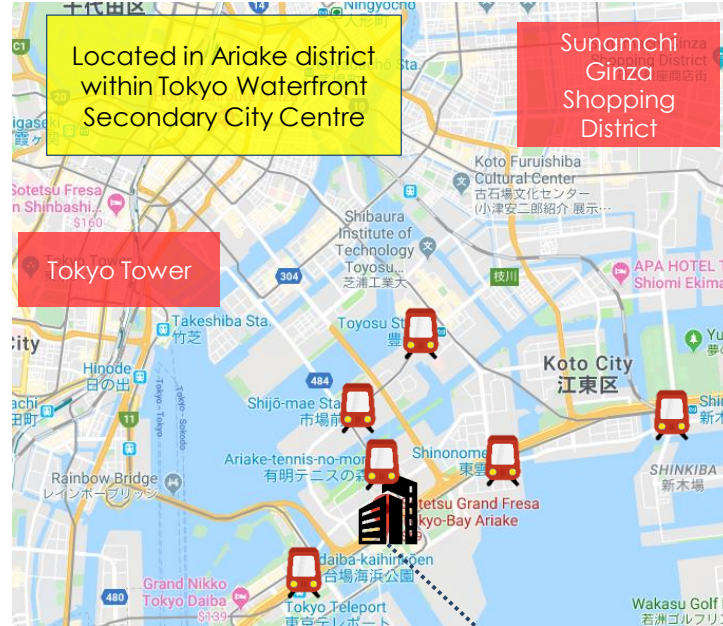
Located in 'The Golden Triangle' – in the heart of Jakarta's main business and shopping areas



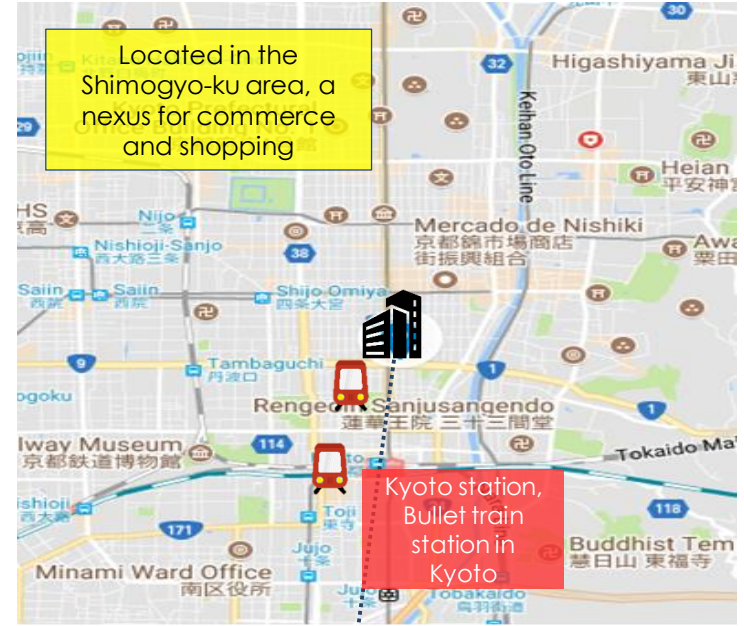
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# Properties in Japan

## Tokyo



## Kyoto



### Citadines Central Shinjuku Tokyo ●

Units	206
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S140.4 / JPY10,900.0

### Citadines Shinjuku Tokyo ●

Units	160
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S114.0 / JPY8,850.0

### Sotetsu Grand Fresa Tokyo-Bay Ariake ●

Units	912
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S342.6 / JPY26,600.0

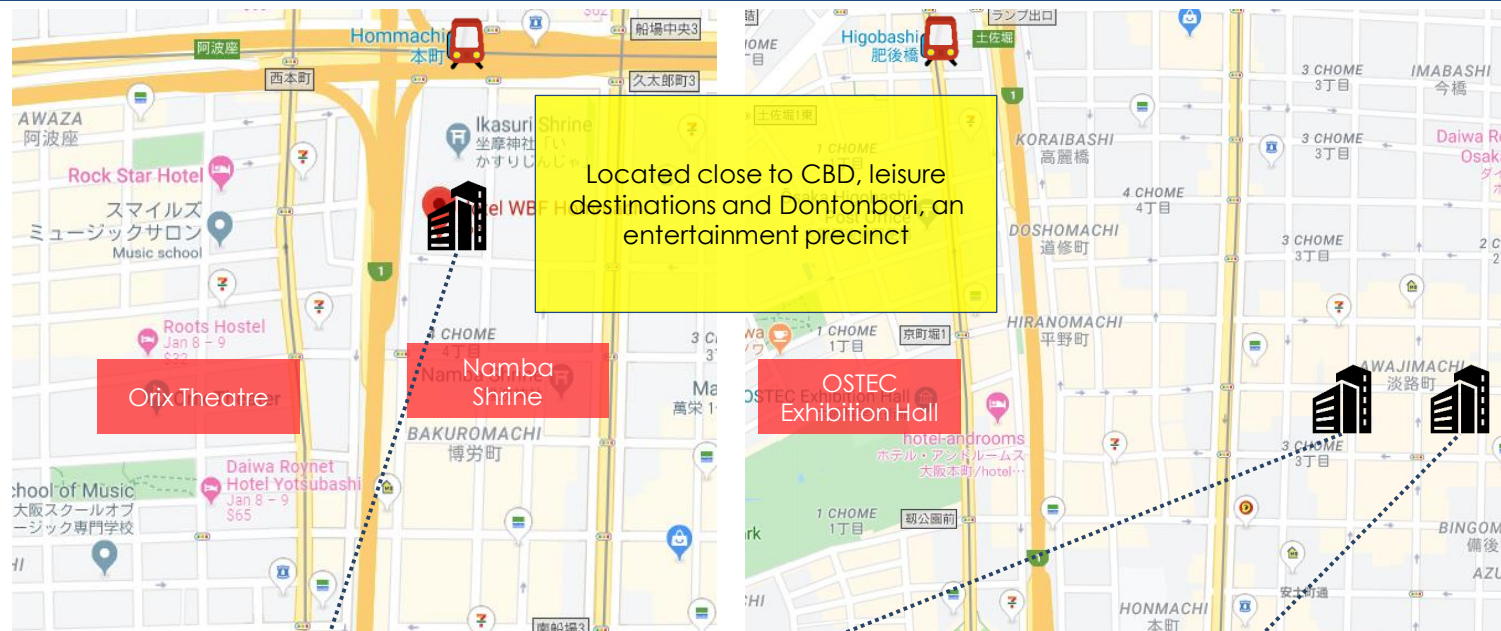
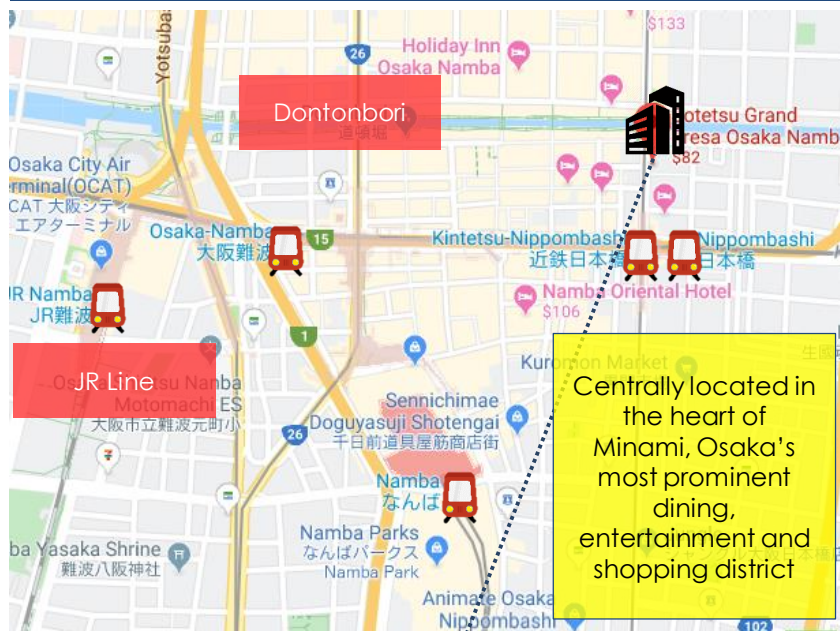
### Citadines Karasuma-Gojo Kyoto ●

Units	124
Tenure (years)/ Expiry	Freehold
Valuation (\$\$/LC'mil)	\$S58.2 / JPY4,520.0



# Properties in Japan

## Osaka



### Sotetsu Grand Fresa Osaka Namba

<b>Units</b>	698
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S252.4/ JPY19,600.0

### Hotel WBF Honmachi

<b>Units</b>	182
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S44.0/ JPY3,420.0

### Hotel WBF Kitasemba West

<b>Units</b>	168
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S43.1/ JPY3,350.0

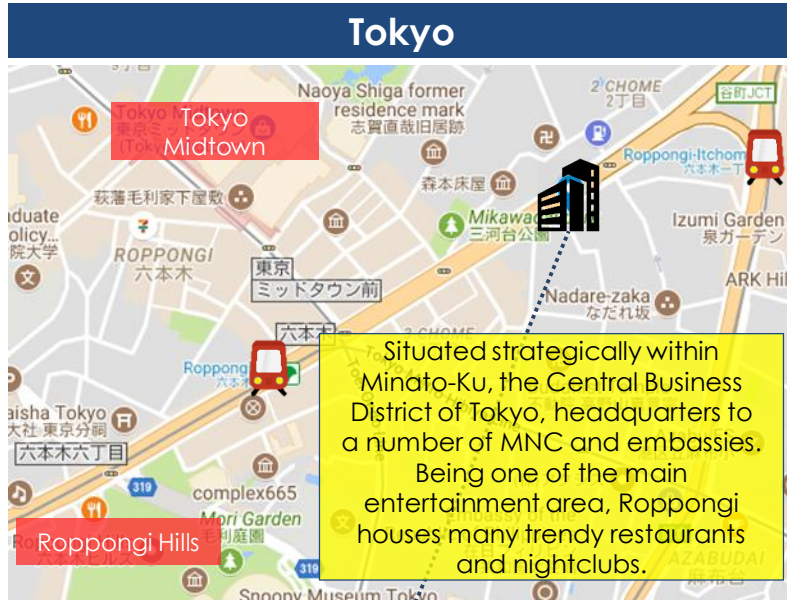
### Hotel WBF Kitasemba East

<b>Units</b>	168
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S42.8/ JPY3,320.0

# Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

### Tokyo



Tokyo Tokyo Midtown

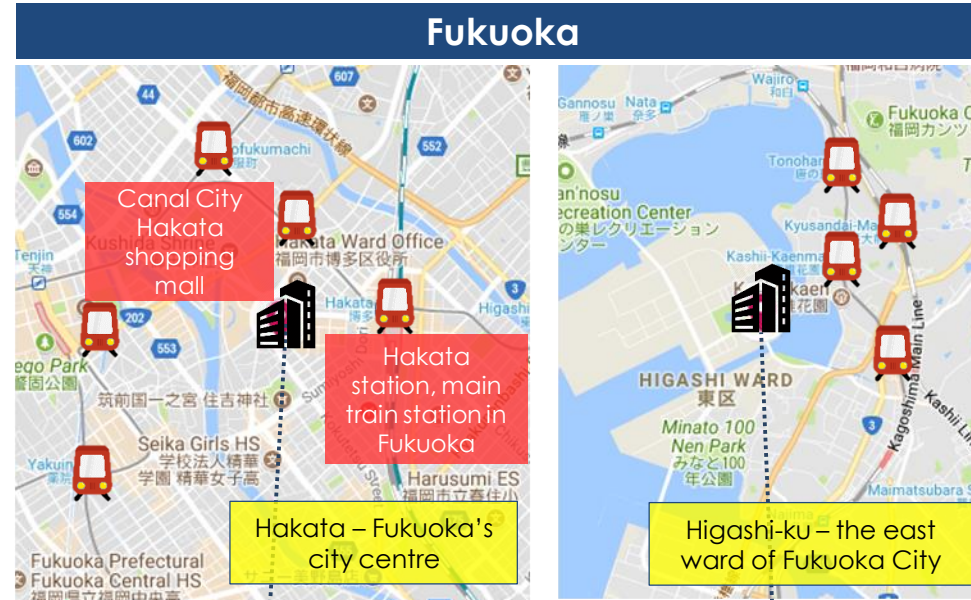
Roppongi Hills

Situating strategically within Minato-Ku, the Central Business District of Tokyo, headquarters to a number of MNC and embassies. Being one of the main entertainment area, Roppongi houses many trendy restaurants and nightclubs.

#### Roppongi Residences Tokyo ●

<b>Units</b>	64
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$41.5/ JPY3,222.0

### Fukuoka



Canal City Hakata shopping mall

Hakata station, main train station in Fukuoka

Hakata – Fukuoka's city centre

Higashi-ku – the east ward of Fukuoka City

#### Actus Hakata V-Tower ●

<b>Units</b>	296
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$48.6/ JPY3,771.0

#### Infini Garden ●

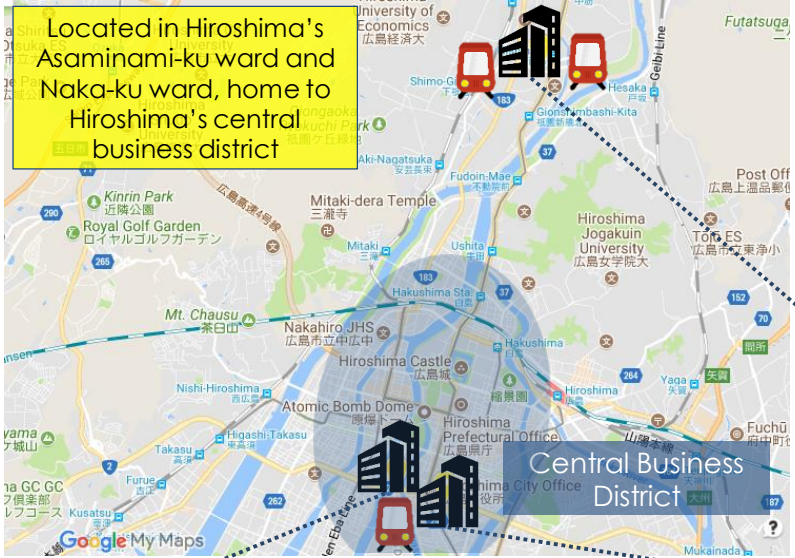
<b>Units</b>	389
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$S\$88.2/ JPY6,850.0



# Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo


### Hiroshima



Located in Hiroshima's Asaminami-ku ward and Naka-ku ward, home to Hiroshima's central business district

Central Business District

### Sapporo



Located in Sapporo's Chuo-ku, the central ward of Sapporo and home to the city administration and entertainment district

Chuo-ku

**Gravis Court Kakomachi** ●

Units	63
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$7.6 / JPY593.0

**Gravis Court Kokutaiji** ●

Units	48
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$5.9 / JPY459.0

**Gravis Court Nishiharaekimae** ●

Units	29
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$4.9 / JPY376.0

**Big Palace Kita 14jo** ●

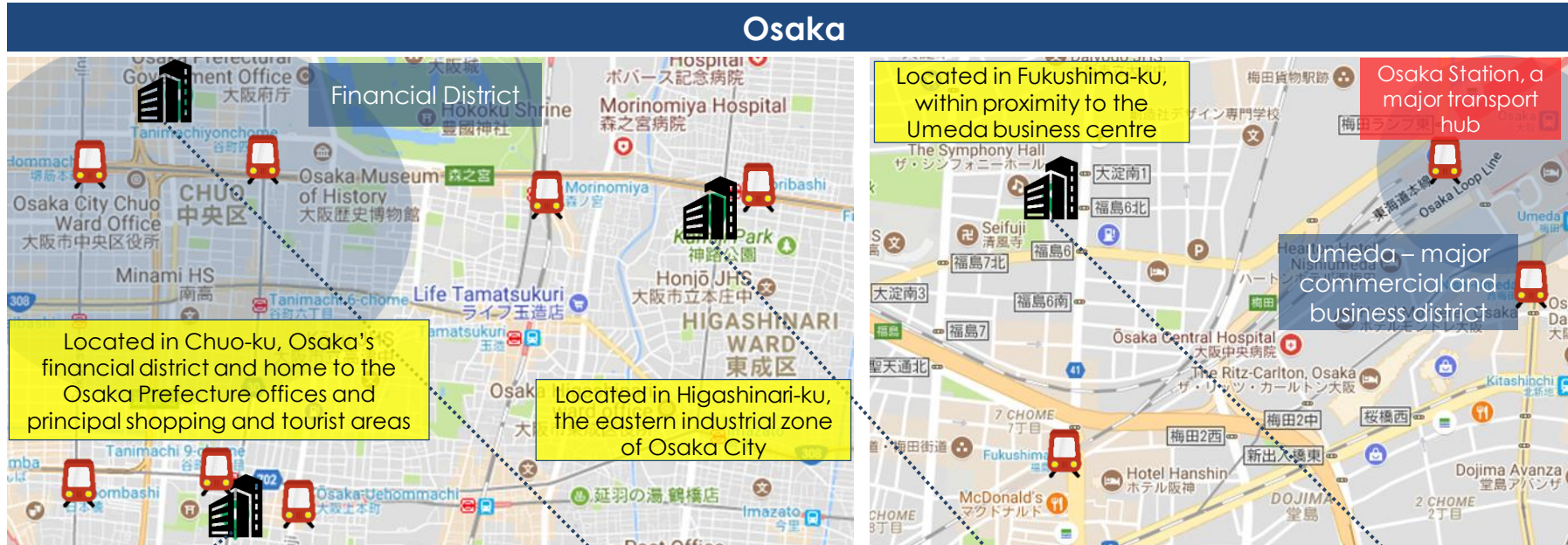
Units	140
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	S\$19.3 / JPY1,497.0

Note: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps

# Properties in Japan

The 11 rental housing properties are strategically located in five cities of Japan, namely Tokyo, Fukuoka, Hiroshima, Osaka and Sapporo

## Osaka



**S-Residence Tanimachi 9 chome** ●

**Units** 102

**Tenure (years)/ Expiry** Freehold

**Valuation (\$\$/LC'mil)** \$22.2 / JPY1,726.0

**S-Residence Hommachi Marks** ●

**Units** 110

**Tenure (years)/ Expiry** Freehold

**Valuation (\$\$/LC'mil)** \$20.7 / JPY1,606.0

**S-Residence Midoribashi Serio** ●

**Units** 98

**Tenure (years)/ Expiry** Freehold

**Valuation (\$\$/LC'mil)** \$18.3 / JPY1,422.0

**S-Residence Fukushima Luxe** ●

**Units** 178

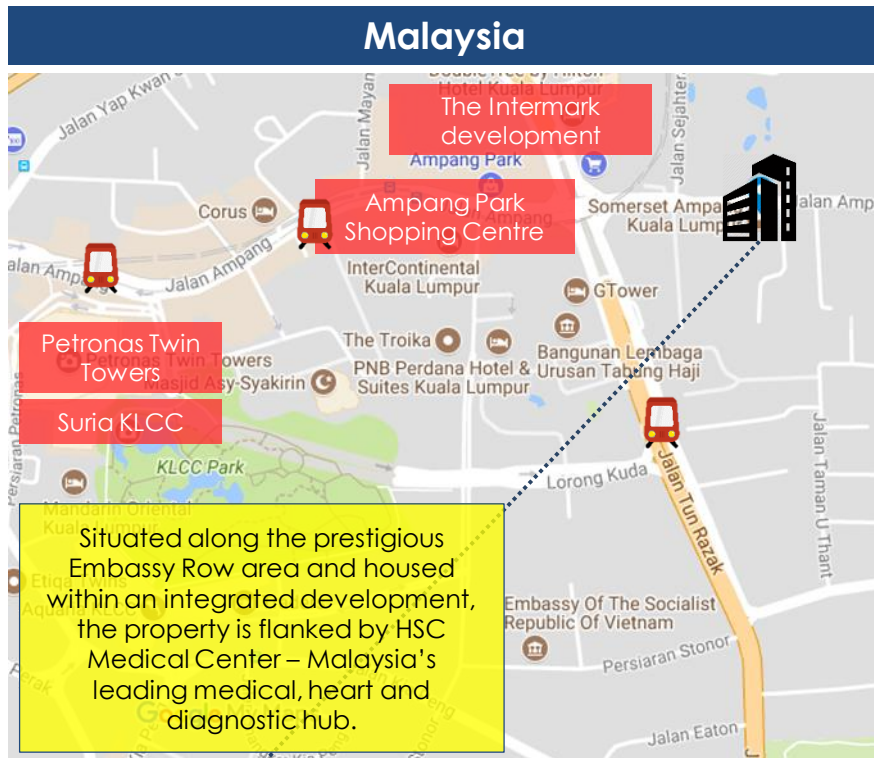
**Tenure (years)/ Expiry** Freehold

**Valuation (\$\$/LC'mil)** \$40.1 / JPY3,110.0

Note: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps



# Properties in Malaysia & Philippines



<b>Units</b>	<b>205</b>
<b>Tenure (years)/ Expiry</b>	<b>Freehold</b>
<b>Valuation (\$\$/LC'mil)</b>	<b>S\$43.8 / MYR134.0</b>



<b>Units</b>	<b>133</b>
<b>Tenure (years)/ Expiry</b>	<b>Freehold</b>
<b>Valuation<sup>1</sup> (\$\$/LC'mil)</b>	<b>S\$16.9 / PHP603.0</b>

<b>Units</b>	<b>362</b>
<b>Tenure (years)/ Expiry</b>	<b>48/ 2044</b>
<b>Valuation (\$\$/LC'mil)</b>	<b>S\$120.0 / PHP4,292.0</b>

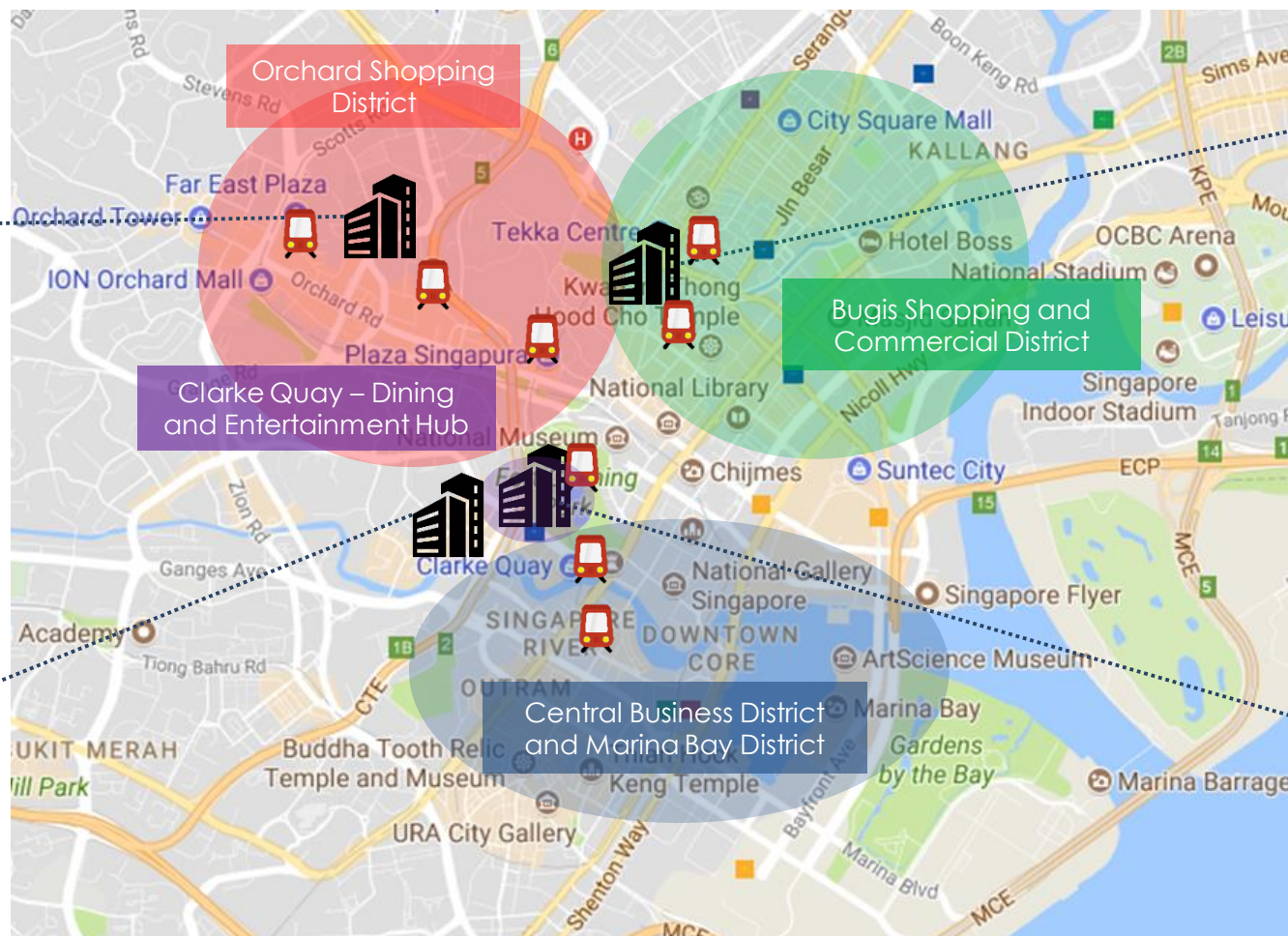
Notes: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps  
1. Valuation relates to the 65 units owned by Ascott Residence Trust

# Properties in Singapore

Strategically located in major commercial districts of Singapore and well-connected to Mass Rapid Transit (MRT) stations

<b>Ascott Orchard Singapore</b> ●	
<b>Units</b>	220
<b>Tenure (years)/ Expiry</b>	99/ 2113
<b>Valuation (\$\$'mil)</b>	S\$402.0

<b>Park Hotel Clarke Quay</b> ●	
<b>Units</b>	336
<b>Tenure (years)/ Expiry</b>	99/ 2105
<b>Valuation (\$\$'mil)</b>	S\$322.0



<b>Citadines Mount Sophia Property Singapore</b> ●	
<b>Units</b>	154
<b>Tenure (years)/ Expiry</b>	96/ 2105
<b>Valuation (\$\$'mil)</b>	S\$122.7

<b>Somerset Liang Court Property Singapore<sup>1</sup></b>	
<b>Units</b>	192 <sup>2</sup>
<b>Tenure (years)/ Expiry</b>	97/ 2077
<b>Valuation (\$\$'mil)</b>	S\$143.1

Notes: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps

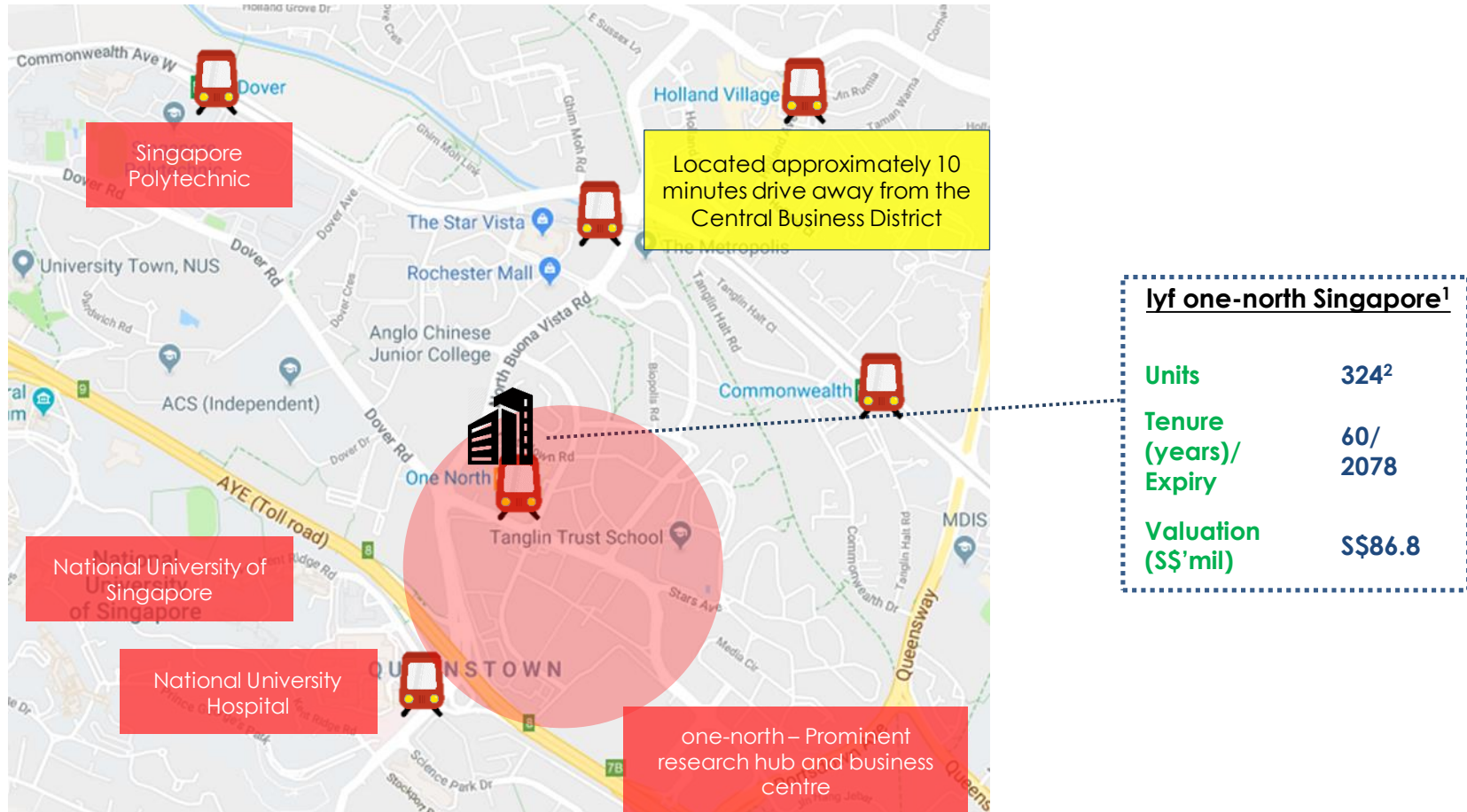
1. The property is currently under development and expected to complete in 2025

2. Number of units is subject to change



# Properties in Singapore

Located in prime developing district and enjoys accessibility to the MRT station, food & beverage outlets, retail and offices



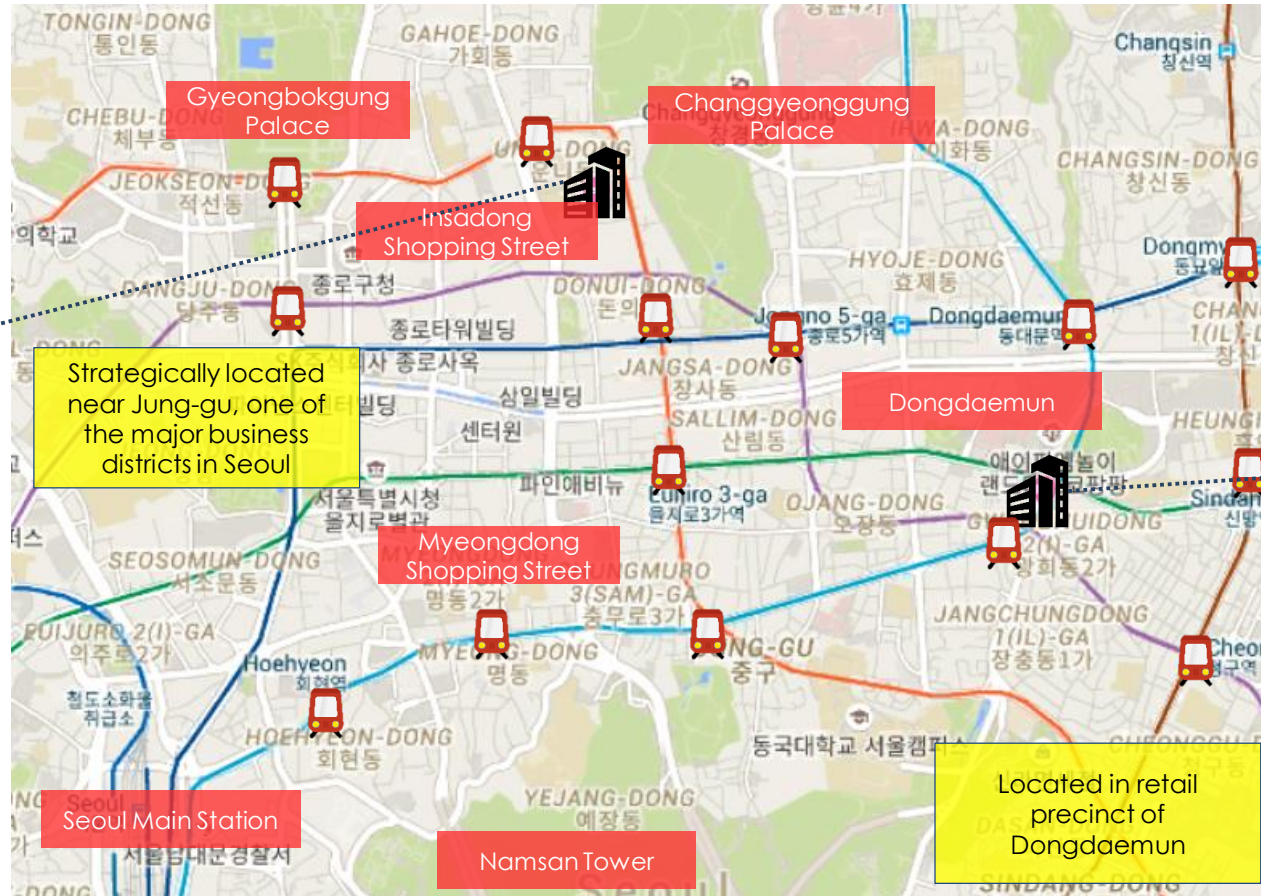
Notes: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps  
 1. The property is under development and expected to complete in 4Q 2021  
 2. Number of units is subject to change

# Properties in South Korea

## Seoul

### ibis Ambassador Seoul Insadong

Units	363
Tenure (years)/ Expiry	Freehold
Valuation (\$\$'mil)	\$S\$93.0/ KRW76,700.0



### The Splaisir Seoul Dongdaemun

Units	215
Tenure (years)/ Expiry	Freehold
Valuation (\$\$'mil)	\$S\$89.0/ KRW73,400.0

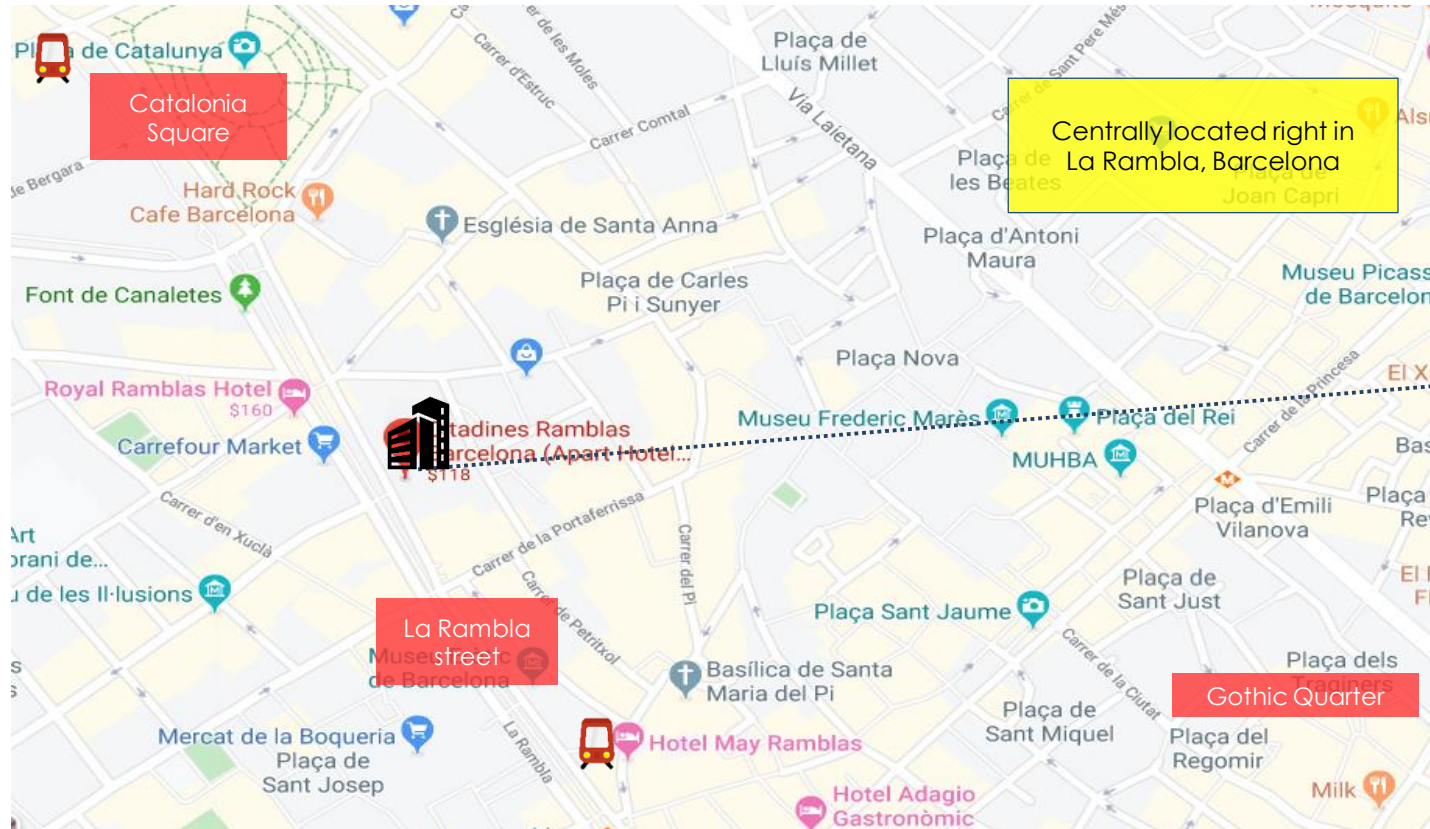
Located in retail precinct of Dongdaemun

Note: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps



# Property in Spain

## Spain

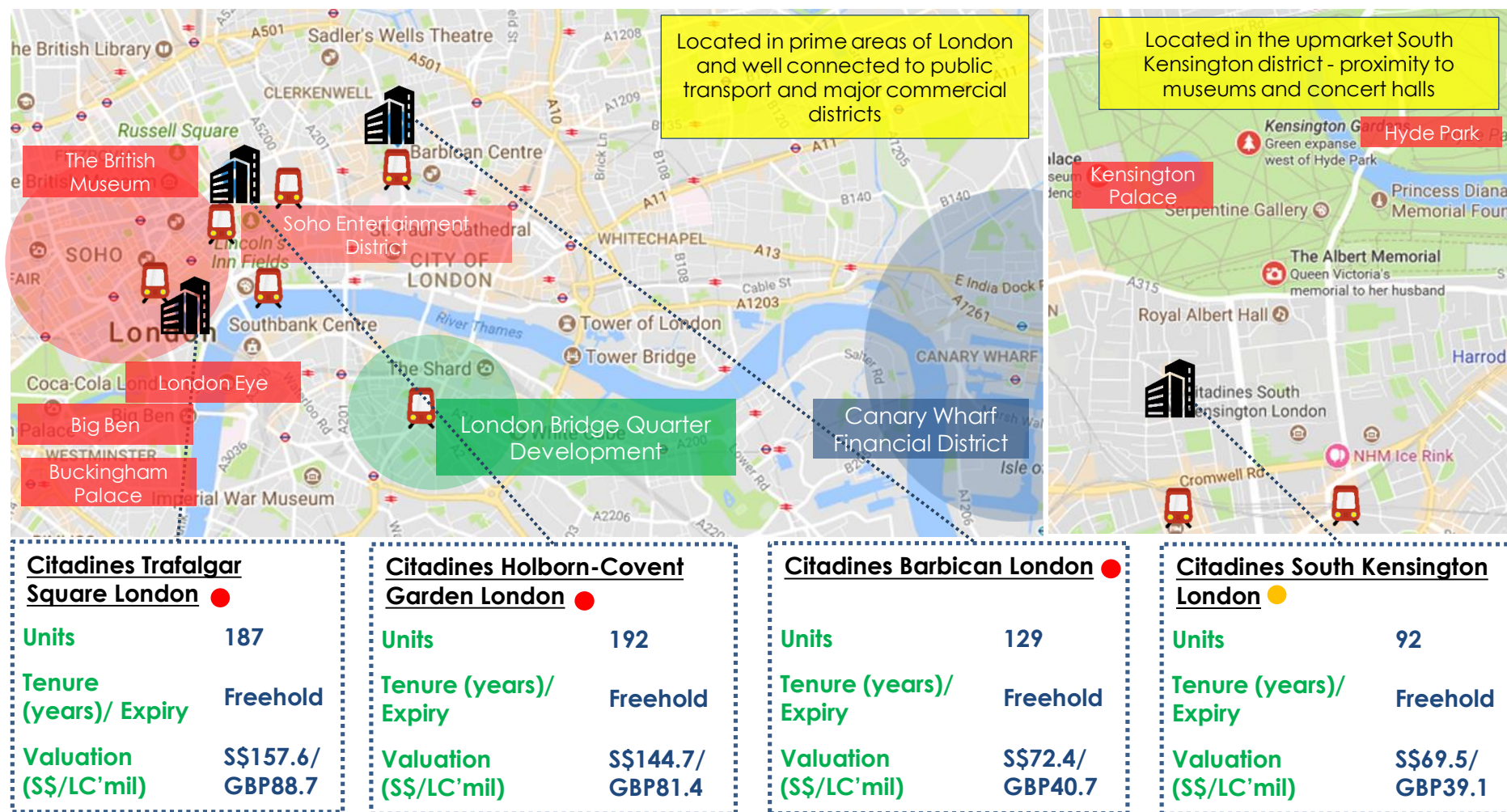


<b>Citadines Ramblas Barcelona</b>	
<b>Units</b>	131
<b>Tenure (years)/ Expiry</b>	Freehold
<b>Valuation (\$\$/LC'mil)</b>	\$\$65.2/ EUR40.9

Note: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps

# Properties in United Kingdom

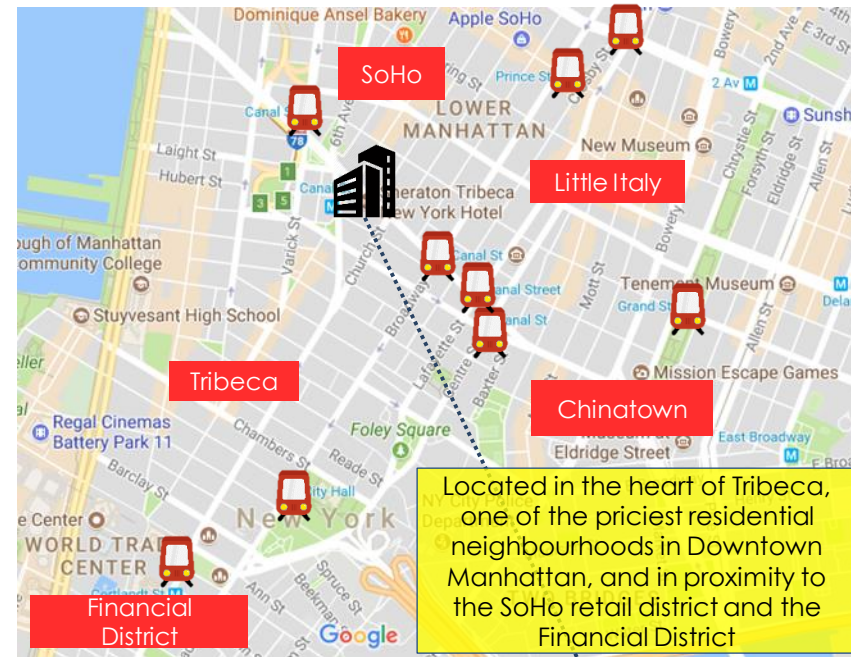
## Strategic areas in London's major commercial areas





# Properties in United States of America

## Prime locations in the heart of Manhattan



**Hotel Central Times Square<sup>1</sup>** ●

Units	224
Tenure (years)/Expiry	Freehold
Valuation (\$\$/LC'mil)	\$\$138.0/ US\$102.4

**Element New York Times Square West** ●

Units	411
Tenure (years)/Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$\$180.6/ US\$134.0

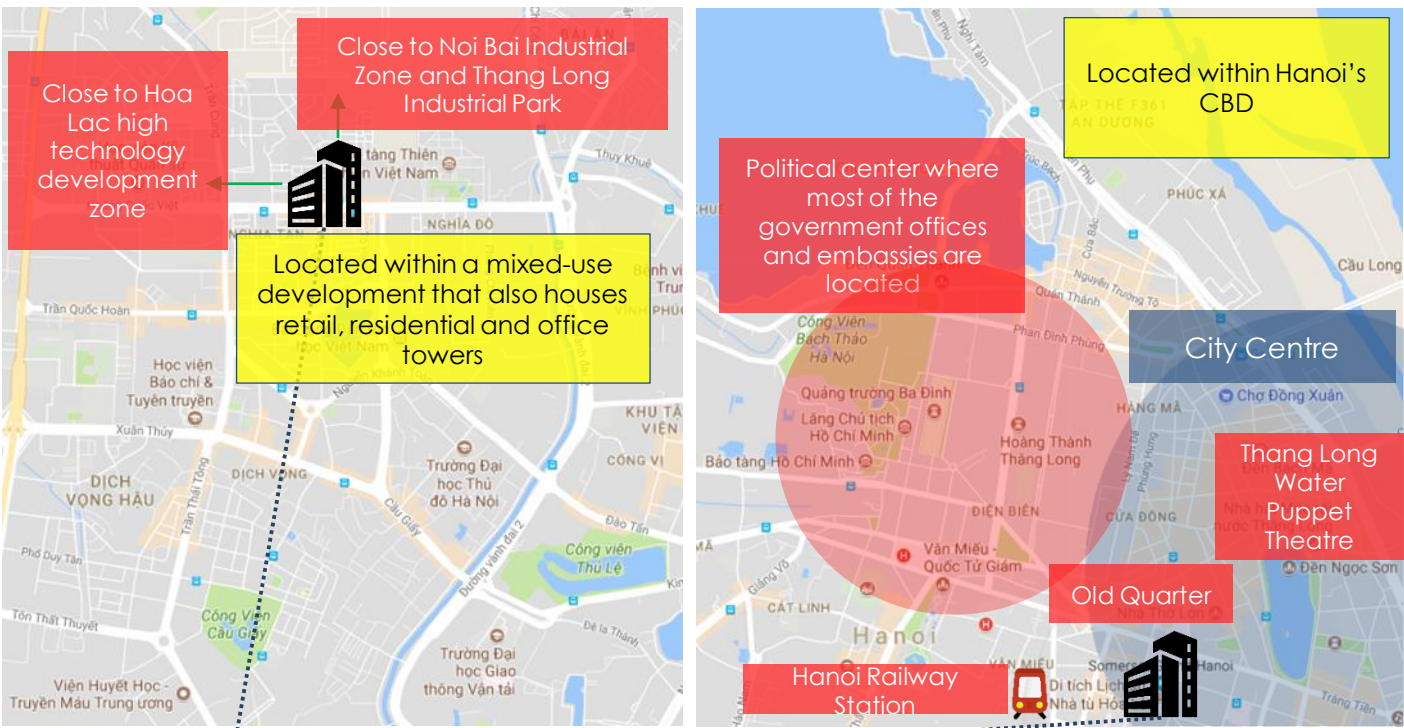
**Sheraton Tribeca New York Hotel** ●

Units	369
Tenure (years)/Expiry	99/ 2112
Valuation (\$\$/LC'mil)	\$\$182.2/ US\$135.2

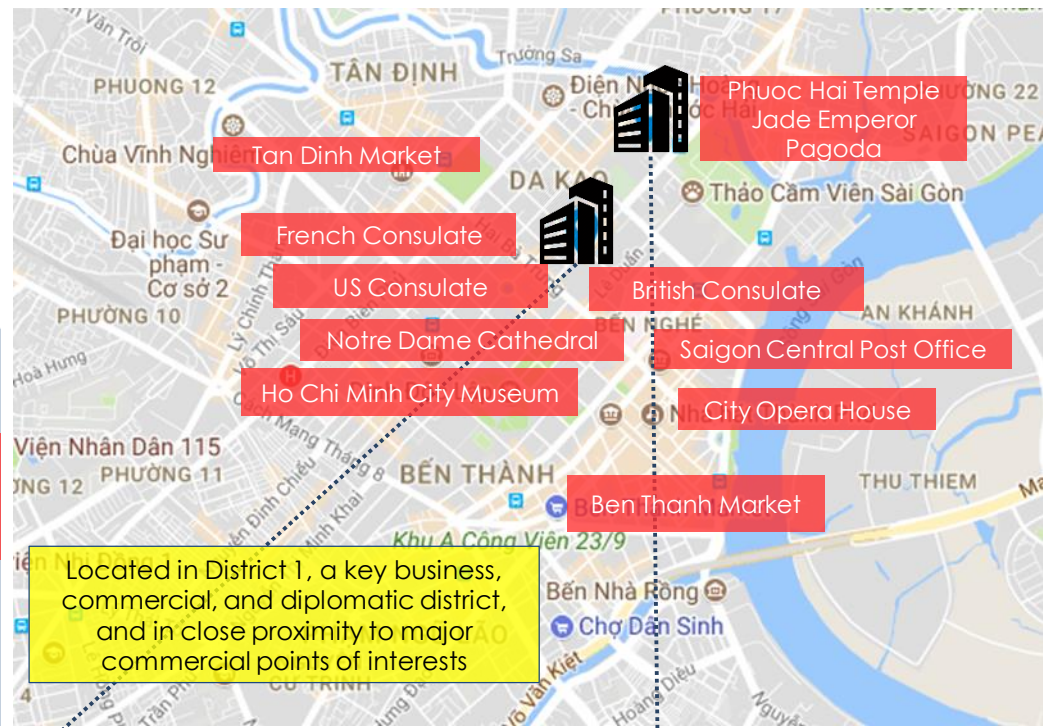
Notes: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps  
1. Formerly known as DoubleTree by Hilton Hotel New York – Times Square)

# Properties in Vietnam

## Hanoi



## Ho Chi Minh City



<b>Somerset Hoa Binh Hanoi</b> ●	
<b>Units</b>	206
<b>Tenure (years)/Expiry</b>	36/ 2042
<b>Valuation (\$\$/mil/LC'bil)</b>	\$S\$35.8/ VND618.0

<b>Somerset Grand Hanoi</b> ●	
<b>Units</b>	185
<b>Tenure (years)/Expiry</b>	45/ 2038
<b>Valuation (\$\$/mil/LC'bil)</b>	\$S\$100.6/ VND1,735.0

<b>Somerset Chancellor Court Ho Chi Minh City</b> ●	
<b>Units</b>	172
<b>Tenure (years)/Expiry</b>	48/ 2041
<b>Valuation (\$\$/mil/LC'bil)</b>	\$S\$48.7/ VND839.0

<b>Somerset Ho Chi Minh City</b> ●	
<b>Units</b>	198
<b>Tenure (years)/Expiry</b>	45/ 2039
<b>Valuation (\$\$/mil/LC'bil)</b>	\$S\$40.8/ VND703.9

Note: Figures above as at 31 December 2020 unless otherwise stated. Source: Google Maps





# Thank you



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