(Constituted in the Republic of Singapore
pursuant to a trust deed dated 9 October 2002 (as amended))

PROPOSED ACQUISITION OF A PORTFOLIO OF 11 DATA CENTRES IN EUROPE

1. INTRODUCTION

Ascendas Funds Management (S) Limited, in its capacity as the manager (the "**Manager**") of Ascendas Real Estate Investment Trust ("**Ascendas Reit**"), has identified a portfolio of 11 data centres in Europe ("**Target Portfolio**"), comprising four data centres in UK (the "**UK Properties**"), three data centres in the Netherlands (the "**Dutch Properties**"), three data centres in France (the "**French Properties**") and one data centre in Switzerland (the "**Swiss Property**", and together with the UK Properties, the Dutch Properties and the French Properties, the "**Target Properties**") for acquisition by Ascendas Reit (the "**Proposed Acquisition**"). For details on the Target Properties, please refer to paragraph 2 below.

In connection with the Proposed Acquisition, HSBC Institutional Trust Services (Singapore) Limited, as trustee of Ascendas Reit (the "**Trustee**"), through its wholly-owned subsidiaries namely Ascendas Reit (Europe Sub 3) Ltd, Ascendas Reit (Netherlands Sub 1) B.V., Ascendas Reit (France Sub 1) SAS and Ascendas Reit (Europe) 2 Pte. Ltd. (collectively, the "**Purchasers**"), has today entered into a sale and purchase agreement (the "**Sale and Purchase Agreement**") with subsidiaries of Digital Realty Trust, Inc. (the "**Vendors**") on the principal terms set out in paragraph 3 below, to acquire the Target Properties through the acquisition of the entire issued share capital of certain corporations which own the Target Properties ("**Target Companies**"). Completion of the Proposed Acquisition is expected to occur today in UK time in accordance with the terms of the Sale and Purchase Agreement.

2. INFORMATION ON THE TARGET PROPERTIES

2.1 The Target Properties

This section sets out information relating to the Target Properties, specifically, their addresses, site area, net lettable area, land tenure, independent valuations and lease type.

The valuations were carried out by Newmark Knight Frank Valuation & Advisory, LLC ("**Newmark Knight Frank**"), an independent property valuer commissioned by the Trustee and the Manager to value the Target Properties. The independent valuations concluded an aggregate market value of £250,250,000 for the UK Properties and €277,100,000 for the other Target Properties. The Target Properties were valued based on the sales comparison and income capitalisation approaches. Please refer to the tables below for the individual valuation of each Target Property.

UK Properties

The Target Properties comprise four data centres located in the UK with a net lettable area of approximately 21,159 square metres ("**sq m**").

The table below sets out a summary of selected information on the UK Properties.

Property Name	Address	Site Area (sq m)	Net Lettable Area (sq m)	Land Tenure	Independent Valuation	Lease Type (Triple net or Colocation)[1]
Welwyn Garden City	Hertfordshire Data Centre, Mundellst, Welwyn Garden City, AL71GE, UK	37,636	10,541	Freehold	£65,520,000 as of 15 October 2020	Triple net
Croydon	Unit B, Beddington Lane, Croydon CR0 4TD, UK	12,190	5,133	Freehold	£135,590,000 as of 12 October 2020	Colocation
Cressex Business Park	Cressex Business Park, 1 Coronation Road, High Wycombe HP12 3TA	9,750	1,953	Freehold	£35,490,000 as of 13 October 2020	Colocation
Reynolds House	Plot C1, Birley Fields, Hulme, Manchester	6,810	3,532	Leasehold estate of 125 years expiring on 24 May 2125	£13,650,000 as of 13 October 2020	Triple net
Aggregate of the UK Properties		66,386	21,159	-	£250,250,000	-

Dutch Properties

The Dutch Properties comprise three data centres located in Amsterdam, the Netherlands with a net lettable area of approximately 17,095 sq m.

The table below sets out a summary of selected information on the Dutch Properties.

[1] For the purposes of this Announcement, (i) "**triple net**" refers to an asset which is leased on the basis that all property outgoings such as maintenance, tax and insurance are borne by the tenants; and (ii) the term "**colocation**" refers to a data centre where the landlord owns the mechanical and electrical systems ("**M&E**") and is responsible for property outgoings.

Property Name	Address	Site Area (sq m)	Net Lettable Area (sq m)	Land Tenure	Independent Valuation	Lease Type (Triple net or Colocation)
Paul van Vlissingenstraat	Paul van Vlissingenstraat 16, 1076 EE and Johann Siegerstraat 9, 1096 BH Amsterdam, the Netherlands	6,183	6,158	Perpetual leasehold divided in terms of 50 years each, of which the current term expires on 15 April 2054	€58,000,000 as of 16 October 2020	Mix of triple net and colocation
Gyroscoopweg	Gyroscoopweg 2E and 2F, 1042 AB, Amsterdam, the Netherlands	5,228	5,254	Perpetual leasehold divided in terms of 50 years each, of which the current term expires on 1 January 2042	€18,700,000 as of 15 October 2020	Triple net
Cateringweg	Cateringweg 5, 1118 AM Schiphol, the Netherlands	10,390	5,683	Temporary right of leasehold of 50 years expiring on 18 December 2059	€68,000,000 as of 15 October 2020	Triple net
Aggregate of the Dutch Properties		21,801	17,095	-	€144,700,000	-

French Properties

The French Properties comprise three data centres located in Paris, France with a net lettable area of approximately 17,269 sq m.

The table below sets out a summary of selected information on the French Properties.

Property Name	Address	Site Area (sq m)	Net Lettable Area (sq m)	Land Tenure	Independent Valuation (as of 12 October 2020)	Lease Type (Triple net or Colocation)
Montigny-le-Bretonneux	1 Rue Jean Pierre Timbaud, 78180 Montigny le Bretonneux, Paris, France	16,136	9,714	Freehold	€71,000,000	Triple net

Property Name	Address	Site Area (sq m)	Net Lettable Area (sq m)	Land Tenure	Independent Valuation (as of 12 October 2020)	Lease Type (Triple net or Colocation)
Saclay	Route de Bièvres and Route Nationale 306, 91400 Saclay, Paris, France	5,734	1,982	Freehold	€10,400,000	Triple net
Bièvres	127 Rue de Paris, 91570 Bièvres, Paris, France	14,797	5,573	Freehold	€26,000,000	Triple net
Aggregate of the French Properties		36,667	17,269	-	€107,400,000	-

Swiss Property

The Swiss Property comprises a data centre located in Geneva, Switzerland, representing net lettable area of approximately 6,114 sq m.

The table below sets out a summary of selected information on the Swiss Property.

Property Name	Address	Site Area (sq m)	Net Lettable Area (sq m)	Land Tenure	Independent Valuation (as of 15 October 2020)	Lease Type (Triple net or Colocation)
Chemin de L'Epinglier	Chemin de L'Epinglier 2, 1217 Satiny	11,962	6,114	Leasehold (Building Rights) of 90 years expiring on 1 July 2074	€25,000,000	Triple net

2.2 Purchase Consideration

The total consideration for the Target Properties (the "**Total Consideration**"), comprising approximately £250.25 million for the UK Properties and approximately €276.85 million for the other Target Properties, is arrived at on a cash-free, debt-free basis subject to a completion working capital adjustment, as set out in the Sale and Purchase Agreement.

3. PRINCIPAL TERMS OF THE PROPOSED ACQUISITION

3.1 The Sale and Purchase Agreement

On 17 March 2021, the Purchasers, being wholly-owned subsidiaries of Ascendas Reit, entered into the Sale and Purchase Agreement with the Vendors to acquire the Target Properties, through the acquisition of the entire issued share capital of the Target Companies. Completion of the Proposed Acquisition is expected to occur today in UK time in accordance with the terms of the Sale and Purchase Agreement.

3.2 Estimated Total Acquisition Cost

The estimated total cost of the Proposed Acquisition to Ascendas Reit (the "**Total Acquisition Cost**") is approximately S$959.96 million comprising:

3.2.1 the Total Consideration of approximately S$904.60 million[2];

3.2.2 the acquisition fee (the "**Acquisition Fee**") payable in cash to the Manager for the Proposed Acquisition of approximately S$9.05 million, being 1.0% of the Total Consideration; and

3.2.3 the estimated stamp duty, professional and other fees and expenses of approximately S$46.31 million incurred or to be incurred by Ascendas Reit in connection with the Proposed Acquisition.

3.3 Property and Facility Management Services

In connection with the Proposed Acquisition, Digital Realty Netherlands B.V. and Digital Realty (UK) Limited (which are unrelated third parties to Ascendas Reit) are engaged by the underlying property holding companies to provide property and facility management services in respect of the Target Properties pursuant to a property management agreement ("**Property Management Agreement**"). The term of the services is 12 months from today.

4. RATIONALE OF THE PROPOSED ACQUISITION

The Manager believes that the Proposed Acquisition will complement and strengthen Ascendas Reit's portfolio. The key benefits to unitholders of Ascendas Reit ("**Unitholders**") are detailed below.

4.1 Enlarges Ascendas Reit's exposure to the resilient data centre asset class

Demand for data centres is expected to grow due to increasing reliance on data and online applications as well as accelerating digitisation across industries.

Some of the key trends that continue to underpin demand for data centres include the increasing adoption of cloud computing, the growing number of internet users and mobile devices, larger data storage requirements and fast-growing technology trends such as big data analytics, Internet of Things (IoT), Industry 4.0, 5G network, e-commerce, video streaming services etc.

Additionally, data sovereignty laws are expected to benefit the European data centres as companies choose to store data within Europe to serve the large local markets.

The Target Portfolio will increase Ascendas Reit's investment in data centres to 10% (S$1.5 billion) of total investment properties of S$15.0 billion (from 4% or S$0.5 billion as at 31 December 2020).

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2 Illustrative exchange rates of £1.0000: S$1.8395 and €1.0000: S$1.6047 are used for all conversions from Pound Sterling and Euro amounts into Singapore Dollar amounts respectively in this Announcement.

4.2 93% of the Target Portfolio (by asset value) is located in key European data centre markets

The Target Portfolio comprises 11 data centres, of which nine (93% of Target Portfolio by asset value) are strategically located in London, Amsterdam and Paris, which are top data centre markets in Europe.

London, Amsterdam and Paris are ranked the first, third and fourth largest colocation markets in Europe respectively, with a combined colocation market size of approximately 1,383 megawatts ("**MW**") as at 31 December 2020.[3]

They benefit from being close to large population centres and have the connectivity and infrastructure to attract the data centre providers.

4.3 European data centre markets are recording strong capacity growth driven by robust take-up levels

According to CBRE, take-up of colocation data centres outstripped new supply in 2020 across the FLAP markets[4] as more companies embark on their digital transformation plans. Companies are increasing their consumption of cloud services, in turn driving colocation demand from cloud providers. Colocation is also increasingly being used to satisfy companies' IT requirements which are growing in scale and complexity.

During 2020, a total of 201 MW was taken up in FLAP markets (Frankfurt 67 MW, London 86 MW, Amsterdam 32 MW and Paris 17 MW) on the back of new supply of 174 MW (Frankfurt 62 MW, London 26 MW, Amsterdam 57 MW and Paris 29 MW).

As a result, FLAP markets' vacancy rate improved to 19% (from 21% in 2019). In 2021, vacancy rate is expected to fall further to 17% driven by strong demand. Market absorption, which is the number of years it would take current vacant supply to be fully let[5] was 2.4 years as at 31 December 2020 (down from 3.0 years in 2019) and is expected to decline to 2.3 years in 2021.[3]

4.4 Improves diversity of Ascendas Reit's portfolio and offers more freehold land

With the Proposed Acquisition, Ascendas Reit's portfolio will be geographically diversified, with 60% of investment properties in Singapore, 14% in the United States, 14% in Australia and 12% in the UK/Europe.

Approximately 67% of the Target Portfolio is located on freehold land whilst the remaining 33%[6] is on leasehold land with a weighted average land lease to expiry of 42.9 years[7].

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3 Source: CBRE Research, Q4 2020. Data refers to the carrier-neutral colocation market in each city.

4 "**FLAP**" refers to the four largest colocation markets in Europe: Frankfurt, London, Amsterdam and Paris.

5 Based on the fixed average take-up of the previous five years.

6 Includes the two Dutch Properties on perpetual leasehold basis.

7 As at 31 December 2020.

Ascendas Reit's portfolio will further strengthen from the increase in proportion of freehold land (by asset value) from 35.4% to 37.5%[8] assuming completion of the acquisition of the Target Portfolio.

4.5 Stable and sustainable income stream with long weighted average lease to expiry ("WALE") and triple net lease structures

The Target Portfolio has a long WALE of 4.6 years by rental income. About 83% of the leases (by rental income) have embedded annual rent escalations of between 1.0% to 3.0%, providing organic growth.[9]

As at 31 December 2020, 58% of the Target Portfolio by rental income is leased on a triple net basis where all property outgoings such as maintenance, tax and insurance are borne by the tenants. The remaining 42% comprises leases within colocation data centres where Ascendas Reit will own the M&E and is responsible for property outgoings.

4.6 Strengthens overall customer base with high-quality companies

The Target Portfolio is 97.9%[9] occupied by 14 high-quality and established customers. These customers operate in a range of industries such as financial services, telecommunications, information technology, retail (supermarkets) and education, and are leasing the properties for their data centre requirements.

4.7 Distribution per unit ("DPU") accretive acquisition

Net property income ("**NPI**") yield[10] for the first year is approximately 6.0% and 5.7% pre-transaction costs and post-transaction costs respectively. The pro forma impact on the DPU for the financial year commencing on 1 January 2020 and ended 31 December 2020 ("**FY2020**") is expected to be an improvement of 0.189 Singapore cents assuming the Proposed Acquisition was completed on 1 January 2020.[11] Please refer to paragraph 5 for the financial effects of the Proposed Acquisition.

5. METHOD OF FINANCING AND FINANCIAL EFFECTS OF THE PROPOSED ACQUISITION

5.1 Method of Financing

The Manager intends to finance the Total Acquisition Cost with proceeds from the equity fund raising as announced in the Manager's announcement dated 10 November 2020 (the "**EFR Announcement**") in relation to the equity fund raising comprising a private placement and a pro-rata and non-renounceable preferential offering (collectively, the "**Equity Fund Raising**"). The Equity Fund Raising was completed on 9 December 2020.

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8 Pro forma as at 31 December 2020.
9 As at 31 December 2020.
10 The NPI yield is derived using the estimated NPI expected in the first year of acquisition.
11 Based on assumptions in paragraph 5.2.

Further to the EFR Announcement, the Manager wishes to announce that approximately S$612.5 million (which is equivalent to approximately 51.2% of the gross proceeds of the Equity Fund Raising) of the gross proceeds from the Equity Fund Raising of approximately S$1,196.5 million, will now be used to partially fund the Proposed Acquisition (and the associated costs).[12] Such use is in accordance with the stated use and in accordance with the percentage allocated in the announcement dated 10 November 2020 in relation to the Equity Fund Raising. The net proceeds from the Equity Fund Raising have therefore been entirely disbursed.

5.2 Pro Forma Financial Effects of the Proposed Acquisition

5.2.1 General Assumptions

The pro forma financial effects of the Proposed Acquisition on the DPU and net asset value ("**NAV**") per unit in Ascendas Reit ("**Unit**") as well as the aggregate leverage of Ascendas Reit presented below are strictly for illustrative purposes only to show what the DPU would have been if the Proposed Acquisition had been completed on 1 January 2020 and what the NAV and the aggregate leverage as at 31 December 2020 would have been if the Proposed Acquisition had been completed as at 31 December 2020. The pro forma financial effects are prepared based on the latest unaudited financial statements of Ascendas Reit for FY2020 (the "**Unaudited Financial Statements**"), taking into account the Total Acquisition Cost as well as the following assumptions and bases:

(i) the Proposed Acquisition is funded by equity of approximately S$612.5 million (approximately 63.8% of Total Acquisition Cost) and additional borrowings. As the the Proposed Acquisition is one of the intended uses of the Equity Fund Raising completed on 9 December 2020, new Units were issued to fund 63.8% of the Total Acquisition Cost at S$3.00 per new Unit; and

(ii) the Manager elects to receive its base management fee 80.0% in cash and 20.0% in Units. For illustrative purpose, new base management fee Units for FY2020 are assumed to be issued at an illustrative price of S$3.00 per new Unit.

5.2.2 Pro Forma DPU

FOR ILLUSTRATIVE PURPOSES ONLY: The pro forma financial effects of the Proposed Acquisition on Ascendas Reit's DPU for the Unaudited Financial Statements, as if the Proposed Acquisition was completed on 1 January 2020, and

[12] In the EFR Announcement, it was stated that pending the deployment of the proceeds from the Equity Fund Raising, the proceeds may be used to, among others, repay outstanding borrowings. For completeness, the Manager would like to mention that it had previously used approximately S$612.5 million of the proceeds to repay outstanding borrowings, and that it is now taking out additional borrowings in this amount such that the S$612.5 million (which is equivalent to approximately 51.2% of the gross proceeds of the Equity Fund Raising) of the gross proceeds from the Equity Fund Raising of approximately S$1,196.5 million, will now be effectively used to partially fund the Proposed Acquisition (and the associated costs).

Ascendas Reit had held and operated the Target Properties through to 31 December 2020 are as follows.

	Before the Proposed Acquisition	The Proposed Acquisition	Adjusted for the Proposed Acquisition
NPI (S$'000)	**776,246**	**54,528**	**830,774**
Total amount available for distribution to Unitholders (S$'000)	**538,428**	**37,345**	**575,773**
Applicable number of Units for the year ('000)	**3,665,768** (1)	**204,487** (2)	**3,870,255**
DPU (Singapore cents)	**14.688**	**-**	**14.877**
DPU Accretion (Singapore cents)	-	-	**0.189**
DPU Accretion (%)	-	-	**1.3%**

Note(s):

(1) This is computed based on the total amount available for distribution to Unitholders divided by the aggregate DPU for FY2020.

(2) Includes Units issued to fund 63.8% of Total Acquisition Cost and issuable to fund 20.0% base management fee payable to the Manager at an illustrative price of S$3.00 per Unit (purely for illustrative purpose only). Please refer to the assumptions set out under paragraph 5.2.1 above.

5.2.3 Pro Forma NAV

FOR ILLUSTRATIVE PURPOSES ONLY: The pro forma financial effects of the Proposed Acquisition on the NAV per Unit as at 31 December 2020, as if the Proposed Acquisition was completed on 31 December 2020, are as follows:

	Before the Proposed Acquisition	After the Proposed Acquisition (2)
NAV represented by Unitholders' funds (S$'000)	**8,891,615**	**8,891,615**
Units in issue at the end of the year ('000)	**4,020,842** (1)	**4,020,842**
NAV per Unit (S$)	**2.21**	**2.21**

Note(s):

(1) Number of Units issued as at 31 December 2020.

(2) As the Proposed Acquisition is one of the intended uses of the Equity Fund Raising completed on 9 December 2020, no new Units are assumed to be issued.

5.2.4 Pro Forma Aggregate Leverage

FOR ILLUSTRATIVE PURPOSES ONLY: The pro forma aggregate leverage of Ascendas Reit as at 31 December 2020, as if Ascendas Reit had completed the Proposed Acquisition on 31 December 2020 are as follows:

	Before the Proposed Acquisition	After the Proposed Acquisition
Aggregate leverage	**32.8%**	**37.1%** (1)

Note:

(1) Pending the intended deployment of the proceeds from the Equity Fund Raising, the Manager had previously used approximately S$612.5 million of the proceeds to repay outstanding borrowings and will now deploy such amount to partially fund the Proposed Acquisition. Hence, this aggregate leverage is computed on the basis that the Proposed Acquisition (and the associated costs) will be fully funded by additional borrowings. Accordingly, S$612.5 million of the proceeds from the Equity Fund Raising will be effectively used to partially fund the Proposed Acquisition (and the associated costs). For further details, please refer to paragraph 5.1 above (including footnote 12).

6. NOVATION OF MASTER ASSET AND LEASE MANAGEMENT AGREEMENT

Pursuant to the Manager's announcement made on 16 August 2018, Ascendas Reit entered into a master asset and lease management agreement (the "**Master ALMA**"), appointing Ascendas Investment Pte Ltd ("**AIPL**") as the master asset manager till 30 September 2022 to provide certain asset management, lease management and project management services in respect of the properties located in Europe held (whether directly or indirectly) by Ascendas Reit from time to time.

The Manager wishes to announce that, pursuant to internal restructuring within CapitaLand Limited, AIPL novated the Master ALMA to CapitaLand International (Europe) Pte. Ltd. ("**CLI Europe**") on 16 March 2021. Both AIPL and CLI Europe are wholly-owned subsidiaries of CapitaLand Limited.

Pursuant to the novated Master ALMA, various property holding companies of the Target Properties will enter into Individual Asset and Lease Management Agreements (the "**Individual ALMAs**", and together with the novated Master ALMA, the "**ALMAs**") with wholly-owned subsidiaries of CLI Europe till 30 September 2022.

In consideration of CLI Europe and/or its subsidiaries providing the asset management, lease management and project management services under the ALMAs, CLI Europe and/or their subsidiaries will be entitled to asset management fees, lease management fees and project management fees under the ALMAs. In particular, the payment of asset management fees to CLI Europe and/or its subsidiaries under the ALMAs will reduce the base management fees payable to the Manager under the trust deed constituting Ascendas Reit dated 9 October 2002 (as amended) (the "**Trust Deed**") correspondingly, such that there is no double-counting of the payment of the asset management fees under the ALMAs and the payment of base management fees to the Manager. The lease management fees and the project management fees payable to CLI Europe and/or its subsidiaries under the ALMAs will be separately borne by Ascendas Reit out of its deposited property.

The novation of the Master ALMA and the entry into the Individual ALMAs are "interested person transactions" under Chapter 9 of the Listing Manual of Singapore Exchange Securities Trading Limited (the "**Listing Manual**") and "interested party transactions" under paragraph 5 of Appendix 6 of the Code on Collective Investment Schemes (the "**Property Funds Appendix**"). However, the aggregate value of the novation of the Master ALMA and the entry into the Individual ALMAs (when aggregated with the existing interested person transactions entered into with the same interested person group in the current financial year) falls below 3.0% of Ascendas Reit's latest audited net tangible asset value or NAV for the financial year ended 31 December 2019 as well as unaudited net tangible asset value or NAV for FY2020. As such, the novation of the Master ALMA and the entry into the Individual ALMAs do not fall within Rule 905 or Rule 906 of the Listing Manual and paragraph 5.2 of the Property Funds Appendix, and Unitholders' approval is not required.

7. INTERESTS OF DIRECTORS AND CONTROLLING UNITHOLDERS

As at the date of this Announcement, based on the information available to the Manager, none of the directors of the Manager or controlling Unitholders has any interest, direct or indirect, in the Proposed Acquisition (otherwise than through their unitholdings, if any, in Ascendas Reit).

8. OTHER INFORMATION

8.1 Directors' Service Contracts

No person is or is proposed to be appointed as a director of the Manager in connection with the Proposed Acquisition or any other transactions contemplated in relation to the Proposed Acquisition.

8.2 Disclosure under Rule 1010(13) of the Listing Manual

Chapter 10 of the Listing Manual classifies transactions by Ascendas Reit into (i) non-discloseable transactions, (ii) discloseable transactions, (iii) major transactions and (iv) very substantial acquisitions or reverse takeovers, depending on the size of the relative figures computed on, *inter alia*, the following bases of comparison set out in Rules 1006(b), 1006(c) and 1006(d) of the Listing Manual:

(i) the NPI attributable to the assets acquired, compared with Ascendas Reit's NPI. In the case of a real estate investment trust, NPI is a close proxy to the net profits attributable to its assets;

(ii) the aggregate value of the consideration given, compared with Ascendas Reit's market capitalisation based on the total number of issued Units excluding treasury units; and

(iii) the number of Units issued by Ascendas Reit as consideration for the Proposed Acquisition, compared with the number of Units previously in issue.

The relative figures for the Proposed Acquisition using the applicable bases of comparison in Rule 1006 are set out below.

	The Proposed Acquisition (S$ '000)	Ascendas Reit (S$ '000)	Relative Percentage (%)
Rule 1006(b) NPI attributable to the assets acquired compared with Ascendas Reit's NPI for FY2020(1)	54,528	776,246	7.0%
Rule 1006(c) Aggregate value of consideration(2) to be paid by Ascendas Reit compared with Ascendas Reit's market capitalisation(3)	904,597	11,947,933	7.6%

Note(s):

(1) Based on Ascendas Reits' unaudited financial accounts for FY2020.

(2) For the purposes of computation under Rule 1006(c), the aggregate consideration given by Ascendas Reit is the Total Consideration for the Proposed Acquisition.

(3) Based on Ascendas Reit's volume weighted average price of S$2.9715 per Unit on 16 March 2021, being the market day immediately prior to the entry into the Sale and Purchase Agreement.

The relative figure in Rule 1006(d) in relation to the number of Units issued by Ascendas Reit as consideration for the Proposed Acquisition, compared with the number of Units previously in issue, is not applicable to the Proposed Acquisition as the Total Consideration for the Proposed Acquisition is payable entirely in cash.

As the relative figures exceed 5.0% but do not exceed 20.0%, the Proposed Acquisition will be a discloseable transaction.

8.3 Documents for Inspection

Copies of the following documents are available for inspection during normal business hours at the registered office of the Manager[13] at 168 Robinson Road, #30-01, Capital Tower, Singapore 068912 for a period of three months commencing from the date of this Announcement:

(i) the Sale and Purchase Agreement; and

(ii) the independent valuation reports of Newmark Knight Frank on the Target Properties.

The Trust Deed will also be available for inspection at the registered office of the Manager for so long as Ascendas Reit is in existence.

[13] Prior appointment with the Manager (telephone: +65 6713 2888 or email address: a-reit@capitaland.com) will be appreciated.

BY ORDER OF THE BOARD
ASCENDAS FUNDS MANAGEMENT (S) LIMITED
(as manager of Ascendas Real Estate Investment Trust)

Mary Judith De Souza
Company Secretary
17 March 2021

Important Notice

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The past performance of Ascendas Reit is not necessarily indicative of the future performance of Ascendas Reit.

This announcement may contain forward-looking statements that involve 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 similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and 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 Manager's current view of future events.