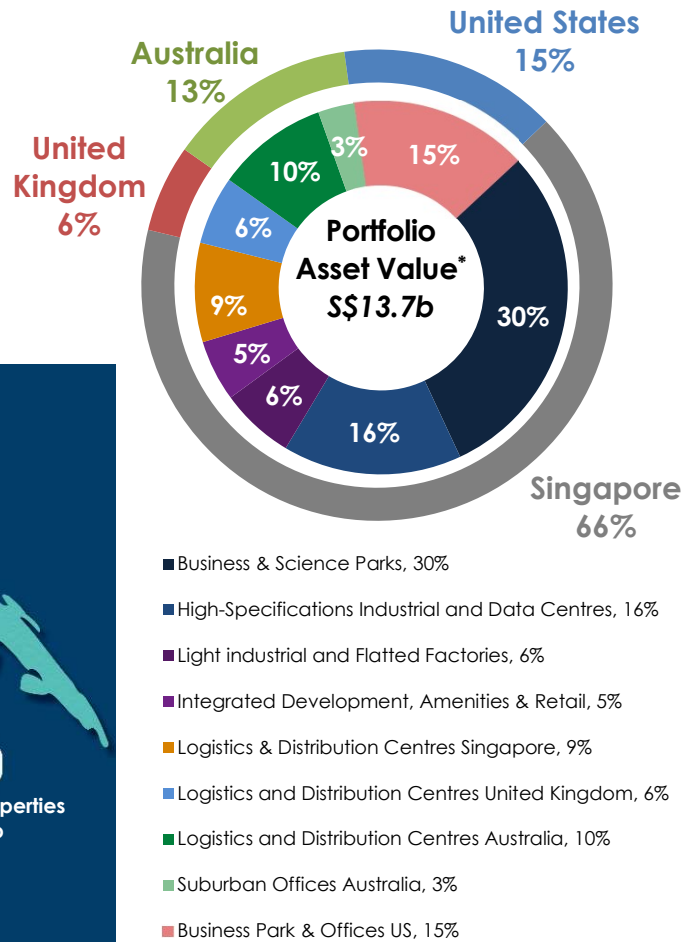


**Ascendas Reit** is Singapore's first and largest listed business space and industrial real estate investment trust. It owns a well-diversified portfolio of 200 properties across the developed markets of Singapore, Australia, the United Kingdom and the United States.



Ascendas Reit is a constituent stock of several indices including FTSE Straits Times Index, MSCI Index and EPRA/NAREIT Global Real Estate Index.

Ascendas Reit is managed by Ascendas Funds Management (S) Limited, a wholly-owned subsidiary of the Singapore-listed CapitaLand Limited, one of Asia's largest diversified real estate groups.



## Well-diversified Industrial Portfolio



**Moody's Credit Rating**

**A3**



**Customers**

**1,450**



**Weighted Average Lease Expiry\***

**4.1 yrs**

\* Assumes the Proposed Acquisition of two office properties in San Francisco, announced on 10 November 2020, was completed on 30 September 2020. Exchange rate US\$1.00 : S\$1.3485

## Financial Performance (Year ended 31 December 2019#)

**Net Property  
Income (\$\$)**  
(Annualised)

**716.9m**

**Distribution per Unit<sup>^</sup>**  
Annualised FY2019  
(Singapore cents)

**15.09**

**Distribution Yield\***

**4.8%**

**Total Assets (\$\$)**

**13.9b**

# In July 2019, Ascendas Reit announced that it changed its financial year end from 31 March to 31 December. Therefore, FY2019 is a nine-month period from 1 April 2019 to 31 December 2019.

<sup>^</sup> Distribution per Unit (DPU) for the financial year ended 31 December 2019 has been restated to reflect the effects of the Rights Units issued on 6 December 2019. The actual DPU distributed for the financial year ended 31 December 2019 was 11.490 Singapore cents.

\* Based on Ascendas Reit's Unit price of S\$3.17 as at 6 November 2020

## What Sets Ascendas Reit Apart

### Diversity & Depth

Diversified portfolio across 5 major segments catering to the diverse needs of customers

### Size Advantage

- Accounted for 12.1% of market capitalisation of Singapore REITs (S-REITs) as at 30 September 2020  
- 8% of trading volume of S-REITs for financial year 2019

### Market Leader

Focused on business space and industrial properties; has a pipeline worth >US\$700m in Singapore from its sponsor, the CapitalLand Group

### Development Capabilities

First S-REIT to undertake development projects; 16 projects to-date

### Operations Platform

Dedicated sales/marketing, leasing and property management team of over 200 people

### Strong Customer Base

Customers include large local and global MNCs e.g. Singtel, DSO National Laboratories, Citibank, DBS Bank, CareFusion Manufacturing, Wesfarmers, JPMorgan, A\*Star Research

### Transparency & Governance

Accolades include Singapore Corporate Award (Best Investor Relations in 2017, Best Annual Report in 2019), SIAS Investors' Choice Award (Sustainability Award in 2019)

## Contact Us

For general information or questions about Ascendas Reit, please contact the Investor Relations Team.

**Ascendas Funds Management (S) Limited (Manager of Ascendas Reit)**

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A Member of CapitalLand