



Press Release

For Immediate Release

A-HTRUST to divest Beijing Novotel Sanyuan and Ibis Beijing Sanyuan for RMB1,156 million

- Agreed aggregate properties sale value of RMB1,156.4 million 101.5% above the latest independent valuation of RMB574.0 million
- Divestment is in line with A-HTRUST's active asset management strategy

Singapore, 29 January 2018 – Ascendas Hospitality Trust (“**A-HTRUST**”), through Ascendas Hospitality Business Trust (“**Vendor**”), has entered into a sale and purchase agreement in relation to the sale of Beijing Novotel Sanyuan and Ibis Beijing Sanyuan (“**Beijing Hotels**”), at a cash consideration of RMB1,156.4 million (or approximately S\$235.9 million¹) (“**Agreed Purchase Price**”), to be adjusted for, amongst others, working capital (“**Divestment**”). The Vendor will also receive a look fee of RMB23.6 million.

The Agreed Purchase Price represents a premium of 101.5% to the Beijing Hotels' latest valuation (on an aggregated basis) of RMB574.0 million as at 31 October 2017² and 178.0% to the initial purchase price of approximately RMB416.0 million³ when the Beijing Hotels were acquired for listing in 2012.

The Divestment is in line with A-HTRUST's active asset management strategy under which the Managers evaluate asset plans for the portfolio and, where appropriate, free up or recycle capital for more productive use. The Divestment will allow A-HTRUST to free up capital and provide greater financial flexibility for fund deployment, value enhancement and/or debt repayment.

Mr Tan Juay Hiang, Chief Executive Officer of the Managers, said: “The purchase price for the Beijing Hotels represents a premium of approximately 101.5% to the latest aggregate independent valuation of the two hotels, and translates to a net property income yield of 3.3%⁴. We believe that the offer is compelling and are pleased that substantial value has been created for our Stapled Securityholders via this transaction.

¹ Based on an exchange rate of RMB1.00 = S\$0.204

² Valuation as at 31 October 2017, based on valuation report prepared by CBRE Limited

³ Based on the property component of the aggregate purchase price for the Beijing Hotels

⁴ Based on the net property income of the Beijing Hotels in FY2016/17 and the Agreed Purchase Price

The divestment of the two hotels is part of our strategy to continually assess the properties in the portfolio by taking a proactive approach in managing and evaluating asset plans for the portfolio. With the divestment of the Beijing Hotels, A-HTRUST will be able to reduce its borrowings and seek to deploy the proceeds for investments that can further benefit A-HTRUST and the Stapled Securityholders.

We are continuously seeking acquisitions that can enhance the quality of the portfolio and the net proceeds provides flexibility in funding acquisitions should any opportunities arise in the markets that are of interest to us.”

Following the sale of the Beijing Hotels, A-HTRUST will no longer have any properties in China.

The net proceeds from the Divestment will be substantially used for repayment of existing loans, asset enhancement opportunities, future acquisitions and working capital, as and when appropriate. The Managers also intend to distribute a portion of the net proceeds to Stapled Securityholders following the completion of the divestment.

The completion of the Divestment is expected to take place in first half of FY2018/19.

Beijing Novotel Sanyuan and Ibis Beijing Sanyuan

Novotel Beijing Sanyuan is a midscale hotel located in Beijing in the Chaoyang District, adjoining Sanyuan Bridge of the East Third Ring Road and the Airport Expressway. The 17-storey hotel offers 306 guest rooms and houses a restaurant and a lobby bar. Other facilities include an exclusive premier lounge, a fitness centre and an indoor heated swimming pool.

Ibis Beijing Sanyuan is an economy hotel adjacent to Novotel Beijing Sanyuan. The 14-storey hotel has 397 guest rooms, a food and beverage outlet, as well as a 24-hour convenience store.

A copy of the announcement is available at www.sgx.com and www.a-htrust.com.

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About Ascendas Hospitality Trust

www.a-htrust.com

Ascendas Hospitality Trust (“A-HTRUST”) was listed in July 2012 as a stapled group comprising Ascendas Hospitality Real Estate Investment Trust (“A-HREIT”) and Ascendas Hospitality Business Trust (“A-HBT”), established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of income-producing real estate used predominantly for hospitality purposes, as well as real estate related assets in connection with the foregoing.

The asset portfolio comprises 11 quality hotels with over 4,000 rooms geographically diversified across key cities in Australia, China, Japan and Singapore; and located in close proximity to central business districts, business precincts, suburban centres, transportation nodes and iconic tourist landmarks.

A-HTRUST is managed by Ascendas Hospitality Fund Management Pte. Ltd., the manager of A-HREIT, and Ascendas Hospitality Trust Management Pte. Ltd., the trustee-manager of A-HBT. A-HTRUST is sponsored by Ascendas Land International Pte Ltd, a wholly-owned subsidiary of Ascendas Pte Ltd.

About Ascendas-Singbridge Group

www.ascendas-singbridge.com

Ascendas-Singbridge Group is Asia’s leading sustainable urban and business space solutions provider with Assets Under Management exceeding S\$20 billion.

Jointly owned by Temasek Holdings and JTC Corporation through a 51:49 partnership, the Group undertakes urbanisation projects spanning townships, mixed-use developments and business/industrial parks. Headquartered in Singapore, Ascendas-Singbridge has projects in 28 cities across 9 countries in Asia, including Australia, China, India, Indonesia, Singapore and South Korea.

Ascendas-Singbridge holds commercial, hospitality and industrial assets across Asia Pacific. It has a substantial interest in and also manages three Singapore-listed funds under its subsidiary Ascendas, namely Ascendas Reit (a Straits Times Index component stock), Ascendas India Trust and Ascendas Hospitality Trust. Besides these listed funds, it also manages a series of private real estate funds.

Important Notice

This press release 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 and foreign exchange rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of average daily room rates 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 Managers' current view of future events.

The value of securities in A-HTRUST ("Securities") and the income derived from them, if any, may fall as well as rise. Securities are not obligations of, deposits in, or guaranteed by, the Managers or any of its affiliates. An investment in Securities is subject to investment risks, including the possible loss of the principal amount invested. Investors should note that they will have no right to request the Managers to redeem or purchase their Securities for so long as the Securities are listed on the SGX-ST. It is intended that stapled securityholders of A-HTRUST may only deal in their Securities through trading on the SGX-ST. Listing of the Securities on the SGX-ST does not guarantee a liquid market for the Securities. The past performance of A-HTRUST is not necessarily indicative of the future performance of A-HTRUST. Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.