

Ascendas Reit prices maiden green bond of S\$100 million

17 August 2020, Singapore – Ascendas Funds Management (S) Limited (the “Manager”), the Manager of Ascendas Real Estate Investment Trust (“Ascendas Reit”) is pleased to announce that Ascendas Reit has raised S\$100 million through its first green bond to be issued under a newly established Green Finance Framework (the “Framework”)¹.

Mr William Tay, Chief Executive Officer and Executive Director of the Manager, said: “The launch of Ascendas Reit’s Green Finance Framework reinforces our commitment towards the sustainability strategy of Ascendas Reit to improve the environmental performance of its portfolio. The proceeds from our green bonds or loans will allow us to finance green projects that mitigate climate change by reducing greenhouse gas emissions, improving energy efficiency, reducing water consumption or having other positive environmental impact. This is also in alignment with our support of the United Nation’s Sustainable Development Goals.”

Ascendas Reit’s first green bond, to be issued pursuant to its S\$7 billion Euro Medium Term Securities Programme, has a tenure of 10 years and a fixed coupon rate of 2.65 per cent. The orderbook was in excess of S\$650 million (good at final price guidance), with orders from across 47 accounts. The green bonds were allocated to asset managers, insurance companies and hedge funds (80%), banks and corporates (11%) and private banking accounts (9%). OCBC Bank was the sole lead manager, bookrunner and green finance adviser for this transaction.

Mr Tan Kee Phong, Head of Capital Markets, OCBC Bank, added, “We are delighted to support Ascendas Reit’s sustainability strategy by partnering them on their inaugural green bond. Sustainability has become a key consideration for the market and this has helped green financing gain traction over the last few years. What is even more encouraging is the success of this issuance amidst challenging economic conditions as it shows the resilience in investor appetite for such products.”

¹ Please refer to Ascendas Reit’s corporate website for a copy of the Framework: https://ir.ascendas-reit.com/green_financing.html.

Press Release



The Framework is prepared in line with the Green Bond Principles (2018) and the Green Loan Principles (2020)² (“the Principles”) and guides Ascendas Reit in the allocation and management of the proceeds raised from its first green bond as well as future green financing transactions. Ernst & Young LLP has performed an independent limited assurance to confirm that the Framework has been prepared in accordance with the Principles.

The net proceeds from its first green bond, will be entirely used to refinance 17 green properties from Ascendas Reit’s portfolio, which has been selected based on the eligibility criteria in its Framework. These properties have a minimum green rating of BCA³ Green Mark Gold^{Plus}. Some of these properties include ONE@Changi City, Nexus@one-north, and Aperia⁴. Ascendas Reit owns a total of 34 properties in its Singapore portfolio with BCA Green Mark certifications, the largest number amongst Singapore Reits, and will continue its support of the Green Mark scheme.

The Manager continues to step up its efforts to minimise Ascendas Reit’s environmental footprint. In Singapore, its portfolio currently has the largest combined solar farm by a real estate company comprising 21,000 solar panels across six properties that can generate over 10,000 megawatt hours of solar energy annually. To encourage wider adoption of electric vehicles, Ascendas Reit’s portfolio also provides the largest number of public high speed electric vehicle charging points by a Singapore Reit (40 charging points across 8 properties).

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² The Green Bond Principles 2018 by the International Capital Market Association and the Green Loan Principles 2020 by the Loan Market Association, Asia Pacific Loan Market Association and Loan Syndications and Trading Association are leading frameworks globally for the issuance of green bonds and green loans respectively.

³ Building and Construction Authority, Singapore.

⁴ The full list of the 17 properties can be found here: https://ir.ascendas-reit.com/green_buildings.html

About Ascendas Real Estate Investment Trust (www.ascendas-reit.com)

Ascendas Real Estate Investment Trust (Ascendas Reit) is Singapore's first and largest listed business space and industrial real estate investment trust. It was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in November 2002.

As at 30 June 2020, investment properties under management stands at S\$12.75 billion, comprising 197 properties across the developed markets of Singapore, Australia, the United Kingdom and the United States. Ascendas Reit's portfolio includes business and science parks, suburban office properties, high-specifications industrial properties, light industrial properties, logistics and distribution centres, and integrated developments, amenities and retail properties.

These properties house a tenant base of more than 1,460 international and local companies from a wide range of industries and activities, including research and development, life sciences, information technology, engineering, light manufacturing, logistics service providers, electronics, telecommunications, manufacturing services and back-room office support in service industries. Major tenants include Singtel, DSO National Laboratories, Citibank, DBS, CareFusion, Wesfarmers, JPMorgan and A*STAR Research Entities.

Ascendas Reit is listed in several indices. These include the FTSE Straits Times Index, the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250. Ascendas Reit has an issuer rating of 'A3' by Moody's Investors Service.

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

About CapitaLand Limited (www.capitaland.com)

CapitaLand Limited (CapitaLand) is one of Asia's largest diversified real estate groups. Headquartered and listed in Singapore, it owns and manages a global portfolio worth about S\$134.7 billion as at 30 June 2020. CapitaLand's portfolio spans across diversified real estate classes which includes commercial, retail; business park, industrial and logistics; integrated development, urban development; as well as lodging and residential. With a presence across more than 220 cities in over 30 countries, the Group focuses on Singapore and China as its core markets, while it continues to expand in markets such as India, Vietnam, Australia, Europe and the USA.

CapitaLand has one of the largest real estate investment management businesses globally. It manages seven listed real estate investment trusts (REITs) and business trusts as well as over 20 private funds. Since it pioneered REITs in Singapore with the listing of CapitaLand Mall Trust in 2002, CapitaLand's REITs and business trusts have expanded to include Ascendas Real Estate Investment Trust, CapitaLand Commercial Trust, Ascott Residence Trust, CapitaLand Retail China Trust, Ascendas India Trust and CapitaLand Malaysia Mall Trust.

Press Release



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The past performance of Ascendas Real Estate Investment Trust ("**Ascendas Reit**") is not indicative of future performance. The listing of the units in the Ascendas Reit ("**Units**") on the Singapore Exchange Securities Trading Limited (SGX-ST) does not guarantee a liquid market for the Units. The value of the 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. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

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