



(Constituted in the Republic of Singapore pursuant to a trust deed dated 19 January 2006 (as amended))

**ANNOUNCEMENT**

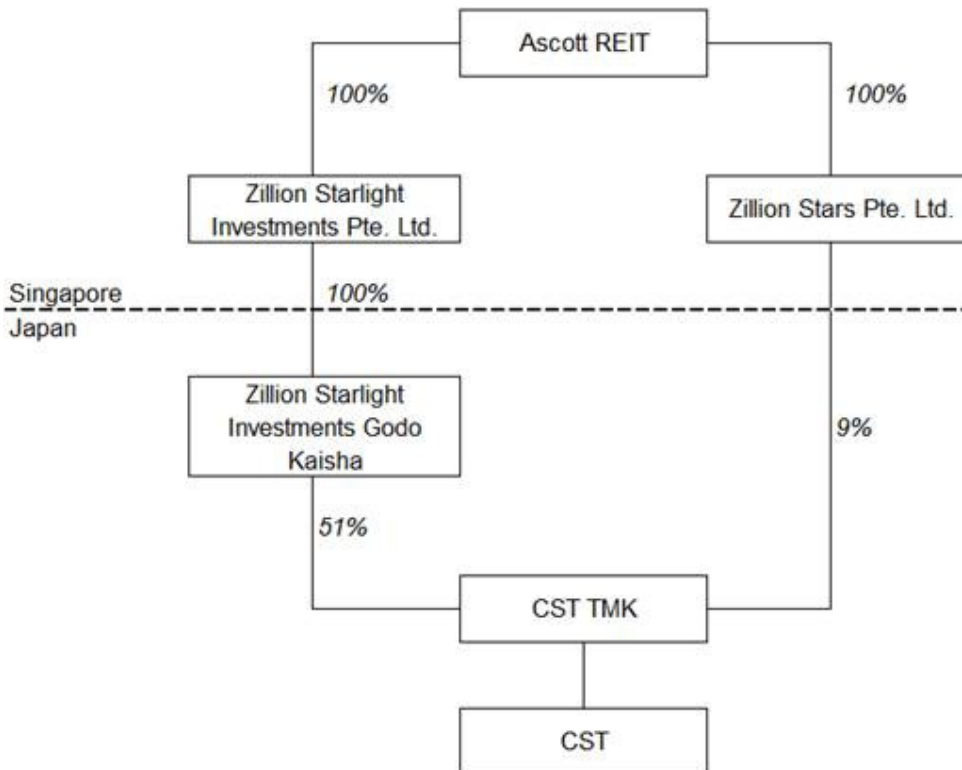
**ACQUISITION OF 60% INTEREST IN CITADINES SHINJUKU TOKYO**

**1. Introduction**

Ascott Residence Trust Management Limited, as manager of Ascott Residence Trust (the “**Manager**”), wishes to announce that DBS Trustee Limited, as trustee of Ascott Residence Trust (the “**Purchaser**”), has today through its subsidiaries (Zillion Stars Pte. Ltd. and Zillion Starlight Investments Godo Kaisha) entered into a conditional sale and purchase agreement (the “**CST Agreement**”) with Mitsubishi Estate Co., Ltd (“**MEC**”) and Citadines Shinjuku Ippan Shadan Hojin (together with MEC, the “**Sellers**”) for the acquisition of a 60% interest in Citadines Shinjuku Tokyo (“**CST**”), a freehold property located at 28-5, 1 chome Shinjuku, Shinjuku-ku, Tokyo (the “**CST Acquisition**”). The CST Acquisition will be made through the acquisition of a 60% equity interest in “Citadines Shinjuku TMK” (the “**CST TMK**”), a special purpose *tokutei mokuteki kaisha* incorporated under the Japan Law Regarding Securitisation of Assets (No. 105 of 1998 as amended).

The following diagram illustrates Ascott Residence Trust’s interest in the CST TMK immediately upon the completion of the CST Acquisition.

**Post-Acquisition Ownership Structure**



The remaining 40% interest in CST TMK is currently held by Citadines Shinjuku (S) Pte. Ltd., which is an indirect wholly-owned subsidiary of The Ascott Limited.

CST is currently managed by Ascott International Management Japan Company Limited (“**AIM Japan**”), which is 60% owned by Ascott International Management (2001) Pte Ltd (an indirectly wholly-owned subsidiary of The Ascott Limited) and 40% owned by MEC. CST will continue to be managed by AIM Japan upon the completion of the CST Acquisition.

## **2. Information on Citadines Shinjuku Tokyo**

CST, located in Shinjuku-ku, Tokyo, is a 12-storey building with 1 basement and comprises 160 apartments. CST occupies a site area of approximately 901 square metres and covers a gross floor area of approximately 6,197 square metres.

## **3. Valuation of Citadines Shinjuku Tokyo**

CST was valued at ¥5.8 billion (or S\$98.1 million) in an independent valuation report (the “**CST Valuation Report**”) by Savills Japan Co., Ltd dated 24 August 2011 prepared in accordance with the instructions issued by the Purchaser. The valuation was prepared in accordance with International Valuation Standards Committee definition of “Market Value”.

## **4. Principal Terms of the CST Acquisition**

### **4.1 Consideration**

The total sum payable for the CST Acquisition, arrived at on a “willing buyer-willing seller” basis, after taking into account, amongst others, the independent valuation report by Savills Japan Co., Ltd, the current landscape in the service residence market in Japan and the uncertainties surrounding the global financial markets is ¥2.7 billion, (or approximately S\$45.7 million). This includes the 60% share of the existing net debts of ¥4.5 billion (or S\$76.1 million) that is currently borrowed by CST TMK (the “**CST Consideration**”). The Manager intends to wholly finance the CST Acquisition through borrowings.

The completion of the CST Acquisition will be subject to the fulfilment of customary transaction conditions.

### **4.2 Legal Completion of the CST Acquisition**

Legal completion of the CST Acquisition is expected to take place on or about 31 December 2011 or such other date as the Purchaser and the Sellers may subsequently agree in writing.

## **5. Financial Effects of the CST Acquisition**

The discussion of the pro forma financial effects of the CST Acquisition below is purely for illustrative purposes and is neither indicative of the actual financial effects of the CST Acquisition on the net tangible assets (“**NTA**”) or the earnings per unit (“**EPU**”) or the distribution per unit (“**DPU**”) of Ascott Residence Trust, nor is it indicative of the financial performance of Ascott Residence Trust for the financial year ending 31 December 2011.

The CST Acquisition will not have a material impact on (a) the EPU and DPU of Ascott Residence Trust for the financial period ended 30 September 2011 based on the assumption that the CST Acquisition had been included in Ascott Residence Trust’s portfolio since 1 January 2011 and (b) the NTA of Ascott Residence Trust as at 30 September 2011 based on the assumption that the CST Acquisition had been included in Ascott Residence Trust’s portfolio as at 30 September 2011.

## **6. Rationale for the Acquisition of 60% Interest in CST**

The CST Acquisition is in line with Ascott Residence Trust's strategy of investing in quality assets in key locations with growth potential.

## **7. Interests of Directors and Controlling Unitholders**

Save as disclosed above, none of the directors of the Manager has any interest, direct or indirect, in the CST Acquisition. Save for the serviced residence management fees payable to AIM Japan and the accounting fees payable to CapitaLand Japan Kabushiki Kaisha, the directors are not aware of any controlling unitholder of Ascott Residence Trust having any interest, direct or indirect, in the CST Acquisition, and have not received any notification of interest in the CST Acquisition from any controlling unitholder of Ascott Residence Trust.

## **8. Documents Available for Inspection**

A copy of the CST Agreement and the CST Valuation Report is available for inspection by Ascott Residence Trust unitholders from 9:00 a.m. to 5:30 p.m. at the Manager's registered office at 8 Shenton Way, #13-01 AXA Tower, Singapore 068811, for a period of three (3) months from the date of this announcement.

BY ORDER OF THE BOARD  
Ascott Residence Trust Management Limited  
(Company Registration No: 200516209Z)  
As manager of Ascott Residence Trust

Kang Siew Fong  
Company Secretary  
25 November 2011

### **IMPORTANT NOTICE**

The value of Units and the income derived from them may fall as well as rise. Units in Ascott Residence Trust ("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 holders of Units may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST").

Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Ascott Residence Trust is not necessarily indicative of the future performance of Ascott Residence Trust.