



CapitaLand Ascendas REIT Buys 5 Tuas Avenue 5 For S\$133.9m

Description

CapitaLand Ascendas REIT is adding another Singapore logistics asset to its portfolio, with the manager announcing the acquisition of 5 Tuas Avenue 5 for a purchase consideration of about S\$133.9 million.

For REIT watchers, the useful details are the asset type, yield, lease structure and funding plan. The property is a seven-storey modern ramp-up logistics building completed in 2021, and CapitaLand says the deal is expected to be DPU-accretive on a pro forma basis.

The Deal In Numbers

The purchase consideration is S\$133.9 million, payable in cash, and is described as a 1.5% discount to the independent market valuation of S\$136.0 million as at 1 February 2026. CLAR expects a first-year net property income yield of about 6.6% before transaction costs and 6.5% after transaction costs.

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- Asset: 5 Tuas Avenue 5.
- Purchase consideration: about S\$133.9 million.
- Estimated total investment cost: about S\$136.5 million.
- Pro forma DPU accretion: about 0.033 Singapore cents, or 0.2%.
- Expected completion: second half of 2026.

Why Tuas Matters

The asset sits in Tuas, close to Tuas Mega Port, Jurong Port, Tuas Second Link and the Ayer Rajah Expressway. That location makes the acquisition less about office-style rental upside and more about logistics demand tied to western Singapore's industrial infrastructure.

CapitaLand says the property is fully occupied by four tenants, including the vendor, and will carry a weighted average lease expiry of five years after completion. The lease structure includes annual rental escalation of 2.0% under a triple-net lease arrangement.

What Investors Should Watch Next

The manager plans to fund the total investment cost through a mix of net proceeds from the April 2026 equity fund raising and debt financing. Investors should therefore watch how the final capital mix affects gearing, interest costs and the eventual DPU effect.

The acquisition also reinforces logistics as a larger pillar in CLAR's portfolio. CapitaLand says the logistics portfolio will rise to about S\$4.9 billion and account for about 26.2% of total portfolio value on a pro forma basis.

Location Notes

- [5 Tuas Avenue 5](#)

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