

areit

Acquisition of OSIM Headquarters

19 June 2003



Acquisition Schedule

5 May 2003	Signed Put and Call Option Agreement
19 June 2003	OSIM held Extraordinary General Meeting to obtain approval
20 June 2003	Exercise option
20 June 2003	To sign Sale & Purchase Agreement
20 June 2003	To sign Lease Agreement
20 June 2003	Completion of acquisition Commencement of rent payment



Pro forma Financial Effect on A-REIT



	19/11/2002 – 31/03/2003	Annualised to full 12-month period
Earnings per Unit (cents)	0.11	0.29

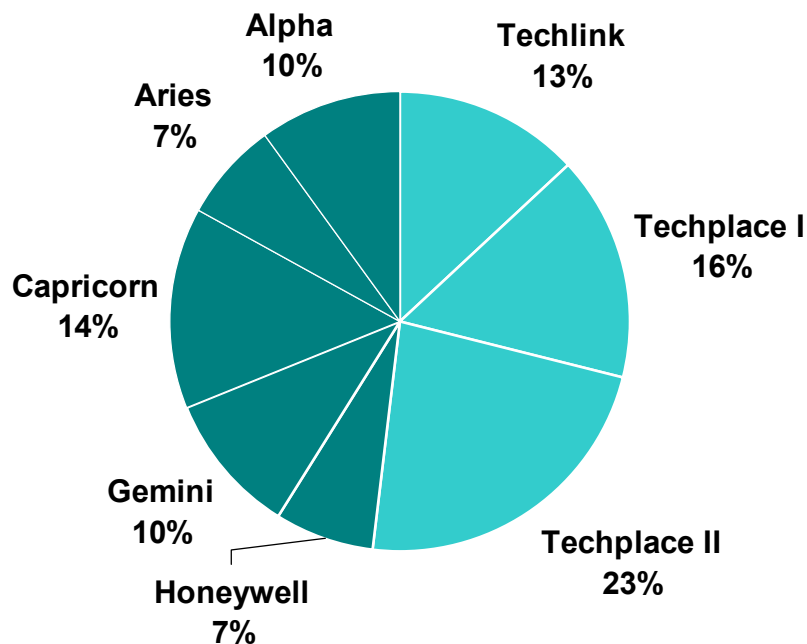
Note:

Calculated assuming if A-REIT had purchased the Property on 19 November 2002 (the date of listing of A-REIT on Singapore Exchange Securities Trading), and held and operated the Property through to 31 March 2003.



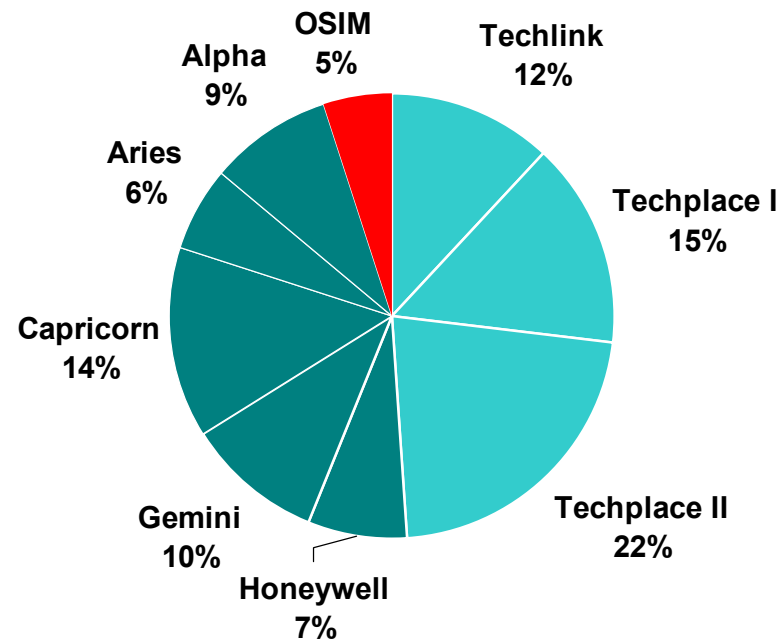
Diversified Portfolio By Net Property Income

Before acquisition



Business/Science Park

After acquisition



Light Industrial

Note:

Calculated assuming if A-REIT had purchased the Property on 19 November 2002 (the date of listing of A-REIT on Singapore Exchange Securities Trading), and held and operated the Property through to 31 March 2003.

Property Yield

	For year 1 Before acquisition costs	For year 1 After acquisition costs
Property Yield (%)	9.28	8.72



A-REIT Will Offer Diverse Portfolio of 9 Properties

- **4 business/science park properties**

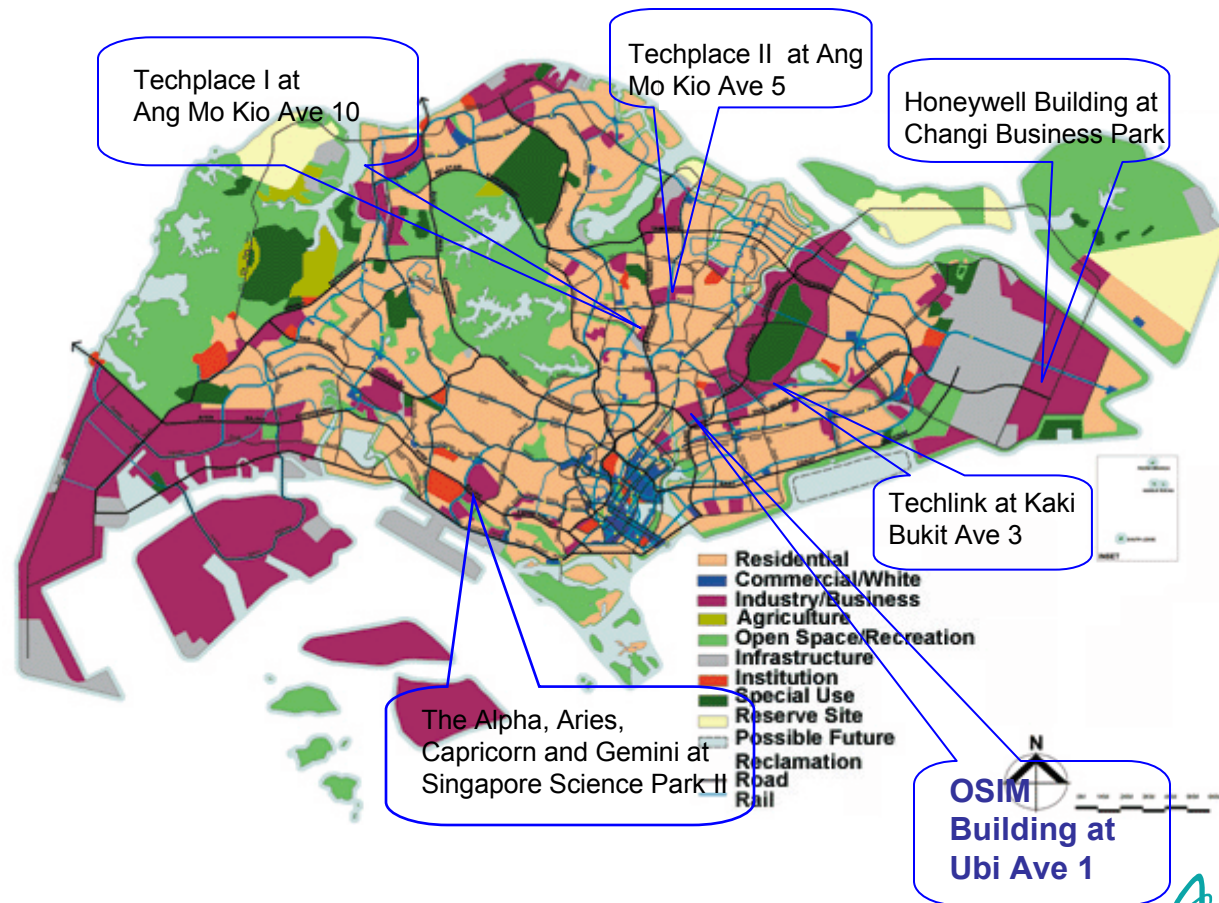
- The Alpha
- The Aries
- The Capricorn
- The Gemini

- **2 built-to-suit**

- Honeywell Building
- **OSIM Building**

- **3 light industrial properties**

- Techlink
- Techplace I
- Techplace II



Acquisition is Fully Funded by External Borrowings



A-REIT	Before acquisition⁽¹⁾	After acquisition⁽²⁾
Total Asset (\$)	636 million	673 million
Total Debt (\$)	125 million	162 million
Gearing (%)	19.6	24.0

Notes:

- (1) Pro-forma assuming the building was acquired at 31 March 2003.
- (2) Based on proforma (per (1) above), plus payment of full purchase price of \$35 million and estimated acquisition costs of \$1.6 million



OSIM Building Property Details

Building type	Built-to-suit
Gross Floor Area	17,683 sqm
Lettable Area	13,352 sqm
Site Area	7,073 sqm
Carpark Spaces	78
Title	Leasehold, 60 years from 10 March 1997 (Upfront land premium paid)
Valuation (as at 31 March 2003)	\$35 million by Colliers International
Occupancy	100 per cent
Tenant(s)	OSIM International (listed on SGX Mainboard)



OSIM Building Leasing Details

Net Income (per annum)	\$2.32 million (Year 1)
Lease Term	12 years, with an option for a further 6 years
Gross Rent	Year 1 : \$2.61 million Year 2 : \$3.14 million Year 3 : \$3.26 million Year 4 : \$3.34 million Year 5 to 12 : 2.25% annual increases
Outgoings	Property tax to be paid by A-REIT. All maintenance and utilities cost to be assumed by OSIM International Ltd.



OSIM Building

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Well-Located OSIM Building

