

## Press Release



### **A-REIT completes four property acquisitions worth \$65.1 million**

#### ***Also announces the signing of a S\$6.8 million property***

4 April 2005, Singapore – Ascendas-MGM Funds Management Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”), is pleased to announce that A-REIT has exercised the call options under the respective put and call option agreements previously entered into, for the sale and purchase of four properties, namely, Da Vinci Building, MSL Building, AEM-Evertech Building and Hyflux Building for a total purchase price of S\$65.1 million. A-REIT has also signed a separate put and call option agreement today to purchase BBR Building for S\$6.8 million from BBR Construction Systems Pte Ltd.

*Please see table below for the details of the respective vendors and dates of signing.*

Name of property	Address	Vendor	Signed Put and Call Agreement / Announcement Date	Signed Sale & Purchase Agreement Date
Da Vinci Building	3 Tai Seng Drive	Da Vinci Collection Pte Ltd	4 Feb 05*	1 Apr 05
MSL Building	27 Ubi Road 4	SGC Ventures Pte Ltd	8 Mar 05*	1 Apr 05
AEM-Evertech Building	52 Serangoon North Ave 4	Ever Technologies Pte Ltd	7 Feb 05	4 Apr 05
Hyflux Building	202 Kallang Bahru	Hydrochem (S) Pte Ltd	14 Mar 05	4 Apr 05
BBR Building	50 Changi South Street 1	BBR Construction Systems Pte Ltd	4 Apr 05	Expected in May/June 05

Da Vinci Building, MSL Building, AEM-Evertech Building and Hyflux Building have been acquired using available bank debt facilities.

The five acquisitions will be accretive to A-REIT’s distributable income per unit (“**DPU**”). The pro forma financial effect of the acquisitions on DPU for the financial year ended 31 March 2004 is expected to be an additional 0.30 cents per unit assuming that :

\* Due to the size of these acquisitions, and that the vendors are not SGX listed, the transactions are non-discloseable as defined in Listing Rule 1008.

- A-REIT has purchased, held and operated the five properties as well as all properties acquired in A-REIT's financial year ended 31 March 2005, for the whole of the financial year ended 31 March 2004; and
- The latest acquisitions are fully funded using available bank facilities.

### Details of the Properties and Lease Terms

Name of Property	Purchase Price (\$ m)	Property Yield Before Costs (%)	Rent Escalation	Net Lettable Area (sqm)	Lease Tenure (years)	Major Tenants	Asset Class	Land Lease Expiry
Da Vinci Building	19.5	7.5	N.A.	13,789	5	Da Vinci Collection Pte Ltd	Light Industrial	2049
MSL Building	12.6	7.9	N.A.	7,924	Multi-tenanted	Celestica, AutoTomorrow.com Pte Ltd	Light Industrial	2055
AEM-Evertch Building	14.0	8.1	Stepped rental increases with reference to CPI	11,799	10	AEM-Evertch Holdings Ltd	Light Industrial	2055
Hyflux Building	19.0	8.0	Stepped rental increases biennially with reference to CPI	16,980	15 years with an option to renew for another 5 years	Hyflux group of companies	Light Industrial	2041
BBR Building	6.8	8.6	Stepped increases	5,421	10	Singapore Piling and Civil Engineering Pte Ltd	Light Industrial	2057
<b>TOTAL/WEIGHTED AVERAGE</b>	71.9	7.9		55,913				

The conditions precedent for the signing of the Sale and Purchase Agreement for BBR Building are:

- the fulfillment of securing financing by A-REIT to acquire the property;
- the approval from JTC Corporation for the transfer of land lease to A-REIT and
- the approval of shareholders of BBR Construction Systems Pte Ltd.

Mr Tan Ser Ping, Chief Executive Officer of the Manager, said, "A-REIT's latest round of acquisitions include strategic properties purchased at attractive yields between 7.5% to 8.6%. They will add to A-REIT's mix of long term and short term leases and provide further diversification to A-REIT's portfolio."

With the completion of the acquisitions of the four properties, namely, Da Vinci Building, MSL Building, AEM-Evertch Building and Hyflux Building, A-REIT's portfolio has grown

to 40 properties. It has also announced three other proposed acquisitions – a pre-committed project being developed by Ascendas Pte Ltd; a building along Depot Road being developed for lease to Hewlett-Packard, expected to be completed in 2006, the Ness Building, expected to be completed in October 2005 and BBR Building, expected to be completed in May/June 2005.

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### **About A-REIT ([www.a-reit.com](http://www.a-reit.com))**

A-REIT is the first business space and light industrial real estate investment trust (“REIT”) listed on the SGX-ST. It has a diversified portfolio of 40 properties in Singapore, comprising business park (including science park), light and hi-tech industrial properties, and logistics and distribution centres, with a book value of S\$2.1 billion. These properties house a tenant base of over 470 international and local companies from a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Major tenants include SingTel, C&P Logistics, Siemens, TT International, Honeywell, IHPC, Zuellig Pharma, IDS Logistics Services, OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble, Nippon SP Tech, Singapore Technologies Logistics.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the FTSE Global Small Cap Asia Pacific Ex Japan Index Series, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and the Standard & Poor inaugural S&P Asia PowerPicks 2004 portfolio.

A-REIT is managed by **Ascendas-MGM Funds Management Limited** (in its capacity as manager of A-REIT), a 60:40 joint venture between Singapore-based Ascendas Pte Ltd and Australian-based Macquarie Goodmann Management Limited.

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### **Important Notice**

The value of units in A-REIT (“Units”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Ascendas-MGM Funds Management Limited (the

**“Manager”**), the manager of A-REIT 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 unitholders of A-REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of A-REIT is not necessarily indicative of the future performance of A-REIT.