



## Supplementary Information For three months ended 30 September 2008

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**Figure 1a: Occupancy history for Multi-Tenanted Properties**

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 30-Sep-08	Occy as at 30-Jun 08	Occy as at 31-Mar-08
	<b>Business &amp; Science Parks</b>				
1.	The Alpha	21,537	99.8%	99.5%	98.7%
2.	The Aries	13,557	99.1%	97.5%	96.6%
3.	The Capricorn	22,160	75.5% <sup>#</sup>	89.2%	96.3%
4.	The Gemini	27,388	95.3%	96.4%	96.4%
5.	Honeywell Building	14,635	100.0%	100.0%	100.0%
6.	Telepark	24,628	99.7%	99.7%	99.7%
7.	Techquest	6,577	61.7% <sup>^</sup>	61.7%	76.5%
8.	iQuest @ IBP	9,029	92.3%	92.3%	86.3%
9.	HansaPoint@CBP	17,310	100.0%	100.0%	100.0%
10.	Acer Building	20,805	99.5%	97.6%	97.2%
11.	Rutherford & Science Hub	19,596	100.0%	100.0%	100.0%
	<b>Light Industrial</b>				
12.	Techplace I	59,769	97.9%	97.9%	97.9%
13.	Techplace II	70,917	95.7%	96.9%	97.7%
14.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
15.	27 Ubi Road 4	8,082	97.5%	87.6%	87.6%
16.	Tampines Biz-Hub	14,638	96.2%	96.2%	94.5%
17.	Ubi Biz-Hub	10,937	100.0%	100.0%	100.0%
18.	84 Genting Lane	9,779	83.5%	88.6%	88.6%
	<b>Hi-tech Industrial</b>				
19.	Techlink	34,563	94.4%	99.7%	97.3%
20.	Siemens Center	27,781	100.0%	99.6%	99.6%
21.	Techpoint	41,955	98.2%	99.1%	100.0%
22.	KA Centre	13,555	100.0%	100.0%	100.0%
23.	KA Place	6,812	79.6%	87.9%	86.4%
24.	Pacific Tech Centre	19,687	100.0%	98.1%	100.0%
25.	Techview	38,680	81.3%	90.0%	78.1%
26.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
27.	50 Kallang Avenue	14,638	82.7%	82.7%	79.9%
	<b>Logistics &amp; Distribution Centre</b>				
28.	LogisTech	27,189	100.0%	99.6%	99.6%
29.	Changi Logistics Centre	38,864	98.5%	98.5%	98.4%
30.	Nan Wah Building	15,858	87.9% <sup>*</sup>	90.9%	90.9%
31.	Xilin Districentre Building A & B	20,878	100.0%	100.0%	100.0%
32.	Xilin Districentre Building D	14,358	100.0%	100.0%	100.0%
33.	LogisHub@Clementi	22,481	100.0%	100.0%	100.0%
34.	1 Changi South Lane	23,513	100.0%	100.0%	100.0%
35.	Pioneer Hub	81,334	99.4%	-	-
36.	15 Changi North Way	27,529	85.8% <sup>**</sup>	-	-
	<b>Sub-total for Multi-tenanted Buildings</b>	<b>859,845</b>	<b>95.6%</b>	<b>96.8%</b>	<b>96.4%</b>

**Figure 1b: Occupancy history for Sale-and-Leaseback Properties**

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occhy as at 30-Sep-08	Occhy as at 30-Jun-08	Occhy as at 31-Mar-08
	<b>Business &amp; Science Parks</b>				
37.	Ultron Building	10,127	100.0%	100.0%	100.0%
38.	PSB Building	21,689	100.0%	100.0%	100.0%
39.	LabOne Building	8,202	100.0%	100.0%	100.0%
40.	31 International Business Park	50,290	100.0%	100.0%	-
	<b>Light Industrial</b>				
41.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
42.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
43.	Progen Building	17,367	100.0%	100.0%	100.0%
44.	SB Building	11,895	100.0%	100.0%	100.0%
45.	Steel Industries Building	11,254	100.0%	100.0%	100.0%
46.	Volex Building	8,000	100.0%	100.0%	100.0%
47.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
48.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
49.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
50.	Hyflux Building	16,980	100.0%	100.0%	100.0%
51.	Weltech Building	6,509	100.0%	100.0%	100.0%
52.	BBR Building	5,421	100.0%	100.0%	100.0%
53.	Hoya Building	6,282	100.0%	100.0%	100.0%
54.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
55.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
56.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
57.	Thales Building	6,263	100.0%	100.0%	100.0%
58.	Aztech Building	13,807	100.0%	100.0%	100.0%
59.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
60.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
61.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
62.	11 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
63.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
64.	9 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
65.	1 Senoko Avenue	8,843	100.0%	100.0%	100.0%
66.	SKP Industrial Building	13,725	100.0%	100.0%	-
	<b>Hi-tech Industrial</b>				
67.	Infineon Building	27,278	100.0%	100.0%	100.0%
68.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
69.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
70.	138 Depot Road	26,485	100.0%	100.0%	100.0%
71.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
72.	CGGVeritas Hub	8,666	100.0%	100.0%	100.0%
73.	30 Tampines Industrial Ave 3	9,593	100.0%	100.0%	100.0%
	<b>Logistics &amp; Distribution Centres</b>				
74.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%

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75.	TT International Tradepark	42,765	100.0%	100.0%	100.0%
76.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
77.	MacDermid Building	5,085	100.0%	100.0%	100.0%
78.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
79.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
80.	Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
81.	SENKEE Logistics Hub	71,744	100.0%	100.0%	100.0%
82.	JEL Centre	9,494	100.0%	100.0%	100.0%
83.	Logistics 21	47,616	100.0%	100.0%	100.0%
84.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
85.	Goldin Building	19,171	100.0%	100.0%	100.0%
86.	Sim Siang Choon Building	10,915	100.0%	100.0%	-
	<b>Warehouse Retail Facilities</b>				
87.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
88.	Giant Hypermart	33,444	100.0%	100.0%	100.0%
	<b>Sub-total for Single-tenanted Buildings</b>	<b>993,215</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
	<b>Portfolio Total</b>	<b>1,853,060</b>	<b>98.0%</b>	<b>98.6%</b>	<b>98.4%</b>

Note:

^Re-positioning building for higher value usage

Portfolio occupancy rate will be 98.4% in October 2008 due to:

# Timing differences, occupancy rate for Capricorn is 83.0% in October 2008 and will be 88.1% in November 2008.

\*Timing differences, occupancy rate for Nan Wah will be 100% in October 2008

\*\* Timing differences, occupancy rate for 15 Changi North Way will be 100% in October 2008

**Figure 2 : A-REIT average gross rental rates for the three months ended 30 Sep 2008**

Average Gross Rental Rates (S\$ psm per month)				
Sector	A-REIT's (psm per month)			JTC** 2008 (psm per month)
	Range	Weighted Average*	Median	
Business & Science Park	\$38.25 - \$53.82	\$40.49	\$45.21	\$29.20 - \$68.00
Hi-tech Industrial	\$25.83 - \$40.90	\$34.95	\$34.72	\$9.56 - \$22.15
Light Industrial & Flatted Factories	\$11.59 - \$27.67	17.23	\$17.10	\$6.56 - \$18.55
Logistics & Distribution Centres#	\$15.23-\$36.17	\$17.38	\$27.10	\$18.75^

Sources:

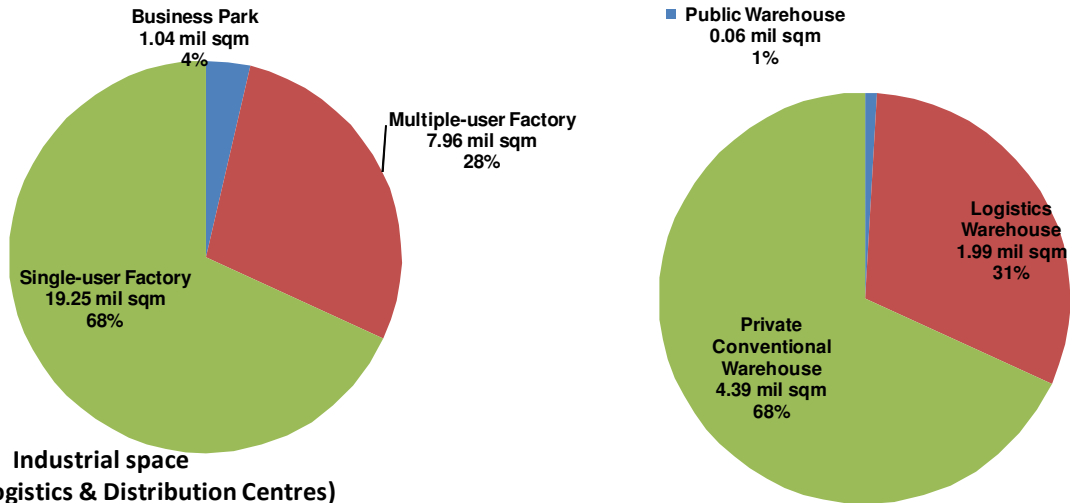
\* A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals.

# Including office space in Logistics/warehouse properties.

\*\*Source: JTC published rent price, wef 1 Jul 2008

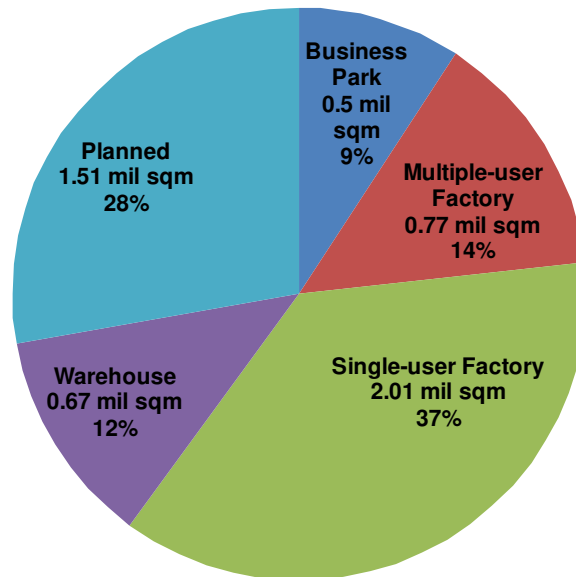
^ URA 2008Q2 Warehouse Median Rental

**Figure 3 : Existing industrial space stock of 34.69 million sqm of which 6.44 million sqm is logistics and distribution centres space**



Source: URA: Urban Redevelopment Authority Official Statistics as at June 2008 [www.ura.gov.sg](http://www.ura.gov.sg)

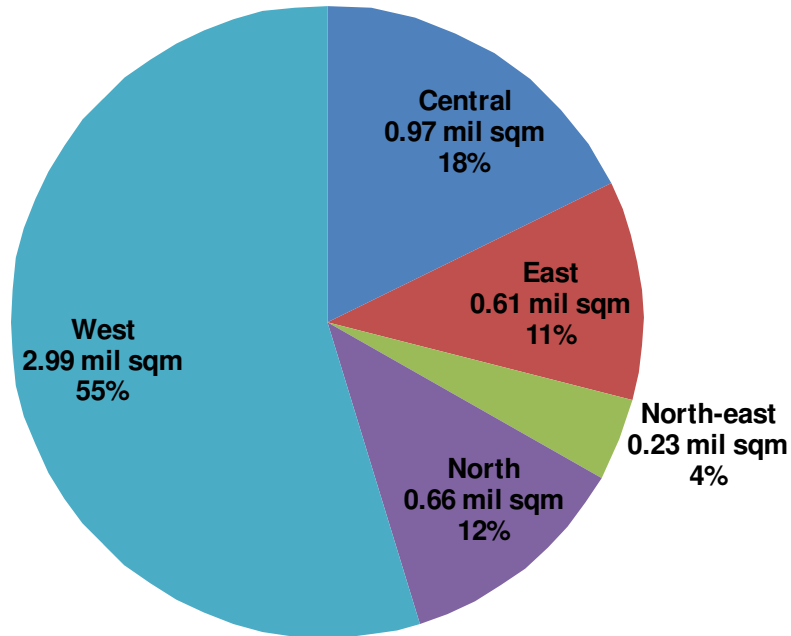
**Figure 4: Potential supply of industrial space for the next two years**



Based on URA's estimate, the potential supply for industrial, logistics and distribution space is about 5.46 million sqm, comprising 2.78 million sqm of industrial space and 0.67 million sqm of logistics and distribution centres space. Majority of the total potential supply of factory space (about 2 million sqm) is known to be for single-user.

Source: URA: Urban Redevelopment Authority Official Statistics as at June 08  
 No further breakdown of information available on the types of space under "Planned".

**Figure 5: Potential supply of industrial, logistics and distribution centres supply of 2.99 mil sqm is mostly located in the West**



A-REIT's properties are largely located in the Central and Eastern part of Singapore where new supply of space is limited compared to the West region.

Source: URA: Urban Redevelopment Authority Official Statistics as at Jun 08

**Figure 6 : Deferred Payments in A-REIT's Portfolio**

Property	Acquisition Date	Deferred Amount (\$ m) as at 30 Sep 08	Purchase Price (\$ m)
Siemens Center	Mar 04	3.75	65.75
SB Building	Nov 04	3.80	17.80
Wisma Gulab	Dec 04	12.20	55.70
Freight Links (Changi) Bldg	Dec 04	3.20	32.00
Freight Links (Toh Guan) Bldg	Dec 04	3.64	36.40
Xilin Districentre Building C	May 05	1.00	30.63
11 Tampines St 92	Oct 05	0.08	16.80
LabOne Building	Oct 06	0.38	20.00
Thales Asset Enhancement	Mar 08	0.02	1.59
<b>GRAND TOTAL</b>		<b>28.07</b>	<b>276.67</b>

**Total Assets as at 30 September 2008**

**\$4.57 billion**

**% of deferred amount in relation to total assets**

**0.61%**

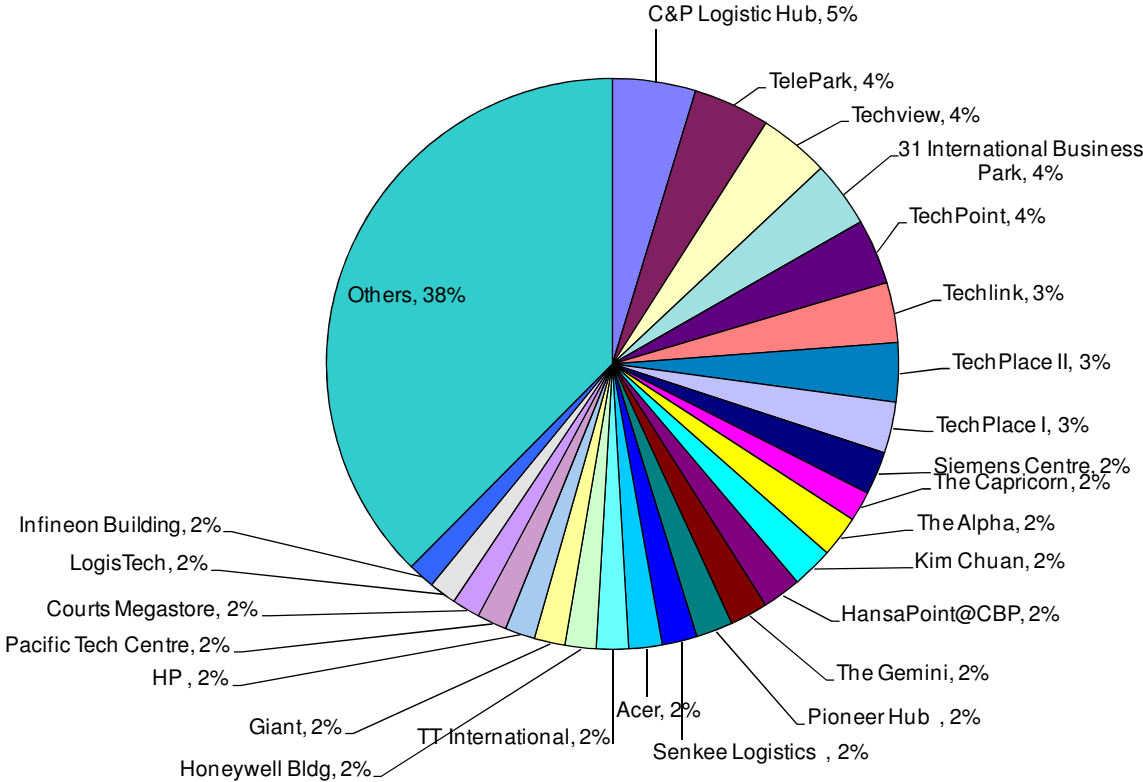


**Figure 7: Sector Performance**

**Net Property Income for 3 months ended 30 Sept 2008**

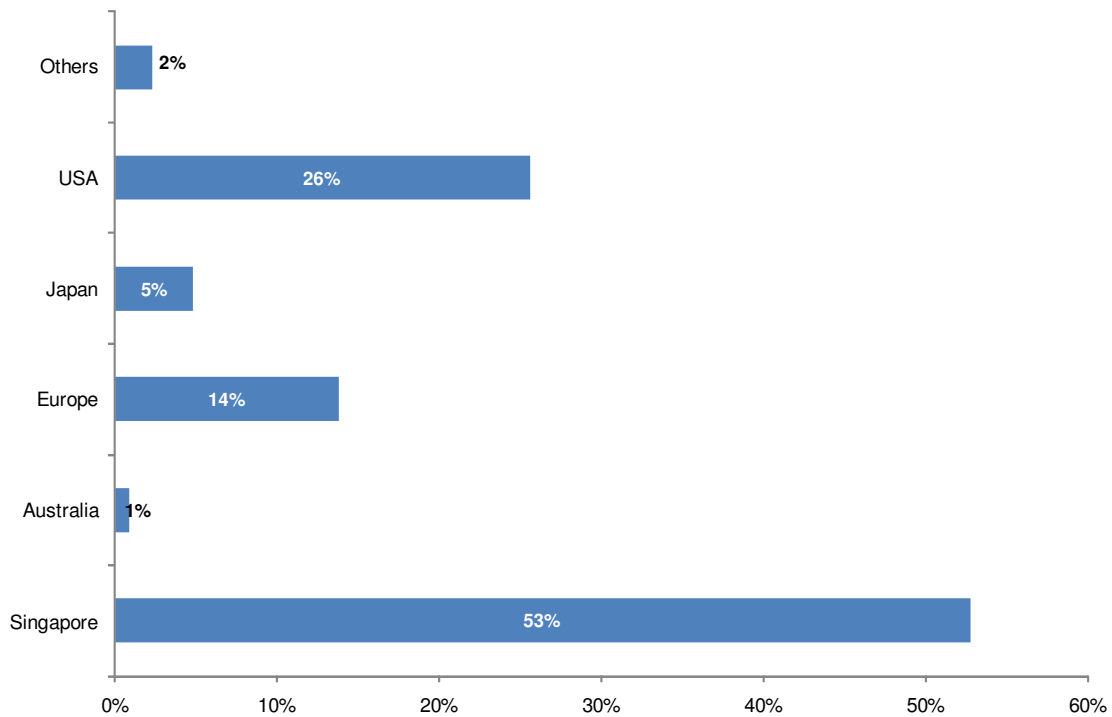
Properties	2Q FY 2008/09 Actual S\$m	2Q FY 2007/08 Actual S\$m	Variance S\$m
<b><u>Business Park Properties</u></b>			
Gross Revenue	25.9	15.0	10.9
Property Operating Expenses	6.7	3.2	3.5
Net Property Income	19.2	11.8	7.4
<b><u>Hi-Tech Industrial Properties</u></b>			
Gross Revenue	26.2	24.4	1.8
Property Operating Expenses	9.3	9.7	(0.4)
Net Property Income	16.9	14.7	2.2
<b><u>Light Industrial Properties</u></b>			
Gross Revenue	19.5	18.2	1.3
Property Operating Expenses	4.0	3.8	0.2
Net Property Income	15.5	14.4	1.1
<b><u>Logistics Properties</u></b>			
Gross Revenue	22.5	19.4	3.1
Property Operating Expenses	4.3	3.0	1.3
Net Property Income	18.2	16.4	1.8
<b><u>Warehouse Retail Facilities</u></b>			
Gross Revenue	3.2	3.2	-
Property Operating Expenses	0.4	0.4	-
Net Property Income	2.8	2.8	-
<b><u>Total</u></b>			
Gross Revenue	97.3	80.2	17.1
Property Operating Expenses	24.7	20.1	4.6
Net Property Income	72.6	60.1	12.5

**Figure 8: Reduced Property Concentration – no single property accounts for more than 5% of total gross revenue**



Any discrepancies in the Figures included herein between the listed amounts and totals thereof are due to rounding.

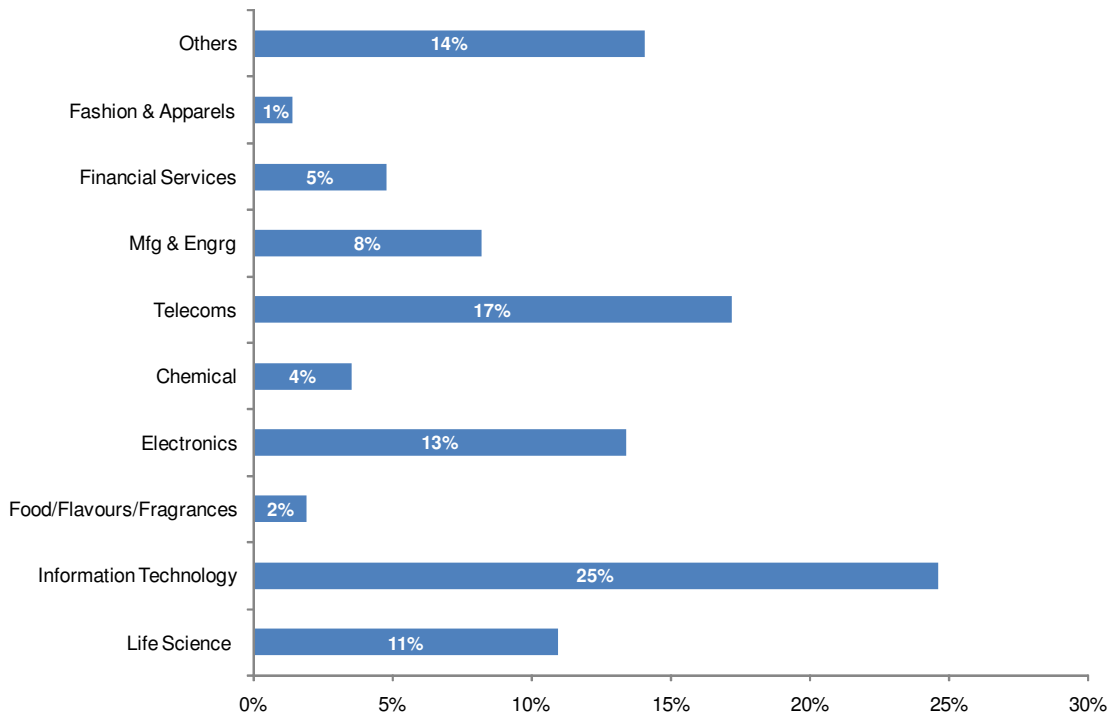
**Figure 9a : Business & Science Park Properties - Tenant's country of origin**



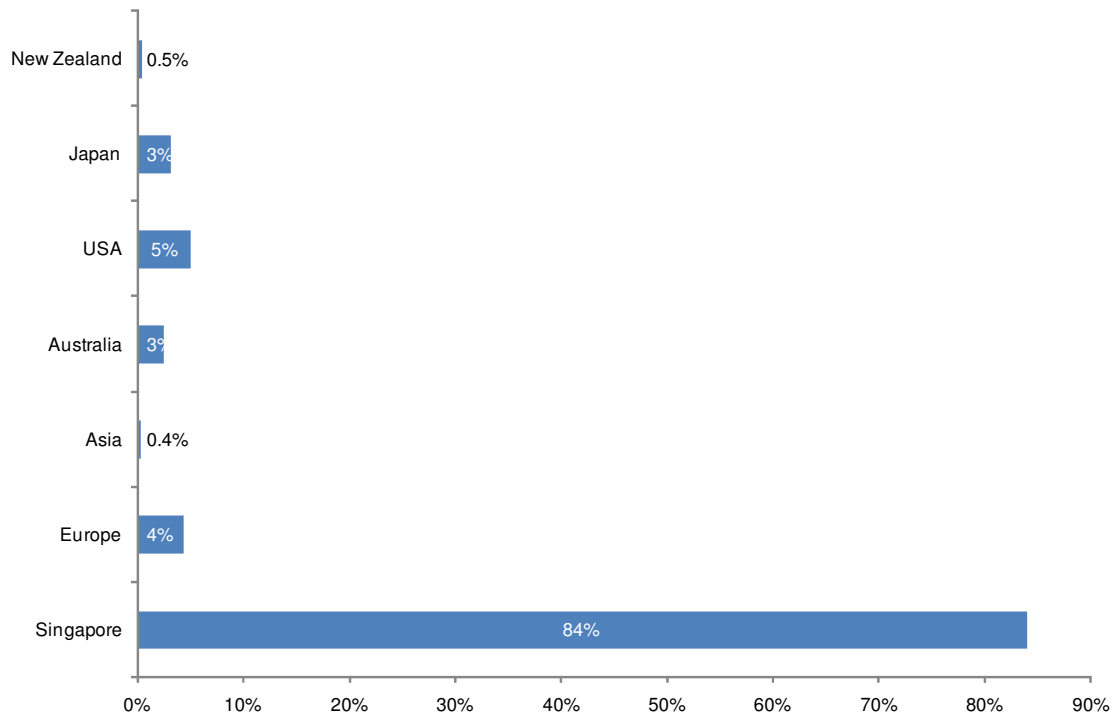
Note\*:

\*Europe includes Switzerland, Austria, Germany, UK, Sweden, France & Belgium

**Figure 9b : Business & Science Park Properties - Tenant Industry Mix**



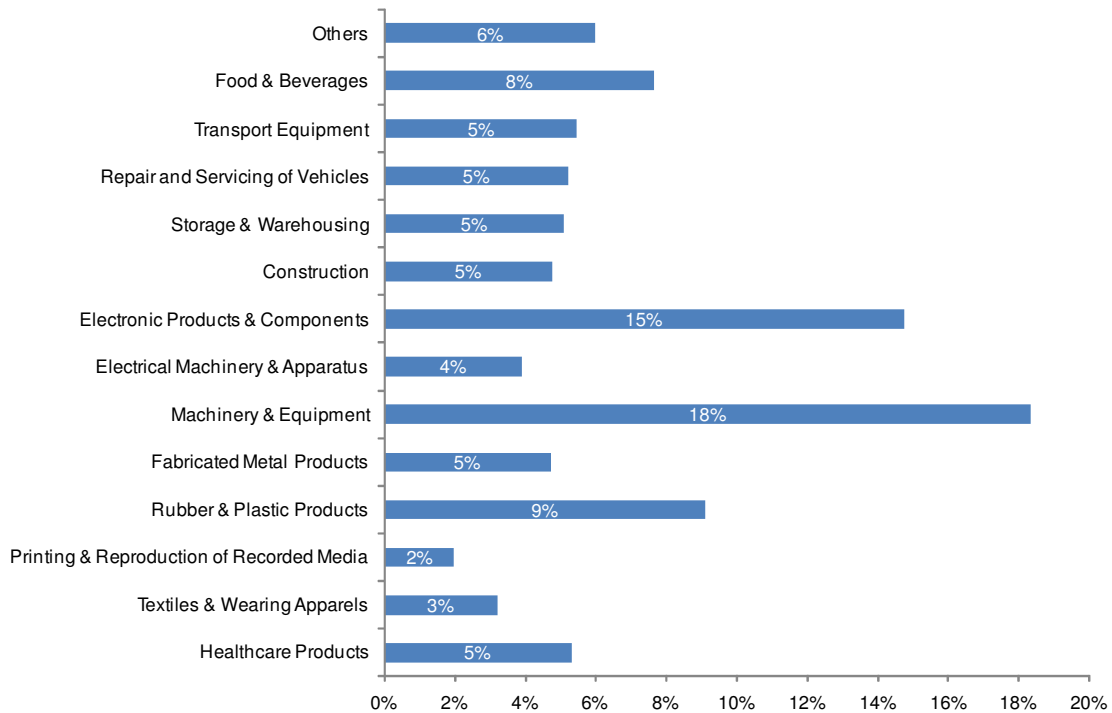
**Figure 10a : Light Industrial Properties - Tenant's country of origin**



\*Europe include Germany, Belgium, Italy, France, UK & Switzerland, Sweden, Denmark, Austria

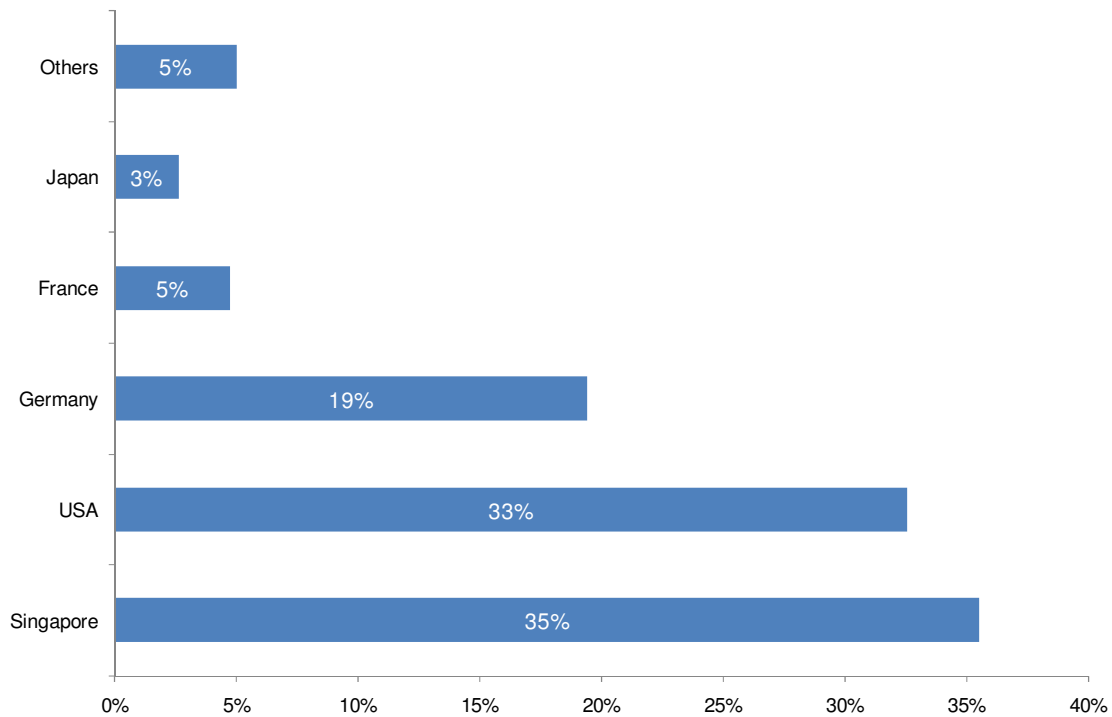
\*\*Asia includes China, Hong Kong, Taiwan, Indonesia & Malaysia.

**Figure 10b : Light Industrial Properties - Tenant Industry Mix**



\*Others include Medical, Precision & Optical Instruments, Clocks, Information Technology & Related Activities

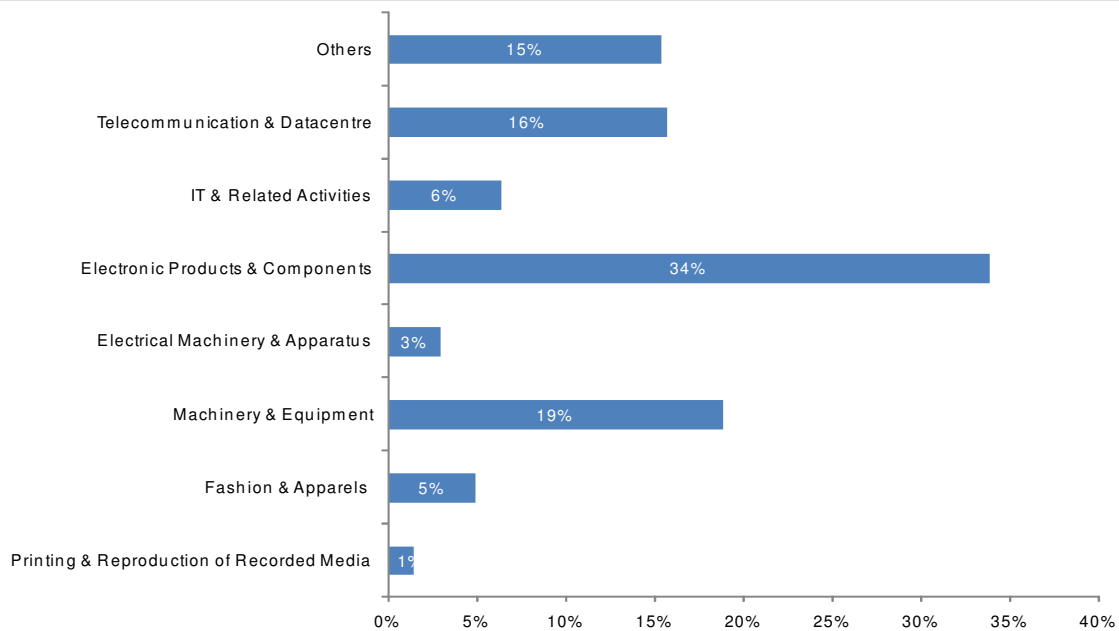
**Figure 11a : Hi-Tech Industrial Properties -Tenant's country of origin**



Note:

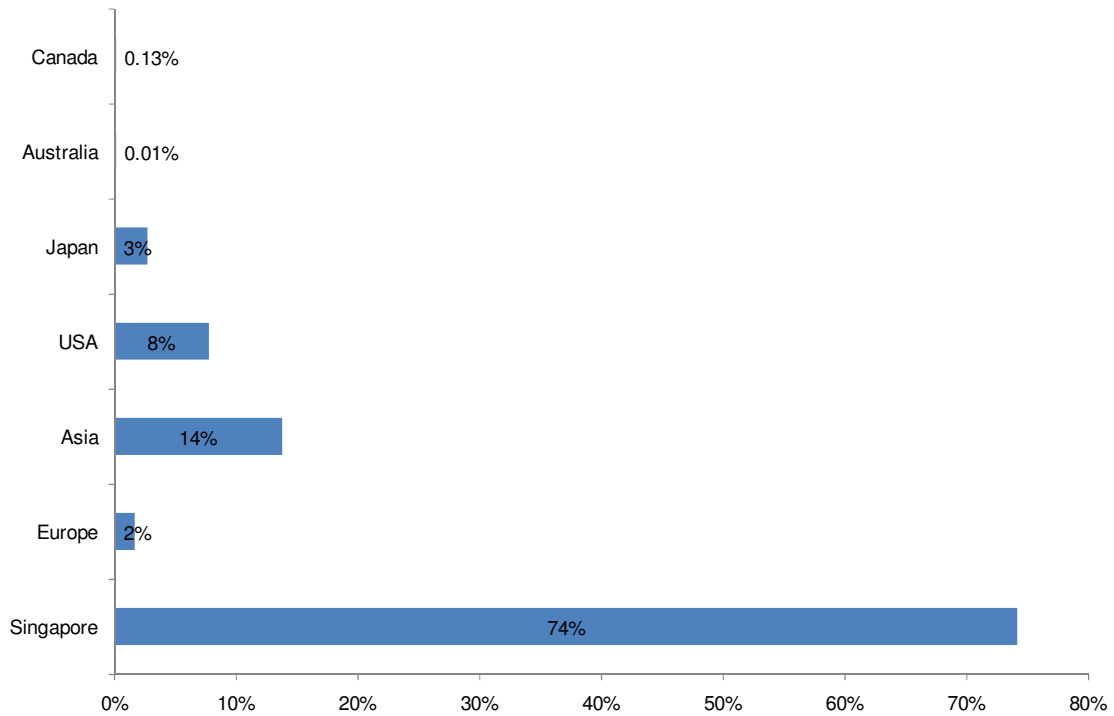
Others include Switzerland, Malaysia, Taiwan, India, Hong Kong, Italy, Australia, Canada, Korea, U.K., British Virgin Island, Finland, Romania, Scotland

**Figure 11b: Hi-Tech Industrial Properties - Tenant Industry Mix**



\*\*Others include Fabricated Metal Products, Rubber and Plastic Products, Medical, Precision & Optical Instruments, Clocks, Supporting & Auxiliary Transport Activities, Food Products & Beverages and Furniture & Manufacturing NEC

**Figure 12a: Logistics & Distribution Centres -Tenant's country of origin**



\*Asia includes Hong Kong, Taiwan & Malaysia

**Figure 12b: Logistics & Distribution Centres - Tenant Industry Mix**

