



**Proposed Development of
a 9-storey Hi-tech Industrial Building at Kim Chuan Road**

4 May 2009



Content

- **Proposed Development of 9-storey Hi-tech Industrial Building at Kim Chuan Road**
- **Impact on A-REIT**
 - **Pro forma Financial Effect**
 - **Portfolio Diversification**
- **Timetable for Completion**



9-storey Hi-Tech Industrial Building at Kim Chuan Road



Base Building Development Cost : S\$99.6 million
Additional Mechanical & Electrical Equipment cost: S\$75.8 million

Land area : 13,879 sqm
Title : 99 years starting from 1992
Expected GFA : approximately 32,862 sqm
Expected Completion : 1Q2010

Lease terms : SingTel will lease the entire building for an initial tenure of 20 years with annual rental escalation with an option to renew for a further 10 years on expiry

9-storey Hi-Tech Industrial Building at Kim Chuan Road

3

Managed by Ascendas Funds Management (S) Limited

Distributable Income Per Unit (“DPU”)

| The Development | DPU Impact |
|-----------------|------------|
| DPU Impact* | +0.28cents |

Note:
 Assuming that: A-REIT had completed, held and operated the Proposed Development for the whole of the financial year ended 31 March 2009; the Proposed Development was funded using 100% debt; and in respect of the Proposed Development, the Manager had elected to receive its base fee 80% in cash and 20% in units and performance fee, if any, is paid in cash.

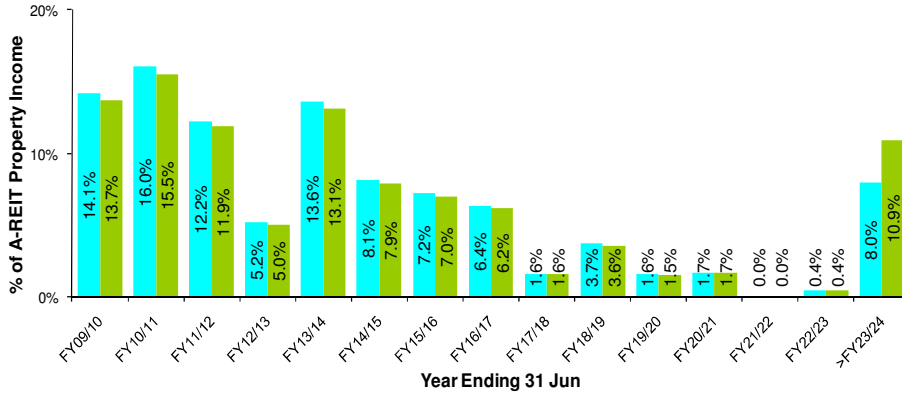
4

Managed by Ascendas Funds Management (S) Limited

A-REIT Weighted Lease Expiry Profile



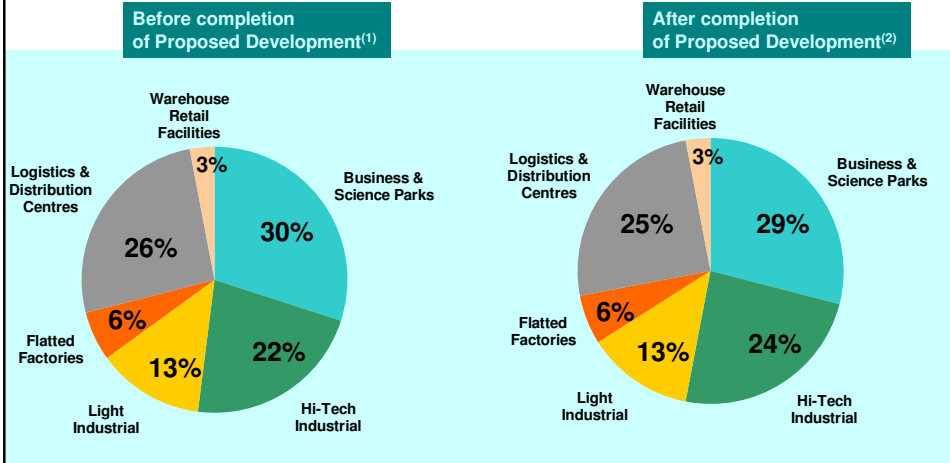
• Improvement in expiry profile following completion of Proposed Development



| | 89 properties Before Completion of Proposed Development (based on 31 March 09) | After Completion of the Proposed Development |
|---------------------------------------|--|--|
| Weighted Average Lease Term to Expiry | 5.1 years | 5.6 years |

Managed by Ascendas Funds Management (S) Limited

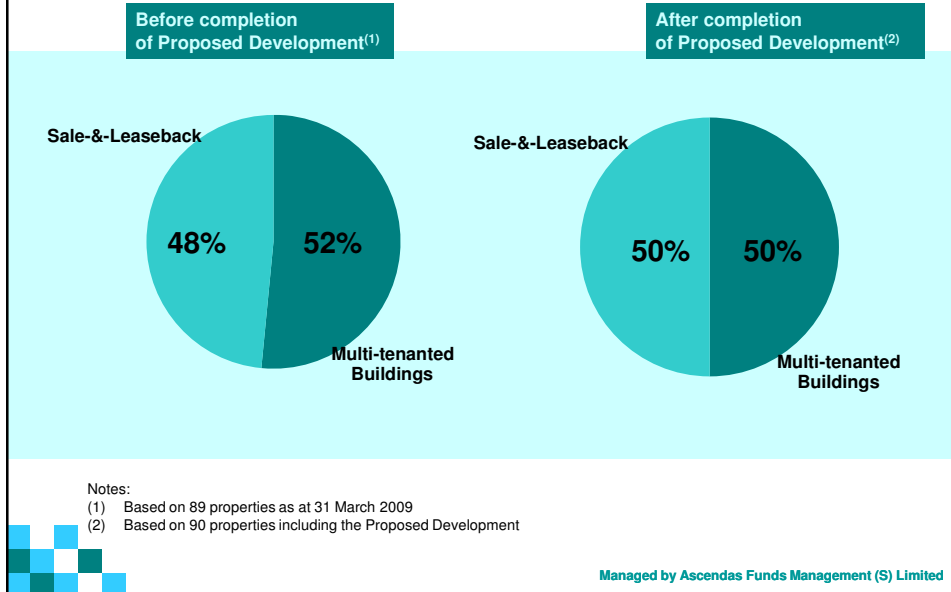
Asset Class Diversification



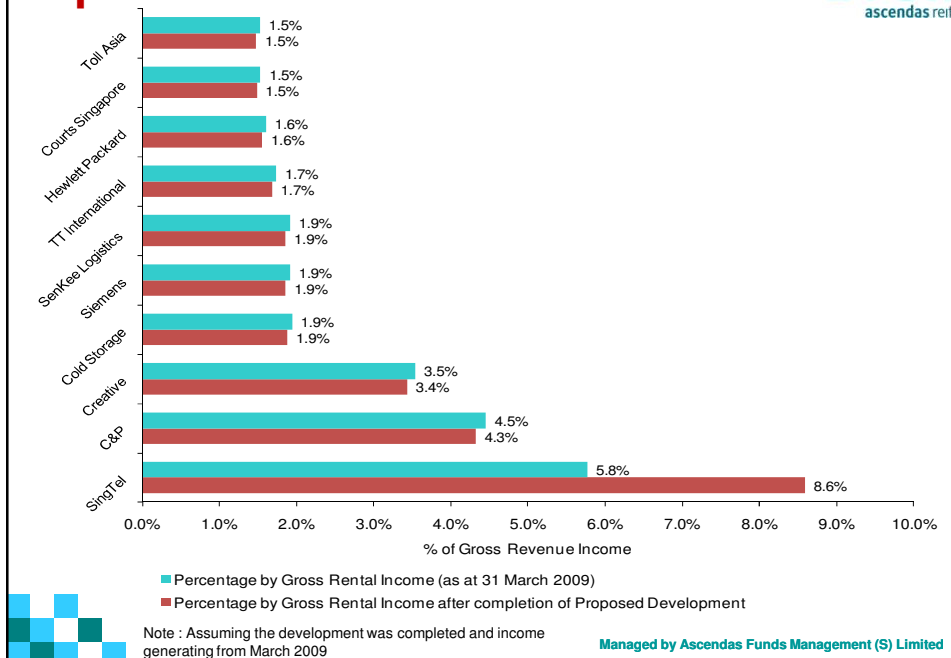
Notes:
 (1) Based on 89 properties as at 31 March 2009
 (2) Based on 90 properties including the Proposed Development

Managed by Ascendas Funds Management (S) Limited

Mix of Sale-&-Leaseback vs Multi-tenanted by Portfolio Value



Top 10 Tenants – before & after



Timetable for Completion

| | The Proposed Development |
|----------------------------------|--------------------------|
| Signed Sale & Purchase agreement | May 2009 |
| Expected completion | 1Q 2010 |



- *The value of units in A-REIT ("Units") and the income from them may fall as well as rise. 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 Unitholders 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.*

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

- End -

