



(Constituted in the Republic of Singapore
pursuant to a trust deed dated 9 October 2002 (as amended))

ASCENDAS REAL ESTATE INVESTMENT TRUST PRIVATE PLACEMENT USE OF PROCEEDS

The Board of Directors of Ascendas Funds Management (S) Limited, in its capacity as the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”, and the manager of A-REIT, the “**Manager**”), is pleased to announce that further to its announcement dated 11 August 2009 in relation to the launch of the Private Placement (as defined herein) (the “**Announcement**”) wherein it was stated that the intended use of the net proceeds from the Private Placement was to (i) fund the development of the high-tech built-to-suit facility for Singapore Telecommunications Limited (the “**SingTel BTS**”) and (ii) partly or wholly fund potential acquisition of income-producing properties and built-to-suit development opportunities, S\$53.7 million of the net proceeds (which is equivalent to 18.1% and 17.8% of the net proceeds and gross proceeds of the Private Placement respectively) of S\$296.0 million from the private placement of 185,000,000 new units in A-REIT (“**New Units**”) at an issue price of S\$1.63 per New Unit (the “**Private Placement**”) has been used to fund the progress payment of the SingTel BTS. Such use is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the Private Placement allocated to such use.

It was further stated in the Announcement that pending the deployment of the net proceeds from the Private Placement, the net proceeds may, subject to relevant laws and regulations, be deposited with banks and/or financial institutions or used to repay outstanding borrowings or for any other purpose on a short-term basis as the Manager may, in its absolute discretion, deem fit. The balance S\$242.3 million of the net proceeds from the Private Placement has been used to repay outstanding borrowings, pending the deployment of such funds for their intended use.

The Manager will make further announcements via SGXNET on the actual deployment of the net proceeds from the Private Placement as disclosed in the Announcement.

BY ORDER OF THE BOARD
ASCENDAS FUNDS MANAGEMENT (S) LIMITED
(Company Registration No. 200201987K)
(as manager of Ascendas Real Estate Investment Trust)

This announcement is not an offer of securities for sale into the United States, Canada or Japan. The securities described herein may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons (as such term is defined in Regulation S under the U.S. Securities Act of 1933, as amended) unless they are registered or exempt from registration. There will be no public offer of securities in the United States.

Maria Theresa Belmonte
Assistant Company Secretary
20 August 2009

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in A-REIT ("**Units**").

The value of Units and the income derived from them, if any, 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 should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. 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.

This announcement is not for distribution, directly or indirectly, in or into the United States, Canada or Japan.