



*DBS Asia Hub*



*31 Joo Koon Circle*

## **Proposed Acquisitions of DBS Asia Hub and 31 Joo Koon Circle**

**17 February 2010**

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# DBS Asia Hub



**Purchase price** : S\$116 million

**Acquisition fee to Manager\*** : S\$1.16m

**Other acquisition costs** : S\$0.58m est

**Vendor** : Ascendas (Tuas) Pte Ltd

**Valuation by Jones Lang LaSalle** : S\$115m

**Valuation by Colliers International** : S\$118m

**Land area** : 18,342 sqm

**Land title** : 60 years (from Oct 07)

**GFA** : 38,744 sqm

**Occupancy** : 100%

**Lease term** : 100% leased to DBS for 10 years and one month with annual rental escalation and option to renew for another 3 terms of 3 years each

**Outgoings** : A-REIT is responsible for the payment of lease admin fee, property tax and land rent

**2 Changi Business Park Crescent  
Singapore 486029**

**9 storey building with a basement car park  
located within Changi Business Park**

\*Payable in A-REIT units as this is an interested party transaction. Units issued shall not be sold within 1 year from date of issuance

# 31 Joo Koon Circle



**Purchase price :** S\$15 million  
**Acquisition fee to Manager:** S\$150,000  
**Other acquisition costs:** S\$150,000 est

**Vendor:** Flextronics Global Enclosures (Singapore) Pte Ltd

**Land area :** 19,704 sqm  
**Land title :** 60 years (from Aug 1995)  
**GFA :** 17,484 sqm  
**Occupancy :** 100%

**Lease terms :** 100% leased to Flextronics Manufacturing (Singapore) Pte Ltd for 5 years with annual rental escalation and option to renew for another 3 terms of 2 years each

**Outgoings :** A-REIT is responsible for the payment of lease admin fee

**31 Joo Koon Circle**  
**Singapore 629108**

**Multi-storey light industrial building**  
**with a 2-storey annex block**

# Distributable Income Per Unit (“DPU”)

## The Acquisitions

## DPU Impact\*

**DPU Impact (proforma annualised impact)**

**0.054 cents**

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0.032 cents

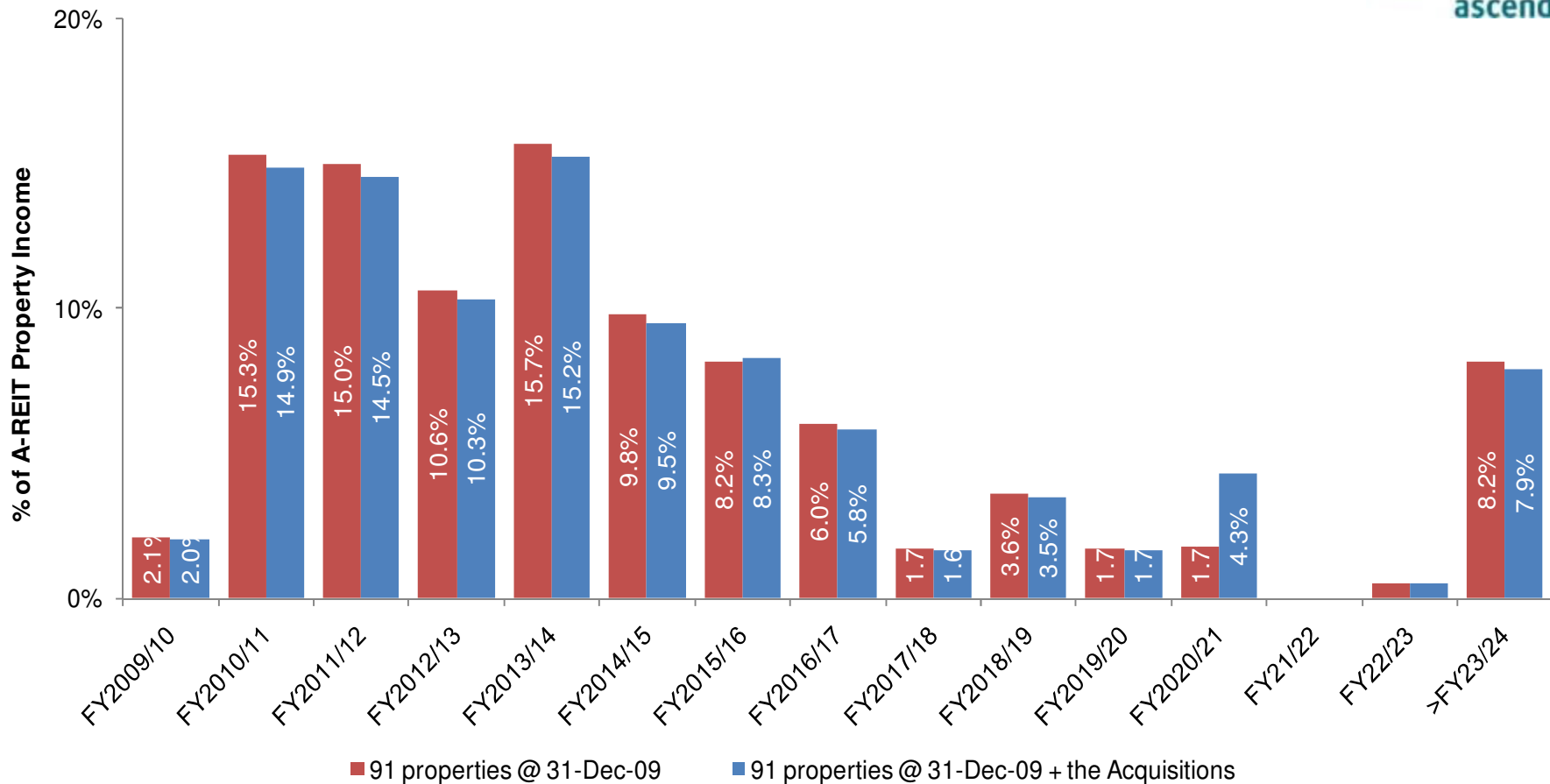
– 31 Joo Koon Circle

0.021 cents

Note:

\*Assuming A-REIT had purchased, held and operated the Acquisitions for the whole of the financial year ended 31 March 2009 (based on 89 properties); the Acquisitions were funded by using the capital structure of 40% debt and 60% equity; and in respect of the Acquisitions, the Manager had elected to receive its base fee 80% in cash and 20% in units and its performance fee entirely in cash.

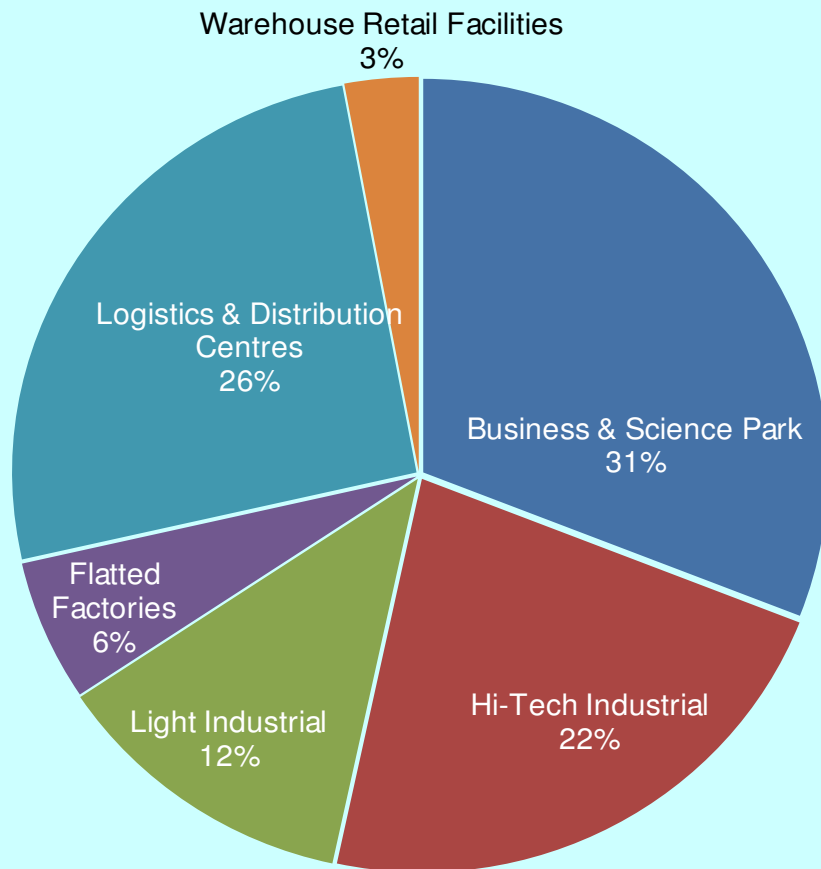
# A-REIT Weighted Lease Expiry Profile



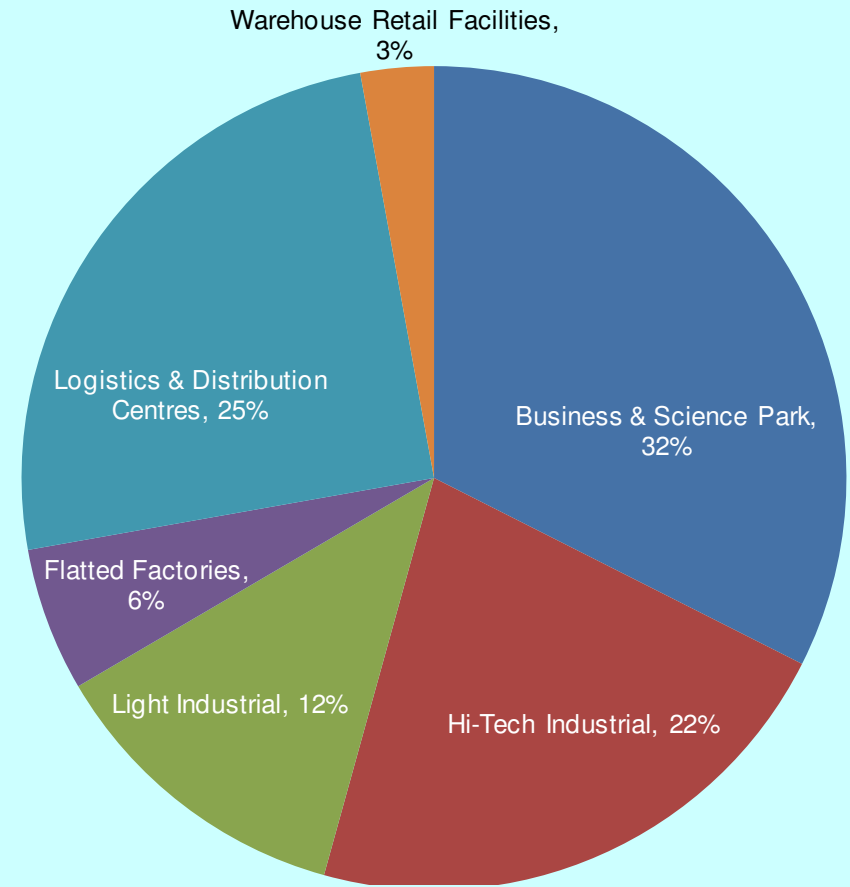
	Existing 91 properties before Acquisitions @ 31 Dec 09	After the Acquisitions
<b>Weighted Average Lease Term to Expiry</b>	<b>4.8 years</b>	<b>4.9 years</b>

# Asset Class Diversification by Portfolio Value

**Before Acquisitions (1)**



**After Acquisitions(2)**

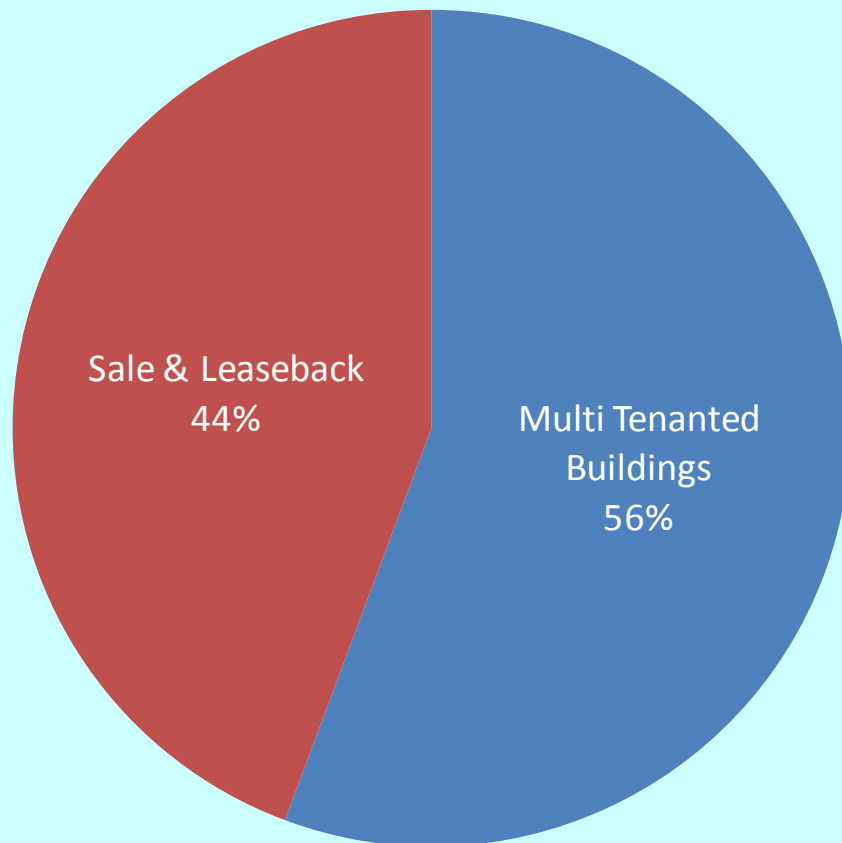


**Notes:**

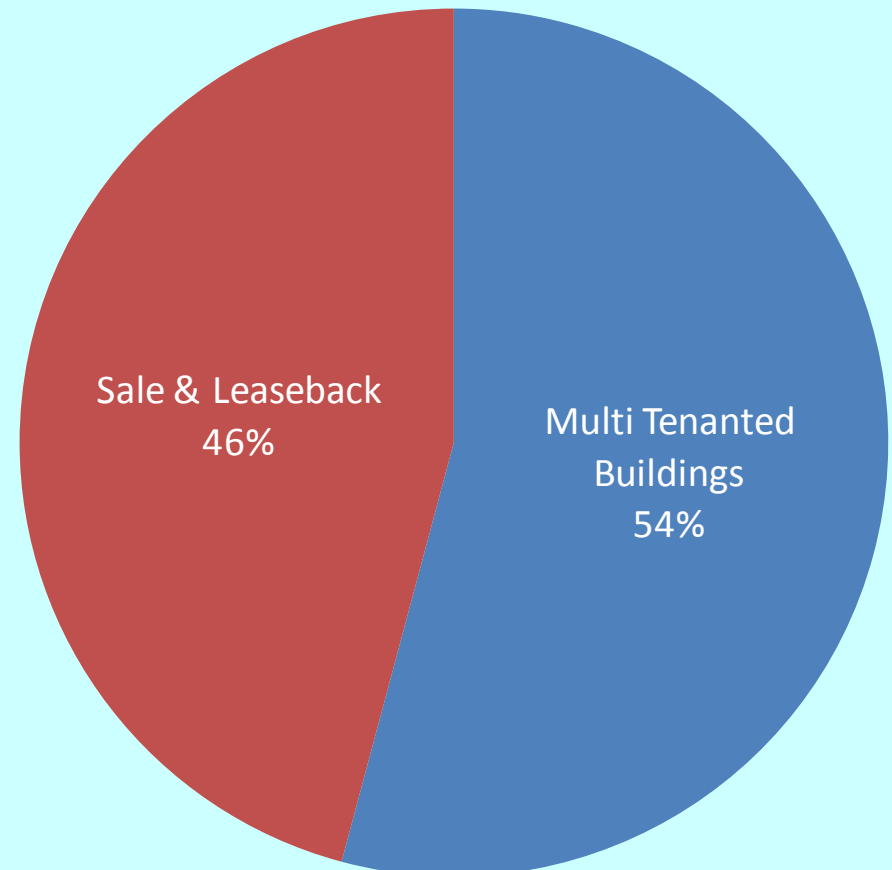
- (1) Based on 91 properties as at 31 December 2009
- (2) Based on 93 properties including the Acquisitions

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

Before Acquisitions <sup>(1)</sup>



After Acquisitions <sup>(2)</sup>



Notes:

- (1) Based on 91 properties as at 31 December 2009
- (2) Based on 93 properties including the Acquisitions



# Timetable for Completion

	31 Joo Koon Circle	DBS Asia Hub
<b>February 2010</b>	<b>Signed Sale &amp; Purchase Agreement</b>	<b>Signed Sale &amp; Purchase Agreement</b>
<b>March/April 2010 (expected)</b>	<b>Completion</b>	<b>Completion</b>

# Benefits to Unitholders

- **Strategically located properties**
- **Diversifies property portfolio & tenant-mix**
- **Enlarge foothold in strategic location to enjoy economies of scale**
- **Complements existing leasehold properties**
- **Yield-accretive**
- **DPU positive of 0.054 cents per unit\***

Note:

\*Assuming A-REIT had purchased, held and operated the Acquisitions for the whole of the financial year ended 31 March 2009 (based on 89 properties); the Acquisitions were funded by using the capital structure of 40% debt and 60% equity; and in respect of the Acquisitions, the Manager had elected to receive its base fee 80% in cash and 20% in units and its performance fee entirely in cash.

- *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.**

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