FY2009/10
Financial Results Presentation
19 April 2010

Disclaimers

This Presentation is focused on comparing results for the financial year ended 31 March 2010 versus actual results year-on-year ("yoy"). This shall be read in conjunction with A-REIT's Results for the period from 1 January 2010 to 31 March 2010 in the SGXNet announcement.

This presentation 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 and occupancy, 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 the Manager's current view of future events.

Agenda

- Key Highlights
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

Key Highlights

- Net property income increased by 7.9 % y-o-y
- Income available for distribution increased by 11.4% y-o-y to S$235m
- Completed three development projects and two acquisitions totalling S$429m
- Portfolio occupancy of 95.7%; occupancy for multi-tenanted properties is 91.2%
- Strengthened balance sheet and extended debt maturity to about 4 years
- Early redemption of €165m CMBS due 2012 at a discount to par and concurrent refinancing of the above via issuance of a 5-year S$300m Exchangeable Collaterised Securities at 1.6% coupon

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FY2009/10 vs FY2008/09

(S$'000)	FY2009/10[1]	FY2008/09[1]	% inc/(dec)
Gross revenue	413,678	396,534	4.3
Less: Property operating expenses[2]	(93,690)	(99,916)	(6.2)
Net property income	**319,988**	**296,618**	**7.9**
Interest Expense	(58,483)	(56,670)	3.2
Other borrowing costs[3]	(2,205)	(2,815)	(21.7)
Non-property expenses[4]	(33,767)	(36,384)	(7.2)
Net income	**225,533**	**200,749**	**12.3**
Net change in fair value of derivatives	(23,878)	-	nm
Net depreciation on revaluation of investment properties	(53,682)	(115,443)	(53.5)
Total return for the year	**147,973**	**85,306**	**73.5**

Notes:

(1) Based on 93 properties as at 31 Mar 2010 and 89 properties as at 31 Mar 2009.

(2) Property operating expenses decreased by 6.2% due primarily to lower utilities costs and one-off property tax rebates, land rent rebates and higher vacancy refund.

(3) Other borrowing costs include amortisation of setup fees and maintenance costs incurred for loans, fair value adjustments on deferred payments and refundable security deposits in accordance to FRS39.

(4) Non-property expenses include base management fee and trust expenses, net of interest income, gain from early redemption of the Commercial Mortgage-Backed Securities ("CMBS") and issuance costs incurred for the collateral loan. The collateral loan (with embedded derivatives) has been designated as fair value through profit or loss in accordance with FRS39 and all transaction costs incurred for the issuance of the collateral loan are fully expensed to statement of total return. FY2008/09 included performance fees of $9.1 million.

DPU – FY2009/10 vs FY2008/09

(S$'000)	FY2009/10(1)	FY2008/09(1)	% inc/(dec)
Total return for the year	**147,973**	**85,306**	**73.5**
Non tax deductible expenses(2)	33,236	10,174	226.7
Net depreciation on revaluation of investment properties	53,682	115,443	(53.5)
Available for distribution	**234,891**	**210,923**	**11.4**
No. of units in issue (m)	1,871.2	1,683.5	11.1
Distribution Per Unit (cents)	13.10	15.18	(13.7)
Proforma DPU(3)	-	11.76	11.4

Notes:
(1) Based on 93 properties as at 31 Mar 2010 and 89 properties as at 31 Mar 2009.
(2) Non tax deductible expenses are added back in the computation of Distributable Income. In FY2009/10, it includes net debit in fair value of interest rate swaps in accordance with FRS39, change in fair value of collateral loan, issuance costs for the collateral loan net of gain of early redemption of the CMBS and upfront fees for new credit facilities fully expensed in Mar 2010 for tax purposes.
(3) Proforma DPU for FY2008/09 is based on number of applicable number of units as at 31 Mar 2010, including units issued pursuant to the placement in Aug 2009 units issued in lieu of the 20% base management fee in May and Dec 2009.

4Q FY2009/10 vs 3Q FY2009/10

(S$'000)	4Q FY2009/10(1)	3Q FY2009/10(1)	% inc/(dec)
Gross revenue	103,905	105,051	(1.0)
Less: Property operating expenses(2)	(27,132)	(23,672)	(14.6)
Net property income	**76,773**	**81,379**	**(5.7)**
Interest Expense	(14,205)	(14,916)	(4.8)
Other borrowing costs(3)	(786)	(473)	66.2
Non-property expenses(4)	(14,053)	(6,866)	1,046.8
Net income	**47,729**	**59,124**	**(19.3)**
Net change in fair value of derivatives	(13,170)	(1,828)	620.5
Net depreciation on revaluation of investment properties	(53,682)	-	nm
Total return for the period	**(19,123)**	**57,296**	**(133.4)**

Notes:
(1) Based on 93 properties as at 31 Mar 2010 and 91 properties as at 31 Dec 2009. The 2 properties were added on 30 and 31 Mar 2010 and therefore not making any significant contribution to revenue.
(2) Property operating expenses increased by 14.6% mainly due to higher ad-hoc maintenance and conservancy, higher property tax and land rental expenses with the expiry of the property tax rebate and land rental rebate in December 2009 and higher utilities expenses due to higher energy costs.
(3) Other borrowing costs include amortisation of setup fees and maintenance costs incurred for loans, fair value adjustments on deferred payments and refundable security deposits in accordance to FRS39.
(4) Non-property expenses include base management fee and trust expenses, net of interest income and gain from early redemption of the CMBS and issuance costs incurred for the collateral loan. The collateral loan (with embedded derivatives) has been designated as fair value through profit or loss in accordance with FRS39 and all transaction costs incurred for the issuance of the collateral loan are fully expensed to statement of total return.

DPU – 4Q FY2009/10 vs 3Q FY2009/10

(S$'000)	4Q FY2009/10[1]	3Q FY2009/10[1]	% inc/(dec)
Total return for the period	**(19,123)**	**57,296**	**(133.4)**
Non tax deductible expenses[2]	16,505	3,933	319.7
Net depreciation on revaluation of investment properties	53,682	-	nm
Available for distribution	**51,064**	**61,229**	**(16.6)**
No. of units in issue (m)	1,871.2	1,871.2	-
Distribution Per Unit (cents)	2.73[2]	3.27	(16.5)

Notes:
(1) Based on 93 properties as at 31 Mar 2010 and 91 properties as at 31 Dec 2009.
(2) Non tax deductible expenses are added back in the computation of Distributable Income. In 4Q FY2009/10, it includes net debit in fair value of interest rate swaps in accordance with FRS39, change in fair value of collateral loan, issuance costs for the collateral loan net of gain of early redemption of the CMBS and upfront fees for new credit facilities fully expensed in Mar 2010 for tax purposes.
(3) Had the upfront fees on certain loans been amortised over their respectively tenor, DPU would had been an additional 0.35 cents

Distribution Details

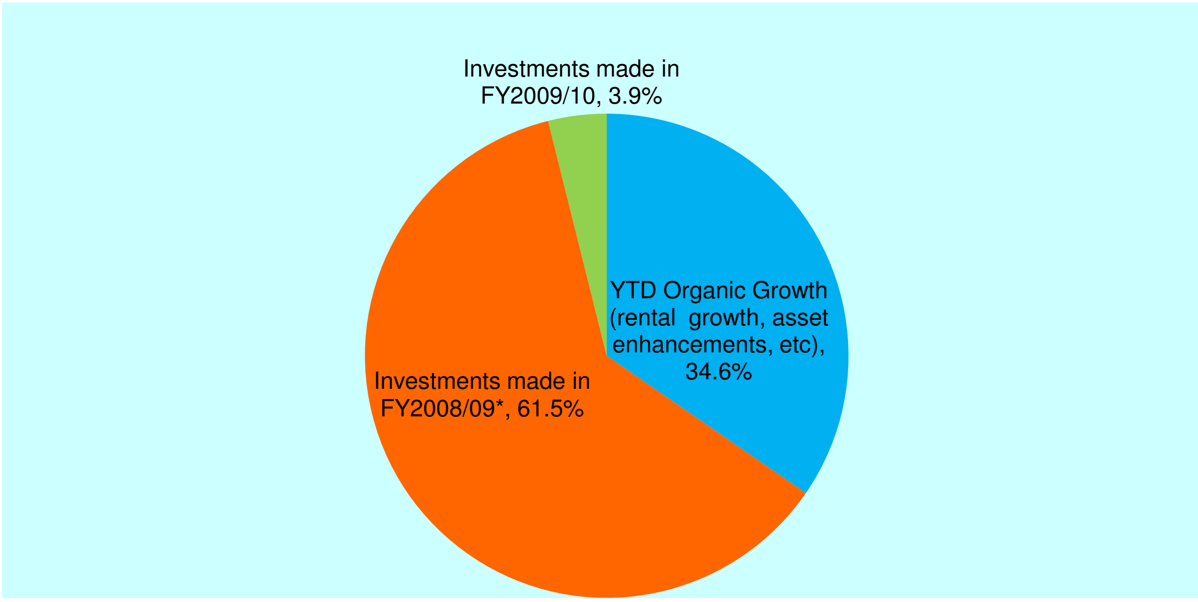
Stock counter	Distribution Period	Distribution per unit (cents)
Ascendasreit	**1 Jan 10 to 31 Mar 10**	**2.73**

Distribution Timetable

Last day of trading on "cum" basis	22 April 2010
Ex-date	23 April 2010
Books closure date	27 April 2010
Distribution payment date	**25 May 2010**

Sources of NPI Growth

Organic growth contributed 34.6% to FY2009/10 NPI growth of 7.9%



* Investments made in FY2008/09 contributing full NPI impact in FY2009/10

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FY2009/10 Investment Highlights

Completed Investments	Value (S$m)	Completion Date
Completion of Developments :		
71 Alps Avenue	24.2	Sep 2009
Plaza 8 @ CBP	98.8	Sep 2009
38A Kim Chuan Road	175.0	Dec 2009
Completion of Acquisitions:		
DBS Asia Hub	116.0	Mar 2010
31 Joo Koon Circle	15.0	Mar 2010
Total Investments Completed	**429.0**	

Development in Progress	Expected Development Cost (S$m)	Expected Completion Date
Phase 2, Plot 8 Changi Business Park – a partial built-to-suit office facility for Citibank N.A.	37.4	4Q FY2010/11

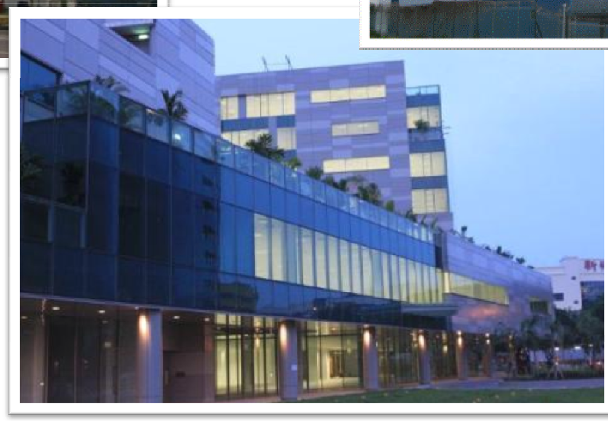
Development Highlights

Completed Developments in FY 2009/10	Budgeted Development Cost (S$m)	Actual Development Cost (S$m)	Book Value @ 31 Mar 10 (S$'m)	% increase in value
71 Alps Avenue	25.6	24.2	27.5	13.6
Plaza 8 @ CBP	107.1	98.8	105.2	6.5
38A Kim Chuan Road	175.4	175.0	176.0	0.6
Total	**308.4**	**298.0**	**308.7**	**3.5**

Completed Development Projects
– FY2009/10

71 Alps Avenue – A built-to-suit logistics facility for Expeditors Singapore

38A Kim Chuan Road – A built-to-suit Hi-Tech Industrial facility for SingTel



Plaza 8 @CBP – a multi-tenanted business park cum amenity centre at Changi Business Park

Development in Progress:
Phase II Plot 8 Changi Business Park

- Partial built-to-suit business park facility for Citibank N.A . A similar built-to-suit facility for Citibank N.A. was completed in Feb 09
- Citibank N.A. has committed to take up 50% of net lettable area when completed for lease term of 6+3+3 years with annual rental escalation
- Expected date of completion: 4Q FY2010/11

Phase2 Plot 8 Changi Business Park at 3 Changi Business Park under construction

Artist impression of Plot 8 Changi Business Park on full completion

Asset Enhancement Activities

- Asset enhancement for 10 Toh Guan Road and 1 Senoko Avenue following restructuring of lease and repossession of buildings respectively

- Redevelopment of 1 Senoko Avenue to reposition as a food hub

- Removal of Automated Storage and Retrieval System (ASRS) to create additional space

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Strong Balance Sheet

(S$ mil)	As at 31 Mar 10	As at 31 Mar 09
Total Assets	4,854	4,548
Net assets attributable to unitholders	2,947	2,703
Aggregate Leverage(1)	1,536	1,615
	31.6%(2)	35.5 %
Net asset value per unit	157.5 cents	160.6 cents
Units in Issue (mil)	1,871.2	1,683.5

(1) Aggregate leverage includes deferred payments on purchase price of certain properties
(2) Excludes funding for acquisition of DBS Asia Hub which was completed on 31 March 2010. If this was included, aggregate leverage would be 34.0%

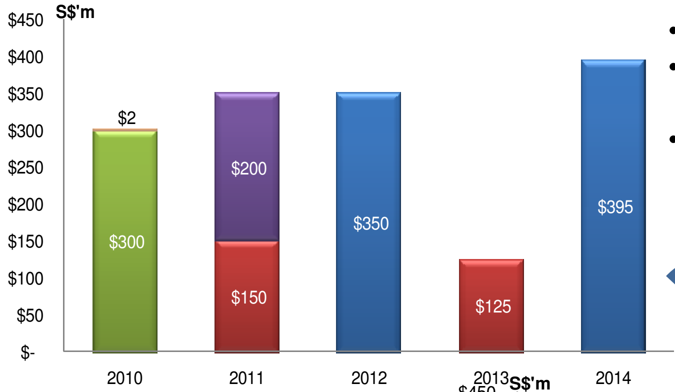
Interest Rate Risk Management

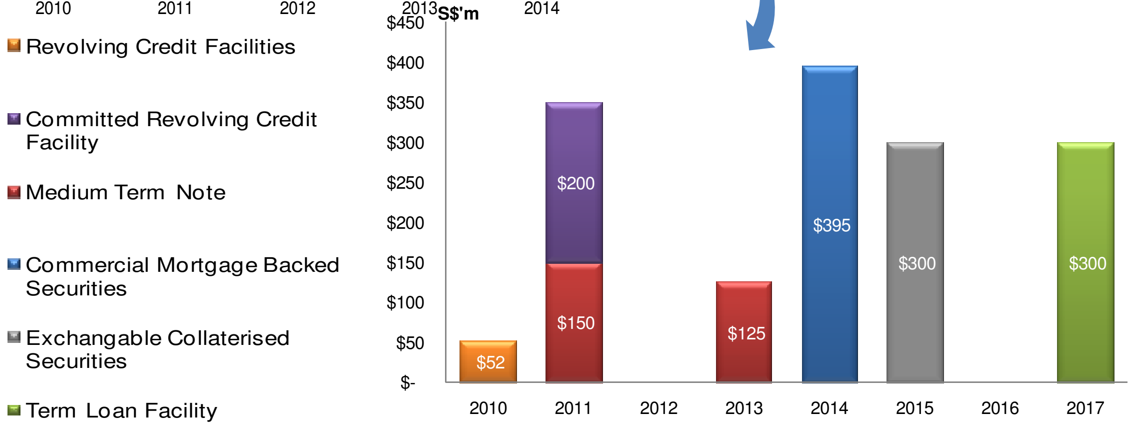
100% of interest rate exposure fixed for the next 3.1 years

Debt Profile	31 Mar 2010	31 Mar 2009
Aggregate leverage	31.6%(1)	35.5%
Total debt	S$1,522m	S$1,590m
Fixed as a % of total debt	100%	90.0%
Weighted average all-in funding cost(2)	3.94%	3.67%
Weighted average term of debt	4.0 years	2.2 years
Weighted average term for fixed debt	3.1 years	3.4 years
Interest cover ratio	4.7 times	4.6 times

Note:
(1) Excludes funding for acquisition of DBS Asia Hub which was completed on 31 March 2010. If this was included, aggregate leverage would be 34.0%
(2) Including annual maintenance costs and amortisation establishment cost of loans

Debt Maturity Profile

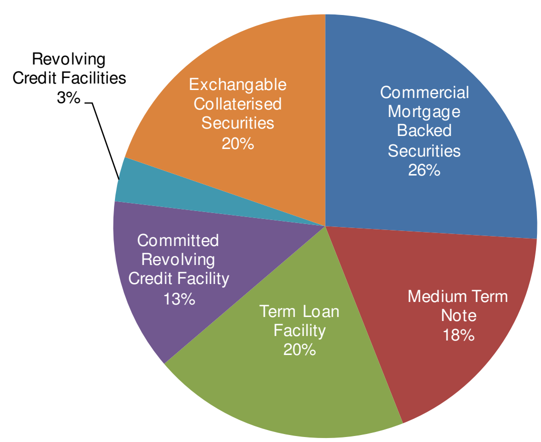




- Well balanced debt maturity profile
- Weighted average term of debt increased from 2.2 years to 4 years
- Short term debt currently accounts for only 3% of total borrowings

Enhanced Capital Structure

- Early redemption of €165 million CMBS due in 2012 at discount to par
- Issued first ever at coupon of 1.6% and exchange price of S$2.45 (56% premium over NAV)
- Financial flexibility improved with the net release of 18 properties following repayment of CMBS 1 due in 2009 and early redemption of CMBS 2. Current unencumbered assets worth S$2.5 billion (53% of total investment properties)



A-REIT sources of debt funding

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High Occupancy; Long Leases

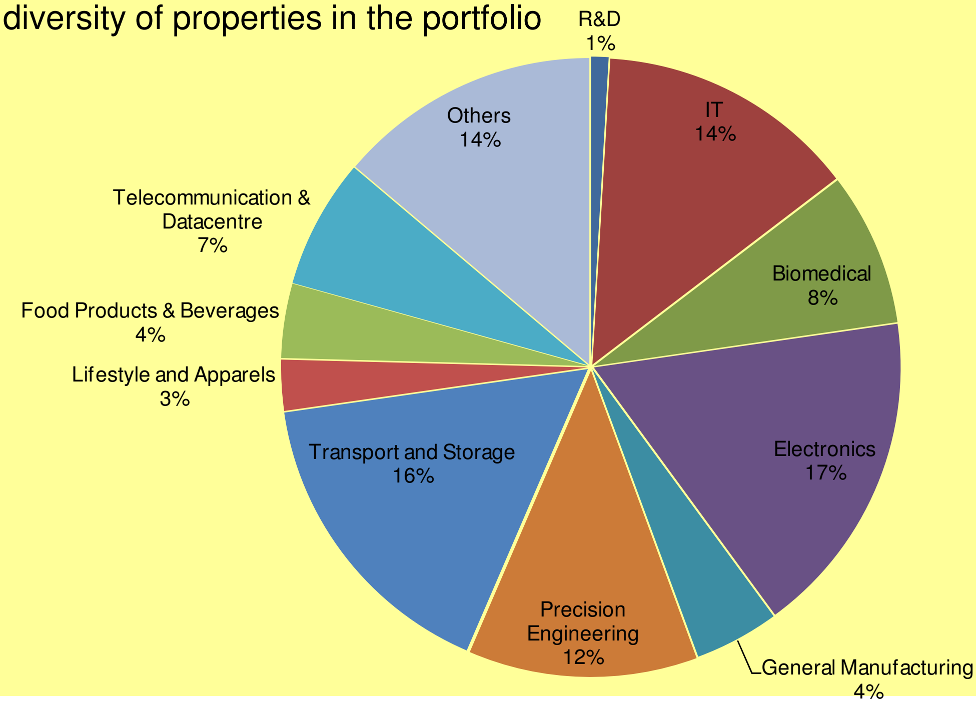
- MTB occupancy rate moderated to 91.2% from 93.1% in previous quarter
- Total new leases grew 23% y-o-y

	As at 31 Mar 10	As at 31 Mar 09
Total Portfolio GFA (sqm)	2,353,650	2,259,812
Portfolio occupancy MTB[1] occupancy	95.7% 91.2%	97.8% 95.3%
Total portfolio renewals/new leases (sqm)	274,316[3]	185,929[2]
Total New leases/Expansions (sqm) Total Renewals (sqm)	87,679[3] 186,637[3]	71,032[2] 114,897[2]
Weighted Average Lease to Expiry (years)	4.8	5.1

Notes :
1) MTB = Multi-tenanted buildings which accounts for about 54% of portfolio value
2) For the FY ended 31 Mar 09
3) For the FY ended 31 Mar 10

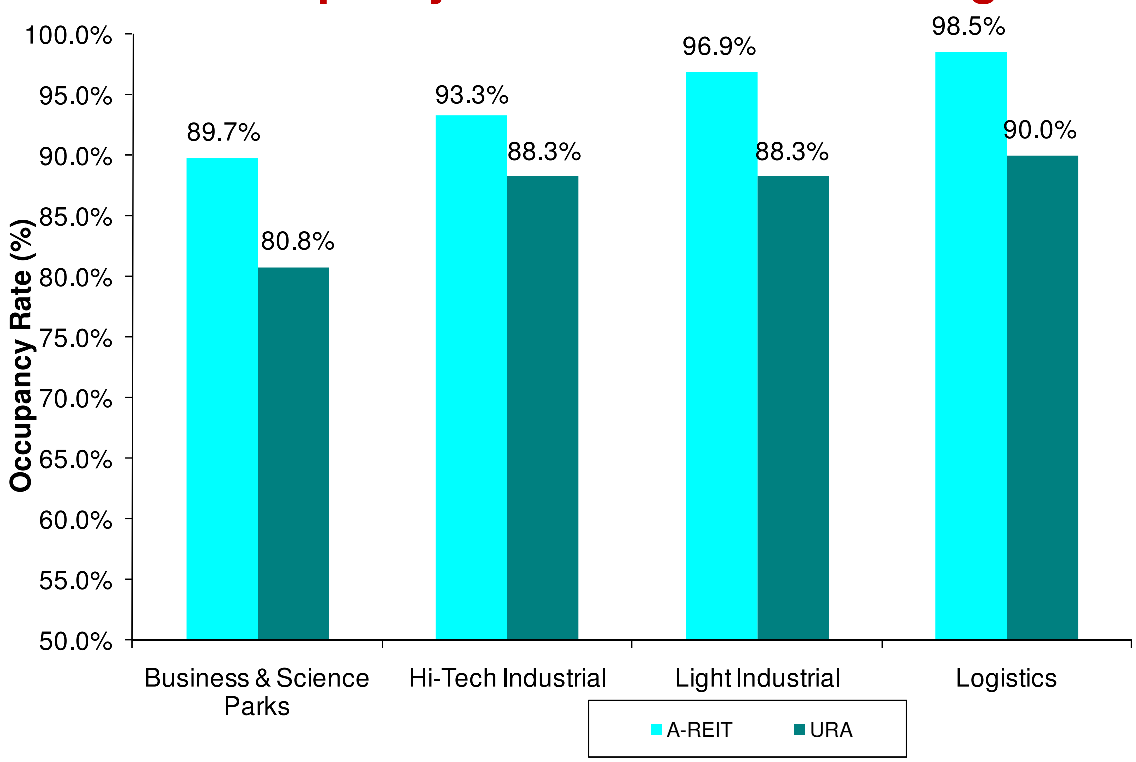
FY2009/10 Sources of New Demand

Continue to attract new demand from tenants from various sectors due to diversity of properties in the portfolio



By net lettable area

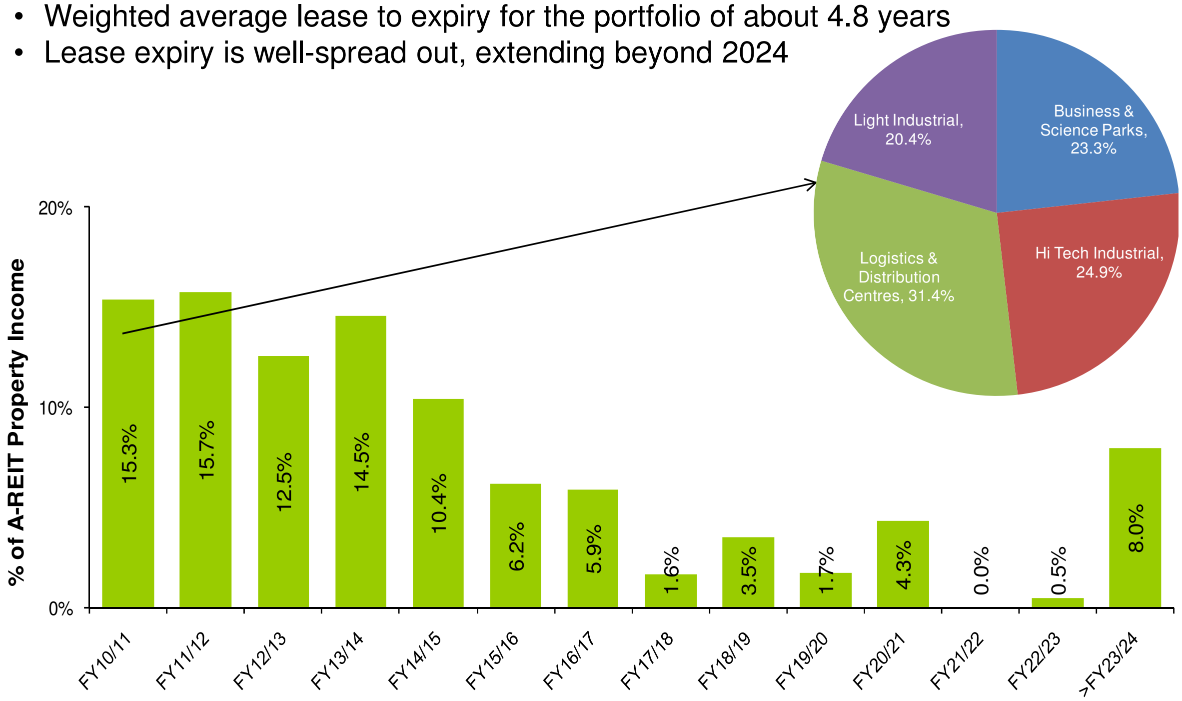
Portfolio Occupancy Rates vs Market Average



Source: URA Official Statistics as at 4Q2009
A-REIT's occupancy as at 31 March 2010

Lease Expiry Profile as at 31 Mar 2010

- Weighted average lease to expiry for the portfolio of about 4.8 years
- Lease expiry is well-spread out, extending beyond 2024



Property Values Remained Stable

Sector	No. of properties	Revaluation @ 31 Mar 10 (S$'m)	Book value @ 31 Mar 09 (S$'m)	% Change
Business & Science Parks	16	1,444.1	1,441.4	0.2%
Hi-Tech Industrial	17	1,129.1	1,116.7	1.1%
Light Industrial	33	816.5	830.7	-1.7%
Logistics & Distribution Centres	23	1,156.8	1,193.1	-3.0%
Warehouse Retail Facilities	2	137.1	136.9	0.1%
Total	**91**	**4,683.6**	**4,718.8**	-0.7%
Acquisitions in Mar 2010				
DBS Asia Hub & 31 Joo Koon Circle		131.0		
Grand Total	**93**	**4,814.6**		

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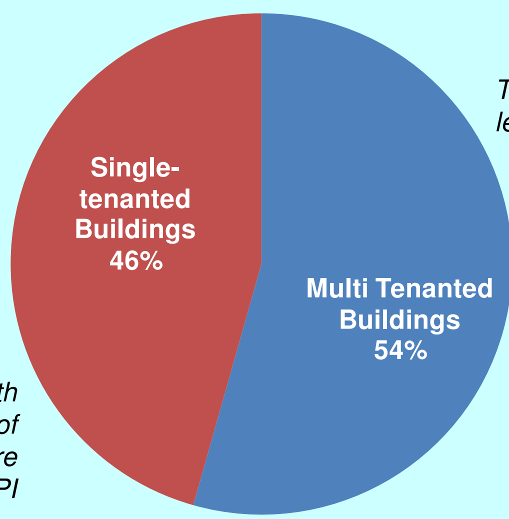
Well Diversified Portfolio
- by Lease Tenure

Mix of Single-tenanted vs Multi-tenanted Buildings

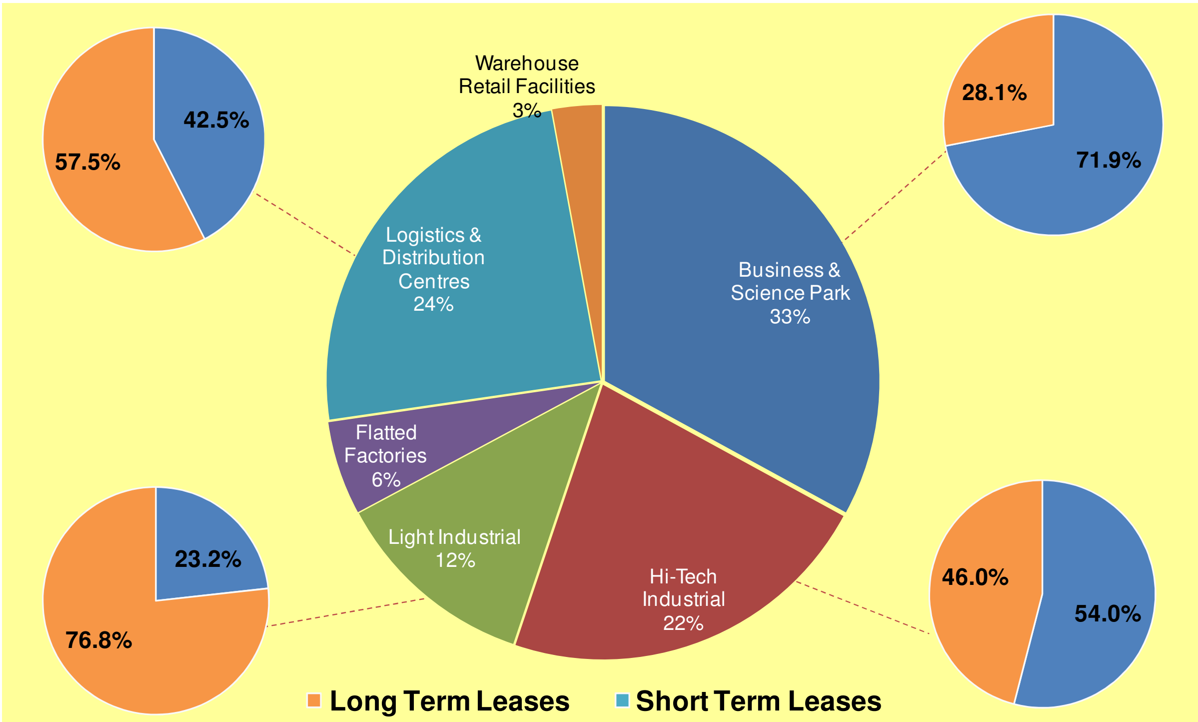


Typically 3-year rolling leases

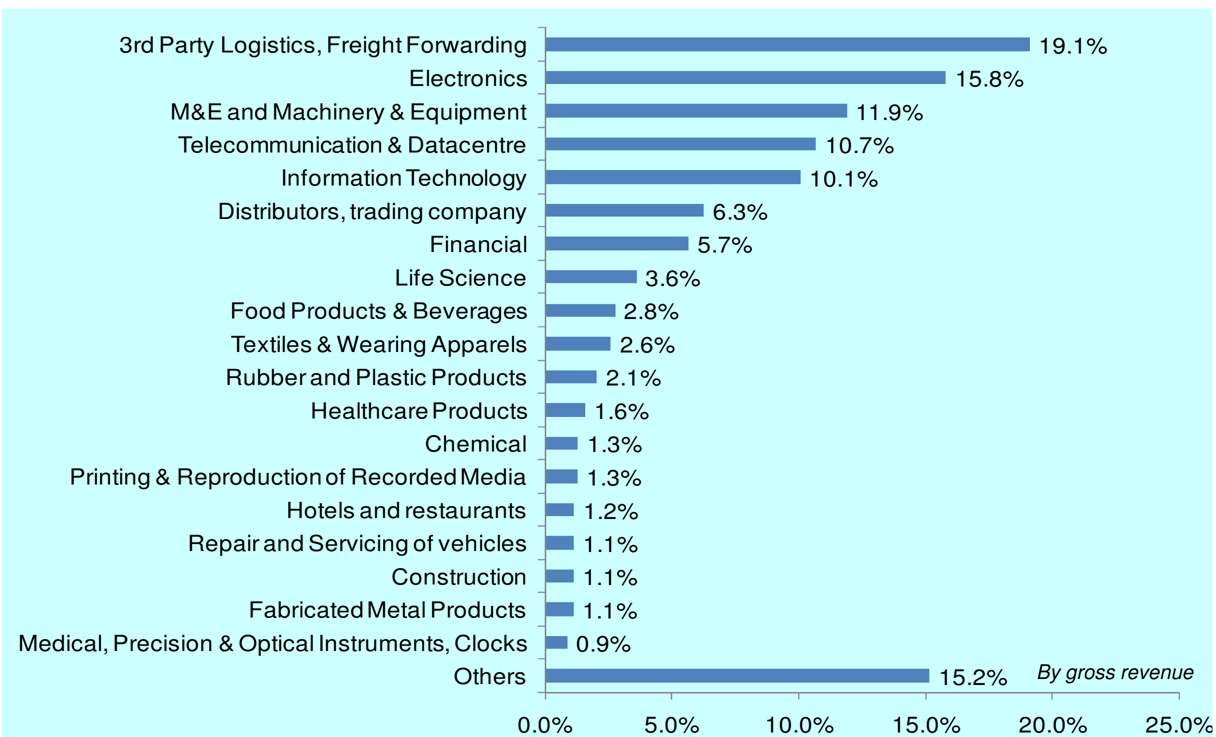
Long term leases typically with periodic rental escalation, of which 32.5% of leases are pegged to CPI

By value

Well Diversified Portfolio
- by Asset Value



Tenants' Industry Diversification

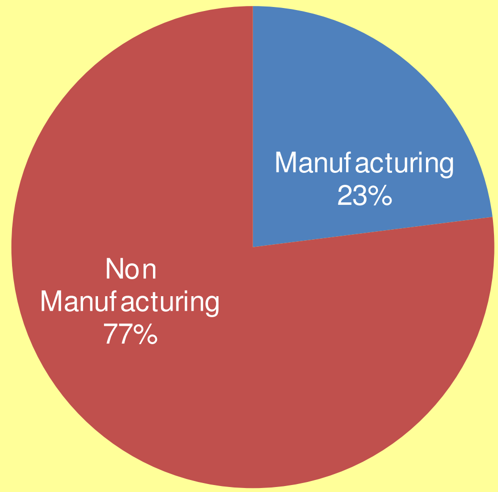


*Note: Others include shipping, technology support industries, testing & certification and technical centre for systems and repair as well as tenants in the warehouse retail facilities

Low exposure to conventional manufacturing

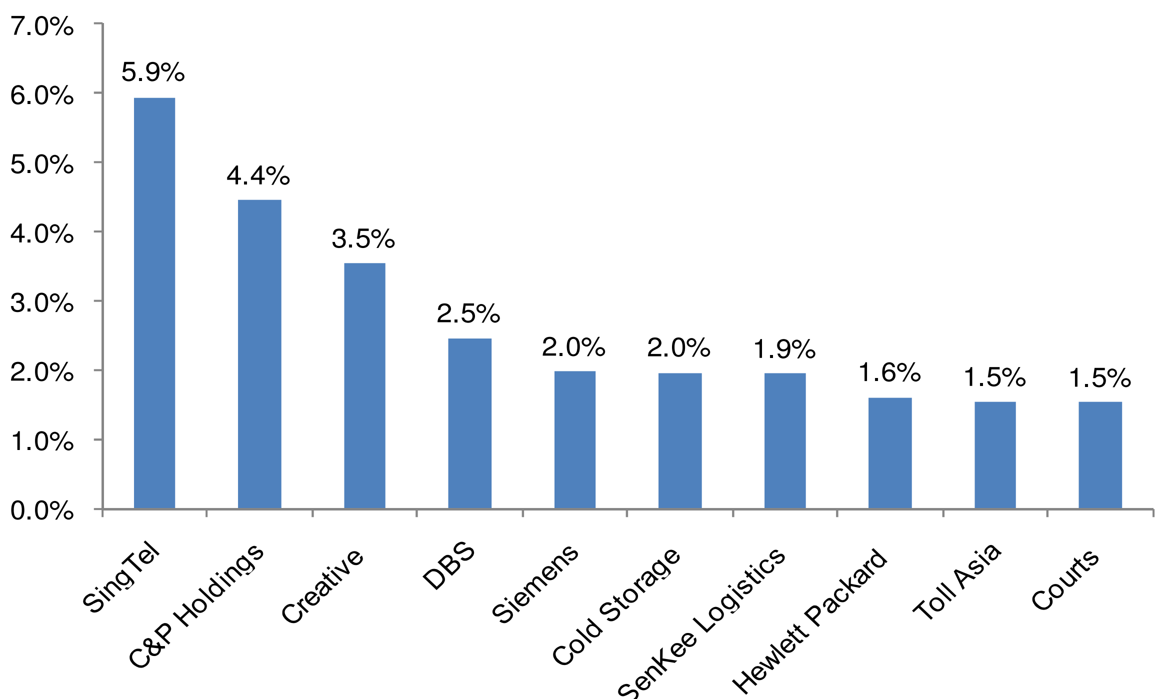
FY2009/10 tenants' business activities by net lettable area

- 23% of NLA occupied by tenants engaged in conventional manufacturing activities
- Manufacturing activities include food & beverages, aeronautical auxiliary equipment, precision engineering etc.
- Non-manufacturing activities include R&D, backroom offices, telecommunications & data centre, software and media consultancy services as well as transport & storage



Quality and Diversified Tenant Base

- Total tenant base of about 930 tenants
- Top 10 tenants account for 26.8% of total portfolio income



Security Deposits for Single Tenanted Properties

- Weighted average security deposits for single tenanted properties range from 7 to 14 months of rental income
- On a portfolio basis, weighted average security deposit is 7 months of rental income

	No. of single tenanted properties	Weighted average security deposit* (no. of months)
Business & Science Parks	4	14
Hi-Tech Properties	7	7
Light Industrial	26	11
Logistics & Distribution Centres	13	8
Warehouse Retail Facilities	2	11
	52	9

* Excluding cases where rental is paid upfront

MTB Occupancy & Rental Rate :
NPI / DPU Sensitivity

Every 5% decline in MTB occupancy or rental rate will result in a 3.8% decline in portfolio net property income or about 0.60 cents decrease in DPU

% decline in MTB occupancy / rental rates	Expected decline in annualised MTB NPI (S$m)	Decline in portfolio NPI (%)	Impact on full FY DPU (cents)*
5%	11.2	3.8	0.60
10%	22.3	7.5	1.19
15%	33.5	11.3	1.79
20%	44.7	15.1	2.39

**Based on number of units in issue as at 31 March 2010*

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Subsector Performance

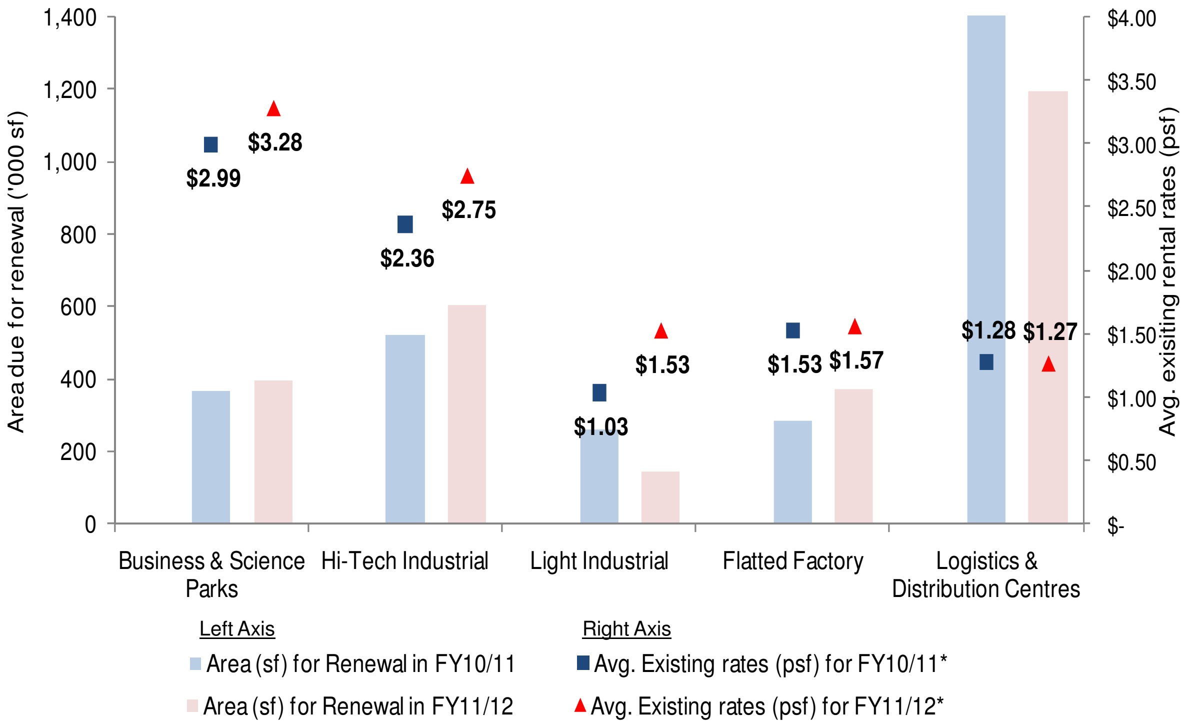
Positive rental reversion on lease renewals in Business & Science Parks, Hi-Tech Industrial and Logistics & Distribution Centres space

Multi-tenanted properties	Net lettable area (sqm)	Vacant space (sqm)	Increase / (decrease) in renewal rates(1)	Increase / (decrease) in new take up rates(2)
	As at 31 Mar 10			
Business & Science Park	252,495	38,388	⬆ 10.3%	⬆ 13.8%
Hi-Tech Industrial	203,634	22,309	⬆ 7.6%	⬆ 1.0%
Light Industrial	205,259	14,865	⬇ (2.6)%	⬆ 9.0%
Logistics & Distribution Centres	317,516	10,677	⬆ 2.7%	⬇ (4.1)%

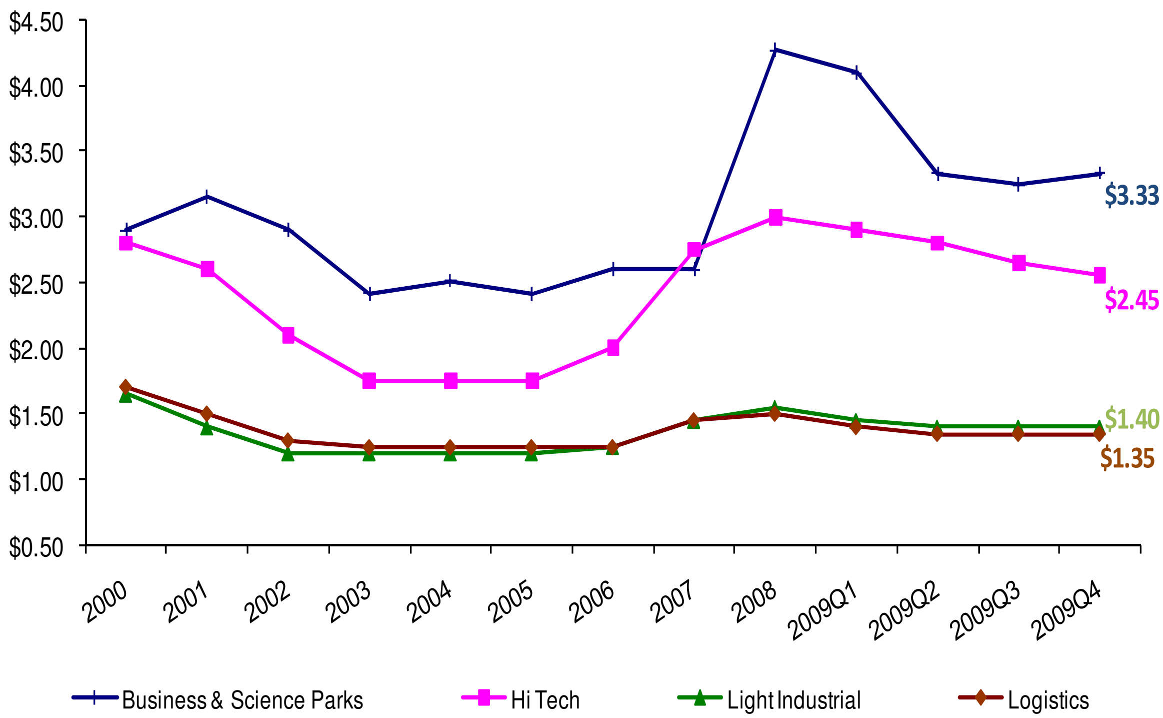
(1) FY2009/10 renewal rental rates versus previously contracted rates
(2) Rental rates for new take up (including expansion by existing tenants) in 4Q FY2009/10 versus similar rates in 3Q FY2009/10

In-place rent of space due for renewal

FY2010/11 & FY2011/12



Average Market Gross Rents by Sector



Source : URA 4Q2009 Report and CBRE 1Q2010 Press release

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Market Outlook

- Ministry of Trade & Industry advance estimates indicate GDP for 1Q2010 expanded strongly with 13.1% y-o-y increase
- Real GDP increased by 32.1% q-o-q in 1Q2010 compared to a contraction of 2.8% in 4Q 2009 largely driven by the manufacturing sector
- Revised Singapore's economic growth for 2010 to between 7% and 9%
- Asia is likely to see positive growth rates and lead the global economic recovery.
- Singapore industrial property sector saw a pause in the decline of rental rates and marginal upturn in rental rates for selected sub-sectors. If the current rate of economic recovery is sustained, the industrial property market could begin its recovery soon.

Potential New Supply

- Current total stock of 36.8 m sqm
- Potential new supply of about 2.2m sqm of industrial space expected over next two years; majority of potential supply is precommitted

Sector ('000 sqm)	New Supply (total)	2010	2011	2012
Business & Science Park	287	243	44	0
% pre-committed (est)	52%	61%	0	0
Industrial (Hi-tech and Light industrial)*	1,457	925	415	117
% pre-committed (est)	79%	77%	84%	72%
Logistics & Distribution Centres	505	221	146	138
% pre-committed (est)	57%	70%	60%	33%
Total % pre-committed	**70%**			

* Excludes projects under 7,000 sqm.

Source: URA Q4 Report, A-REIT internal research

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A-REIT's strengths

Diversity and Depth

- Largest business and industrial REIT in Singapore
- Solid and well diversified portfolio
  - ✓ Five property asset classes
  - ✓ Well-located quality properties
  - ✓ Balance of long term vs short term leases provides stability with potential for positive rental reversions
  - ✓ No single property accounts for more than 4.5% of revenue
  - ✓ High predictability and sustainability in income

Strong Sponsor

- Sponsor Ascendas has a track record of more than 20 years in this sector
- Committed sponsor and alignment of interest with A-REIT unitholders

A-REIT's strengths

- **Downside protection in earnings**
  - Stable portfolio with about 85% of portfolio revenue committed and a portfolio average lease to expiry of about 4.8 years.
  - Mix of long term and short term leases provides earnings stability
    - ➢ Long term leases have a weighted average lease to expiry of about 7 years and are backed with an average of 9 months rental in security deposits
    - ➢ Long term leases have stepped rental escalation
  - Diversified portfolio capable of serving the needs of various sectors
  - No significant re-financing requirements
  - No exposure to fluctuations in interest rates

- **Hedge against Inflation**
  - 46% of leases are long term typically with annual rental escalation, of which about 32.5% have CPI pegged adjustments

A-REIT's strengths

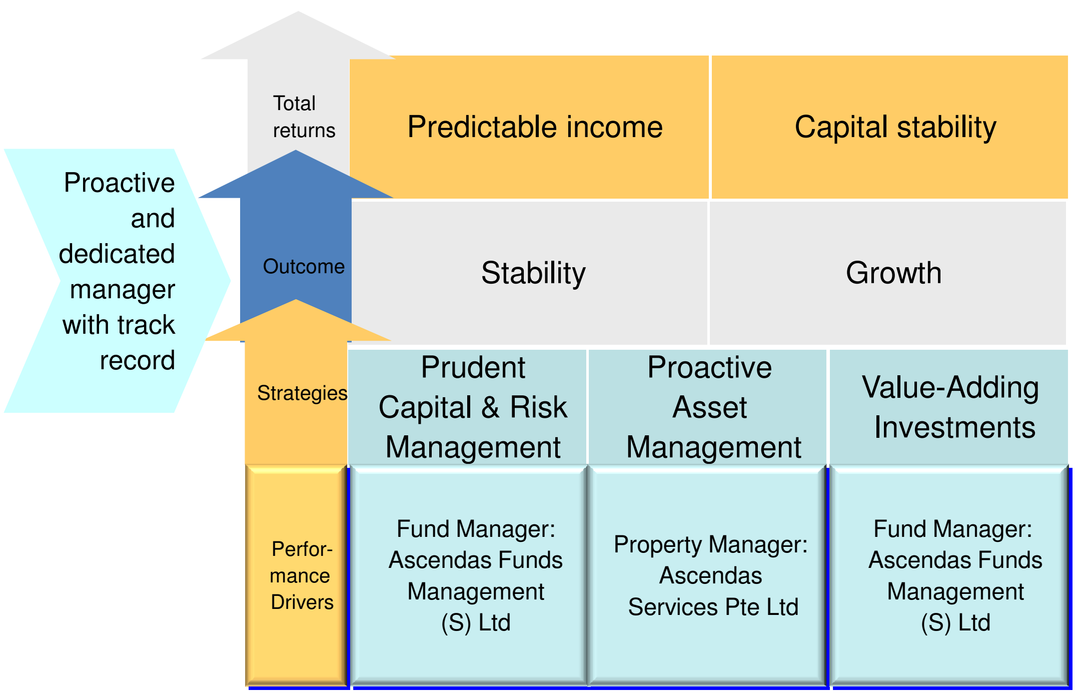
Development capability
- Has development capability to create own assets which are more yield accretive than acquisitions of income producing properties

Operational platform (Property Manager, Ascendas Services Pte Ltd)
- Dedicated asset management, sales/marketing, leasing and property management team of over 80 people
- Possess in-depth understanding of this property sector

Customer focus
- About 930 tenants from international and local companies
- Track record of customers growing with us

Size advantages
- Accounts for 14% of S-REIT market capitalization and 8.6% of Asian ex Japan REIT sector
- Accounts for about 10% of S-REIT total trading volume in FY2009/10
- Included in major indices (eg. MSCI, FTSE ST Mid Cap Index)

A-REIT's strategies



Thank you

Important Notice