



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

## **ANNOUNCEMENT**

### **A-REIT EXPLORES REGIONAL INVESTMENT OPPORTUNITIES**

Ascendas Funds Management (S) Limited, as manager of Ascendas Real Estate Investment Trust (“**A-REIT**”, and the manager of A-REIT, the “**Manager**”), wishes to inform its unitholders (“**Unitholders**”) that it is actively exploring regional investment opportunities for A-REIT.

Since the inception of A-REIT in November 2002, the Manager has been taking a proactive and prudent approach towards its investment decisions. A-REIT has grown to a portfolio of 92 properties totalling approximately S\$4.8 billion as at 30 September 2010 from its initial portfolio of eight properties worth approximately S\$636 million in November 2002.

In line with the Manager’s investment strategy of owning and operating a diversified portfolio in the business space and industrial property sector, in addition to seeking investment opportunities in Singapore, it will be expanding its investment scope to cover the Asia region. Currently, the Manager is actively exploring investment opportunities in China and has set up a representative office in Shanghai, China to enhance the Manager’s visibility in the various business space sub-segments and micro property markets.

The Manager seeks to create value-add to Unitholders by:

- 1) Following its customers to serve their real estate needs in Singapore and around the Asia region;
- 2) Seeking yield accretive investment opportunities and potential capital appreciation;
- 3) Providing access to real estate markets where Unitholders could not access efficiently on their own; and

- 4) Providing Unitholders with a geographically diversified portfolio and an opportunity to ride on growth in other Asian markets.

The focus of investment will continue to be in the sub-segments of business and science park properties, logistics and distribution centres, warehouse retail properties as well as selected industrial facilities.

The Manager will persist in its disciplined evaluation of all potential investments i.e. acquisitions of income-producing assets as well as built-to-suit developments for high credit quality tenants. It seeks sustainable yield accretive returns for Unitholders and will continue to seek a balance between risk and growth. A-REIT's portfolio will remain predominantly Singapore-based assets in the foreseeable future.

The Manager will keep the public informed of any progress in this exploration and provide updates through announcements posted on SGXNET and on A-REIT's website ([www.a-reit.com](http://www.a-reit.com)).

BY ORDER OF THE BOARD  
ASCENDAS FUNDS MANAGEMENT (S) LIMITED

Mary Judith de Souza  
Company Secretary  
22 November 2010

- End -

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#### **Important Notice**

The value of units in A-REIT ("**Units**") and the income derived 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 Singapore Exchange Securities

Trading Limited (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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view on future events.