Ascendas Real Estate Investment Trust

A-REIT FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2011

Ascendas Real Estate Investment Trust (A-REIT) is a real estate investment trust constituted by the Trust Deed entered into on 9 October 2002 between Ascendas Funds Management (S) Limited as the Manager of A-REIT and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of A-REIT, as amended and restated.

Units in A-REIT were allotted in November 2002 based on a prospectus dated 5 November 2002. These units were subsequently listed on the Singapore Exchange Securities Trading Limited on 19 November 2002.

A-REIT has a diversified portfolio of 93 properties in Singapore, and houses a tenant base of about 980 customers across the following sub-sectors: Business & Science Park, Hi-Tech Industrial, Light Industrial, Logistics & Distribution Centres and Warehouse Retail Facilities.

SUMMARY OF A-REIT RESULTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2011

	01/04/10 to 31/03/11 S$'000	01/04/09 to 31/03/10 S$'000	Increase / (Decrease) %
Gross revenue	**447,634**	**413,678**	**8.2%**
Net property income	**339,426**	**319,988**	**6.1%**
Total amount available for distribution:	**247,953**	**234,891**	**5.6%**
- from operations	243,185	234,891	3.5%
- from capital (Note a)	4,768	-	nm
	Cents per Unit		
Distribution per Unit ("DPU")	FY 10/11	FY 09/10	Increase / (Decrease) %
For the quarter from 1 January to 31 March (Note b)	**3.27**	**2.73**	**19.8%**
- from operations	3.01	2.73	10.3%
- from capital	0.26	-	nm
For the twelve months from 1 April to 31 March (Note b)	**13.23**	**13.10**	**1.0%**
- from operations	12.97	13.10	(1.0%)
- from capital	0.26	-	nm
For information only			
For the twelve months from 1 April to 31 March, excluding performance fee	13.52	13.10	3.2%
Proforma DPU for the twelve months from 1 April to 31 March (Note c)	-	12.53	5.6%

Footnotes

(a) This relates to a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax) from a finance lease with a tenant for the financial year ended 31 March 2011. Such distribution is not taxable in the hands of all Unitholders, save for Unitholders who are holding the Units as trading assets.

(b) As at book closure date, none of the S$300 million collateral loan with maturity date on 1 February 2017 is converted into A-REIT's units. DPU in the table above is computed based on total applicable number of units as at 31 March 2011. Please see Section 6 for more details.

(c) The Proforma DPU for FY09/10 has been calculated using total amount available for distribution for financial year ended 31 March 2010 and the applicable number of units as at 31 March 2011 which included units issued pursuant to the placement in August 2009, units issued in lieu of the 20% base management fee in December 2009, June 2010 and December 2010 and units issued for payment of acquisition fee in June 2010. DPU growth would be 5.6% year-on-year on a proforma basis. Please see Section 6 for more details.

DISTRIBUTION DETAILS

Class of Units	Ascendas-REIT main stock
Distribution period	1 January 2011 to 31 March 2011
Distribution Type	Income
Distribution amount	3.01 cents per unit
Book closure date	8 April 2011
Payment date	9 May 2011

Class of Units	Ascendas-REIT main stock
Distribution period	1 January 2011 to 31 March 2011
Distribution Type	Capital
Distribution amount	0.26 cents per unit
Book closure date	8 April 2011
Payment date	9 May 2011

In connection with the private placement launched on 31 March 2011, the Manager declared a distribution for the period from 1 January 2011 to 10 April 2011, being the day immediately prior to the date on which the New Units were issued. The purpose is to ensure that the total amount available for distribution accrued by A-REIT up to 10 April 2011 is only distributed to the then existing Unitholders as a means to ensure fairness to these Unitholders. The book closure date for such distribution was on 8 April 2011. Please refer to Section 11 of page 26 for more details.

1(a) Statement of total return together with a comparative statement for the corresponding period of the immediate preceding financial year

1(a)(i) Statement of total return (Financial Year ended 31 March 2011 vs Financial Year ended 31 March 2010)

	01/04/10 to 31/03/11 (Note l) S$'000	01/04/09 to 31/03/10 (Note l) S$'000	Increase / (Decrease) %
Gross revenue	447,634	413,678	8.2%
Property services fees	(14,723)	(13,555)	8.6%
Property tax	(26,730)	(21,876)	22.2%
Other property operating expenses	(66,755)	(58,259)	14.6%
Property operating expenses	(108,208)	(93,690)	15.5%
Net property income	339,426	319,988	6.1%
Management fee (Note a)	(24,725)	(23,421)	5.6%
Performance fee (Note b)	(5,420)	-	nm
Trust expenses	(3,608)	(2,879)	25.3%
Finance income (Note c)	3,295	1,650	99.7%
Finance costs (Note d)	(77,655)	(69,805)	11.2%
Foreign exchange gain (Note e)	2,352	-	nm
Non property expenses	(105,761)	(94,455)	12.0%
Net income	233,665	225,533	3.6%
Net change in fair value of financial derivatives (Note f)	1,144	(23,878)	(104.8%)
Net appreciation/(depreciation) on revaluation of investment properties and investment properties under development (Note g)	344,777	(53,682)	nm
Total return for the year before income tax expense	579,586	147,973	291.7%
Income tax expense (Note h)	(976)	-	nm
Total return for the year after income tax expense	578,610	147,973	291.0%
Non tax deductible expenses, net and other adjustments (Note i)	9,352	33,236	(71.9%)
Net (appreciation)/depreciation on revaluation of investment properties and investment properties under development (Note g)	(344,777)	53,682	nm
Income available for distribution	243,185	234,891	3.5%
Distribution from capital (Note j)	4,768	-	nm
Total amount available for distribution	247,953	234,891	5.6%

The following items have been included in arriving at net income:

	01/04/10 to 31/03/11 (Note l) S$'000	01/04/09 to 31/03/10 (Note l) S$'000
Gross rental income	409,981	385,703
Other income (Note k)	37,653	27,975
(Allowance for)/Writeback of doubtful receivables, net	(6)	72
Depreciation of plant and equipment	(1,272)	(1,101)

nm denotes "not meaningful"

Footnotes

(a) With effect from 19 November 2007, the Manager has elected to receive 20% of the base management fee in units and 80% in cash for all properties.

(b) Performance fee is payable to the Manager if DPU growth exceeds 2.5%. Performance fee of 0.1% of AUM is payable for the financial year ended 31 March 2011 as DPU grew 3.2% over the previous financial year.

(c) Finance income for the financial year ended 31 March 2011 included interest income from bank deposits and interest rate swaps while that for the financial year ended 31 March 2010 included mainly gain of S$1.6 million on redemption of the S$300 million Commercial Mortgage Backed Securities ("CMBS").

(d) Finance costs for the financial year ended 31 March 2011 and 31 March 2010 comprise interest expenses on loans, interest rate swaps and amortised costs of establishing debt facilities (including the Medium Term Notes, Transferrable Loan Facilities and Committed Revolving Credit Facilities). Finance costs also included fair value loss on collateral loan of S$6.1million (FY09/10 – S$0.4 million) and accretion adjustments for deferred payments and refundable security deposits. The collateral loan (with embedded derivatives) has been designated as fair value through profit or loss in accordance with FRS 39. Finance costs for FY09/10 included costs incurred for the issuance of the collateral loan of S$9.1 million. Excluding the effects of costs incurred for the issuance of the collateral loan, finance costs are higher in FY10/11 mainly due to higher borrowings and higher loss on fair value of collateral loan.

(e) Exchange gain relates to gain on translation of JPY9.6 billion Medium Term Notes as at 31 March 2011.

(f) Net change in fair value of financial derivatives relates to changes in the fair value of interest rate swaps and cross currency swap in accordance with FRS 39. For further details, please refer to Note (h) of Page 10 and Page 11.

(g) Independent valuation for the 92 properties were undertaken by CB Richard Ellis Pte Ltd, DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle, Cushman & Wakefield Singapore Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd in March 2011. The investment property, Neuros & Immunos, which was acquired in March 2011 was valued by an independent valuer on 28 February 2011. Net appreciation on revaluation of investment properties and investment properties under development included mainly gain from revaluation of the existing properties. This is partially offset by a write down in value of investment properties at 1 Senoko Avenue following the demolition of the building for re-development in September 2010. Net increase in value on revaluation of investment properties and investment properties under development are not taxable and are excluded from the computation of total amount available for distribution.

(h) Income tax expense relates to deferred tax in respect of temporary differences between the tax base of the finance lease receivable and its carrying amount for financial reporting purposes.

(i) Net non tax deductible expenses and other adjustments included units issued to the Manager in part payment of its management fees. It also included fair value loss on collateral loan, commitment fee paid on undrawn committed revolving credit facility and accretion adjustments for deferred payments and refundable security deposits and changes in fair value of financial derivatives in accordance with FRS 39. For FY10/11, these are partially offset by net interest income from finance lease receivables and foreign exchange gain. FY09/10 included costs incurred for the issuance of the collateral loan of S$9.1 million and gain of S$1.6 million from redemption of the S$300 million CMBS.

(j) This relates to a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax) from a finance lease with a tenant for the financial year ended 31 March 2011. Such distribution is not taxable in the hands of all Unitholders, save for Unitholders who are holding the Units as trading assets.

(k) Other income includes interest income from finance lease receivables, revenue from utilities charges, liquidated damages and carpark revenue.

(l) 93 properties as at 31 March 2011 and as at 31 March 2010.

Gross revenue increased mainly due to income from full year impact from development projects and acquisitions completed in FY09/10. The favourable variance also arises from additional rental from completion of development projects and acquisitions since March 2010 and liquidated damages from contractors and pre-terminated tenants.

Property services fees and property tax expenses were higher in FY10/11, generally due to the full year impact from development projects and acquisitions completed in FY09/10 and from completion of development projects and acquisitions since March 2010. Higher property tax expenses was also due to the cessation of property tax rebate in December 2009. In addition, property tax expenses for FY09/10 included a one-off reversal of over accrued property tax of approximately S$0.9 million which contributed to the lower property tax expenses in FY09/10.

Other property operating expenses was 14.6% higher than FY09/10 mainly contributed by the increase in electricity charges, cessation of land rent rebate and full year impact from development projects and acquisitions completed in FY09/10. The increase is also partially due to new development projects and acquisitions completed since March 2010 and changes in lease structure arising from conversion of properties from single-tenanted to multi-tenanted.

One-off items contributed a net positive impact of S$11.2 million on total amount available for distribution for FY10/11. This included S$5.2 million in liquidated damages, S$2.2 million vacancy refunds on property tax and S$0.4 million from prior years' property tax adjustments.

1(a)(ii) Statement of total return (4Q FY10/11 vs 4Q FY09/10)

	01/01/11 to 31/03/11 (Note l) S$'000	01/01/10 to 31/03/10 (Note l) S$'000	Increase / (Decrease) %
Gross revenue	112,904	103,905	8.7%
Property services fees	(3,985)	(3,598)	10.8%
Property tax	(7,598)	(5,685)	33.6%
Other property operating expenses	(17,285)	(17,849)	(3.2%)
Property operating expenses	(28,868)	(27,132)	6.4%
Net property income	84,036	76,773	9.5%
Management fee (Note a)	(6,311)	(5,921)	6.6%
Performance fee (Note b)	(5,420)	-	nm
Trust expenses	(994)	(620)	60.3%
Finance income (Note c)	1,113	1,605	(30.7%)
Finance costs (Note d)	(22,462)	(24,108)	(6.8%)
Foreign exchange gain (Note e)	2,352	-	nm
Non property expenses	(31,722)	(29,044)	9.2%
Net income	52,314	47,729	9.6%
Net change in fair value of financial derivatives (Note f)	(1,895)	(13,170)	(85.6%)
Net appreciation/(depreciation) on revaluation of investment properties (Note g)	301,515	(53,682)	nm
Total return for the period before income tax expense	351,934	(19,123)	nm
Income tax expense (Note h)	(976)	-	nm
Total return for the period after income tax expense	350,958	(19,123)	nm
Non tax deductible expenses, net and other adjustments (Note i)	7,047	16,505	(57.3%)
Net (appreciation)/depreciation on revaluation of investment properties (Note g)	(301,515)	53,682	nm
Income available for distribution	56,490	51,064	10.6%
Distribution from capital (Note j)	4,768	-	nm
Total amount available for distribution	61,258	51,064	20.0%

The following items have been included in arriving at net income:

	01/01/11 to 31/03/11 (Note l) S$'000	01/01/10 to 31/03/10 (Note l) S$'000
Gross rental income	104,803	95,470
Other income (Note k)	8,101	8,435
(Allowance for)/Writeback of doubtful receivables, net	(4)	1
Depreciation of plant and equipment	(318)	(276)

nm denotes “not meaningful”

Footnotes

(a) With effect from 19 November 2007, the Manager has elected to receive 20% of the base management fee in units and 80% in cash for all properties.

(b) Performance fee is payable to the Manager if DPU growth exceeds 2.5%. Performance fee of 0.1% of AUM is payable for the financial year ended 31 March 2011 as DPU grew 3.2% over the previous financial year.

(c) Finance income for the 4Q FY10/11 included interest income from bank deposits and interest rate swaps. Finance income for 4Q FY 09/10 included mainly gain of S$1.6 million from redemption of the S$300 million CMBS.

(d) Finance costs for 4Q FY10/11 and FY09/10 comprise interest expenses on loans, interest rate swaps and amortised costs of establishing debt facilities (including the Medium Term Notes, Transferrable Loan Facilities and Committed Revolving Credit Facilities). Finance costs also included fair value loss on collateral loan of S$3.6 million (FY09/10 - S$0.4 million) and accretion adjustments for deferred payments and refundable security deposits. The collateral loan (with embedded derivatives) has been designated as fair value through profit or loss in accordance with FRS 39. Finance costs for 4Q FY09/10 included costs incurred for the issuance of the collateral loan of S$9.1 million. Excluding the effects of costs incurred for the issuance of the collateral loan, finance costs are higher in 4Q FY10/11 mainly due to higher borrowings and fair value loss on collateral loan.

(e) Exchange gain relates to gain on translation of JPY9.6 billion Medium Term Notes as at 31 March 2011.

(f) Net change in fair value of financial derivatives relates to changes in the fair value of interest rate swaps and cross currency swap in accordance with FRS 39. For further details, please refer to Note (h) of Page 10 and Page 11.

(g) Independent valuation for the 92 properties were undertaken by CB Richard Ellis Pte Ltd, DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle, Cushman & Wakefield Singapore Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd in March 2011. The investment property, Neuros & Immunos, which was acquired in March 2011 was valued by an independent valuer on 28 February 2011. Net increase in value on revaluation of investment properties are not taxable and are excluded from the computation of total amount available for distribution.

(h) Income tax expense relates to deferred tax in respect of temporary differences between the tax base of the finance lease receivable and its carrying amount for financial reporting purposes.

(i) Net non tax deductible expenses and other adjustments included changes in fair value of collateral loan, net changes in fair value of financial derivatives and accretion adjustments for deferred payments and refundable security deposits in accordance with FRS 39, It also included units issued to the Manager in part payment of its management fees and commitment fee paid on undrawn committed revolving credit facility. FY10/11 amount included foreign exchange gain and net interest income from finance lease receivables. FY09/10 amount included costs incurred for the issuance of the collateral loan of S$9.1 million and gain of S$1.6 million on redemption of the S$300 million CMBS.

(j) This relates to a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax) from a finance lease with a tenant for the financial year ended 31 March 2011. Such distribution is not taxable in the hands of all Unitholders, save for Unitholders who are holding the Units as trading assets.

(k) Other income includes interest income from finance lease receivable, revenue from utilities charges, liquidated damages and carpark revenue.

(l) 93 properties as at 31 March 2011 and as at 31 March 2010.

Gross revenue increased mainly due to additional rental income from completion of development projects and acquisitions since March 2010.

Property services fees and property tax expenses were higher in 4Q FY10/11 generally due to completion of development projects and acquisitions since March 2010.

Other property operating expenses was 3.2% lower than 4Q FY09/10 mainly due to lower maintenance and conservancy costs offset by higher utilities charges from increase in electricity charges. The favourable variance is also partially offset by higher expenses arising from completion of development projects and acquisitions since March 2010 and changes in lease structure arising from conversion of properties from single-tenanted to multi-tenanted.

One-off items contributed a net positive impact of S$1.7 million on total amount available for distribution for 4Q FY10/11. This included S$0.5 million from vacancy refunds on property tax and S$0.4 million in liquidated damages.

1 (b)(i) Balance sheet, together with comparatives as at the end of the immediate preceding financial year

	31/03/11 S$'000	31/03/10 S$'000
Non-current assets		
Investment properties (Note a)	5,254,556	4,740,590
Investment properties under development (Note b)	26,078	3,909
Plant and equipment	2,811	3,912
Finance lease receivable (Note c)	67,043	-
Other assets (Note c)	26,861	72,741
Derivative assets (Note d)	4,452	-
	5,381,801	**4,821,152**
Current assets		
Finance lease receivable (Note c)	1,505	-
Trade and other receivables	28,451	24,618
Cash and cash equivalents	8,067	8,666
	38,023	**33,284**
Current liabilities		
Trade and other payables (Note e)	119,539	284,443
Security deposits	41,407	37,210
Deferred payments	6,991	7,136
Derivative liabilities	3,827	3,570
Short term borrowings (Note f and h)	349,883	251,754
Medium term notes (Note h)	149,980	-
	671,627	**584,113**
Net current liabilities	**(633,604)**	**(550,829)**
Non-current liabilities		
Security deposits	2,138	2,222
Deferred payments	-	6,784
Derivative liabilities	55,901	50,451
Deferred tax liabilities (note g)	976	-
Medium term notes (Note h)	270,707	274,350
Collateral loan (Note h)	306,468	300,390
Term loans (Note f and h)	820,341	689,152
	1,456,531	**1,323,349**
Net assets	**3,291,666**	**2,946,974**
Represented by:		
Unitholders' funds	**3,291,666**	**2,946,974**

Gross borrowings	Actual 31/03/11 S$'000	Actual 31/03/10 S$'000
Secured borrowings		
Amount repayable after one year	701,468	695,390
Amount repayable within one year	-	-
Unsecured borrowings		
Amount repayable after one year	702,916	575,000
Amount repayable within one year	499,900	251,800
	1,904,284	1,522,190

Footnotes

(a) Increase in investment properties mainly due to gain on revaluation of investment properties by external valuers as at 31 March 2011 and acquisition of Neuros & Immunos in FY10/11. The increase is also partly due to transfer of 5 Changi Business Park Crescent from investment properties under development upon obtaining of the Temporary Occupation Permit ("TOP") in December 2010.

(b) Investment properties under development increased mainly due to the progress of the developments at 1 Senoko Avenue and a built-to-suit logistics facility in the eastern part of Singapore offset by the transfer of 5 Changi Business Park Crescent to investment properties upon obtaining of TOP.

(c) Other assets decreased from FY09/10 mainly due to the transfer of other assets to finance lease receivable upon commencement of a lease in 1Q FY10/11, resulting in a corresponding increase in finance lease receivable as at 31 March 2011. The decrease was offset by a deposit paid for the forward purchase contract of a business space property located in Jinqiao Export and Processing Zone in Shanghai, China.

(d) Derivative assets relates to favourable change in fair value of interest rates swaps.

(e) Trade and other payables decreased mainly due to payments in relation to the acquisition of DBS Asia Hub and accrued development costs.

(f) Short term interest bearing borrowings and term loans have increased mainly due to new loans drawdown to finance the acquisition of DBS Asia Hub, existing development projects and completed developments at 15 Changi North Way, Pioneer Hub, 1, 3 and 5 Changi Business Park Crescent, 38A Kim Chuan Road and asset enhancement works at Techplace II.

(g) Deferred tax liabilities relates to the temporary differences between the tax base of the finance lease receivable and its carrying amount for financial reporting purposes.

(h) **Details of borrowings & collateral**

A term loan of S$395 million (Commercial Mortgage Backed Securities) granted by a special purpose company, Emerald Assets Limited ("Emerald") is outstanding as at the date of balance sheet. As collateral for the credit facilities granted by Emerald, the Trustee has granted in favour of Emerald the following:

(i) a mortgage over the 36 properties in the A-REIT portfolio;

(ii) an assignment and charge of the rental proceeds and tenancy agreements of the above mentioned properties;

(iii) an assignment of the insurance policies relating to the above mentioned properties; and

(iv) a fixed and floating charge over certain assets of the Trust relating to the above mentioned properties.

In March 2010, a collateral loan of S$300 million with maturity date on 1 February 2017 was granted by a special purpose vehicle, Ruby Assets Pte. Ltd. ("Ruby"). To fund the collateral loan granted to A-REIT, Ruby has issued S$300 million Exchangeable Collateralised Securities ("ECS") which are exchangeable into new units of A-REIT at an adjusted conversion price of S$2.4076 per unit at any time on or after 6 May 2010 and have an expected maturity date of 2017. As collateral for the loan granted by Ruby, the Trustee has granted in favour of Ruby the following:

(i) a mortgage over the 19 properties in the A-REIT portfolio;

(ii) an assignment and charge of the rental proceeds and tenancy agreements of the above mentioned properties;

(iii) an assignment of the insurance policies relating to the above mentioned properties; and

(iv) a fixed and floating charge over certain assets of the Trust relating to the above mentioned properties;

A-REIT established a S$1 billion Multicurrency Medium Term Note Programme ("MTN2009") in March 2009. As at 31 March 2010, S$275 million of fixed rate notes have been issued, of which S$150 million will be due in April 2011 and the remaining S$125 million in July 2013. The notes bear a fixed interest rate payable semi-annually in arrears.

On 24 February 2011, A-REIT issued a JPY9.6 billion fixed rate notes under the MTN2009. The notes will mature in February 2018 and bear a fixed interest rate payable semi-annually in arrears. To eliminate the foreign currency risk arising from the JPY9.6 billion note issuance, A-REIT entered into a cross currency swap, in which the JPY9.6 billion was swapped into S$148.4 million on 24 February 2011 on a floating rate basis. At maturity of the cross currency swap on 23 February 2018, the S$148.4 million will be swapped back into JPY9.6 billion to pay for the redemption of the JPY notes.

In addition, A-REIT has various bilateral banking credit facilities with varying degrees of utilisation as at the balance sheet date.

As at 31 March 2011, 71.3% of A-REIT's interest rate exposure arising from floating rate borrowings has been hedged into fixed rates through interest rate swaps. As a result, the overall weighted average cost of funds as at 31 March 2011 is 3.5% (including margins charged on the loans and amortised annual costs of the Medium Term Notes, Transferrable Loan Facilities and Committed Revolving Credit Facilities) and the overall weighted average tenure is 3.2 years. The interest rate swaps have terms from less than 1 year up to 7 years. The effective hedge portion of changes in the fair value of interest rate swaps were recognised in the Statement of Movement in Unitholders' Funds. The fair value changes of the remaining interest rate swaps, changes in fair value of the collateral loan and cross currency swap were recognised in the Statement of Total Return in accordance with FRS 39.

1 (c) Cash flow statement together with a comparative statement for the corresponding period of the immediate preceding financial year.

1 (c)(i) Cash flow statement (Financial Year ended 31 March 2011 vs Financial Year ended 31 March 2010)

	01/04/10 to 31/03/11 S$'000	01/04/09 to 31/03/10 S$'000
Operating activities		
Net income	233,665	225,533
Adjustments for		
Finance income	(3,295)	(1,650)
Allowance for/(Writeback of) doubtful receivables, net	6	(72)
Finance costs	77,655	69,805
Management fees paid/payable in units	4,945	4,684
Depreciation of plant and equipment	1,272	1,101
Foreign exchange gain	(2,352)	-
Operating income before working capital changes	311,896	299,401
Changes in working capital		
Trade and other receivables	(3,530)	88
Trade and other payables	(7,811)	(13,721)
	(11,341)	(13,633)
Cash flows from operating activities	300,555	285,768
Investing activities		
Purchase of investment properties	(239,227)	(15,134)
Payment for investment properties and other assets under development	(91,007)	(196,599)
Purchase of plant and equipment	(171)	-
Payment for capital improvement projects	(9,042)	(3,320)
Payment of deferred settlements	(7,340)	(9,345)
Deposits paid	(26,151)	-
Interest received	2,855	61
Cash flows from investing activities	(370,083)	(224,337)
Financing activities		
Equity issue costs paid	-	(4,947)
Proceeds from issue of units	-	301,550
Distributions paid to Unitholders	(237,685)	(225,752)
Finance costs paid	(69,298)	(59,726)
Transaction costs paid in respect of borrowings	-	(7,263)
Proceeds from borrowings	1,002,568	1,221,600
Repayment of borrowings	(624,200)	(1,587,193)
Proceeds from collateral loans	-	300,000
Transaction costs paid in respect of collateral loan	(2,456)	(7,769)
Cash flows from financing activities	68,929	(69,500)
Net decrease in cash and cash equivalents	(599)	(8,069)
Cash and cash equivalents at beginning of the financial year	8,666	16,735
Cash and cash equivalents at end of the financial year	8,067	8,666

1 (c)(ii) Cash flow statement (4Q FY10/11 vs 4Q FY09/10)

	01/01/11 to 31/03/11 S$'000	01/01/10 to 31/03/10 S$'000
Operating activities		
Net income	52,314	47,729
Adjustments for		
Finance income from financial institutions	(1,113)	(1,605)
Allowance for/(Writeback back) of doubtful receivables, net	4	(1)
Finance costs	22,462	24,108
Management fees paid/payable in units	1,263	1,184
Depreciation of plant and equipment	318	276
Foreign exchange gain	(2,352)	-
Operating income before working capital changes	72,896	71,691
Changes in working capital		
Trade and other receivables	(92)	(1,372)
Trade and other payables	(3,070)	333
	(3,162)	(1,039)
Cash flows from operating activities	69,734	70,652
Investing activities		
Purchase of investment properties	(124,245)	(15,134)
Payment for investment properties and other assets under development	(34,474)	(15,677)
Purchase of plant and equipment	(8)	-
Payment for capital improvement projects	(4,834)	(469)
Payment of deferred settlements	-	(20)
Deposits paid	(26,151)	-
Interest received	1,090	16
Cash flows from investing activities	(188,622)	(31,284)
Financing activities		
Distributions paid to Unitholders	(61,665)	(61,187)
Finance costs paid	(17,290)	(15,442)
Transaction costs paid in respect of borrowings	-	(7,263)
Proceeds from borrowings	364,468	414,800
Repayment of borrowings	(173,300)	(659,693)
Proceeds from collateral loans	-	300,000
Transaction costs paid in respect of collateral loan	-	(7,769)
Cash flows from financing activities	112,213	(36,554)
Net (decrease)/increase in cash and cash equivalents	(6,675)	2,814
Cash and cash equivalents at beginning of the period	14,742	5,852
Cash and cash equivalents at end of the period	8,067	8,666

1 (d)(i) Statement of movement in unitholders' funds (Financial Year ended 31 March 2011 vs Financial Year ended 31 March 2010)

	01/04/10 to 31/03/11 S$'000	01/04/09 to 31/03/10 S$'000
Balance at beginning of the financial year	2,946,974	2,703,039
Operations		
Net income	233,665	225,533
Net change in fair value of financial derivatives	1,144	(23,878)
Net appreciation/(depreciation) on revaluation of investment properties and investment properties under development (Note a)	344,777	(53,682)
Income tax expense	(976)	-
Net increase in net assets resulting from operations	578,610	147,973
Hedging transactions		
Effective portion of changes in fair value of financial derivatives (Note b)	(2,689)	(3,478)
Changes in fair value of financial derivatives transferred to the Statement of Total Return	290	24,030
Net (decrease)/increase in net assets resulting from hedging transactions	(2,399)	20,552
Unitholders' transactions		
New units issued	-	301,550
Acquisition fees (IPT acquisition) paid in units	1,160	-
Management fees paid in units	5,006	4,617
Equity issue costs	-	(5,005)
Distributions to Unitholders	(237,685)	(225,752)
Net (decrease)/increase in net assets resulting from Unitholders' transactions	(231,519)	75,410
Balance at end of the financial year	3,291,666	2,946,974

Footnotes

(a) Independent valuation for the 92 properties were undertaken by CB Richard Ellis Pte Ltd, DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle, Cushman & Wakefield Singapore Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd in March 2011. The investment property, Neuros & Immuno, which was acquired in March 2011 was valued by an independent valuer on 28 February 2011. This is partially offset by a write down in value of investment properties under development at 1 Senoko Avenue following the demolition of the building for re-development in September 2010.

(b) In both FY09/10 and FY10/11, forward interest rates at the end of the period were lower than those at the beginning of the period. Hence, the aggregate fair values of the interest rate swaps registered an unfavourable change as compared to the beginning of the period.

Statement of movement in unitholders' funds (4Q FY10/11 vs 4Q FY09/10)

	01/01/11 to 31/03/11 S$'000	01/01/10 to 31/03/10 S$'000
Balance at beginning of period	3,002,440	3,018,864
Operations		
Net income	52,314	47,729
Net change in fair value of financial derivatives	(1,895)	(13,170)
Net appreciation/(depreciation) on revaluation of investment properties (Note a)	301,515	(53,682)
Income tax expense	(976)	-
Net increase/(decrease) in net assets resulting from operations	350,958	(19,123)
Hedging transactions		
Effective portion of changes in fair value of financial derivatives (Note b)	(30)	(4,127)
Changes in fair value of financial derivatives transferred to the Statement of Total Return	(37)	12,547
Net (decrease)/increase in net assets resulting from hedging transactions	(67)	8,420
Unitholders' transactions		
Distributions to Unitholders	(61,665)	(61,187)
Net decrease in net assets resulting from Unitholders' transactions	(61,665)	(61,187)
Balance at end of period	3,291,666	2,946,974

Footnotes

(a) Independent valuation for the 92 properties were undertaken by CB Richard Ellis Pte Ltd, DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle, Cushman & Wakefield Singapore Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd in March 2011. The investment property, Neuros & Immunos, which was acquired in March 2011 was valued by an independent valuer on 28 February 2011.

(b) In 4Q FY09/10, forward interest rates at the end of the period was lower than those at the beginning of the period. Hence, the aggregate fair values of the interest rate swaps registered an unfavourable change as compared to the beginning of the period.

In 4Q FY10/11, the forward interest rates at the end of the period was only marginally lower than those at the beginning of the period.

1 (d)(ii) Details of any changes in the units (Financial Year ended 31 March 2011 vs Financial Year ended 31 March 2010)

	01/04/10 to 31/03/11 Units	01/04/09 to 31/03/10 Units
Balance at beginning of the financial year	1,871,153,701	1,683,473,034
Issue of new units:		
- Issued pursuant to equity raising in August 2009	-	185,000,000
- Acquisition fees (IPT acquisition) paid in units	617,678	-
- Management fees paid in units	2,521,556	2,680,667
Balance at end of the financial year	1,874,292,935	1,871,153,701

Collateral Loan

A collateral loan of S$300 million with maturity date on 1 February 2017 was granted by Ruby Assets Pte. Ltd.

The collateral loan is exchangeable into fully paid units representing undivided interests in A-REIT at any time on or after 6 May 2010 at an adjusted conversion price of S$2.4076 per unit, subject to adjustment upon the occurrence of certain events.

There has been no conversion of any of the collateral loan since the date of issue.

Assuming the collateral loan is fully converted based on the adjusted conversion price of S$2.4076 per unit, the number of new units to be issued would be 124,605,416 representing 6.6% of the total number of A-REIT units in issue as at 31 March 2011.

2. Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed.

3. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

A-REIT has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements for the financial year ended 31 March 2010.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Not applicable.

6. Earnings per unit ("EPU") and Distribution per unit ("DPU") for the financial period

6.1 EPU for 4Q FY10/11 compared to 3Q FY10/11	4Q FY10/11 01/01/11 to 31/03/11	3Q FY10/11 01/10/10 to 31/12/10
Basic EPU (Note a)		
Weighted average number of units	1,874,292,935	1,873,346,931
Earnings per unit in cents (EPU)	18.72	5.68
Dilutive EPU (Note b)		
Weighted average number of units	1,998,898,351	1,995,795,910
Earnings per unit in cents (Dilutive EPU)	17.80	5.06

6.2 EPU for 4Q FY10/11 compared to 4Q FY09/10	4Q FY10/11 01/01/11 to 31/03/11	4Q FY09/10 01/01/10 to 31/03/10
Basic EPU (Note a)		
Weighted average number of units	1,874,292,935	1,871,153,701
Earnings per unit in cents (EPU)	18.72	(1.02)
Dilutive EPU (Note b)		
Weighted average number of units	1,998,898,351	1,871,153,701
Earnings per unit in cents (Dilutive EPU)	17.80	(1.02)

6.3 EPU for FY10/11 compared to FY09/10	FY10/11 01/04/10 to 31/03/11	FY09/10 01/04/09 to 31/03/10
Basic EPU (Note a)		
Weighted average number of units	1,872,990,182	1,798,514,649
Earnings per unit in cents (EPU)	30.89	8.23
Dilutive EPU (Note b)		
Weighted average number of units	1,997,595,598	1,798,514,649
Earnings per unit in cents (Dilutive EPU)	29.51	8.23

Footnotes

(a) The EPU has been calculated using total return for the period and the weighted average number of units on issue during the period. For 4Q FY10/11, the high earnings per unit is primarily due to the net increase in value on revaluation of investment properties (refer to Page 7 Note g). The loss per unit in 4Q FY09/10 is due to the decrease in value on revaluation of investment properties.

(b) For the financial year ended 31 March 2011, 4Q ended 31 March 2011 and 3Q ended 31 December 2010, the dilutive EPU are computed on the basis that the collateral loan was converted at the beginning of the period.

Dilutive EPU is determined by adjusting the total return for the period and the weighted average of number of units on issue during that period for the effects of all dilutive potential units. Potential units shall be treated as dilutive when, and only when, their conversion to A-REIT units would decrease earnings per unit or increase loss per unit. The disclosure of dilutive EPU is in relation to the issuance of collateral loan which has a convertible option to redeem the loan in A-REIT units.

6.4 DPU for 4Q FY10/11 compared to 3Q FY10/11

	4Q FY10/11 01/01/11 to 31/03/11	3Q FY10/11 01/10/10 to 31/12/10
Number of units on issue at end of period	1,874,292,935	1,874,292,935
Applicable number of units	1,874,292,935	1,874,292,935
Distribution per unit in cents (Note a and b)	3.27	3.29

6.5 DPU for 4Q FY10/11 compared to 4Q FY09/10

	4Q FY10/11 01/01/11 to 31/03/11	4Q FY09/10 01/01/10 to 31/03/10
Number of units on issue at end of period	1,874,292,935	1,871,153,701
Applicable number of units	1,874,292,935	1,871,153,701
Distribution per unit in cents (Note a and b)	3.27	2.73

6.6 DPU for FY10/11 compared to FY09/10

	FY10/11 01/04/10 to 31/03/11	FY09/10 01/04/09 to 31/03/10
Number of units on issue at end of period	1,874,292,935	1,871,153,701
Applicable number of units	1,874,292,935	1,793,060,168
Distribution per unit in cents (Note a and b)	13.23	13.10

For Information Only

Proforma DPU (Note c)	-	12.53

Footnotes

(a) The DPU has been calculated using total amount available for distribution and the applicable number of units.

(b) As at book closure date, none of the S$300 million collateral loan is converted into A-REIT. DPU in the table above is computed based on total applicable number of units for the financial year and quarter ended 31 March 2011.

(c) The Proforma DPU for FY09/10 has been calculated using total amount available for distribution for the financial year ended 31 March 2010 and the applicable number of units as at 31 March 2011 which included units issued pursuant to the placement in August 2009, units issued in lieu of the 20% base management fees in December 2009, June 2010 and December 2010 and units issued for payment of acquisition fees in June 2010. DPU growth would be 5.6% year-on-year on a proforma basis.

7. Net asset value per unit based on units issued at the end of the period

	31/03/11 cents	31/03/10 cents
Net asset value per unit	175.6	157.5
Adjusted net asset value per unit (Note a)	172.4	154.8

Footnote

(a) The adjusted net asset value per unit excludes the amount to be distributed for the relevant period prior to the balance sheet date.

8. Review of Performance

Review of Performance 4Q FY10/11 vs 4Q FY09/10

	4Q FY10/11 01/01/11 to 31/03/11 S$'000	4Q FY09/10 01/01/10 to 31/03/10 S$'000	Increase / (Decrease) %
Gross revenue	112,904	103,905	8.7%
Property operating expenses	(28,868)	(27,132)	6.4%
Net property income	84,036	76,773	9.5%
Non property expenses	(12,725)	(6,541)	94.5%
Net finance costs	(21,349)	(22,503)	(5.1%)
Foreign exchange gain	2,352	-	nm
	(31,722)	(29,044)	9.2%
Net income	52,314	47,729	9.6%
Net change in fair value of financial derivatives	(1,895)	(13,170)	(85.6%)
Net appreciation/(depreciation) on revaluation of investment properties	301,515	(53,682)	nm
Total return for the period before income tax expense	351,934	(19,123)	nm
Income tax expense	(976)	-	nm
Total return for the period after income tax expense	350,958	(19,123)	nm
Non tax deductible expenses, net and other adjustments	7,047	16,505	(57.3%)
Net (appreciation)/depreciation on revaluation of investment properties	(301,515)	53,682	nm
Income available for distribution	56,490	51,064	10.6%
Distribution from capital (Note a)	4,768	-	nm
Total amount available for distribution	61,258	51,064	20.0%
Earnings per unit (cents)	18.72	(1.02)	nm
Distribution per unit (cents)	3.27	2.73	19.8%

nm denotes “not meaningful”

Footnote

(a) This relates to a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax) from a finance lease with a tenant for the financial year ended 31 March 2011.

Gross revenue increased by 8.7% mainly due to the completion of new acquisitions and development on or after March 2010.

Property operating expenses increased by 6.4% mainly due to the completion of development projects and acquisitions since March 2010, changes in lease structure arising from conversion of properties from single-tenanted to multi-tenanted and higher electricity charges.

Non property expenses increased by 94.5% mainly due to performance fees of S$5.4 million payable in 4Q FY10/11 (Nil in 4Q FY09/10) and higher management fees from higher deposited property value.

Net finance costs in 4Q FY09/10 include the issuance costs for the collateral loan of S$9.1 million which was fully expensed off to the Statement of Total Return upon incurrence in accordance to FRS 39. Excluding the effect of this, net finance costs is higher due mainly to higher borrowings and fair value loss on collateral loan in 4Q FY10/11.

Foreign exchange gain arose from translation of JPY9.6 billion Medium Term Notes as at 31 March 2011.

Net change in fair value of financial derivatives relates to the changes in fair value of interest rate swaps and cross currency swap in accordance with FRS 39.

The net appreciation on revaluation of investment properties relates to the revaluation of the 92 properties that was undertaken by CB Richard Ellis Pte Ltd, DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle, Cushman & Wakefield Singapore Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd in March 2011.

Net non tax deductible expenses and other adjustments were higher in 4Q FY09/10 mainly due to loss on fair value adjustments on financial derivatives of S$13.2 million (S$1.9 million in 4Q FY10/11), issuance costs for the collateral loan of S$9.1 million (Nil in 4Q FY10/11). These were offset by gain from early redemption of the CMBS and upfront fees for new credit facilities which were fully expensed in March 2010 for tax purposes. For 4Q FY10/11, net non tax deductible expenses and other adjustments included foreign exchange gain of S$2.4 million on translation of JPY9.6 billion Medium Term Notes as at 31 March 2011 and net interest income from finance lease receivables. The lower net non deductible expenses and other adjustments in FY10/11 is partially offset by higher loss on collateral loan of $3.6 million ($0.4 million in FY09/10).

Review of Performance 4Q FY10/11 vs 3Q FY10/11

	4Q FY10/11 01/01/11 to 31/03/11 S$'000	3Q FY10/11 01/10/10 to 31/12/10 S$'000	Increase / (Decrease) %
Gross revenue	112,904	110,043	2.6%
Property operating expenses	(28,868)	(25,938)	11.3%
Net property income	84,036	84,105	(0.1%)
Non property expenses	(12,725)	(7,046)	80.6%
Net finance costs	(21,349)	(10,123)	110.9%
Foreign exchange gain	2,352	-	nm
	(31,722)	(17,169)	84.8%
Net income	52,314	66,936	(21.8%)
Net change in fair value of financial derivatives	(1,895)	2,045	(192.7%)
Net appreciation on revaluation of investment properties and investments properties under development	301,515	37,443	nm
Total return for the period before income tax expense	351,934	106,424	230.7%
Income tax expenses	(976)	-	nm
Total return for the period after income tax expense	350,958	106,424	229.8%
Non tax deductible expenses/(taxable income), net and other adjustments	7,047	(6,173)	(214.2%)
Net appreciation on revaluation of investment properties and investment properties under development	(301,515)	(37,443)	nm
Income available for distribution	56,490	62,808	(10.1%)
Distribution from capital (Note a)	4,768	-	nm
Total amount available for distribution (Note b)	61,258	61,749	(0.8%)
Earnings per unit (cents)	18.72	5.68	229.6%
Distribution per unit (cents)	3.27	3.29	(0.6%)

nm denotes “not meaningful”

Footnote

(a) This relates to a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax)from a finance lease with a tenant for the financial year ended 31 March 2011.

(b) For 3Q FY10/11, total amount available for distribution excluded interest income from a finance lease granted to a tenant of $1.1 million. This income was retained pending further discussion with IRAS on the tax transparency treatment.

Gross revenue is higher by 2.6% mainly due to higher occupancy from certain properties and revenue from 5 Changi Business Crescent which has commenced lease in February 2011.

Property expenses increased by 11.3% mainly due to higher vacancy refund on property tax received in 3Q FY10/11 and higher maintenance and conservancy costs incurred for 4Q FY10/11.

Non-property expenses is 80.6% higher than 3Q FY10/11 arising from provision of performance fees of S$5.4 million due to the Manager in March 2011.

Net finance costs in 4Q FY10/11 included a loss on fair value adjustments on collateral loan of approximately S$3.6 million. Net finance costs in 3Q FY10/11 has included a gain on the fair value adjustments on collateral loan of S$6.7 million.

Net change in fair value of financial derivatives relates to the changes in fair value of interest rate swaps and cross currency swap in accordance with FRS 39.

Net appreciation on revaluation of investment properties relates to the revaluation of the 92 properties that was undertaken by CB Richard Ellis Pte Ltd, DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle, Cushman & Wakefield Singapore Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd in March 2011. Net appreciation on revaluation of investment properties under development in 3Q FY10/11 included mainly valuation gain on the property at 5 Changi Business Park Crescent which obtained Temporary Occupation Permit in December 2010. Valuation was undertaken by Jones Lang LaSalle, a professional external valuer, for the property.

The movement in net non tax deductible expenses and other adjustments was mainly due to loss on fair value adjustments on collateral loan in 4Q FY10/11 (gain in 3Q FY10/11) and loss on fair value of financial derivatives in 4Q FY10/11 (gain in 3Q FY10/11).

Total amount available for distribution was 0.8% lower than 3Q FY10/11 mainly due to the higher property expenses for reasons as explained above.

9. Variance between forecast and the actual results

A-REIT has not made any forecast.

10. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

According to the Ministry of Trade & Industry's (MTI) advance estimates, Singapore's economy grew by 8.5% y-o-y in 1Q2011, largely attributed to the manufacturing sector which grew by 13.9% y-o-y. This strong growth in manufacturing was driven by the electronics and precision engineering clusters, which benefitted from a pick-up in business investment in the region. Economic growth for the year is expected to be in the range of 4% to 6%. Separately, the Monetary Authority of Singapore (MAS) has tightened monetary policy slightly, re-centering its exchange rate policy band upwards in a bid to tackle inflation and noted that inflation is expected to moderate and average 3% to 4% in 2011.

According to the Singapore's Purchasing Managers' Index (PMI), Singapore's manufacturing economy dipped to 51.3 points in March from 52.6 points in February amid slower growth in new orders as well as lower levels in production output, imports and input prices. The slowdown can be attributed to the uncertainties arising from events in the Middle East and North Africa and their impact on oil prices as well as from the nuclear crisis generated from the recent earthquake in Japan that disrupted the supply chain of manufacturing components, affecting especially those manufacturers dependent on Japanese input materials. However, the manufacturing sector is expected to remain robust on the back of global demand for products such as tablet PCs, smart phones, electric vehicles and 3D television.

Non-oil domestic exports (NODX) rose by 7.8% y-o-y in February 2011, following a 21% increase in the previous month, due to a rise in non-electronic domestic exports. The top three contributors to the NODX rise in February 2011 were the EU 27 (14%), the US (20%) and China (14%).

According to URA's 4Q 2010 statistics, price and rental indices of industrial space improved for the fifth consecutive quarter, albeit at a lower rate of 6.5% and 5.0% q-o-q respectively (3Q: 8.3% and 4.8% respectively). Average occupancy for the factory and warehouse sector improved marginally to 92.8% and 91.4% respectively (3Q: 92.5% and 91.3% respectively). While business park occupancy declined to 75.5% from 76.7% a quarter ago, but rental rate showed signs of improvement as it increased slightly to S$3.60 psf per month (3Q:S$3.56). Data from CBRE's Q1 2011 Market View also noted a marginal increase in rental rates for both factory and warehouse space to S$1.75 psf per month and S$1.65 psf per month respectively (4Q: S$1.70 psf per month and S$1.60 psf per month respectively).

Outlook for the financial year ending 31 March 2011

<u>External Environment</u>
The early indicators of industrial production and exports indicate that economic growth in Singapore is continuing at a healthy pace while in advanced economies recovery is also gaining ground. According to the preliminary assessment by MTI, the March 11 earthquake and tsunami in Japan and the conflicts in the Middle East and North Africa are not expected to have a significant impact on Singapore's economy. Barring any further deterioration in events in Japan and the Middle East and North Africa, Singapore's economic outlook remains positive.

<u>A-REIT's Portfolio</u>
The Manager remains committed to pursue quality and sustainable yield accretive investments. With a strong balance sheet, A-REIT is well placed to take advantage of potential growth opportunities.

A-REIT's portfolio has a good mix of long and short term leases (47% versus 53%) with a weighted average lease to expiry of about 4.7 years. Long term leases typically have periodic rental escalation, and 33% of such leases have CPI-pegged adjustments. This provides for stability and sustainability in earnings. For FY11/12, 14.4% of revenue is due for renewal and the majority of these leases due for renewal are at passing rents which are below current market rents. In addition, post the new equity raised of about S$393 million in March 2011, A-REIT has greater financial flexibility to take advantage of growth opportunities in the coming year.

11. Distributions

(a) Current financial period

Any distributions declared for the current financial period :	Yes
Name of distribution :	31st distribution for the period 01 January 2011 to 10 April 2011
Distribution Type :	Income / Capital
Distribution Rate :	01 January 2011 to 31 March 2011 Taxable income - 3.01 cents per unit Capital - 0.26 cents per unit 01 April 2011 to 10 April 2011 Actual distribution rate to be announced on or around 24 April 2011
Par value of units :	Not applicable
Tax Rate :	Taxable Income Distribution Individuals who receive such distribution as investment income (excluding income received through partnership) will be exempted from tax. Qualifying corporate investors will receive pre-tax distributions and pay tax on the distributions at their own marginal rate subsequently. Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax exempt where the distributions received are returned to the respective CPF and SRS accounts. Qualifying foreign non-individual investor will receive their distributions after deduction of tax at the rate of 10%. All other investors will receive their distributions after deduction of tax at the rate of 17%. Capital Distribution Distributions out of capital are not taxable in the hands of all Unitholders provided that the Units are not held as trading assets. For Unitholders who hold the Units as trading or business assets and are liable to Singapore income tax on gains arising from disposal of the Units, the amount of such distributions will be applied to reduce the cost of the Units for the purpose of calculating the amount of taxable trading gain arising from a subsequent disposal of the Units. If the amount exceeds the cost of the Units, the excess will be subject to tax as trading income of such Unitholders.
Book closure date :	8 April 2011
Date payable :	9 May 2011

(b) Corresponding period of the immediately preceding year

Any distributions declared for the previous corresponding financial period :	Yes
Name of distribution :	27th distribution for the period 01 January 2010 to 31 March 2010
Distribution Type :	Income
Distribution Rate :	2.73 cents per unit
Par value of units :	Not applicable
Tax Rate :	Individuals who receive such distribution as investment income (excluding income received through partnership) will be exempted from tax. Qualifying corporate investors will receive pre-tax distributions and pay tax on the distributions at their own marginal rate subsequently. Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax exempt where the distributions received are returned to the respective CPF and SRS accounts. Qualifying foreign non-individual investor will receive their distributions after deduction of tax at the rate of 10%. All other investors will receive their distributions after deduction of tax at the rate of 17%.
Book closure date :	27 April 2010
Date paid :	25 May 2010

12. If no distribution has been declared/(recommended), a statement to that effect

NA

13. Certificate pursuant to Paragraph 7.3 of the Property Funds Guidelines

The Manager hereby certifies that in relation to the distribution to the Unitholders of A-REIT for the quarter ended 31 March 2011:

a. A-REIT will declare a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax) from a finance lease with a tenant, in addition to the income available for distribution for the financial year ended 31 March 2011,

b. The Manager is satisfied on reasonable grounds that, immediately after making the distributions, A-REIT will be able to fulfill, from its deposited properties, its liabilities as they fall due.

A-REIT's current distribution policy is to distribute 100% of its distributable income to Unitholders, other than gains on the sale of properties that are determined by IRAS to be trading gains, and unrealised surplus on revaluation of investment properties and investment properties under development. Distributions are usually made on a quarterly basis at the discretion of the Manager.

ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

14. Segmented revenue and results for business or geographical segments

	Actual 01/04/10 to 31/03/11 (Note a) S$'000	Actual 01/04/09 to 31/03/10 (Note a) S$'000	Increase / (Decrease) %
Total Gross revenue			
Business & Science Park Properties (Note b)	127,901	114,953	11.3%
Hi-Tech Industrial Properties (Note c)	114,284	101,658	12.4%
Light Industrial Properties (Note d)	80,998	78,494	3.2%
Logistics and Distributions Centres (Note d)	111,497	105,619	5.6%
Warehouse Retail Facilities	12,954	12,954	-
Gross revenue	447,634	413,678	8.2%

	Actual 01/04/10 to 31/03/11 (Note a) S$'000	Actual 01/04/09 to 31/03/10 (Note a) S$'000	Increase / (Decrease) %
Net property income			
Business & Science Park Properties (Note b)	95,111	85,460	11.3%
Hi-Tech Industrial Properties (Note c)	83,086	73,978	12.3%
Light Industrial Properties (Note d)	62,669	62,574	0.2%
Logistics and Distributions Centres (Note d)	87,528	86,980	0.6%
Warehouse Retail Facilities	11,032	10,996	0.3%
Net property income	339,426	319,988	6.1%

Footnotes

(a) 93 properties as at 31 March 2011 and as at 31 March 2010. A-REIT's business is investing in business space and industrial properties (including business & science park, hi-tech industrial, light industrial, logistics & distribution centres, and warehouse retail facilities) and all properties are located in Singapore.

(b) Increase in gross revenue and net property income in Business and Science Park Properties mainly due to revenue from DBS Asia Hub which was acquired in March 2010 and from 5 Changi Business Park Crescent which lease commenced from February 2011.

(c) Increase in gross revenue and net property income in Hi-Tech Industrial Properties mainly from 38A Kim Chuan Road which lease commenced in 1Q FY10/11.

(d) Increase in gross revenue in Light Industrial Properties was mainly from 31 Joo Koon Circle, offset by loss of revenue from 1 Senoko Avenue which underwent re-development in mid FY10/11. Increase in gross revenue from Logistics and Distributions Centres is mainly from recognition of liquidated damages from 15 Changi North Way and Pioneer Hub. There was no corresponding increase in net property income due to an increase in property expenses from conversion of properties from single-tenanted to multi-tenanted and cessation of property tax and land rent rebates.

15. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Please refer to section 8 for the review of the actual performance.

16. Breakdown of revenue

	Actual 01/04/10 to 31/03/11 S$'000	Actual 01/04/09 to 31/03/10 S$'000	Increase / (Decrease) %
(a) Gross revenue reported for first half year	224,687	204,722	9.8%
(b) Net income after tax for first half year	114,415	109,800	4.2%
(c) Gross revenue reported for second half year	222,947	208,956	6.7%
(d) Net income after tax for second half year	118,274	115,733	2.2%

17. Breakdown of the total distribution for the financial year ended 31 March 2011 and financial year ended 31 March 2010

	Actual 01/04/10 to 31/03/11 S$'000	Actual 01/04/09 to 31/03/10 S$'000
01 Jan 11 to 31 Mar 11	61,258	-
01 Oct 10 to 31 Dec 10	61,664	-
01 July 10 to 30 Sep 10	61,813	-
01 Apr 10 to 30 Jun 10	63,125	-
01 Jan 10 to 31 Mar 10	-	51,082
01 Oct 09 to 31 Dec 09	-	61,187
20 Aug 09 to 30 Sep 09	-	28,797
01 Jul 09 to 19 Aug 09	-	32,687
01 Apr 09 to 30 Jun 09	-	60,994
Total distribution to unitholders	247,860	234,747

18. DIRECTORS CONFIRMATION PURSUANT TO RULE 705(4) OF THE LISTING MANUAL

The Board of Directors has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these financial results to be false or misleading.

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.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

By order of the Board
Ascendas Funds Management (S) Limited

Mary Judith de Souza
Company Secretary
18 April 2011