

A-REIT acquires its 6th property in International Business Park for S\$121.55 million

08 July 2011, Singapore – Ascendas Funds Management (S) Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”) is pleased to announce that A-REIT has completed the acquisition of Nordic European Centre (“**Nordic**”) in International Business Park for a purchase consideration of S\$121.55 million. Nordic is owned by a fund managed by Alpha Investment Partners Limited since July 2006.

Mr Tan Ser Ping, Executive Director and Chief Executive Officer of the Manager said, “We are pleased to acquire Nordic, A-REIT’s 6th property in the International Business Park in Singapore. This acquisition will enhance A-REIT’s leadership position in the business & science park segment and allow A-REIT to achieve operational efficiency as well as economies of scale in operations.

In addition, this acquisition will bring into A-REIT additional quality tenants such as Merck Pte Ltd, Evonik Degussa (SEA) Pte Ltd as well as Thyssenkrupp Mannex Asia Pte Ltd, further diversifying its tenant base.”

About Nordic European Centre (“Nordic”)

Located within the International Business Park, Nordic is a 7-storey business park building easily accessible via major expressways such as the Ayer Rajah Expressway as well as the Pan-Island Expressway. It is located within the Jurong Lake District masterplan area which will be developed into a major commercial and leisure hub.

Sited on a land area of 11,356 sqm, Nordic has a gross floor area and a net lettable area of 28,378 sqm and 22,066 sqm respectively. It currently has an occupancy rate of about 83%. Given the quality specifications and configuration of the property, the Manager is optimistic of its leasing and renewal prospects.

A-REIT is expected to incur estimated transactional costs of about S\$1.5 million, which includes about S\$1.2 million in acquisition fee payable to the Manager (being 1% of the purchase price).

The annualised pro forma financial effect of the acquisition of Nordic on the distribution per unit for the financial year ended 31 March 2011 would be an additional 0.02 cents per unit ⁽¹⁾.

The Manager intends to finance this acquisition with the proceeds from the March 2011 private placement which raised net proceeds of approximately S\$393.3 million. With this, the proceeds from the private placement would be fully utilized.

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About A-REIT (www.a-reit.com)

A-REIT is Singapore's first listed business space and industrial real estate investment trust. It has a diversified portfolio of 93 properties in Singapore, comprising business and science park properties, hi-tech industrial properties, light industrial properties, and logistics and distribution centres, with total assets of about S\$5.4 billion. These properties house a tenant base of about 980 international and local companies from a wide range of industries and activities, including research and development, life sciences, information technology, engineering, light manufacturing, logistics service providers, electronics, telecommunications, manufacturing services and back-room office support in service industries. Major tenants include SingTel, C&P Logistics, Siemens, Honeywell, Zuellig Pharma, LFD (Singapore), OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble and Hyflux.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250 and FTSE ST Mid Cap. A-REIT has a corporate family rating of "A3" by Moody's Investor Services.

A-REIT is managed by Ascendas Funds Management (S) Limited (in its capacity as manager of A-REIT), a wholly-owned subsidiary of the Singapore-based Ascendas Group.

About the Ascendas Group (www.ascendas.com)

Ascendas is Asia's premier provider of business space solutions with a significant presence in the region. Ascendas develops, manages and markets IT Parks, industrial parks (manufacturing, logistics and distribution centres), business parks, science parks, hi-tech facilities, office and retail space. Among its flagships are the Singapore Science Park, International Tech Park Bangalore, Ascendas-Xinsu in Suzhou and Dalian-

⁽¹⁾ Assuming A-REIT had purchased, held and operated Nordic for the whole of the financial year ended 31 March 2011 (based on 93 properties); Nordic was funded based on an optimal capital structure of 40% debt and 60% equity; and in respect of the Nordic, the Manager had elected to receive 80% of its base management fee in cash and 20% in units.

Ascendas IT Park. More than 1,800 of the world's leading companies, many in the Fortune 500 list, have made Ascendas properties their preferred address in Asia.

Ascendas is also a leading real estate fund management player focused on the management of public-listed property trusts and private real estate funds, investing in a diverse range of industrial and commercial real estate properties across Asia. Listed on the main board of Singapore Exchange Securities Trading Limited are Ascendas Real Estate Investment Trust (A-REIT), Singapore's first business space trust, and Ascendas India Trust (a-iTrust), Asia and Singapore's first Indian property trust. The Ascendas Group also manages a range of private real estate funds which invest in business space in India, China, South Korea and ASEAN. All the funds are supported by Ascendas' strong fund management and real estate expertise, and are testament to its commitment to each of its markets.

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Important Notice

The value of 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 of A-REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of A-REIT is not necessarily indicative of the future performance of A-REIT.

This 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.