

**A-REIT enhances its Singapore portfolio
with two quality assets**

- **Acquires Corporation Place for S\$99 million**
- **Acquires 3 Changi Business Park Vista for S\$80 million**

08 December 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 Corporation Place at 2 Corporation Road for a purchase consideration of S\$99 million from Corporation Place Limited and the acquisition of 3 Changi Business Park Vista for a purchase consideration of S\$80 million from CBP3 Pte Ltd.

Mr Tan Ser Ping, Executive Director and Chief Executive Officer of the Manager said, “We are pleased to enhance A-REIT’s portfolio in Singapore with the acquisition of the above two yield accretive assets. The location and specifications of these properties will further strengthen A-REIT’s market position in the Jurong Lake District and Changi Business Park area and enhance its operational efficiency.”

The acquisitions are expected to have an annualised pro forma financial effect of an additional 0.10 cents per unit ⁽¹⁾ on the distribution per unit for the financial year ended 31 March 2011.

About Corporation Place (“Corporation Place”)

Easily accessible via the Ayer Rajah Expressway, Corporation Place is located at the junction of Jalan Ahmad Ibrahim and in the established Jurong industrial estate. It is situated at the fringe of the proposed Jurong Lake District and within a 5-minutes’ drive from the Jurong Regional Centre.

⁽¹⁾ Assuming A-REIT had purchased, held and operated Corporation Place and 3 Changi Business Park Vista for the whole of the financial year ended 31 March 2011 (based on 93 properties); Corporation Place and 3 Changi Business Park Vista were funded based on an optimal capital structure of 40% debt and 60% equity; and in respect of the Corporation Place and 3 Changi Business Park Vista, the Manager had elected to receive 80% of its base management fee in cash and 20% in units.

Sited on a land area of about 30,787 sqm, Corporation Place is a 7-storey high-spec industrial building with a gross floor area of 76,185 sqm and a net lettable area of 57,645 sqm. It features good building specifications, excellent frontage and has a current occupancy of about 80.1%. It houses quality tenants such as Rockwell Automation, Hewlett Packard, Panasonic as well as Sunningdale Tech. Given the quality specifications and configuration as well as good location of the property, the Manager is optimistic of its future leasing and renewal prospects.

A-REIT is expected to incur an estimated transaction cost of about S\$1.19 million, which includes S\$0.99 million in acquisition fee payable to the Manager (being 1% of the purchase price).

About 3 Changi Business Park Vista (“3 Changi Business Park Vista”)

3 Changi Business Park Vista is A-REIT’s sixth property within the Changi Business Park, one of the two business parks in Singapore. It is easily accessible via the Pan-Island Expressway and the East Coast Parkway. Sited on a land area of 7,710 sqm with a gross floor area and net lettable area of 18,388 sqm and 15,261 sqm respectively, 3 Changi Business Park Vista is a 6-storey building with a current occupancy of about 95%.

Other A-REIT’s properties in the Changi Business Park include 1, 3 and 5 Changi Business Park Crescent, DBS Asia Hub, HansaPoint@CBP, Honeywell Building and 1 Changi Business Park Avenue 1. Greater operational efficiency could be achieved with the concentration of buildings within the Changi Business Park.

A-REIT is expected to incur an estimated transaction cost of about S\$1.02 million, which includes S\$0.8 million in acquisition fee payable to the Manager (being 1% of the purchase price).

With the above acquisitions, A-REIT owns a total of 97 properties.

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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 97 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\$5.97 billion. These properties house a tenant base of over 1,000 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-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.