



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

**ISSUE OF ¥10,000,000,000 2.55% NOTES DUE 2024 PURSUANT TO THE
S\$1,000,000,000
MULTICURRENCY MEDIUM TERM NOTE PROGRAMME**

Ascendas Funds Management (S) Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”) wishes to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of A-REIT) (the “**Issuer**”), has issued ¥10,000,000,000 2.55% Notes due 2024 (the “**Notes**”). The Notes are issued under the S\$1,000,000,000 Multicurrency Medium Term Note Programme (the “**Programme**”) established by the Issuer on 20 March 2009. Deutsche Bank AG, London Branch has been appointed as dealer of the Notes.

The Notes bear a fixed interest rate of 2.55% per annum payable semi-annually in arrear and will mature on 23 April 2024.

The Notes constitute direct, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu*, without any preference or priority among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Issuer.

The Notes have been immediately swapped into Singapore Dollars at a fixed rate of 4.08% upon issuance for the entire tenure of the Notes and the proceeds of approximately S\$153.7 million arising from the issue of the Notes will be used towards refinancing existing borrowings of A-REIT.

The Notes have been assigned a rating of “Baa1” by Moody’s Investor Service. A rating is not a recommendation to buy, sell or hold securities, does not address the likelihood or timing of prepayment, if any, or the receipt of default interest and may be subject to revision or withdrawal at any time by the assigning rating organisation.

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”), the Manager wishes to announce that it is an event of default under the Notes if the Manager is removed as manager of A-REIT pursuant to the terms of the trust deed constituting A-REIT and the replacement or substitute manager of A-REIT is not appointed in accordance with the terms of the trust deed

constituting A-REIT. If such an event occurs, it may trigger cross defaults in the other facilities, debt issues and borrowings of A-REIT and/or its subsidiaries. In such an event, the aggregate level of facilities, debt issues and borrowings that may be affected is approximately S\$2,380.1 million (including the Notes but excluding interest) as at today.

The issue of the Notes is not expected to have a material effect on the net asset value and distribution per unit of A-REIT and its subsidiaries for the current financial year. None of the Directors of the Manager (the “**Directors**”) and, so far as the Directors are aware, none of the controlling unitholders of A-REIT, have any interest, direct or indirect, in the issue of the Notes.

With the issuance, A-REIT’s debt maturity profile is extended to 4.2 years from 3.5 years as at 31 March 2012 with a weighted average cost of debt of 3.04%. The aggregate leverage remains unchanged at 36.6%.

By Order of the Board

Ascendas Funds Management (S) Limited (Company Registration No.: 200201987K)

Mary Judith de Souza

Company Secretary

23 April 2012

Important Notice

The value of A-REIT’s Units (“**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.