A-REIT FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2012

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 and its subsidiaries (the "Group") have a diversified portfolio of 101 properties in Singapore and 1 property in Beijing, China, with a tenant base of over 1,100 customers across the following segments: Business & Science Park, Hi-Tech Industrial, Light Industrial, Logistics & Distribution Centres and Warehouse Retail Facilities.

The Group results include the consolidation of a 100% interest in Ascendas ZPark (S) Pte. Ltd. and its subsidiary, Ascendas Hi-Tech Development (Beijing) Co., Limited ("AHTDBC"), which were acquired on 3 October 2011. The commentaries below are based on the Group results unless otherwise stated.

SUMMARY OF A-REIT RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2012

	Group		
	01/04/12 to 30/06/12 S$'000	01/04/11 to 30/06/11 S$'000	Increase / (Decrease) %
Gross revenue	**141,960**	**119,939**	**18.4%**
Net property income	**101,112**	**88,776**	**13.9%**
Total amount available for distribution:	**76,530**	**65,910**	**16.1%**
- from operations	75,546	64,904	16.4%
- from capital (Note a)	984	1,006	(2.2%)
	Cents per Unit		
Distribution per Unit ("DPU")	FY12/13	FY11/12	Increase / (Decrease) %
For the quarter from 1 April to 30 June (Note b)	**3.53**	**3.20**	**10.3%**
- from operations	3.48	3.15	10.5%
- from capital	0.05	0.05	-
Proforma DPU for the quarter from 1 April to 30 June (Note c)	-	3.04	16.1%

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 Singapore corporate tax) from a finance lease with a tenant. Such distribution is not taxable in the hands of 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 is computed based on total applicable number of units as at 30 June 2012 and 30 June 2011.

(c) The increase of 16.1% is computed by comparing the actual DPU of 3.53 cents for 1Q FY12/13 against the proforma DPU of 3.04 cents for 1Q FY11/12. The Proforma DPU for 1Q FY11/12 has been calculated using total amount available for distribution for 1Q FY11/12 and the applicable number of units as at 30 June 2012 which represents an increase of 5.2% from the applicable number of units as at 30 June 2011. The applicable number of units as at 30 June 2012 includes units issued in lieu of the 20% base management fee in June 2012 and December 2011, units issued pursuant to a private placement in May 2012, units issued for payment of acquisition fee in April 2012 and November 2011 and units issued for payment of development management fees in October 2011 in relation to the development project on a Fusionopolis site awarded by JTC. The development management fee is payable in units in accordance with the Property Funds Guidelines as the purchase constituted an Interested Party Transaction.

DISTRIBUTION DETAILS

Class of Units	Ascendas-REIT main stock
Distribution period	1 April 2012 to 13 May 2012
Distribution Type	Income
Distribution amount	1.71 cents per unit
Book closure date	11 May 2012
Payment date	15 June 2012

Class of Units	Ascendas-REIT main stock
Distribution period	1 April 2012 to 13 May 2012
Distribution Type	Capital
Distribution amount	0.02 cents per unit
Book closure date	11 May 2012
Payment date	15 June 2012

Class of Units	Ascendas-REIT main stock
Distribution period	14 May 2012 to 30 June 2012
Distribution Type	Income
Distribution amount	1.77 cents per unit
Book closure date	25 July 2012
Payment date	28 August 2012

Class of Units	Ascendas-REIT main stock
Distribution period	14 May 2012 to 30 June 2012
Distribution Type	Capital
Distribution amount	0.03 cents per unit
Book closure date	25 July 2012
Payment date	28 August 2012

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 (1Q FY12/13 vs 1Q FY11/12)

	Group			Trust		
	01/04/12 to 30/06/12 (Note a) S$'000	01/04/11 to 30/06/11 (Note a & b) S$'000	Increase / (Decrease) %	01/04/12 to 30/06/12 S$'000	01/04/11 to 30/06/11 S$'000	Increase / (Decrease) %
Gross revenue	141,960	119,939	18.4%	140,523	119,939	17.2%
Property services fees	(4,823)	(4,070)	18.5%	(4,739)	(4,070)	16.4%
Property tax	(8,951)	(6,709)	33.4%	(8,865)	(6,709)	32.1%
Other property operating expenses	(27,074)	(20,384)	32.8%	(26,882)	(20,384)	31.9%
Property operating expenses	(40,848)	(31,163)	31.1%	(40,486)	(31,163)	29.9%
Net property income	101,112	88,776	13.9%	100,037	88,776	12.7%
Management fee (Note c)	(8,198)	(6,791)	20.7%	(8,198)	(6,791)	20.7%
Trust expenses	(1,438)	(1,638)	(12.2%)	(1,399)	(1,638)	(14.6%)
Finance income (Note d)	4,931	3,267	50.9%	4,860	3,267	48.8%
Finance costs (Note e)	(24,847)	(15,358)	61.8%	(24,546)	(15,358)	59.8%
Foreign exchange loss (Note f)	(12,251)	(672)	nm	(12,262)	(672)	nm
Non property expenses	(41,803)	(21,192)	97.3%	(41,545)	(21,192)	96.0%
Net income	59,309	67,584	(12.2%)	58,492	67,584	(13.5%)
Net change in fair value of financial derivatives (Note g)	17,680	6,900	156.2%	17,680	6,900	156.2%
Total return for the period before income tax expense	76,989	74,484	3.4%	76,172	74,484	2.3%
Income tax expense (Note h)	(439)	(206)	113.1%	(285)	(206)	38.3%
Total return for the period after income tax expense	76,550	74,278	3.1%	75,887	74,278	2.2%
Net effect of non taxable income and other adjustments (Note i)	(1,004)	(9,374)	(89.3%)	(341)	(9,374)	(96.4%)
Income available for distribution	75,546	64,904	16.4%	75,546	64,904	16.4%
Distribution from capital (Note j)	984	1,006	(2.2%)	984	1,006	(2.2%)
Total amount available for distribution	76,530	65,910	16.1%	76,530	65,910	16.1%

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

	01/04/12 to 30/06/12 (Note a) S$'000	01/04/11 to 30/06/11 (Note a & b) S$'000	Increase / (Decrease) %	01/04/12 to 30/06/12 S$'000	01/04/11 to 30/06/11 S$'000	Increase / (Decrease) %
Gross rental income	128,498	109,156	17.7%	127,067	109,156	16.4%
Other income (Note k)	13,462	10,783	24.8%	13,456	10,783	24.8%
(Allowance for)/Reversal of impairment loss on doubtful receivables, net	(121)	6	nm	(121)	6	nm
Depreciation of plant and equipment	(224)	(275)	(18.5%)	(223)	(275)	(18.9%)

Note: nm denotes “not meaningful”

Footnotes

(a) 102 properties as at 30 June 2012 vs 93 properties as at 30 June 2011.

(b) Group figures for 1Q FY11/12 relate to A-REIT's prior period Trust figures.

(c) 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. Management fee increased in line with higher Deposited Property mainly due to completion of development projects and new acquisitions since June 2011.

(d) Finance income comprises interest income from interest rate swaps, convertible bonds and bank deposits. For 1Q FY12/13, finance income also included $2.6 million fair value gain on convertible bonds (1Q FY11/12: Nil). For 1Q FY11/12, finance income included $2.1 million fair value gain on collateral loan. The collateral loan and convertible bonds have been designated at fair value though profit or loss in accordance with FRS 39.

(e) Finance costs comprise interest expenses on loans, interest rate swaps and amortised costs of establishing debt facilities (including the Medium Term Notes ("MTN"), Transferrable Loan Facilities and Committed Revolving Credit Facilities), accretion adjustments for deferred payments and refundable security deposits. For 1Q FY12/13, finance costs also included $7.0 million fair value loss on collateral loan (1Q FY11/12: gain of $2.1 million included in finance income). Finance costs are higher in 1Q FY12/13 mainly due to higher borrowings and fair value loss incurred on the collateral loan.

(f) Foreign exchange loss mainly relates to loss on translation of the Trust's JPY-denominated MTN. Foreign exchange loss for 1Q FY12/13 is higher due to additional JPY-denominated MTN of JPY10.0 billion issued during the quarter and strengthening of JPY exchange rate against SGD. Cross currency swaps relating to the JPY denominated MTN have been entered to hedge against the foreign exchange exposure and the offsetting gain is mentioned in Note (g).

(g) Net change in fair value of financial derivatives relates to $17.8 million fair value gain on cross currency swaps in 1Q FY12/13 (1Q FY11/12: gain of $2.3 million) and $0.1 million fair value loss on interest rate swaps in 1Q FY12/13 (1Q FY11/12: gain of $4.6 million) in accordance with FRS 39. Higher fair value gain on cross currency swaps in 1Q FY12/13 is mainly due to additional cross currency swaps of JPY10.0 billion entered into since 4Q FY11/12 and strengthening of JPY exchange rate against SGD. For further details, please refer to Note (j) of Pages 9 and 10.

(h) Income tax expense mainly 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 and income tax expenses incurred in China relating to AHTDBC.

(i) Net effect of non taxable income and other adjustments comprises:

	Group			Trust		
	01/04/12 to 30/06/12 S$'000	01/04/11 to 30/06/11 S$'000	Increase / (Decrease) %	01/04/12 to 30/06/12 S$'000	01/04/11 to 30/06/11 S$'000	Increase / (Decrease) %
Management fee paid/payable in units	1,640	1,358	20.8%	1,640	1,358	20.8%
Trustee fee	493	407	21.1%	493	407	21.1%
Net change in fair value of financial derivatives	(17,680)	(6,900)	156.2%	(17,680)	(6,900)	156.2%
Other net non tax deductible expenses/ (taxable income) and other adjustments (Note A)	2,944	(4,911)	(159.9%)	2,944	(4,911)	(159.9%)
Transfer to general reserve	(38)	-	nm	-	-	-
Unrealised foreign exchange loss	12,251	672	nm	12,262	672	nm
Distributable income from a subsidiary not yet received, not distributed (Note B)	(614)	-	nm	-	-	-
Net effect of non taxable income and other adjustments	(1,004)	(9,374)	(89.3%)	(341)	(9,374)	(96.4%)

A. Other net non tax deductible expenses/(taxable income) and other adjustments include mainly set-up costs on loan facilities, commitment fee paid on undrawn committed credit facilities, net change in fair value of collateral loan and convertible bonds and accretion adjustments for deferred payments and refundable security deposits.

B. This relates to income from AHTDBC, which has yet to be received by A-REIT as at 30 June 2012.

(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 Singapore corporate tax) from a finance lease with a tenant. Such distribution is not taxable in the hands of Unitholders, save for Unitholders who are holding the units as trading assets.

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

Gross revenue increases mainly due to additional rental from the completion of development projects and new acquisitions since June 2011.

Property services fees and property tax expenses are higher in 1Q FY12/13 generally due to increase in number of properties arising from the completion of development projects and new acquisitions since June 2011.

Other property operating expenses are higher in 1Q FY12/13 mainly due to the impact from completion of development projects and new acquisitions since June 2011, higher electricity charges and land rent.

Non property expenses are higher in 1Q FY12/13 mainly due to higher interest expense from higher borrowings, $12.3 million foreign exchange loss on translation of the Trust's JPY-denominated MTN in 1Q FY12/13 (1Q FY11/12: loss of $0.7 million), higher management fees, as well as $7.0 million fair value loss on collateral loan in 1Q FY12/13 (1Q FY11/12: gain of $2.1 million). These are partially offset by fair value gain on convertible bonds and higher interest income from interest rate swaps and convertible bonds.

1(a)(ii) The 37th Distribution Calculation (Note a)

	01/04/12 to 30/06/12 (Note b) S$'000	01/04/12 to 13/05/12 (Note c) S$'000	**14/05/12 to 30/06/12 (Note d) S$'000**
Gross revenue	141,960	65,938	**76,022**
Property services fees	(4,823)	(2,263)	**(2,560)**
Property tax	(8,951)	(4,099)	**(4,852)**
Other property operating expenses	(27,074)	(12,425)	**(14,649)**
Property operating expenses	(40,848)	(18,787)	**(22,061)**
Net property income	101,112	47,151	**53,961**
Management fee	(8,198)	(3,866)	**(4,332)**
Trust expenses	(1,438)	(648)	**(790)**
Finance income	4,931	1,072	**3,859**
Finance costs	(24,847)	(8,796)	**(16,051)**
Foreign exchange loss	(12,251)	-	**(12,251)**
Non property expenses	(41,803)	(12,238)	**(29,565)**
Net income	59,309	34,913	**24,396**
Net change in fair value of financial derivatives	17,680	-	**17,680**
Total return for the period before income tax	76,989	34,913	**42,076**
Income tax expense	(439)	(115)	**(324)**
Total return for the period after income tax	76,550	34,798	**41,752**
Non (taxable income)/tax deductible expenses, net and other adjustments	(1,004)	831	**(1,835)**
Income available for distribution	75,546	35,629	**39,917**
Distribution from capital	984	466	**518**
Total amount available for distribution	76,530	36,095	**40,435**

	01/04/12 to 30/06/12 (Note b)	01/04/12 to 13/05/12 (Note c)	**14/05/12 to 30/06/12 (Note d)**
Distribution per unit (in cents)	3.53	1.73	**1.80**
Applicable number of units	2,166,673,447	2,085,975,441	**2,237,552,568**

Footnotes

(a) 150,000,000 new units ("Private Placement Units") were issued on 14 May 2012. Unitholders on the register with CDP on 11 May 2012 ("Existing Unitholders") received an advance distribution on 15 June 2012, of 1.73 cents per unit for the period from 1 April 2012 to 13 May 2012. Thereafter, the Private Placement units will rank pari passu in all respects with the units in issue as at 13 May 2012, including the entitlement of all future distributions.

(b) Statement of distributable income from 1 April 2012 to 30 June 2012. The DPU has been calculated based on the applicable number of units in issue as at 30 June 2012.

(c) Statement of distributable income from 1 April 2012 to 13 May 2012. The distribution was paid to the Existing Unitholders on 15 June 2012. The DPU has been calculated based on the applicable number of units in issue as at 11 May 2012.

(d) Statement of distributable income from 14 May 2012 to 30 June 2012. The DPU has been calculated based on the number of units in issue as at 30 June 2012.

Please see section 11 for more details on the 37th distribution.

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

	Group		Trust	
	30/06/12 S$'000	31/03/12 S$'000	30/06/12 S$'000	31/03/12 S$'000
Non-current assets				
Investment properties (Note a)	6,182,702	6,170,295	6,120,673	6,108,574
Investment properties under development (Note b)	125,570	121,400	125,570	121,400
Investment in debt securities (Note c)	105,830	103,250	105,830	103,250
Plant and equipment	1,536	1,760	1,533	1,757
Finance lease receivable	64,784	65,271	64,784	65,271
Interest in a subsidiary (Note d)	-	-	46,352	46,352
Other assets	36,324	33,424	36,324	33,424
Derivative assets (Note e)	29,684	9,231	29,684	9,231
	6,546,430	**6,504,631**	**6,530,750**	**6,489,259**
Current assets				
Finance lease receivable	1,844	1,772	1,844	1,772
Trade and other receivables (Note f)	43,066	38,382	42,411	37,704
Derivative assets (Note e)	343	-	343	-
Cash and cash equivalents	22,638	19,589	13,478	10,232
	67,891	**59,743**	**58,076**	**49,708**
Current liabilities				
Trade and other payables	107,457	116,227	106,403	114,239
Security deposits	61,279	58,709	60,072	57,508
Derivative liabilities	7,745	2,915	7,745	2,915
Short term borrowings (Note g)	186,703	575,490	165,550	554,430
Provision for taxation (Note h)	480	377	186	103
	363,664	**753,718**	**339,956**	**729,195**
Net current liabilities	**(295,773)**	**(693,975)**	**(281,880)**	**(679,487)**
Non-current liabilities				
Security deposits	2,823	2,865	2,823	2,865
Derivative liabilities	66,063	67,508	66,063	67,508
Deferred tax liabilities (note i)	2,457	2,225	1,996	1,794
Medium term notes (Note j)	635,405	470,600	635,405	470,600
Collateral loan (Note j)	314,604	307,608	314,604	307,608
Term loans (Note j)	1,045,003	1,044,470	1,045,003	1,044,470
	2,066,355	**1,895,276**	**2,065,894**	**1,894,845**
Net assets	**4,184,302**	**3,915,380**	**4,182,976**	**3,914,927**
Represented by:				
Unitholders' funds	**4,184,302**	**3,915,380**	**4,182,976**	**3,914,927**

Gross borrowings	30/06/12 S$'000	31/03/12 S$'000	30/06/12 S$'000	31/03/12 S$'000
Secured borrowings				
Amount repayable after one year	709,604	702,608	709,604	702,608
Amount repayable within one year	21,153	21,060	-	-
Unsecured borrowings				
Amount repayable after one year	1,294,716	1,128,780	1,294,716	1,128,780
Amount repayable within one year	165,900	554,800	165,900	554,800
	2,191,373	2,407,248	2,170,220	2,386,188

Footnotes

(a) Increase in value of investment properties is mainly due to asset enhancement works at 10 Toh Guan Road, 9 Changi South Street 3, Pacific Tech Centre and TechPlace II.

(b) Value of investment properties under development as at 30 June 2012 relates to Fusionopolis.

(c) Investment in debt securities relates to an investment in convertible bonds (the “CB”) due in June 2015 issued by PLC8 Development Pte Ltd (the "Issuer").

The Issuer is the developer of an integrated industrial mixed use property on a 60-year leasehold land parcel at Kallang Avenue, Singapore (the “Property”). The CB carries a coupon of 2% per annum and is secured over the assets of the Issuer but ranked after the security given by the Issuer to secure bank financing for the development of the Property.

(d) Interest in a subsidiary relates to A-REIT’s investment in Ascendas ZPark (S) Pte. Ltd. and its subsidiary, AHTDBC.

(e) Increase in derivative assets is mainly due to favourable change in fair value of interest rate swaps and cross currency swaps.

(f) Increase in trade and other receivables is mainly due to an increase in prepayments and utilities income recoverable from tenants.

(g) Short term borrowings and term loans have decreased following the repayment of certain revolving credit facilities.

(h) Provision for taxation comprises mainly income tax provision of AHTDBC.

(i) Deferred tax liabilities mainly relate to the temporary differences between the tax base of the finance lease receivable and its carrying amount for financial reporting purposes, offset by the recognition of deferred tax assets arising from unutilised capital allowances.

(j) **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 A-REIT relating to the above mentioned properties.

In March 2010, a collateral loan of S$300 million with final 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 had issued S$300 million Exchangeable Collateralised Securities ("ECS") which are exchangeable into new units of A-REIT at an adjusted conversion price of $2.2727 per unit at any time on or after 6 May 2010 and have an expected maturity date of 1 February 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 A-REIT relating to the above mentioned properties;

A-REIT established a S$1 billion Multicurrency Medium Term Note Programme ("MTN2009") in March 2009. As at the balance sheet date, S$627.0 million remains outstanding, of which S$153.7 million was issued on 23 April 2012 and will mature in April 2024. The notes bear a fixed interest rate, payable semi-annually in arrears.

On 23 April 2012, A-REIT issued a JPY10.0 billion fixed rate notes under the MTN2009, which will mature in April 2024. To manage the foreign currency risk arising from the JPY10.0 billion note issuance, A-REIT concurrently entered into two cross currency swaps, in which the aggregate amount of JPY10.0 billion was swapped into S$153.7 million on 23 April 2012. At maturity of the cross currency swaps on 23 April 2024, the S$153.7 million will be swapped back into JPY10.0 billion to redeem 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 30 June 2012, 68.9% of A-REIT Group's interest rate exposure is fixed with an overall weighted average tenure of 4.6 years remaining (after taking into consideration effects of the interest rate swaps). The overall weighted average cost of funds as at 30 June 2012 is 3.2% (including margins charged on the loans and amortised annual costs of the MTN, Transferrable Loan Facilities and Committed Revolving Credit Facilities). The outstanding interest rate swaps have terms from less than 1 year to 10 years. The effective hedge portion of changes in the fair value of interest rate swaps is 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 swaps are 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 (1Q FY12/13 vs 1Q FY11/12)

	Group	
	01/04/12 to 30/06/12 S$'000	01/04/11 to 30/06/11 S$'000
Cash flows from operating activities		
Net income	59,309	67,584
Adjustments for		
Finance income	(4,931)	(3,267)
Allowance for/(Reversal of) impairment loss on doubtful receivables, net	121	(6)
Finance costs	24,847	15,358
Management fees paid/payable in units	1,640	1,358
Depreciation of plant and equipment	224	275
Foreign exchange loss	12,251	672
Operating income before working capital changes	93,461	81,974
Changes in working capital		
Trade and other receivables	(3,648)	(2,431)
Trade and other payables	661	(5,418)
Cash generated from operating activities	90,474	74,125
Income tax paid	(136)	-
Net cash from operating activities	90,338	74,125
Cash flows from investing activities		
Payment for investment properties and other assets under development	(15,031)	(12,073)
Purchase of plant and equipment	(7)	-
Payment for capital improvement on investment properties	(10,053)	(6,136)
Deposits paid for tender, development and acquisition	-	(18,291)
Interest received	1,091	1,186
Net cash used in investing activities	(24,000)	(35,314)
Cash flows from financing activities		
Equity issue costs paid	(1,959)	(6,117)
Proceeds from issue of units	298,500	400,001
Distributions paid to Unitholders	(109,065)	(68,599)
Finance costs paid	(14,412)	(16,424)
Transaction costs paid in respect of borrowings	(1,177)	(2,285)
Proceeds from borrowings	231,677	161,000
Repayment of borrowings	(466,900)	(499,900)
Net cash used in financing activities	(63,336)	(32,324)
Net increase in cash and cash equivalents	3,002	6,487
Cash and cash equivalents at beginning of the financial period	19,589	8,067
Effect of exchange rate changes on cash balances	47	-
Cash and cash equivalents at end of the financial period	22,638	14,554

1 (d)(i) Statement of movement in unitholders' funds (1Q FY12/13 vs 1Q FY11/12)

	Group		Trust	
	01/04/12 to 30/06/12 S$'000	01/04/11 to 30/06/11 S$'000	01/04/12 to 30/06/12 S$'000	01/04/11 to 30/06/11 S$'000
Balance at beginning of the financial period	3,915,380	3,291,666	3,914,927	3,291,666
Operations				
Net income	59,309	67,584	58,492	67,584
Net change in fair value of financial derivatives	17,680	6,900	17,680	6,900
Income tax expense	(439)	(206)	(285)	(206)
Net increase in net assets resulting from operations	76,550	74,278	75,887	74,278
Hedging transactions				
Effective portion of changes in fair value of financial derivatives (Note a)	(268)	(10,053)	(268)	(10,053)
Changes in fair value of financial derivatives transferred to the Statement of Total Return	-	766	-	766
Net decrease in net assets resulting from hedging transactions	(268)	(9,287)	(268)	(9,287)
Movement in foreign currency translation reserve (Note b)	210	-	-	-
Unitholders' transactions				
New units issued	298,500	400,001	298,500	400,001
Acquisition fees (IPT acquisition) paid in units	1,830	1,256	1,830	1,256
Management fees paid in units	3,173	2,591	3,173	2,591
Equity issue costs	(2,008)	(6,153)	(2,008)	(6,153)
Distributions to Unitholders	(109,065)	(68,599)	(109,065)	(68,599)
Net increase in net assets resulting from Unitholders' transactions	192,430	329,096	192,430	329,096
Balance at end of the financial period	4,184,302	3,685,753	4,182,976	3,685,753

Footnotes

(a) In both 1Q FY12/13 and 1Q FY11/12, 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 year.

(b) This amount relates to the foreign exchange translation differences arising from translation of the financial statements of AHTDBC.

1 (d)(ii) Details of any changes in the units (1Q FY12/13 vs 1Q FY11/12)

	Trust	
	01/04/12 to 30/06/12 Units	01/04/11 to 30/06/11 Units
Balance at beginning of the financial period	2,085,077,194	1,874,292,935
Issue of new units:		
- Issued pursuant to equity raising in May 2012 / April 2011	150,000,000	206,186,000
- Acquisition fees (IPT acquisition) paid in units	898,247	629,794
- Management fees paid in units	1,577,127	1,301,946
Balance at end of the financial period	2,237,552,568	2,082,410,675

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 $2.2727 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 $2.2727 per unit, the number of new units to be issued would be 132,001,584 representing 5.9% of the total number of A-REIT Units in issue as at 30 June 2012.

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

The figures have not been audited but have been reviewed by our auditors in accordance with Singapore Standard on Review Engagements ("SSRE") 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

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

Please see attached review report.

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

The Group adopted various new accounting standards, amendments to accounting standards, and interpretations that are effective for annual periods beginning after 1 April 2012. None of these have a significant effect on the financial information of the Group.

Except for the above, the Group 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 2012.

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

There are no significant changes in the accounting policies and methods of computation.

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

	Group		Trust	
6.1 EPU for 1Q FY12/13 compared to 4Q FY11/12	1Q FY12/13 01/04/12 to 30/06/12	4Q FY11/12 01/01/12 to 31/03/12	1Q FY12/13 01/04/12 to 30/06/12	4Q FY11/12 01/01/12 to 31/03/12
Basic EPU (Note a)				
Weighted average number of units	2,165,116,975	2,085,077,194	2,165,116,975	2,085,077,194
Earnings per unit in cents (EPU)	3.54	12.98	3.51	12.95
Dilutive EPU (Note b)				
Weighted average number of units	2,165,116,975	2,214,981,065	2,165,116,975	2,214,981,065
Earnings per unit in cents (Dilutive EPU)	3.54	12.95	3.51	12.92

	Group		Trust	
6.2 EPU for 1Q FY12/13 compared to 1Q FY11/12	1Q FY12/13 01/04/12 to 30/06/12	1Q FY11/12 01/04/11 to 30/06/11	1Q FY12/13 01/04/12 to 30/06/12	1Q FY11/12 01/04/11 to 30/06/11
Basic EPU (Note a)				
Weighted average number of units	2,165,116,975	2,058,471,751	2,165,116,975	2,058,471,751
Earnings per unit in cents (EPU)	3.54	3.61	3.51	3.61
Dilutive EPU (Note b)				
Weighted average number of units	2,165,116,975	2,185,380,672	2,165,116,975	2,185,380,672
Earnings per unit in cents (Dilutive EPU)	3.54	3.36	3.51	3.36

Footnotes

(a) The EPU has been calculated using total return for the period and the weighted average number of units in issue during the period.

(b) For the financial quarter ended 30 June 2012, the collateral loan was anti-dilutive and was excluded from the calculation of dilutive EPU. For the financial quarter ended 31 March 2012 and 30 June 2011, the dilutive EPU were 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 in 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.

	Group		Trust	
6.3 DPU for 1Q FY12/13 compared to 4Q FY11/12	1Q FY12/13 01/04/12 to 30/06/12	4Q FY11/12 01/01/12 to 31/03/12	1Q FY12/13 01/04/12 to 30/06/12	4Q FY11/12 01/01/12 to 31/03/12
Number of units in issue at end of period	2,237,552,568	2,085,077,194	2,237,552,568	2,085,077,194
Applicable number of units	2,166,673,447	2,085,077,194	2,166,673,447	2,085,077,194
Distribution per unit in cents (Note a and b)	3.53	3.50	3.53	3.50

	Group		Trust	
6.4 DPU for 1Q FY12/13 compared to 1Q FY11/12	1Q FY12/13 01/04/12 to 30/06/12	1Q FY11/12 01/04/11 to 30/06/11	1Q FY12/13 01/04/12 to 30/06/12	1Q FY11/12 01/04/11 to 30/06/11
Number of units in issue at end of period	2,237,552,568	2,082,410,675	2,237,552,568	2,082,410,675
Applicable number of units	2,166,673,447	2,059,752,873	2,166,673,447	2,059,752,873
Distribution per unit in cents (Note a and b)	3.53	3.20	3.53	3.20
For Information Only				
Proforma DPU (Note c)	-	3.04	-	3.04

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 Units.

(c) The Proforma DPU for 1Q FY11/12 has been calculated using total amount available for distribution for 1Q FY11/12 and the applicable number of units as at 30 June 2012 which represents an increase of 5.2% from the applicable number of units as at 30 June 2011. The applicable number of units as at 30 June 2012 includes units issued in lieu of the 20% base management fee in June 2012 and December 2011, units issued pursuant to a private placement in May 2012, units issued for payment of acquisition fee in April 2012 and November 2011 and units issued for payment of development management fees in October 2011 in relation to the development project on a Fusionopolis site awarded by JTC. The development management fee is payable in units in accordance with the Property Funds Guidelines as the purchase constituted an Interested Party Transaction.

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

	Group		Trust	
	30/06/12 cents	31/03/12 cents	30/06/12 cents	31/03/12 cents
Net asset value per unit	187.0	187.8	186.9	187.8
Adjusted net asset value per unit (Note a)	183.6	184.3	183.5	184.3

Footnote

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

8. Review of Performance

Review of Performance 1Q FY12/13 vs 1Q FY11/12

	Group		
	1Q FY12/13 01/04/12 to 30/06/12 S$'000	1Q FY11/12 01/04/11 to 30/06/11 S$'000	Increase / (Decrease) %
Gross revenue	141,960	119,939	18.4%
Property operating expenses	(40,848)	(31,163)	31.1%
Net property income	101,112	88,776	13.9%
Non property expenses	(9,636)	(8,429)	14.3%
Net finance costs	(19,916)	(12,091)	64.7%
Foreign exchange loss	(12,251)	(672)	nm
	(41,803)	(21,192)	97.3%
Net income	59,309	67,584	(12.2%)
Net change in fair value of financial derivatives	17,680	6,900	156.2%
Total return for the period before income tax expense	76,989	74,484	3.4%
Income tax expense	(439)	(206)	113.1%
Total return for the period after income tax expense	76,550	74,278	3.1%
Net effect of non taxable income and other adjustments	(1,004)	(9,374)	(89.3%)
Income available for distribution	75,546	64,904	16.4%
Distribution from capital (Note a)	984	1,006	(2.2%)
Total amount available for distribution	76,530	65,910	16.1%
Earnings per unit (cents)	3.54	3.61	(1.9%)
Distribution per unit (cents)	3.53	3.20	10.3%

Note: 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 Singapore corporate tax) from a finance lease with a tenant.

Gross revenue increases by 18.4% mainly due to completion of development projects and new acquisitions since June 2011.

Property operating expenses increase by 31.1% mainly due to the completion of development projects and new acquisitions since June 2011. The increase is also partially caused by higher electricity charges, higher property tax and higher land rent.

Non property expenses increase by 14.3% due to higher management fees as a result of higher Deposited Property as at 30 June 2012.

Net finance costs are higher in 1Q FY12/13 due to higher borrowings and $7.0 million fair value loss on collateral loan (1Q FY11/12: gain of $2.1 million). These are partially offset by higher interest income from interest rate swaps and convertible bonds.

Foreign exchange loss mainly arises from translation of the Trust's JPY-denominated MTN. Foreign exchange loss for 1Q FY12/13 is higher due to additional JPY-denominated MTN of JPY10.0 billion issued during the quarter and strengthening of JPY exchange rate against SGD. Cross currency swaps relating to the JPY denominated MTN have been entered to hedge against the foreign exchange exposure and the offsetting fair value gain on the cross currency swaps is included in net change in fair value of financial derivatives.

Net change in fair value of financial derivatives relates to $17.8 million fair value gain on cross currency swaps in 1Q FY12/13 (1Q FY11/12: gain of $2.3 million) and $0.1 million fair value loss on interest rate swaps in 1Q FY12/13 (1Q FY11/12: gain of $4.6 million) in accordance with FRS 39. Higher fair value gain on cross currency swaps in 1Q FY12/13 is mainly due to additional cross currency swaps of JPY10.0 billion entered into since 4Q FY11/12 and strengthening of JPY exchange rate against SGD.

Net non taxable income and other adjustments are lower in 1Q FY12/13 mainly due to higher net fair value gain of $17.7 million on financial derivatives (1Q FY11/12: gain of $6.9 million), offset by $7.0 million fair value loss on collateral loan (1Q FY11/12: gain of $2.1 million) and higher foreign exchange loss of $12.3 million on translation of the Trust's JPY-denominated MTN for 1Q FY12/13 (1Q FY11/12: loss of $0.7 million).

Total amount available for distribution is 16.1% higher than 1Q FY11/12 mainly due to contribution from the completion of development projects and new acquisitions since June 2011.

Review of Performance 1Q FY12/13 vs 4Q FY11/12

	Group		
	1Q FY12/13 01/04/12 to 30/06/12 S$'000	4Q FY11/12 01/01/12 to 31/03/12 S$'000	Increase / (Decrease) %
Gross revenue	141,960	134,355	5.7%
Property operating expenses	(40,848)	(39,234)	4.1%
Net property income	101,112	95,121	6.3%
Non property expenses	(9,636)	(8,892)	8.4%
Net finance costs	(19,916)	(29,798)	(33.2%)
Foreign exchange (loss)/gain	(12,251)	13,875	(188.3%)
	(41,803)	(24,815)	68.5%
Net income	59,309	70,306	(15.6%)
Net change in fair value of financial derivatives	17,680	(21,187)	(183.4%)
Net appreciation on revaluation of investment properties	-	222,321	nm
Total return for the period before income tax expense	76,989	271,440	(71.6%)
Income tax expenses	(439)	(778)	(43.6%)
Total return for the period after income tax expense	76,550	270,662	(71.7%)
Net effect of non (taxable income)/tax deductible expenses and other adjustments	(1,004)	23,542	(104.3%)
Net appreciation on revaluation of investment properties	-	(222,321)	nm
Income available for distribution	75,546	71,883	5.1%
Distribution from capital (Note a)	984	990	(0.6%)
Total amount available for distribution	76,530	72,873	5.0%
Earnings per unit (cents)	3.54	12.98	(72.7%)
Distribution per unit (cents)	3.53	3.50	0.9%

Note: 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 Singapore corporate tax) from a finance lease with a tenant.

Gross revenue is higher by 5.7% mainly due to the full quarter impact from the acquisitions of Cintech I, Cintech II and Cintech III & IV in March 2012 and the completion of 2 development projects, 90 Alps Avenue and FoodAxis @ Senoko, in January and February 2012, respectively.

Property operating expenses in 1Q FY12/13 is higher by 4.1% as compared to 4Q FY11/12 mainly due to the full quarter impact from properties acquired in March 2012 and the completion of development projects in January and February 2012.

Net finance costs is lower in 1Q FY12/13 mainly due to $2.6 million fair value gain on convertible bonds (4Q FY11/12: Nil) and lower fair value loss of $7.0 million on collateral loan (4Q FY11/12: loss of $14.9 million). These are partially offset by higher interest expense as a result of higher interest rates.

Foreign exchange (loss)/gain mainly arises from translation of the Trust's JPY-denominated MTN. Foreign exchange loss for 1Q FY12/13 is due to additional JPY-denominated MTN of JPY10.0 billion issued during the quarter and strengthening of JPY exchange rate against SGD. Cross currency swaps relating to the JPY denominated MTN have been entered to hedge against the foreign exchange exposure and the offsetting fair value changes on cross currency swaps is included in net change in fair value of financial derivatives.

Net change in fair value of financial derivatives relates to $17.8 million fair value gain on cross currency swaps for 1Q FY12/13 (4Q FY11/12: loss of $19.1 million) and $0.1 million fair value loss on interest rate swaps for 1Q FY12/13 (4Q FY11/12: loss of $2.1 million) in accordance with FRS 39. Fair value gain on cross currency swaps in 1Q FY12/13 is mainly due to the strengthening of JPY exchange rate against SGD.

Net appreciation in valuation of investment properties in 4Q FY11/12 relates to the valuation of the 99 properties that were undertaken by CBRE Pte Ltd, CBRE HK Limited, DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle, Cushman & Wakefield VHS Pte Ltd, Colliers International Consultancy & Valuation (Singapore) Pte Ltd and Knight Frank Pte Ltd in March 2012.

The movement in net effect of non (taxable income)/tax deductible expenses and other adjustments are mainly due to $17.7 million net fair value gain on financial derivatives in 1Q FY12/13 (4Q: FY11/12: loss of $21.2 million). This is offset by $12.3 million foreign exchange loss arising from the translation of the Trust's JPY-denominated MTN in 1Q FY12/13 (4Q FY11/12: gain of $13.9 million) and $7.0 million fair value loss on collateral loan in 1Q FY12/13 (4Q FY11/12: loss of $14.9 million).

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.

Singapore

According to Singapore's Ministry of Trade & Industry's (MTI) advance estimates, Singapore's economy contracted by 1.1% in 2Q 2012 on a seasonally-adjusted q-o-q basis, compared to a 9.4% expansion in the preceding quarter. The weakened growth momentum was mainly due to a contraction of 6.0% in the manufacturing sector, reversing the 20.9% expansion in the preceding quarter. On a y-o-y basis, the economy continued to grow at 1.9%, following a 1.4% growth in the previous quarter. Manufacturing sector grew by 3.0% y-o-y due to the low base in the second quarter of 2011.

Singapore's manufacturing sector held up in June 2012 with a PMI reading of 50.4, showing that manufacturing activity expanded at the same rate as the previous month. Expansion in overall PMI was attributed to growth in domestic demand, new export orders, and production output and inventory.

URA's 1Q 2012 statistics showed a continued growth in both the industrial rental and price indices of 1.8% and 7.3% respectively compared to a growth of 0.4% and 4.0% respectively in the previous quarter. Rental rates for business park space remained unchanged for 1Q 2012 at S$3.90 psf per month. Statistics from CBRE 2Q 2012 Market View showed an increase in rental rates for factory space and warehouse after three quarters of stagnation to S$1.94 psf per month and S$1.79 psf per month respectively (1Q 2012: S$1.90 psf per month and S$1.75 psf per month).

Average occupancy for the business park and factory remained unchanged at 82.8% and 93.7% respectively while warehouse occupancy improved marginally to 94.7% (4Q 2012: 94.3%).

On 11 June 2012, the Ministry of Trade and Industry announced that all industrial property sites for the second half of 2012 in the Industrial Government Land Sales Programme would have a maximum term of 30 years down from 60 years. The Ministry of Trade and Industry further stated in the announcement that the tenure reduction increases the Government's flexibility for land redevelopment and would help to make industrial property more affordable. The weighted average unexpired land lease tenure for A-REIT's portfolio (by property value) is 58.1 years (including freehold land) and 47.7 years (excluding freehold land).

China

The Chinese economy is slowing down significantly with 2Q 2012 economic growth at 7.6% y-o-y, down from 8.1% in the previous quarter. Its official GDP growth expectation for 2012 is 7.5%. Inflation has moderated to 2.2% in June 2012.

China Purchasing Manager Index fell to 50.2 in June 2012, a decline from May's 50.4 mainly due to lacklustre foreign and domestic demand. The sub-index for new export orders had its biggest monthly fall since December, shedding 2.9 percentage points to 47.5. New orders, which include domestic orders, slipped 0.6 percentage points to 49.2.

The Government is responding proactively to the economic slowdown with stimulative policies eg two cuts in its benchmark interest rate in the past month, liquidity injections, an increase in lending, more approvals of infrastructure projects. The attempt to promote structural changes to become less export dependent and to switch to a more domestic consumption driven growth model will take time and the transition could be full of challenges but also opportunities.

According to the 1Q 2012 CBRE Market View for China, the average rent of factory, logistics and R&D facilities in Beijing continued on a rising trend to RMB 45.2, 34.5 and 109.5 psm per month (4Q 2011: RMB 45, 33.9 and 107.3 psm pm respectively).

Outlook for the financial year ending 31 March 2013

With more than 1,100 tenants and a portfolio of 101 properties in Singapore and 1 in China, A-REIT is well-diversified in terms of rental income with the single largest tenant accounting for not more than 5.7% of A-REIT's gross revenue. A-REIT's portfolio has a good mix of long and short term leases (38% versus 62% by asset value) with a weighted average lease to expiry of about 4 years which will provide sustainable and predictable earnings.

For the remaining of the financial year, A-REIT has about 9.1% of its revenue due for renewal. In addition, full year contribution from acquisitions and developments completion in prior financial year is expected in this financial year. Barring any unforeseen event and any further weakening of the economic environment, the Manager expects A-REIT to maintain a stable performance in the financial year ending 31 March 2013.

11. Distributions

(a) Current financial period

Any distributions declared for the current financial period :	Yes
Name of distribution :	37th distribution for the period 14 May 2012 to 30 June 2012
Distribution Type :	Income / Capital
Distribution Rate :	Taxable income - 1.77 cents per unit Capital - 0.03 cents per unit
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 :	25 July 2012
Date payable :	28 August 2012

(b) Corresponding period of the immediately preceding year

Any distributions declared for the previous corresponding financial period :	Yes
Name of distribution :	32nd distribution for the period 11 April 2011 to 30 June 2011
Distribution Type :	Income / Capital
Distribution Rate :	Taxable income - 2.77 cents per unit Capital - 0.04 cents per unit
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 :	26 July 2011
Date paid :	25 August 2011

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

Not applicable.

13. If the Group has obtained a general mandate from unitholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

A-REIT has not obtained a general mandate from unitholders for interested parties transactions.

14. 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 financial quarter ended 30 June 2012:

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 Singapore corporate tax) from a finance lease with a tenant, in addition to the income available for distribution for the first quarter ended 30 June 2012.

The Manager is satisfied on reasonable grounds that, immediately after making the distribution, 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.

15. DIRECTORS CONFIRMATION PURSUANT TO RULE 705(5) 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 in any material aspect.

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
17 July 2012

KPMG

KPMG LLP
16 Raffles Quay #22-00
Hong Leong Building
Singapore 048581

Telephone +65 6213 3388
Fax +65 6225 0984
Internet www.kpmg.com.sg

The Board of Directors
Ascendas Funds Management (S) Limited
(in its capacity as Manager of
Ascendas Real Estate Investment Trust)
61 Science Park Road
#02-18 The Galen
Singapore Science Park II
Singapore 117525

Attention: Mr Tan Ser Ping

17 July 2012

Dear Sirs

Ascendas Real Estate Investment Trust
Review of Interim Financial Information for the 3-month period ended 30 June 2012

Introduction

We have reviewed the accompanying interim financial information of Ascendas Real Estate Investment Trust (the "Trust") and its subsidiaries (the "Group") for the 3-month period ended 30 June 2012.

The interim financial information comprises the balance sheets of the Trust and the Group, and the portfolio statement of the Group as at 30 June 2012, and the statements of total return, distribution statements, statements of movements in unitholders' funds of the Group and of the Trust and the statement of cash flows of the Group for the 3-month period then ended, and certain explanatory notes (the "Interim Financial Information").

Ascendas Funds Management (S) Limited, the Manager of the Group, is responsible for the preparation and presentation of this Interim Financial Information in accordance with the recommendations of the Statement of Recommended Accounting Practice ("RAP") 7 *Reporting Framework for Unit Trusts* relevant to interim financial information, issued by the Institute of Certified Public Accountants of Singapore. Our responsibility is to express a conclusion on this Interim Financial Information based on our review.

Scope of Review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of Interim Financial Information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information is not prepared, in all material respects, in accordance with the recommendations of the Statement of RAP 7 *Reporting Framework for Unit Trusts* relevant to interim financial information, issued by the Institute of Certified Public Accountants of Singapore.

Restriction of Use

Our report is provided on the basis that it is solely for the information of the directors of the Manager and for inclusion in the Group's interim announcement to its unitholders, to enable the directors of the Manager to fulfill their responsibilities under the Singapore Exchange listing requirements. Our report should not be quoted or referred to, in whole or in part, without our prior written permission, for any other purposes. We do not assume any responsibility or liability for losses occasioned to the directors, the Group or any other parties as a result of the circulation, publication, reproduction or use of the report contrary to the provisions of this paragraph.

Yours faithfully

KPMG LLP

KPMG LLP
Public Accountants and
Certified Public Accountants
Singapore