



Supplementary Information For three months ended 31 March 2013

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Table 1: Occupancy Rates for A-REIT's portfolio

A.	SINGLE-TENANTED BUILDINGS	Net lettable area (sqm)	Occupancy as at		
			31 Mar 13	31 Dec 12	30 Sep 12
	Science Parks				
1.	PSB Building	21,689	100.0%	100.0%	100.0%
	Business Parks				
2.	31 International Business Park	51,917	100.0%	100.0%	100.0%
3.	DBS Asia Hub	32,104	100.0%	100.0%	100.0%
	Light Industrial				
4.	Osim Headquarters	15,068	100.0%	100.0%	100.0%
5.	Ghim Li Building	5,892	100.0%	100.0%	100.0%
6.	SB Building	11,895	100.0%	100.0%	100.0%
7.	Volex Building	8,000	100.0%	100.0%	100.0%
8.	52 Serangoon North Ave 4	11,799	100.0%	100.0%	100.0%
9.	Hyflux Building	16,980	100.0%	100.0%	100.0%
10.	Weltech Building	6,509	100.0%	100.0%	100.0%
11.	BBR Building	5,421	100.0%	100.0%	100.0%
12.	Hoya Building	6,282	100.0%	100.0%	100.0%
13.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
14.	37A Tampines Street 92	9,604	100.0%	100.0%	100.0%
15.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
16.	Thales Building (I & II)	7,772	100.0%	100.0%	100.0%
17.	2 Senoko South	18,079	100.0%	100.0%	100.0%
18.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
19.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
20.	11 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
21.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
22.	9 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
23.	8 Loyang Way 1	12,069	100.0%	100.0%	100.0%
24.	31 Joo Koon Circle	15,421	100.0%	100.0%	100.0%
25.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
	Hi-Specs Industrial (Data Centres)				
26.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
27.	38A Kim Chuan Road	32,885	100.0%	100.0%	100.0%
	Hi-Specs Industrial				
28.	Infineon Building	27,278	100.0%	100.0%	100.0%
29.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
30.	138 Depot Road	26,485	100.0%	100.0%	100.0%
31.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
32.	CGG Veritas Hub	8,671	100.0%	100.0%	100.0%
33.	MBE Technology	9,593	100.0%	100.0%	100.0%
	Logistics & Distribution Centres				
34.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
35.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
36.	MacDermid Building	5,085	100.0%	100.0%	100.0%
37.	Senkee Logistics Hub (Phase I & II)	71,749	100.0%	100.0%	100.0%
38.	GSH Centre	9,494	100.0%	100.0%	100.0%

39.	21 Jalan Buroh	47,616	100.0%	100.0%	100.0%
40.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
41.	Sim Siang Choon Building	12,981	100.0%	100.0%	100.0%
42.	71 Alps Avenue	11,627	100.0%	100.0%	100.0%
43.	15 Changi North Way	28,974	100.0%	100.0%	100.0%
44.	90 Alps Avenue	26,277	100.0%	100.0%	100.0%
	Warehouse Retail Facilities				
45.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
46.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
	Sub-total for Single-tenanted Buildings	952,498	100.0%	100.0%	100.0%

B.	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Mar 13	31 Dec 12	30 Sep 12
	Science Parks				
1.	The Alpha	20,745	86.7%	84.2%	86.0%
2.	The Aries	11,681	98.3%	95.6%	91.9%
3.	The Capricorn	20,684	88.8%	88.8%	87.4%
4.	The Gemini	22,777	98.1%	96.9%	96.7%
5.	The Rutherford & Science Hub	18,472	84.2%	81.1%	81.9%
6.	Neuros & Immunos	26,035	99.9%	99.9%	99.9%
7.	Cintech I	10,531	93.1%	93.1%	93.1%
8.	Cintech II	7,915	91.4%	91.4%	93.0%
9.	Cintech III & IV	18,593	94.7%	94.2%	93.2%
10.	The Galen	21,774	96.2%	-	-
	Business Parks				
11.	Honeywell Building	14,475	90.2%	90.2%	95.2%
12.	Hansapoint @ CBP	16,640	100.0%	100.0%	100.0%
13.	1, 3 & 5 Changi Business Park Crescent	62,678	97.9%	98.1%	98.7%
14.	AkzoNobel House	15,286	78.1%	98.1%	95.0%
15.	1 @ CBP Ave	10,100	100.0%	100.0%	100.0%
16.	Acer Building	21,152	94.1%	94.1%	94.1%
17.	iQuest @ IBP	9,123	85.9%	85.9%	80.2%
18.	Techquest	6,545	73.2%	62.3%	70.5%
19.	13 International Business Park	6,986	60.3%	60.3%	60.3%
20.	Nordic European Centre	21,817	90.0%	87.9%	83.3%
	Hi-Specs Industrial (Data Centre)				
21.	Telepark	24,596	100.0%	100.0%	100.0%
	Hi-Specs Industrial				
22.	Techlink	34,542	93.9%	93.9%	93.3%
23.	Siemens Center	27,781	98.9%	98.9%	100.0%
24.	Techpoint	41,576	93.3%	96.2%	94.0%
25.	KA Centre	13,555	98.8%	98.8%	96.9%
26.	KA Place	6,652	96.9%	93.7%	96.9%
27.	Pacific Tech Centre	19,621	87.6%	90.6%	88.1%
28.	Techview	37,892	85.9%	87.2%	74.0%
29.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
30.	50 Kallang Avenue	14,208	86.6%	77.9%	73.6%
31.	Corporation Place	57,572	70.5%	75.4%	75.3%

	Light Industrial				
32.	TechPlace I	59,249	99.7%	96.3%	94.9%
33.	TechPlace II	76,224	96.1%	97.4%	97.2%
34.	27 Ubi Road 4	7,227	67.9%	94.0%	100.0%
35.	Tampines Biz-Hub	14,537	83.4%	86.3%	78.7%
36.	Ubi Biz-Hub	10,724	100.0%	100.0%	100.0%
37.	84 Genting Lane	9,695	100.0%	100.0%	100.0%
38.	5 Tai Seng Drive	11,273	100.0%	100.0%	100.0%
39.	Progen Building	16,609	100.0%	100.0%	100.0%
40.	3 Tai Seng Drive	11,845	97.4%	97.4%	94.5%
41.	53 Serangoon North Ave 4	7,779	95.5%	95.5%	95.5%
42.	FoodAxis @ Senoko	44,439	73.0% ¹	56.4%	51.2%
43.	31 Ubi Road	13,807	34.5% ²	100%	100%
	Logistics & Distribution Centres				
44.	LogisTech	27,552	93.4%	93.4%	93.2%
45.	Changi Logistics Centre	39,151	96.9%	97.2%	98.5%
46.	Nan Wah Building	15,580	97.9%	97.9%	97.9%
47.	Xilin Districentre Building A&B	20,788	100.0%	100.0%	100.0%
48.	Xilin Districentre Building D	852	25.0% ³	100.0%	100.0%
49.	LogisHub @ Clementi	23,071	95.2%	95.2%	95.2%
50.	1 Changi South Lane	23,528	100.0%	100.0%	100.0%
51.	Pioneer Hub	81,071	100.0%	100.0%	100.0%
52.	Xilin Districentre Building C	13,035	92.0%	87.3%	87.3%
53.	9 Changi South Street 3	24,514	71.6% ⁴	60.1%	89.2%
54.	5 Toh Guan Rd East	23,581	63.7%	62.0%	100.0%
55.	6 Pioneer Walk	18,456	95.6%	100.0%	100.0%
56.	10 Toh Guan Road	39,520	38.3% ⁵	35.2%	34.7%
	AREIT Beijing				
57.	Ascendas Z-link	27,450	100%	100.0%	100.0%
	Sub-total for Multi-tenanted Buildings	1,309,584	89.6%	89.6%	89.6%
	Subtotal (A) + (B)	2,262,081	94.0%	94.0%	94.3%

¹ As at the date of this announcement, FoodAxis @ Senoko has a committed occupancy of 78.8%

² 31 Ubi Road 1 (formerly Aztech Building) was converted to a multi-tenanted building in February 2013 and is currently undergoing asset enhancement to reposition the property to a hi-specs industrial facility. As at date of announcement, the property has a committed occupancy of 36.6%

³ Xilin Districentre Building D is currently undergoing asset enhancement. About 13,384 sqm of space has been decommissioned

⁴ As at date of announcement, 9 Changi South Street 3 has a committed occupancy of 84.1%

⁵ As at date of announcement, a lease of about 8,833 sqm of space is pending regulatory approvals. Occupancy is expected to increase to 60.7% when the regulatory approvals are obtained

Table 2: A-REIT gross rental rates for the three months ended 31 March 2013

Gross Rental Rates (S\$ psf per month)				
Sector	A-REIT's (psf per month)			Market ⁽¹⁾ (psf per month)
	Range	Weighted Average ⁽²⁾	Median	
Business & Science Park	\$3.18 - \$4.05	\$3.72	\$3.67	\$3.81
Hi-Specs Industrial	\$2.01 - \$3.30	\$2.63	\$2.63	\$2.86
Light Industrial & Flatted Factories	\$1.29 - \$2.81	\$1.78	\$1.61	\$1.94 ⁽³⁾
Logistics & Distribution Centres	\$0.90 - \$3.75 ⁽⁵⁾	\$1.23	\$1.58	\$1.79 ⁽⁴⁾

Notes:

- (1) Source : URA 4Q 2012 for business park rental, CBRE Market View Singapore 4Q 2012 for hi-specs industrial rental, 1Q 2013 for light industrial and logistics rental
- (2) A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals
- (3) S\$1.94 psf per month for ground floor space. S\$1.58 psf per month achieved for upper floor space
- (4) S\$1.79 psf per month for ground floor space. S\$1.48 psf per month achieved for upper floor space
- (5) Due to renewal of showroom space at a logistics building

Figure 3: Existing industrial space stock of 39.4 million sqm of which 7.4 million sqm is logistics and distribution centres

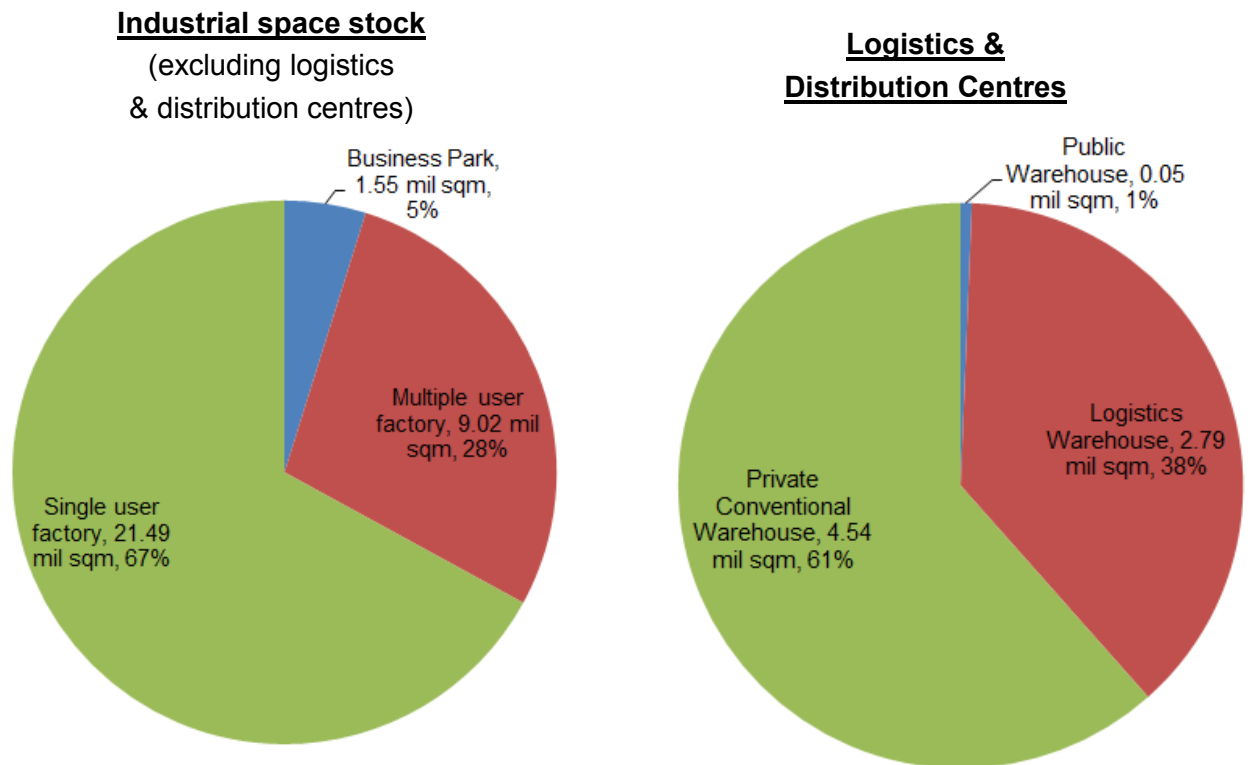


Table 4: Sector Performance

Net Property Income for 3 months ended 31 March 2013

Properties	FY12/13 ⁽¹⁾ Actual S\$m	4Q FY12/13 ⁽¹⁾ Actual S\$m	4Q FY11/12 ⁽¹⁾ Actual S\$m	4Q FY12/13 vs 4Q FY11/12 Variance S\$m
<u>Business Park Properties</u> ⁽²⁾				
Gross Revenue	195.9	49.6	43.3	6.3
Property Operating Expenses	64.2	16.3	14.6	1.7
Net Property Income	131.7	33.3	28.7	4.6
<u>Hi-Specs Industrial Properties</u> ⁽²⁾				
Gross Revenue	154.9	39.1	37.7	1.4
Property Operating Expenses ⁽³⁾	49.4	14.1	11.8	2.3
Net Property Income	105.5	25.0	25.9	(0.9)
<u>Light Industrial Properties</u>				
Gross Revenue	89.4	22.9	20.6	2.3
Property Operating Expenses	22.0	6.5	5.0	1.5
Net Property Income	67.4	16.4	15.6	0.8
<u>Logistics Properties</u>				
Gross Revenue	120.6	30.1	29.1	1.0
Property Operating Expenses	29.0	7.4	7.3	0.1
Net Property Income	91.6	22.7	21.8	0.9
<u>Warehouse Retail Facilities</u>				
Gross Revenue	15.0	3.7	3.6	0.1
Property Operating Expenses ⁽⁴⁾	2.4	1.0	0.5	0.5
Net Property Income	12.6	2.7	3.1	(0.4)
<u>Total</u>				
Gross Revenue	575.8	145.4	134.3	11.1
Property Operating Expenses	167.0	45.3	39.2	6.1
Net Property Income	408.8	100.1	95.1	5.0

¹ Based on 103 properties as at 31 March 2013 and 102 properties as at 31 March 2012

² Increased mainly due to full quarter impact from the acquisition of Cintech I, Cintech II, Cintech III & IV in Mar 2012. Telepark was reclassified from the "Business Park Properties" segment to the "Hi-Specs Industrial Properties" segment with effect from April 2012 as the Manager is of the opinion that it would be more appropriate to report Telepark under the "Hi-Specs Industrial Properties" segment given its location and building specifications. Accordingly the comparatives have been reclassified.

³ Increase in property operating expenses is mainly due to increase in annual value of Kim Chuan Telecommunications Complex and 38A Kim Chuan Road which resulted in higher property tax.

⁴ Increase in property operating expenses is mainly due to increase in annual value of Courts Megastore and Giant Hypermarket which resulted in higher property tax.

Figure 5a: A-REIT Portfolio By Gross Revenue - Tenant Industry Mix

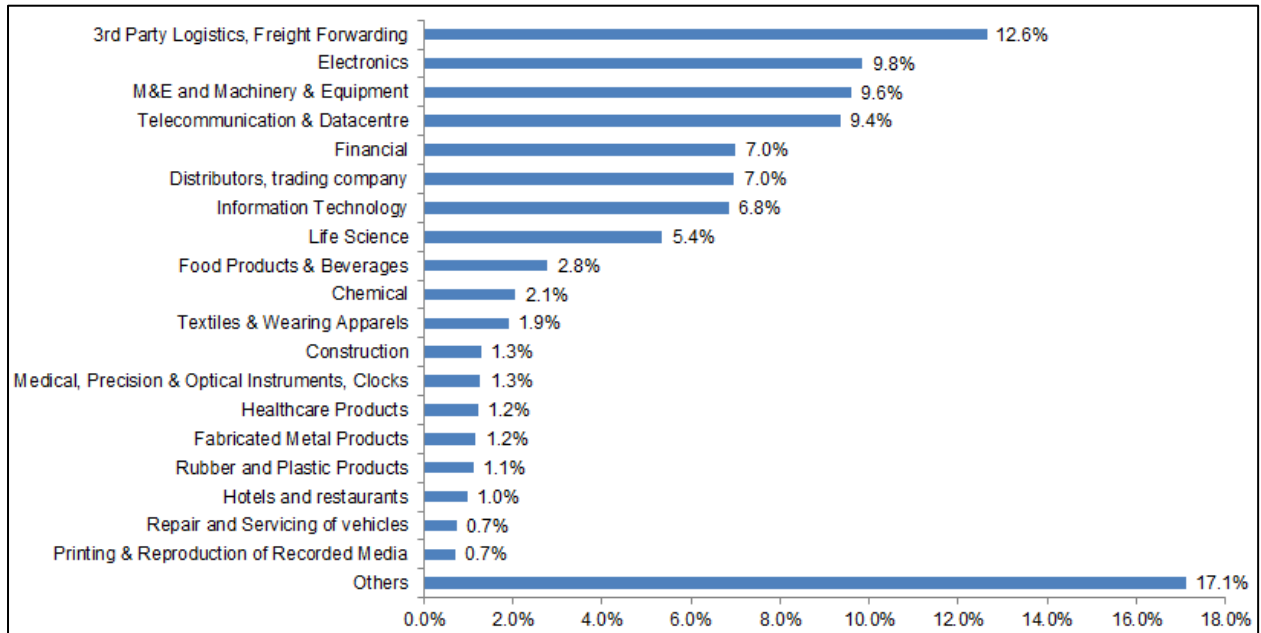


Figure 5b: A-REIT Portfolio By Gross Revenue - Tenants' Country of Origin

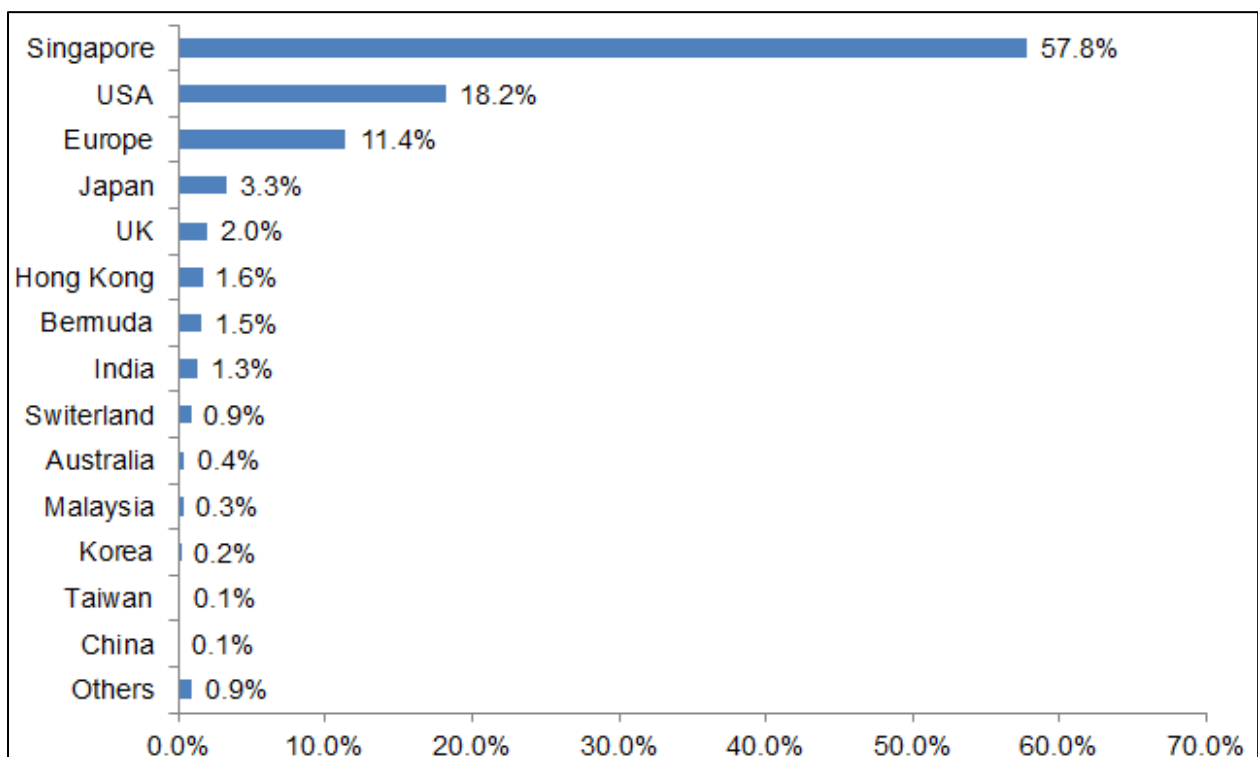


Figure 6a: Business & Science Park Properties By Gross Revenue - Tenant Industry Mix

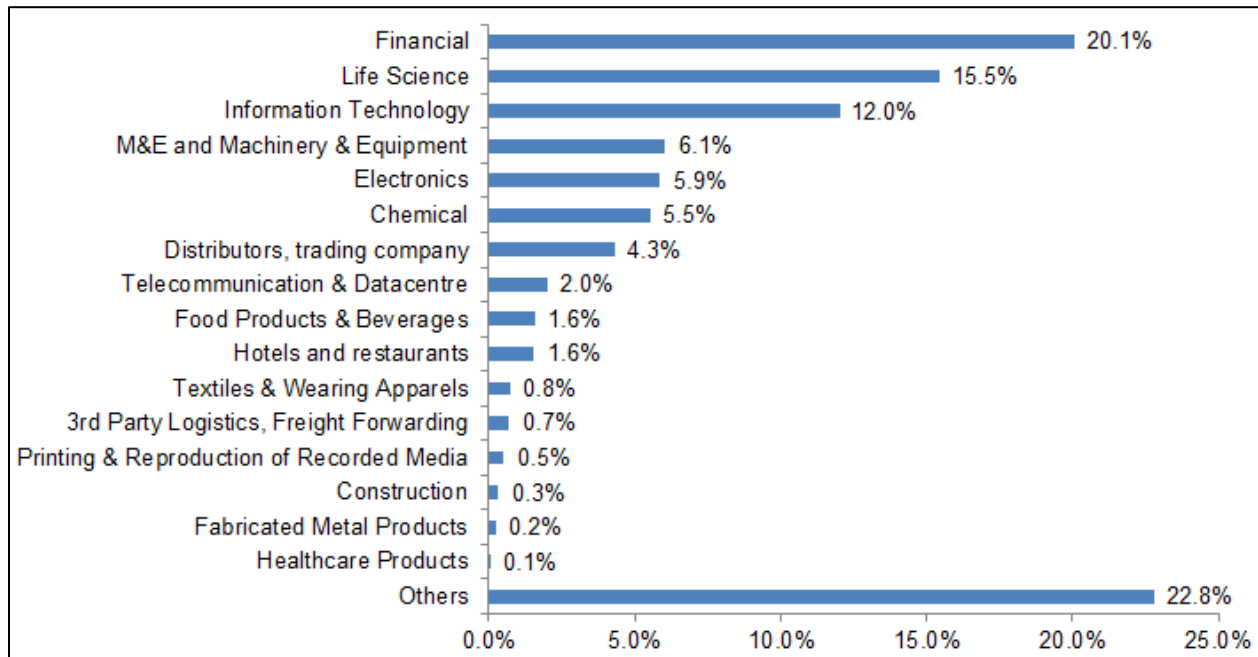


Figure 6b: Business & Science Park Properties By Gross Revenue - Tenant's country of origin

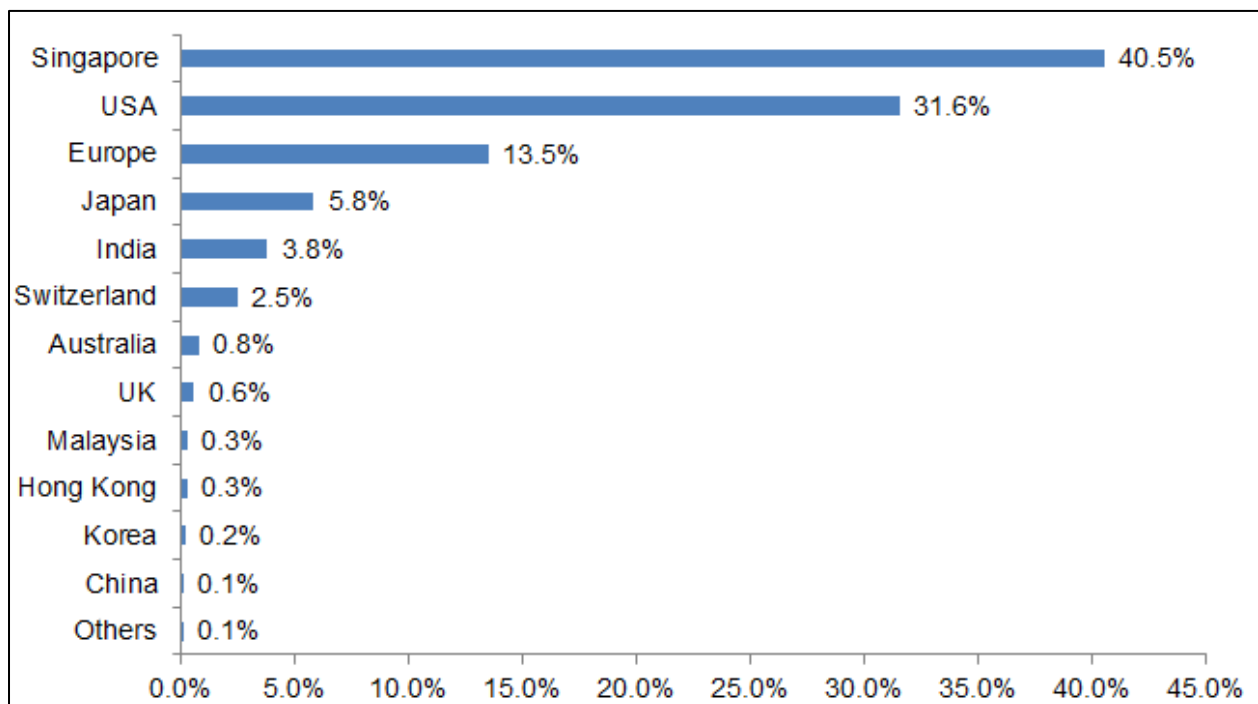


Figure 7a: Hi-Specs Industrial Properties By Gross Revenue - Tenant Industry Mix

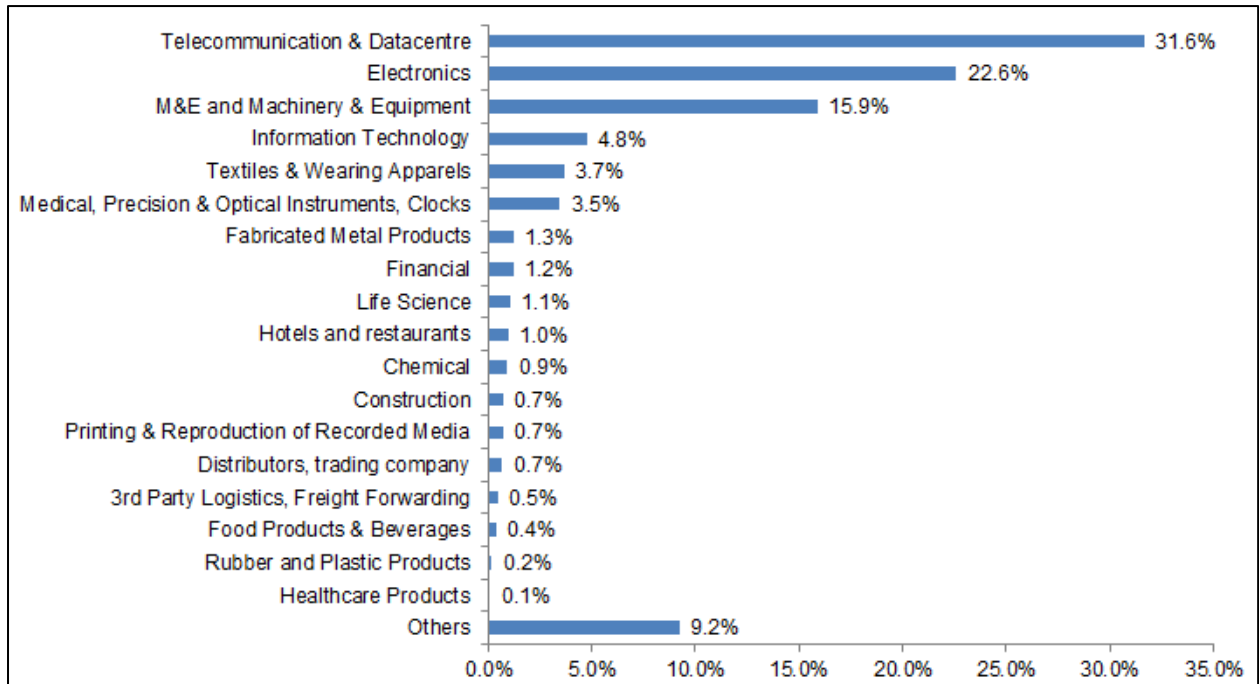


Figure 7b: Hi-Specs Industrial Properties By Gross Revenue - Tenant's country of origin

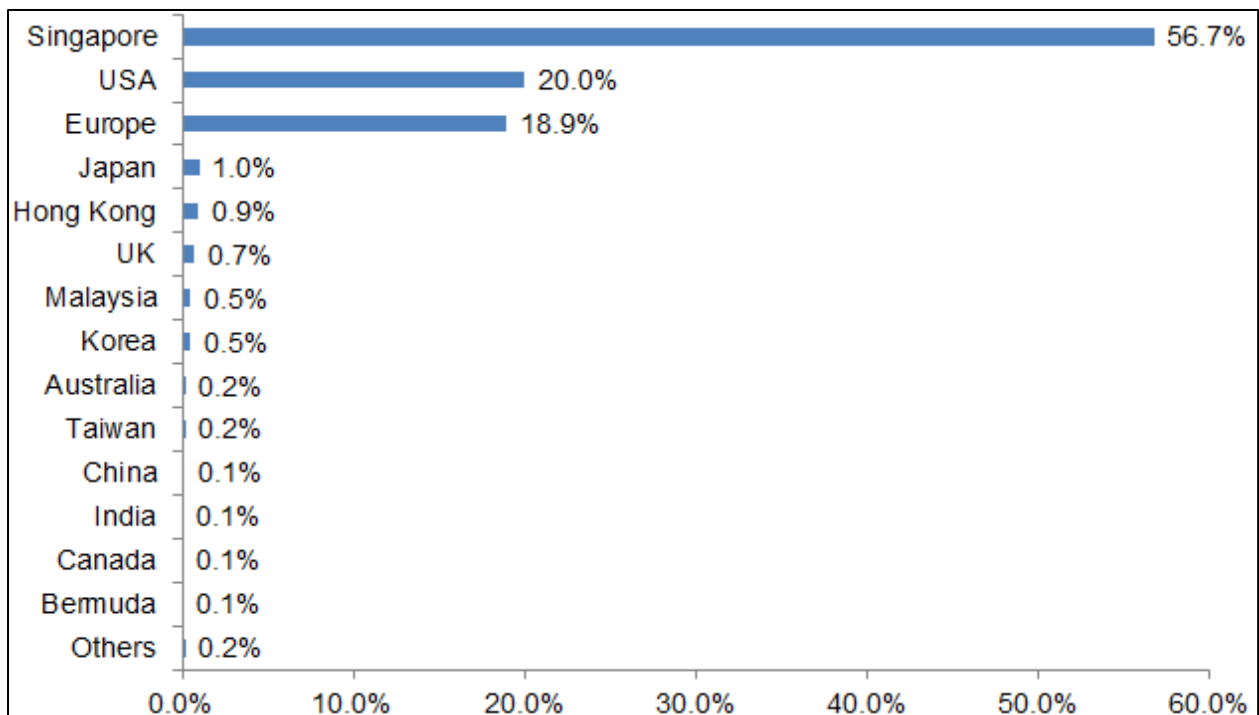


Figure 8a: Light Industrial Properties By Gross Revenue - Tenant Industry Mix

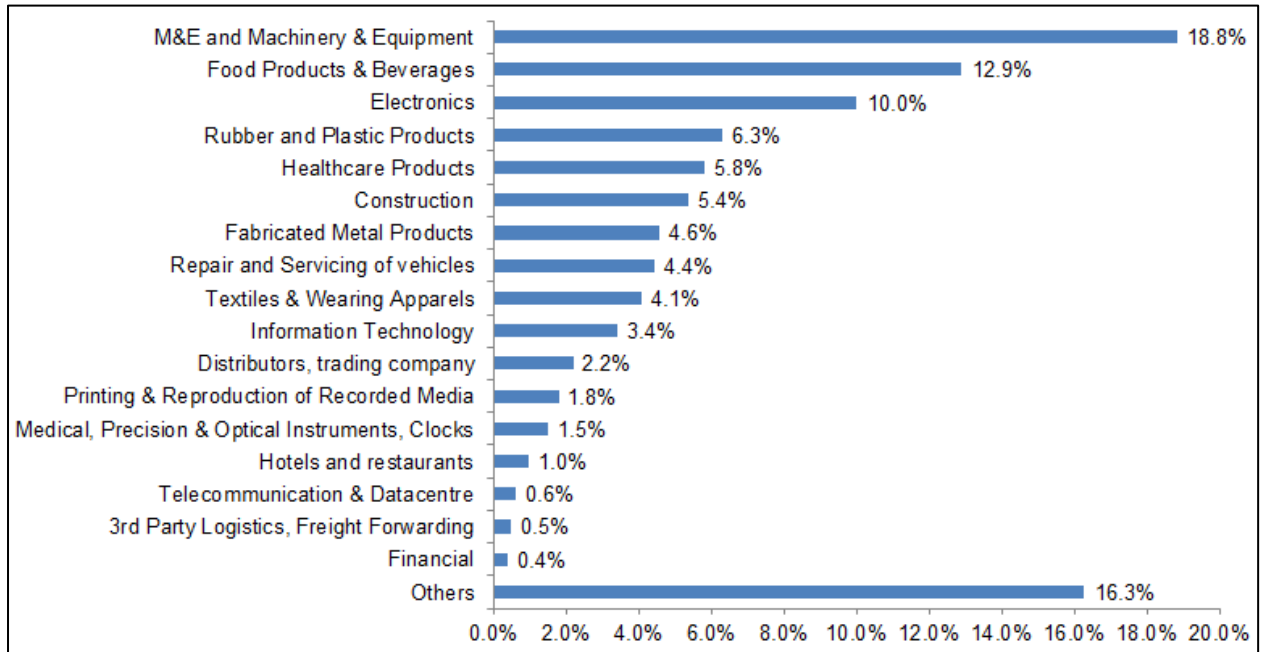


Figure 8b: Light Industrial Properties By Gross Revenue - Tenant's country of origin

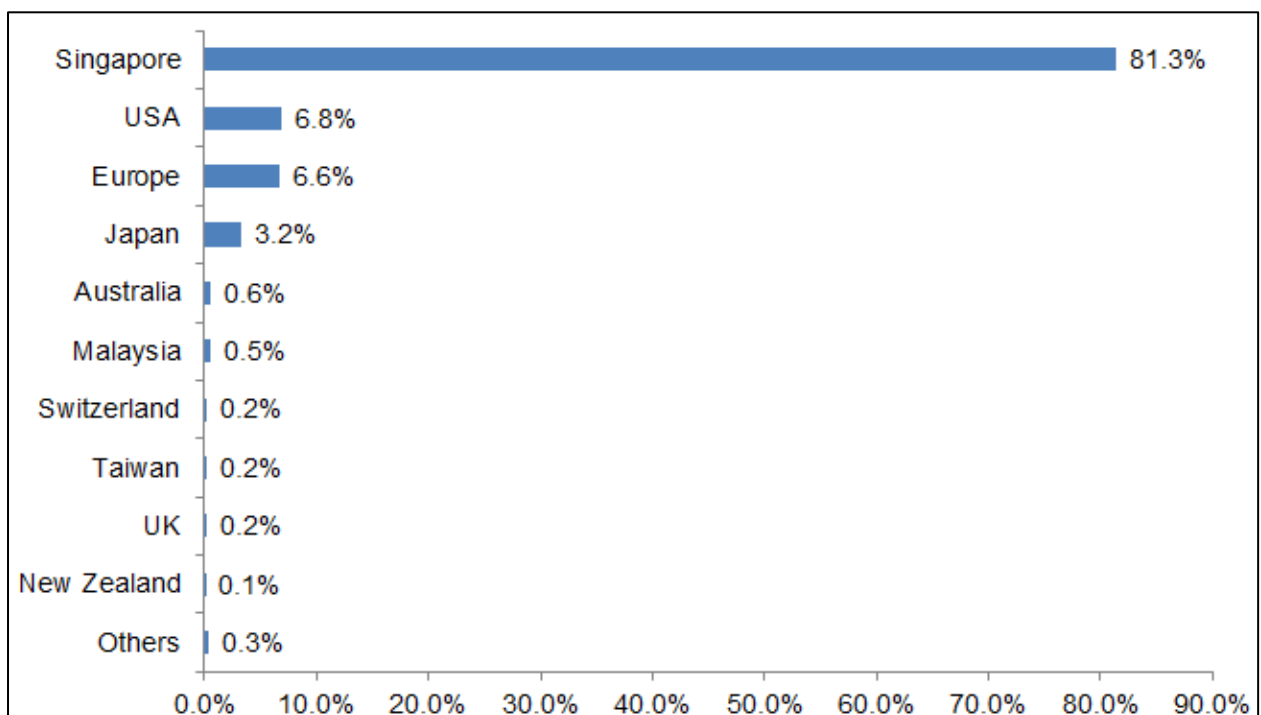


Figure 9a: Logistics & Distribution Centres - Tenant Industry Mix

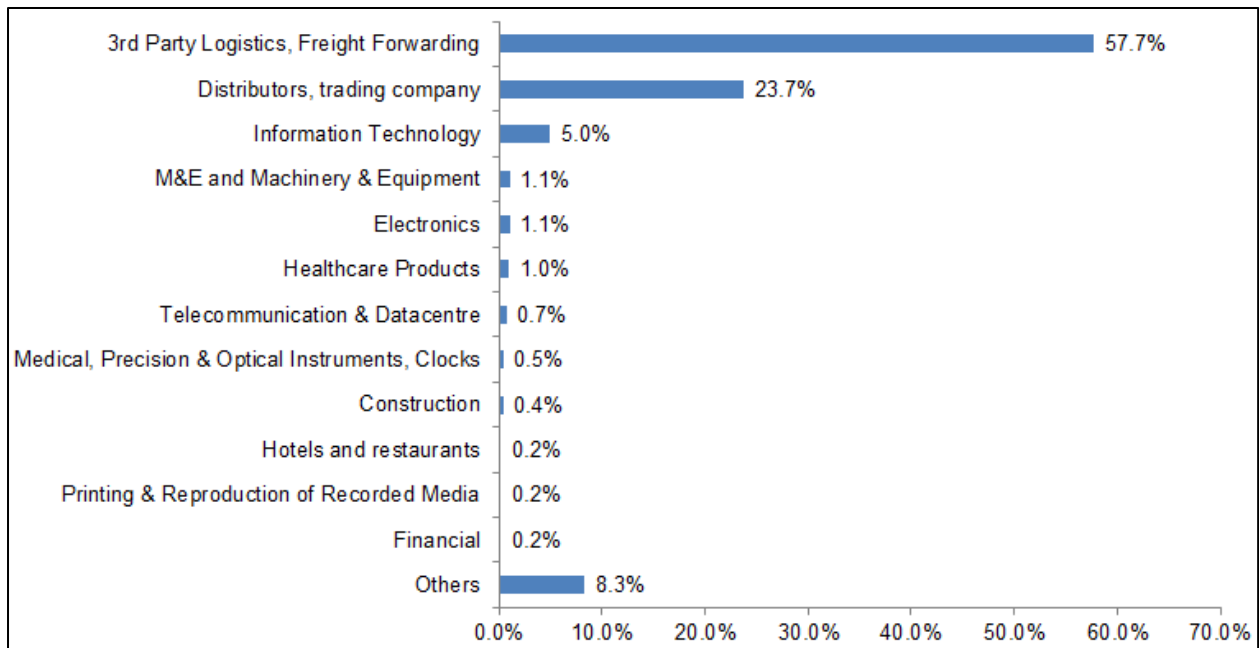


Figure 9b: Logistics & Distribution Centres By Gross Revenue - Tenant's country of origin

