



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

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704 (31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), the Board of Directors of Ascendas Funds Management (S) Limited, as 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 “**Trustee**”) has secured a new S\$200 million term loan facility maturing in 2019 (the “**New Facility**”). It is a condition under the New Facility that it is an event of default if the Manager is removed as manager of A-REIT pursuant to the terms of the trust deed constituting A-REIT (the “**Trust Deed**”) and the replacement or substitute manager of A-REIT is not appointed in accordance with the terms of the Trust Deed.

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 which are outstanding and that may be affected is approximately S\$2,157 million¹ (including the New Facility but excluding interest and fair value adjustments) as of today.

As of the date of this Announcement, there has been no breach of the condition described above.

The New Facility is obtained without using any property of A-REIT as collateral. The proceeds from the New Facility will be used to partly refinance the approximately Euro 197.5 million (S\$395 million equivalent) AAA-rated Commercial Mortgage Backed Securities (“**CMBS**”). The CMBS was issued by Emerald Assets Limited (“**Emerald**”) as Euro-denominated notes (the “**Notes**”) which are backed and secured by the cashflow and assets from 38 of A-REIT’s properties and will be due for repayment on 14 May 2014. The balance of CMBS will be funded by A-REIT’s available credit facilities, additional debt issues and/or borrowings.

BY ORDER OF THE BOARD
ASCENDAS FUNDS MANAGEMENT (S) LIMITED

(Company Registration No. 200201987K)
(as manager of Ascendas Real Estate Investment Trust)

¹ Borrowings denominated in foreign currencies denominated are translated at the prevailing exchange rates except for JPY-denominated debt issues, which are translated at the cross-currency swap rates that A-REIT has committed to

Mary Judith De Souza
Company Secretary
7 February 2014

Important Notice

The value of A-REIT's Units (the "**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 announcement 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.