



Aperia

– A new generation business space

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Content

The Acquisition

Aperia

Impact on A-REIT

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Benefit to Unitholders

Aperia

Transaction Value	S\$458 million
Acquisition fee to Manager	S\$4.58 million
Valuation by DTZ Debenham Tie Leung (SEA) Pte. Ltd.	S\$488 million
Owner	PLC 8 Development Pte Ltd
Date of Temporary Occupation Permit	16 June 2014
Land Area	28,348 sqm
Land Tenure	60 years expiring 21 Feb 2072
Plot ratio	3.0 (of which 0.5 white use)
GFA	86,696* sqm
NLA	69,465 sqm
Land premium	S\$218.3 million for 60 years fully paid
Occupancy	46% pre-commitment; 15% under negotiation



Night view of Aperia

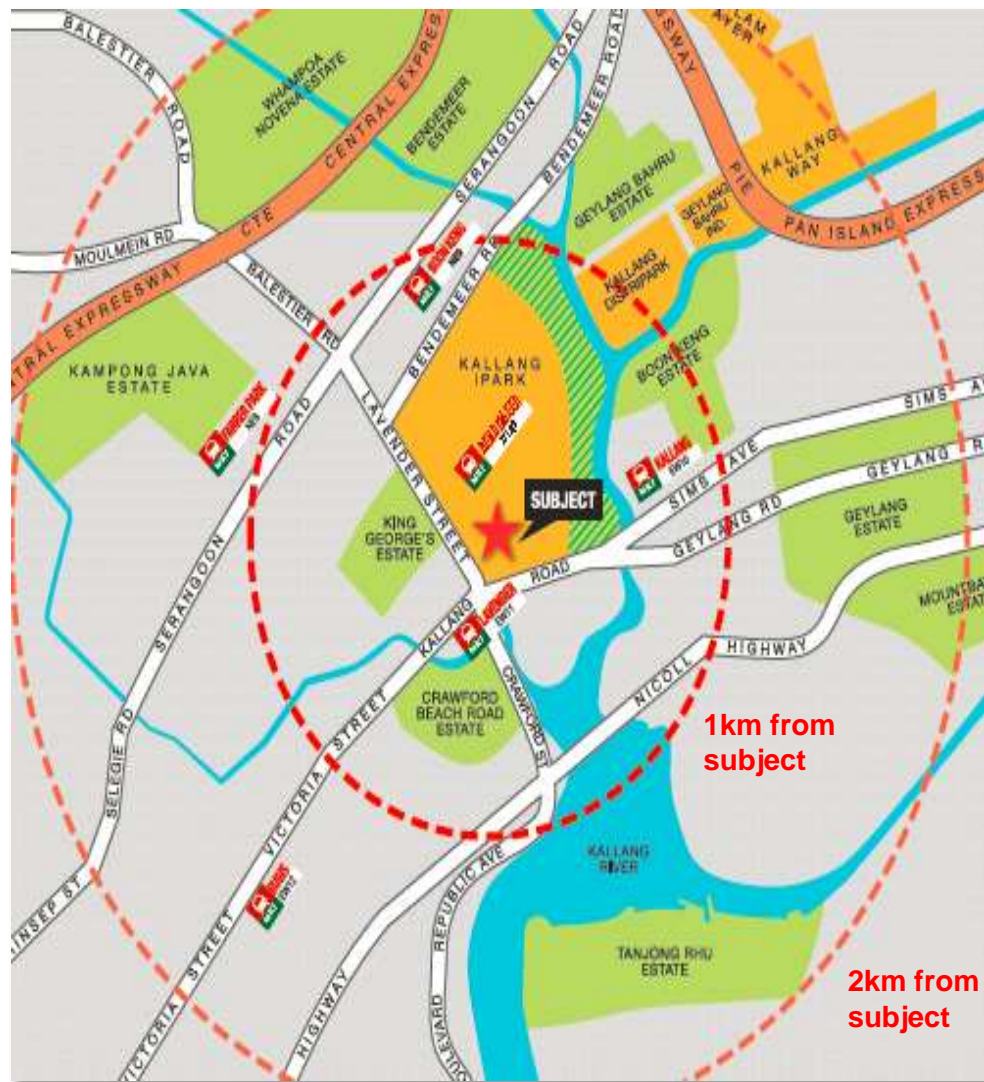


Day view of Aperia

* Includes bonus GFA due to Greenmark Platinum certification

Aperia

- Aperia is an integrated industrial mixed-use development located in Kallang iPark, at the fringe of Singapore’s Central Business District (“CBD”)
- Aperia is about 5 minutes' walk to the Lavender MRT Station and the upcoming Bendemeer MRT Station
- The property consists of two Business-1 towers (GFA 72,290 sqm) and a 3-storey retail podium (GFA 14,406 sqm)
- Lifestyle amenities include a recreational pool, childcare and enrichment centres, supermarket, shops and F&B outlets
- Greenmark Platinum Building



Location of Aperia

Aperia: Business 1 Industrial Space



**Business 1 Industrial Space
- internal finishing**

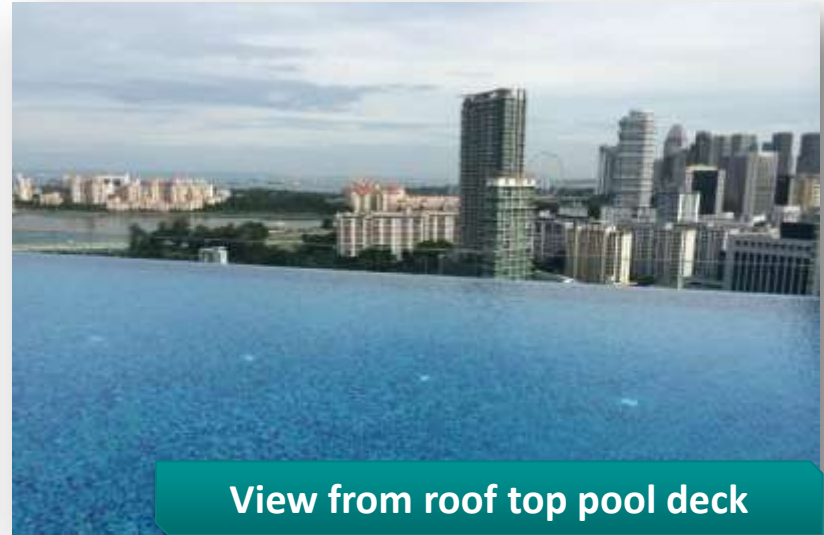


Lift Lobby

Aperia: Lifestyle Amenities



3-storey retail atrium



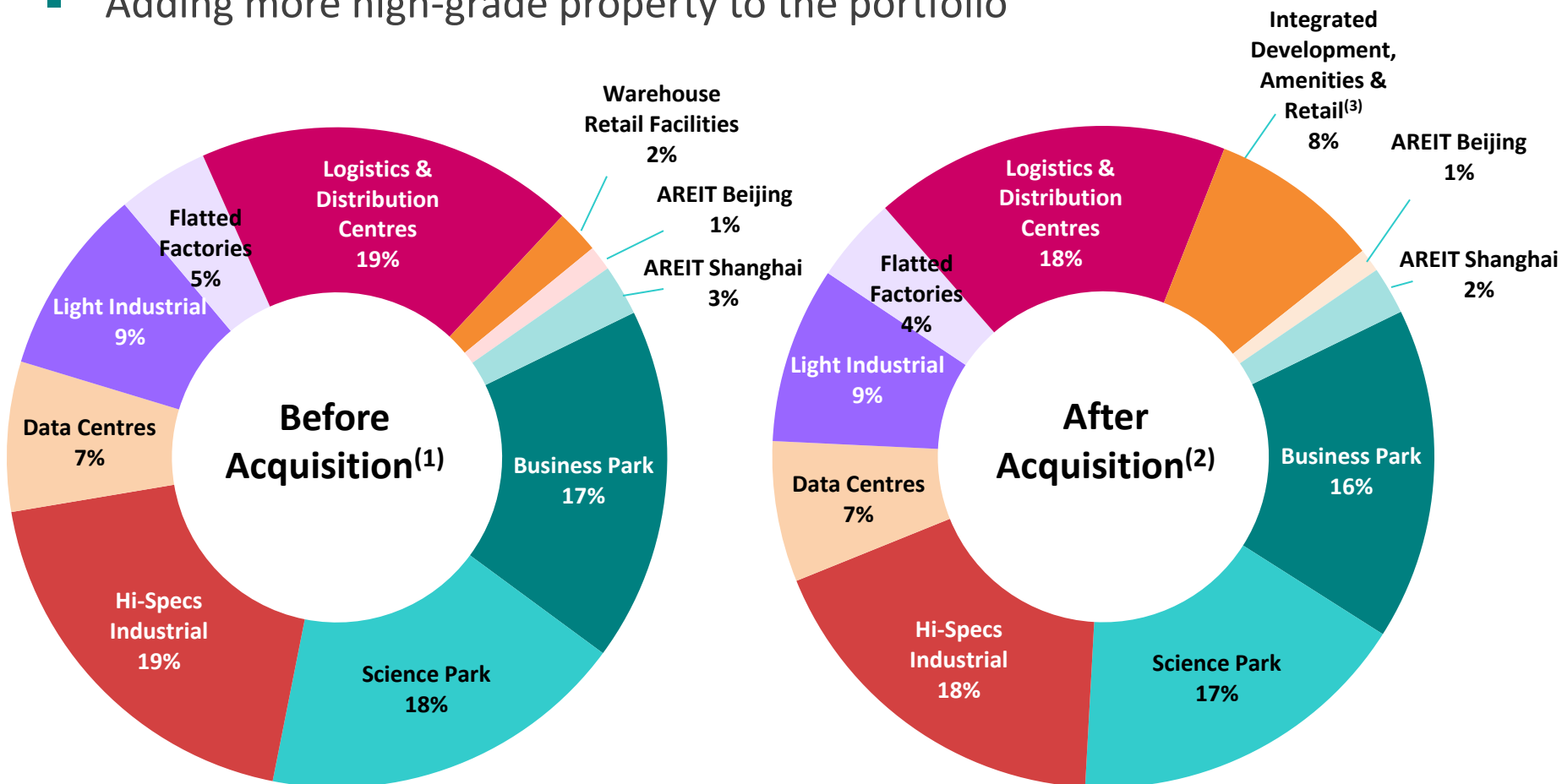
View from roof top pool deck



**The Annex - duplex units
fronting civic plaza**

Portfolio Asset Composition (by value)

- Adding more high-grade property to the portfolio



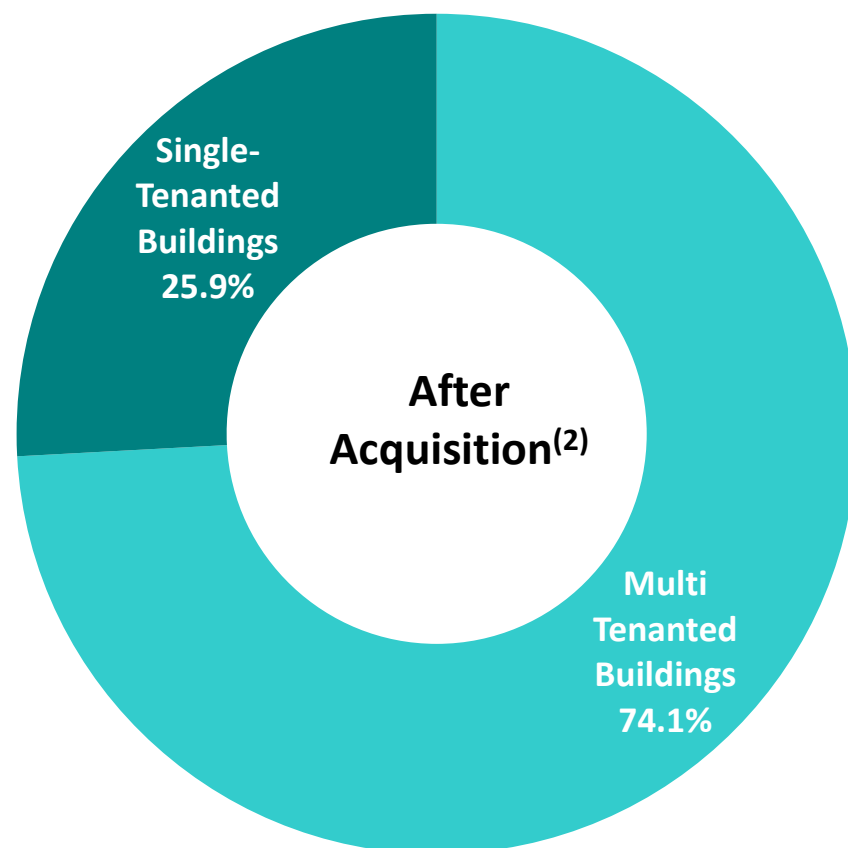
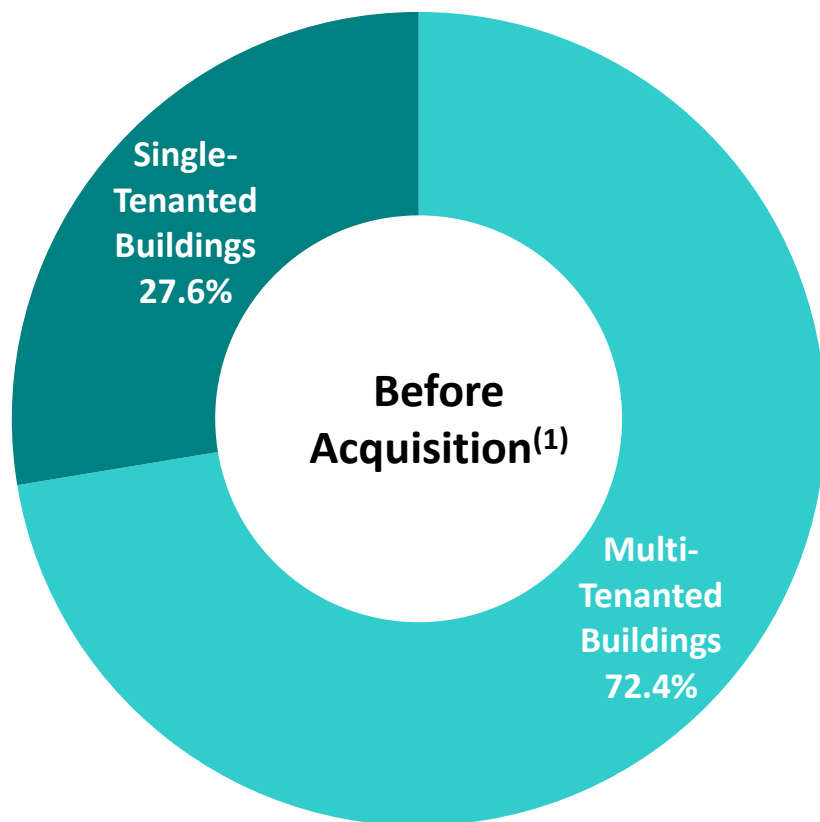
Notes:

(1) Based on 105 properties as at 30 June 2014

(2) Assuming Aperia was acquired on 30 June 2014

(3) Integrated Development, Amenities & Retail (“IDAR”) – incorporating Aperia with the previous Warehouse Retail Facilities segment

Lease Tenure Mix by Property Value



Notes:

- (1) Based on 105 properties as at 30 June 2014
- (2) Assuming Aperia was acquired on 30 June 2014

Benefit to Unitholders

- In line with the Manager's growth strategy of acquiring good quality properties so as to deliver predictable distribution and long term capital stability to Unitholders

- Broadens tenant base to include renowned companies such as Intel, Roche Diagnostics, Audi, Cardinal Health, McDonald's, Cold Storage, Tim Ho Wan and Old Town Café

- Increase portfolio weighted land lease tenure to 47.2 years from 46.4 years*

* Weighted average land lease tenure for Singapore portfolio assuming Aperia has been acquired on 30 June 2014.

Disclaimer

This material shall be read in conjunction with the announcement “A-REIT acquires Aperia, a newly completed integrated mixed-use development, for S\$458 million” released to the SGX-ST on the same day

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