

## A-REIT divests BBR Building

28 May 2015, Singapore – Ascendas Funds Management (S) Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”) is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of A-REIT) (the “**Trustee**”) has entered into an agreement with BBR Holdings (S) Ltd (“**BBR**”) by way of an option to purchase granted by the Trustee and accepted by BBR on 28 May 2015 for the proposed sale of the remaining leasehold interest in 50 Changi South Street 1, BBR Building, (the “**Property**”) for S\$13.9 million.

The proposed sale price of S\$13.9 million is more than double the original purchase price S\$6.8 million in 2005. The proforma impact of the divestment on A-REIT’s net property income and distribution per unit for the financial year ended 31 March 2015 is approximately S\$0.86 million and 0.03 cents respectively, assuming the divestment was completed on 1 April 2014.

The proposed sale originated from an unsolicited enquiry from BBR. BBR is the parent company of Singapore Piling & Civil Engineering Pte Ltd (“**Singapore Piling**”), the existing tenant on the Property in occupation since A-REIT’s acquisition of the Property in 2005. The existing lease with Singapore Piling will expire in June 2015. The proposed sale is subject to approval by JTC Corporation.

The divestment is in line with the Manager’s proactive asset management strategy to selectively divest properties that have reached a stage which offers limited scope for further income growth and to recycle capital and optimise A-REIT’s portfolio. The proceeds from the divestment may be recycled to fund committed investments, used to repay existing indebtedness, finance loans to subsidiaries, fund general corporate and working capital needs, and/or to make distributions to unitholders.

In accordance with A-REIT’s Trust Deed, the Manager is entitled to a divestment fee of 0.5% of the sale price of the Property.

The transaction is expected to be completed by end of June 2015 or as soon as JTC Corporation grants the necessary approval for the proposed sale, following which A-REIT will own 103 properties in Singapore and 2 business park properties in China.

This is a voluntary announcement as this divestment is not a disclosable transaction.

**About the Property**

The Property is located along Changi South Street 1. It is a part 2-storey and part 3-storey light industrial building served by 1 goods lift and 1 passenger lift. The building is approximately 17 years old and has a Gross Floor Area of 6,501 sqm. The Property has a remaining land tenure of about 42 years.

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## **About A-REIT ([www.a-reit.com](http://www.a-reit.com))**

A-REIT is Singapore's first and largest listed business space and industrial real estate investment trust. It has a diversified portfolio of 104 properties in Singapore, comprising business and science park properties, high-specifications industrial properties, light industrial properties, logistics and distribution centres, integrated development, amenities and retail properties and 2 business park properties in China. As at 31 March 2015, total assets amount to about S\$8.2 billion. These properties house a tenant base of around 1,410 international and local companies from a wide range of industries and activities, including research and development, life sciences, information technology, engineering, light manufacturing, logistics service providers, electronics, telecommunications, manufacturing services and back-room office support in service industries. Major tenants include SingTel, Siemens, Honeywell, Zuellig Pharma, Citibank N.A., OSIM International, DBS Bank, Federal Express, Baidu, Inc., Johnson & Johnson, RSH, Infineon Technologies, Cold Storage and Hyflux.

A-REIT is listed in several indices. These include the FTSE Straits Times Index (with effect from 4 June 2014), the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250. A-REIT has an issuer rating of "A3" by Moody's Investor Services.

A-REIT is managed by Ascendas Funds Management (S) Limited (in its capacity as manager of A-REIT), a wholly-owned subsidiary of the Singapore-based Ascendas Group.

## **About Ascendas Group ([www.ascendas.com](http://www.ascendas.com))**

Ascendas is Asia's leading provider of business space solutions with more than 30 years of experience. Based in Singapore, Ascendas has built a strong regional presence and serves a global clientele of over 2,400 customers in 26 cities across 10 countries including Singapore, China, India, South Korea and Vietnam.

Ascendas specialises in masterplanning, developing, managing and marketing IT parks, industrial & logistics parks, business parks, science parks, hi-specs facilities, office and retail spaces. Leveraging on its track record and experience, Ascendas has introduced new business space concepts such as integrated communities and solutions which seamlessly combine high-quality business, lifestyle, retail and hospitality spaces to create conducive human-centric work-live-play-learn environments. Its flagship projects include the Singapore Science Park and Changi City at Changi Business Park in Singapore, International Tech Park Bangalore in India and Ascendas-Xinsu in Suzhou Industrial Park, China. Ascendas provides end-to-end real estate solutions, assisting companies across the entire real estate process.

In November 2002, Ascendas launched Singapore's first business space trust, Ascendas Real Estate Investment Trust (A-REIT), and in August 2007, Ascendas India Trust (a-iTrust) was listed as the first Indian property trust in Asia. In July 2012, Ascendas listed Ascendas Hospitality Trust (A-HTRUST), which comprises a portfolio of quality hotels in Australia, China, Japan and Singapore. Besides managing listed real estate funds, Ascendas also manages a series of private funds with commercial and industrial assets across Asia.

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### **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 assumptions, 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 and occupancy, 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 A-REIT's 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.

Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.