



**Acquisition of One@Changi City**  
**Purchase consideration of S\$420.0 million**  
**9 December 2015**



# Content

- **The Acquisition**

*One@Changi City*

- **Impact on A-REIT**

*Pro forma Financial Impact*

*Weighted Average Lease Expiry Profile*

*Portfolio Diversification*

*Lease Tenure Mix by Property Value*

- **Benefit to Unitholders**

# One@Changi City

Purchase Consideration	S\$420.0 million
Acquisition fee to Manager	S\$4.2 million
Stamp Duty and Other transaction costs	Approximately S\$14.7 million (including stamp duty of about S\$12.6 m)
Total Acquisition Cost	S\$438.9 million
Vendor	Ascendas Frasers Pte Ltd
Valuation	S\$436.6 million by DTZ S\$439.0 million by Knight Frank Average = S\$437.8 million
TOP Date	2 Nov 2012
Land Area	46,969 sqm
Land Tenure	53 years remaining (no annual land rent payable)
GFA	71,158 sqm
NLA	63,106 sqm
Occupancy	97.1%



1 Changi Business Park Central 1

One@Changi City is a 9-storey, high quality multi-tenanted business park building. It is located next to Expo MRT station. The property has been certified Green Mark Gold Plus by the Building & Construction Authority (BCA).

# Pro Forma Financial Impact

The Acquisition	Financial Impact
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**DPU Impact**

(pro forma annualised impact)

**0.067 cents\***

**Net Property Income Yield – 1<sup>st</sup> Year**

(post acquisition cost)

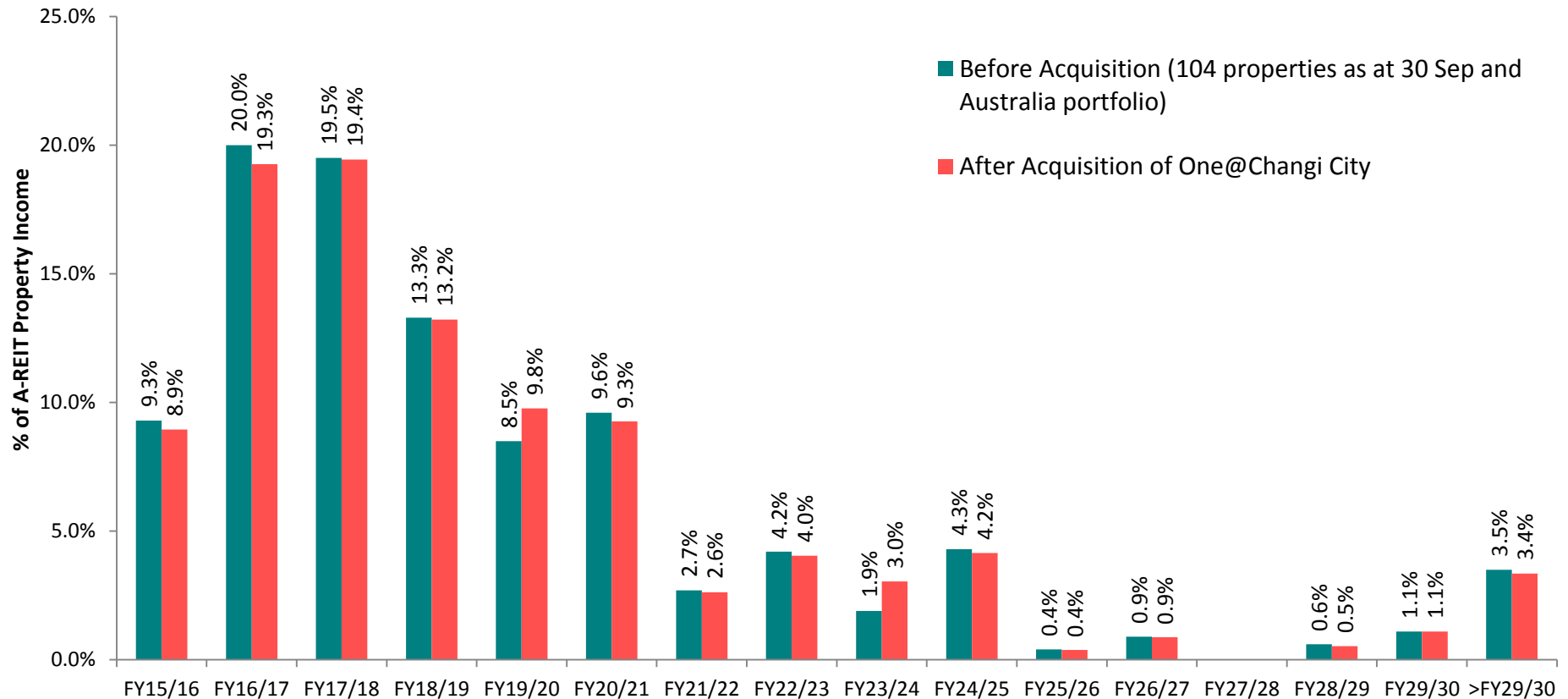
**5.9%**

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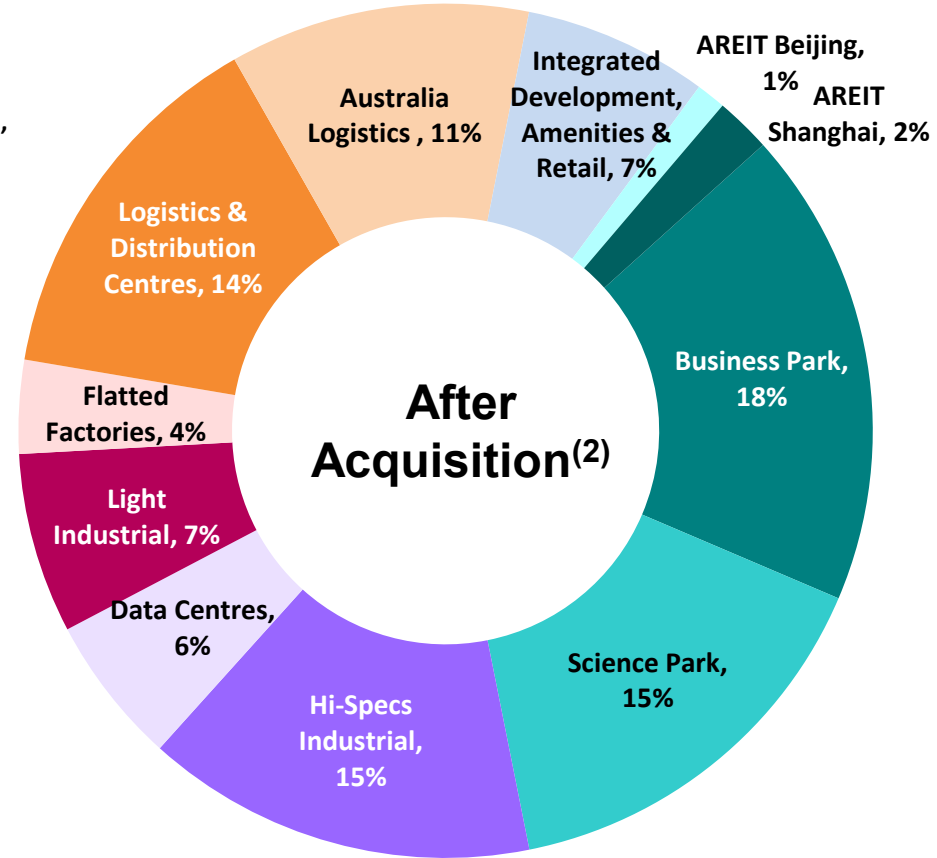
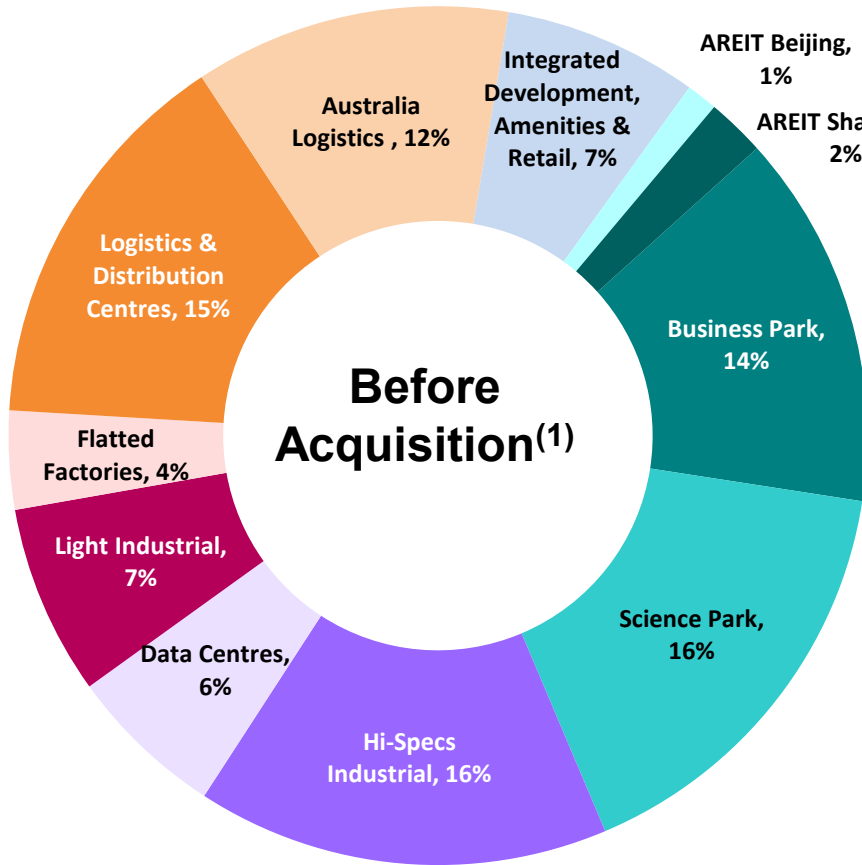
\* *Assuming A-REIT had purchased, held and operated the Acquisition for the whole of the financial year ended 31 March 2015 and assuming the Acquisition was funded using 60% equity and 40% debt and that the Manager elects to receive its base fee 80% in cash and 20% in units.*

# Weighted Average Lease Expiry Profile

As at 30 September 2015	Before Acquisition	After Acquisition
<b>Weighted Average Lease Term to Expiry</b>	<b>3.83 years</b>	<b>3.86 years</b>



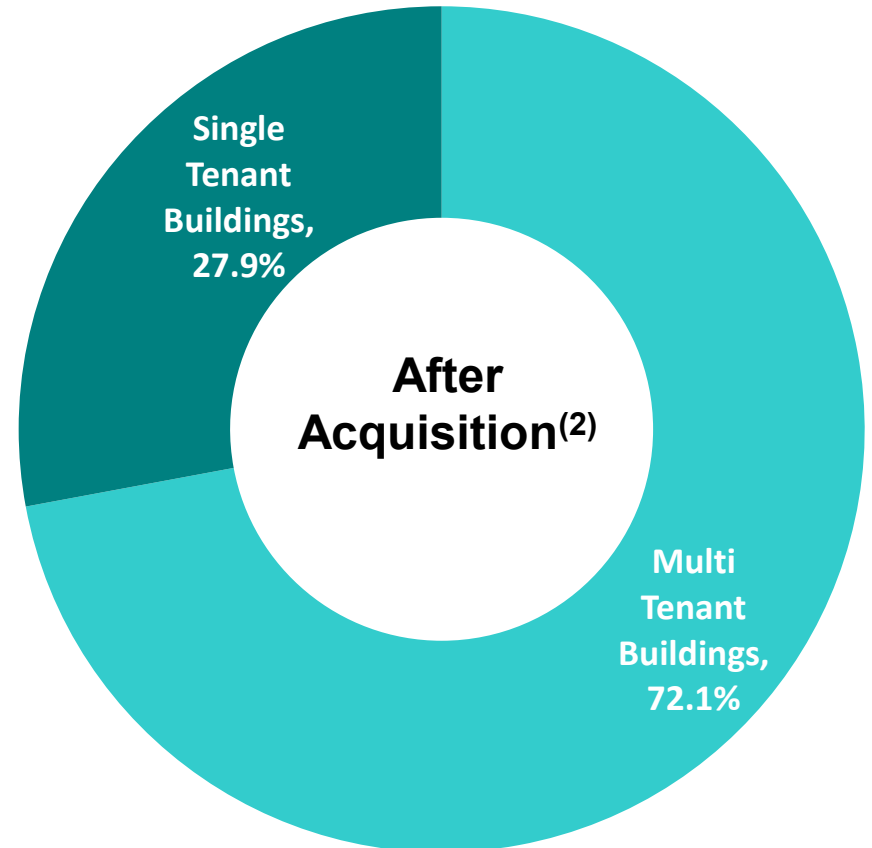
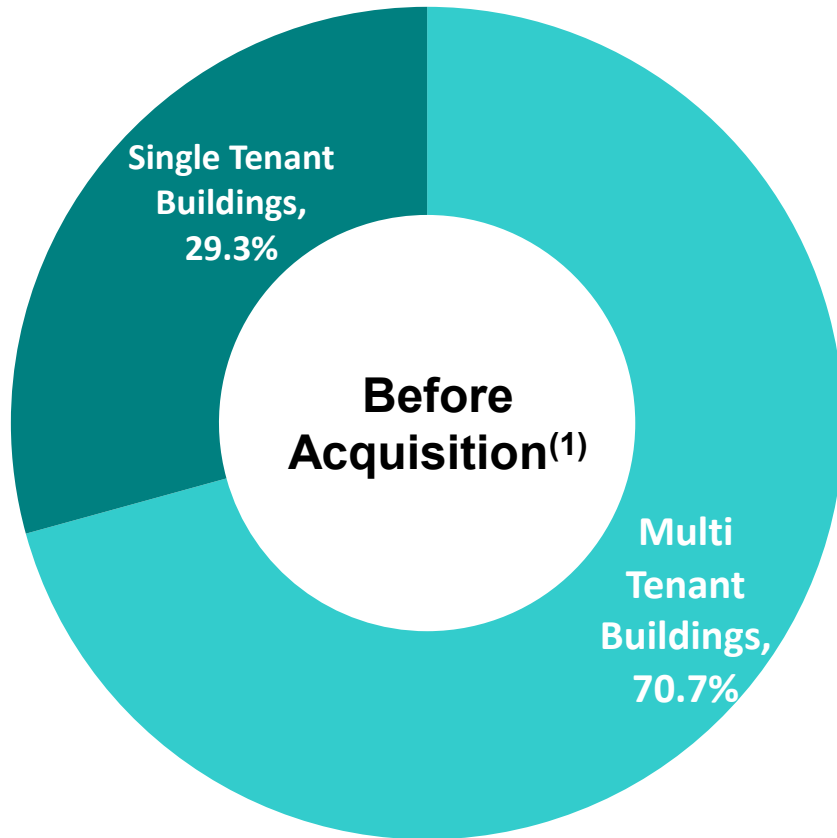
# Portfolio Diversification (by Asset Value)



Notes:

- (1) Based on 104 properties as at 30 September 2015 and 26 Australian properties which were fully acquired on 18 November 2015.
- (2) Assuming One@Changi City was acquired on 30 September 2015.

# Lease Tenure Mix (by Asset Value)



Notes:

- (1) Based on 104 properties as at 30 September 2015 and 26 Australian properties which were fully acquired on 18 November 2015.
- (2) Assuming One@Changi City was acquired on 30 September 2015.

# Benefit to Unitholders

- Enhances A-REIT's market leadership position in the Business and Science Park segment especially in Changi Business Park
- Subject property has a longer WALE of 4.58 years
- Long land lease tenure increases portfolio weighted land lease tenure to 46.2 years from 45.8 years (as at 30 September 2015, excluding freehold properties)
- Positive DPU impact of 0.067 cents per Unit\*
- Expected net property income yield of 5.9% (post acquisition cost) in the first year. Approximately 92.0% of the property's net lettable area is approximately 14.0% below current market rent and there may be potential for future rental growth.

\* Assuming A-REIT had purchased, held and operated One@Changi City for the whole of the financial year ended 31 March 2015 and assuming the Acquisition was funded based on a funding structure of 40% debt and 60% equity. In respect of the Property, the Manager elects to receive its base fee 80% in cash and 20% in units.



# Disclaimer

**This material shall be read in conjunction with the announcement “A-REIT to acquire One@Changi City for S\$420.0 million” released to the SGX-ST on the same day**

This presentation 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 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 future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the Manager’s current view of future events.

The value of units in A-REIT (“Units”) and the income derived from them, if any, 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 should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. 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.

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