

NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EU MEMBER STATES, CANADA OR JAPAN



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

(1) NOTICE OF PREFERENTIAL OFFERING BOOKS CLOSURE DATE

(2) TIMETABLE FOR THE PREFERENTIAL OFFERING

Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Ascendas Real Estate Investment Trust dated 9 December 2015 in relation to the launch of the equity fund raising.

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of A-REIT will be closed at 5.00 p.m. on 30 December 2015 (the “**Preferential Offering Books Closure Date**”) for the purpose of determining the provisional allotment of new units in A-REIT (“**New Units**”) to Entitled Unitholders¹ under the Preferential Offering.

“**Entitled Depositors**” refers to Unitholders with Units standing to the credit of their respective securities accounts with The Central Depository (Pte) Limited (“**CDP**”) as at the Preferential Offering Books Closure Date and:

- (a) whose registered addresses with CDP are in Singapore as at the Preferential Offering Books Closure Date; or
- (b) who have at least three Market Days prior to the Preferential Offering Books Closure Date provided CDP with addresses in Singapore for the service of notices and documents.

“**Entitled QIBs**” refers to “qualified institutional buyers” as such term is defined in Rule 144A under the Securities Act (a) whose identities have been agreed upon by the Manager, (b) who have each provided the Manager with a signed investor representation letter (in the form attached to the Instruction Booklet) and (c) who are Entitled Depositors.

¹ “**Entitled Unitholders**” means Entitled Depositors and Entitled QIBs (both as defined herein).

This announcement is not an offer of securities for sale into the United States or elsewhere. The securities described herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”), and may not be offered or sold in the United States unless registered under the Securities Act, or except pursuant to an applicable exemption from registration. There will be no public offer of securities in the United States.

STATUS OF THE NEW UNITS

The New Units issued pursuant to the Preferential Offering will, upon issue, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the New Units are issued pursuant to the Preferential Offering including the right to A-REIT's distributable income for the period from 18 December 2015 to 31 March 2016 as well as distributions thereafter, other than in respect of the Advanced Distribution.

For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Preferential Offering will not be entitled to the Advanced Distribution.

TIMETABLE FOR THE PREFERENTIAL OFFERING

The Manager refers to the announcement dated 15 December 2015 and wishes to clarify that the actual dates and times of the following key events in relation to the Preferential Offering are as set out below:

Event	Date and Time
Preferential Offering Books Closure Date	30 December 2015 at 5.00 p.m.
Despatch of Instruction Booklet (together with the ARE ²) to Entitled Unitholders	5 January 2016
Opening date and time for the Preferential Offering	5 January 2016 at 9.00 a.m. via ARE and ATMs
Last date and time for acceptance, application (if applicable) and payment for provisional allotments of New Units and Excess New Units	13 January 2016 at 5.00 p.m. via ARE 13 January 2016 at 9.30 p.m. via ATMs
Listing of the New Units pursuant to the Preferential Offering	21 January 2016 at 9.00 a.m.

The above timetable (other than the Preferential Offering Books Closure Date) may be subject to change. As at the date of this announcement, the Manager does not expect the timetable to be modified. However, the Manager may, with the approval of the SGX-ST, modify the timetable subject to any limitation under any applicable law. The Manager will publicly announce any change to the above timetable through an SGXNET announcement to be posted on the SGX-ST's website at <http://www.sgx.com>.

2 "ARE" refers to the acceptance form for New Units provisionally allotted to Entitled Unitholders under the Preferential Offering and application form for Excess New Units.

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:

Wyn Liu (Ms)
Corporate & Marketing Communications
Ascendas Funds Management (S) Limited
Tel: +65 6508 8840, Email: wyn.liu@ascendas-fms.com
Or visit A-REIT's website at www.a-reit.com

BY ORDER OF THE BOARD
ASCENDAS FUNDS MANAGEMENT (S) LIMITED
(Company Registration No. 200201987K)
(as manager of Ascendas Real Estate Investment Trust)

Mary Judith de Souza
Company Secretary
16 December 2015

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. This announcement is not for publication or distribution, directly or indirectly, in or into the United States, EU Member States, Canada or Japan. This announcement is not an offer of securities for sale into the United States or elsewhere. The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States unless registered under the Securities Act or, except pursuant to an applicable exemption from registration. No public offering of securities is being made in the United States.

The value of 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 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.