



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

ACTUAL QUANTUM OF DISTRIBUTION PER UNIT

Further to the announcement on 5 May 2016, Ascendas Funds Management (S) Limited, as manager of Ascendas Real Estate Investment Trust (“**A-REIT**”, and as manager of A-REIT, the “**Manager**”) is pleased to announce that the actual quantum of distribution per unit in A-REIT (“**Unit**”) remains unchanged from the estimated distribution per Unit as follows:

- (i) 4.296 cents per Unit for Units trading under the main Ascendas REIT counter for the period from 18 December 2015 to 31 March 2016, comprising (a) a taxable income component of 4.052 cents per Unit; (b) a tax-exempt income component of 0.152 cents per Unit; and (c) a capital component of 0.092 cents per Unit; and
- (ii) 1.191 cents per Unit for Units trading under the temporary Ascendas REIT A counter for the period from 1 March 2016 to 31 March 2016, comprising (a) a taxable income component of 1.136 cents per Unit; (b) a tax-exempt income component of 0.049 cents per Unit; and (c) a capital component of 0.006 cents per Unit.

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
13 May 2016

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for A-REIT Units and/or the ECS.

The ECS and the Exchange Units have not been, and will not be registered under the U.S. Securities Act 1933, as amended (the "**Securities Act**") and may not be offered or sold within the United States, except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act. This notice is for information purposes only and does not constitute an offer or sale of ECS or Exchange Units in the United States or any other jurisdiction. Neither this notice nor any portion hereof may be sent or transmitted into the United States or any jurisdiction where to do so is unlawful. Any failure to comply with these restrictions may constitute a violation of the United States securities law or the securities laws of any such other jurisdiction.

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.

The value of A-REIT Units and ECS, and the income derived from them may fall as well as rise. A-REIT Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in A-REIT Units and/or ECS 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 A-REIT Units while the A-REIT Units are listed. It is intended that A-REIT Unitholders may only deal in their A-REIT Units through trading on the SGX-ST. Listing of the A-REIT Units on the SGX-ST does not guarantee a liquid market for the A-REIT Units.

The past performance of A-REIT is not necessarily indicative of the future performance of A-REIT.