



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

**ACTUAL ADVANCED DISTRIBUTION IN RESPECT OF THE PERIOD FROM 1 APRIL 2016
TO 10 AUGUST 2016**

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcements of Ascendas Real Estate Investment Trust dated (1) 1 August 2016 titled "NOTICE OF ADVANCED DISTRIBUTION BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE" (the "**Notice of BCD Announcement**") and (2) 15 August 2016 titled "ISSUE AND LISTING OF 77,896,659 NEW UNITS PURSUANT TO THE EXCHANGE OF S\$300,000,000 1.60% EXCHANGEABLE COLLATERALISED SECURITIES DUE 2019 ISSUED BY RUBY ASSETS PTE. LTD. AND CANCELLATION OF THE ECS PURSUANT TO THE EXCHANGE OF ECS" (the "**Issue Announcement**").*

Further to the Notice of BCD Announcement and the Issue Announcement, Ascendas Funds Management (S) Limited, as the manager of Ascendas Real Estate Investment Trust ("**A-REIT**", and as manager of A-REIT, the "**Manager**") is pleased to announce that the Advanced Distribution for the period from 1 April 2016 to 10 August 2016 is 5.635 cents per Unit, comprising (a) a taxable income component of 5.389 cents per Unit; (b) a tax-exempt income component of 0.221 cents per Unit; and (c) a capital component of 0.025 cents per Unit.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at **5.00 p.m. on 10 August 2016** will be entitled to the Advanced Distribution that will be paid on **9 September 2016**.

For the avoidance of doubt, the New Units issued pursuant to the Private Placement will not be entitled to the Advanced Distribution.

The next distribution thereafter will comprise A-REIT's distribution for the period from 11 August 2016 to 30 September 2016. Semi-annual distributions will resume thereafter.

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

15 August 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.

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.