

NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA, CANADA OR JAPAN



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

USE OF PROCEEDS FROM PRIVATE PLACEMENT OF 64,000,000 NEW UNITS

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Ascendas Real Estate Investment Trust dated 1 August 2016 in relation to the close of private placement (the “**Close of Placement Announcement**”).*

Further to the Close of Placement Announcement in relation to the Private Placement, the Board of Directors of Ascendas Funds Management (S) Limited, in its capacity as manager of Ascendas Real Estate Investment Trust (“**Ascendas Reit**” and the manager of Ascendas Reit, the “**Manager**”), wishes to announce that S\$112.1 million (which is equivalent to 72.4% of the gross proceeds of the Private Placement) of the gross proceeds of approximately S\$154.7 million has been used to partially fund the acquisition of a business park property located at 197-201 Coward Street, Mascot, Sydney, Australia and the associated costs.

Such use is in accordance with the stated use and is in accordance with the allocated percentage of the gross proceeds of the Private Placement as stated in the Close of Placement Announcement.

As at the date of this announcement, details of the use of proceeds from the Private Placement are as follows:

Intended use of proceeds	Announced use of proceeds⁽¹⁾ (S\$ million)	Actual use of proceeds (S\$ million)	Balance of proceeds (S\$ million)
To partially fund the acquisitions of a business park property located in Sydney, Australia (now known as 197-201 Coward Street, Mascot) and a logistics property located in Melbourne, Australia (now known as Stage 4, Power Park Estate, Dandenong South) and the associated costs	112.1	112.1	-

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.

Intended use of proceeds	Announced use of proceeds⁽¹⁾ (S\$ million)	Actual use of proceeds (S\$ million)	Balance of proceeds (S\$ million)
To fund the asset enhancement of a Hi-Specs property located in Singapore to convert the property from a multi-tenant building to a single-tenant building	40.0	-	40.0
To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by Ascendas Reit in connection with the Private Placement	2.6	2.6	-
Total	154.7	114.7	40.0

Note:

⁽¹⁾ As set out in the Close of Placement Announcement dated 1 August 2016.

The Manager will make further announcements on the utilisation of the remaining proceeds from the Private Placement as and when such funds are materially utilised.

BY ORDER OF THE BOARD

ASCENDAS FUNDS MANAGEMENT (S) LIMITED

(Company Registration No. 200201987K)

(as manager of Ascendas Reit)

Mary Judith de Souza

Company Secretary

9 September 2016

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, European Economic Area, 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 absent registration or an exemption from registration under the Securities Act. There will be no public offering of the securities referred to herein 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 Ascendas Reit is not necessarily indicative of the future performance of Ascendas Reit.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.