



(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 OCTOBER 2016 TO 15 FEBRUARY 2017

*Unless otherwise defined, capitalised terms used herein shall have the same meanings ascribed to them in the following announcements of Ascendas Real Estate Investment Trust ("**Ascendas Reit**") dated: 25 January 2017 titled "Notice of Advanced Distribution Books Closure and Distribution Payment Date" ("**Notice of BCD Announcement**") and (b) 16 February 2017 titled "Completion of Acquisition of 12, 14 and 16 Science Park Drive and Issuance of Consideration Units" ("**Completion Announcement**").*

Further to the Notice of BCD Announcement and Completion Announcement, the Manager is pleased to announce that the Advanced Distribution per unit in Ascendas Reit ("**Unit**") for the period from 1 October 2016 to 15 February 2017 is 5.886 cents (comprising taxable income component of 5.475 cents, tax-exempt income component of 0.080 cents and capital distribution component of 0.331 cents).

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on 6 February 2017 will be entitled to the Advanced Distribution that will be paid on 28 February 2017.

For the avoidance of doubt, the new Units issued as partial consideration for the Acquisition will not be entitled to the Advanced Distribution.

The next distribution thereafter will comprise Ascendas Reit's distributable income for the period from 16 February 2017 to 31 March 2017. 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
16 February 2017

IMPORTANT NOTICE

The value of Units and the income derived from them 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 have no right to request the Manager to redeem their Units for so long as the Units are listed on the Singapore Exchange Securities Trading Limited ("**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.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The past performance of Ascendas Reit is not necessarily indicative of the future performance of Ascendas Reit.

This announcement 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, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), 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.