

ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018



Summary of Ascendas Reit Group Results

	Note	01/04/18 to 31/12/18 ('YTD FY18/19') S\$'000	01/04/17 to 31/12/17 ('YTD FY17/18') S\$'000	Variance %
Gross revenue		661,113	646,363	2.3%
Net property income		486,146	471,530	3.1%
Total amount available for distribution:		356,660	353,542	0.9%
- from operations		319,051	333,260	(4.3%)
- from capital	(a)	37,609	20,282	85.4%
Distribution per Unit ("DPU") (cents)				
		FY18/19	FY17/18	Variance %
For the quarter from 1 October to 31 December		3.998	3.970	0.7%
- from operations		3.456	3.734	(7.4%)
- from capital	(a)	0.542	0.236	129.7%
For the period from 1 April to 31 December		11.887	12.078	(1.6%)
- from operations		10.640	11.386	(6.6%)
- from capital	(a)	1.247	0.692	80.2%

Footnotes

- (a) This relates to the distribution of (i) income repatriated from Australia by way of tax deferred distributions and/or shareholder loan repayment, (ii) net income from properties in the United Kingdom ("UK"), where the profits have yet to be repatriated to Singapore, (iii) reimbursements received from vendors in relation to outstanding incentives that were subsisting at the point of the completion of the acquisition of certain properties in Australia and the UK, and (iv) rental support received from vendors in relation to the acquisition of certain properties in Australia and the UK. Such distributions are deemed to be capital distributions from a tax perspective and are not taxable in the hands of Unitholders, except for Unitholders who are holding the Units as trading assets.

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Introduction

Ascendas Real Estate Investment Trust (“Ascendas Reit” or the “Trust”) is a real estate investment trust constituted by the Trust Deed entered into on 9 October 2002 between Ascendas Funds Management (S) Limited as the Manager of Ascendas Reit and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of Ascendas Reit, as amended and restated.

Since the beginning of the financial year, Ascendas Reit and its subsidiaries (the “Group”) had completed the following acquisitions and divestments:

No.	Type	Property	Amount (mil)	Date
i	Divestment	30 Old Toh Tuck Road, Singapore	S\$24.0	30 Apr 2018
ii	Acquisition	169-177 Australis Drive, Melbourne, Australia	A\$34.0	04 Jun 2018
iii	Acquisition	1314 Ferntree Gully Drive, Melbourne, Australia	A\$16.2	26 Jun 2018
iv	Acquisition	12 logistics properties, The United Kingdom (First UK Logistics Portfolio)	£200.0	16 Aug 2018
v	Divestment	41 Changi South Avenue 2, Singapore	S\$13.6	20 Aug 2018
vi	Acquisition	1-7 Wayne Goss Drive, Brisbane, Australia	A\$30.0	07 Sep 2018
vii	Acquisition	Cargo Business Park, Brisbane, Australia	A\$33.5	17 Sep 2018
viii	Acquisition	26 logistics properties, The United Kingdom (Second UK Logistics Portfolio)	£253.2	04 Oct 2018

As at 31 December 2018, the Group has a diversified portfolio of 98 properties in Singapore, 35 properties in Australia and 38 properties in the UK, with a tenant base of around 1,350 customers across the following segments: Business & Science Park/Suburban Office, High-specifications Industrial Properties/Data Centres, Light Industrial Properties/Flatted Factories, Logistics & Distribution Centres and Integrated Development, Amenities & Retail.

The Group’s results include the consolidation of subsidiaries and a joint venture. The commentaries provided are based on the consolidated Group results unless otherwise stated.

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1(a)(i) Statement of Total Return and Distribution Statement

	Group						
	3Q FY18/19	3Q FY17/18	Variance	YTD FY18/19	YTD FY17/18	Variance	
Note	S\$'000	S\$'000	%	S\$'000	S\$'000	%	
Gross revenue	(a)	226,420	217,279	4.2%	661,113	646,363	2.3%
Property services fees		(8,053)	(8,076)	(0.3%)	(24,657)	(24,441)	0.9%
Property tax		(12,716)	(14,778)	(14.0%)	(37,912)	(44,517)	(14.8%)
Other property operating expenses		(37,618)	(36,800)	2.2%	(112,398)	(105,875)	6.2%
Property operating expenses	(b)	(58,387)	(59,654)	(2.1%)	(174,967)	(174,833)	0.1%
Net property income		168,033	157,625	6.6%	486,146	471,530	3.1%
Management fees	(c)	(14,213)	(12,794)	11.1%	(40,521)	(38,023)	6.6%
Trust and other expenses	(d)	(2,102)	(2,049)	2.6%	(6,332)	(6,033)	5.0%
Finance income	(g)	2,653	2,371	11.9%	7,686	6,708	14.6%
Finance costs	(g)	(32,694)	(27,552)	18.7%	(93,489)	(81,624)	14.5%
Foreign exchange differences	(e)	(9,411)	13,926	(167.6%)	(22,726)	37,194	(161.1%)
Gain on disposal of investment properties	(f)	-	-	n.m.	5,088	4,585	11.0%
Net non property expenses		(55,767)	(26,098)	113.7%	(150,294)	(77,193)	94.7%
Net income	(g)	112,266	131,527	(14.6%)	335,852	394,337	(14.8%)
Net change in fair value of financial derivatives	(h)	19,338	(21,570)	(189.7%)	30,562	(37,392)	(181.7%)
Share of joint venture's results	(i)	162	145	11.7%	408	392	4.1%
Total return for the period before tax		131,766	110,102	19.7%	366,822	357,337	2.7%
Tax expense	(j)	(2,955)	(1,055)	180.1%	(7,769)	(1,730)	n.m.
Total return for the period		128,811	109,047	18.1%	359,053	355,607	1.0%
Attributable to:							
Unitholders and perpetual securities holders		128,798	109,049	18.1%	359,057	355,613	1.0%
Non-controlling interests		13	(2)	n.m.	(4)	(6)	(33.3%)
		128,811	109,047	18.1%	359,053	355,607	1.0%
<u>Distribution Statement</u>							
Total return for the period attributable to Unitholders and perpetual securities holders		128,798	109,049	18.1%	359,057	355,613	1.0%
Less: Amount reserved for distribution to perpetual securities holders	(k)	(3,591)	(3,591)	-	(10,736)	(10,736)	-
Other net (taxable income)/non tax deductible expenses and other adjustments	(l)	(17,706)	3,878	n.m.	(29,270)	(11,617)	152.0%
Income available for distribution		107,501	109,336	(1.7%)	319,051	333,260	(4.3%)
Total amount available for distribution comprising:							
- Taxable income		107,501	109,336	(1.7%)	319,051	333,260	(4.3%)
- Distribution from capital	(m)	16,846	6,925	143.3%	37,609	20,282	85.4%
Total amount available for distribution		124,347	116,261	7.0%	356,660	353,542	0.9%

Note: "n.m." denotes "not meaningful"

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Explanatory notes to the statement of total return and distribution statement

- (a) Gross revenue comprises gross rental income and other income (which includes revenue from utilities charges, interest income from finance lease receivable, car park revenue and claims on liquidated damages).

Gross revenue increased by 2.3%, mainly due to new acquisitions in Australia and the United Kingdom (UK) during the financial period. The completion of redevelopment works at Schneider Electric Building (formerly known as “50 Kallang Avenue”) and 20 Tuas Avenue 1 also contributed to the increase. These were partially offset by non-renewals in certain properties in Singapore during the year.

- (b) Property operating expenses comprise property services fees, property taxes and other expenses such as maintenance and conservancy costs, utilities expenses, marketing fees, land rent and other miscellaneous property-related expenses.

Property operating expenses remained at around the same level as prior year. The increase in property related operating expenses from newly acquired properties was offset by lower property tax expenses arising from the retrospective downward revisions in the annual value of certain properties in YTD FY18/19.

- (c) The Manager has elected to receive 20% of the base management fees in Units and the other 80% in cash.

Higher management fees in YTD FY18/19 were mainly due to higher deposited property under management attributable to the new acquisitions made since the comparable period in the last financial year.

- (d) Trust and other expenses comprise statutory expenses, professional fees, compliance costs, listing fees and other non-property related expenses. Higher other trust expenses were due to professional fees incurred for certain investment related activities.

- (e) Foreign exchange differences arose mainly from the revaluation of JPY, HKD, USD and AUD denominated loans. Cross currency swaps relating to these loans were entered into to hedge against the foreign exchange exposure. The foreign exchange differences were largely offset by fair value movements in the foreign currency component of the cross currency swaps. Please refer to note (h) below.

YTD FY18/19 recorded a foreign exchange loss of S\$22.7 million mainly due to SGD depreciating against HKD and JPY in relation to the HKD and JPY denominated Medium Term Notes (“MTN”), coupled with the weakening of SGD against USD in relation to certain USD denominated credit facilities. The exchange loss was partially offset by the strengthening of the SGD against AUD and GBP in relation to certain AUD and GBP denominated credit facilities. YTD FY17/18 recorded a foreign exchange gain of S\$37.2 million mainly from the strengthening of SGD against JPY and HKD in relation to the JPY and HKD denominated MTN respectively.

- (f) The gain on disposal of investment property in YTD FY18/19 arose mainly from disposals of 30 Old Toh Tuck Road and 41 Changi South Avenue 2 in Singapore.

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- (g) The following items have been included in net income:

Group						
	3Q FY18/19	3Q FY17/18	Variance	YTD FY18/19	YTD FY17/18	Variance
Note	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue						
Gross rental income	204,825	196,788	4.1%	595,366	587,963	1.3%
Other income	21,595	20,491	5.4%	65,747	58,400	12.6%
Property operating expenses						
Reversal/(provision) of allowance for impairment loss on doubtful receivables	-	36	(100.0%)	10	(2)	n.m.
Finance income						
(1)						
Interest income	2,653	2,371	11.9%	7,686	6,708	14.6%
Finance costs						
(2)						
Interest expense	(31,759)	(26,638)	19.2%	(90,852)	(78,995)	15.0%
Other borrowing costs	(935)	(914)	2.3%	(2,637)	(2,629)	0.3%
	(32,694)	(27,552)	18.7%	(93,489)	(81,624)	14.5%

Note: "n.m." denotes "not meaningful"

- Finance income comprises interest income from interest rate swaps and bank deposits.
 - Finance costs comprise interest expenses on loans, interest rate swaps, amortised costs of establishing debt facilities (including the MTN, Term Loan Facilities and Committed Revolving Credit Facilities).
- (h) Net change in fair value of financial derivatives arose mainly from the revaluation of interest rate swaps, cross currency swaps and foreign exchange forward contracts entered into to hedge against the interest rate and foreign exchange exposures of the Group.

Group						
	3Q FY18/19	3Q FY17/18	Variance	YTD FY18/19	YTD FY17/18	Variance
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Fair value gain/(loss) on:						
- interest rate swaps	(6,996)	1,481	n.m.	(3,926)	777	n.m.
- cross currency swaps	25,953	(23,418)	n.m.	34,698	(39,063)	(188.8%)
- foreign exchange forward contracts	381	367	3.8%	(210)	894	(123.5%)
Net change in fair value of financial derivatives	19,338	(21,570)	n.m.	30,562	(37,392)	n.m.

Note: "n.m." denotes "not meaningful"

- Share of joint venture's results relates to the carpark operations at ONE@Changi City in Singapore, which is operated through a joint venture entity, Changi City Carpark Operations LLP ("CCP LLP"). The results for CCP LLP are equity accounted for at the Group level.
- Tax expense in YTD FY18/19 includes deferred tax expense relating to the undistributed profits in the subsidiaries of the Group. It also includes withholding tax recognised in relation to interest payments and profits repatriated to Singapore from Ascendas REIT Australia that indirectly holds the properties in Australia (the "Australian Portfolio").
- On 14 October 2015, Ascendas Reit issued S\$300.0 million of subordinated perpetual securities (the "Perpetual Securities"). The Perpetual Securities confer a right to receive distribution payments at a rate of 4.75% per annum, with the first distribution rate reset falling on 14 October 2020 and subsequent resets occurring every five years thereafter. Distributions are payable semi-annually in arrears on a discretionary basis and will be non-cumulative in accordance with the terms and conditions of the Perpetual Securities.

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- (l) Net effect of non (taxable income) / tax deductible expenses and other adjustments comprises:

	Note	Group					
		3Q FY18/19 S\$'000	3Q FY17/18 S\$'000	Variance %	YTD FY18/19 S\$'000	YTD FY17/18 S\$'000	Variance %
Management fees paid/payable in units		2,839	2,558	11.0%	8,101	7,604	6.5%
Trustee fee		514	667	(22.9%)	1,487	2,096	(29.1%)
Gain on disposal of investment property		-	-	n.m.	(5,088)	(4,585)	11.0%
Net change in fair value of financial derivatives		(19,338)	21,570	(189.7%)	(30,562)	37,392	(181.7%)
Foreign exchange differences		9,411	(13,926)	(167.6%)	22,726	(37,194)	(161.1%)
Other net non tax deductible expenses and other adjustments	A	10,212	7,242	41.0%	29,015	21,069	37.7%
Income from subsidiaries and joint venture	B	(21,344)	(14,233)	50.0%	(54,949)	(43,850)	25.3%
Rollover adjustment from prior years	C	-	-	n.m.	-	5,851	(100.0%)
Other net (taxable income)/non tax deductible expenses and other adjustments		(17,706)	3,878	n.m.	(29,270)	(11,617)	152.0%

Note: "n.m." denotes "not meaningful"

- A. Other net non-tax deductible expenses and other adjustments include mainly set-up costs on loan facilities, commitment fees paid on undrawn committed credit facilities, and returns attributable to the Perpetual Securities holders.
- B. This relates to the net income from the Trust's subsidiaries and joint venture as well as the effects of consolidation.
- C. The one-off distribution of rollover adjustments from prior years amounting to S\$5.9 million (DPU impact of 0.200 cents) in YTD FY17/18 arose mainly from a ruling by IRAS on the non-tax deductibility of certain upfront fees for certain credit facilities incurred in FY11/12.
- (m) This relates to the distribution of (i) income repatriated from Australia by way of tax deferred distributions and/or shareholder loan repayment, (ii) net income from properties in the UK, where the profits have yet to be repatriated to Singapore, (iii) reimbursements received from vendors in relation to outstanding incentives that were subsisting at the point of the completion of the acquisition of certain properties in Australia and the UK, and (iv) rental support received from vendors in relation to the acquisition of certain properties in Australia and the UK. Such distributions are deemed to be capital distributions from a tax perspective and are not taxable in the hands of Unitholders, except for Unitholders who are holding the Units as trading assets.

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1(b)(i) Statements of Financial Position

	Note	Group		Trust	
		31/12/18 S\$'000	31/03/18 S\$'000	31/12/18 S\$'000	31/03/18 S\$'000
Non-current assets					
Investment properties	(a)	11,093,368	10,118,978	8,732,393	8,625,500
Investment properties under development	(b)	-	95,463	-	86,400
Finance lease receivables		51,263	53,243	51,263	53,243
Interest in subsidiaries	(c)	-	-	1,170,930	669,354
Loans to subsidiaries	(d)	-	-	301,349	269,538
Investment in joint venture		151	123	-	-
Derivative assets	(e)	36,011	9,129	28,334	9,129
		11,180,793	10,276,936	10,284,269	9,713,164
Current assets					
Finance lease receivables		2,610	2,385	2,610	2,385
Trade and other receivables	(f)	42,475	28,337	32,989	28,275
Derivative assets	(e)	608	819	608	759
Cash and fixed deposits		33,244	25,016	3,594	3,860
Property held for sale	(g)	-	20,300	-	20,300
	(h)	78,937	76,857	39,801	55,579
Current liabilities					
Trade and other payables		159,780	143,831	134,631	140,122
Security deposits		43,115	42,095	42,992	42,044
Derivative liabilities	(e)	1,373	616	1,373	371
Short term borrowings	(i)	570,663	624,700	570,663	624,700
Term loans	(i)	298,312	285,243	298,312	-
Medium term notes	(i)	94,983	-	94,983	-
Provision for taxation		8,555	7,016	1,328	1,437
	(h)	1,176,781	1,103,501	1,144,282	808,674
Non-current liabilities					
Security deposits		71,870	77,985	70,474	76,537
Derivative liabilities	(e)	58,083	62,923	53,929	59,258
Amount due to a subsidiary		-	-	25,654	25,492
Medium term notes	(i)	1,648,902	1,601,066	1,648,902	1,601,066
Term loans	(i)	1,495,344	1,008,211	599,776	722,968
Deferred tax liabilities	(j)	5,036	1,411	-	-
		3,279,235	2,751,596	2,398,735	2,485,321
Net assets					
		6,803,714	6,498,696	6,781,053	6,474,748
Represented by:					
Unitholders' funds	(k)	6,502,846	6,194,310	6,480,185	6,170,366
Perpetual securities holders		300,868	304,382	300,868	304,382
Non-controlling interests		-	4	-	-
		6,803,714	6,498,696	6,781,053	6,474,748

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Explanatory notes to the statements of financial position

- (a) Investment properties movement mainly due to the acquisition of the First and Second UK Logistics Portfolios, other acquisitions in Australia and some divestments in Singapore. Please refer to the table on Page 2 for more details of the acquisitions and divestments.
- (b) Investment properties under development (“IPUD”) as at 31 March 2018 relates to the progress payment made in relation to the fund-through acquisition of 1-7 Wayne Goss Drive in Brisbane, Australia and redevelopment of 20 Tuas Avenue 1. Subsequent to the completion of the respective development works in April 2018 and September 2018, 20 Tuas Avenue 1 in Singapore and 1-7 Wayne Goss Drive in Brisbane have been reclassified to investment properties accordingly.
- (c) Interest in subsidiaries relates to entities directly or indirectly wholly-owned by Ascendas Reit. The increase in interest in subsidiaries was a result of the incorporation of Ascendas REIT (Europe) Pte. Ltd. and the acquisition of its subsidiaries which hold the First and Second UK Logistics Portfolios during the current financial year.
- (d) Loans to subsidiaries relate to the interest-bearing loans issued to the overseas subsidiaries of Ascendas Reit.
- (e) Derivative assets and derivative liabilities relate to favourable and unfavourable changes in the fair value of certain interest rate swaps, cross currency swaps and foreign currency forward contracts.
- (f) Increase in trade and other receivables was mainly in relation to the UK properties.
- (g) As at 31 March 2018, the property held for sale relates to 30 Old Toh Tuck Road in Singapore, which was divested on 30 April 2018.
- (h) Notwithstanding the net current liabilities position, based on the Group’s existing financial resources, the Manager is of the opinion that the Group will be able to refinance its borrowings and meet its current obligations as and when they fall due.

**ASCENDAS REAL ESTATE INVESTMENT TRUST
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(i) **Details of borrowings**

Gross borrowings	Group		Trust	
	31/12/18 S\$'000	31/03/18 S\$'000	31/12/18 S\$'000	31/03/18 S\$'000
Secured borrowings				
Amount repayable after one year				
- Term loans	545,944	285,924	-	-
Amount repayable within one year				
- Term loans	-	285,924	-	-
Total secured borrowings	545,944	571,848	-	-
Unsecured borrowings				
Amount repayable after one year				
- Medium term notes	1,652,031	1,604,347	1,652,031	1,604,347
- Term loans	956,806	724,029	602,040	724,029
	2,608,837	2,328,376	2,254,071	2,328,376
Amount repayable within one year				
- Short term borrowings	570,663	624,699	570,663	624,699
- Medium term notes	95,000	-	95,000	-
- Term loans	298,487	-	298,487	-
	964,150	624,699	964,150	624,699
Total unsecured borrowings	3,572,987	2,953,075	3,218,221	2,953,075

As at 31 December 2018, the Group has A\$564.3 million (31 March 2018: A\$564.3 million) secured syndicated term loans from Australian banks ("Syndicated Loans"). The Syndicated Loans are secured by way of a first mortgage over 26 properties in Australia and assets of their respective holding trusts, and guaranteed by Ascendas Reit. The carrying value of properties secured for the Syndicated Loans was S\$994.5 million or A\$1,028.0 million as at 31 December 2018 (31 March 2018: S\$1,038.3 million or A\$1,024.6 million).

In addition, the Group has various unsecured credit and overdraft facilities with varying degrees of utilisation as at the reporting date.

As at 31 December 2018, 75.6% (31 March 2018: 71.9%) of the Group's borrowings are on fixed interest rates (after taking into consideration effects of the interest rate swaps) with an overall weighted average tenure of 3.2 years (31 March 2018: 3.3 years). The overall weighted average cost of borrowings for the year ended 31 December 2018 was 3.0% (31 March 2018: 2.9%).

- (j) Deferred tax liabilities relate to tax provided on the undistributed profits in the subsidiaries of the Group.
- (k) Increase in Unitholders' funds was mainly due to the units issued in the private placement completed in September 2018. Please refer to "Statement of Movements in Unitholders' Funds" on page 11 and 12.

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1(c) Cash flow statement together with a comparative statement for the corresponding period of the immediate preceding financial year

	Note	Group			
		3Q FY18/19 S\$'000	3Q FY17/18 S\$'000	FY18/19 S\$'000	FY17/18 S\$'000
Cash flows from operating activities					
Total return for the period before tax		131,766	110,102	366,822	357,337
Adjustments for;					
(Provision)/Reversal of allowance for impairment loss on doubtful receivables		-	(36)	(10)	2
Finance income		(2,653)	(2,371)	(7,686)	(6,708)
Finance costs		32,694	27,552	93,489	81,624
Foreign exchange loss/(gain)		9,411	(13,926)	22,726	(37,194)
Gain from disposal of investment properties		-	-	(5,088)	(4,585)
Management fees paid/payable in units		2,839	2,558	8,101	7,604
Net change in fair value of financial derivatives		(19,338)	21,570	(30,562)	37,392
Share of joint venture's results		(162)	(145)	(408)	(392)
Operating income before working capital changes		154,557	145,304	447,384	435,080
Changes in working capital:					
Trade and other receivables		(15,735)	(2,752)	(8,810)	14,855
Trade and other payables		1,603	6,685	3,376	(4,611)
Cash generated from operating activities		140,425	149,237	441,950	445,324
Income tax paid		(1,459)	(1,129)	(3,258)	(24,714)
Net cash generated from operating activities		138,966	148,108	438,692	420,610
Cash flows from investing activities					
Dividend received from a joint venture company		133	133	379	377
Purchase of investment properties		(431,766)	(109,079)	(904,868)	(206,643)
Payment for investment properties under development		(241)	(9,342)	(19,015)	(42,786)
Payment for capital improvement on investment properties		(24,932)	(18,574)	(57,381)	(69,082)
Proceeds from the divestment of investment property		-	-	37,580	44,080
Interest received		7,999	8,208	19,933	19,342
Net cash used in investing activities		(448,807)	(128,654)	(923,372)	(254,712)
Cash flows from financing activities					
Proceeds from issue of units		-	-	452,138	-
Equity issue costs paid		(111)	-	(3,954)	-
Distributions paid to Unitholders		(232,319)	(237,289)	(463,083)	(294,585)
Distributions paid to perpetual securities holders		(7,145)	(7,145)	(14,250)	(14,250)
Finance costs paid		(32,579)	(28,510)	(93,121)	(84,724)
Transaction costs paid in respect of borrowings		(3,036)	(126)	(6,204)	(311)
Proceeds from borrowings		708,131	468,197	1,957,714	748,853
Repayment of borrowings		(157,712)	(207,210)	(1,347,142)	(549,400)
Net cash generated from/(used in) financing activities		275,229	(12,083)	482,098	(194,417)
Net (decrease)/increase in cash and cash equivalents		(34,612)	7,371	(2,582)	(28,519)
Cash and cash equivalents at beginning of the period		8,639	(13,789)	(22,949)	22,000
Effect of exchange rate changes on cash balances		(573)	(582)	(1,015)	(481)
Cash and cash equivalents at end of the financial period	(a)	(26,546)	(7,000)	(26,546)	(7,000)

Footnotes

- (a) Included in cash and cash equivalents was a bank overdraft amounting to approximately S\$59.8 million as at 31 December 2018 (S\$30.3 million as at 31 December 2017).

**ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018**

1(d)(i) Statements of Movements in Unitholders' Funds

	Note	Group		Trust	
		3Q FY18/19 S\$'000	3Q FY17/18 S\$'000	3Q FY18/19 S\$'000	3Q FY17/18 S\$'000
Unitholders' Funds					
Balance at beginning of the financial period		6,626,765	6,220,336	6,594,847	6,210,448
Operations					
Total return for the period attributable to Unitholders and perpetual securities holders		128,798	109,049	118,409	100,800
Less: Amount reserved for distribution to perpetual securities holders		(3,591)	(3,591)	(3,591)	(3,591)
Net increase in net assets from operations		125,207	105,458	114,818	97,209
Movement in foreign currency translation reserve	(a)	(19,646)	(20,256)	-	-
Unitholders' transactions					
Management fees paid/payable in Units		2,839	2,558	2,839	2,558
Distributions to Unitholders	(b)	(232,319)	(237,289)	(232,319)	(237,289)
Net decrease in net assets from Unitholders' transactions		(229,480)	(234,731)	(229,480)	(234,731)
Balance at end of the financial period		6,502,846	6,070,807	6,480,185	6,072,926
Perpetual Securities Holders' Funds					
Balance at beginning of the financial period		304,422	304,422	304,422	304,422
Amount reserved for distribution to perpetual securities holders		3,591	3,591	3,591	3,591
Distributions to Perpetual Securities Holders		(7,145)	(7,145)	(7,145)	(7,145)
Balance at end of the financial period		300,868	300,868	300,868	300,868
Non-controlling interests					
Balance at beginning of the financial period		(13)	24	-	-
Total return for the period attributable to non-controlling interests		13	(2)	-	-
Balance at end of the financial period		-	22	-	-
Total		6,803,714	6,371,697	6,781,053	6,373,794

Footnotes

- (a) This represents the foreign exchange translation differences arising from translation of the financial statements of foreign subsidiaries denominated in foreign currencies.
- (b) The distribution paid in 3Q FY18/19 and 3Q FY17/18 comprised of income available for distribution to Unitholders for the period from 1 April 2018 to 30 September 2018 and from 1 April 2017 to 30 September 2017 respectively.

**ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018**

	Note	Group		Trust	
		YTD FY18/19 S\$'000	YTD FY17/18 S\$'000	YTD FY18/19 S\$'000	YTD FY17/18 S\$'000
Unitholders' Funds					
Balance at beginning of the financial period		6,194,310	6,030,710	6,170,366	6,045,136
Operations					
Total return for the period attributable to Unitholders of the Trust		359,057	355,613	327,599	325,507
Less: Amount reserved for distribution to perpetual securities holders		(10,736)	(10,736)	(10,736)	(10,736)
Net increase in net assets from operations		348,321	344,877	316,863	314,771
Movement in foreign currency translation reserve	(a)	(32,741)	(17,799)	-	-
Unitholders' transactions					
New Units issued	(b)	452,138	-	452,138	-
Equity issue costs		(4,200)	-	(4,200)	-
Management fees paid/payable in Units		8,101	7,604	8,101	7,604
Distributions to Unitholders	(c)	(463,083)	(294,585)	(463,083)	(294,585)
Net decrease in net assets from Unitholders' transactions		(7,044)	(286,981)	(7,044)	(286,981)
Balance at end of the financial period		6,502,846	6,070,807	6,480,185	6,072,926
Perpetual Securities Holders' Funds					
Balance at beginning of the financial period		304,382	304,382	304,382	304,382
Amount reserved for distribution to perpetual securities holders		10,736	10,736	10,736	10,736
Distributions to Perpetual Securities Holders		(14,250)	(14,250)	(14,250)	(14,250)
Balance at end of the financial period		300,868	300,868	300,868	300,868
Non-controlling interests					
Balance at beginning of the financial period		4	28	-	-
Total return for the period attributable to non-controlling interests		(4)	(6)	-	-
Balance at end of the financial period		-	22	-	-
Total		6,803,714	6,371,697	6,781,053	6,373,794

Footnotes

- (a) This represents the foreign exchange translation differences arising from translation of the financial statements of foreign subsidiaries denominated in foreign currencies.
- (b) This relates to the issuance of new Units on 18 September 2018 pursuant to a private placement of 178,007,000 Units at an issue price of S\$2.540 per Unit.
- (c) The distribution paid in YTD FY18/19 comprised of income available for distribution to Unitholders for the period from 1 October 2017 to 30 September 2018. The distribution paid in YTD FY17/18 comprised of income available for distribution to Unitholders for the period from 16 February 2017 to 30 September 2017.

**ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018**

1(d)(ii) Details of any changes in the Units

	Group and Trust			
	3Q FY18/19 Units	3Q FY17/18 Units	FY18/19 Units	FY17/18 Units
Issued Units at beginning of the financial period	3,108,438,055	2,926,605,491	2,928,503,929	2,924,767,194
Issue of new Units:				
- Management fees paid in Units	2,105,112	1,898,438	4,032,238	3,736,735
- Equity fund raising	-	-	178,007,000	-
Issued Units at the end of the financial period	3,110,543,167	2,928,503,929	3,110,543,167	2,928,503,929
Units to be issued:				
Management fees payable in Units	369,829	318,061	369,829	318,061
Units issued and issuable at end of the financial period	3,110,912,996	2,928,821,990	3,110,912,996	2,928,821,990

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period, and as at the end of the immediately preceding year.

There are no treasury Units in issue as at 31 December 2018 and 31 March 2018. The total number of issued Units are as disclosed in paragraph 1d(ii).

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable.

2. Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited but have been reviewed by our auditors in accordance with Singapore Standard on Review Engagements ("SSRE") 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

3. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Please see attached review report.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

Except as disclosed in paragraph 5 below, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements for the financial year ended 31 March 2018.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

The Group has adopted new Financial Reporting Standards in Singapore ("FRSs") and interpretations effective for the financial period beginning 1 April 2018 as follows:

(i) *FRS 115 Revenue from Contracts with Customers*

FRS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. It also introduces new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognised as separate assets when specified criteria are met. There was no significant impact to the financial statements of the Group. Accordingly, comparative financial information presented in this set of announcement has not been restated.

(ii) *FRS 109 Financial Instruments*

FRS 109 introduces new requirements for classification and measurement of financial assets, impairment of financial assets and hedge accounting. There was no change in measurement basis arising from the adoption of the new classification and measurement model. In assessing for impairment losses on financial assets, the Group has adopted the simplified approach and recorded lifetime expected losses on all trade receivables using the expected credit loss model. There was no significant impact to the financial statements of the Group. Accordingly, the Group did not recognise any adjustments to the opening unitholders' funds on 1 April 2018.

**ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018**

6. Earnings per Unit (“EPU”) and Distribution per Unit (“DPU”) for the financial period

		Group			
	Note	3Q FY18/19	3Q FY17/18	YTD FY18/19	YTD FY17/18
<u>EPU</u>					
<u>Basic EPU</u>					
Weighted average number of Units		3,108,785,300	2,926,959,747	2,997,966,930	2,926,222,652
Earnings per Unit in cents	(a)	4.028	3.603	11.619	11.786
<u>Diluted EPU</u>					
Weighted average number of Units		3,108,785,300	2,926,959,747	2,997,966,930	2,926,222,652
Earnings per Unit in cents (diluted)	(b)	4.028	3.603	11.619	11.786
<u>DPU</u>					
Number of Units in issue		3,110,543,167	2,928,503,929	3,110,543,167	2,928,503,929
Distribution per Unit in cents		3.998	3.970	11.887	12.078

Footnotes

- (a) The EPU has been calculated using total return for the period and the weighted average number of Units issued and issuable during the period.
- (b) Dilutive EPU is determined by adjusting the total return for the period and the weighted average number of Units issued and issuable during that period on the basis that all dilutive instruments as at the end of the period were converted at the beginning of the period. Dilutive instruments shall be treated as dilutive only when their conversion to Units would decrease EPU.

The diluted EPU is equivalent to the basic EPU as no dilutive instruments were in issue as at 31 December 2018 and 31 December 2017.

7. Net asset value per Unit based on Units issued at the end of the period

		Group		Trust	
	Note	31/12/18 cents	31/03/18 cents	31/12/18 cents	31/03/18 cents
Net asset value per Unit		209	212	208	211
Adjusted net asset value per Unit	(a)	205	204	204	203

Footnote

- (a) The adjusted net asset value per Unit is arrived at after deducting the amount to be distributed for the relevant period after the reporting date.

**ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018**

8. Review of Performance

	Group				
	3Q FY18/19	2Q FY18/19	Variance	3Q FY17/18	Variance
	(A)	(B)	(A) vs (B)	(C)	(A) vs (C)
	S\$'000	S\$'000	%	S\$'000	%
Gross revenue	226,420	218,131	3.8%	217,279	4.2%
Property operating expenses	(58,387)	(59,225)	(1.4%)	(59,654)	(2.1%)
Net property income	168,033	158,906	5.7%	157,625	6.6%
Non property expenses	(16,315)	(15,705)	3.9%	(14,843)	9.9%
Net finance costs	(30,041)	(29,007)	3.6%	(25,181)	19.3%
Foreign exchange differences	(9,411)	7,919	n.m.	13,926	(167.6%)
Gain on disposal of investment property	-	1,731	(100.0%)	-	n.m.
	(55,767)	(35,062)	59.1%	(26,098)	113.7%
Net income	112,266	123,844	(9.3%)	131,527	(14.6%)
Net change in fair value of financial derivatives	19,338	(4,076)	n.m.	(21,570)	(189.7%)
Share of joint venture's results	162	127	27.6%	145	11.7%
Total return for the period before tax	131,766	119,895	9.9%	110,102	19.7%
Tax expense	(2,955)	(2,390)	23.6%	(1,055)	180.1%
Total return for the period	128,811	117,505	9.6%	109,047	18.1%
Attributable to:					
Unitholders and perpetual securities holders	128,798	117,522	9.6%	109,049	18.1%
Non-controlling interests	13	(17)	(176.5%)	(2)	n.m.
Total return for the period	128,811	117,505	9.6%	109,047	18.1%
<u>Distribution Statement</u>					
Total return for the period attributable to					
Unitholders and perpetual securities holders	128,798	117,522	9.6%	109,049	18.1%
Less: Amount reserved for distribution to					
perpetual securities holders	(3,591)	(3,592)	(0.0%)	(3,591)	-
Net effect of (taxable income)/ non tax					
deductible expenses and other adjustments	(17,706)	(9,962)	77.7%	3,878	n.m.
Income available for distribution	107,501	103,968	3.4%	109,336	(1.7%)
Comprising:					
- Taxable income	107,501	103,968	3.4%	109,336	(1.7%)
- Distribution from capital	16,846	11,074	52.1%	6,925	143.3%
Total amount available for distribution	124,347	115,042	8.1%	116,261	7.0%
<u>EPU/DPU</u>					
Earnings per unit (cents)	4.028	3.855	4.5%	3.603	11.8%
Distribution per unit (cents)	3.998	3.887	2.9%	3.970	0.7%

Note: "n.m." denotes "not meaningful"

**ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018**

3Q FY18/19 vs 2Q FY18/19

Net property income increased by 5.7% mainly due to the full quarter contributions from the First UK Logistics Portfolio acquired in August and Cargo Business Park in Brisbane, Australia acquired in September 2018. It was further improved by the contributions from the Second UK Logistics Portfolio acquired in October 2018.

Non-property expenses and finance costs increased marginally between 2Q FY18/19 and 3Q FY18/19 mainly arising from the enlarged portfolio base subsequent to the acquisition of the Second UK Logistics Portfolio.

3Q FY18/19 recorded a foreign exchange loss of S\$9.4 million, mainly from the weakening of SGD against HKD, JPY and USD in relation to HKD denominated MTN, JPY denominated MTN and USD denominated credit facilities, partially offset by the strengthening of the SGD against AUD and GBP in relation to certain AUD and GBP denominated credit facilities. 2Q FY18/19 recorded a foreign exchange gain of \$7.9 million, resulting from appreciation of SGD against JPY in relation to JPY denominated MTN partially offset by the weakening of the SGD against USD in relation to certain USD denominated credit facilities.

The gain from disposal of investment properties in 2Q FY18/19 arose mainly from the divestments of 41 Changi South Avenue 2 in August 2018.

3Q FY18/19 vs 3Q FY17/18

Gross revenue increased by 4.2%, mainly due to (i) contributions from the acquisition of 108 Wickham Street in Brisbane, Australia in December 2017; (ii) contribution from the acquisition of 169-177 Australis Drive in Melbourne, Australia in June 2018; (iii) completion of redevelopment works at 20 Tuas Avenue 1 in Singapore since April 2018; (iv) the acquisition of the First and Second UK Logistics Portfolios in August and October 2018; and (v) the acquisition of Cargo Business Park in Melbourne, Australia in September 2018. These were partially offset by non-renewals in certain properties in Singapore during the year.

Property operating expenses decreased by 2.1% mainly because of the lower property tax expenses arising from the retrospective downward revisions in the annual value of certain properties in 3Q FY18/19.

Non-property expenses increased 9.9% mainly due to an increase in manager's fee as a result of enlarged deposited property under management. Higher net finance costs of 19.3% in 3Q FY18/19 was due to the higher average debt balance and higher average cost of borrowings.

3Q FY18/19 recorded a foreign exchange loss of S\$9.4 million, mainly from the weakening of SGD against HKD, JPY and USD in relation to HKD denominated MTN, JPY denominated MTN and USD denominated credit facilities, partially offset by the strengthening of the SGD against AUD and GBP in relation to certain AUD and GBP denominated credit facilities. 3Q FY17/18 recorded a foreign exchange gain of S\$13.9 million mainly from further strengthening of SGD against JPY and HKD in relation to both JPY and HKD denominated MTN.

The higher tax expense in 3Q FY18/19 was primarily due to deferred tax expense provided on the undistributed profits in the subsidiaries of the Group.

9. Variance between forecast and the actual results

The current results are broadly in line with the Trust's commentary made in 2Q FY18/19 Financial Results Announcement under Paragraph 10 on page 18. The Trust has not disclosed any financial forecast to the market.

10. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Uncertainties surrounding US-China trade negotiations and Brexit have clouded the global economic outlook. Economists have pared down their interest rate hike expectations amid a more dovish tone from the US Federal Reserve.

Singapore

In 4Q 2018, Singapore's GDP growth eased to 2.2% year-on-year ("y-o-y") from 2.3% y-o-y in 3Q 2018. For the whole of 2018, the economy grew 3.3% y-o-y (2017: 3.6%), mainly driven by the manufacturing sector which grew 7.5% y-o-y. (Source: Ministry of Trade and Industry ("MTI")).

The MTI expects the Singapore economy to grow by 1.5% to 3.5% in 2019.

The amount of new completions of industrial properties has tapered and is expected to remain below the 2014 to 2017 peak levels. However, businesses remain cautious and continue to review their space requirements amid the uncertain global economic outlook.

Hyflux Ltd's subsidiaries ("Hyflux") were tenants at two of Ascendas Reit's properties. Hyflux has vacated 100% of the space it leased at Hyflux Building and the Manager is exploring various options for the property. The Manager is currently in negotiation with Hyflux on its lease at Hyflux Innovation Centre.

YTD FY18/19, Hyflux's leases contributed about 1.2% of Ascendas Reit's gross revenue and there were no rental arrears for the leases as at 31 December 2018. Ascendas Reit has drawn down the security deposits amounting to S\$7.6 million. The Manager does not expect the pre-termination of Hyflux's lease to have a material impact on Ascendas Reit's distribution per unit for the current financial year ending 31 March 2019.

Australia

In Australia, the economy grew by 2.8% y-o-y in 3Q 2018 (2Q 2018: 3.4% y-o-y). The slower growth was driven by softer household consumption growth in 3Q. Weaker outlook of global economies, especially China, may pose headwinds for Australia. Consensus GDP growth forecast for Australia in 2018 and 2019 is 3.0% and 2.7% respectively (Source: Bloomberg).

Ascendas Reit's Australian properties are well-located in key industrial precincts. The stable performance of the portfolio is underpinned by the long weighted average lease to expiry of 4.5 years and average annual rent escalations of approximately 3% per annum. The Manager will continue to be prudent and look for accretive opportunities to grow the S\$1.5 billion AUM in Australia (14% of total property value) further.

United Kingdom (UK)

In 3Q 2018, the UK economy grew by 1.5% y-o-y. The services sector remained the largest contributor to GDP growth in 3Q 2018. GDP growth forecasts for 2018 and 2019 are 1.3% y-o-y and 1.5% y-o-y respectively (source: Bloomberg).

The strong penetration of e-commerce has been a key driver of occupier demand for logistics space in the UK. With a tight supply of available space supporting rental growth, the logistics market has continued to outperform the wider UK market.

Ascendas Reit's UK portfolio stands at S\$0.8 billion (7% of total property value). Strong attributes such as the long weighted average lease to expiry of 11 years, good quality tenants, and the domestic nature of the tenants' logistics business will stand Ascendas Reit in good stead to overcome any potential impact arising from Brexit. The Manager will continue to look for acquisition opportunities to scale up its presence in the UK.

**ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018**

11. Distributions

(a) Current financial period

Any distributions declared for the current financial period: No

(b) Corresponding financial period of the immediately preceding year

Any distributions declared for the current financial period: No

12. If no distribution has been declared/(recommended), a statement to that effect

Not applicable.

13. If the Group has obtained a general mandate from unitholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

Ascendas Reit has not obtained a general mandate from Unitholders for interested person transactions.

14. Use of proceeds from equity fund raising

Gross proceeds of S\$452.1 million from the Private Placement in September 2018:

Intended use of proceeds¹	Announced use of proceeds (S\$'million)	Actual use of proceeds (S\$'million)	Balance of proceeds (S\$'million)
To partially fund the second portfolio of 26 UK logistics properties and the associated costs.	246.6	246.6	-
To partially fund the development of a build-to-suit facility located in Singapore.	109.0	-	109.0
To fund debt repayment and future acquisitions.	92.3	92.3	-
To pay the fees and expenses, including professional fees and expenses, incurred or to be incurred by Ascendas Reit in connection with the Private Placement.	4.2	4.2	-
Total	452.1	343.1	109.0

¹ As set out and defined in the Use of Proceeds Announcement dated 4 October 2018.

**ASCENDAS REAL ESTATE INVESTMENT TRUST
ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018**

15. Directors confirmation pursuant to Rule 705(5) of the Listing Manual

The Board of Directors has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these financial results to be false or misleading in any material aspect.

16. Confirmation pursuant to Rule 720(1) of the Listing Manual

The Manager confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

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, changes in operating expenses, including employee wages, benefits and training, property expenses, governmental and public policy changes, and the continued availability of financing in the amounts and the terms necessary to support Ascendas Reit's future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

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
30 January 2019

The Board of Directors
Ascendas Funds Management (S) Limited
(in its capacity as Manager of
Ascendas Real Estate Investment Trust)
1 Fusionopolis Place
#10-10 Galaxis
Singapore 138522

30 January 2019

Dear Sirs

**Ascendas Real Estate Investment Trust and its subsidiaries
Review of interim financial information for the three-month and nine-month periods
ended 31 December 2018**

Introduction

We have reviewed the accompanying interim financial information of Ascendas Real Estate Investment Trust (the "Trust") and its subsidiaries (the "Group") for the three-month and nine-month periods ended 31 December 2018 (the "Interim Financial Information"). The Interim Financial Information comprises the following:

- Statements of financial position of the Group and the Trust as at 31 December 2018;
- Portfolio statement of the Group as at 31 December 2018;
- Statement of total return of the Group for the three-month and nine-month periods ended 31 December 2018;
- Distribution statement of the Group for the three-month and nine-month periods ended 31 December 2018;
- Statements of movements in unitholders' funds of the Group and the Trust for the three-month and nine-month periods ended 31 December 2018;
- Statement of cash flows of the Group for the nine-month period ended 31 December 2018; and
- Certain explanatory notes to the above Interim Financial Information.

Ascendas Funds Management (S) Limited, the Manager of the Trust, is responsible for the preparation and presentation of this Interim Financial Information in accordance with the recommendations of the Statement of Recommended Accounting Practice ("RAP") 7 *Reporting Framework for Unit Trusts* relevant to interim financial information issued by the Institute of Singapore Chartered Accountants. Our responsibility is to express a conclusion on this Interim Financial Information based on our review.

The Board of Directors
Ascendas Funds Management (S) Limited
(in its capacity as Manager of Ascendas Real Estate Investment Trust)

Scope of review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

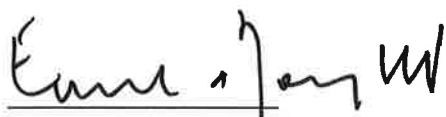
Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information is not prepared, in all material respects, in accordance with the recommendations of the RAP 7 relevant to interim financial information issued by the Institute of Singapore Chartered Accountants.

Restriction of use

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the interim financial information for the purpose of assisting the Trust in meeting the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual and for no other purpose. Our report is included in the Trust's announcement of its interim financial information for the information of its unitholders. We do not assume responsibility to anyone other than the Trust for our work, for our report, or for the conclusions we have reached in our report.

Yours faithfully



Ernst & Young LLP

Public Accountants and
Chartered Accountants
Singapore

30 January 2019