



Supplementary Information For six months ended 30 June 2021

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Table 1: Occupancy Rates for Ascendas Reit's portfolio

	Properties	Net Lettable Area (sqm)	Occupancy as at		
			30-Jun-21	31-Dec-20	30-Jun-20
Singapore					
Business Space					
one-north					
1	Neuros & Immunos	26,035	98.4%	98.4%	99.3%
2	Nexus @one-north	20,669	84.1%	98.1%	97.0%
3	Nucleos	38,149	89.0%	92.9%	91.8%
4	Galaxis ¹	60,709	98.2%	-	-
International Business Park					
5	Techquest	9,079	100.0%	100.0%	56.2%
6	iQuest@IBP ²	-	-	-	-
7	Acer Building	22,553	39.4%	39.8%	40.3%
8	31 International Business Park	48,968	46.5%	46.6%	46.5%
9	Nordic European Centre	21,546	72.9%	77.4%	77.6%
Changi Business Park					
10	Honeywell Building	14,399	73.3%	74.5%	76.2%
11	1 Changi Business Park Avenue 1	9,150	94.0%	94.0%	94.0%
12	Hansapoint	16,395	92.7%	99.5%	99.5%
13	1, 3 & 5 Changi Business Park Crescent	62,950	90.5%	89.9%	93.3%
14	DBS Asia Hub	38,296	100.0%	100.0%	100.0%
15	3 Changi Business Park Vista	15,095	78.2%	78.2%	78.6%
16	ONE@Changi City	61,427	91.8%	92.2%	92.0%
Singapore Science Park I					
17	1 Science Park Drive ³	21,343	0.0%	100.0%	100.0%
18	The Rutherford & Oasis	18,815	64.1%	64.8%	64.8%
19	Cintech I	10,546	75.6%	75.5%	86.8%
20	Cintech II	10,155	100.0%	100.0%	0.0%
21	Cintech III & IV	18,483	72.1%	74.1%	88.3%
22	12, 14 & 16 Science Park Drive	78,871	100.0%	100.0%	100.0%
Singapore Science Park II					
23	The Alpha	21,109	51.8%	59.1%	56.1%
24	The Aries, Sparkle & Gemini	36,863	82.3%	84.2%	81.3%
25	The Capricorn	20,543	62.0%	63.3%	66.0%
26	The Galen	22,310	93.7%	80.3%	65.7%
27	The Kendall	16,985	89.5%	86.1%	92.9%
28	FM Global Centre	11,613	100.0%	100.0%	100.0%
Integrated Development, Amenities & Retail					

¹ Galaxis was acquired on 30 Jun 2021.

² iQuest@IBP was decommissioned for redevelopment in Jan 2020.

³ Formerly known as TÜV SÜD PSB Building, which is planned for redevelopment.

29	Courts Megastore	28,410	100.0%	100.0%	100.0%
30	Giant Hypermart	42,178	100.0%	100.0%	100.0%
31	Aperia	70,825	88.3%	91.9%	95.7%
Hi-Specs Industrial					
32	Techlink	36,145	76.8%	77.9%	74.7%
33	10 Toh Guan Road	41,322	70.9%	70.9%	75.8%
34	Siemens Centre	28,000	93.9%	99.5%	100.0%
35	Infineon Building	27,278	100.0%	100.0%	100.0%
36	Techpoint	40,818	84.4%	77.9%	90.7%
37	KA Centre	13,557	89.9%	79.3%	95.4%
38	KA Place	6,652	63.5%	79.4%	79.4%
39	Pacific Tech Centre	19,573	82.1%	85.4%	87.2%
40	Techview	37,477	81.6%	82.3%	76.1%
41	1 Jalan Kilang	6,071	92.2%	92.3%	92.2%
42	30 Tampines Industrial Avenue 3	9,593	100.0%	100.0%	100.0%
43	31 Ubi Road 1	12,976	70.9%	72.5%	72.5%
44	Schneider Electric Building	18,970	100.0%	100.0%	100.0%
45	138 Depot Road	26,935	73.6%	87.1%	84.8%
46	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
47	CGG Veritas Hub	8,671	100.0%	100.0%	100.0%
48	Corporation Place	55,713	75.5%	75.4%	72.5%
49	80 Bendemeer Road	35,526	73.6%	65.8%	72.6%
Hi-Specs (Data Centres)					
50	Telepark	24,596	100.0%	99.9%	100.0%
51	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
52	38A Kim Chuan Road	32,885	100.0%	100.0%	100.0%
Light Industrial					
53	Techplace I	59,524	90.4%	86.6%	87.6%
54	Techplace II	83,200	90.1%	90.2%	89.2%
55	Osim Headquarters	15,068	100.0%	100.0%	100.0%
56	12 Woodlands Loop	16,077	100.0%	100.0%	100.0%
57	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
58	5 Tai Seng Drive	11,290	100.0%	100.0%	100.0%
59	35 Tampines Street 92	7,948	0.0%	30.2%	21.6%
60	53 Serangoon North Avenue 4	10,071	80.4%	75.2%	72.5%
61	3 Tai Seng Drive	11,456	47.7%	41.3%	38.7%
62	27 Ubi Road 4 ⁴	-	-	-	-
63	52 Serangoon North Avenue 4	11,044	100.0%	100.0%	100.0%
64	25 Ubi Road 4 ⁴	-	-	-	-
65	Tampines Biz-Hub	14,100	64.7%	64.7%	63.8%
66	Hoya Building	6,282	100.0%	100.0%	100.0%
67	37A Tampines Street 92	9,753	100.0%	100.0%	100.0%

⁴ 25 Ubi Road 4 and 27 Ubi Road 4 were decommissioned for redevelopment since the quarter ended 30 Jun 2019.

68	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
69	Thales Building (I & II)	7,772	100.0%	100.0%	100.0%
70	Ubi Biz-Hub	10,688	81.1%	96.3%	96.3%
71	2 Senoko South Road	17,471	85.2%	100.0%	100.0%
72	18 Woodlands Loop	16,056	100.0%	100.0%	100.0%
73	9 Woodlands Terrace	2,940	0.0%	100.0%	100.0%
74	11 Woodlands Terrace	2,919	100.0%	100.0%	100.0%
75	FoodAxis @ Senoko	44,439	92.1%	100.0%	100.0%
76	31 Joo Koon Circle	17,638	100.0%	0.0%	0.0%
	Logistics & Distribution Centre				
77	20 Tuas Avenue 1	41,134	100.0%	100.0%	100.0%
78	LogisTech	30,177	97.2%	97.2%	97.2%
79	Changi Logistics Centre	43,990	75.5%	74.6%	68.5%
80	4 Changi South Lane	15,550	96.3%	96.3%	91.7%
81	40 Penjuru Lane	151,586	98.8%	98.8%	85.5%
82	Xilin Districentre A&B	21,226	68.6%	83.0%	91.3%
83	20 Tuas Avenue 6	5,085	100.0%	100.0%	100.0%
84	Xilin Districentre D	15,753	96.1%	96.1%	96.1%
85	9 Changi South Street 3	23,705	92.2%	92.0%	92.0%
86	5 Toh Guan Road East	23,587	98.0%	97.9%	90.1%
87	Xilin Districentre C	13,035	93.9%	94.1%	96.7%
88	19 & 21 Pandan Avenue	71,749	100.0%	100.0%	100.0%
89	1 Changi South Lane	23,528	96.8%	96.8%	96.8%
90	Logis Hub @ Clementi	23,107	91.0%	91.0%	91.0%
91	21 Jalan Buroh	34,116	100.0%	99.7%	99.7%
92	21 Changi South Avenue 2	11,440	36.1%	36.1%	36.1%
93	15 Changi North Way	28,974	100.0%	100.0%	100.0%
94	Pioneer Hub	80,338	99.3%	99.3%	99.3%
95	71 Alps Avenue	11,003	100.0%	84.6%	100.0%
96	90 Alps Avenue	26,277	100.0%	100.0%	100.0%
	Australia				
	Logistics & Distribution Centres				
	Brisbane, Queensland				
97	62 Sandstone Place	9,260	100.0%	100.0%	100.0%
98	62 Stradbroke Street	24,555	61.7%	100.0%	100.0%
99	82 Noosa Street	38,000	100.0%	100.0%	100.0%
100	92 Sandstone Place	13,738	0.0%	0.0%	100.0%
101	95 Gilmore Road	41,318	100.0%	100.0%	100.0%
102	77 Logistics Place	14,296	100.0%	100.0%	100.0%
103	99 Radius Drive	14,592	100.0%	100.0%	100.0%
104	1-7 Wayne Goss Drive	17,907	100.0%	100.0%	100.0%
105	Cargo Business Park	8,216	78.2%	77.4%	83.9%
	Melbourne, Victoria				
106	676 - 698 Kororoit Creek Road	44,036	100.0%	100.0%	100.0%
107	700 - 718 Kororoit Creek Road	28,020	100.0%	100.0%	100.0%

108	2 - 16 Aylesbury Drive	17,513	100.0%	100.0%	100.0%
109	9 Andretti Court	24,140	100.0%	100.0%	100.0%
110	14 - 28 Ordish Road	28,189	100.0%	100.0%	100.0%
111	31 Permas Way	44,540	100.0%	100.0%	100.0%
112	35 - 61 South Park Drive	32,167	100.0%	100.0%	100.0%
113	162 Australis Drive	23,263	100.0%	100.0%	100.0%
114	81 - 89 Drake Boulevard	14,099	100.0%	100.0%	100.0%
115	52 Fox Drive	18,041	100.0%	100.0%	100.0%
116	169 - 177 Australis Drive	31,048	100.0%	100.0%	100.0%
Perth, Western Australia					
117	35 Baile Road	20,895	100.0%	100.0%	100.0%
Sydney, New South Wales					
118	484 - 490 Great Western Highway	13,304	100.0%	100.0%	54.8%
119	494 - 500 Great Western Highway	25,255	100.0%	100.0%	100.0%
120	1 Distribution Place	13,513	53.7%	100.0%	100.0%
121	1 - 15 Kellet Close	23,205	100.0%	100.0%	100.0%
122	1A & 1B Raffles Glade	21,694	100.0%	100.0%	100.0%
123	5 Eucalyptus Place	10,732	100.0%	100.0%	100.0%
124	7 Grevillea Street	51,709	100.0%	100.0%	100.0%
125	16 Kangaroo Avenue	19,918	100.0%	100.0%	100.0%
126	94 Lenore Drive	21,143	100.0%	100.0%	100.0%
127	6 - 20 Clunies Ross Street	38,579	100.0%	100.0%	100.0%
Business Space					
Brisbane, Queensland					
128	100 Wickham Street	13,030	79.9%	81.1%	81.1%
129	108 Wickham Street	11,913	96.0%	96.0%	96.0%
Melbourne, Victoria					
130	254 Wellington Road ⁵	17,659	100.0%	100.0%	-
Sydney, New South Wales					
131	197 - 201 Coward Street	22,534	91.9%	86.0%	88.2%
132	1-5 Thomas Holt Drive ⁶	39,188	100.0%	-	-
United States					
Business Space					
Portland, Oregon					
133	8300 SW Creekside Place	5,030	75.3%	75.3%	75.3%
134	8305 Creekside Place	1,837	70.0%	88.6%	88.6%
135	8405 Nimbus	4,997	100.0%	100.0%	100.0%
136	8500 Creekside Place	6,085	100.0%	100.0%	100.0%
137	8700-8770 Nimbus	3,340	82.8%	78.5%	78.5%
138	9205 Gemini	3,805	100.0%	100.0%	100.0%
139	9405 Gemini	4,382	100.0%	100.0%	100.0%
140	Creekside 5	4,463	75.0%	82.4%	92.0%

⁵ 254 Wellington Road was acquired on 18 Sep 2020.

⁶ 1-5 Thomas Holt Drive was acquired on 13 Jan 2021.

141	Creekside 6	6,927	85.7%	85.7%	88.9%
142	Greenbrier Court	6,938	100.0%	100.0%	100.0%
143	Parkside	14,739	90.1%	90.1%	100.0%
144	Ridgeview	8,707	64.2%	64.2%	72.5%
145	The Atrium	15,907	88.7%	87.1%	84.8%
146	The Commons	6,352	63.2%	64.4%	66.9%
147	Waterside	11,752	94.9%	94.9%	88.1%
Raleigh, North Carolina					
148	5200 East & West Paramount Parkway	29,478	88.3%	88.3%	88.7%
149	Perimeter One	18,865	100.0%	94.8%	94.8%
150	Perimeter Two	19,220	97.5%	97.5%	97.1%
151	Perimeter Three	22,863	100.0%	100.0%	94.7%
152	Perimeter Four	16,918	100.0%	100.0%	100.0%
San Diego, California					
153	10020 Pacific Mesa Boulevard	29,543	100.0%	100.0%	100.0%
154	15051 Avenue of Science	6,500	100.0%	100.0%	100.0%
155	15073 Avenue of Science	4,497	100.0%	100.0%	100.0%
156	15231, 15333, 15253 Avenue of Science	16,553	58.4%	63.2%	63.2%
157	15378 Avenue of Science	6,391	100.0%	100.0%	100.0%
158	15435 & 15445 Innovation Drive	9,508	93.1%	93.1%	93.1%
159	5005 & 5010 Wateridge Vista	16,051	100.0%	100.0%	100.0%
160	6055 Lusk Boulevard	8,640	100.0%	100.0%	100.0%
San Francisco, California					
161	505 Brannan Street ⁷	13,935	100.0%	100.0%	-
162	510 Townsend Street ⁸	27,437	100.0%	100.0%	-
United Kingdom / Europe					
Logistics & Distribution Centres					
East England, United Kingdom					
163	Market Garden Road	13,016	100.0%	100.0%	100.0%
East Midlands, United Kingdom					
164	Common Road	47,298	100.0%	100.0%	100.0%
165	Units 1-5, Export Drive	2,785	100.0%	100.0%	100.0%
North West England, United Kingdom					
166	Astmoor Road	45,043	100.0%	100.0%	100.0%
167	Transpennine 200	8,522	100.0%	100.0%	100.0%
168	Leacroft Road	8,388	100.0%	100.0%	100.0%
169	Hawleys Lane	35,104	100.0%	100.0%	100.0%
170	8 Leacroft Road	8,432	100.0%	100.0%	100.0%
South East England					
171	Howard House	20,611	100.0%	100.0%	100.0%
172	Units 1-2, Tower Lane	7,572	100.0%	100.0%	100.0%

⁷ 505 Brannan Street was acquired on 21 Nov 2020.

⁸ 510 Townsend Street was acquired on 21 Nov 2020.

173	Lodge Road	12,025	100.0%	100.0%	100.0%
	West Midlands, United Kingdom				
174	Eastern Avenue	15,994	100.0%	100.0%	100.0%
175	Vernon Road	25,701	100.0%	100.0%	100.0%
176	1 Sun Street	24,929	100.0%	100.0%	100.0%
177	The Triangle	28,917	100.0%	100.0%	100.0%
178	Unit 103, Stonebridge Cross Business Park	1,233	100.0%	100.0%	100.0%
179	Unit 302, Stonebridge Cross Business Park	21,499	100.0%	100.0%	100.0%
180	Unit 401, Stonebridge Cross Business Park	6,265	100.0%	100.0%	100.0%
181	Unit 402, Stonebridge Cross Business Park	5,037	100.0%	100.0%	100.0%
182	Unit 404, Stonebridge Cross Business Park	5,045	100.0%	100.0%	100.0%
183	Unit 1, Wellesbourne Distribution Park	21,243	100.0%	100.0%	100.0%
184	Unit 2, Wellesbourne Distribution Park	12,282	100.0%	100.0%	100.0%
185	Unit 3, Wellesbourne Distribution Park	19,552	100.0%	100.0%	100.0%
186	Unit 4, Wellesbourne Distribution Park	4,774	100.0%	100.0%	100.0%
187	Unit 5, Wellesbourne Distribution Park	6,146	100.0%	0.0%	0.0%
188	Unit 8, Wellesbourne Distribution Park	8,759	100.0%	100.0%	100.0%
189	Unit 13, Wellesbourne Distribution Park	5,618	0.0%	0.0%	0.0%
190	Unit 14, Wellesbourne Distribution Park	9,887	100.0%	100.0%	100.0%
191	Unit 16, Wellesbourne Distribution Park	1,598	100.0%	100.0%	100.0%
192	Unit 17, Wellesbourne Distribution Park	971	100.0%	100.0%	100.0%
193	Unit 18, Wellesbourne Distribution Park	891	100.0%	0.0%	0.0%
194	Unit 19, Wellesbourne Distribution Park	835	100.0%	100.0%	100.0%
195	Unit 20, Wellesbourne Distribution Park	3,157	0.0%	100.0%	100.0%
196	Unit 21, Wellesbourne Distribution Park	3,064	100.0%	100.0%	100.0%
	Yorkshire and the Humber, United Kingdom				
197	12 Park Farm Road	23,454	100.0%	100.0%	100.0%
198	Units 1a, 1b, 2 & 3, Upwell Street	14,065	100.0%	100.0%	100.0%
199	Unit 3, Brookfields Way	18,341	100.0%	100.0%	100.0%
200	Lowfields Way	11,549	100.0%	100.0%	100.0%
	Data Centres⁹				
	Amsterdam, The Netherlands				
201	Cateringweg	5,683	100.0%	-	-
202	Gyroscoopweg	5,254	100.0%	-	-
203	Paul van Vlissingenstraat	6,158	100.0%	-	-
	Geneva, Switzerland				
204	Chemin de L'Epinglier	6,114	100.0%	-	-
	London, United Kingdom				
205	Welwyn Garden City	10,541	100.0%	-	-
206	Cressex Business Park	1,953	62.4%	-	-
207	Croydon	5,133	89.5%	-	-

⁹ The Data Centres in the United Kingdom and Europe were acquired on 17 Mar 2021.

	Manchester, United Kingdom				
208	Reynolds House	3,532	100.0%	-	-
	Paris, France				
209	Montigny-le-Bretonneux	9,714	100.0%	-	-
210	Bièvres	5,573	100.0%	-	-
211	Saclay	1,982	100.0%	-	-
	Portfolio Total	4,298,042	91.3%	91.7%	91.5%

Table 2: Ascendas Reit Singapore gross rental rates for the six months ended 30 June 2021

Gross Rental Rates (S\$ psf per month)				
Sector	Ascendas Reit's (psf per month)			Market ⁽¹⁾ (psf per month)
	Range	Weighted Average ⁽²⁾	Median	
Business & Science Park (Rest of island)	\$2.15- \$6.00	\$3.97	S\$4.00	\$3.65
Business & Science Park (City fringe)	\$5.20 – \$7.59	\$5.80	\$5.69	\$5.80
Hi-Specs industrial	\$1.03- \$4.30	\$2.10	\$2.70	\$3.30
Light Industrial & Flatted Factories	\$0.50-\$2.55	\$1.63	\$1.67	\$1.51 ⁽³⁾
Logistics & Distribution Centres	\$0.30 - \$2.49	S\$1.69	\$1.40	\$1.60 ⁽⁴⁾

Notes:

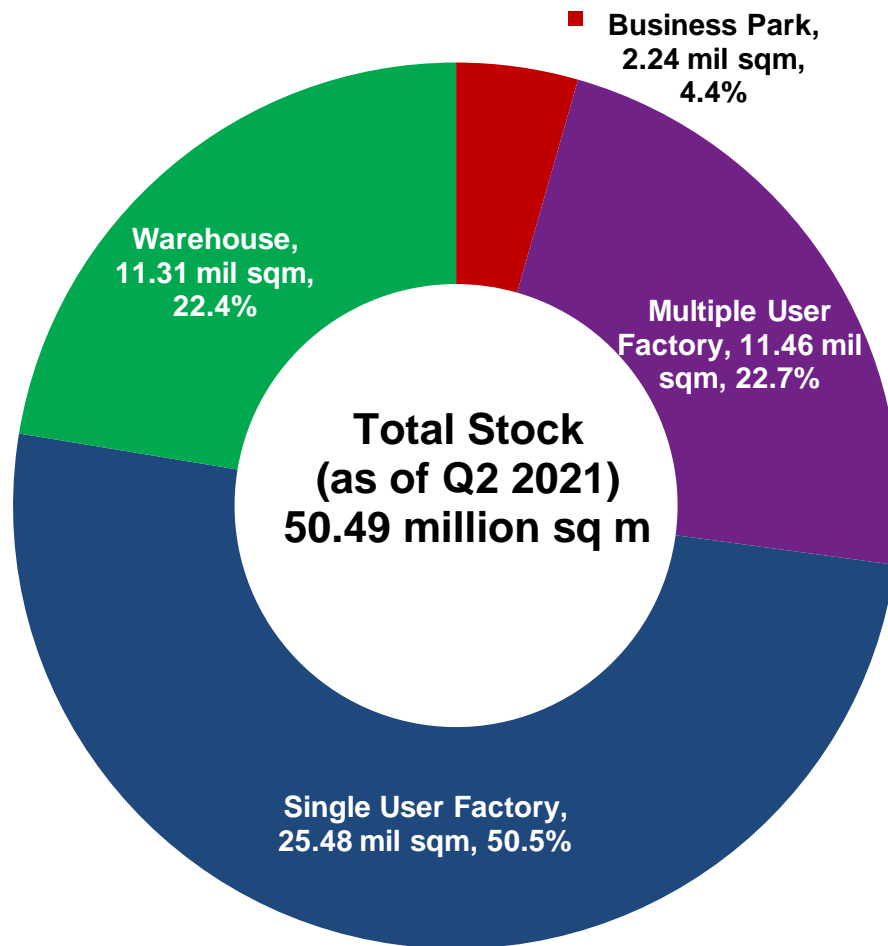
(1) Source: CBRE data

(2) Ascendas Reit's rates are based on the weighted average of gross rental rates for new leases, expansions, and renewals

(3) S\$1.51 psf per month for ground floor space. S\$1.18 psf per month achieved for upper floor space

(4) S\$1.60 psf per month for ground floor space. S\$1.21 psf per month achieved for upper floor space

Figure 3: Existing Singapore industrial space stock of 50.5 million sqm



Source: JTC's Second Quarter 2021 Quarterly Market Report

Table 4: Sector Performance

Net Property Income for 6 months ended 30 June 2021 and 30 June 2020

	Notes	Group (1)			
		Actual 1H FY2021 S\$'000	Actual 1H FY2020 S\$'000	Variance S\$'000	Variance %
SINGAPORE					
Gross Revenue					
Business Space		154,750	157,255	(2,505)	(1.6%)
High-Specifications Industrial		93,940	96,467	(2,527)	(2.6%)
Light Industrial		42,018	40,520	1,498	3.7%
Logistics		57,200	56,275	925	1.6%
Integrated Development, Amenities and Retail		30,032	32,142	(2,110)	(6.6%)
		377,940	382,659	(4,719)	(1.2%)
Property Expenses					
Business Space		(39,373)	(44,355)	4,982	11.2%
High-Specifications Industrial		(21,093)	(23,433)	2,340	10.0%
Light Industrial		(10,865)	(11,890)	1,025	8.6%
Logistics		(16,134)	(16,902)	768	4.5%
Integrated Development, Amenities and Retail		(6,857)	(8,672)	1,815	20.9%
		(94,322)	(105,252)	10,930	10.4%
Net Property Income					
Business Space		115,377	112,900	2,477	2.2%
High-Specifications Industrial		72,847	73,034	(187)	(0.3%)
Light Industrial		31,153	28,630	2,523	8.8%
Logistics		41,066	39,373	1,693	4.3%
Integrated Development, Amenities and Retail		23,175	23,470	(295)	(1.3%)
	(2)	283,618	277,407	6,211	2.2%
AUSTRALIA					
Gross Revenue		74,514	56,301	18,213	32.3%
Property Expenses		(15,434)	(11,694)	(3,740)	(32.0%)
Net Property Income	(3)	59,080	44,607	14,473	32.4%
UNITED KINGDOM / EUROPE					
Gross Revenue		50,769	22,674	28,095	123.9%
Property Expenses		(7,884)	(1,369)	(6,515)	475.9%
Net Property Income	(4)	42,885	21,305	21,580	101.3%
UNITED STATES					
Gross Revenue		82,800	59,600	23,200	38.9%
Property Expenses		(22,795)	(14,877)	(7,918)	(53.2%)
Net Property Income	(5)	60,005	44,723	15,282	34.2%
Total Net Property Income		445,588	388,042	57,546	14.8%

Table 4: Sector Performance

Notes:

- (1) The Group had 211 properties as at 30 Jun 2021 and 197 properties as at 30 Jun 2020. Since Jul 2020, the Group had completed (i) the development of 254 Wellington Road, Australia in Sep 2020; (ii) the acquisition of two US properties in San Francisco in Nov 2020; (iii) the acquisition of 1-5 Thomas Holt Drive, Australia in Jan 2021; (iv) the acquisition of 11 data centres in Europe in Mar 2021; (v) the divestment of 11 Changi North Way, Singapore in Apr 2021; (vi) the divestment of 1314 Ferntree Gully Road, Australia and (vii) the acquisition of Galaxis, Singapore in Jun 2021.
- (2) The decrease in gross revenue is mainly due the absence of a one-off government grant income in 1H FY2021, partially offset by lower rent rebate provided by the Group to eligible tenants. The one-off government grant income pertained to the property tax rebates received from IRAS as part of the government's initiatives to help businesses adapt to the challenges caused by the COVID-19 pandemic. The lower operating expenses in 1H FY2021 was also mainly due to the one-off government grant expenses that offset the government grant income as well as higher provision of accrued expenses in 1H FY2020.
- (3) Higher NPI is mainly contributed by the completion of 254 Wellington Road in Sep 2020 and acquisition of 1-5 Thomas Holt Drive in Jan 2021.
- (4) Higher NPI is mainly contributed by the acquisition of 11 data centres across Europe in Mar 2021.
- (5) Higher NPI is mainly contributed by the acquisition of the two properties in San Francisco in Nov 2020.

Figure 5a: Ascendas Reit Portfolio by Gross Revenue - Tenant Industry Mix

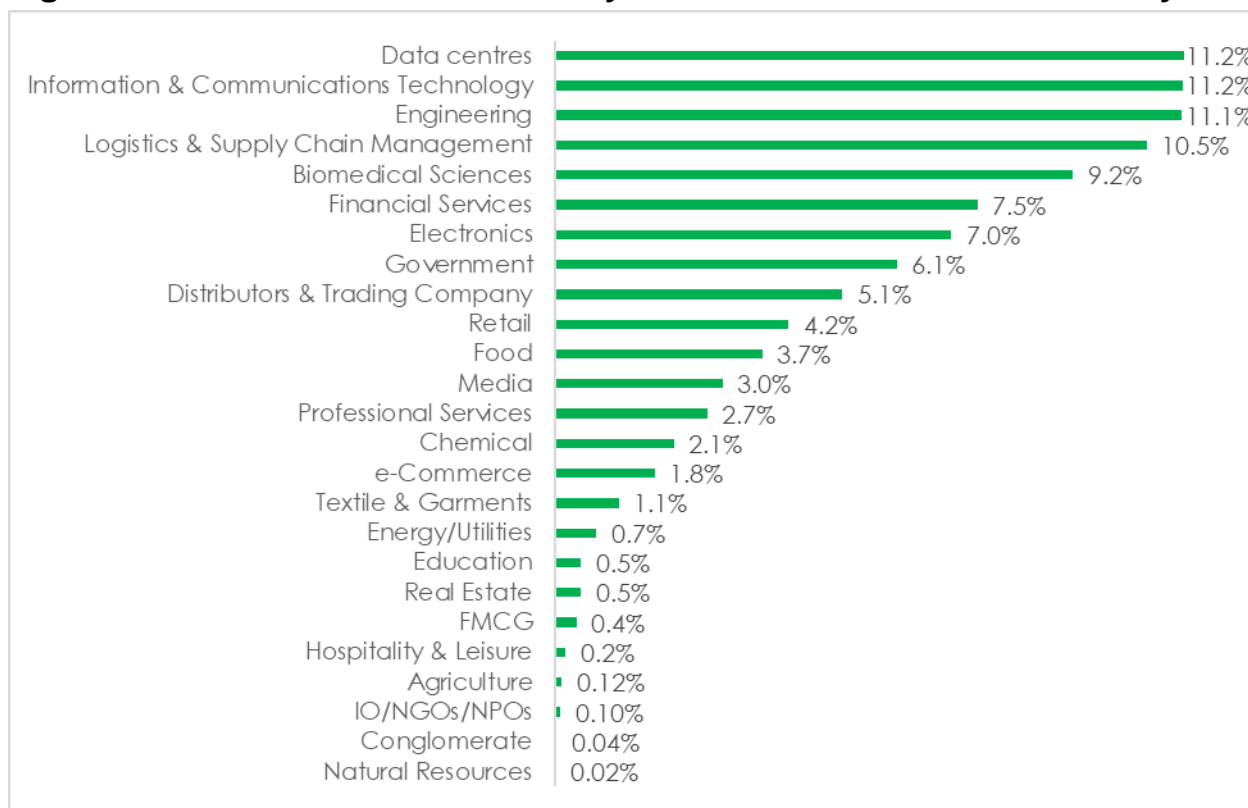


Figure 5b: Ascendas Reit Portfolio by Gross Revenue - Tenants' Country of Origin

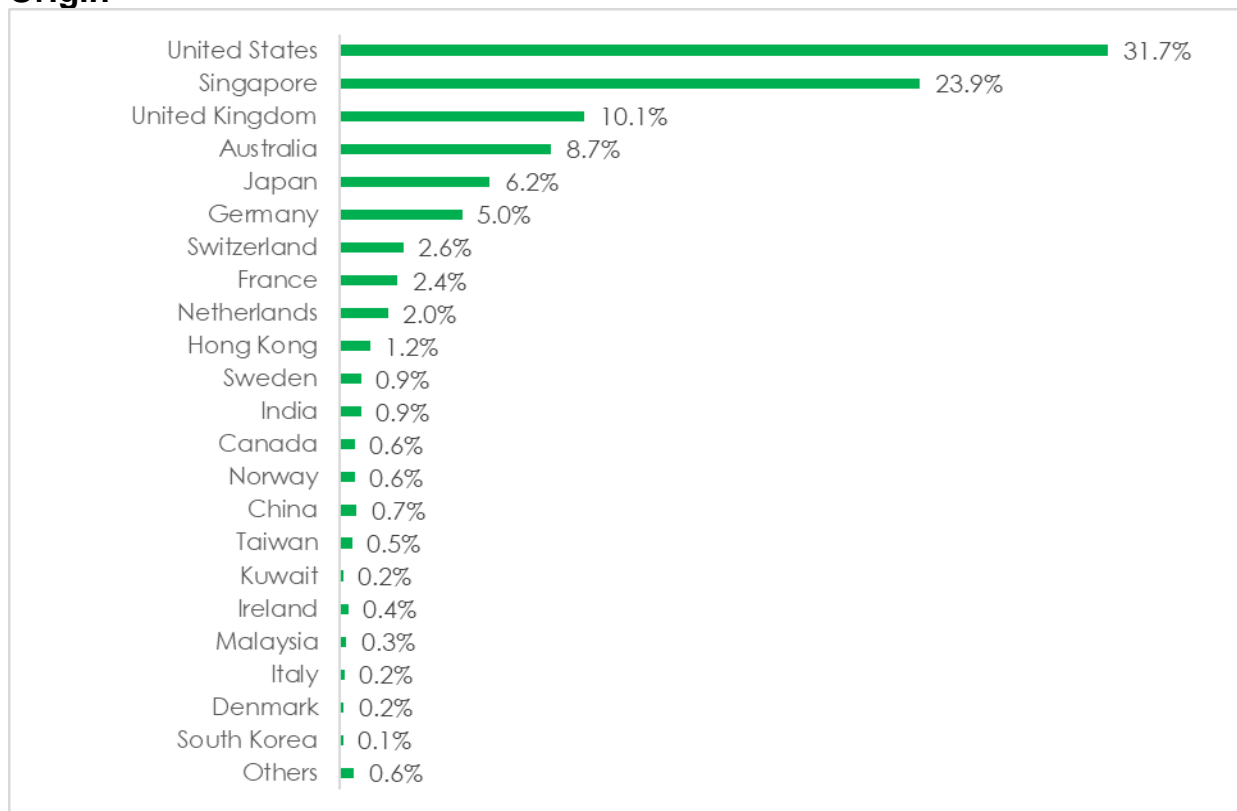


Figure 6a: Singapore Portfolio by Gross Revenue – Tenant Industry Mix

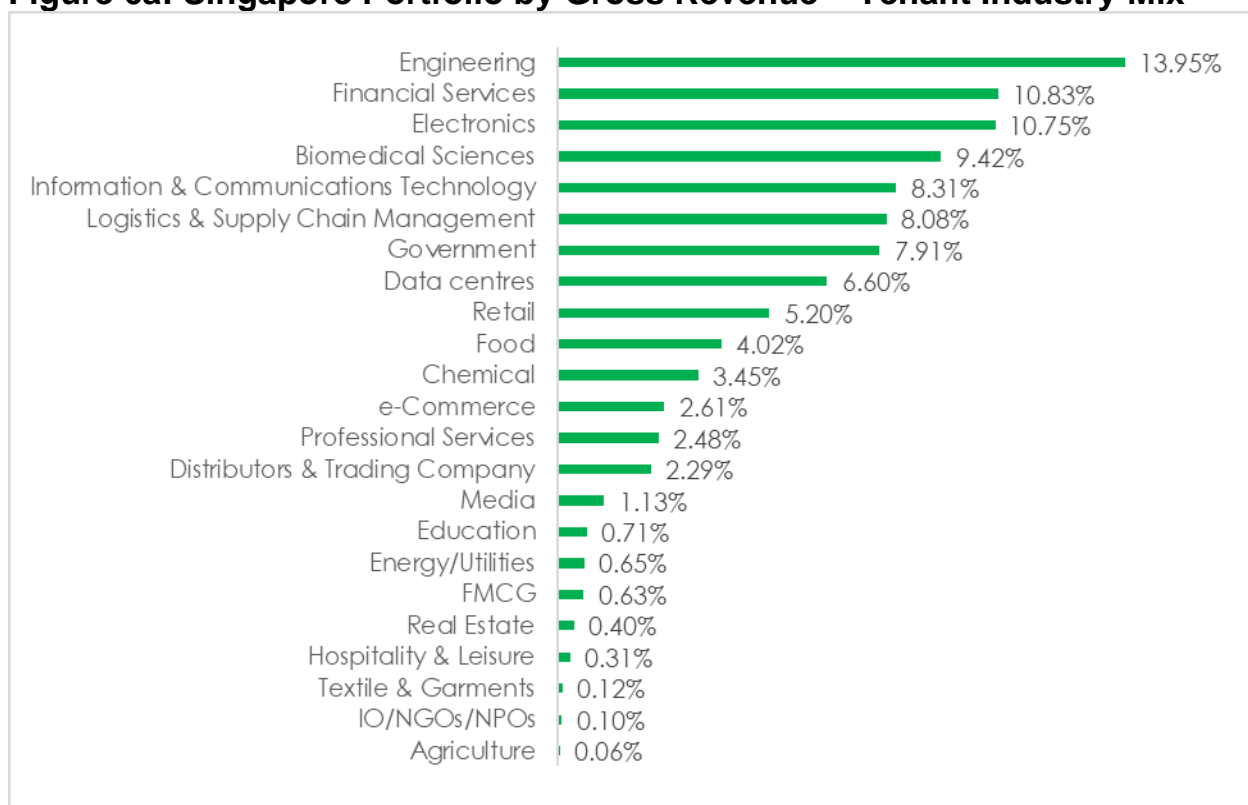


Figure 6b: Singapore Portfolio by Gross Revenue – Tenants' Country of Origin

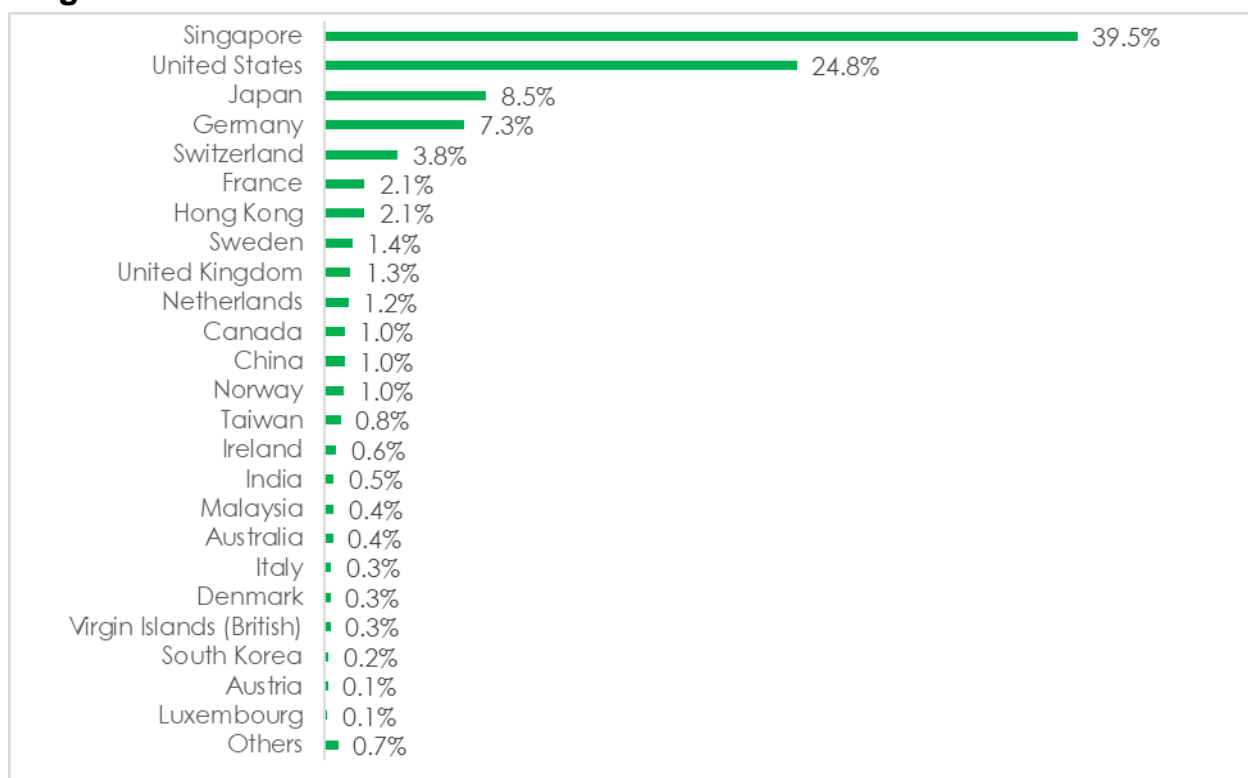


Figure 7a: Australia Portfolio by Gross Revenue – Tenant Industry Mix

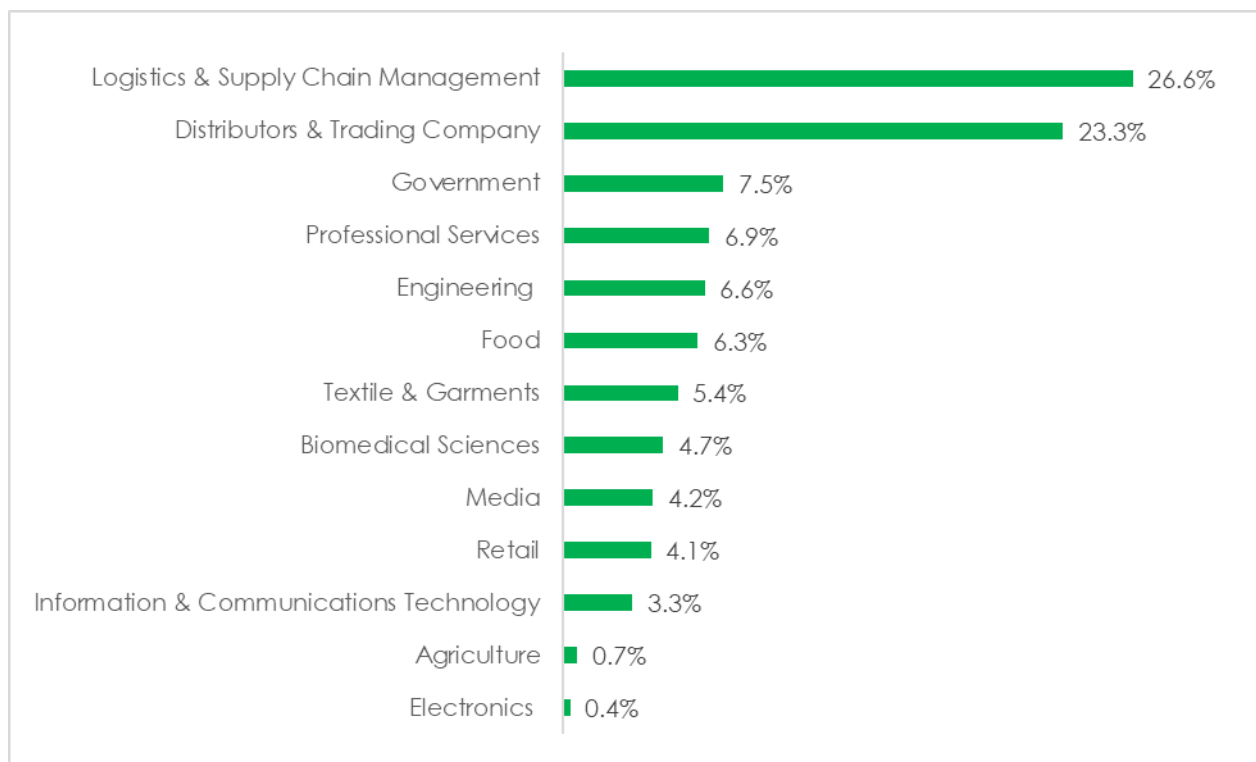


Figure 7b: Australia Portfolio by Gross Revenue – Tenants' Country of Origin

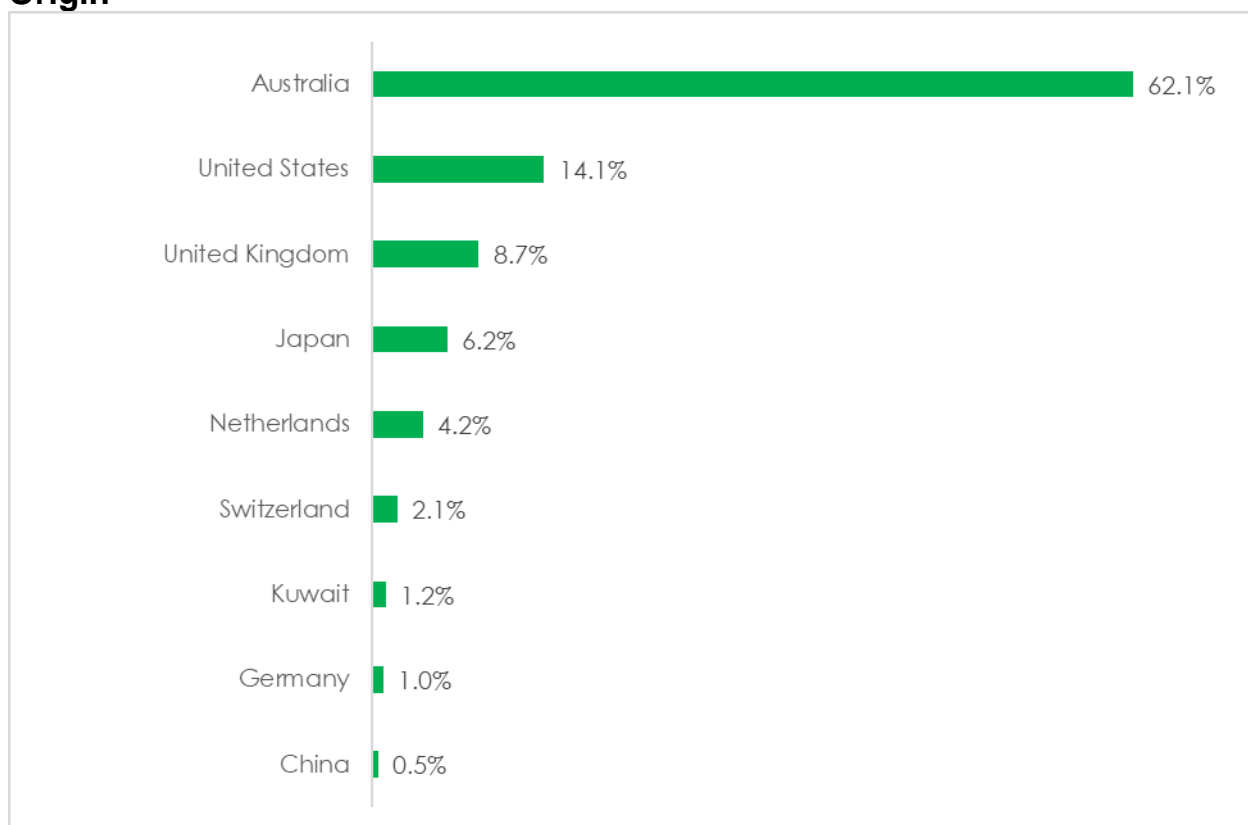


Figure 8a: United States Portfolio by Gross Revenue: Tenant Industry Mix

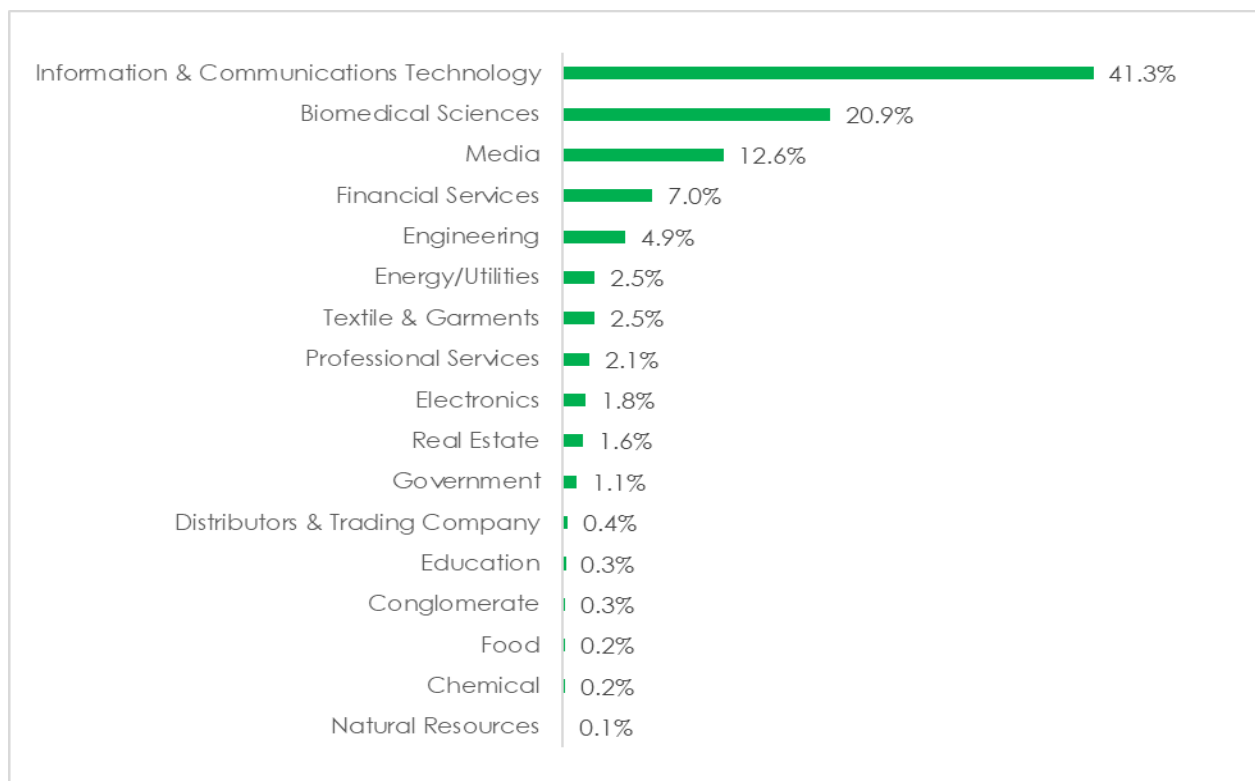


Figure 8b: United States Portfolio by Gross Revenue – Tenants' Country of Origin

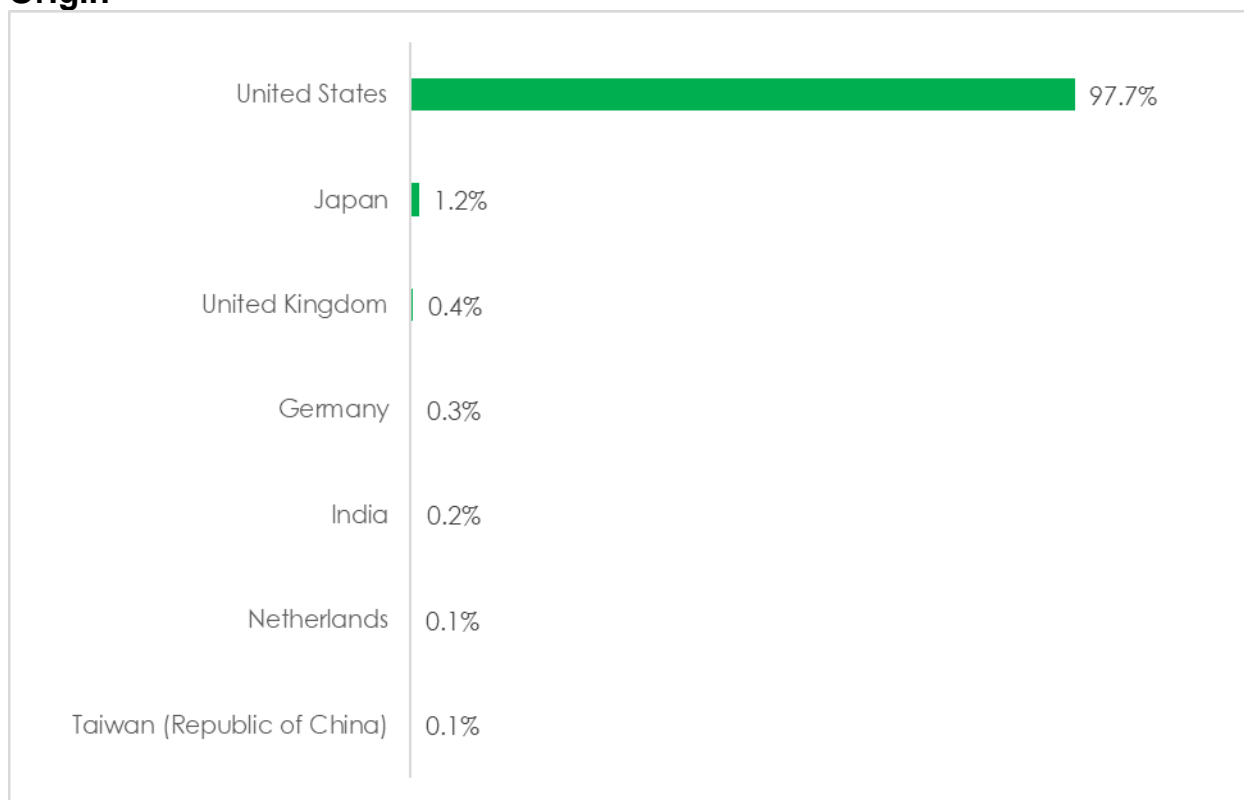


Figure 9a: United Kingdom/Europe Portfolio by Gross Revenue: Tenant Industry Mix

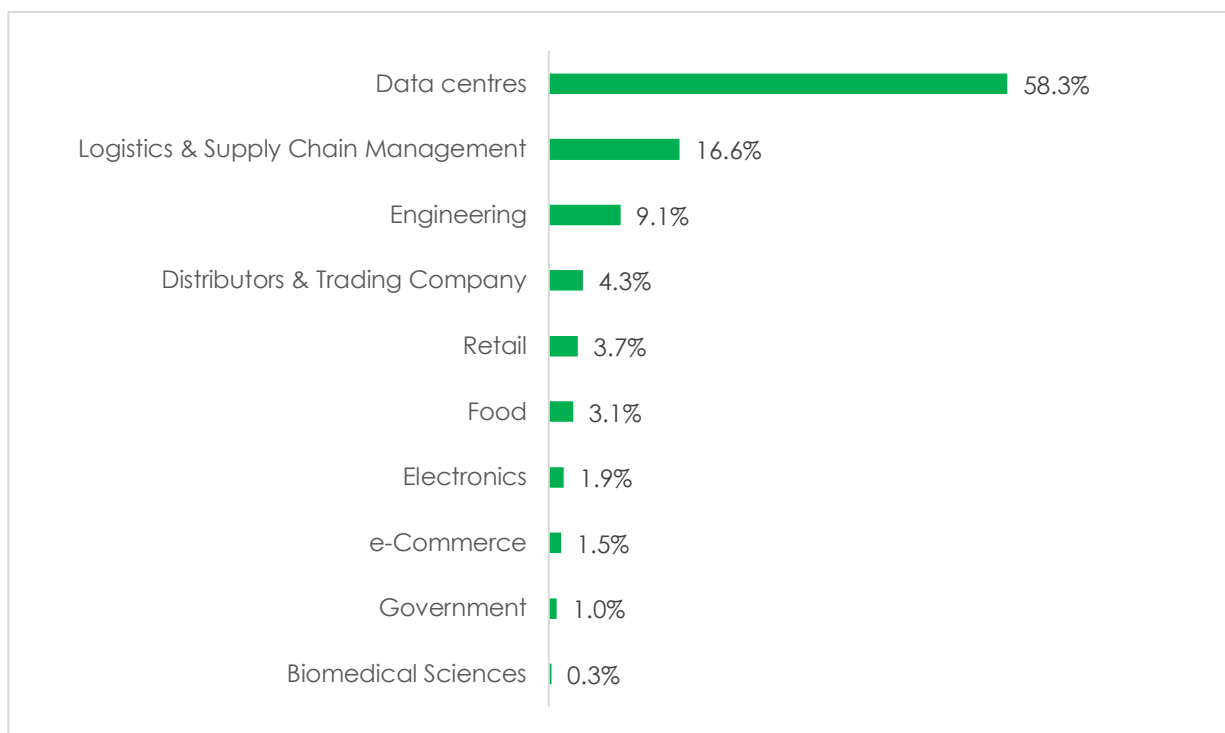


Figure 9b: United Kingdom/Europe Portfolio by Gross Revenue – Tenants' Country of Origin

