

Press Release  
14 October 2003



**32,640 sqm of Space Leased or Renewed by A-REIT  
Representing S\$7.5 million annualised rental income**

Ascendas Real Estate Investment Trust (“A-REIT”) has successfully leased vacant space and renewed expiring leases for a total of 32,640 sqm of business and industrial space, representing 13.4 per. cent. of the net lettable area (excluding OSIM HQ Building) in its property portfolio for the three-month period ended 30 September 2003 (the “Period”). Altogether, these leases represent S\$7.5 million annualised rental income for A-REIT. Approximately 10,126 sqm of the 32,640 sqm space are new leases and 22,514 sqm are renewed leases. In the Period, the average occupancy rate across A-REIT’s portfolio of nine properties is 82.2 per cent.

The average gross rentals of the new leases and renewals in this Period for business space (including science park) is S\$24.46 per sqm per month; for hi-tech industrial space is S\$22.52 per sqm per month and for industrial space is S\$15.57 per sqm per month. These average rental rates are in line with the current market rate.

For the financial period ending 31 March 2004, 96 per cent of A-REIT’s gross rental income is based on committed leases (up from 94 per cent as previously announced in July 2003). The average term to expiry of the leases in the portfolio is 2.6 years. Ascendas-MGM Funds Management Limited, the manager (the “Manager”) of A-REIT is pleased to inform that in the financial period ending 31 March 2005, 59 per cent of net lettable area in A-REIT’s nine properties has been committed (time weighted in the year ending 31 March 2005).

Mr Stephen Hawkins, the Trust Manager said, “The Manager is pleased to see an increase by more than 100 per cent in the new space taken up, from 4,945 sqm in the first quarter of FY04 to 10,126 sqm in this second quarter of FY04. This demonstrates that the Manager has adopted an effective strategy to market the property portfolio of A-REIT.”

A-REIT welcomes the following new tenants to the portfolio: ESEC (Asia Pacific) Pte Ltd, a Singapore-incorporated company owned by a leading Swiss manufacturer of high technology semi-conductor assembly equipment, which leases 2,122 sqm of space at The Capricorn; MerLion Pharmaceuticals Pte Ltd, a Singapore-based, privately held company, engaged in drug discovery from natural products which leases 2,210 sqm of space at The Capricorn; Millipore Singapore Pte Ltd which leases 364 sqm of space in Techlink and Welon Printing Company which leases 269 sqm of space in Techplace II.

The Manager has developed strong partnerships with its existing tenants and in this quarter, there are expansions in A-REIT's premises by the following key tenants: Magna Precision Engineering in Techplace I; Asti Engineering Pte Ltd, Global Mould Manufacturing, Magnetronics Technology, Long Tech Engineering Pte Ltd, MI Communications Pte Ltd, Toho Techtron Singapore Pte Ltd and Zen Voce Manufacturing in Techplace II.

The following tenants have renewed their leases with A-REIT: Rhodia Asia Pacific in The Aries; Biopharmaceutical Manufacturing Technology Centre in The Gemini; ASCO Asia, Koide (S) Pte Ltd, Hybrionic Pte Ltd, Mappin Singapore and Sunmicro FA Pte Ltd in Techplace I; Hoerbiger-Origa Pte Ltd, Kinergy Pte Ltd, Rofin-Baasel Singapore and VS Electronics Pte Ltd in Techplace II.

As stated in the A-REIT prospectus, certain tenants may terminate their leases with prior notice before the expiry of their leases. Three companies that have given notice to end their leases at The Alpha are: Agency for Science, Technology & Research (2,259 sqm) who will end its lease by 31 October 2003, Exploit Technologies Pte Ltd (600 sqm) who will end its lease on 14 October 2003 and Institute of Microelectronics (1,289 sqm) who will end its lease by 31 March 2004. The Manager has already embarked on a marketing strategy to re-lease these units.

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## About A-REIT

A-REIT is the first business space and light industrial REIT listed on the SGX-ST. Including the Ghim Li Building acquired on 13 October 2003, it has a diversified portfolio of ten properties comprising business park (including science park), light industrial and built-to-suit properties in Singapore, with a book value of approximately S\$658 million. These properties house a tenant base of over 300 international and local companies operating in a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Tenants include Biopharmaceutical Manufacturing Technology Centre, Federal Express, Honeywell, Lilly Systems Biology, OSIM International, Teradyne and Venture Corporation, just to name a few. The rental income from the tenants contributes to the stable distributions to be delivered by A-REIT.

A-REIT is managed by **Ascendas-MGM Funds Management Limited**, a joint venture between Singapore-based Ascendas Investment Pte Ltd, a related company of Ascendas Land (Singapore) Pte Ltd, and Australian-based Macquarie Goodman Industrial Management Pty Limited.

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## Disclaimer

*This release may contain forward-looking statements that involve 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 and 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 current view of management on future events.*

*The value of units in A-REIT ("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 while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.*

*The past performance of A-REIT is not necessarily indicative of the future performance of A-REIT.*