

Press Release
15 January 2004



**39,266 sqm of Space Leased or Renewed by A-REIT
Representing S\$7.4 million annualised rental income**

Ascendas Real Estate Investment Trust (“A-REIT”) has successfully leased vacant space and renewed expiring leases for a total of 39,366 sqm of business and industrial space, representing 16.2 per cent of the net lettable area (excluding OSIM HQ Building, Ultro Building and Ghim Li Building) in its property portfolio for the three-month period ended 31 December 2003 (the “Period”). Altogether, these leases represent S\$7.4 million annualised rental income for A-REIT. Approximately 7,114 sqm of the 39,366 sqm space are expansions and new leases and 32,252 sqm are renewed leases.

The average occupancy rate across A-REIT’s portfolio of eleven properties is 83.1 per cent for the period and 82.2 per cent as at 31 December 2003 (previously 82.9 per cent as at 30 September 2003).

The average gross rentals of the expansions, new leases and renewals in this Period for business space (including science park) is S\$22.57 per sqm per month; for hi-tech industrial space is S\$22.64 per sqm per month and for industrial space is S\$13.90 per sqm per month. These average rental rates are in line with the current market rate.

For the financial period ending 31 March 2004, 98.4 per cent of A-REIT’s gross rental income is based on committed leases of eleven properties (up from 96 per cent as previously announced in October 2003).

Mr Stephen Hawkins, the Trust Manager said, “We are pleased to provide an update on new take ups, expansions and renewals of our tenants which remained stable for this period. We will continue to strengthen our relationship with our existing tenants and also to market and attract new customers to our properties in order to maintain and enhance A-REIT’s steady stream of income.”

A-REIT welcomes the following new tenants to the portfolio: Primal Healthcare which leases 359 sqm of space at Techplace II; Getz Brothers & Co and Pacific Beverages which lease 490 sqm and 977 sqm of space at Techlink respectively.

Tenant renewals for this period include Ureka Café which renewed 388 sqm of space at The Alpha; Denso International S'pore which renewed 201 sqm of space at The Aries; Olympus Technologies which renewed 407 sqm of space at The Gemini; II-VI Singapore which renewed 532 sqm, LHY Engineering and Zen Voce which renewed 815 sqm and and 1,140 sqm of space, respectively, at Techplace II.

- End -

About A-REIT

A-REIT is the first business space and light industrial REIT listed on the SGX-ST. Including the Ulro Building acquired on 30 October 2003, it has a diversified portfolio of eleven properties comprising business park (including science park), light industrial and built-to-suit properties in Singapore, with a book value of approximately S\$676 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, Ghim Li Global, Honeywell, Lilly Systems Biology, OSIM International, Teradyne, Ulro Technologies and Venture Corporation, just to name a few. The rental income from the tenants contributes to the stability of A-REIT's distributions.

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.

For enquiries, please contact:

Ho Mei Peng Investor Relations Ascendas-MGM Funds Management Ltd Tel: +65 6774 9152 Mobile: +65 9668 8290 Email: meipeng.ho@ascendas-mgm.com	Adrian Chui Investment Analyst Ascendas-MGM Funds Management Ltd Tel : +65 6774 9146 Mobile : +65 9683 1246 Email : adrian.chui@ascendas-mgm.com
--	---

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.