



TT INTERNATIONAL LIMITED



Press Release
21 November 2003

A-REIT and TT International in Proposed Sale and Lease-Back Transaction

Ascendas Real Estate Investment Trust (“A-REIT”) and T.T. International Tradepark Pte Ltd (“Tradepark”), a wholly-owned subsidiary of TT International Limited (“TT International”) have entered into a Put and Call Option Agreement (the “Option Agreement”) on 21 November 2003 for the sale and lease-back of the TT International Tradepark (“Property”) for a transaction price of S\$92.0 million.

The sale of the TT International Tradepark to A-REIT will be conditional upon, *inter alia*, the approval of the shareholders of TT International, the Singapore Exchange Mainboard-listed holding company of Tradepark, and upon A-REIT securing sufficient financing to undertake the acquisition of the Property. Upon completion, Tradepark will lease-back the Property for 10 years.

The sale and lease-back of the Property will allow TT International Group to focus resources on its business operations. For A-REIT, the long-term lease-back arrangement with Tradepark will extend its lease expiry profile. In addition, the Property will further diversify A-REIT’s property portfolio and the tenancy mix of its properties.

Mr Goh Kok Huat, Chief Executive Officer of the Ascendas-MGM Funds Management Ltd said, “We are pleased to enter into this long term strategic relationship with TT International which adds stability to A-REIT’s portfolio. The yield-accretive purchase will also enhance returns to our unitholders.”

Ms Julia Tong, Executive Director of TT International said, “The sale and lease-back will enable the Group to reduce its bank borrowings and to re-deploy its capital more

efficiently towards the businesses of the Group. This is in line with the Group's objective to achieve an asset-light balance sheet."

Details of the Proposed Sale and Lease-Back

Property	TT International Tradepark
Purchase price	S\$92.0 million
Property yield (before acquisition cost)	7.87 per cent.
Net lettable area	42,765 sqm
Lease term	10 years
Annual rental	\$6.6 million per annum for the first year with stepped increases of 9 per cent. (year 4), 6 per cent. (year 7) and 9 per cent. (year 10)
Expected date for completion of transaction	March 2004
Certain conditions precedent	<ul style="list-style-type: none"> • Approval by shareholders of TT International for the sale of the Property • A-REIT securing sufficient financing to undertake the acquisition of the Property • Approval of Jurong Town Corporation for the sale and lease-back of the Property

The Property

TT International Tradepark is located at 10 Toh Guan Road, Singapore 608838 near the Jurong East MRT station and in close proximity to the Port of Singapore Authority port terminal. It is also accessible via the Ayer Rajah Expressway and Pan Island Expressway. TT International Tradepark comprises a 6-storey warehouse with an Automated Storage and Retrieval System and an adjacent 10-storey office building, with a total net lettable area of 42,765 sqm on a land area of 20,876 sqm (subject to survey). The land is held on a 30-year lease commencing 16 October 1995, with an option to renew for a further term of 30 years. Since its completion in 1998, the property has been a "One-stop Tradelogistics Centre" incorporating warehousing, logistics and freight forwarding services. The corporate headquarters of the Property's major tenant, TT International, is housed within the property.

- End -

About A-REIT

A-REIT is the first business space and light industrial REIT listed on the SGX-ST. Including the Ultro 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 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 corporation 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	Stephen Hawkins Trust Manager Ascendas-MGM Funds Management Ltd Tel : +65 6774 9690 Mobile : +65 9627 8425 Email : stephen.hawkins@ascendas-mgm.com
--	--

About TT International Limited

TT International Limited is an Asian MNC with a strong expertise in penetrating into emerging markets worldwide. Established in 1984, and listed on the SGX in June 2000, its core businesses are:

- Trading and distribution of electrical and electronics products;
- Marketing and sale of its AKIRA brand of consumer electronics products; and
- Third-party warehousing and logistics services and localized assembly activities.

Headquartered in Singapore, and with its established regional offices around the world, it is one of Singapore's leading international traders of electrical and electronics products. For the past 19 years, the Group has established strong business relationships with more than 100 suppliers and has successfully and profitably provided customized, value-added services to meet its customers' needs in more than 60 countries worldwide.

TT International's AKIRA brand of consumer products that includes a full range of audio-visual products, household products and home appliances, has a market coverage of 60 countries worldwide. The Group is fully committed in providing total supply chain management services to its customers. Its aim is to strengthen its global reach and it will continue to position its business activities to remain focused on its mission of making the world its market. More information can be found at: <http://www.tt-intl.com>

For enquiries, please contact:

<p>Mrs Julia Tong Director TT International Ltd Tel: +65 6793 0110 Email: julia@tt-intl.com</p>	<p>Teoh Eong Kow Chief Financial Officer TT International Ltd Tel : +65 6793 0110 Email : teohek@tt-intl.com</p>
--	--