

areit

Proposed Acquisition of Nan Wah Building



13 May 2004

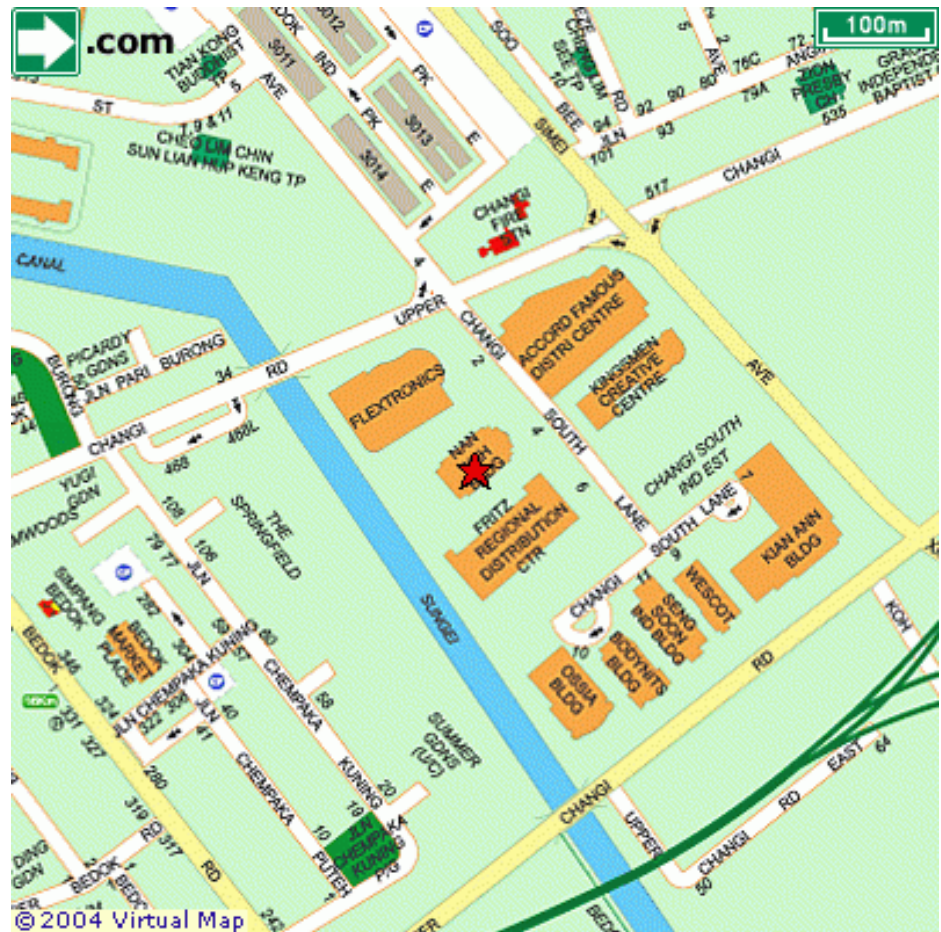


Agenda

- **The Property**
- **Impact on A-REIT**
 - Pro forma Financial Effect
 - Portfolio Diversification
 - Property Yield
- **Timetable for Completion**
- **Acquisition Summary**



Nan Wah Building



4 Changi South Lane



Nan Wah Building Property Details



Building type	A multi-tenanted industrial office building with a warehousing facility	The Property
Net Lettable Area	16,137 sqm	Impact on A-REIT
Site Area	7,555 sqm	Timetable for Completion
Title	Leasehold of 30 years commencing 16 October 1997, with an option to renew for a further 30 years	Acquisition Summary
Valuation (as at 1 May 2004)	S\$23.3m by Jones Lang La-Salle Property Consultants Pte Ltd	
Purchase Price	S\$23.3m	
Property Yield (before acquisition costs) for first year	8.4%	



Nan Wah Building Property Details



Major Tenants	Nan Wah Marketing Pte Ltd (5,791 sqm) Others (10,346 sqm)
Occupancy	100%
Outgoings	All property tax, land rent, lease management cost, maintenance and utility expenses to be paid by A-REIT

The Property

Impact on A-REIT

Timetable for Completion

Acquisition Summary



Lease Expiry Profile (By Income) of Nan Wah Building

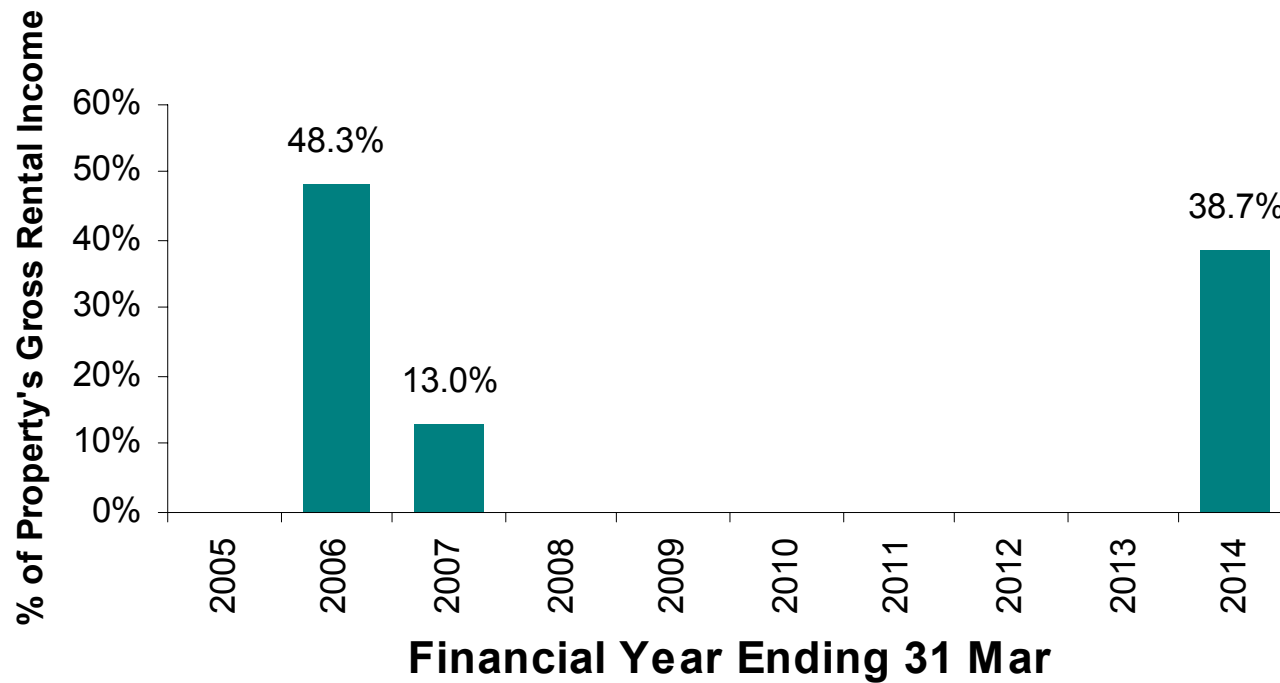
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Weighted Average Lease Term to Expiry = 4.89 yrs



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Distribution Per Unit (“DPU”) Positive



The Property

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Nan Wah Building	DPU Impact (Based on possible debt/equity funding of 30/70)*
DPU Impact (proforma impact on financial year ended 31 March 2004)	0.06 cents

Note:

*Calculated based on the assumption that A-REIT had acquired the Property on 1 April 2003 and held it through to 31 March 2004 as well as on the assumption that the acquisition is funded at an optimal gearing level of 30 per cent. debt / 70 per cent. equity.

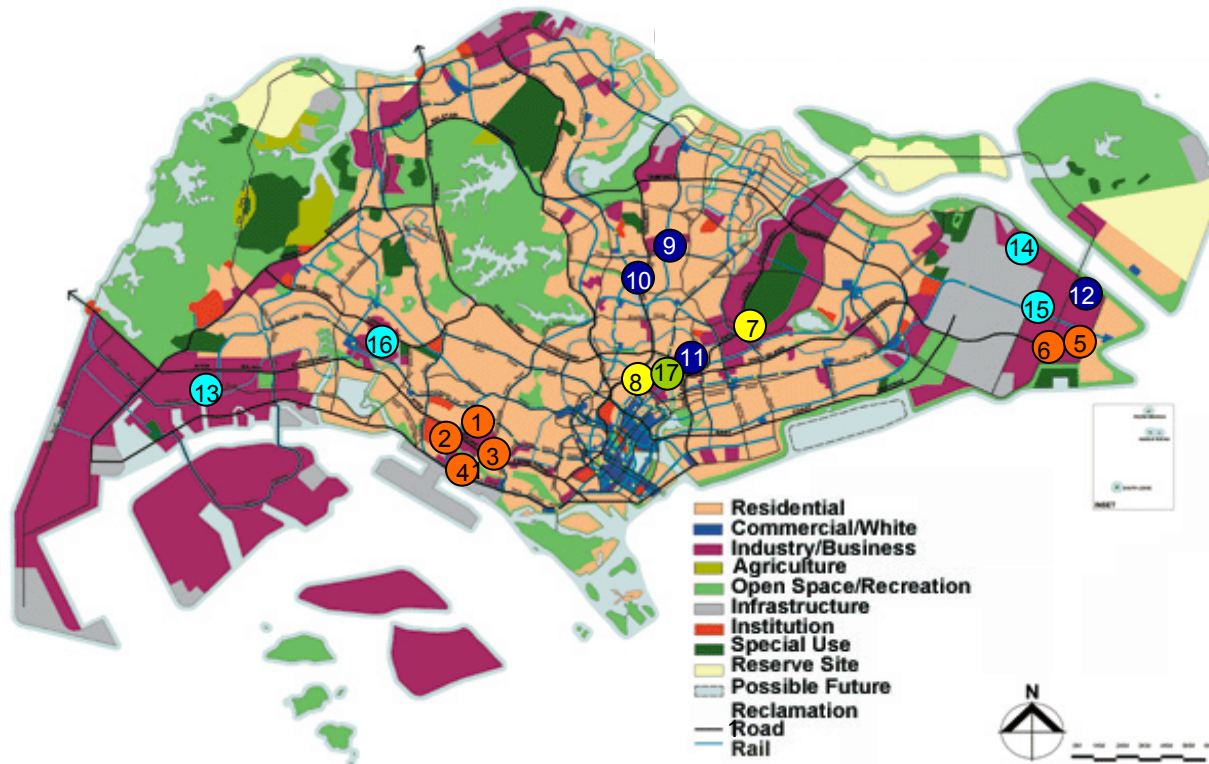


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Well Located, Diversified Portfolio



The Property

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Acquisition Summary

Science & Business Park

1. The Alpha
2. The Aries
3. The Capricorn
4. The Gemini
5. Honeywell Building
6. Ultro Building

Hi-tech Industrial

7. Techlink
8. Siemens Center

Industrial

9. Techplace I
10. Techplace II
11. OSIM HQ Building
12. Ghim Li Building

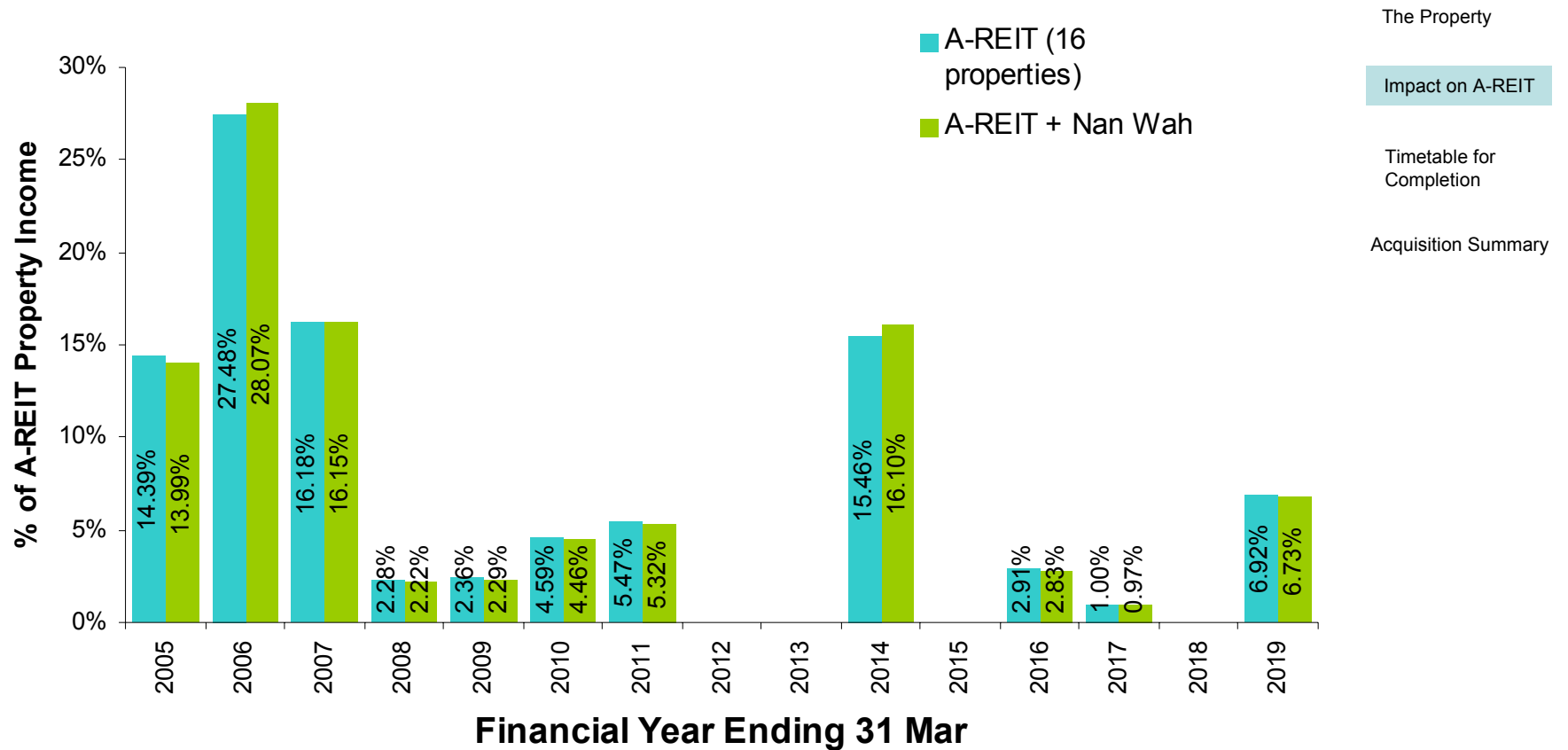
Logistics

13. IDS Logistics Corporate HQ Building
14. Changi International Logistics Centre
15. Trivec Building
16. TT International Tradepark

A-REIT has an option to acquire the Infineon Building



A-REIT Weighted Lease Expiry Profile



	Before - 16 properties	After - 17 properties
Weighted Average Lease to Expiry	4.60 yrs	4.61 yrs



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Yield-Accretive

<u>For Year One</u>	Nan Wah Building (\$ million)
Income	2.78
Property Expenses	0.82
Net Income	1.96
Yield Before Acquisition Costs (for year one)	8.4%

The Property

Impact on A-REIT

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Source : Ascendas-MGM Funds Management Limited



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Timetable for Completion

The Property

Impact on A-REIT

Timetable for Completion

Acquisition Summary

	Nan Wah Building
May 2004	Signed Put and Call Option Agreement
June 2004	<ul style="list-style-type: none"> • Exercise option • Execution of Sale and Purchase Agreement • Completion



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Acquisition Summary

The Property

Impact on A-REIT

Timetable for
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Acquisition Summary

- **Well located property**
- **Diversifies property portfolio**
- **Strengthens tenancy profile**
- **Diversifies tenant mix and industry type**
- **Extends lease expiry profile**
- **Yield-accretive**
- **DPU positive**



- *The value of units in A-REIT (“Units”) and the income 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 the 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.*

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.

- End -

