

areit

Proposed Acquisition of Wisma Gulab



24 September 2004



Agenda

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



Strategic location

Wisma Gulab is located at 190 MacPherson Road



The Property

Impact on A-REIT

Timetable for
Completion

Acquisition Summary

- Located at the corner of Genting Road and MacPherson Road
- Readily accessible via Pan Island Expressway (PIE) from city centre and Changi International Airport

Property Details of Wisma Gulab

Building type	Nine-storey light industrial building for office and warehousing, with a basement car park
Address	190 MacPherson Road, Singapore 348548
Net Lettable Area	11,821 sqm
Site Area	5,070 sqm
Valuation (as at 15 September 2004)	S\$55.7m by Colliers International Consultancy & Valuation (Singapore) Pte Ltd
Purchase Price	S\$55.7m (initial payment of S\$43.5m and remaining will be paid in two further installments of S\$5.0m and S\$7.2m at the end of the 5 th and 7 th year respectively)
Property Yield (before acquisition costs) for first year	7.9% (based on the initial payment of S\$43.5m upon completion)

The Property

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Property Details of Wisma Gulab

Title	Freehold property
Occupier	RSH Limited
Occupancy	100%
Outgoings	<ul style="list-style-type: none"> • Lease management and insurance cost to be paid by A-REIT • All property tax, maintenance and utility expenses to be paid by RSH Limited

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Distribution Per Unit (“DPU”) Positive

The Property

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Techpoint	DPU Impact*
DPU Impact (proforma annualised impact)	0.13 cents

Note:

*Impact on DPU assuming A-REIT's 19 properties and the Property had been acquired and held from 1 April 2003 through to 31 March 2004, and at its optimal gearing level of 30 per cent debt and 70 per cent equity

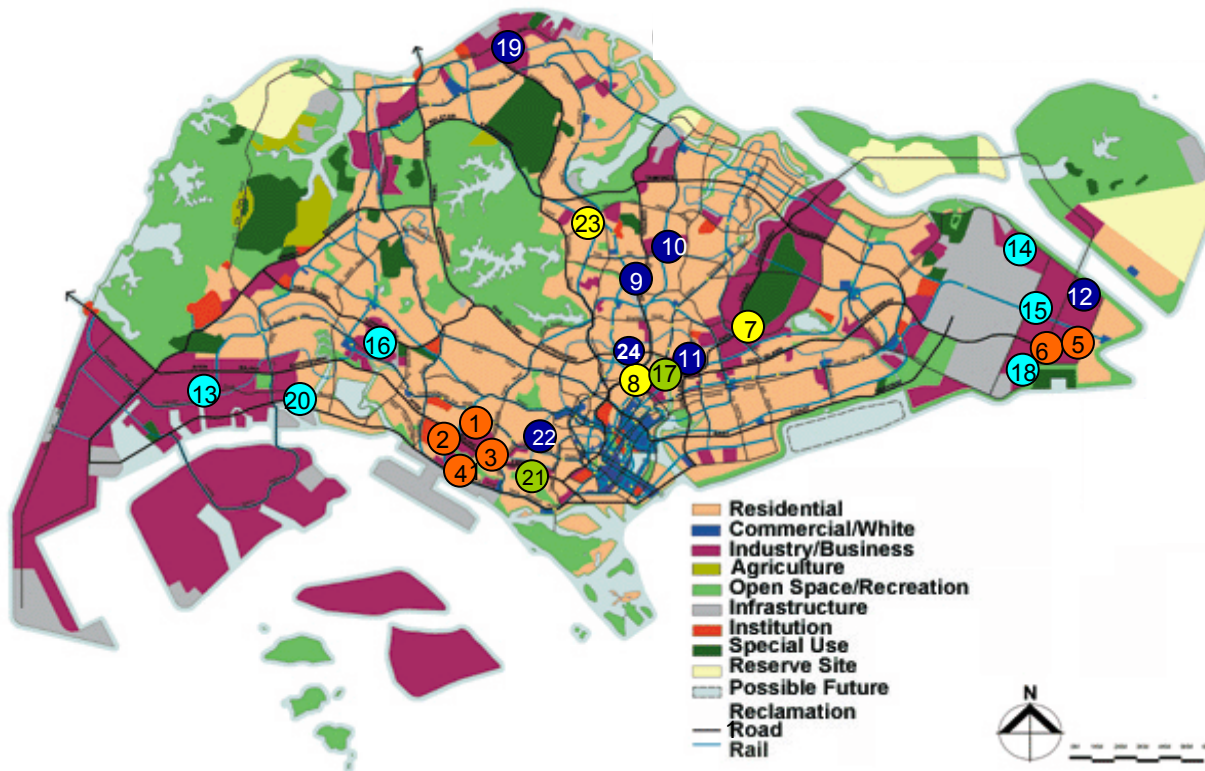


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Well Located, Diversified Portfolio



Science & Business Park

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

Hi-tech Industrial

- 7. Techlink
- 8. Siemens Center
- 23. Techpoint
- 17. A-REIT has an option to acquire the Infineon Building

Light Industrial

- 9. Techplace I
- 10. Techplace II
- 11. OSIM HQ Building
- 12. Ghim Li Building
- 19. Progen Building
- 22. Exklusiv Building
- 24. Wisma Gulab
- 21. A-REIT has an option to acquire the Building developed with a lease to a Fortune 500 US company

Logistics

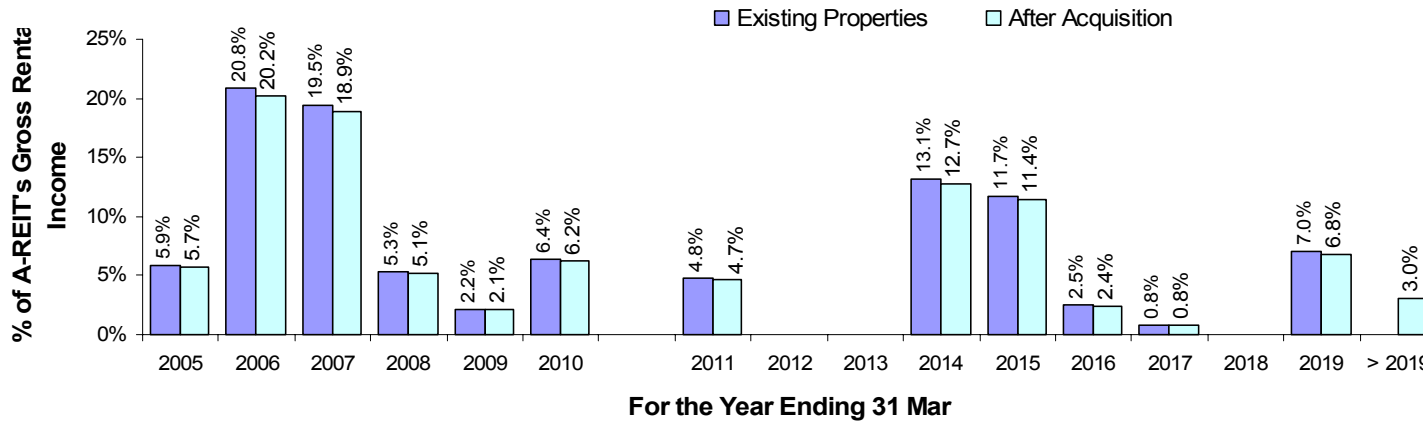
- 13. IDS Logistics Corporate HQ Building
- 14. Changi International Logistics Centre
- 15. Trivec Building
- 16. TT International Tradepark
- 18. Nan Wah Building
- 20. C&P Logistics Hub



A-REIT Weighted Lease Expiry Profile



A-REIT Weighted Average Lease Expiry Profile (by Income)



The Property
Logistics Sector

Impact on A-REIT

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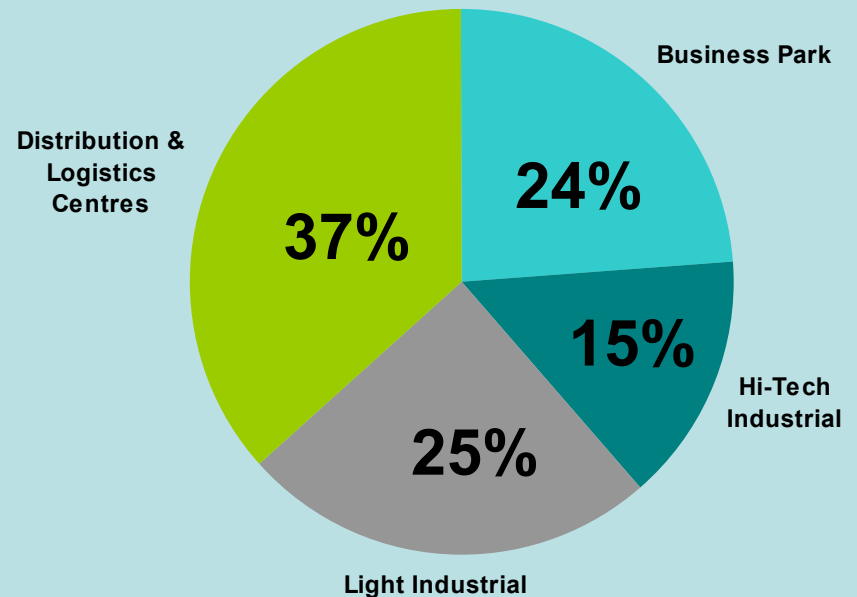
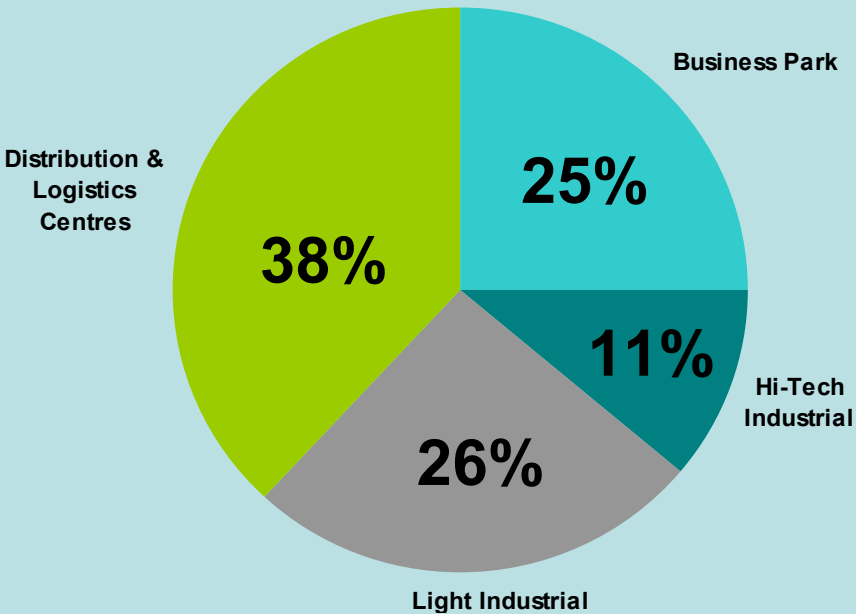
	Existing Properties	After Acquisition
Weighted Average Lease Term to Expiry	5.22 yrs	5.52 yrs



Asset Class Diversification by Portfolio Value

Before acquisition of Wisma Gulab

After acquisition of Wisma Gulab



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Yield-Accretive

<u>For Year One</u>	Wisma Gulab (S\$ million)
Income	3.48
Property Expenses	0.04
Net Income	3.44
Yield Before Acquisition Costs (for year one)	7.9% ⁽¹⁾

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(1) Based on the initial payment of S\$43.5 million. The remaining S\$12.2 million will be paid in two further installments of S\$5.0 million and S\$7.2 million, at the end of the 5th and 7th years of ownership, respectively.

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Timetable for Completion

	Wisma Gulab
September 2004	Signed Put and Call Option Agreement
December 2004 (expected)	<ul style="list-style-type: none"> • Exercise option • Execution of Sale and Purchase Agreement • Completion

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Acquisition Summary

- **Freehold property**
- **Strategically located**
- **Diversifies property portfolio & tenant-mix**
- **Complements existing leasehold properties**
- **Yield-accretive: 7.9% property yield in the first year**
- **DPU positive of 0.13 cents per unit**

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- *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.

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