

Press Release



A-REIT Completes Acquisition of Progen Building

29 July 2004, Singapore – Ascendas-MGM Funds Management Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”), is pleased to announce the completion today of A-REIT’s acquisition of Progen Building located at 12 Woodlands Loop, for a purchase price of S\$24.8 million. The purchase will be funded from available debt facilities.

Bermuda Trust (Singapore) Limited (the “**Trustee**”), as trustee of A-REIT, today exercised the call option under its Put and Call Option Agreement (“**Option Agreement**”) signed on 20 May 2004 with Progen. The sale and purchase agreement and the lease agreement were also signed subsequently.

Progen will lease 23 per cent of Progen Building or 3,911 sqm of space from A-REIT for a term of 10 years, with 3 per cent rental escalations per annum. The remaining area of 13,356 sqm in the building is currently occupied by Venture Corporation, Connor Manufacturing Asia Pte Ltd and Target-Rota Malaysia under their respective leasing terms.

Mr Tan Ser Ping, Chief Executive Officer of the Manager, said, “The Progen Building will deliver a yield of 8.4% in the first year, making it an accretive acquisition for A-REIT’s portfolio. The manager will continue to source acquisitions that are yield-accretive.”

Including Progen Building, A-REIT’s portfolio now comprises 19 properties with a book value of S\$1.30 billion.

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About A-REIT (www.a-reit.com)

A-REIT is the first business space and light industrial REIT listed on the SGX-ST. It has a diversified portfolio of 19 properties in Singapore, comprising business park (including science park), light and hi-tech industrial properties, and logistics and distribution centres,

with a total book value of S\$1.30 billion. These properties house a tenant base of over 350 international and local companies from a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Major tenants include Siemens, TT International Tradepark, Honeywell, IHPC, Zuellig Pharma, IDS Logistics Services, OSIM International, Venture Corporation, Ultron Technologies, Ghim Li Global, Nan Wah Marketing and Progen Holdings.

A-REIT is included in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the FTSE Global Small Cap Asia Pacific Ex Japan Index Series, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index, and the Standard & Poor inaugural S&P Asia PowerPicks 2004 portfolio.

A-REIT is managed by **Ascendas-MGM Funds Management Limited**, a joint venture between Singapore-based Ascendas Pte Ltd and Macquarie Goodmans Management Ltd of Australia.

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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.