

areit

Proposed Acquisition of JEL Centre



5 October 2005



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



JEL Centre



11 Changi North Way

Singapore 498796

A four-storey warehouse cum ancillary office building completed on 12 August 2004.

Purchase price : S\$11.0 million

**Valuation dated 15 Sep 2005 : S\$11.0 mil by
CB Richard Ellis (Pte) Ltd**

Land area : 7,219 sqm

Title : 60-year lease from 16 Nov 2003

GFA : 10,107 sqm

NLA : 9,494 sqm

Occupancy : 100%

Lease terms : 10 yrs; annual stepped rental increases

Outgoings : JEL Corporation pays for land rent, property tax, maintenance, utilities; A-REIT pays for lease management fees.

Agenda

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



Distributable Income Per Unit ("DPU") Positive

The Property

Impact on A-REIT

Timetable for
Completion

Acquisition Summary

JEL Centre	DPU Impact*
DPU Impact (proforma annualised impact)	0.02 cents

Note:

*Assuming that: A-REIT had purchased, held and operated JEL Centre for the whole of the financial year ended 31 March 2005 (based on 44 properties); the acquisition of JEL Centre had been funded using the optimal gearing level of 30% debt and 70% equity; and that the Manager had elected to receive its base fee entirely in cash and its performance fee entirely in units in respect of this property.



Agenda

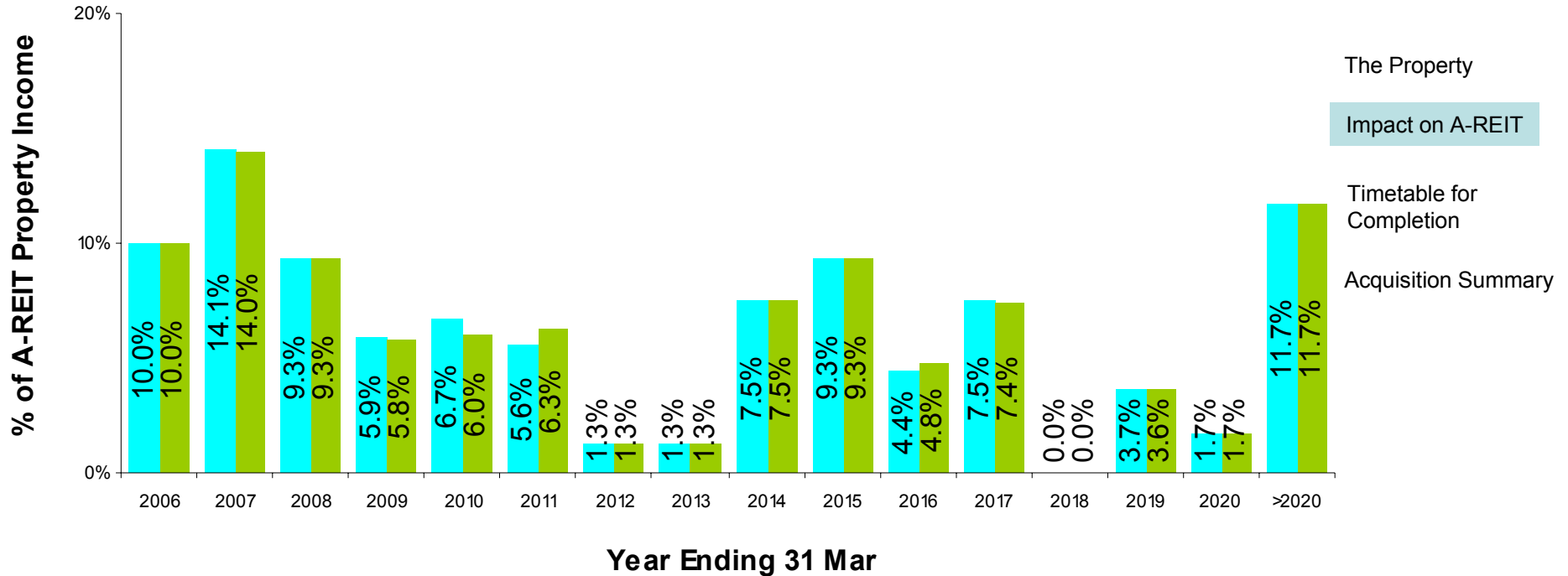
- **The Property**
- **Impact on A-REIT**
 - **Pro forma Financial Effect**
 - **Portfolio Diversification**
- **Timetable for Completion**
- **Acquisition Summary**



A-REIT Weighted Lease Expiry Profile



Weighted Lease Expiry Profile (By Income)

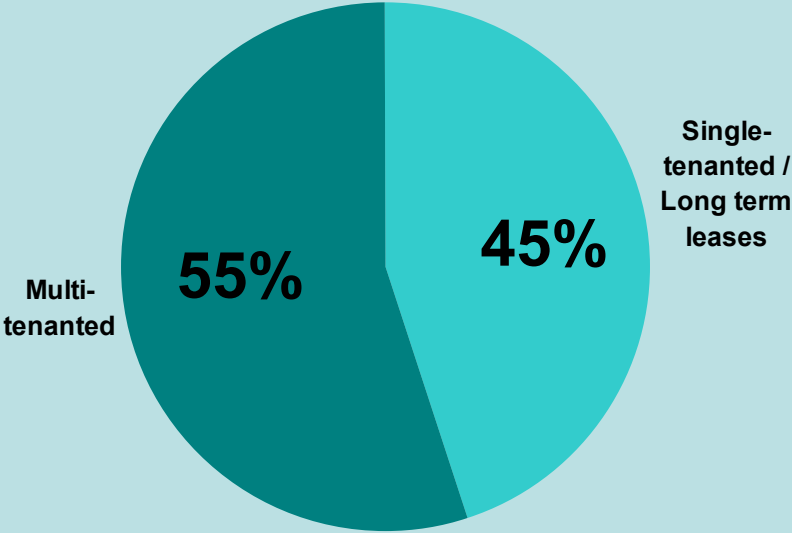
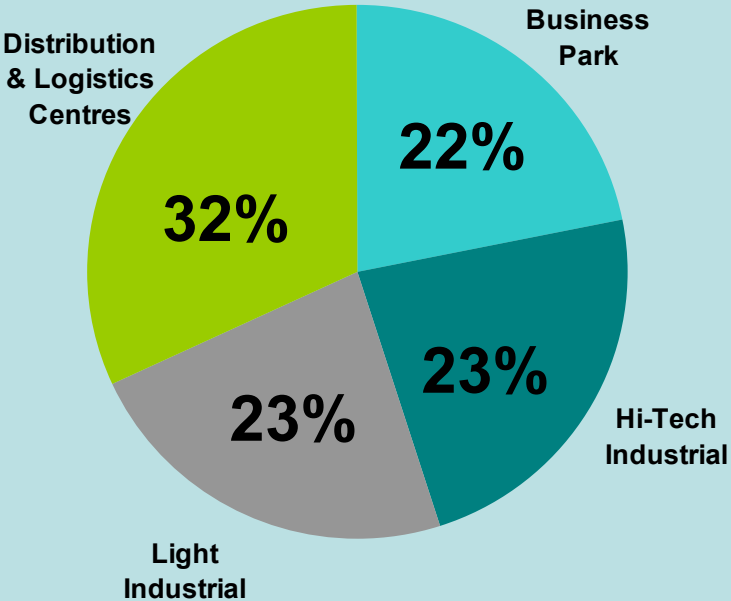


Existing 45 properties Existing Properties + Acquisition

	Existing 45 Properties	After Acquisition of JEL Centre
Weighted Average Lease Term to Expiry	7.13 yrs	7.14 yrs

Asset Class Diversification and Mix of Sale-&-Leaseback vs Multi-tenanted by Portfolio Value

Portfolio mix remains unchanged after acquisition of JEL Centre ⁽¹⁾



Notes:
 (1) Based on 45 properties and JEL Centre



Agenda

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



Timetable for Completion

	JEL Centre	The Property
October 2005	Signed Put and Call Option Agreement	Impact on A-REIT
November 2005 (expected)	<ul style="list-style-type: none"> • Exercise option • Execution of Sale and Purchase Agreement • Completion 	<div style="border: 1px solid black; background-color: #e0f2f1; padding: 2px;">Timetable for Completion</div> Acquisition Summary



Agenda

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



Acquisition Summary

- **Strategically located**
- **Diversifies property portfolio & tenant-mix**
- **Complements existing leasehold properties**
- **Yield-accretive**
- **DPU positive of 0.02 cents per unit***

The Property

Impact on A-REIT

Timetable for
Completion

Acquisition Summary

Note:

*Assuming that: A-REIT had purchased, held and operated JEL Centre for the whole of the financial year ended 31 March 2005 (based on 44 properties); the acquisition of JEL Centre had been funded using the optimal gearing level of 30% debt and 70% equity; and that the Manager had elected to receive its base fee entirely in cash and its performance fee entirely in units in respect of this property.



- *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 -