

**A-REIT issues 7-Year AAA-rated CMBS priced  
at 23 basis points above EURIBOR**

**Singapore, 12 May 2005** – Ascendas Real Estate Investment Trust (“**A-REIT**”) is pleased to announce that its issue of Euro 165.0 million (approximately S\$350 million equivalent) AAA-rated Commercial Mortgage Backed Securities (“**CMBS**”) has been priced at 23 basis points above Euro Interbank Offered Rate (“**EURIBOR**”). The CMBS is being issued by Emerald Assets Limited (“**Emerald**”), a special purpose vehicle, as Euro-denominated notes (the “**Notes**”) which are backed and secured by the cashflow and assets from 23 of A-REIT’s properties. This is the second CMBS issue by Emerald Assets Limited under its S\$1 billion multi-currency secured medium-term note programme.

Mr Tan Ser Ping, Chief Executive Officer of Ascendas-MGM Funds Management Limited, as manager of A-REIT (the “**Manager**”), said, “We are pleased to complete the first ever 7-year Euro denominated CMBS issue from Singapore. The issue has achieved broad European distribution. With a diversified underlying portfolio and a good understanding of investors’ needs, we were able to tap the international debt capital markets and provide A-REIT with very competitive long-term debt financing terms. Compared with the previous issue, we were able to lower the margin above EURIBOR from 33 basis points to 23 basis points and extend the tenor from 5 to 7 years.”

The Euro proceeds from the CMBS issue will be swapped into Singapore Dollars and on-lent to A-REIT to refinance its existing bank loans and for general working capital purposes. A-REIT will repay all of its existing bank debt using the proceeds of the CMBS issue. A-REIT will pay Emerald a margin of 26.5 basis points above the Singapore swap offered rate.

The CMBS issue provides A-REIT with certainty of funding for the next seven years and further diversifies its maturity profile and funding sources. In addition, A-REIT has in place standby bank facilities of S\$700 million. A-REIT’s future debt financing

will be undertaken via these bank facilities and/or from subsequent issues under the CMBS programme.

#### Details of the CMBS

The Notes are rated AAA by two international rating agencies, namely Fitch, Inc. and Standard & Poor's Rating Services.

The Notes will carry quarterly coupon payments and have an expected maturity date in May 2012. The Notes will be listed on the Luxembourg Stock Exchange.

BNP Paribas is the sole arranger and book runner for this transaction.

For enquiries, please contact:

Ho Mei Peng Investor Relations Manager Ascendas-MGM Funds Management Ltd Tel (65) 6774 9152 Mobile (65) 9668 8290 Email <a href="mailto:meipeng.ho@ascendas-mgm.com">meipeng.ho@ascendas-mgm.com</a>	Shane Hagan Chief Financial Officer Ascendas-MGM Funds Management Ltd Tel (65) 6774 9411 Mobile (65) 9127 7461 Email <a href="mailto:shane.hagan@ascendas-mgm.com">shane.hagan@ascendas-mgm.com</a>
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#### **About A-REIT ([www.a-reit.com](http://www.a-reit.com))**

A-REIT is the first business space and light industrial real estate investment trust ("REIT") listed on the SGX-ST. It has a diversified portfolio of 41 properties in Singapore, comprising business park (including science park), light and hi-tech industrial properties, and logistics and distribution centres, with a book value of S\$2.2 billion. These properties house a tenant base of over 470 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 SingTel, C&P Logistics, Siemens, TT International, Honeywell, IHPC, Zuellig Pharma, IDS Logistics Services, OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble, Nippon SP Tech, Singapore Technologies Logistics.

A-REIT is listed 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 (EPR/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** (in its capacity as manager of A-REIT), a 60:40 joint venture between Singapore-based Ascendas Pte Ltd and Australian-based Macquarie Goodman Management Limited.

### **Important Notice**

No prospectus has been or will be registered in Singapore with the Monetary Authority of Singapore in relation to the securities described herein and the Notes are or have been offered in Singapore pursuant to exemptions invoked under Sections 274 and 275 of the Securities and Futures Act, Chapter 289 of Singapore (the "**SFA**"). This press release does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Notes in any jurisdiction in which such offer, solicitation or sale would be unlawful.

Where interest is derived from any Notes and discount income (other than discount income from secondary trading) is derived from any of the Notes the tenor of which is one year or less by any person who (i) is not resident in Singapore and (ii) carries on any operations in Singapore through a permanent establishment in Singapore, the tax exemption available under Section 13(1)(a) of the Income Tax Act, Chapter 134 of Singapore (the "**Income Tax Act**") shall not apply if such person acquires such Notes using the funds and profits of such person's operations through a permanent establishment in Singapore. Any person whose interest or discount income derived from the Notes is not exempt from tax (including for the reasons described above) shall include such interest or discount income in a return of income made under the Income Tax Act.