Embargoed for release after 5.05 pm

Press Release
13 April 2006

A-REIT's FY 2005/06 distributable income of 11.68 cents per unit is 22.2% above prior corresponding period

Highlights:

1. Distributable Income per unit ("DPU") of 11.68 cents for FY 2005/06 is 22.2% above prior corresponding period ("**pcp**") of 9.56 cents

2. Net property income of S$173.6 million is 81% above pcp of S$96.1 million

3. Gross revenue of S$227.2 million is 76% above pcp of S$129.0 million

4. DPU for 4Q FY2005/06 of 2.92 cents to be paid on 26 May 2006

13 April 2006, Singapore – The Board of Directors of Ascendas-MGM Funds Management Limited (the "**Manager**"), the manager of Ascendas Real Estate Investment Trust ("**A-REIT**") is pleased to announce a DPU of 11.68 cents per unit for the financial year ended 31 March 2006 ("**FY 2005/06**"), which is 22.2% higher than the DPU of 9.56 cents in the pcp.

Chief Executive Officer of the Manager, Mr Tan Ser Ping said, "We are pleased to report a 22% increase in DPU to 11.68 cents on a year-on-year basis. This growth is a clear reflection of A-REIT's strong portfolio performance. In addition to maintaining high occupancy rates and improved lease revenues, we have continued to devote much effort to the acquisition of yield-accretive properties. We will continue to build on this good performance and execution of our strategies in the coming year."

Forecast Exceeded

The DPU of 11.68 cents has exceeded the last forecast[1] to the market of 11.37 cents by 3%. The DPU represents an annualised trading yield of 5.4% based on the closing price of S$2.17 on 31 March 2006.

A unitholder who has held A-REIT units since 1 April 2005 would have received total returns of 23% including both capital gains and distributions paid out in respect of FY05/06.

A Growing Portfolio

As at 31 March 2006, A-REIT had a portfolio of 64 properties, with total assets of S$2.8 billion. This value is based on either the most recent portfolio valuation which was carried out in July 2005 for those properties in the portfolio at that time or the acquisition cost for properties purchased subsequently. Property valuations will be carried out in May 2006 for all properties in the portfolio.

During the last quarter, A-REIT completed the acquisitions of 5 properties: Thales Building, Aztech Building, 50 Kallang Avenue, 138 Depot Road and 150 Ubi Avenue 4 for an aggregate purchase price of S$112.88 million.

A-REIT has also announced separate put and call option agreements to purchase LabOne Building, Sembawang Kimtrans Logistics Centre and Logistics 21 for an aggregate price of S$98 million. These acquisitions are expected to complete by mid-2006.

In addition, A-REIT announced two built-to-suit projects under the Warehouse Retail Scheme on 24 January 2006. The two separate warehouse retail properties will be developed for Cold Storage Singapore (1983) Pte Ltd for its Giant hypermarket operation and for Courts (Singapore) Limited, at an aggregate cost of up to S$128 million.

Enhanced Asset Performance

Portfolio occupancy as at 31 March 2006 was 95% compared to 94.1% in the prior corresponding period. The occupancy rate for A-REIT's multi-tenanted buildings (which accounts for about 55% of portfolio value) has also increased to 91.4% as at 31 March 2006 compared to 89.0% in the prior corresponding period. Both occupancy rates are the highest since A-REIT's listing.

---

[1] As derived from the forecast stated in A-REIT's circular dated 20 September 2005 (the "Circular").

Management has focused on active asset management to benefit unitholders resulting in significant occupancy rate increases a the following properties:

	Multi-tenanted properties	**As at 31 Mar 2006**	**As at 31 Dec 2005**
1.	The Alpha	82.4%	72.2%
2.	The Capricorn	93.1%	86.5%
3.	Techquest	100.0%	80.9%
4.	11 Tampines Street 92	94.6%	90.8%
5.	KA Centre	74.5%	55.5%
6.	KA Place	57.4%	43.2%
7.	Pacific Tech Centre	94.2%	90.3%

The Manager has successfully renewed or leased a total of 39,835 sqm of space in 4Q FY 2005/06. This represents 6.0% of the net lettable area of A-REIT's multi-tenanted properties and represents S$8.4 million in annualised gross rental income for A-REIT. During FY 2005/06, a total of 151,163 sqm of space was newly leased or renewed.

Occupancy in A-REIT's property portfolio is well ahead of the Urban Development Authority's occupancy rates for industrial properties across Singapore by an average of 9.6% across the sub-asset classes in which A-REIT is involved.

The weighted average lease term to expiry of A-REIT's portfolio remained stable at 6.7 years. In addition, the weighted average tenure remaining of A-REIT's land leases is 53.41[(2)] years for its leasehold property portfolio.

A-REIT has a well-diversified portfolio of properties within the four asset classes of business park, high tech industrial, light industrial and logistics. This minimises its reliance on any one property, such that no single property accounts for more than 7% of monthly gross revenue compared to 15% in the pcp.

[(2)] Properties with freehold land tenure are not included in the computation.

Strong Capital Management

As at 31 March 2006, A-REIT has hedged about 88.5% of its total debt of S$973 million for a weighted average term of 4.3 years remaining. This includes a two-year interest rate cap at 2.5% for S$127.5 million (13% of outstanding debt) taken out in May 2005. Excluding the interest rate cap, the weighted average term of the fixed debt is 4.9 years. A-REIT's weighted average all-up funding cost is 3.49% - including margins and weighted swap rates for hedged debt and current floating rates on unhedged debt, and amortisation of CMBS' establishment and annual maintenance costs.

The aggregate leverage (including deferred payments) stands at 36.9% of A-REIT's deposited property as at 31 March 2006.

Inclusion in Indices and Accolades

The Straits Times Index has increased the weightage of the stock from 0.6 to 0.65 based on market free float as at 1 March 2006. During FY 2005/06, A-REIT was ranked No. 6 in the BT Corporate Transparency Index 2005, a tribute in recognition of its corporate governance and transparency.

Outlook

According to CB Richard Ellis 4Q2005 Singapore Real Estate research report, the outlook for the industrial property market for 2006 is positive. Given this and together with the Manager's investment and asset management capability, the Manager expects to continue to deliver on its strategy of providing predictable income and capital stability in the coming year.

As the economy continues to recover, the Manager anticipates more leasing activities, as well as potential rental rate improvements in selected sub-sectors such as the business and science park, and hi-tech industrial properties.

For enquiries, please contact:

Media:	Analysts:
Tonia Lim Assistant Manager, Corporate Communications Ascendas-MGM Funds Management Ltd Tel : +65 6774 9152 Mobile : +65 9731 8621 Email : tonia.lim@ascendas-mgm.com Shane Hagan Chief Financial Officer Ascendas-MGM Funds Management Ltd Tel : +65 6774 9411 Mobile : +65 9457 1114 Email : shane.hagan@ascendas-mgm.com	Tan Shu Lin Fund Manager Ascendas-MGM Funds Management Ltd Tel : +65 6774 9610 Mobile : +65 9248 4446 Email : shulin.tan@ascendas-mgm.com

About A-REIT (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 64 properties in Singapore, comprising suburban office space (including business park and science park properties), high specifications industrial mixed use properties, light industrial properties, and logistics and distribution centres, with a book value of S$2.7 billion. These properties house a tenant base of over 700 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, LFD (Singapore), OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble, Hyflux, Group Exklusiv Pte Ltd and Hewlett-Packard.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250.

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.

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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.