



(Constituted in the Republic of Singapore
pursuant to a trust deed dated 9 October 2002 (as amended))

ANNOUNCEMENT

**PROPOSED PRIVATE PLACEMENT OF 40,323,000 NEW UNITS (THE “NEW UNITS”)
IN ASCENDAS REAL ESTATE INVESTMENT TRUST (“A-REIT”)
AT AN ISSUE PRICE OF S\$2.48 PER NEW UNIT (THE “PRIVATE PLACEMENT”)
- APPROVAL IN PRINCIPLE**

1. Introduction

Further to its announcements dated 14 and 15 February 2007 in relation to the Private Placement, the Board of Directors of Ascendas-MGM Funds Management Limited (in its capacity as the manager of A-REIT, the “**Manager**”) is pleased to announce that Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) has today given its in-principle approval for the listing and quotation on the Main Board of the SGX-ST of the 40,323,000 New Units proposed to be issued under the Private Placement, subject to compliance with, *inter alia*, the continuing listing requirements of the SGX-ST. Approval in-principle by the SGX-ST is not to be taken as an indication of the merits of the Private Placement, the New Units or A-REIT.

The New Units are expected to be issued on Monday, 26 February 2007 and are expected to commence trading on the Main Board of the SGX-ST at 2.00 p.m. on the same day.

2. Status of the New Units

Upon issue, the New Units will only be entitled to participate in A-REIT’s distributable income for the period from the date of their issue (the “**Issue Date**”) to 31 March 2007 whereas the existing Units are entitled to participate in A-REIT’s distributable income in respect of the whole of the current distribution period (1 January 2007 to 31 March 2007). From the next distribution period (1 April 2007 to 30 June 2007) onwards, the New Units will rank *pari passu* in all respects with the existing Units, including the right to any distribution which may be paid for that distribution period, and all distributions thereafter.

3. Separate Temporary Stock Counter for the New Units

As the New Units will not be entitled to participate in A-REIT’s distributable income for the period from 1 January 2007 to the day immediately prior to the Issue Date, it will be necessary for the New Units to trade under a temporary stock counter, *Ascendasreit A*, on the SGX-ST separate from the existing A-REIT stock counter for the existing Units for the period commencing from the Issue Date to the last day of “cum-distribution” trading for both the New Units and the existing Units in respect of the current distribution period from 1 January 2007 to 31 March 2007. After the last day of “cum-distribution” trading,

the New Units trading on the temporary stock counter and the existing Units will be aggregated and traded under the existing A-REIT stock counter on the Main Board of the SGX-ST on the next market day, *i.e.* the first day of “ex-distribution” trading for both the New Units and the existing Units.

BY ORDER OF THE BOARD
ASCENDAS-MGM FUNDS MANAGEMENT LIMITED
(Company Registration No. 200201987K)
(as manager of Ascendas Real Estate Investment Trust)

Maria Theresa Belmonte
Assistant Company Secretary
21 February 2007

Important Notice

This Announcement 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 costs), property expenses and governmental and public policy changes. 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.

The value of Units and the income derived from them, if any, 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 should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. 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.