



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

A-REIT Completes Acquisitions of Infineon Building and Techpoint

1. Ascendas-MGM Funds Management Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”), is pleased to announce the completion of the acquisitions of Infineon Building and Techpoint (the “**Properties**”) for an aggregate purchase price of S\$125.9 million.
2. HSBC Institutional Trust Services (Singapore) Limited (the “**Trustee**”), as trustee of A-REIT, had today exercised the call options under the respective put and call option agreements (the “**Option Agreements**”) between the Trustee and Ascendas Land (Singapore) Pte Ltd relating to the sale and purchases of Infineon Building and Techpoint.
3. Pursuant to the Trustee’s exercise of the respective call options under the Option Agreements, the Trustee and Ascendas Land (Singapore) Pte Ltd entered into the respective sale and purchase agreements for the Properties and completed the sale and purchases today.
4. Infineon Building has been acquired for a purchase price of S\$50.9 million. Its projected net property income for the financial year ending 31 March 2006 is S\$4.2 million, providing a projected property yield of 8.2% for the financial year ending 31 March 2006. The building is leased to Infineon Technologies Asia Pte Ltd and the lease agreement provides for a 3% annual rental increase.
5. Techpoint, a multi-tenanted property, has been acquired for a purchase price of S\$75 million. Its projected net property income for the financial year ending 31 March 2006 is S\$6.4 million, providing a projected property yield of 8.5% for the financial year ending 31 March 2006.

6. The acquisitions of the Properties have been partly funded with the gross proceeds from an equity fund raising exercise (comprising an offer and placement of 179.3 million new units in A-REIT) as well as an issue of 78.8 million units in A-REIT to Ascendas Land (Singapore) Pte Ltd, both having been approved by A-REIT's unitholders at an Extraordinary General Meeting held on 2 November 2004.

By Order of the Board
Ascendas-MGM Funds Management Limited
Manager of A-REIT

Tay Hsiu Chieh
Company Secretary
1 December 2004

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Important Notice

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 of A-REIT may only deal in their Units through trading on the 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.