ascendas reit

FY10/11
Financial Results Presentation
18 April 2011

Disclaimers

This material shall be read in conjunction with A-REIT's financial statements for the financial year ended 31 March 2011.

This presentation 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 and occupancy, 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 the Manager's current view of future events.

The value of units in A-REIT ("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 of A-REIT 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.

Agenda

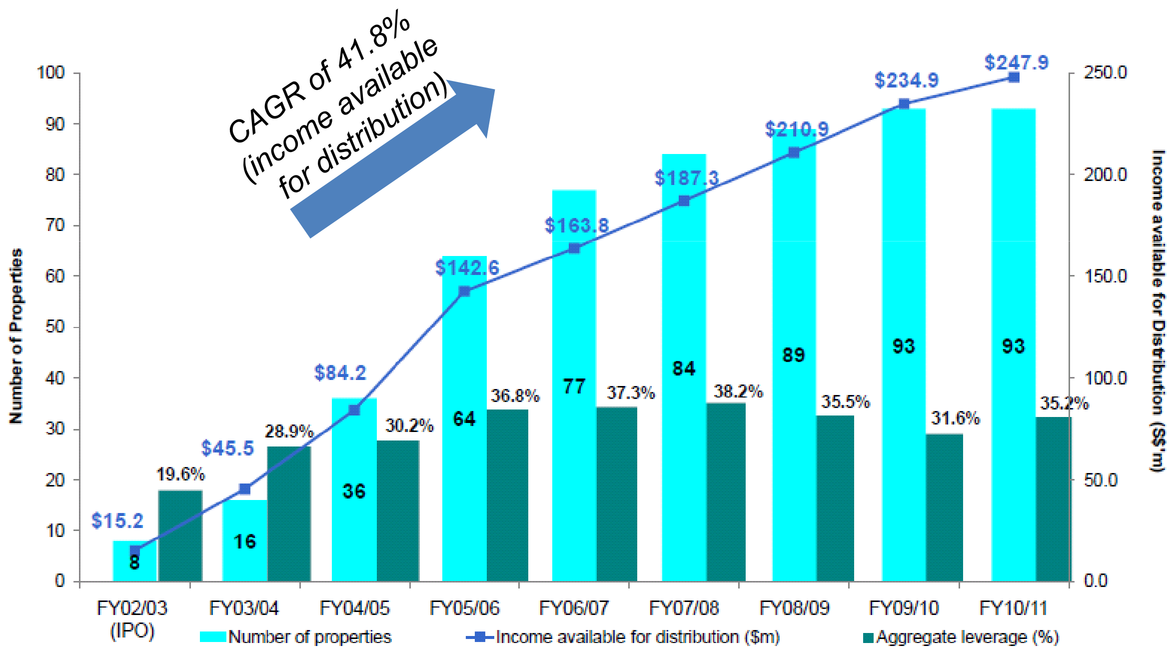
- **Key Highlights**
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

Key Highlights

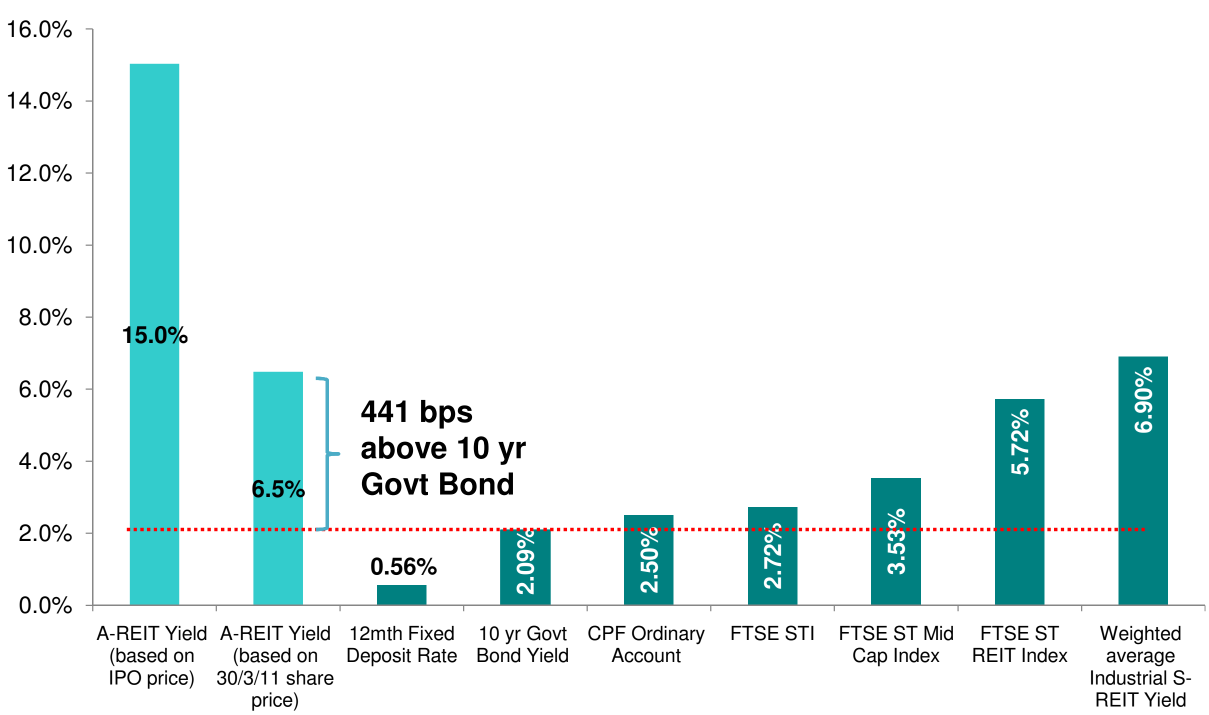
- FY10/11 total amount available for distribution increased by 5.6% y-o-y to S$247.9 million
- FY10/11 DPU of 13.52 cents (before performance fees), an increase of 3.2% y-o-y; DPU after performance fee is 13.23 cents
- Committed investment volume of S$376.1 million in FY10/11
  - Acquisitions of S$243.2 million
  - Asset enhancement and development projects totaling S$132.9 million
- Raised new equity of about S$393.3 million in Mar 2011 to fund committed investments and provide A-REIT with greater financial flexibility
- Achieved revaluation gain of S$344.8 million
- Issuance of 7-year ¥9.6 billion bonds (S$148.4 million equivalent) in Feb 2011 to refinance expiring debts. No major refinancing till 2013
- Improved occupancy for portfolio and multi-tenanted properties to 96.0% and 92.1% respectively
- Positive rental reversion of between 2.1% and 6.7% across Business & Science Parks, Hi-Tech Industrial and Logistics and Distribution Centre sector

A-REIT's Steady Growth since Listing

- Portfolio grew from 8 properties at listing to 93 properties
- Steady increase in income available for distribution whilst maintaining aggregate leverage at a healthy level



Attractive Yield Returns



Yield as at 31Mar 2011
Source: Bloomberg , CPF Board & A-REIT's internal research

Agenda

- Key Highlights
- **Financial Performance**
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

FY10/11 vs FY09/10

(S$'000)	FY10/11[(1)]	FY09/10[(1)]	% inc/(dec)
Gross revenue	447,634 [(2)]	413,678	8.2
Less: Property operating expenses	(108,208) [(3)]	(93,690)	15.5
Net property income	**339,426**	**319,988**	**6.1**
Interest Expense	(67,811) [(4)]	(58,483)	15.9
Other borrowing costs	(3,766) [(5)]	(1,815)	107.5
Non-property expenses[(6)]	(30,458)	(33,767)	(9.8)
Foreign exchange gain[(7)]	2,352	-	nm
Net income	**239,743**	**225,923**	**6.1**
Net change in fair value of collateral loan	(6,078)	(390)	nm
Net change in fair value of financial derivatives	1,144	(23,878)	(104.8)
Net appreciation/(depreciation) on revaluation of investment properties and investment properties under development	344,777	(53,682)	nm
Total return for the year before income tax	**579,586**	**147,973**	**291.7**

Notes:
(1) Based on 93 properties as at 31 Mar 2011 and 31 Mar 2010
(2) Gross revenue increased mainly due to acquisitions and development projects completed since Mar 2010
(3) Property operating expenses increased mainly due to acquisitions and development projects completed since Mar 2010, changes in lease structure arising from conversion of certain properties from single-tenanted to multi-tenanted and higher electricity charges .
(4) Interest expense increased mainly due to higher loan amount
(5) Other borrowing costs increased mainly due to higher loss on accretion adjustments for deferred payments and security deposits and amortization of loans set up costs
(6) Non property expenses include base management fee, trust expenses and net of interest income.
(7) Foreign exchange gain relates to translation of JPY9.6bn medium term notes as at 31 Mar 2011

DPU – FY10/11 vs FY09/10

(S$'000)	FY10/11(1)	FY09/10(1)	% inc/(dec)
Total return for the year before income tax	579,586	147,973	291.7
Income tax expense(2)	(976)	-	nm
Total return for the year after income tax	**578,610**	**147,973**	**291.0**
Non tax deductible expenses and other adjustments(3)	3,274	32,846	(90.0)
Net change in fair value of collateral loan	6,078	390	nm
Net (appreciation)/depreciation on revaluation of investment properties and investment properties under development	(344,777)	53,682	nm
Income available for distribution	**243,185**	**234,891**	**3.5**
Distribution from capital(4)	**4,768**	**-**	**nm**
Total amount available for distribution(5)	**247,953**	**234,891**	**5.6**
No. of units in issue (m)	1,874.3	1,871.2	0.2
Distribution Per Unit (cents)	**13.23**	**13.10**	**1.0**
Proforma DPU(6)	**-**	**12.53**	**5.6**

Notes:
(1) Based on 93 properties as at 31 Mar 2011 and 31 Mar 2010
(2) Income tax expense relates to deferred tax provided on the timing difference between the tax base of the finance lease receivable and its carrying amount for financial reporting purpose
(3) Higher non tax deductible expense in FY09/10 mainly due to higher loss in fair value of financial derivatives (gain in FY10/11)
(4) This relates to a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax) from a finance lease with a tenant for the financial year ended 31 March 2011.
(5) Include positive impact from one-off items of S$11.2 m in FY10/11 and S$9.1m in FY09/10.
(6) Proforma DPU for FY09/10 is calculated using total amount available for distribution for FY09/10 and the applicable number of units as at 31 Mar 2011

4Q FY10/11 vs 4Q FY09/10

(S$'000)	4Q FY10/11(1)	4Q FY09/10(1)	% inc/(dec)
Gross revenue	112,904(2)	103,905	8.7
Less: Property operating expenses	(28,868)(3)	(27,132)	6.4
Net property income	**84,036**	**76,773**	**9.5**
Interest Expense	(16,709)(4)	(14,205)	17.6
Other borrowing costs	(2,180)(5)	(396)	nm
Non-property expenses(6)	(11,612)	(14,053)	17.4
Foreign exchange gain(7)	2,352	-	nm
Net income	**55,887**	**48,119**	**16.1**
Net change in fair value of collateral loan	(3,573)	(390)	nm
Net change in fair value of financial derivatives	(1,895)	(13,170)	(85.6)
Net appreciation/(depreciation) on revaluation of investment properties	301,515	(53,682)	nm
Total return for the period before income tax	**351,934**	**(19,123)**	**nm**

Notes:
(1) Based on 93 properties as at 31 Mar 2011 and 31 Mar 2010
(2) Gross revenue increased mainly due to acquisitions and development projects completed since Mar 2010
(3) Property operating expenses increased mainly due to acquisitions and development projects completed since Mar 2010 and changes in lease structure arising from conversion of certain properties from single-tenanted to multi-tenanted
(4) Interest expense increased mainly due to higher loan amount
(5) Other borrowing costs increased mainly due to higher accretion adjustments on security deposits and deferred payments and amortisation of loans set up costs
(6) Non property expenses include base management fee, trust expenses and net of interest income
(7) Foreign exchange gain relates to translation of JPY9.6 bn medium term notes as at 31 Mar 11

DPU – 4Q FY10/11 vs 4Q FY09/10

(S$'000)	4Q FY10/11[1]	4Q FY09/10[1]	% inc/(dec)
Total return for the period before income tax	**351,934**	**(19,123)**	**nm**
Income tax expense[2]	(976)	-	nm
Total return for the period after income tax	**350,958**	**(19,123)**	**nm**
Non tax deductible expenses and other adjustments[3]	3,474	16,115	(78.4)
Net change in fair value of collateral loan	3,573	390	nm
Net (appreciation)/depreciation on revaluation of investment properties	(301,515)	53,682	nm
Income available for distribution	**56,490**	**51,064**	**10.6**
Distribution from capital[4]	**4,768**	**-**	**nm**
Total amount available for distribution	**61,258**	**51,064**	**20.0**
No. of units in issue (m)	1,874.3	1,871.2	0.2
Distribution Per Unit (cents)	3.27	2.73	19.8

Notes:
(1) Based on 93 properties as at 31 Mar 2011 and 31 Mar 2010.
(2) Income tax expense relates to deferred tax provided on the timing differences between the tax base of the finance lease receivable and its carrying amount for financial reporting purposes.
(3) Non tax deductible expense in FY09/10 is higher due mainly to higher loss in fair value of financial derivatives
(4) This relates to a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax) from a finance lease with a tenant for the financial year ended 31 March 2011.

4Q FY10/11 vs 3Q FY10/11

(S$'000)	4Q FY10/11[1]	3Q FY10/11[1]	% inc/(dec)
Gross revenue	112,904[2]	110,043	2.6
Less: Property operating expenses	(28,868)[3]	(25,938)	11.3
Net property income	**84,036**	**84,105**	**(0.1)**
Interest Expense	(16,709)	(17,022)	(1.8)
Other borrowing costs	(2,180)	(874)	149.4
Non-property expenses	(11,612)[4]	(5,999)	93.6
Foreign exchange gain[5]	2,352	-	nm
Net income	**55,887**	**60,210**	**(7.2)**
Net change in fair value of collateral loan	(3,573)	6,726	(153.1)
Net change in fair value of financial derivatives	(1,895)	2,045	(192.7)
Net appreciation on revaluation of investment properties and investment properties under development	301,515	37,443	nm
Total return for the period before income tax	**351,934**	**106,424**	**230.7**

Notes:
(1) Based on 93 properties as at 31 Mar 2011 and 92 properties as at 31 Dec 2010.
(2) Gross revenue increased mainly due to revenue from 5 Changi Business Park Crescent which commenced lease in Feb 2011, higher occupancy and recognition of liquidated damages.
(3) Property operating expenses increased mainly due to higher vacancy refund on property tax received in 3Q FY10/11, higher maintenance & conservancy charges and land rent in 4Q FY10/11.
(4) Non property expenses include base management fee, trust expenses and net of interest income.
(5) Foreign exchange gain relates to translation of JPY9.6bn medium term notes as at 31 Mar 11

DPU – 4Q FY10/11 vs 3Q FY10/11

(S$'000)	4Q FY10/11(1)	3Q FY10/11(1)	% inc/(dec)
Total return for the period before income tax	351,934	106,424	230.7
Income tax expense(2)	(976)	-	nm
Total return for the period after income tax	**350,958**	**106,424**	**229.8**
Non tax deductible expenses and other adjustments(3)	3,474	553	nm
Net change in fair value of collateral loan	3,573	(6,726)	(153.1)
Net depreciation on revaluation of investment properties and investment properties under development	(301,515)	(37,443)	nm
Income available for distribution	**56,490**	**62,808**	**(10.1)**
Distribution from capital(4)	**4,768**	**-**	**nm**
Total amount available for distribution	**61,258**	**61,749**	**(0.8)**
No. of units in issue (m)	1,874.3	1,874.3	-
Distribution Per Unit (cents)	**3.27**	**3.29**	**(0.6)**

Notes:
(1) Based on 93 properties as at 31 Mar 2011 and 92 properties as at 31 Dec 2010.
(2) Income tax expense relates to deferred tax provided on the timing difference between the tax base of the finance lease receivable and its carrying amount for financial reporting purpose.
(3) Non tax deductible expense increased due to loss on fair value of financial derivatives (gain in 3Q FY10/11) offset with foreign exchange gain
(4) This relates to a distribution which is classified as capital distribution from a tax perspective, equivalent to the amount of interest income (net of tax) from a finance lease with a tenant for the financial year ended 31 March 2011.

Distribution Details

Class of Units	Ascendas-REIT		
Distribution period	1 January 2011 to 31 March 2011		
Distribution Type	Income	Capital	Total
Distribution amount (per unit)	3.01 cents	0.26 cents(1)	3.27 cents
Book closure date	8 April 2011(2)		
Payment date	9 May 2011		

Note:
(1) This relates to a distribution which is classified as capital distribution from a tax perspective equivalent to the amount of interest income (net of tax) from a finance lease with a tenant for the financial year ended 31 March 2011. Such distribution is not taxable in the hands of all Unitholders, save for Unitholders who are holding the Units as trading assets.
(2) In connection with the private placement launched on 31 March 2011, the Manager declared a distribution for the period from 1 January 2011 to 10 April 2011, being the day immediately prior to the date on which the New Units were issued. The purpose is to ensure that the total amount available for distribution accrued by A-REIT up to 10 April 2011 is only distributed to the then existing Unitholders as a means to ensure fairness to these Unitholders. The book closure date for such distribution was on 8 April 2011

Agenda

- Key Highlights
- Financial Performance
- **Investment Management**
- Capital Management
- Asset Management
  - ➢ Portfolio Update
  - ➢ Portfolio Resilience
  - ➢ Portfolio Growth
- Market Outlook
- Conclusion

Investments Highlights

Completed Development	Value (S$'m)
5 Changi Business Park Crescent	34.8[1]
Total	**34.8**

FY10/11 Committed Investment	Value (S$m)	Status	
Neuros & Immunos	125.6	Completed	
Forward Purchase of a Business Park Property at Jinqiao, Shanghai, China	117.6	Expected completion in 2H FY2012/13	
Ongoing Development/ Asset Enhancements	**Value (S$m)**	**Expected Commencement**	**Expected Completion**
Food Axis @ Senoko	59.0	Started	4Q FY11/12
Built-to-Suit Logistics Facility	35.9	Started	4Q FY11/12
Techview	4.3	Started	1Q FY11/12
Phase 1, 10 Toh Guan Road	33.7	Started	4Q FY11/12
Phase 2, 10 Toh Guan Road		2Q FY11/12	2Q FY12/13
Total Estimated Cost	**376.1**		

Notes: (1) Property is re-valued at S$82.3 m by Jones Lang LaSalle as at 31 March 2011

Completed Development:
5 Changi Business Park Crescent

- Building completed in Dec 10 and is 100% pre-committed to Citibank N.A., with lease term of 6+3+3 years and annual rental escalation
- Achieved total revaluation gain of 136.5% (S$47.5m) over development cost of S$34.8 million.

Front view of 5 Changi Business Park Crescent

Back view of 5 Changi Business Park Crescent

Notes:
(1)Property is re-valued at S$82.3 m by Jones Lang LaSalle as at 31 March 2011

1,3 & 5 Changi Business Park Crescent

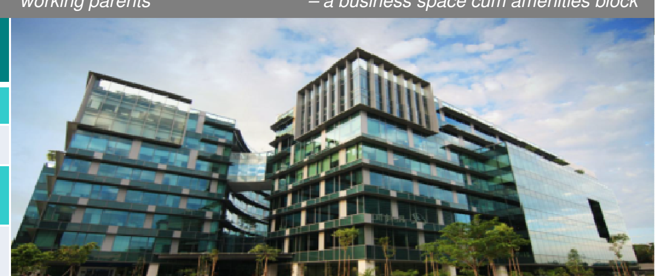
- Three-phase development (two business space blocks (Phase I and II) + a business space cum amenities block (Plaza8@CBP)) in the Changi Business Park (CBP)
- Phase I completed in Feb 09 and Phase II in Dec 2010. Increased commitment by Citibank N.A. from 75% (Phase I) and 50% (Phase II) respectively to 100% when completed
- Achieved total revaluation gain of about S$94.4 million (or about 47%) over the total development cost of $200.9 million.

Cafes & restaurants at Plaza8@CBP catering to the growing working population in CBP

Childcare facilities for the convenience of working parents

Plaza8@CBP – a business space cum amenities block

Fast Facts on 1,3 & 5 Changi Business Park Crescent	
Total GFA	74,659 sqm
Total NLA	62,847 sqm
Occupancy (as at 31 Mar 2011)	86.5%
Tenants:	Citibank N.A., IBM Global Services Pte Ltd, Infosys Technologies Limited, etc



1&5 Changi Business Park Crescent: 100% leased to Citibank N.A.

Acquisition Highlights:

Neuros & Immunos

- 7-storey multi-tenanted research facility and ancillary office building located at Biopolis, a premier research hub for biomedical sciences
- GFA : 36,931 sqm
- NLA: 28,345 sqm
- Occupancy : 100%
- Status: Completed

Business Park Property at Jinqiao, Pudong New District, Shanghai, China

- Located in North Jinqiao and within the Jinqiao Export and Processing Zone
- GFA: 79,880 sqm
- Status: Completion expected in 2H FY12/13

Location Map of Jinqiao Export Processing Zone

Development in progress – Built-to-Suit Logistics Facility

- Located next to the Airport Logistics Park of Singapore, development will be a part 1-storey, part 2-storey built-to-suit air cargo express facility
- Estimated GFA : 26,277 sqm.
- Lease term: 100% pre-committed for 10 years with annual rental escalation and option to renew for another 2 terms of 5 years each

Mar 2011: Construction in progress

Artist impression

Asset Enhancement:
Food Axis @ Senoko

- Located at 1 Senoko Ave, in the north of Singapore & easily accessible by major expressways
- Development to be positioned as a food hub for the food & beverages industry to address the relative lack of suitable food processing space in Singapore
- Maximise plot ratio from 0.6x to maximum of 2.5x, creating an additional GFA of 34,519 sqm. Total GFA will be 43,362 sqm

Dec 2010

Mar 2011

Artist impression

Asset Enhancement: Techview

- Reconfiguring floor plates to create an internal courtyard on upper levels of the building to enhance attractiveness and value of the property
- Property to benefit from the planned MRT Station within its compound when the station is ready by 2017

Jan 2011:

New Courtyard Perspective

Mar 2011

Asset Enhancement: 10 Toh Guan Road

- Property is within walking distance to Jurong East MRT station and major retail malls. This area is earmarked by the Government as a new regional centre (Jurong Lake District)
- Asset enhancement works to reposition property for higher value usage over two phases
- Phase 1 is expected to complete by 4QFY11/12 and Phase 2 by 2QFY12/13

Artist Impression

Property within walking distance to MRT Station & retail mall

A-REIT's China Strategy

Why

- Provide one-stop real estate services to A-REIT's customers in Singapore and China
- Provide access to real estate markets where Unitholders could not access efficiently on their own
- Provide Unitholders with a geographically diversified portfolio and an opportunity to ride on growth of China

What

- Investments with good property fundamentals and/or potential asset enhancement opportunities
- Business & science parks, logistics and distribution centres, warehouse retail facilities
- Complement A-REIT's existing portfolio to further enhance its footprint in the business space and industrial property arena

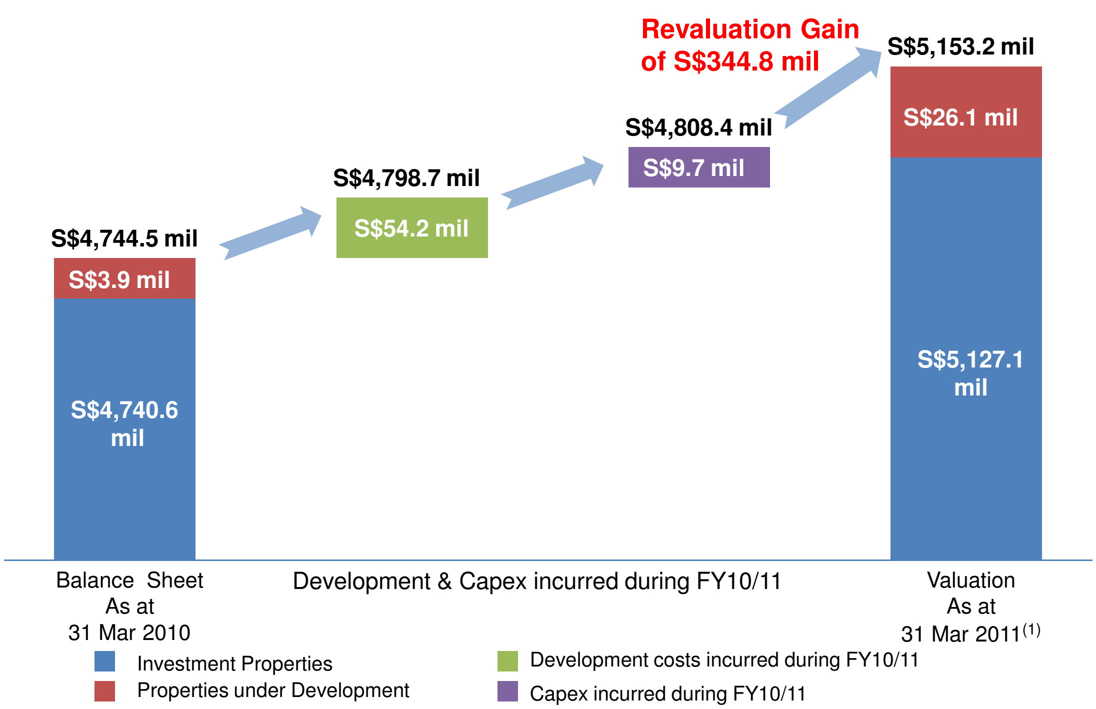
Where

- Initial focus on major tier one cities such as Shanghai

Agenda

- Key Highlights
- Financial Performance
- Investment Management
- **Capital Management**
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

Achieves Revaluation Gain of S$344.8mil



Note:
(1) 38A Kim Chuan Road was valued by independent valuer at S$176.2m. A-REIT has recorded $107.7m in land & building as Investment Properties and $68.5 m in M&E equipment as finance lease receivable.

A-REIT's Private Placement

- Raise new equity of about S$393.3m in Mar 2011 to fund committed investments and provide A-REIT with greater financial flexibility
- Issue Price of S$1.94 per new unit (10.5% above NAV)

AREIT'S Total Assets

+

Total Committed Projects (S$376.1m)

	Without Placement (1)	With Placement (2)
Aggregate Leverage	38.1%	31.1%
NAV per unit	S$1.76	S$1.77
Available Debt Headroom (40%)	S$183.8 million	S$839.3 million

Notes:
(1) Based on 31 March 2011 financial statements and including the committed projects
(2) Based on 31 March 2011 financial statements, adjusted for the estimated net proceeds of S$393.3m from the private placement and including the committed projects

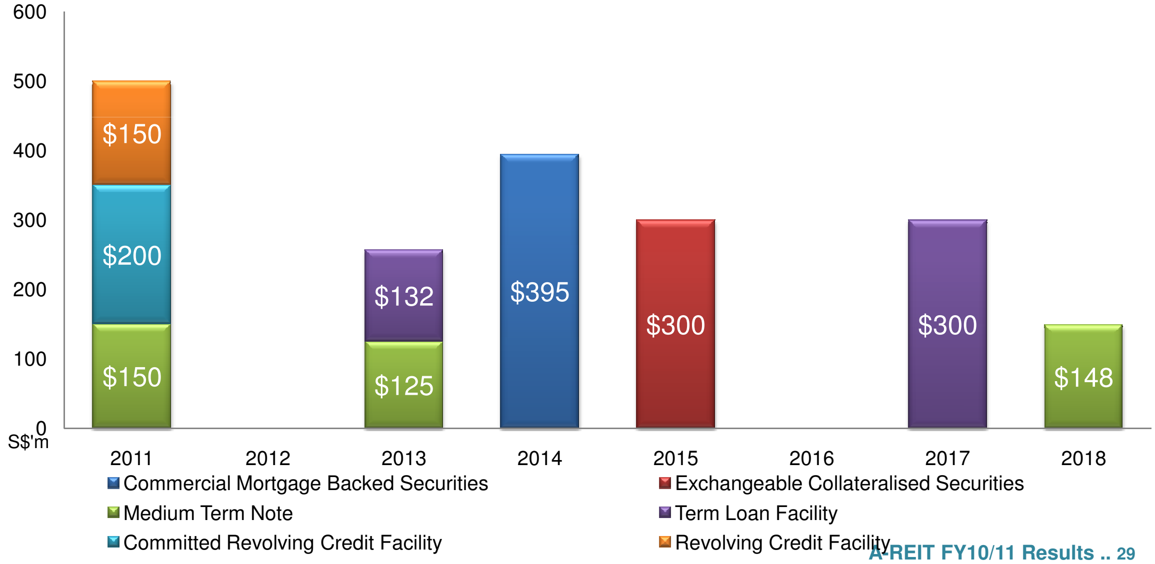
Balance Sheet

(S$ mil)	Immediately after private placement (1)	As at 31 Mar 11	As at 31 Mar 10
Total Assets	5,419.8	5,419.8	4,854.4
Net assets attributable to unitholders	3,685.0	3,291.7	2,947.0
Aggregate Leverage(2)	1,514.1	1,907.4	1,536.3
	27.9%	35.2%	31.6%
Net asset value per unit	177.1 cents	175.6 cents	157.5 cents
Units in Issue (mil)	2,080.5	1,874.3	1,871.2

Notes:
(1) Based on 31 Mar 2011 financial statements and adjusted for the estimated net proceeds of S$393.3m from the private placement after repayment of short term borrowings used to fund the acquisition of Neuros & Immunos and repayment of debt pending deployment of funds for their intended use
(2) Aggregate leverage includes deferred payment on purchase price of properties

Debt Maturity Profile Further Extended

- Further diversify sources of funding with issuance of a 7-year ¥9.6 bn notes due 2018. To eliminate any foreign exchange risk exposure, this has been immediately swapped into S$148.4m on a floating rate basis
- In process of documentation to rollover the S$200m committed revolving credit facility due in Nov 2011 to 2016
- No major refinancing until 2013



Interest Rate Risk Management

71.3% of interest rate exposure fixed for the next 3.2 years

Debt Profile	31 Mar 11	31 Mar 10
Aggregate leverage	35.2%(1)	31.6%
Total debt (2)	S$1,900m	S$1,522m
Fixed as a % of total debt	71.3%	100%
Weighted average all-in funding cost	3.46%	3.94%
Weighted average term of debt	3.2 years	4.0 years
Weighted average term of fixed debt	3.2 years	3.1 years
Interest cover ratio	4.5 times	4.7 times
Unencumbered assets as % of total investment properties	55.3%	52.9%

Note:
(1) Expected to decline to 27.9% immediately after private placement, assuming net proceeds from the placement is used to repay bank borrowings, pending deployment of funds for their intended use
(2) Difference between total debt and aggregate leverage is deferred payments of purchase price of properties

Agenda

- Key Highlights
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - ➢ Portfolio Update
  - ➢ Portfolio Resilience
  - ➢ Portfolio Growth
- Market Outlook
- Conclusion

Healthy Occupancy; Long Leases

- Increased GFA by 109,021 sqm (4.6%) y-o-y
- Improved occupancy rates:
  - ✓ Portfolio occupancy is 96.0% at 31 Mar 2011
  - ✓ MTB occupancy is 92.1% at 31 Mar 2011
- Total new leases grew 45.8% y-o-y

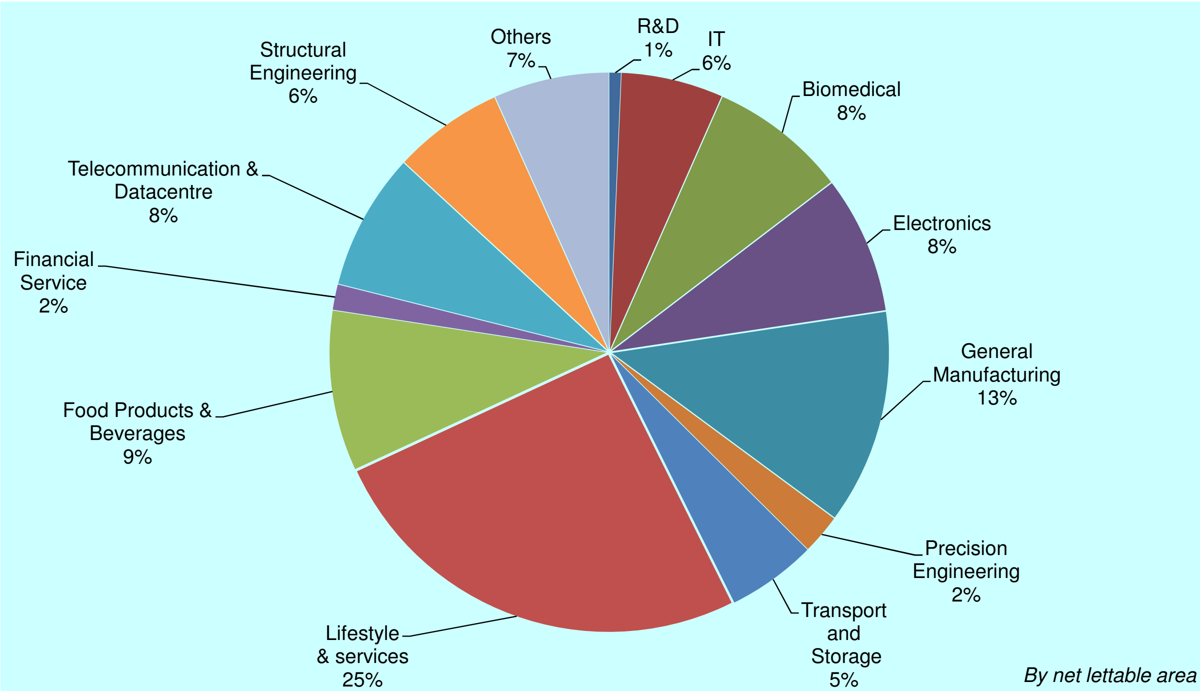
	As at 31 Mar 11	As at 31 Mar 10
Total Portfolio GFA (sqm)	2,462,671	2,353,650
Portfolio occupancy MTB[1] occupancy	96.0% 92.1%	95.7% 91.2%
Total renewals/new leases (sqm) - Total New leases/Expansions (sqm) - Total Renewals (sqm)	366,737[2] 127,810[2] 238,927[2]	274,316[3] 87,679[3] 186,637[3]
Weighted Average Lease to Expiry (yrs)	4.7	4.8

Notes :
1) MTB refers to multi-tenanted buildings which account for about 57% of portfolio value
2) For the FY ended 31 Mar 11
3) For the FY ended 31 Mar 10

FY10/11 Broad-based Sources of New Demand

a-reit ascendas reit

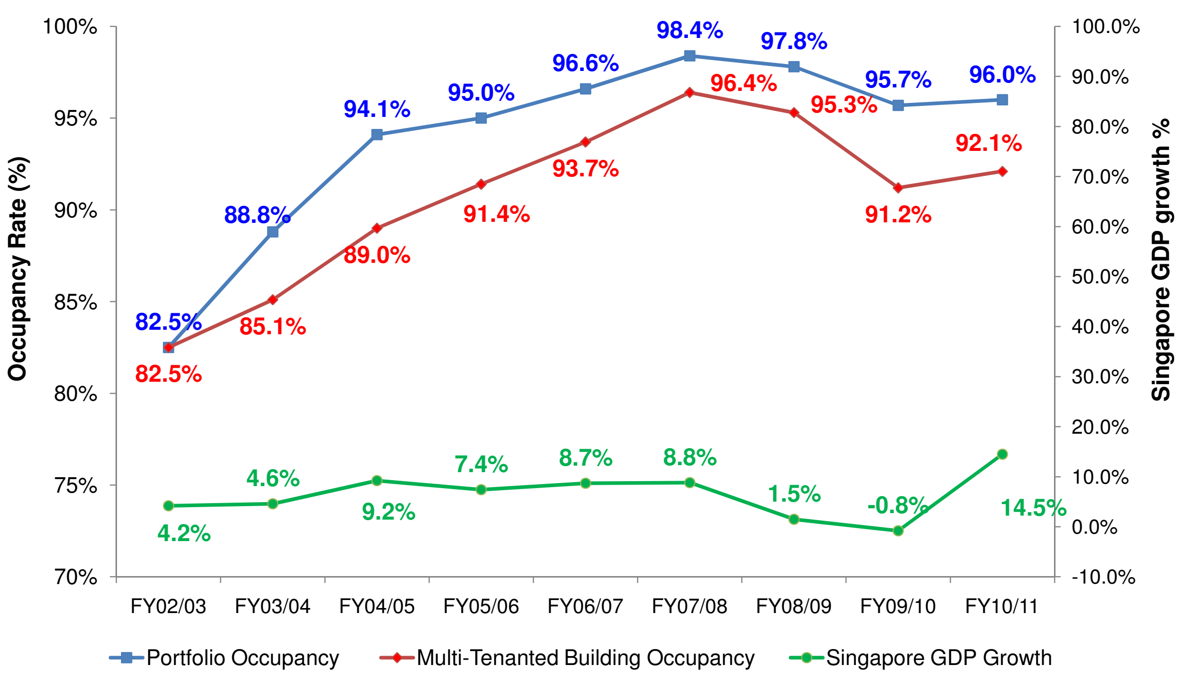
Continues to attract new demand from tenants in various sectors



By net lettable area

Healthy & Stable Occupancy Rates Since IPO

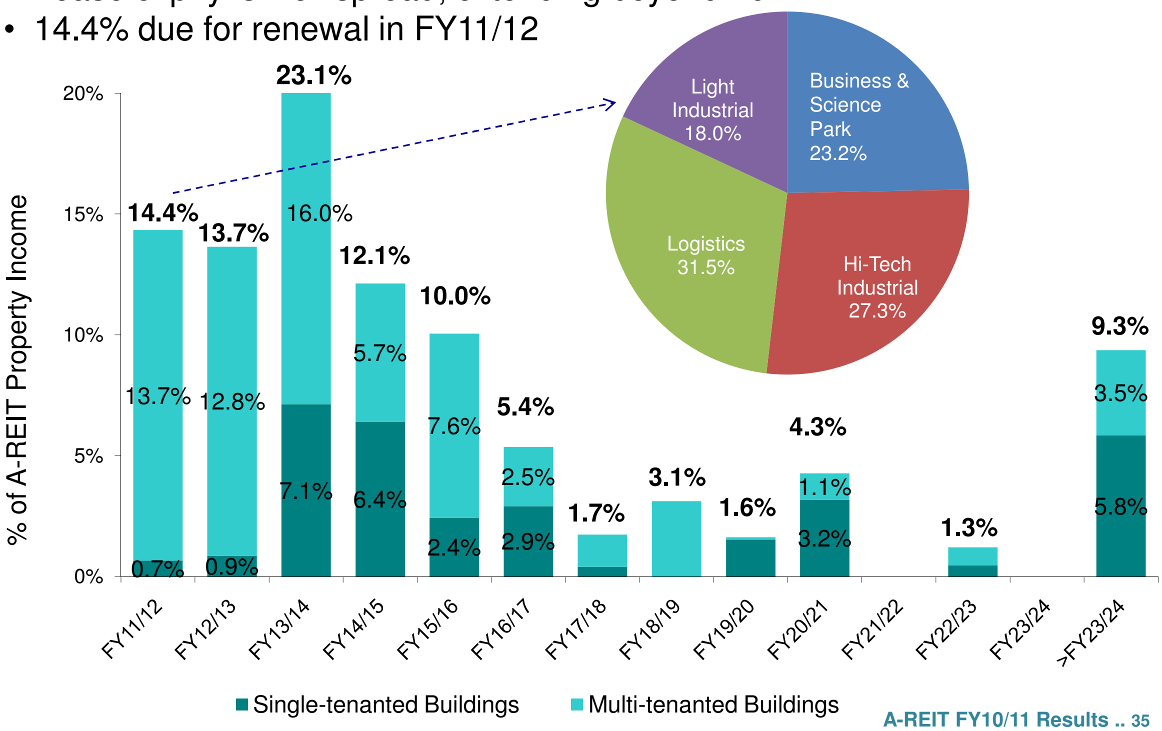
a-reit ascendas reit



Source: Singapore Department of Statistics & AREIT's data

Lease Expiry Profile as at 31 Mar 2011

- Weighted average lease to expiry of 4.7 years
- Lease expiry is well spread, extending beyond 2024
- 14.4% due for renewal in FY11/12

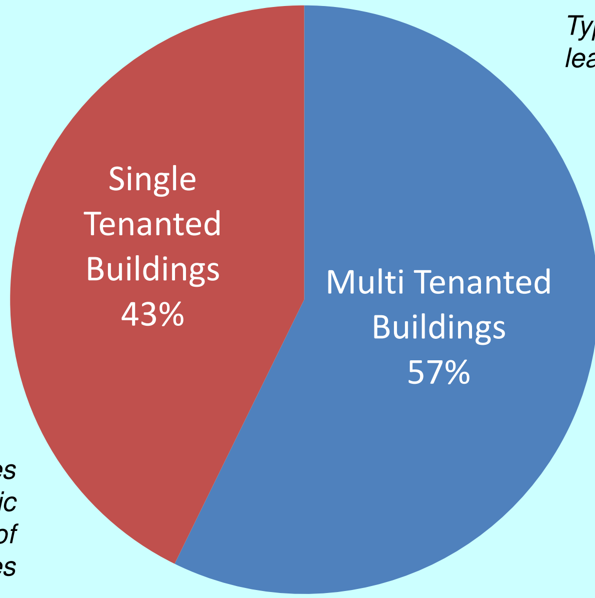


Agenda

- Key Highlights
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - **Portfolio Resilience**
  - Portfolio Growth
- Market Outlook
- Conclusion

Well Diversified & Portfolio
- by Lease Tenure

Typically 3-year rolling leases

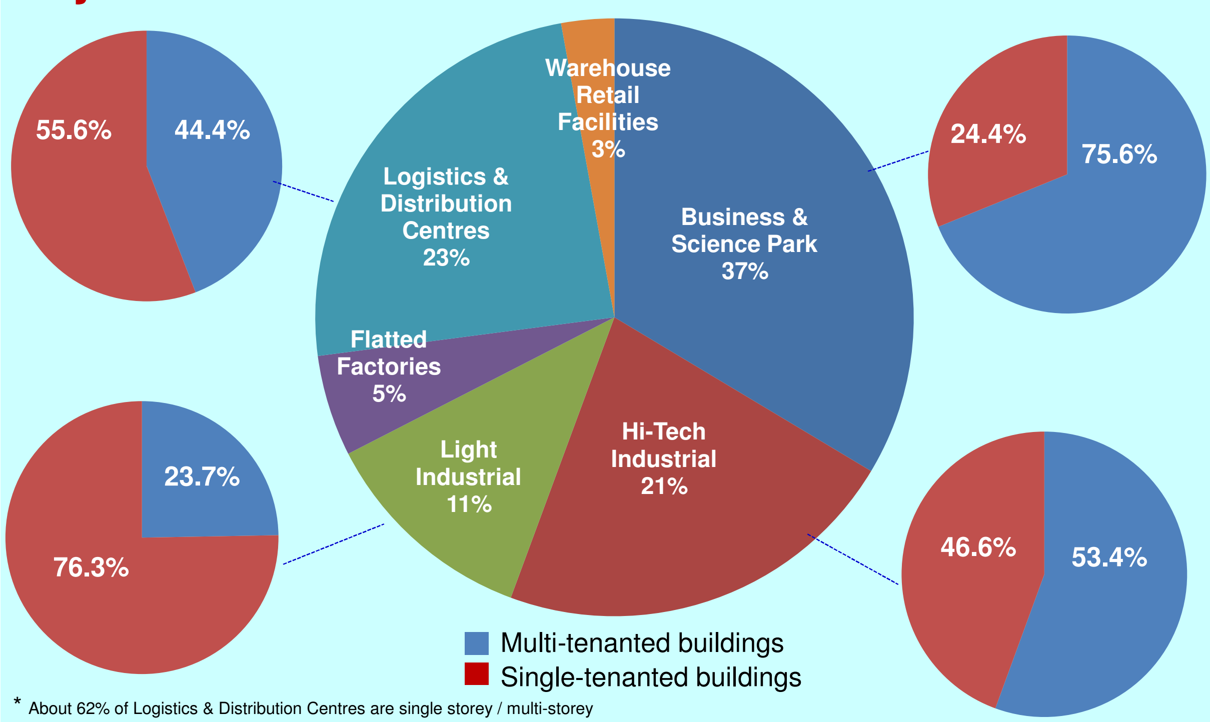


Long term leases typically with periodic rental escalation, of which 33% of leases are pegged to CPI

Mix of Single-tenanted vs Multi-tenanted Buildings

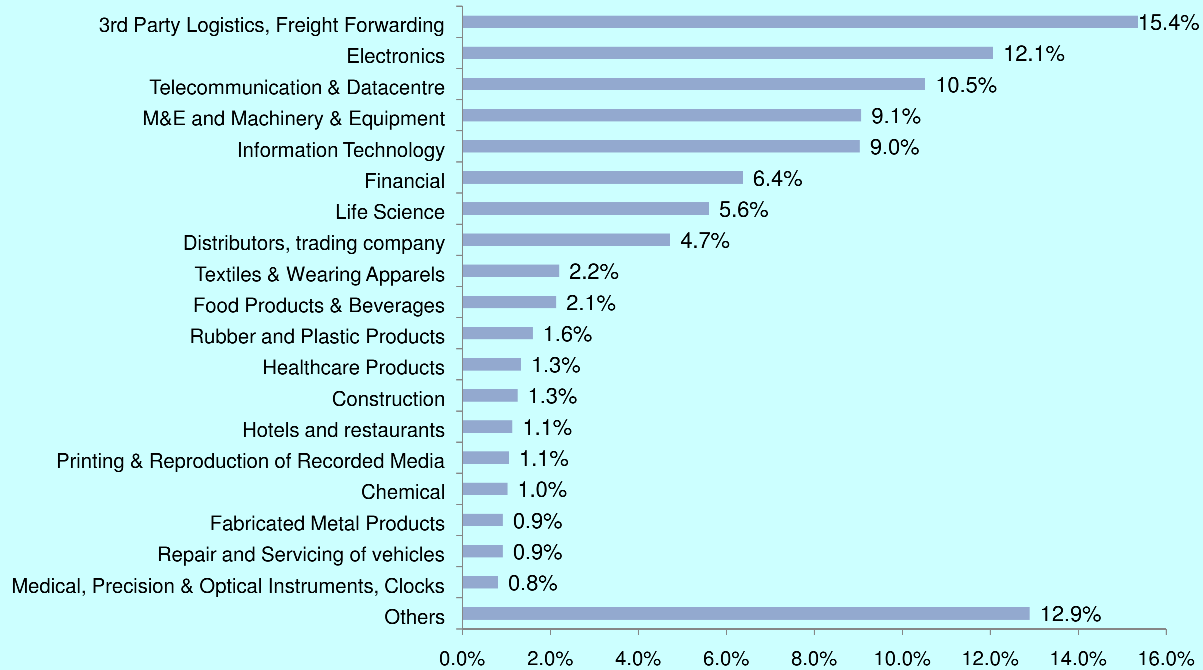
By value

Well Diversified Portfolio
by Asset Value



* About 62% of Logistics & Distribution Centres are single storey / multi-storey facilities with vehicular ramp access

Tenants' Industry Diversification



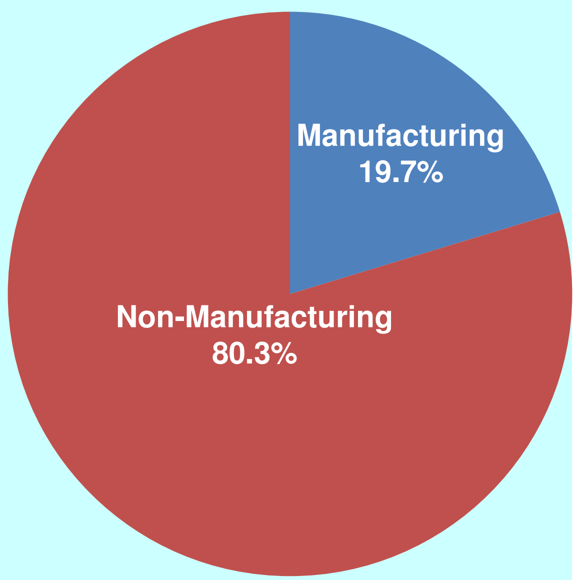
*Note: Others include shipping, technology support industries, testing & certification and technical centre for systems and repair as well as tenants in the warehouse retail facilities

By gross revenue

Low exposure to conventional manufacturing

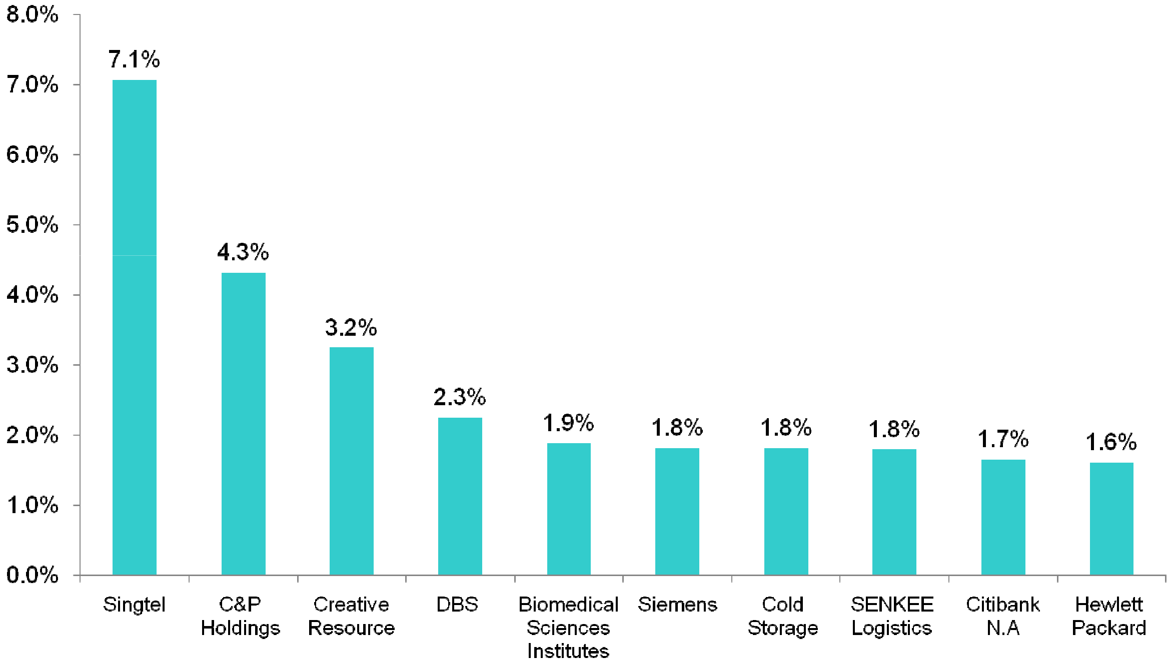
FY10/11 tenants' business activities by net lettable area

- 19.7% of NLA occupied by tenants engaged in conventional manufacturing activities
- Manufacturing activities include food & beverages, aeronautical auxiliary equipment, precision engineering etc.
- Non-manufacturing activities include R&D, backroom offices, telecommunications & data centre, software and media consultancy services as well as transport & storage



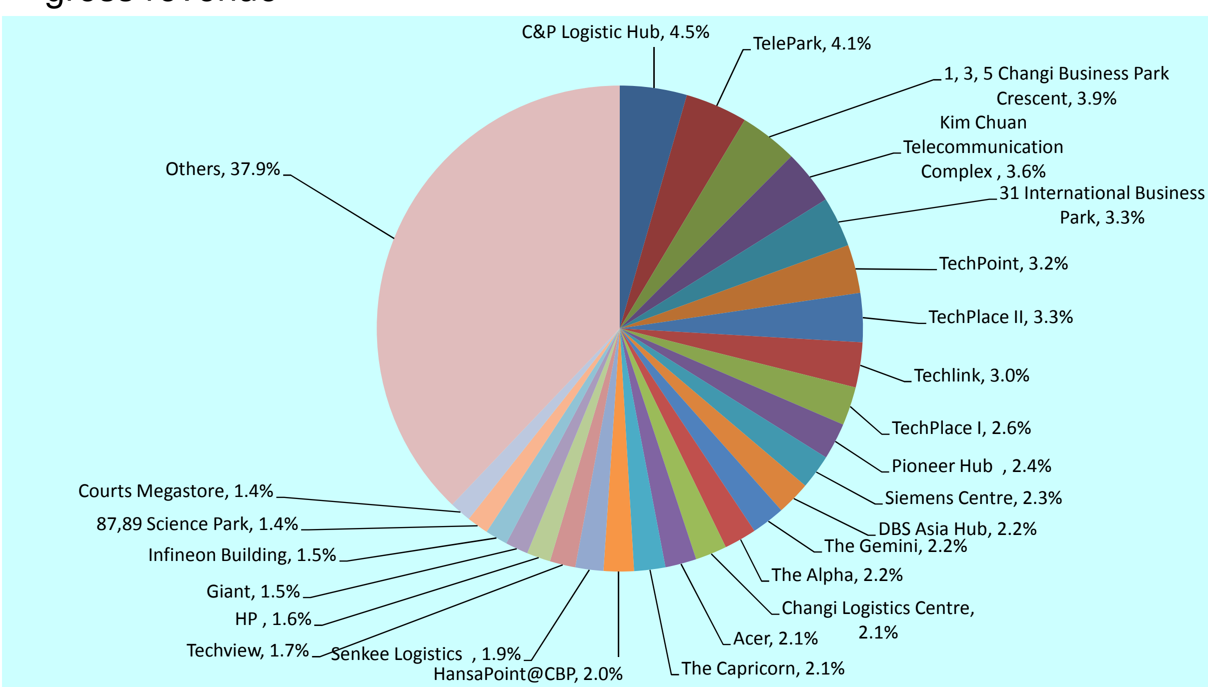
Quality and Diversified Tenant Base

- Total tenant base of about 980 tenants
- Top 10 tenants account for 27.5% of total portfolio income



Diversified Portfolio

No single property accounts for more than 4.5% of A-REIT's monthly gross revenue



Security Deposits for Single Tenanted Properties

- Weighted average security deposits for single tenanted properties range from 7 to 12 months of rental income
- On a portfolio basis, weighted average security deposit is 6.4 months of rental income

	No. of single tenanted properties	Weighted average security deposit* (no. of months)
Business & Science Parks	4	12
Hi-Tech Properties	8	7
Light Industrial	23	12
Logistics & Distribution Centres	12	10
Warehouse Retail Facilities	2	11
	49	10

* Excluding cases where rental is paid upfront

MTB Occupancy & Rental Rate:
NPI / DPU Sensitivity

A 2.0% change in MTB occupancy or rental rate is expected to result in a 1.4% change in portfolio net property income or about 0.26 cents change in DPU

% change in MTB occupancy / rental rates	Expected change in annualized MTB NPI (S$m)	Change in portfolio NPI (%)	Impact on full FY DPU (cents)*
2%	4.9	1.44%	0.26
4%	9.8	2.89%	0.52
6%	14.7	4.33%	0.78
8%	19.6	5.77%	1.05
10%	24.5	7.22%	1.31

**Based on number of units in issue as at 31st Mar 2011*

Agenda

- Key Highlights
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

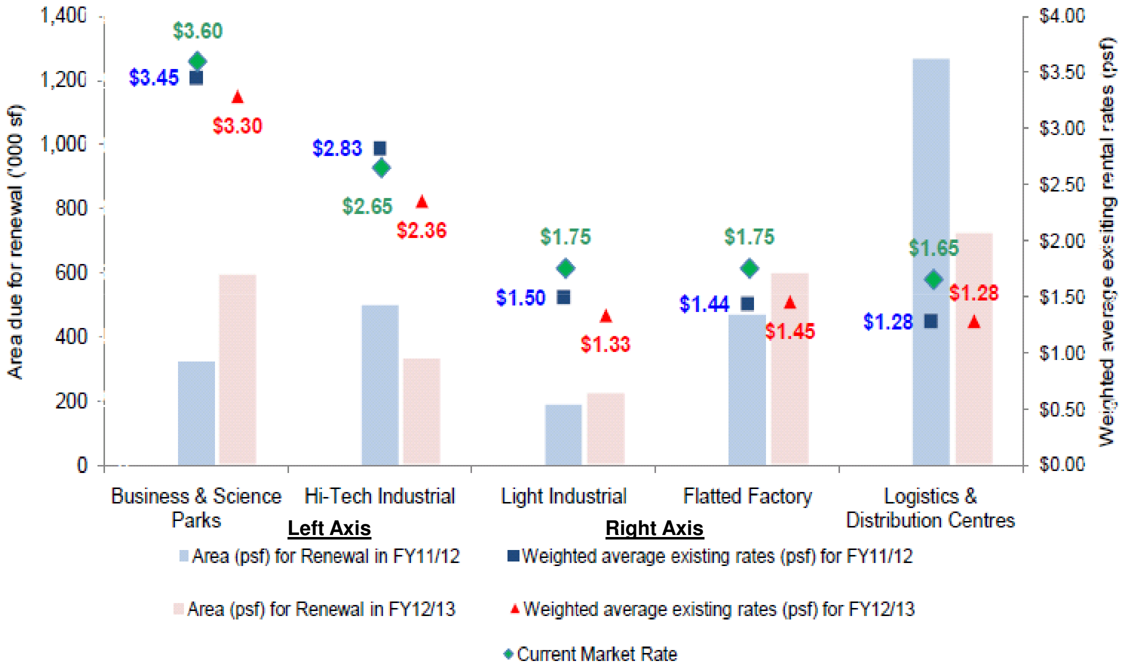
FY10/11 Segment Performance

Improved new take-up rates across all sectors

Multi-tenanted properties	Net lettable area (sqm)	Vacant space (sqm)	Increase / (decrease) in renewal rates (1)	Increase / (decrease) in new take up rates (2)
	As at 31st Mar 11			
Business & Science Park	294,648	27,385	↑ 6.7%	↑ 3.7%
Hi-Tech Industrial	202,196	31,468	↑ 2.1%	↑ 19.0%
Light Industrial	228,865	10,150	↓ (0.2)% (3)	↑ 0.6%
Logistics & Distribution Centres	300,068	12,253	↑ 2.7%	↑ 4.8%

Notes :
(1) FY10/11 renewal rental rates versus previously contracted rates
(2) Rental rates for new take up (including expansion by existing tenants) in 4QFY10/11 versus rates achieved in 3QFY10/11
(3) Renewal rates in light industrial sector declined due to large floor plate discount. Excluding this, rental reversion would be 2.3%

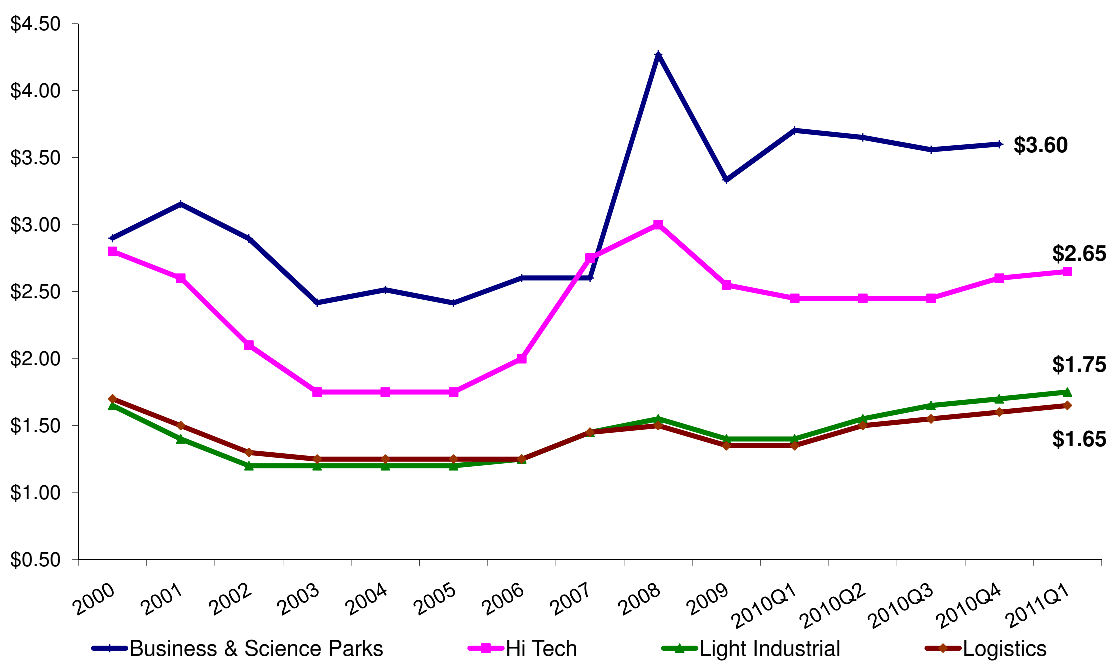
In-place rent of space due for renewal in FY11/12 & FY12/13



As of 31 Mar 2011

Average Market Gross Rents by Segment

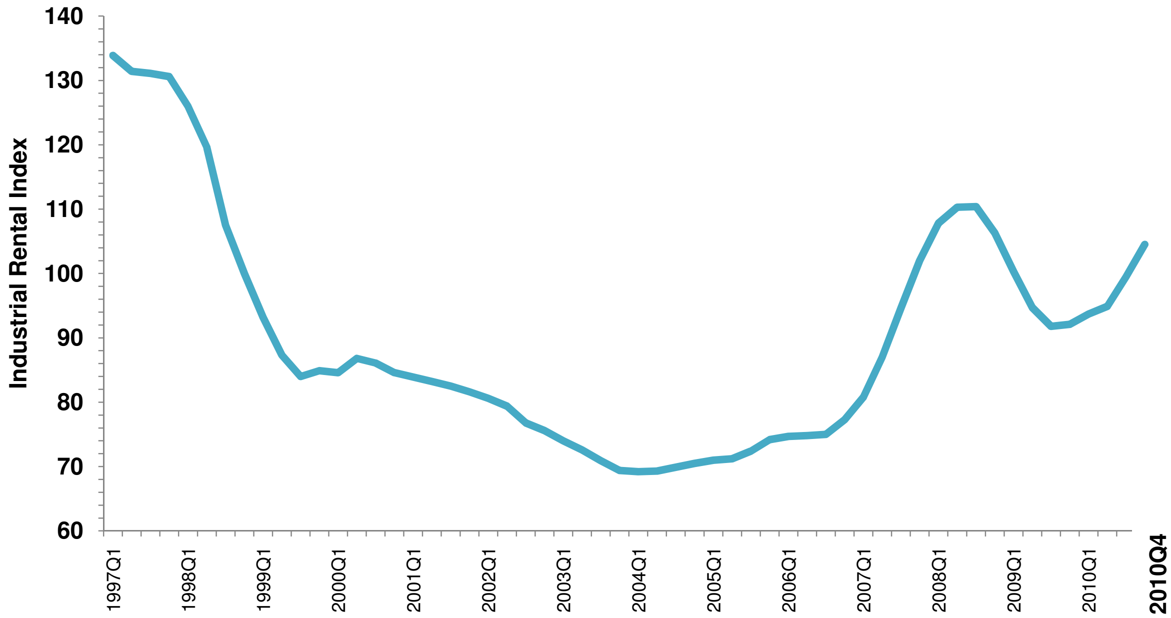
Average market rents have stabilized since the financial crisis



Source : URA 4Q2010 Report, CBRE Singapore Market View 1Q 2011

Industrial Rental Index

Industrial property rental prices has recovered



Source : URA 4Q 2010 Report

Agenda

- Key Highlights
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

Market Outlook

- According to the Ministry of Trade & Industry's (MTI) advance estimates, Singapore's economy grew by 8.5% y-o-y in 1Q2011, largely attributed to the manufacturing sector which grew by 13.9% y-o-y.
- MAS has tightened monetary policy slightly as inflation remains a concern. However, inflation is expected to moderate and average 3% to 4% in 2011.
- Improvement in the industrial property market with increase in the price and rental indices of industrial space for the fifth consecutive quarter, according to URA's 4Q2010 statistics
- Singapore's economic outlook remains positive barring any further deterioration in events in Japan, the Middle East and North Africa and the European sovereign debt issue.

Potential New Supply

- Current total stock of 37.7m sqm
- Potential new supply of about 2.7m sqm of industrial space expected over next three years; majority of potential supply is pre-committed

Sector ('000 sqm)	New Supply (total)	2011	2012	2013
Business & Science Park	220	88	62	71
% pre-committed (est.)	29%	0%	56%	43%
Hi-tech Industrial*	46	32	14	0
% pre-committed (est.)	58%	50%	75%	0%
Light Industrial*	1,798	802	732	265
% pre-committed (est.)	77%	95%	64%	61%
Logistics & Distribution Centres	685	386	221	78
% pre-committed (est.)	60%	58%	86%	0%
Total % pre-committed	**69%**			

**Excludes projects under 7,000 sqm*
Source: URA 4Q2010 Report, A-REIT internal research

Agenda

- Key Highlights
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

A-REIT's strengths

Diversity and Depth

- Largest business and industrial REIT in Singapore
- Solid and well diversified portfolio
  - ✓ Six property segments
  - ✓ Well-located quality properties
  - ✓ Balance of long term vs short term leases provides stability with potential for positive rental reversions
  - ✓ No single property accounts for more than 4.5% of revenue
  - ✓ High predictability and sustainability in income

Strong Sponsor

- Sponsor Ascendas has a track record of more than 20 years in this sector
- Committed sponsor and alignment of interest with A-REIT unitholders

A-REIT's strengths

- **Downside protection in earnings**
  - Stable portfolio with 85.6% of portfolio revenue committed and a portfolio average lease to expiry of about 4.7 years.
  - Mix of long term and short term leases provide earnings stability
    - ➢ Long term leases have a weighted average lease to expiry of about 7.3 years and are backed with an average of 6.4 months rental in security deposits
    - ➢ Long term leases have stepped rental escalation
  - Diversified portfolio capable of serving the needs of users in diverse sectors
  - No significant re-financing requirements
  - Limited exposure to fluctuations in interest rates

- **Hedge against Inflation**
  - 43% of leases are long term with periodic rental escalation, of which about 33% have CPI-pegged adjustments

A-REIT's strengths

Development capability

- Has capability and capacity to create own assets which could be more yield accretive than acquisitions of income producing properties

Operational platform (Property Manager, Ascendas Services Pte Ltd)

- Dedicated asset management, sales/marketing, leasing and property management team of over 80 people
- Possess in-depth understanding of this property sector

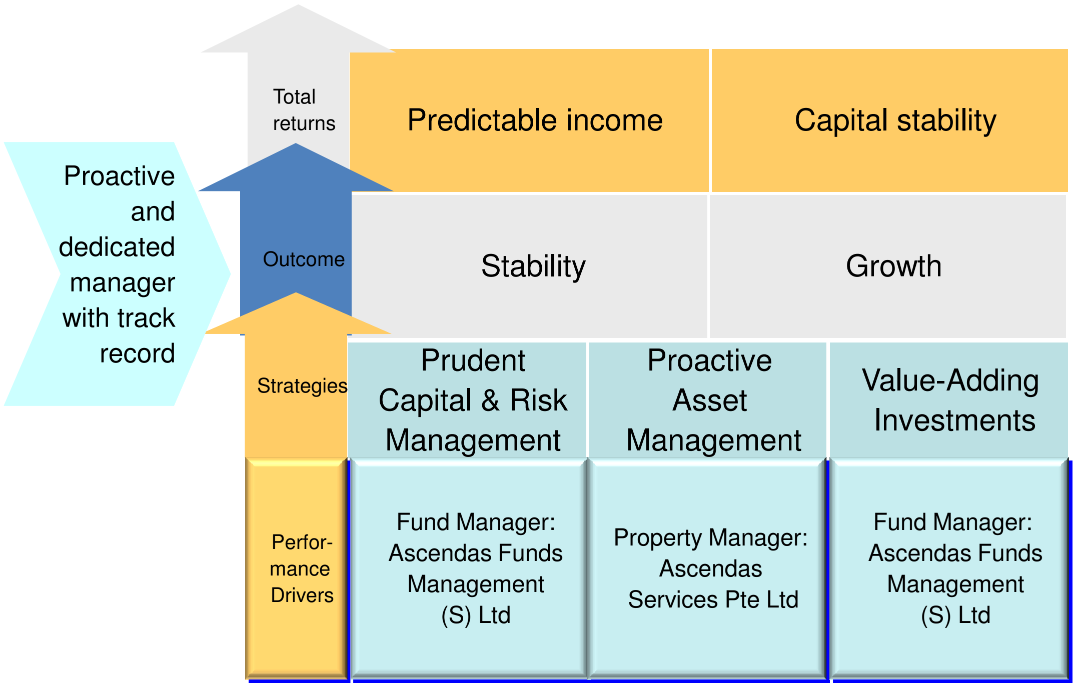
Customer focus

- About 980 tenants from international and local companies
- Track record of customers growing with us

Size advantages

- Accounts for 10.7% of S-REIT market capitalization and 6.2% of Asian ex Japan REIT sector
- Accounts for 8.0% of S-REIT total trading volume in 4Q FY10/11
- Included in major indices (e.g.. MSCI, FTSE ST Mid Cap Index)

A-REIT's strategies



Thank you

Important Notice

This presentation has been prepared by Ascendas Funds Management (S) Limited as Manager for Ascendas Real Estate Investment Trust. The details in this presentation provide general information only. It is not intended as investment or financial advice and must not be relied upon as such. You should obtain independent professional advice prior to making any decision. This presentation is not an offer or invitation for subscription or purchase of securities or other financial products. Past performance is no indication of future performance. All values are expressed in Singaporean currency unless otherwise stated.