



**Supplementary Information**  
**For three months ended 31 March 2011**

Figure 1	: Occupancy Rates for A-REIT's portfolio	2
Figure 2	: A-REIT average gross rental rates for the three months ended 31 March 2011	6
Figure 3	: Existing industrial space stock of 37.7 million sqm of which 7.0 million sqm is logistics and distribution centres	7
Figure 4	: Deferred Payments in A-REIT's Portfolio	8
Figure 5	: Sector Performance	9
Figure 6a	: Business & Science Park Properties – Tenant Industry Mix	10
Figure 6b	: Business & Science Park Properties – Tenant's Country of Origin	10
Figure 7a	: Hi-Tech Industrial Properties – Tenant Industry Mix	11
Figure 7b	: Hi-Tech Industrial Properties – Tenant's Country of Origin	11
Figure 8a	: Light Industrial Properties – Tenant Industry Mix	12
Figure 8b	: Light Industrial Properties – Tenant's Country of Origin	12
Figure 9a	: Logistics & Distribution Centres – Tenant Industry Mix	13
Figure 9b	: Logistics & Distribution Centres – Tenant's Country of Origin	13

**Figure 1: Occupancy Rates for A-REIT's portfolio**

A. MULTI-TENANTED BUILDINGS		Net Lettable Area (sqm)	31 Mar 11	Occupancy as at	
				31 Dec 10	30 Sept 10
<b>Business &amp; Science Parks</b>					
1.	The Alpha	21,675	88.8%	88.8%	88.8%
2.	The Aries	13,306	96.5%	94.8%	94.0%
3.	The Capricorn	21,475	92.1%	92.1%	92.1%
4.	The Gemini	24,204	94.1%	92.9%	96.4%
5.	Honeywell Building	14,438	81.3%	78.1%	76.5%
6.	Telepark	24,635	99.4%	99.4%	99.4%
7.	Techquest	6,545	67.0%	68.2%	67.9%
8.	iQuest@IBP	9,123	92.5%	92.5%	92.5%
9.	HansaPoint@CBP	17,310	100.0%	100.0%	100.0%
10.	Acer Building	22,072	91.9%	90.9%	86.0%
11.	Rutherford & Science Hub	21,485	85.5%	80.5%	73.7%
12.	1,3 & 5 Changi Business Park Crescent	62,847	86.5%	68.9% <sup>1</sup>	66.7%
13.	13 International Business Park	7,189	67.8%	67.8%	64.4%
14.	Neuros & Immunos	28,345	100.0%	n.a.	n.a.
<b>Light Industrial</b>					
15.	Techplace I	59,641	95.4%	95.9%	92.8%
16.	Techplace II	77,669	96.6%	97.3%	95.1%
17.	27 Ubi Road 4	7,227	57.9% <sup>2</sup>	100.0%	100.0%
18.	Tampines Biz-Hub	14,500	90.5%	92.9%	94.6%
19.	Ubi Biz-Hub	10,725	100.0%	94.4%	86.1%
20.	84 Genting Lane	9,759	100.0%	97.7%	97.7%
21.	5 Tai Seng Drive	11,410	100.0%	100.0%	100.0%
22.	12 Woodlands Loop	17,075	100.0%	100.0%	100.0%
23.	3 Tai Seng Drive	12,390	97.6%	76.7%	76.7%
24.	53 Serangoon North Ave 4 <sup>3</sup>	8,469	100.0%	100.0%	100.0%
<b>Hi-tech Industrial</b>					
25.	Techlink	34,542	94.4%	94.4%	92.6%
26.	Siemens Center	27,781	99.4%	99.4%	100.0%
27.	Techpoint	41,998	88.0%	88.0%	84.8%
28.	KA Centre	13,555	87.6%	86.9%	82.6%
29.	KA Place	6,652	97.5%	100.0%	100.0%
30.	Pacific Tech Centre	19,645	84.9%	88.5%	91.8%
31.	Techview <sup>4</sup>	37,743	56.1%	74.7%	69.5%
32.	1 Jalan Kilang	6,083	100.0%	100.0%	100.0%
33.	50 Kallang Avenue	14,196	79.3%	78.5%	81.6%

<sup>1</sup> Development of Phase 2, Plot 8 Changi Business Park (5 Changi Business Park Crescent) was completed on 31 December 2010. With a net lettable area of 18,466 sqm, this building is 100% pre-committed to Citibank N.A. and the lease will commence progressively from February 2011. As such, the figures above exclude the occupancy and net lettable area of 5 Changi Business Park Crescent. Had this been included, occupancy would be 78.1%

<sup>2</sup> Occupancy for 27 Ubi Road 4 will be 94.9% in April 2011

<sup>3</sup> A-REIT repossessed this property in 1Q FY2010/11 and has leased out about 44.4% of the property. Based on this occupancy, it has security deposit which can be used to top up the rental to the original amount for the next 7 months while the balance space is being marketed

<sup>4</sup> In Q1 FY2011/12, 9,388 sqm of space would be added to the NLA of Techview upon completion of asset enhancement works to reconfigure the floor plates and create a courtyard on the upper levels of the building to enhance the attractiveness and value of the property. The occupancy rates in the previous quarters were on the basis of a reduced NLA as such space was decommissioned for asset enhancement works.

A.	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Mar 11	31 Dec 10	30 Sept 10
34	LogisTech	27,554	82.4%	82.2%	88.3%
35	Changi Logistics Centre	39,241	97.7%	97.0%	97.3%
36	Nan Wah Building	15,580	97.9%	97.9%	97.9%
37	Xilin Districentre Building A & B	20,784	91.3%	91.3%	83.4%
38	Xilin Districentre Building D	14,236	86.6%	86.6%	78.2%
39	LogisHub@Clementi	23,168	98.9%	98.9%	98.9%
40	1 Changi South Lane	23,528	100.0%	100.0%	87.7%
41	Pioneer Hub	81,390	100.0%	89.3%	100.0%
42	15 Changi North Way	28,691	100.0%	100.0%	100.0%
43	10 Toh Guan Road <sup>5</sup>	12,862	100.0%	100.0%	100.0%
44	Xilin Districentre Building C	13,035	83.1%	83.1%	83.1%
<b>Sub-total for Multi-tenanted Buildings</b>		<b>1,025,778</b>	<b>92.1%</b>	<b>91.1%</b>	<b>90.5%</b>

<sup>5</sup> Some space was decommissioned for asset enhancement works to reposition the building for higher value usage. A-REIT has security deposit which can be used to top up the rental to the original amount for the next 8 months while the balance space is marketed

<b>B. SINGLE-TENANTED BUILDINGS</b>		<b>Net Lettable Area (sqm)</b>	<b>Occupancy as at</b>		
			<b>31 Mar 11</b>	<b>31 Dec 10</b>	<b>30 Sept 10</b>
<b>Business &amp; Science Parks</b>					
1.	Ultron Building	10,127	100.0%	100.0%	100.0%
2.	PSB Building	21,689	100.0%	100.0%	100.0%
3.	31 International Business Park	50,286	100.0%	100.0%	100.0%
4.	DBS Asia Hub	32,104	100.0%	100.0%	100.0%
<b>Light Industrial</b>					
5.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
6.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
7.	SB Building	11,895	100.0%	100.0%	100.0%
8.	Volex Building	8,000	100.0%	100.0%	100.0%
9.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
10.	Hyflux Building	16,980	100.0%	100.0%	100.0%
11.	Weltech Building	6,509	100.0%	100.0%	100.0%
12.	BBR Building	5,421	100.0%	100.0%	100.0%
13.	Hoya Building	6,282	100.0%	100.0%	100.0%
14.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
15.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
16.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
17.	Thales Building	7,772	100.0%	100.0%	100.0%
18.	Aztech Building	13,807	100.0%	100.0%	100.0%
19.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
20.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
21.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
22.	11 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
23.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
24.	9 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
25.	8 Loyang Way 1	12,069	100.0%	100.0%	100.0%
26.	31 Joo Koon Circle	14,635	100.0%	100.0%	100.0%
27.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
<b>Hi-tech Industrial</b>					
28.	Infineon Building	27,278	100.0%	100.0%	100.0%
29.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
30.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
31.	138 Depot Road	26,485	100.0%	100.0%	100.0%
32.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
33.	CGGVeritas Hub	8,671	100.0%	100.0%	100.0%
34.	30 Tampines Industrial Ave 3	9,593	100.0%	100.0%	100.0%
35.	38A Kim Chuan Road	32,885	100.0%	100.0%	100.0%
<b>Logistics &amp; Distribution Centres</b>					
36.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
37.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
38.	MacDermid Building	5,085	100.0%	100.0%	100.0%
39.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
40.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
41.	SENKEE Logistics Hub	71,994	100.0%	100.0%	100.0%
42.	JEL Centre	9,494	100.0%	100.0%	100.0%
43.	Logistics 21	47,616	100.0%	100.0%	100.0%
44.	Sembawang Kimtrans	15,410	100.0%	100.0%	100.0%

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Mar 11	31 Dec 10	30 Sept 10
45.	Goldin Building	20,094	100.0%	100.0%	100.0%
46.	Sim Siang Choon Building	12,981	100.0%	100.0%	100.0%
47.	71 Alps Avenue	11,627	100.0%	100.0%	100.0%
<b>Warehouse Retail Facilities</b>					
48.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
49.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
<b>Sub-total for Single-tenanted Buildings</b>		<b>984,888</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Portfolio Total</b>		<b>2,010,666</b>	<b>96.0%</b>	<b>95.6%</b>	<b>95.3%</b>

Note: 1 Senoko Avenue, a Light Industrial property, is not included in the table above as it is undergoing redevelopment to reposition it into a food hub

**Figure 2: A-REIT average gross rental rates for the three months ended 31 March 2011**

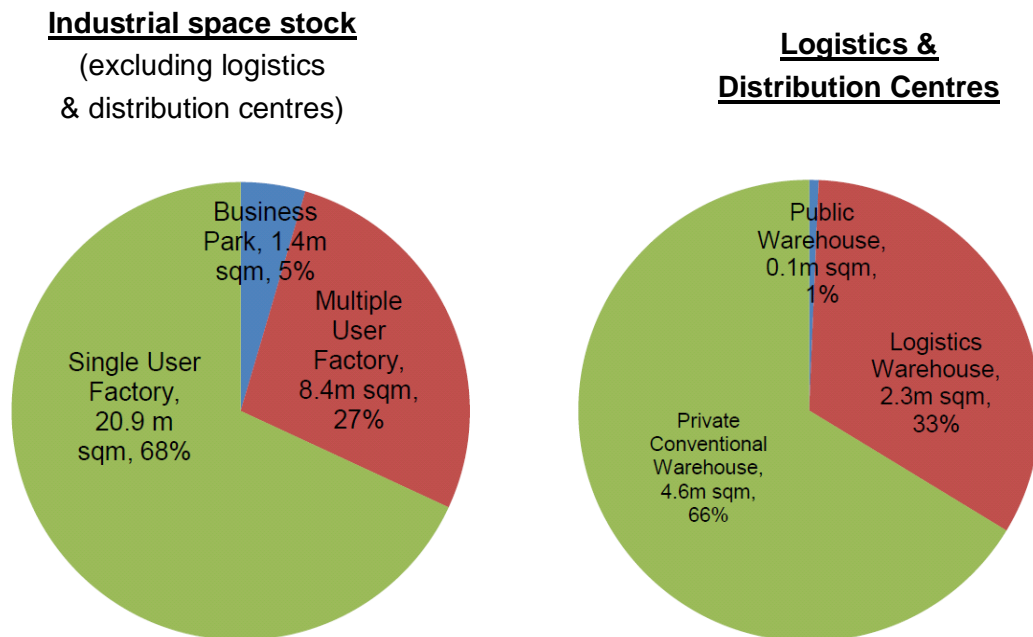
<b>Average Gross Rental Rates (\$ psf per month)</b>				
<b>Sector</b>	<b>A-REIT* (psf per month)</b>			<b>Market** (psf per month)</b>
	<b>Range</b>	<b>Weighted Average</b>	<b>Median</b>	
Business & Science Park	\$2.50 - \$4.20	\$3.51	\$3.57	\$3.60
Hi-tech Industrial	\$2.00 - \$4.18	\$2.83	\$2.68	\$2.65
Light Industrial & Flatted Factories	\$1.08 - \$1.99	\$1.55	\$1.57	\$1.75
Logistics & Distribution Centres	\$0.85 - \$1.88	\$0.96	\$1.40	\$1.65

Sources:

\* A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals

\*\* Source: URA 4Q 2010 Report, CBRE Market View Singapore 1Q2011

**Figure 3: Existing industrial space stock of 37.7 million sqm of which 7.0 million sqm is logistics and distribution centres**



**Figure 4: Deferred Payments in A-REIT's Portfolio**

<b>Property</b>	<b>Acquisition Date</b>	<b>Deferred Amount as at 31<sup>st</sup> March 2010 (S\$ m)</b>	<b>Purchase Price (S\$ m)</b>
Wisma Gulab	Dec 04	7.2	55.7

**Total Assets as at 31 March 2011**                      **S\$5.4 billion**

**% of deferred amount in relation to  
total assets**    **0.1%**

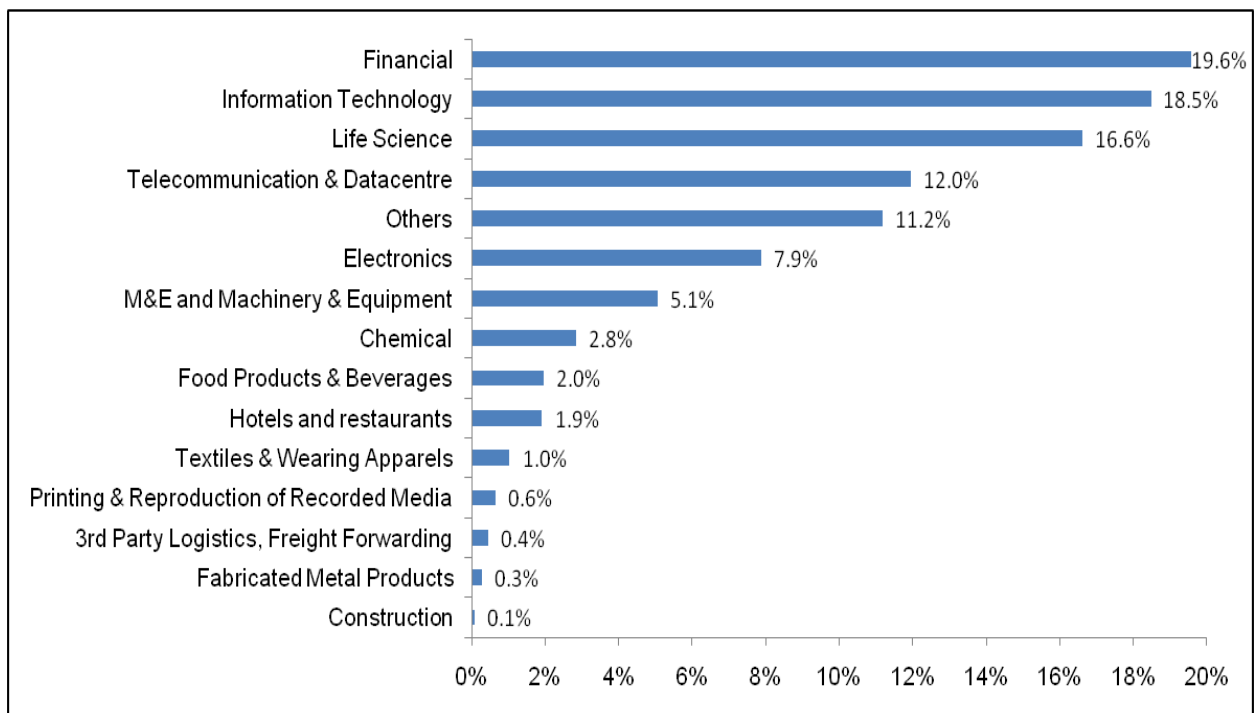


## Figure 5: Sector Performance

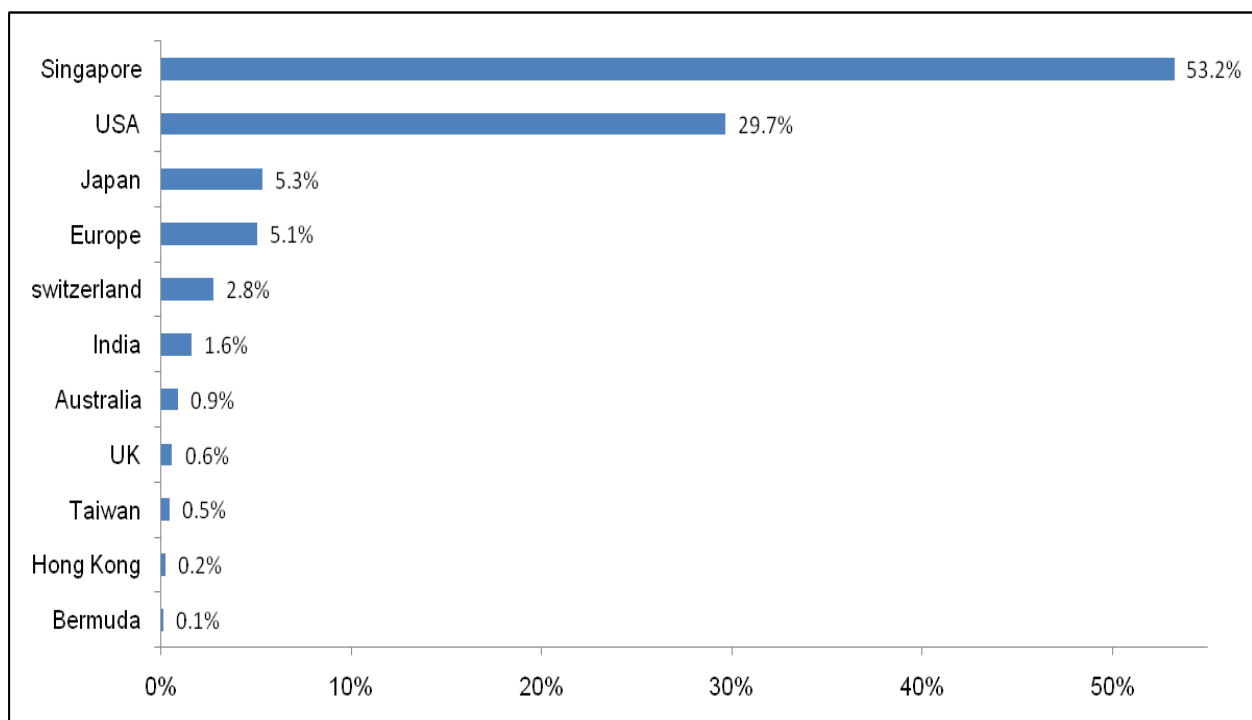
Net Property Income for 3 months and financial year ended 31 March 2011

	Full Year FY2010/11 S\$m	4Q FY 2010/11 S\$m	4Q FY 2009/10 S\$m	4Q FY 2010/11 vs 4Q FY 2009/10 Variance S\$m
<b><u>Business Park Properties</u></b>				
Gross Revenue	127.9	33.1	29.2	3.9
Property Operating Expenses	32.8	8.8	8.4	0.4
Net Property Income	95.1	24.3	20.8	3.5
<b><u>Hi-Tech Industrial Properties</u></b>				
Gross Revenue	114.3	28.8	25.6	3.2
Property Operating Expenses	31.2	8.4	7.5	0.9
Net Property Income	83.1	20.4	18.1	2.3
<b><u>Light Industrial Properties</u></b>				
Gross Revenue	81.0	20.2	19.4	0.8
Property Operating Expenses	18.3	4.7	4.7	-
Net Property Income	62.7	15.5	14.7	0.8
<b><u>Logistics Properties</u></b>				
Gross Revenue	111.5	27.6	26.5	1.1
Property Operating Expenses	24.0	6.5	6.0	0.5
Net Property Income	87.5	21.1	20.5	0.6
<b><u>Warehouse Retail Facilities</u></b>				
Gross Revenue	12.9	3.2	3.2	-
Property Operating Expenses	1.9	0.5	0.5	-
Net Property Income	11.0	2.7	2.7	-
<b><u>Total</u></b>				
Gross Revenue	447.6	112.9	103.9	9.0
Property Operating Expenses	108.2	28.9	27.1	1.8
Net Property Income	339.4	84.0	76.8	7.2

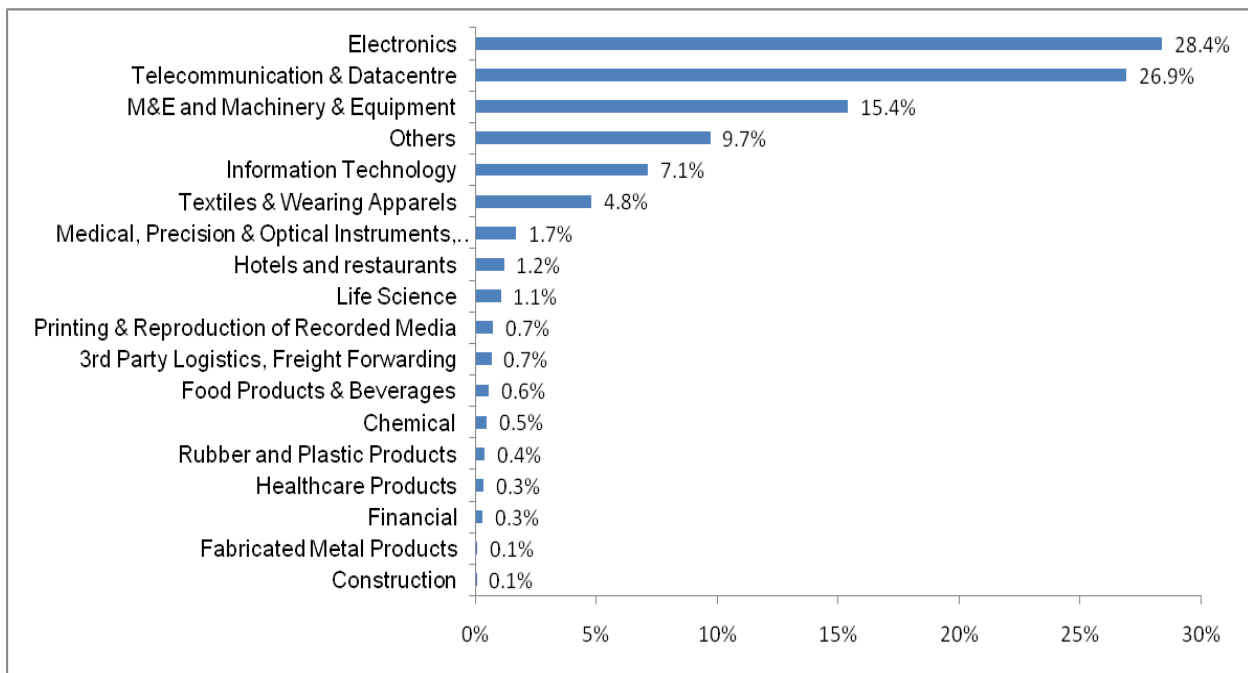
**Figure 6a: Business & Science Park Properties – Tenant Industry Mix**



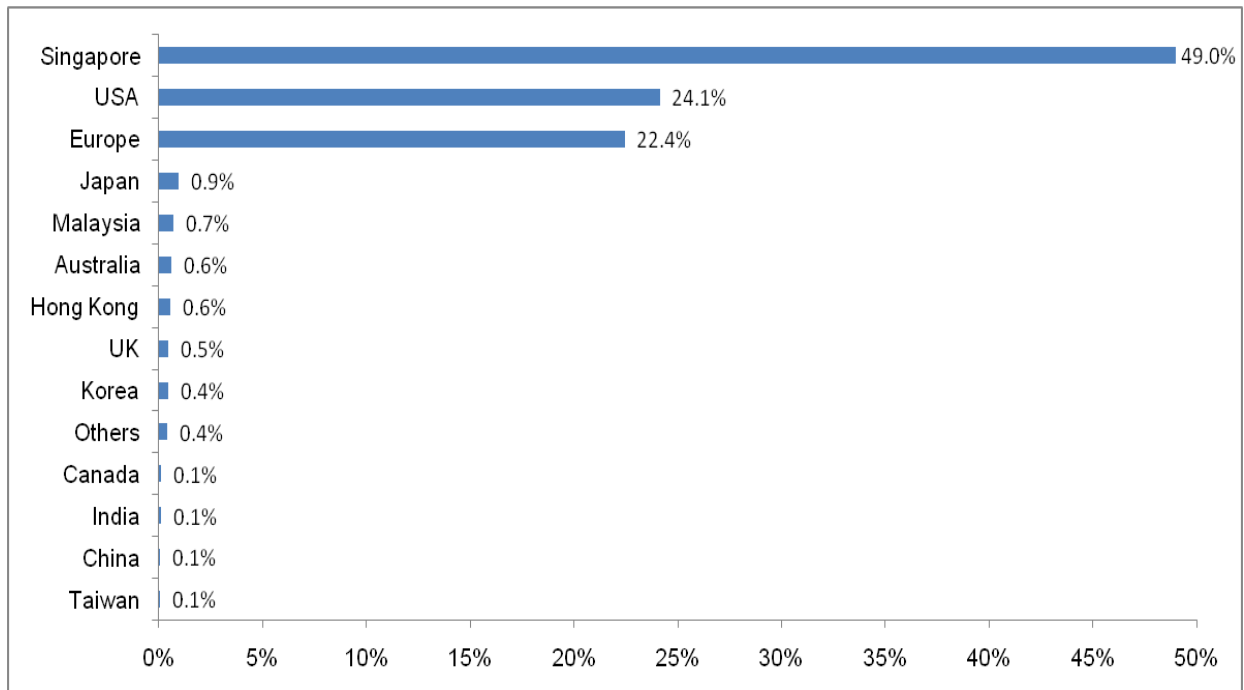
**Figure 6b: Business & Science Park Properties – Tenant’s Country of Origin**



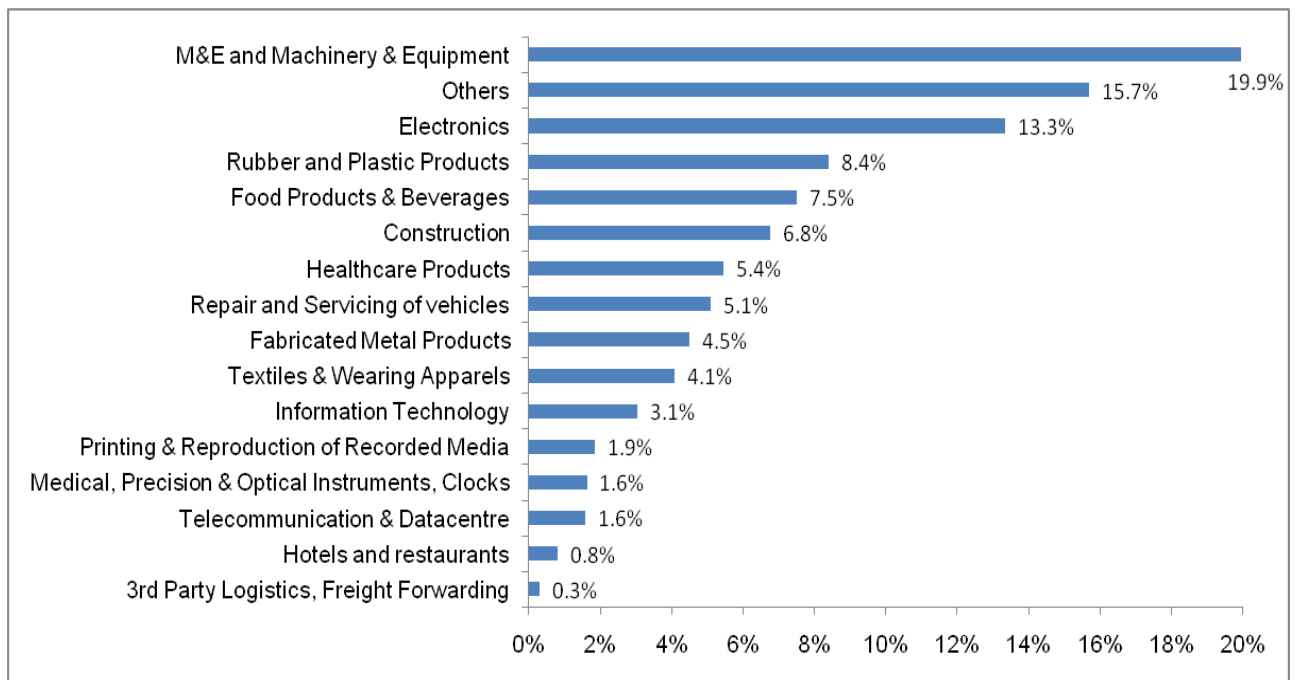
**Figure 7a: Hi-Tech Industrial Properties – Tenant Industry Mix**



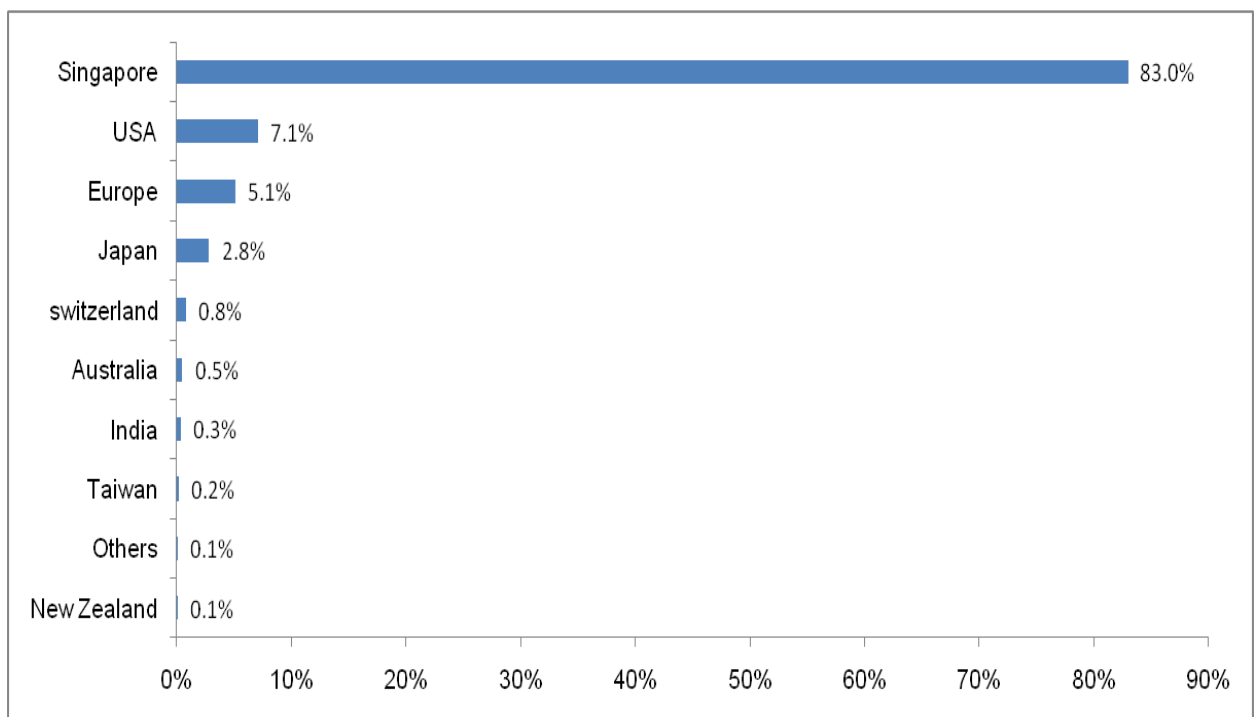
**Figure 7b: Hi-Tech Industrial Properties – Tenant's Country of Origin**



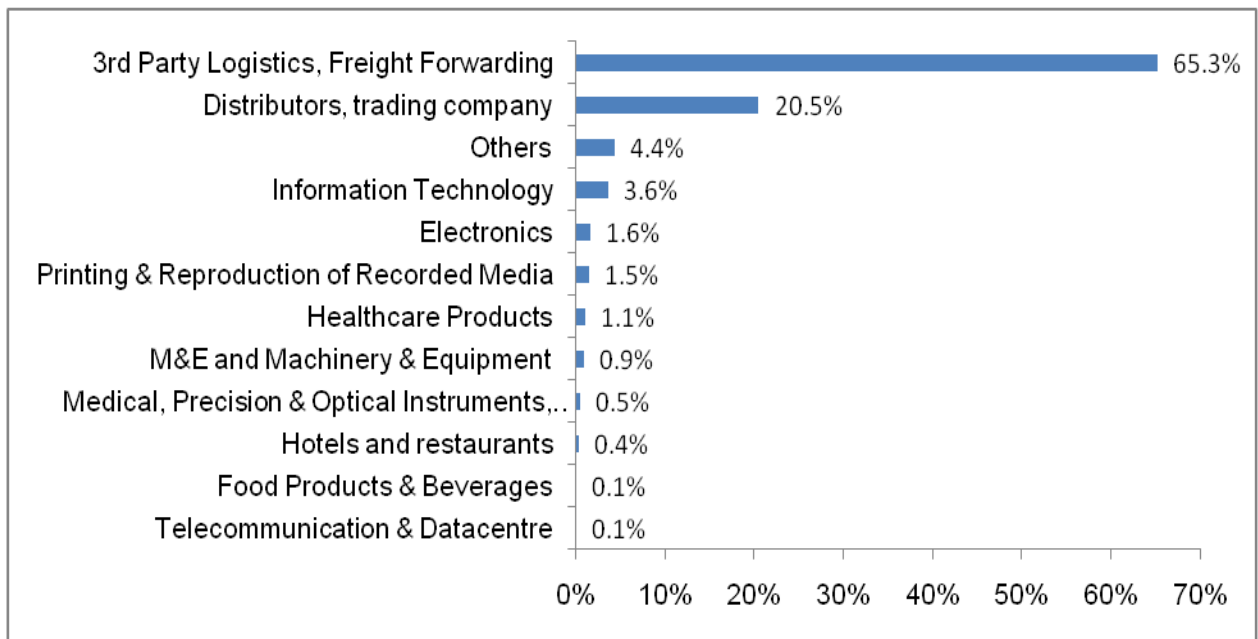
**Figure 8a: Light Industrial Properties – Tenant Industry Mix**



**Figure 8b: Light Industrial Properties – Tenant’s Country of Origin**



**Figure 9a: Logistics & Distribution Centres – Tenant Industry Mix**



**Figure 9b: Logistics & Distribution Centres – Tenant's Country of Origin**

