



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

ANNOUNCEMENT

PROPOSED PLACEMENT OF 109,919,571 NEW UNITS (THE “NEW UNITS”) IN ASCENDAS REAL ESTATE INVESTMENT TRUST (“A-REIT”) AT AN ISSUE PRICE OF S\$1.8650 PER NEW UNIT (THE “PLACEMENT”)

Further to its announcements of 21 and 22 February 2005, 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 109,919,571 New Units proposed to be issued under the Placement, subject to compliance with, *inter alia*, the SGX-ST’s listing requirements.

The New Units are expected to be issued on Wednesday, 2 March 2005 and are expected to commence trading on the Main Board of the SGX-ST at 2.00 p.m. on the same day.

Status of the New Units

Upon issue and allotment, the New Units will only be entitled to participate in the distributable income of A-REIT for the period from the date of their issue (the “**Issue Date**”) to 31 March 2005 whereas the existing units in A-REIT (“**Units**”) are entitled to participate in A-REIT’s distributable income in respect of the whole of the current distribution period (1 January 2005 to 31 March 2005). From the next distribution period following the current distribution period, 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.

Temporary Trading Counter, Ascendasreit A (ISIN code : SG1Q79923724) on the SGX-ST

As the New Units will not be entitled to participate in A-REIT’s distributable income for the period from 1 January 2005 to the day immediately prior to the Issue Date, it is necessary for the New Units to trade under a separate stock counter, *Ascendasreit A* (ISIN code : SG1Q79923724) on the SGX-ST 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 2005 to 31 March 2005, which is expected to be in April 2005. After the last day of “cum-distribution” trading, the New Units and the existing Units will be aggregated and traded under the existing A-REIT stock counter on 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.

Approval in-principle by the SGX-ST is not to be taken as an indication of the merits of the Placement, the New Units or A-REIT.

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

Tay Hsiu Chieh
Company Secretary
23 February 2005

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 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.

The value of 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 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.