



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

Issue of Units to Manager in lieu of Performance Fee

The Board of Directors of Ascendas-MGM Funds Management Limited (“**Ascendas-MGM**”) wishes to announce that 2,555,311 units in Ascendas Real Estate Investment Trust (“**A-REIT**”) (“**Units**”) have been issued today to Ascendas-MGM in its capacity as manager of A-REIT. The Units were allocated at an issue price of S\$2.5884 per Unit, in lieu of payment of the Performance Fee for the financial year ended 31 March 2007.

The Performance Fee is defined in the trust deed constituting A-REIT (the “**Trust Deed**”) as a total of 0.2% per annum of the Deposited Property by way of a fee of 0.1% per annum if growth in Distributable Income per unit (“**DPU**”) in a financial year (calculated before accounting for the Performance Fee) exceeds 2.5% over the DPU for the prior corresponding period (“**PCP**”); and an additional 0.1% per annum if the growth in DPU exceeds 5% over the DPU for the PCP.

A-REIT recorded a DPU of 12.75 cents for the financial year ended 31 March 2007, a 9.2% increase over the previous year’s DPU of 11.68 cents.

In accordance with the Trust Deed, the issue price was determined based on the volume weighted average traded price for a unit for all trades done on Singapore Exchange Securities Trading Limited (“**SGX-ST**”) in the ordinary course of trading on the SGX-ST for 10 business days immediately preceding the date of issue of Units to Ascendas-MGM.

Following the above issue of Units, the total A-REIT units on issue is 1,324,190,635 of which Ascendas-MGM’s holding is 16,249,002 units or 1.2%.

By Order of the Board

Ascendas-MGM Funds Management Limited

(Company Registration No. 200201987K)

Manager of Ascendas Real Estate Investment Trust (A-REIT)

Ms Maria Theresa Belmonte

Assistant Company Secretary

02 May 2007

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About A-REIT (www.a-reit.com)

A-REIT is the first business space and light industrial real estate investment trust ("REIT") listed on the SGX-ST. It has a diversified portfolio of 77 properties in Singapore, comprising suburban office space (including Business and Science Parks), high specifications industrial mixed use properties, Flatted Factories, Light Industrial properties, Logistics and Distributions centres as well as warehouse retail facilities, with a book value of S\$3.3 billion. These properties house a tenant base of over 750 international and local companies from a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Major tenants include SingTel, C&P Logistics, Siemens, TT International, Honeywell, , Zuellig Pharma, LFD (Singapore), OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble, Hyflux, and Hewlett-Packard.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250.

A-REIT is managed by **Ascendas-MGM Funds Management Limited** (in its capacity as manager of A-REIT), a 60:40 joint venture between Singapore-based Ascendas Pte Ltd and Australian-based Macquarie Goodman Management Limited.