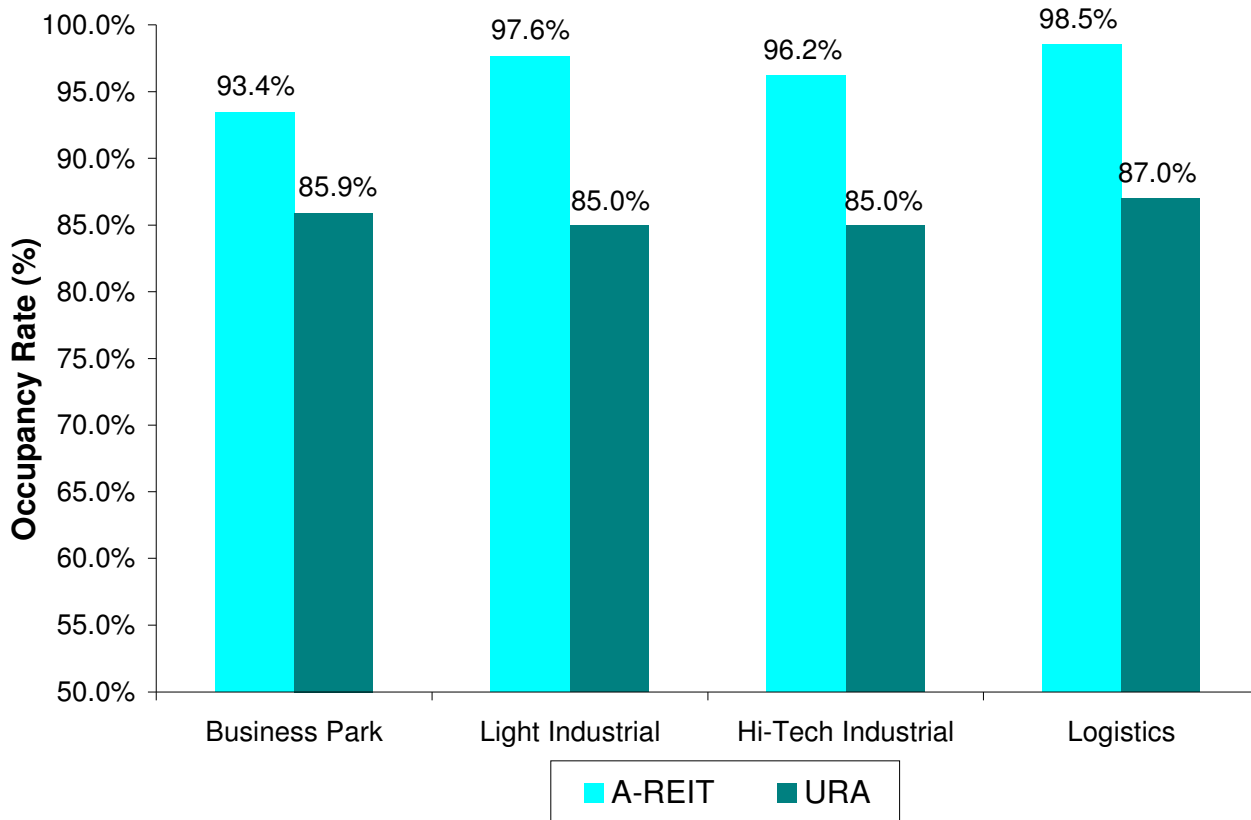




**Supplementary Information
For 2nd Quarter ended 30 September 2006**

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Chart 1 : Occupancy as at 30 September 2006 Versus URA Industry Statistics



Sources:

Urban Redevelopment Authority (“URA”) Official Statistics as at June 2006 @ www.ura.gov.sg and Ascendas-MGM Funds Management Limited (“A-MGM”) as at 30 September 2006.

Note:

- URA classifies Light Industrial & Hi-tech Industrial as multiple-user space.
- Detailed occupancies by properties can be found in Table 1 of this Supplementary Information.

Table 1 : Occupancy history by property

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occhy as at 30 Sep 06	Occhy as at 30 Jun 06	Occhy as at 31 Mar 06
	Business & Science Parks				
1.	The Alpha	16,773	86.2%	86.0%	82.4%
2.	The Aries	11,579	94.4%	93.5%	96.1%
3.	The Capricorn	20,346	93.1%	91.7%	93.1%
4.	The Gemini	22,744	74.3%	74.3%	67.5%
5.	Honeywell Building	14,635	100.0%	100.0%	100.0%
6.	Telepark	24,252	99.6%	99.7%	99.7%
7.	Techquest	6,580	99.8%	99.6%	100.0%
	Light Industrial				
8.	11 Tampines St 92	14,638	95.2%	95.2%	94.6%
9.	150 Ubi Ave 4	10,932	100.0%	100.0%	100.0%
10.	84 Genting Lane	9,779	99.2%	100.0%	100.0%
11.	27 Ubi Road 4	8,082	87.6%	89.4%	89.4%
12.	Techplace I	58,953	91.9%	90.2%	86.1%
13.	Techplace II	68,560	96.5%	95.0%	95.0%
14.	Exklusiv Centre	12,803	100.0%	100.0%	100.0%
	Hi-tech Industrial				
15.	1 Jalan Kilang	6,025	100.0%	100.0%	92.2%
16.	50 Kallang Avenue	14,552	97.4%	97.4%	97.4%
17.	KA Centre	12,806	87.7%	79.5%	74.5%
18.	KA Place	6,812	78.0%	55.8%	57.4%
19.	Pacific Tech Centre	19,660	91.8%	92.4%	94.2%
20.	Siemens Center	27,781	100.0%	97.7%	100.0%
21.	Techlink	31,444	91.8%	90.8%	86.8%
22.	Techpoint	40,290	100.0%	100.0%	98.9%
23.	Techview	37,179	91.2%	85.5%	85.4%

Table 1 : Occupancy history by property

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occhy as at 30 Sep 06	Occhy as at 30 Jun 06	Occhy as at 31 Mar 06
	Logistics & Distribution Centres				
24.	1 Changi South Lane	23,932	100.0%	100.0%	100.0%
25.	Changi Logistics Centre	38,751	93.3%	92.5%	92.3%
26.	LogisHub@Clementi	22,481	82.2%	76.4%	73.2%
27.	Nan Wah Building	15,858	94.7%	77.2%	82.6%
28.	LogisTech	27,293	99.3%	93.7%	98.4%
29.	Xilin Districentre Building A & B	20,716	100.0%	100.0%	100.0%
30.	Xilin Districentre Building D	14,358	100.0%	100.0%	100.0%
	Sub-total for Multi-tenanted Buildings	660,594	94.3%	92.1%	91.4%

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occhy as at 30 Sep 06	Occhy as at 30 Jun 06	Occhy as at 31 Mar 06
	Business & Science Parks				
31.	NESS Building	8,073	100.0%	100.0%	100.0%
32.	PSB Building	21,689	100.0%	100.0%	100.0%
33.	Ultro Building	10,127	100.0%	100.0%	100.0%
	Light Industrial				
34.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
35.	AEM-Everttech Building	11,799	100.0%	100.0%	100.0%
36.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
37.	Aztech Building	13,807	100.0%	100.0%	100.0%
38.	BBR Building	5,421	100.0%	100.0%	100.0%
39.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
40.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
41.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
42.	Hoya Building	5,092	100.0%	100.0%	100.0%
43.	Hyflux Building	16,980	100.0%	100.0%	100.0%
44.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
45.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%

Table 1 : Occupancy history by property

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 30 Sep 06	Occy as at 30 Jun 06	Occy as at 31 Mar 06
	Light Industrial				
46.	Progen Building	17,267	100.0%	100.0%	100.0%
47.	SB Building	11,895	100.0%	100.0%	100.0%
48.	Steel Industries Building	11,254	100.0%	100.0%	100.0%
49.	Thales Building	6,263	100.0%	100.0%	100.0%
50.	Volex Building	8,000	100.0%	100.0%	100.0%
51.	Weltech Building	6,509	100.0%	100.0%	100.0%
	Hi-tech Industrial				
52.	138 Depot Road	26,485	100.0%	100.0%	70.3%
53.	Infineon Building	27,278	100.0%	100.0%	100.0%
54.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
55.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
	Logistics & Distribution Centres				
56.	Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
57.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
58.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
59.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
60.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
61.	JEL Centre	9,494	100.0%	100.0%	100.0%
62.	MacDermid Building	4,321	100.0%	100.0%	100.0%
63.	SENKEE Logistics Hub	28,421	100.0%	100.0%	100.0%
64.	TT International Tradepark	42,765	100.0%	100.0%	100.0%
65.	Logistics 21	47,616	100.0%	100.0%	-
66.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	-
	Sub-total for Single-tenanted Buildings	681,485	100.0%	100.0%	98.7%
	Portfolio Total	1,342,079	97.2%	96.1%	95.0%

Table 2 : A-REIT rental rates for the three months ended 30 September 2006

	A-REIT* (psm per month)	JTC** 2006 (psm per month)
Business & Science Parks	\$24.31	\$18.55 - \$26.00
Light Industrial	\$14.99	\$10.10 - \$14.45
Hi-tech Industrial	\$21.20	\$11.25 - \$23.40
Logistics/Warehouse	\$14.48	\$13.20***

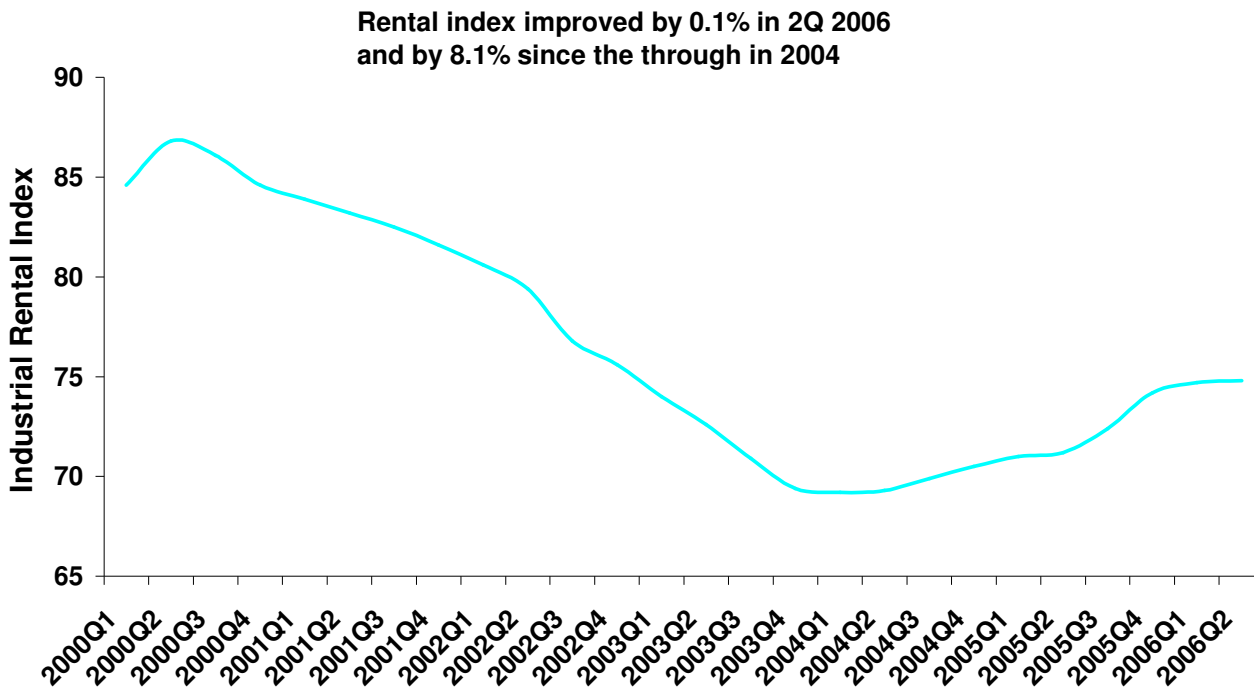
Sources:

*A-REIT's rates are based on an average of gross rentals for new leases and renewals.

**JTC-Jurong Town Corporation Official Statistics www.jtc.gov.sg - based on posted rates released wef from 1 July 2006.

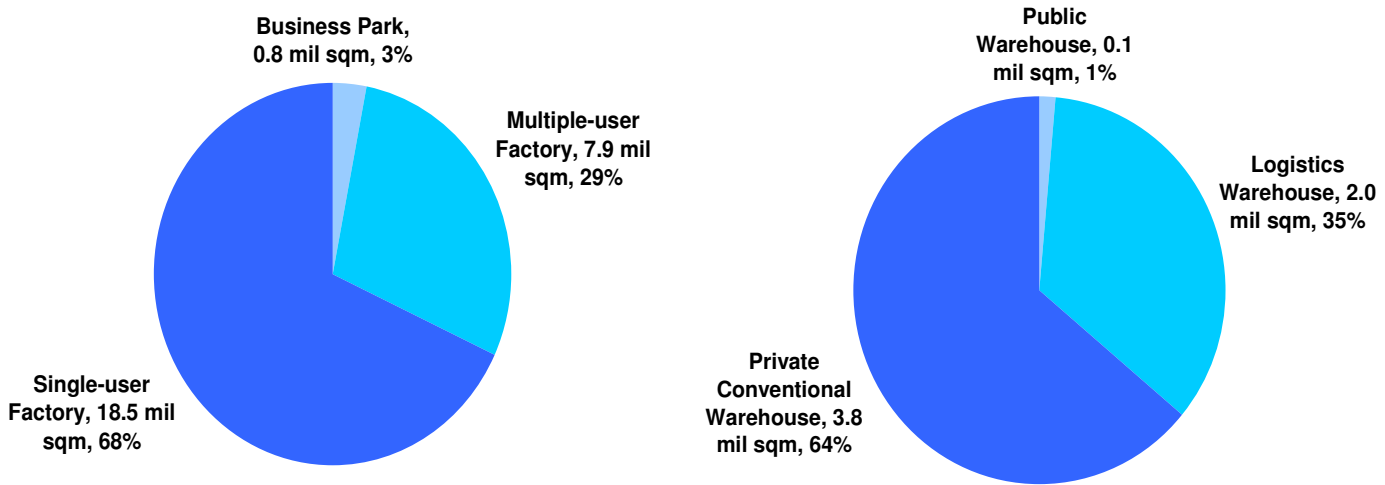
*** URA Official Statistics as at June 2006 www.ura.gov.sg

Chart 2 : URA Rental Index



Source: URA - Urban Redevelopment Authority Official Statistics as at June 2006 www.ura.gov.sg

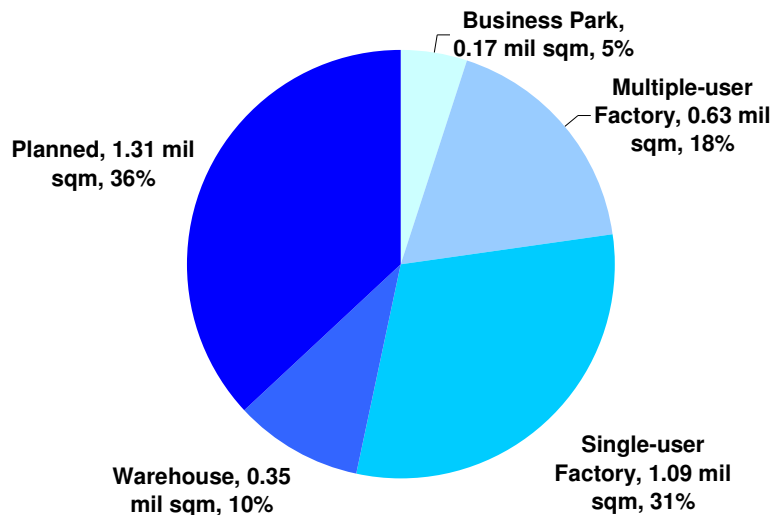
Chart 3 : Existing supply of 27.2 million sqm (industrial space) and 5.9 million sqm (logistics and distribution centres space)



Based on URA's estimate, the stock for industrial, logistics and distribution space is about 33.1 million sqm, comprising 27.2 million sqm of industrial space and 5.9 million sqm of logistics and distribution centres space. A-REIT sees potential size of investment grade space of about 9 ~ 11 million sqm of the existing stock.

Source: URA Official Statistics as at June 2006 www.ura.gov.sg

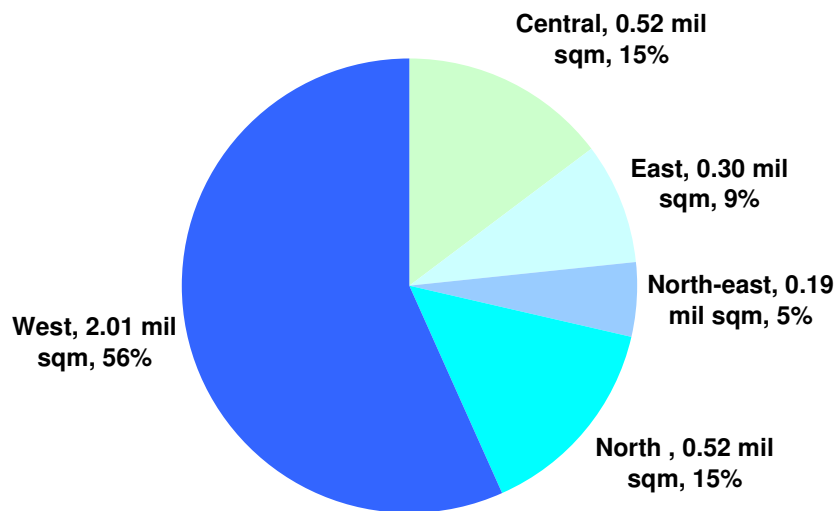
Chart 4 : Only 63% of the potential industrial and logistics and distribution centres supply of 3.6 mil sqm is under construction, of which the bulk (49%) is for single-users



Source: URA Official Statistics as at June 2006 www.ura.gov.sg

*No further breakdown of information available on the types of space under "Planned".

Chart 5 : Potential industrial and logistics and distribution centres supply of 3.6 mil sqm is mostly located in the West



A-REIT's properties are largely located in the Central and Eastern part of Singapore where new supply of space is limited compared to the West.

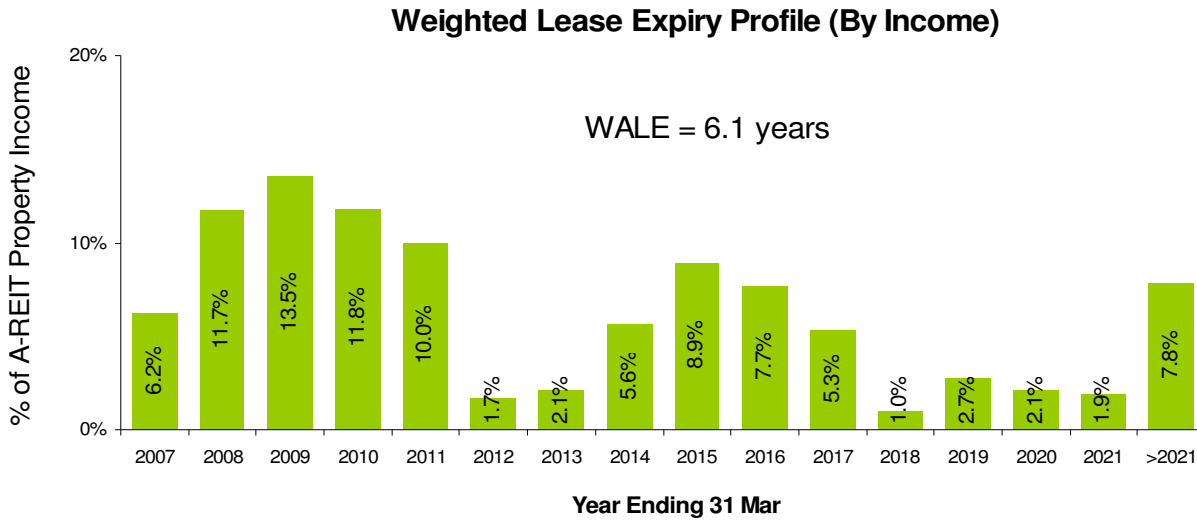
Source: URA Official Statistics as at Jun 2006 www.ura.gov.sg

Table 3 : Property Performance

Net Property Income for 3 months ended 30 September 2006

Properties	2Q FY 2006/07 Actual S\$m	2Q FY 2005/06 Actual S\$m	Variance S\$m
<u>Business Park Properties</u>			
Gross Revenue	13.4	11.4	2.0
Property Operating Expenses	3.6	2.8	(0.8)
Net Property Income	9.8	8.6	1.2
<u>Hi-Tech Industrial Properties</u>			
Gross Revenue	21.3	13.6	7.7
Property Operating Expenses	7.8	3.2	(4.6)
Net Property Income	13.5	10.4	3.1
<u>Light Industrial Properties</u>			
Gross Revenue	16.1	11.7	4.4
Property Operating Expenses	3.7	2.3	(1.4)
Net Property Income	12.4	9.4	3.0
<u>Logistics Properties</u>			
Gross Revenue	19.1	14.9	4.2
Property Operating Expenses	2.9	2.2	(0.7)
Net Property Income	16.2	12.7	3.5
<u>Total</u>			
Gross Revenue	69.9	51.6	18.3
Property Operating Expenses	18.0	10.5	(7.5)
Net Property Income	51.9	41.1	10.8

Chart 6 : A-REIT Lease Expiry Profile by Gross Rental Income



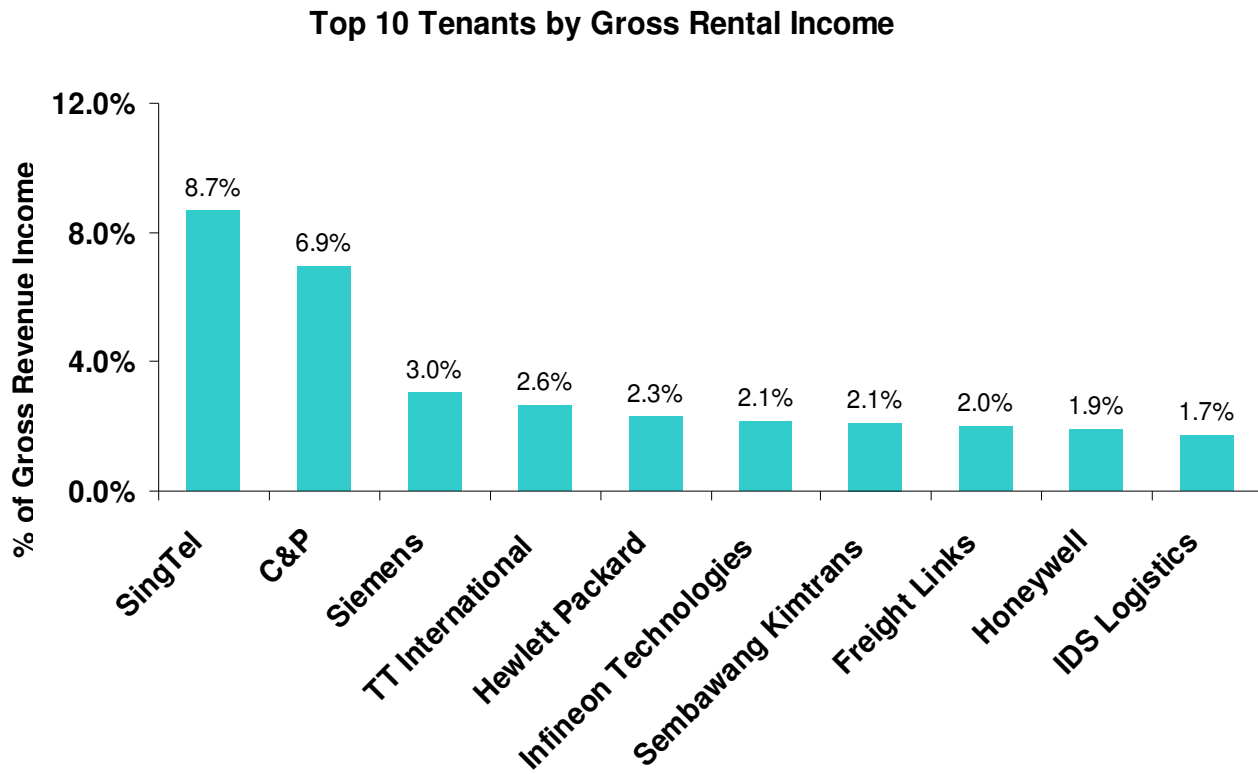
Based on 66 properties @ 30 Sep 06

A-REIT's lease expiry profile extends past 31 March 2021

- The A-REIT profile is based on 66 properties and has a weighted average lease to expiry of 6.1 years.
- The portfolio contains a diverse range of properties with over 740 tenants.
- The leases expire over a number of years thus dissipating the expiry/re-leasing risk at any one point in time.
- The Manager will continue to work on renewing the leases within the portfolio and secure new tenants. This will underpin future income which will contribute to the sustainability and stability of A-REIT's distributable income and yield.

Chart 7 : Top 10 tenants in A-REIT's portfolio

Top 10 tenants make up 33.4% of the total portfolio income compared to 41.2% as at 30 September 2005



Note:
Calculated on the basis of each tenant's percentage contribution to total Gross Rental Income for the month ended 30 September 2006.

Chart 8 : Deferred Payments in A-REIT's Portfolio

Property	Acquisition Date	Deferred Amount (\$ m) as at 30 Sep 06	Purchase Price (\$ m)
TT International Tradepark	Mar 04	8.80	92.00
Siemens Center	Mar 04	12.25	65.75
SB Building	Nov 04	3.80	17.80
Exklusiv Centre	Nov 04	0.90	44.82
Wisma Gulab	Dec 04	12.20	55.70
Freight Links (Changi) Bldg	Dec 04	6.40	32.00
Freight Links (Toh Guan) Bldg	Dec 04	7.28	36.40
Telepark	Mar 05	7.60	186.00
Xilin Districentre Building C	May 05	2.00	30.63
1 Jalan Kilang	Oct 05	1.79	18.70
11 Tampines St 92	Oct 05	1.51	16.80
GRAND TOTAL		64.53	596.60

Total Assets as at 30 September 2006 **\$2.96 billion**

% of deferred amount in relation to total assets **2.2%**

Chart 9 : Diversification of A-REIT's portfolio by value

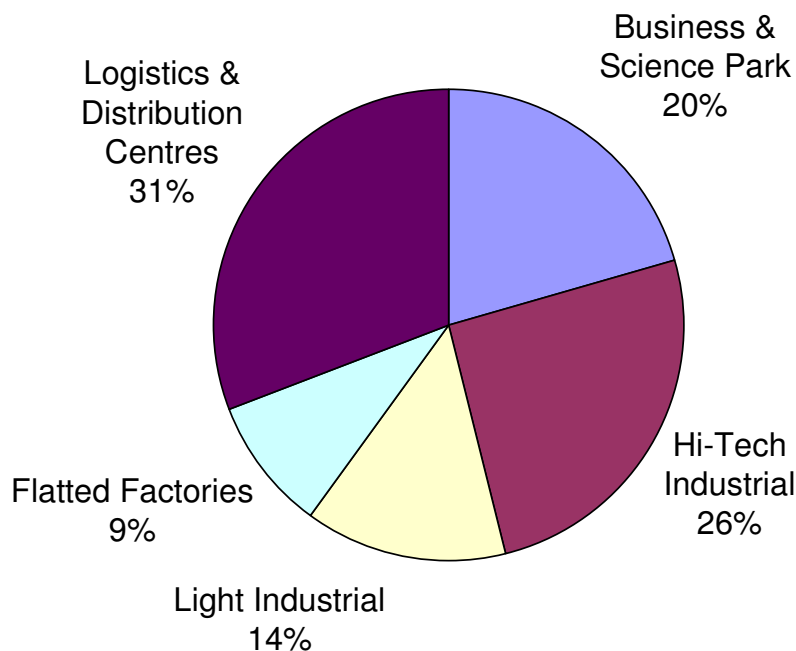


Chart 10 : Reduced reliance on any one property – no single property accounts for more than 6% of total gross revenue

Property Contribution by Monthly Gross Revenue

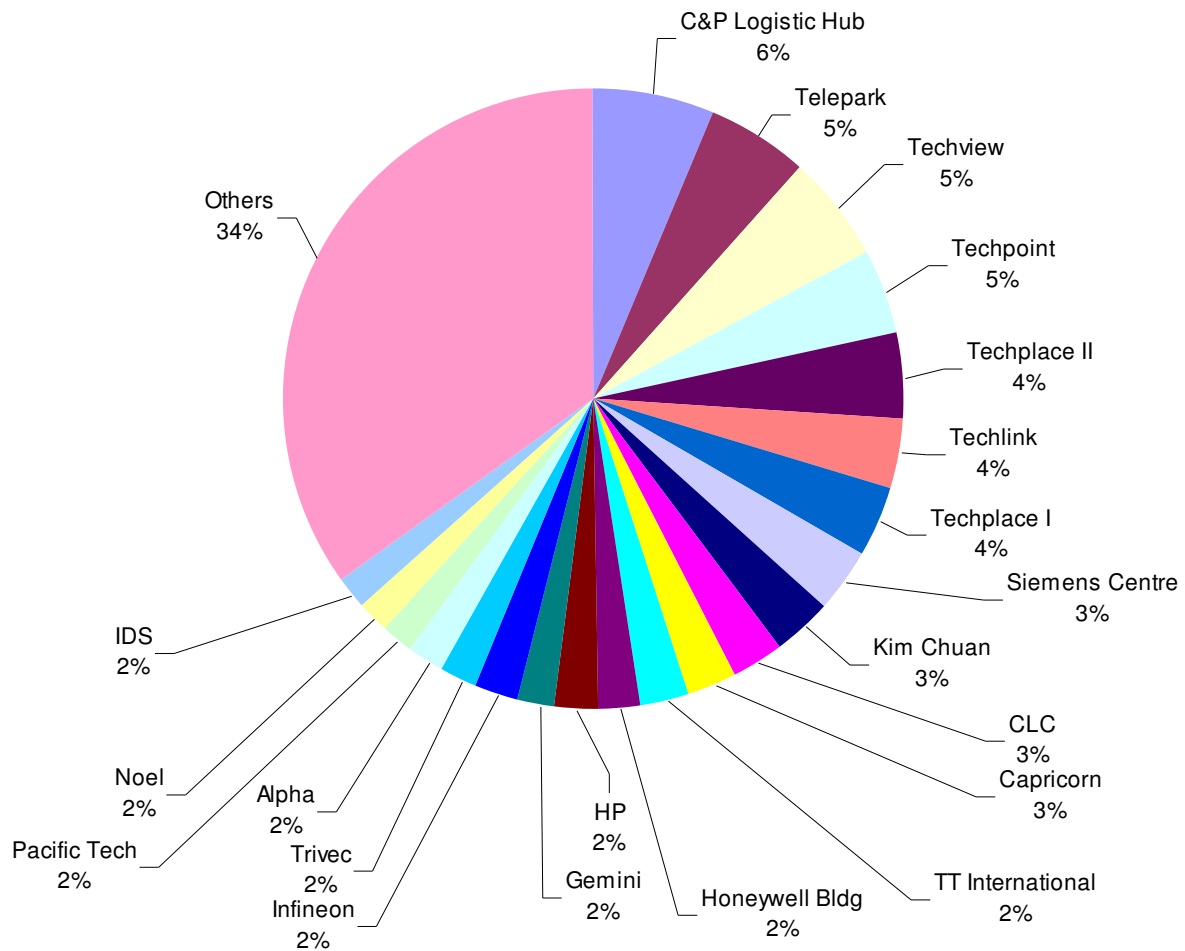


Chart 11 : Business & Science Park Properties
Tenants sectors by gross rental income

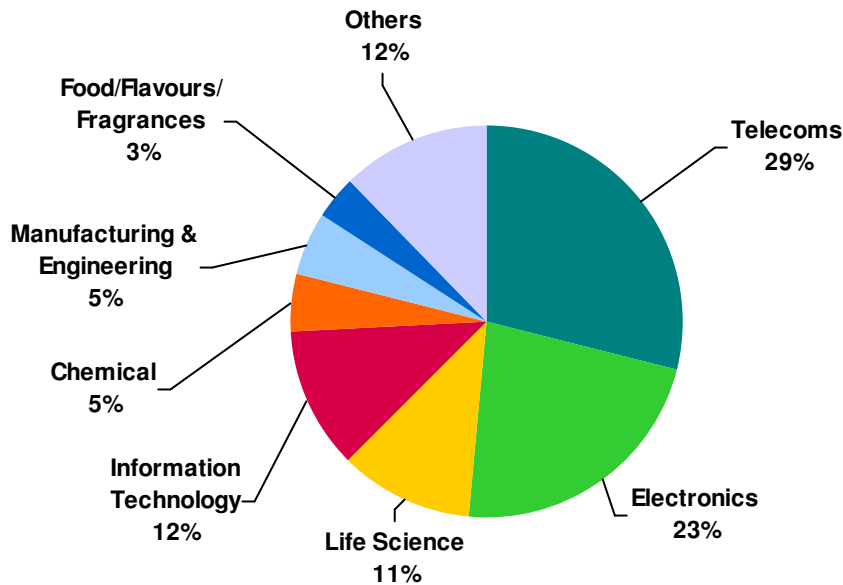
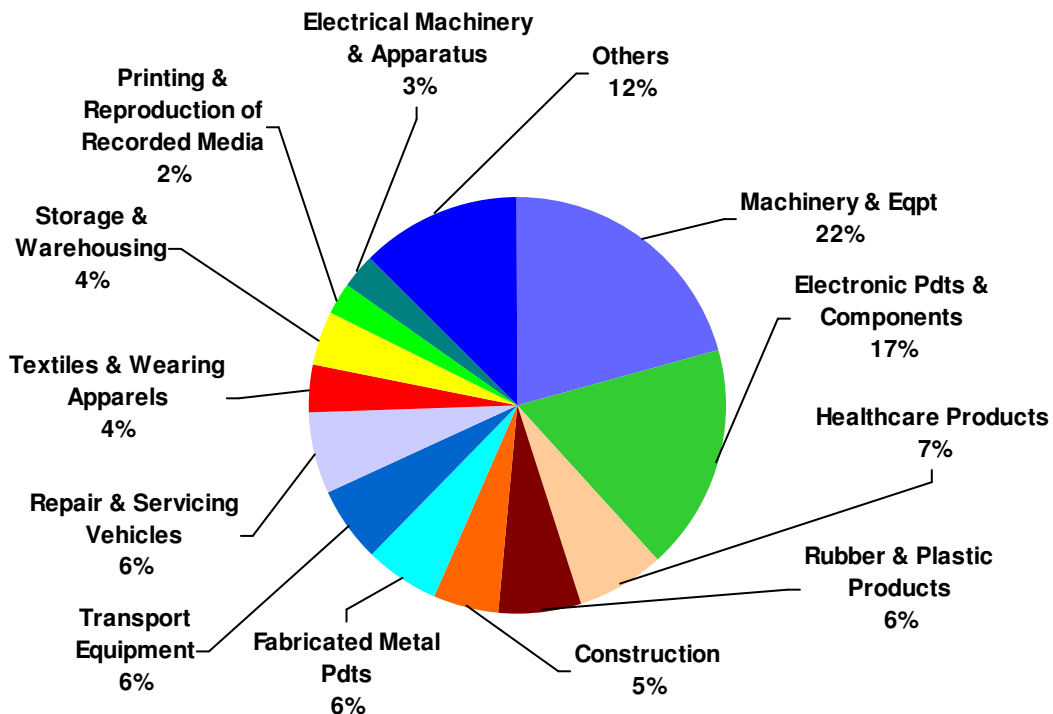
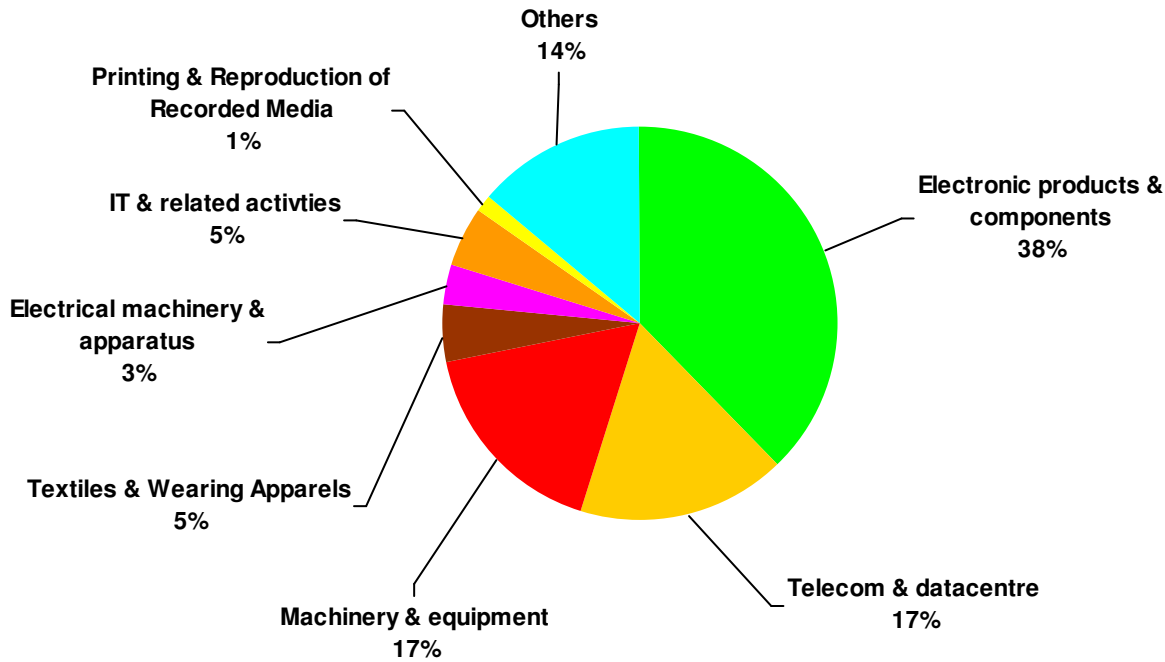


Chart 12 : Light Industrial Properties
Tenants sectors by gross rental income



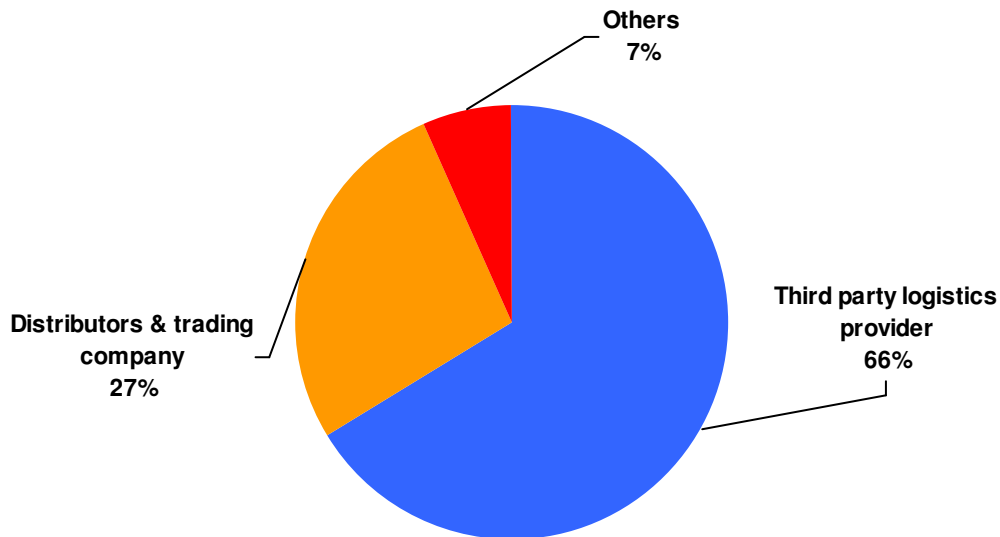
Note:
 Others include Food Products & Beverage, Chemicals & Chemical Products, Furniture & Manufacturing NEC, Paper Products, Telecommunication, Cleaning Services, Medical, Precision & Optical Instruments, Clocks and IT & related activities, non metallic materials and other business activities

**Chart 13 : Hi-Tech Industrial Park Properties
 Tenants sectors by gross rental income**



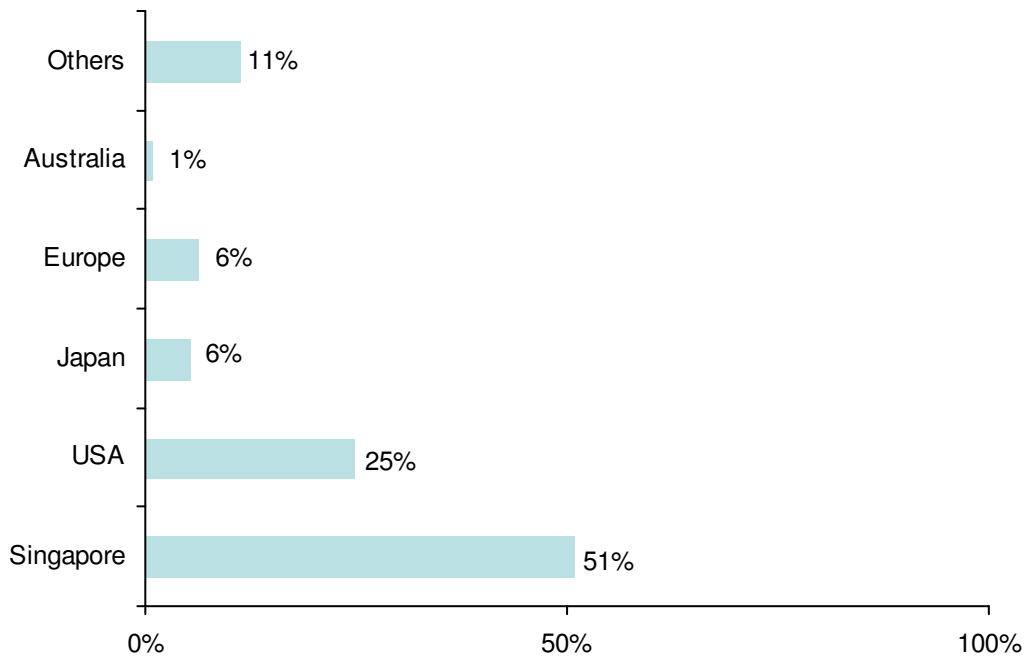
Note:
 Others include Furniture & Manufacturing NEC, Construction, Transport Equipment, Supporting & Auxiliary Transport Activities, Medical, Precision & Optical Instruments, Clocks, Rubber & Plastic products, Fabricated Metal Products and Food Products & Beverage.

**Chart 14 : Logistics & Distribution Centres
 Tenants sectors by gross rental income**



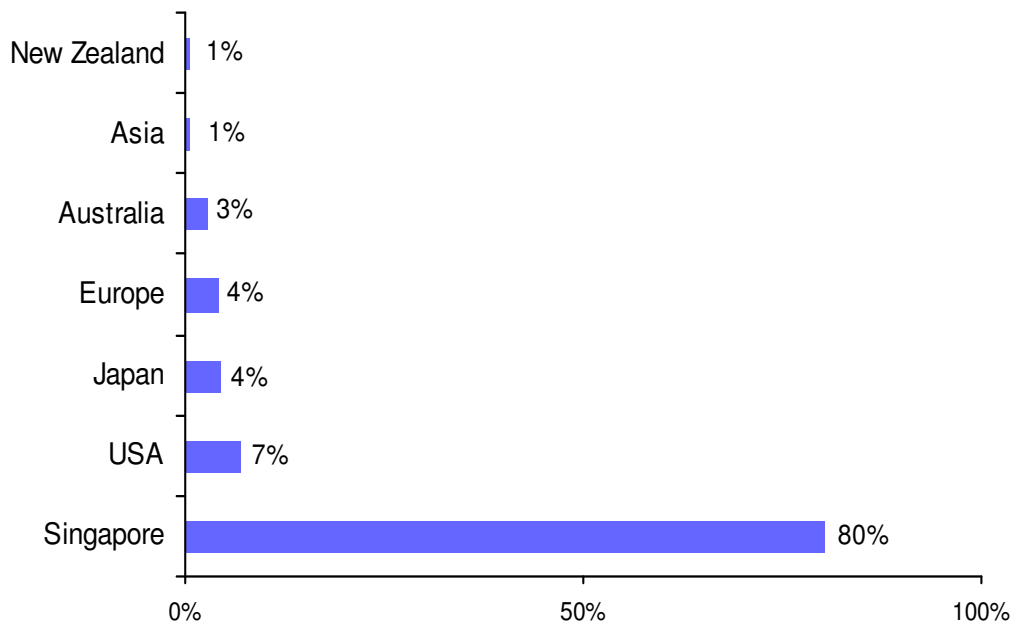
Note:
 Third Party Logistics provide freight forwarding and shipping

**Chart 15 : Business & Science Park Properties
 Tenants country of origin**



Note:
 Europe includes Switzerland, Austria, Germany, U.K., Sweden, France and Belgium

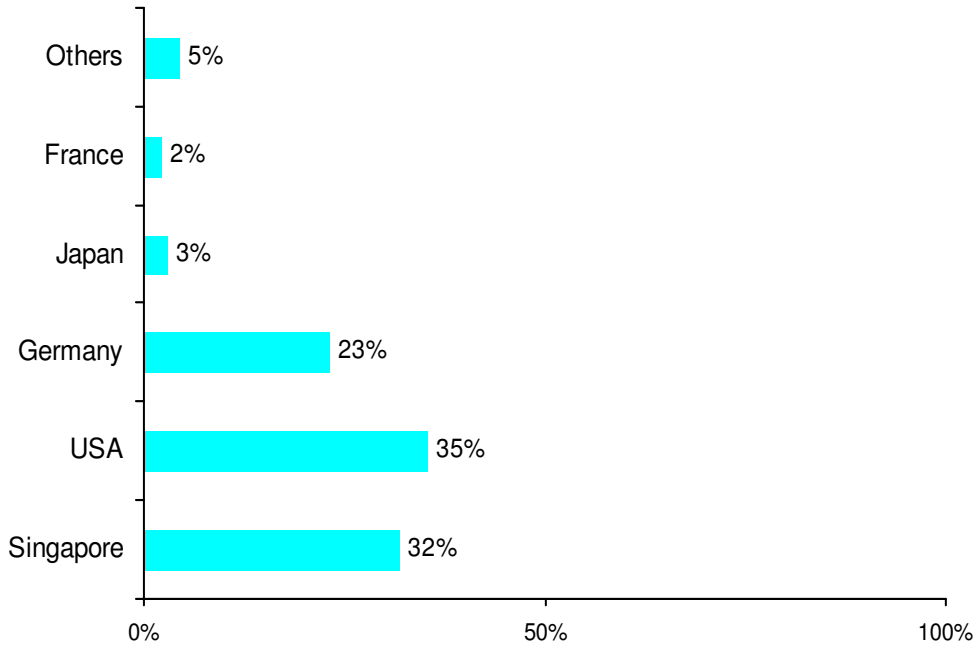
**Chart 16 : Light Industrial Properties
 Tenants country of origin**



Notes:

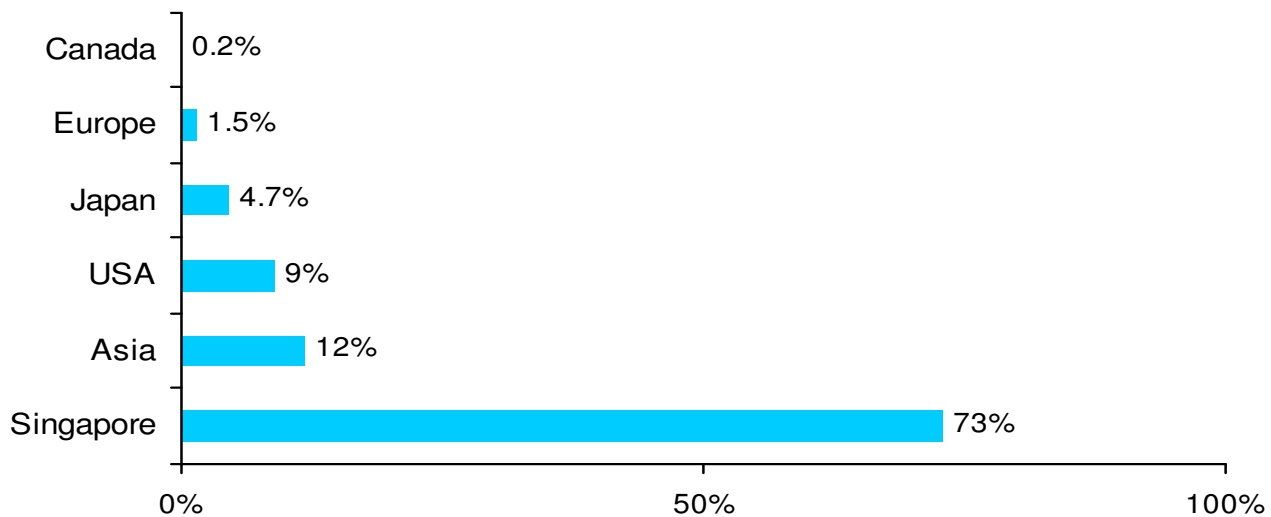
- Asia includes China, Hong Kong, Indonesia, Malaysia and Taiwan
- Europe includes Germany, Belgium, Italy, France, U.K., Switzerland, Sweden, Denmark and Austria

**Chart 17 : Hi-Tech Industrial Properties
Tenants country of origin**



Note:
Others include Switzerland, China, Malaysia, Taiwan, India, Hong Kong, Italy, Australia, Canada, Norway, Korea and U.K., Sweden, British Virgin Island, Finland, Romania

**Chart 18 : Logistics & Distribution Centres
Tenants country of origin**



Notes
Asia includes Hong Kong, Taiwan and Malaysia