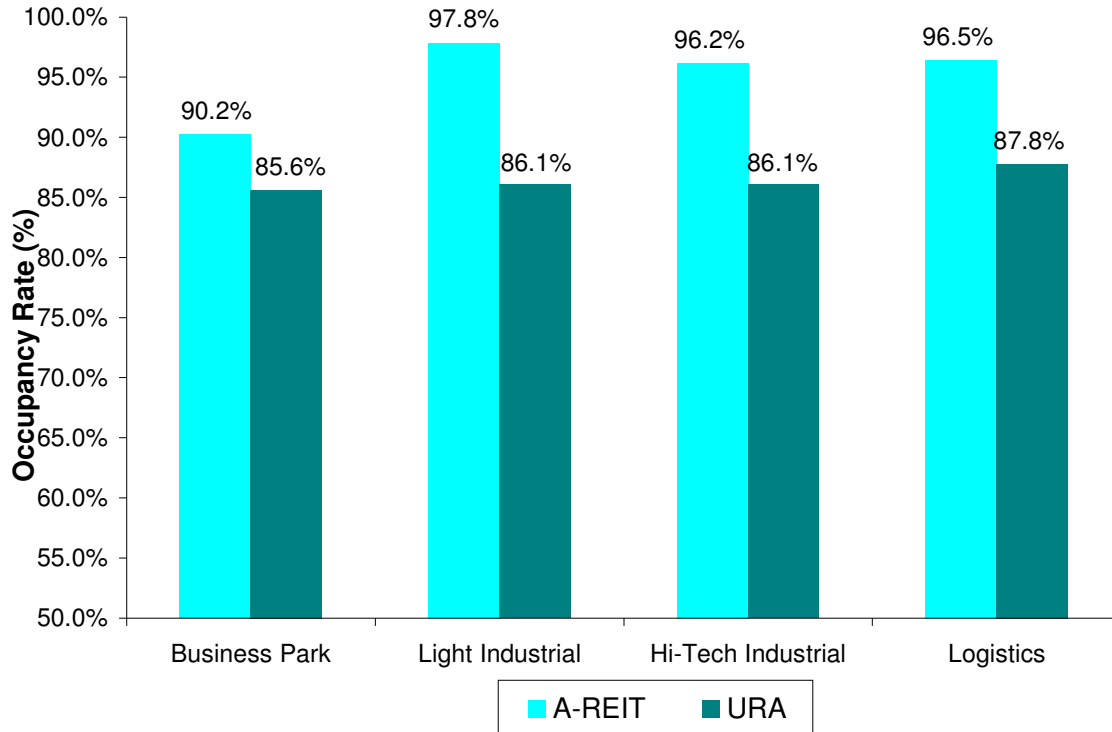




**Supplementary Information  
For 3rd Quarter ended 31 December 2006**

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**Chart 1 : Occupancy as at 31 December 2006 Versus URA Industry Statistics**



Source:

URA: Urban Redevelopment Authority Official Statistics as at Sep 2006 [www.ura.gov.sg](http://www.ura.gov.sg) and Ascendas-MGM Funds Management Limited ("A-MGM") as at 31 December 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)	Occy as at 31 Dec 06	Occy as at 30 Sep 06	Occy as at 30 Jun 06
	<b>Business &amp; Science Parks</b>				
1.	The Alpha	17,855	89.9%	86.2%	86.0%
2.	The Aries	13,557	93.6%	94.4%	93.5%
3.	The Capricorn	22,426	96.3%	93.1%	91.7%
4.	The Gemini	27,545	78.6%	74.3%	74.3%
5.	Honeywell Building	14,635	100.0%	100.0%	100.0%
6.	Telepark	24,252	99.8%	99.6%	99.7%
7.	Techquest	6,580	100.0%	99.8%	99.6%
	<b>Light Industrial</b>				
8.	11 Tampines St 92	13,926	99.6%	95.2%	95.2%
9.	150 Ubi Ave 4	10,874	100.0%	100.0%	100.0%
10.	84 Genting Lane	9,779	99.2%	99.2%	100.0%
11.	27 Ubi Road 4	8,082	87.6%	87.6%	89.4%
12.	Techplace I	59,669	91.2%	91.9%	90.2%
13.	Techplace II	71,400	97.2%	96.5%	95.0%
14.	Exklusiv Centre	10,513	100.0%	100.0%	100.0%
	<b>Hi-tech Industrial</b>				
15.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
16.	50 Kallang Avenue	14,552	93.0%	97.4%	97.4%
17.	KA Centre	12,806	94.3%	87.7%	79.5%
18.	KA Place	6,812	79.6%	78.0%	55.8%
19.	Pacific Tech Centre	19,682	92.4%	91.8%	92.4%
20.	Siemens Center	27,781	100.0%	100.0%	97.7%
21.	Techlink	34,556	90.7%	91.8%	90.8%
22.	Techpoint	41,904	99.8%	100.0%	100.0%
23.	Techview	38,962	91.2%	91.2%	85.5%

**Table 1 : Occupancy history by property**

<b>A</b>	<b>MULTI-TENANTED BUILDINGS</b>	<b>Net Lettable Area (sqm)</b>	<b>Occy as at 31 Dec 06</b>	<b>Occy as at 30 Sep 06</b>	<b>Occy as at 30 Jun 06</b>
	<b>Logistics &amp; Distribution Centres</b>				
24.	1 Changi South Lane	23,146	74.0%	100.0%	100.0%
25.	Changi Logistics Centre	38,697	94.4%	93.3%	92.5%
26.	LogisHub@Clementi	22,481	82.2%	82.2%	76.4%
27.	Nan Wah Building	15,878	100.0%	94.7%	77.2%
28.	LogisTech	27,360	77.8%	99.3%	93.7%
29.	Xilin Districentre Building A & B	20,992	100.0%	100.0%	100.0%
30.	Xilin Districentre Building D	14,358	100.0%	100.0%	100.0%
	<b>Sub-total for Multi-tenanted Buildings</b>	<b>677,055</b>	<b>93.1%</b>	<b>94.3%</b>	<b>92.1%</b>

<b>B.</b>	<b>SINGLE-TENANTED BUILDINGS</b>	<b>Net Lettable Area (sqm)</b>	<b>Occy as at 31 Dec 06</b>	<b>Occy as at 30 Sep 06</b>	<b>Occy as at 30 Jun 06</b>
	<b>Business &amp; Science Parks</b>				
31.	NESS Building	8,073	0.0%	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%
34.	LabOne Building	8,202	100.0%	100.0%	100.00%
	<b>Light Industrial</b>				
35.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
36.	AEM-Evertch Building	11,799	100.0%	100.0%	100.0%
37.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
38.	Aztech Building	13,997	100.0%	100.0%	100.0%
39.	BBR Building	5,421	100.0%	100.0%	100.0%
40.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
41.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
42.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
43.	Hoya Building	5,092	100.0%	100.0%	100.0%
44.	Hyflux Building	16,980	100.0%	100.0%	100.0%
45.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
46.	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 31 Dec 06	Occy as at 30 Sep 06	Occy as at 30 Jun 06
	<b>Light Industrial</b>				
47.	Progen Building	17,267	100.0%	100.0%	100.0%
48.	SB Building	11,895	100.0%	100.0%	100.0%
49.	Steel Industries Building	11,254	100.0%	100.0%	100.0%
50.	Thales Building	6,049	100.0%	100.0%	100.0%
51.	Volex Building	8,000	100.0%	100.0%	100.0%
52.	Weltech Building	6,509	100.0%	100.0%	100.0%
	<b>Hi-tech Industrial</b>				
53.	138 Depot Road	26,485	100.0%	100.0%	100.0%
54.	Infineon Building	27,109	100.0%	100.0%	100.0%
55.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
56.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
	<b>Logistics &amp; Distribution Centres</b>				
57.	Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
58.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
59.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
60.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
61.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
62.	JEL Centre	9,494	100.0%	100.0%	100.0%
63.	MacDermid Building	4,321	100.0%	100.0%	100.0%
64.	SENKEE Logistics Hub	28,421	100.0%	100.0%	100.0%
65.	TT International Tradepark	42,765	100.0%	100.0%	100.0%
66.	Logistics 21	47,616	100.0%	100.0%	100.0%
67.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
68.	Courts	28,395	100.0%	-	-
	<b>Sub-total for Single-tenanted Buildings</b>	<b>717,889</b>	<b>98.9%</b>	<b>100.0%</b>	<b>100.0%</b>
	<b>Portfolio Total</b>	<b>1,394,944</b>	<b>96.1%</b>	<b>97.2%</b>	<b>96.1%</b>

**Table 2 : A-REIT rental rates for the three months ended 31 December 2006**

	<b>A-REIT*</b> (psm per month)	<b>JTC** 2006</b> (psm per month)
<b>Business &amp; Science Parks</b>	\$26.18	\$18.55 - \$26.00
<b>Light Industrial</b>	\$15.28	\$10.10 - \$14.45
<b>Hi-tech Industrial</b>	\$20.00	\$11.25 - \$23.40
<b>Logistics/Warehouse</b>	\$15.47	\$13.34***

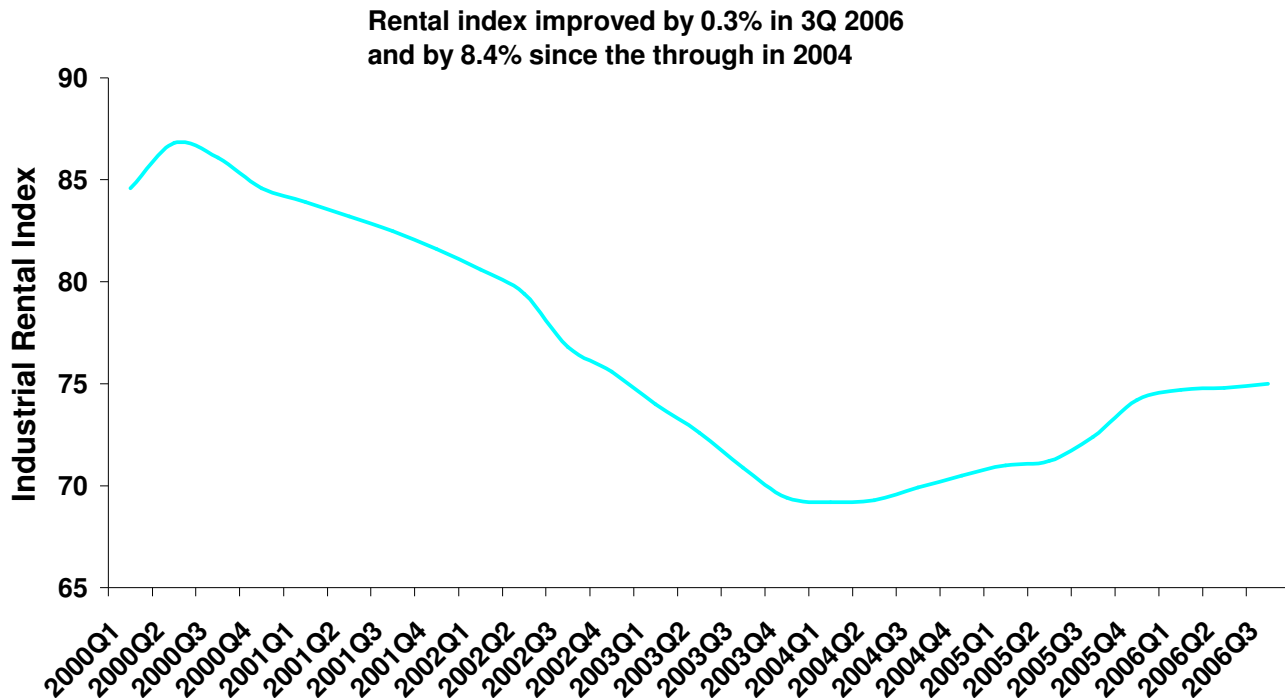
Sources:

\*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](http://www.jtc.gov.sg) - based on posted rates released wef from 1 July 2006.

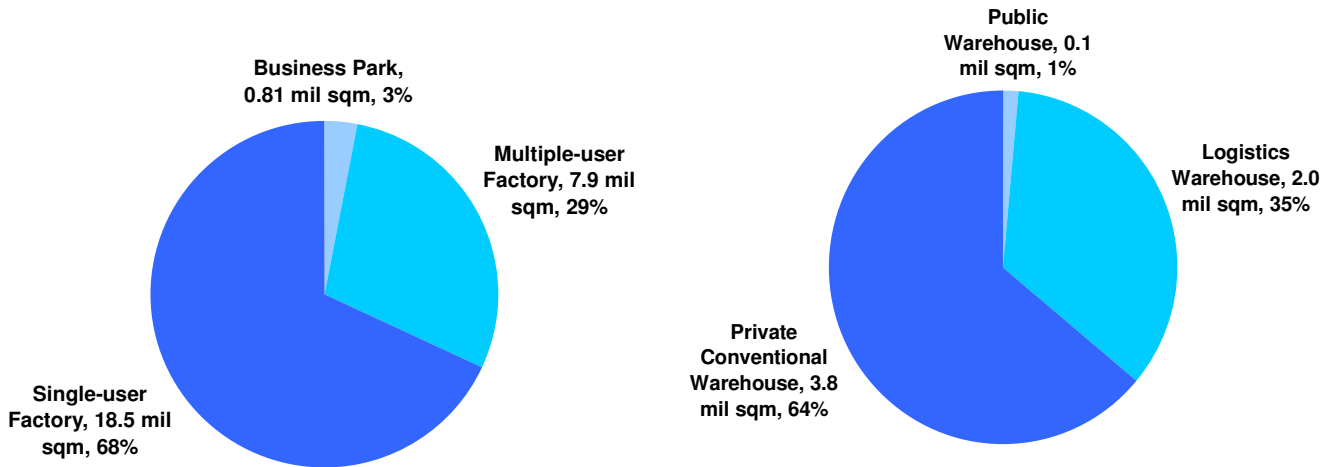
\*\*\* URA Official Statistics as at September 2006 [www.ura.gov.sg](http://www.ura.gov.sg)

**Chart 2 : URA Rental Index**



\*\*\* URA - Urban Redevelopment Authority Official Statistics as at Sep 2006 [www.ura.gov.sg](http://www.ura.gov.sg)

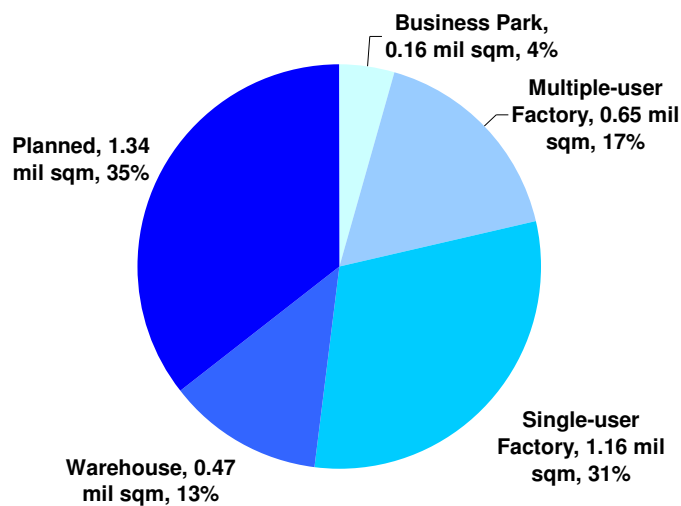
**Chart 3 : Existing supply of 27.2 million sqm (industrial space) and 5.9 million sqm (logistics and distribution centres space)**



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.

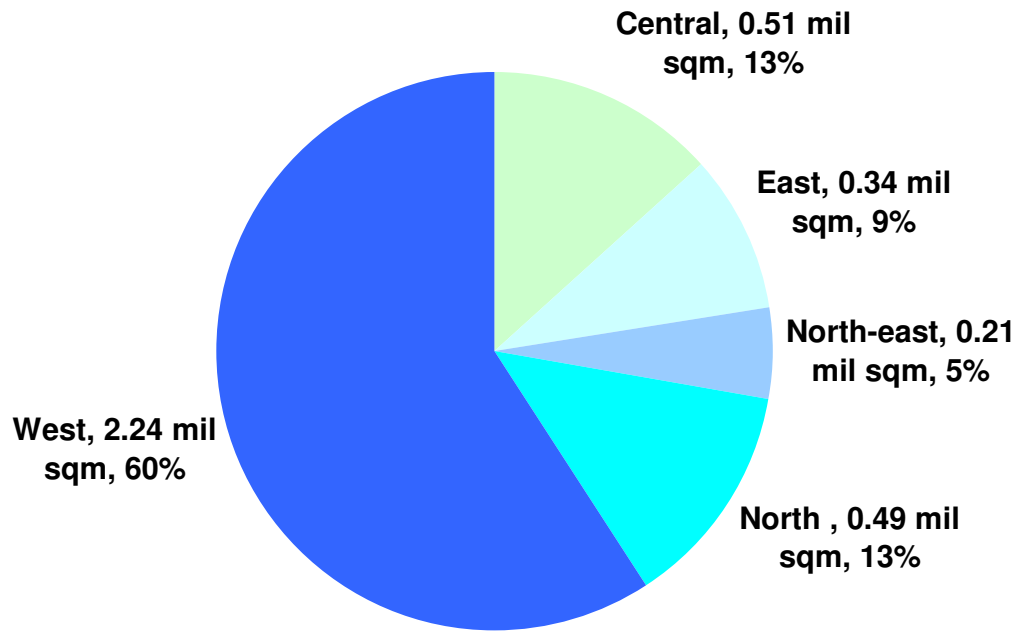
Source: URA: Urban Redevelopment Authority Official Statistics as at Sep 06

**Chart 4 : Only 65% of the potential industrial and logistics and distribution centres supply of 3.8 mil sqm is under construction, of which the bulk (47%) is for single-users**



Source: URA: Urban Redevelopment Authority Official Statistics as at Sep 06  
 \*No further breakdown of information available on the types of space under "Planned".

**Chart 5 : Potential industrial and logistics and distribution centres supply of 3.8 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: Urban Redevelopment Authority Official Statistics as at Sep 06

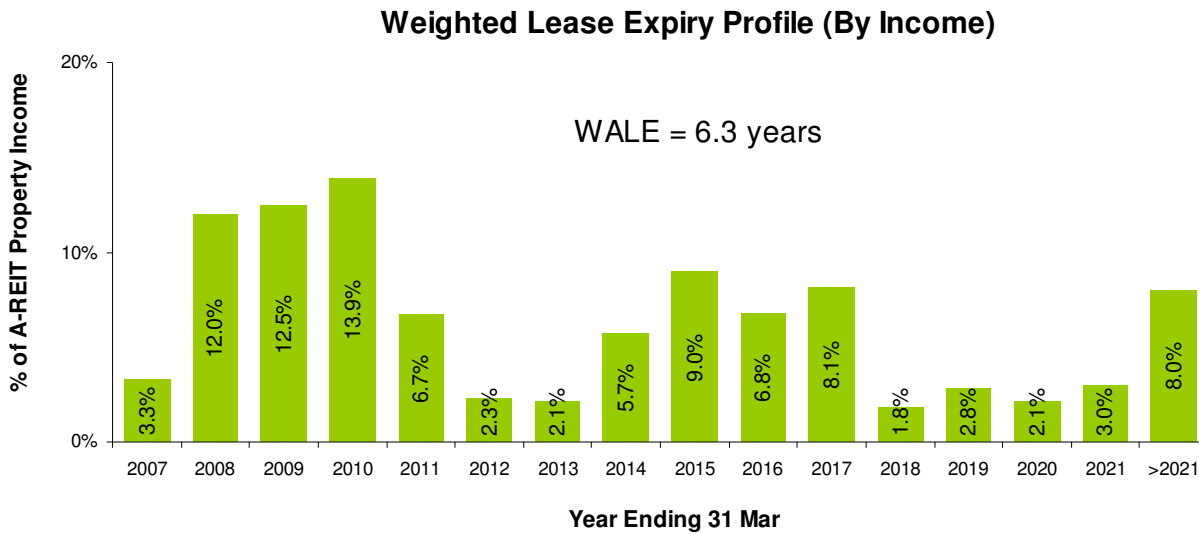


**Table 3 : Property Performance**

**Net Property Income for 3 months ended 31 December 2006**

Properties	3Q FY 2006/07 Actual S\$m	3Q FY 2005/06 Actual S\$m	Variance S\$m
<b><u>Business Park Properties</u></b>			
Gross Revenue	13.7	12.5	1.2
Property Operating Expenses	3.7	3.3	0.4
Net Property Income	10.0	9.2	0.8
<b><u>Hi-Tech Industrial Properties</u></b>			
Gross Revenue	21.4	17.5	3.9
Property Operating Expenses	7.8	5.3	2.5
Net Property Income	13.6	12.2	1.4
<b><u>Light Industrial Properties</u></b>			
Gross Revenue	16.3	13.3	3.0
Property Operating Expenses	3.8	3.3	0.5
Net Property Income	12.5	10.0	2.5
<b><u>Logistics Properties</u></b>			
Gross Revenue	19.2	17.9	1.3
Property Operating Expenses	3.0	3.0	-
Net Property Income	16.2	14.9	1.3
<b><u>Warehouse Retail Facilities</u></b>			
Gross Revenue	0.5	-	0.5
Property Operating Expenses	negligible	-	-
Net Property Income	0.5	-	0.5
<b><u>Total</u></b>			
Gross Revenue	71.1	61.2	9.9
Property Operating Expenses	18.3	14.9	3.4
Net Property Income	52.8	46.3	6.5

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



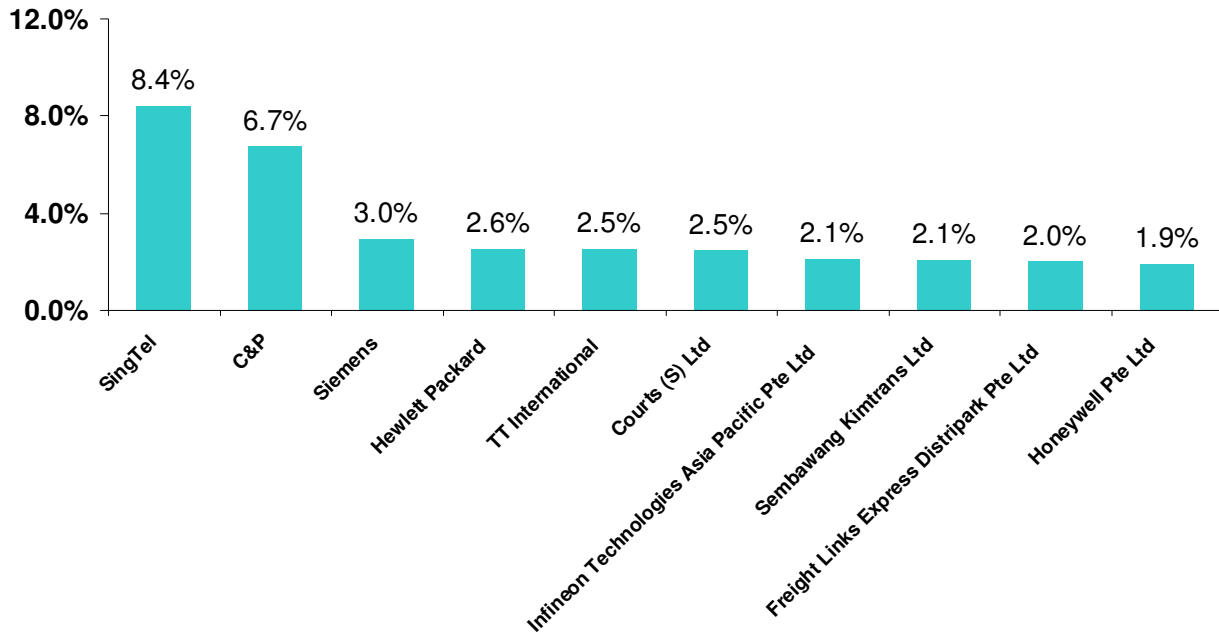
Based on 68 properties @ 31 Dec 06

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

- The A-REIT profile is based on 68 properties and has a weighted average lease to expiry of 6.3 years.
- The portfolio contains a diverse range of properties with over 750 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 33.8% of the total portfolio income compared to 35.7% as at 31 December 2005



Note:

Calculated on the basis of each tenant's percentage contribution to total Gross Rental Income for the month of December 2006

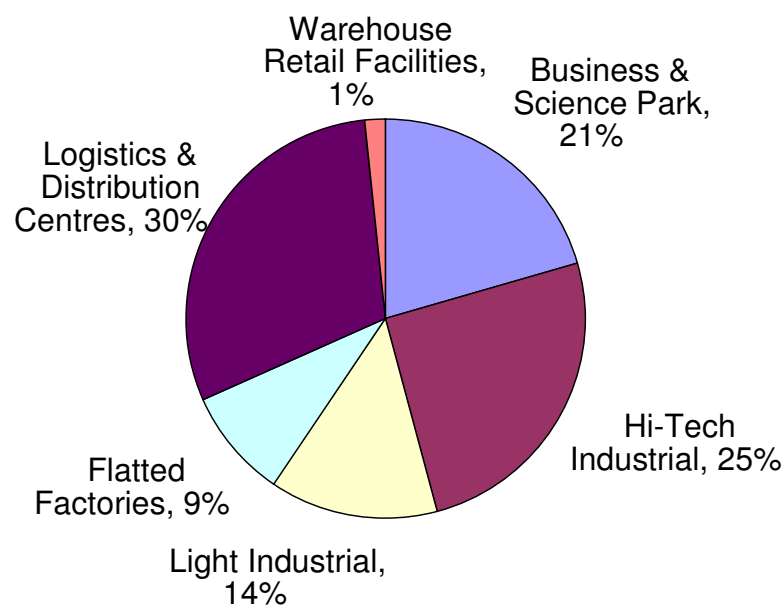
**Chart 8 : Deferred Payments in A-REIT's Portfolio**

Property	Acquisition Date	Deferred Amount (\$ m) as at 31 Dec 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	1.08	16.80
LabOne Building	Oct 06	0.65	20.00
<b>GRAND TOTAL</b>		<b>64.75</b>	<b>616.60</b>

**Total Assets as at 31 December 2006** **\$3.01 billion**

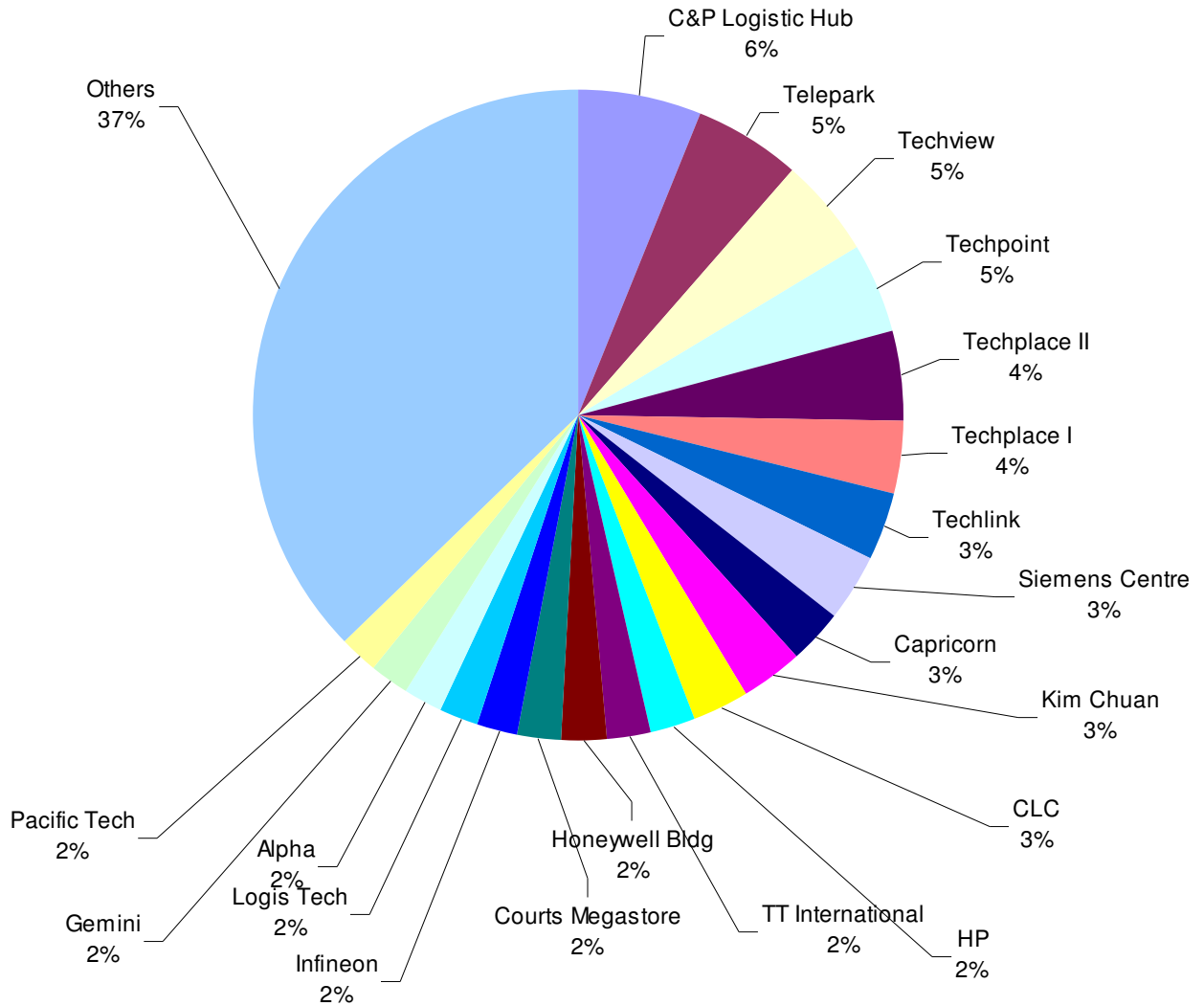
**% of deferred amount in relation to total assets** **2.1%**

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

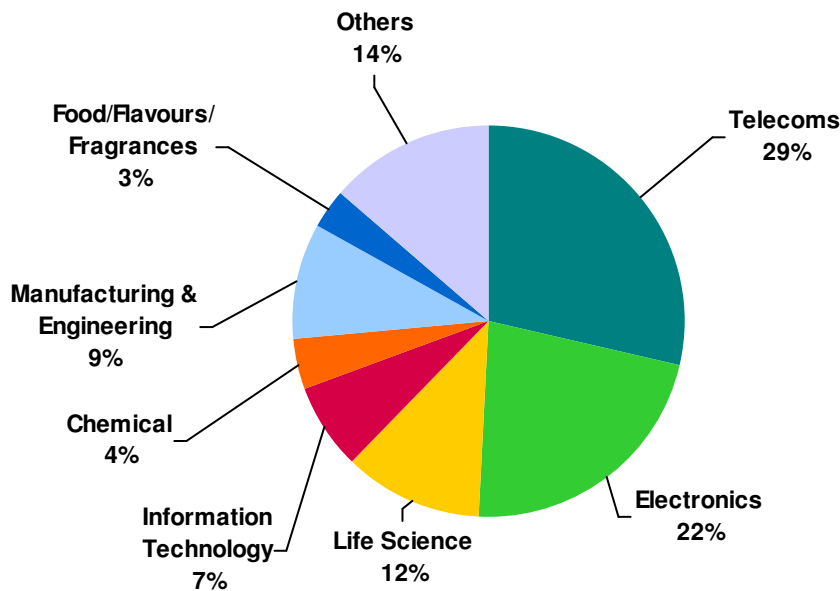


**Chart 10 : Reduced reliance on any one property – no single property accounts for more than 6% of total gross revenue**

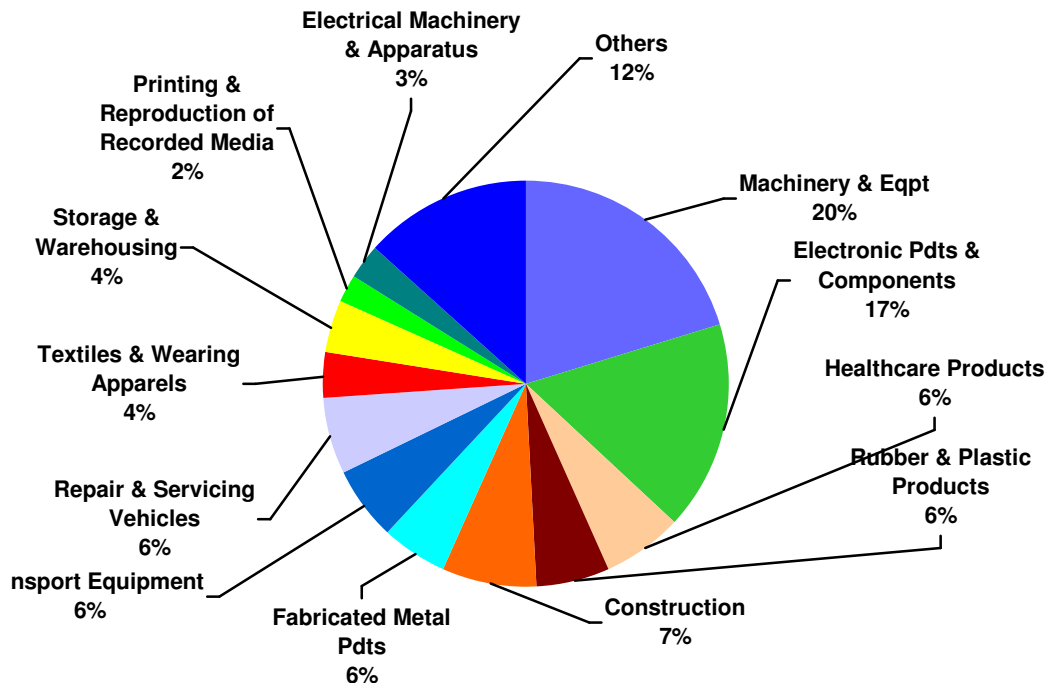
**Property Contribution by Monthly Gross Revenue**



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

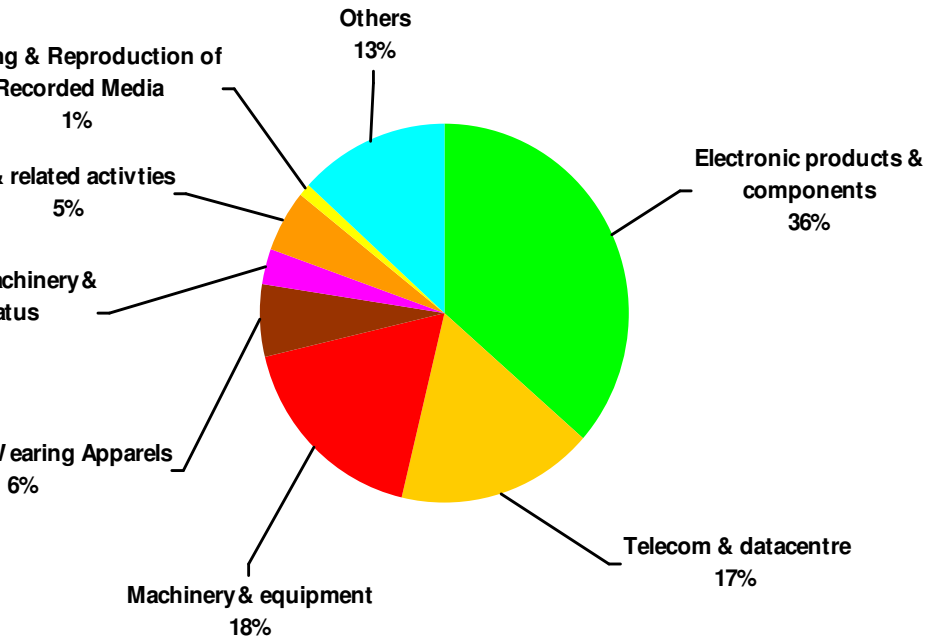


**Chart 12 : Light Industrial Properties  
 Tenants sectors by gross rental income**



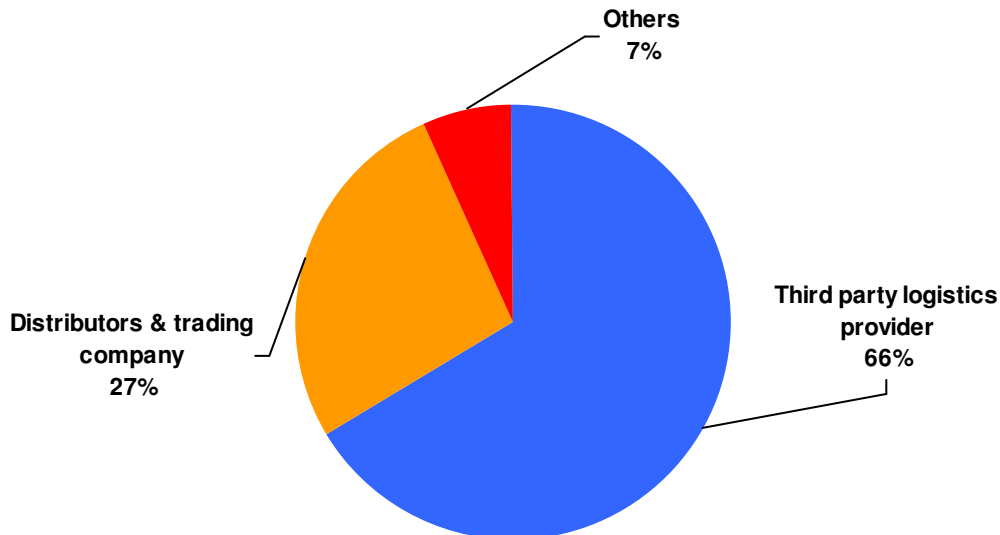
Note:  
 Others include Food Products & Beverage, Chemicals & Chemical Products, Furniture & Manufacturing NEC, Paper Products, Telecommunication, Cleaning Services, Medical, Precision & Optical Instruments, Clocks and IT & related activities, non metallic materials and other business activities

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



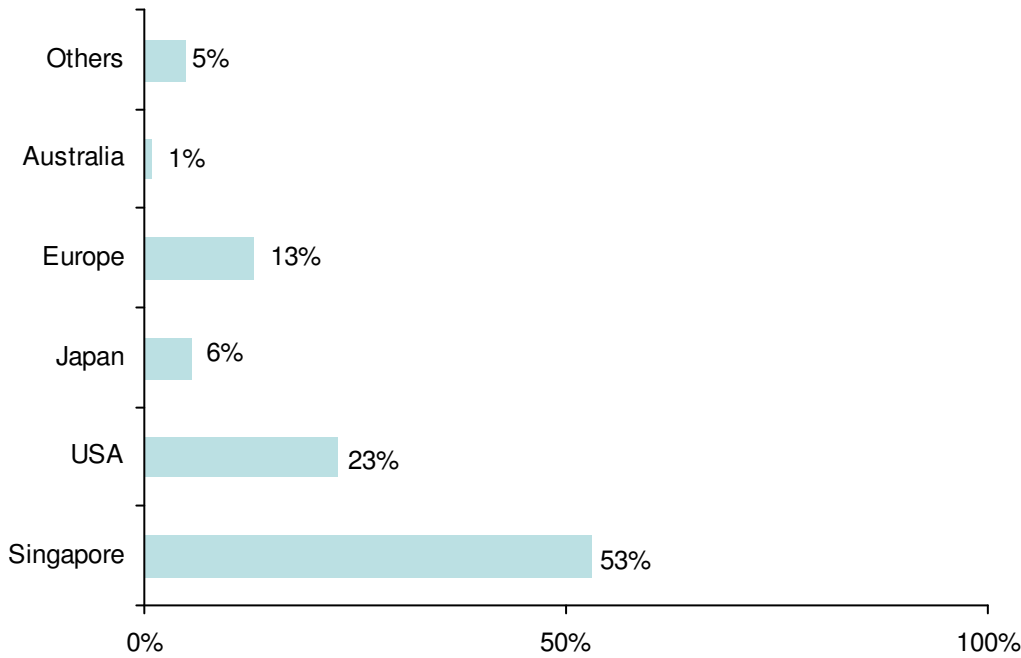
Note:  
 Others include Furniture & Manufacturing NEC, Construction, Transport Equipment, Supporting & Auxiliary Transport Activities, Medical, Precision & Optical Instruments, Clocks, Rubber & Plastic products, Fabricated Metal Products and Food Products & Beverage.

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



Note:  
 Third Party Logistics provide freight forwarding and shipping

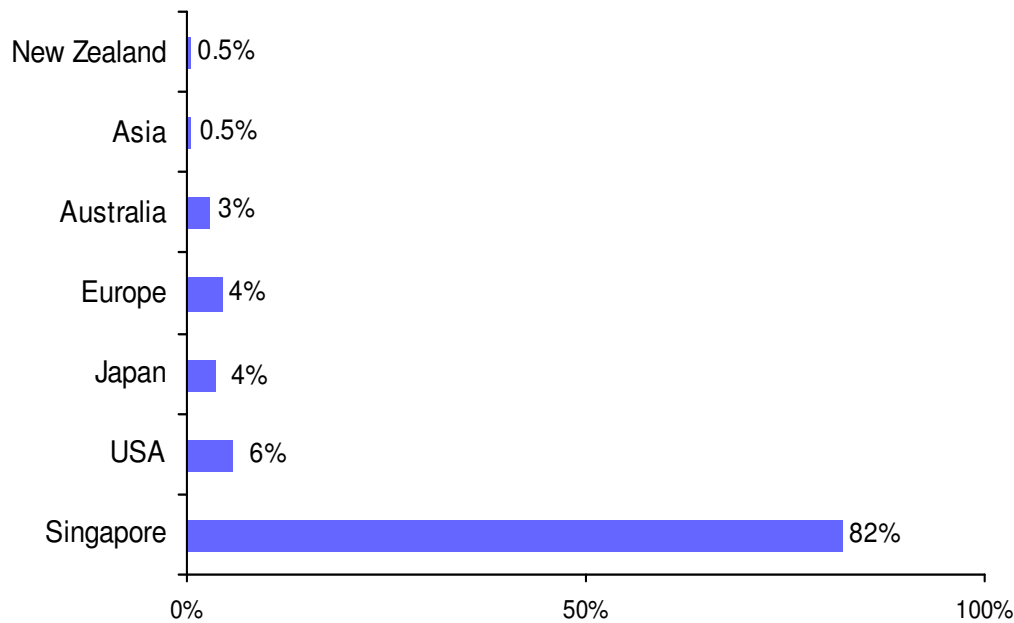
**Chart 15 : Business & Science Park Properties  
 Tenants country of origin**



Note:

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

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

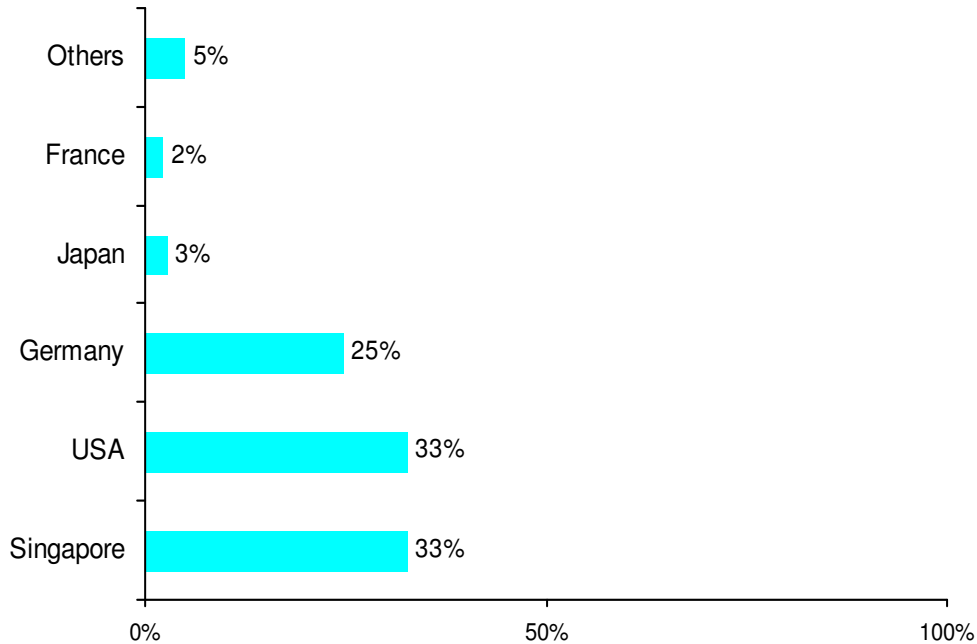


Notes:

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

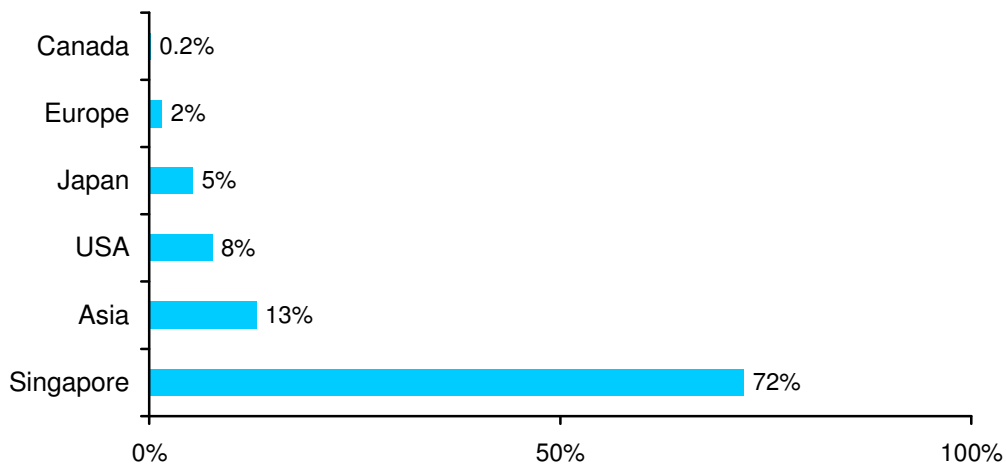


**Chart 17 : Hi-Tech Industrial Properties  
 Tenants country of origin**



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