



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

## **A-REIT completes purchase of two properties for S\$49.0 million**

1. Ascendas-MGM Funds Management Limited (the “**Manager**”), the Manager of Ascendas Real Estate Investment Trust (“**A-REIT**”) is pleased to announce the completion of the purchase of the two properties: Super Industrial Building and 26 Senoko Way (together, the “**Properties**”), for S\$49.0 million, funded by bank debt.
2. HSBC Institutional Trust Services (Singapore) Limited as trustee of A-REIT (the “**Trustee**”), has today exercised the call option under the put and call option agreement (the “**Option Agreement**”) entered into with Singapore Exchange listed Super Coffeemix Manufacturing Ltd (“**Super Coffeemix**”) on 20 October 2006.
3. Pursuant to the exercise of the call option under the Option Agreement, the Trustee and Vendor have entered into the sale and purchase agreement for the Property and completed the sale and purchase today.
4. Located at 2 Senoko South Road, Super Industrial Building is a 7-storey light industrial building with warehouse, production area, ancillary office and showroom. It is sited within the designated food zone in Woodlands East Industrial Estate and accessible via Tampines Expressway, Seletar Expressway and Bukit Timah Expressway.
5. 26 Senoko Way is also located within the designated food zone in Woodlands East Industrial Estate and is served by Tampines Expressway, Seletar Expressway and Bukit Timah Expressway. It is a 2-storey light industrial building with a 4-storey linked extension block currently used as production area and ancillary office.

6. Super Coffeemix will leaseback the Properties for 7 years with stepped rental increases and an option to renew for another 7 years
7. A-REIT currently has a portfolio of 68 properties and has previously announced five additional proposed acquisitions/developments, worth in aggregate about S\$212 million that have yet to be completed:
  - 1) A warehouse retail facility worth about \$66 million which is being built for Cold Storage Singapore (1983) Pte Ltd is expected to be completed in March 2007.
  - 2) A partial build-to-suit business park property will be built at Plot 15 Changi Business Park with Rohde & Schwarz Singapore Pte Ltd as the anchor tenant. The \$28.6 million building is expected to be completed by early 2008.
  - 3) A partial build-to-suit distribution facility which is currently under development at Plot 7 & 8 Changi LogisPark (North) with Zuellig Pharma Pte Ltd as the anchor tenant. The \$32 million development project is expected to be completed by early 2008.
  - 4) An additional five-storey ramp up warehouse currently under construction by SENKEE Logistics Pte Ltd, an asset enhancement for Phase 2 of SENKEE Logistics Hub, will be acquired for \$63.8 million upon satisfaction of certain conditions precedent. The construction is expected to be completed in early 2008.
  - 5) A logistic and distribution facility, currently being built by the vendor, Goldin Enterprises Pte Limited, will be acquired for S\$22.5 million in the second half of 2008 upon satisfaction of certain conditions precedent.

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

Mary de Souza  
Company Secretary  
08 January 2007

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**Important Notice**

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 Singapore Stock Exchange ("**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.