



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

### **A-REIT Completes Acquisitions of Pacific Tech Centre and BBR Building for S\$68.8 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 A-REIT’s acquisitions of Pacific Tech Centre and BBR Building (the “**Properties**”) for a total purchase price of S\$68.8 million.
2. HSBC Institutional Trust Services (Singapore) Limited as trustee of A-REIT (the “**Trustee**”), has exercised the call options under the put and call option agreements entered into between the respective vendors and the Trustee regarding the sale and purchase of the Properties. (Please see table below for details of the two transactions)

<b>Name of Property</b>	<b>Purchase Price S\$m</b>	<b>Address</b>	<b>Vendor</b>	<b>Signed Put and Call Option Agreements Date</b>
Pacific Tech Centre	62.0	No.1 Jalan Kilang Timor	Federal Paint Factory (S) Ltd	5 May 2005
BBR Building	6.8	50 Changi South Street 1	BBR Construction Systems Pte Ltd	4 April 2005

3. Pursuant to the Trustee’s exercise of the call options under the Option Agreements for BBR and Pacific Tech Centre on 21 June 2005 and 1 July 2005 respectively, the Trustee and the Vendors of the Properties entered into the sale and purchase agreements for the Properties and completed the sale and purchase on the respective dates.
4. The acquisitions were funded by a combination of cash and bank debt drawn down from available debt facilities. Total debt now represents 31.0% of total assets.

By Order of the Board  
Ascendas-MGM Funds Management Limited  
(Company Registration No. 200201987K)  
Manager of A-REIT

Tay Hsiu Chieh  
Company Secretary  
1 July 2005

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### **Important Notice**

The value of units in A-REIT ("**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 Exchange Securities Trading Limited ("**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.