



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

A-REIT Completes Acquisition of SENKEE Logistics Hub for S\$42.3 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 acquisition of SENKEE Logistics Hub (the “**Property**”) for a purchase price of S\$42.3 million.
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 between SENKEE Logistics Pte Ltd (the “**Vendor**”) and the Trustee regarding the sale and purchase of the Property on 26 July 2005.
3. Pursuant to the Trustee’s exercise of the call option under the Option Agreement, the Trustee and the Vendor of the Property entered into the sale and purchase agreement for the Property and completed the sale and purchase today.
4. The acquisition of SENKEE Logistics Hub is funded from available bank facilities, which will be repaid upon receipt of the gross proceeds from A-REIT’s equity raising, expected to be on 5 October 2005.

5. The acquisition of the Property will not have a significant impact on A-REIT's FY2005/06 second quarter results ending 30 September 2005. A-REIT's projected distributable income for the financial year ending 31 March 2006 disclosed in the circular dated 20 September 2005 issued by the Manager in connection with A-REIT's equity raising remains unchanged as the Property has been acquired on the same terms as those outlined in the circular.

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

Tay Hsiu Chieh
Company Secretary
23 September 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.