



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

**NOTICE OF BOOKS CLOSURE DATE IN RELATION
TO THE PREFERENTIAL OFFERING**

1. NOTICE IS HEREBY GIVEN THAT, subject to the passing of the resolution relating to the Proposed Issue (as defined below) at the Extraordinary General Meeting (“EGM”) of the unitholders (“Unitholders”) of Ascendas Real Estate Investment Trust (“A-REIT”) to be held on 13 September 2005, the Transfer Books and Register of Unitholders of A-REIT will be closed on **19 September 2005, Monday at 5.00 p.m.** (the “**Books Closure Date**”) for the purposes of determining the provisional allocations of Singapore Registered Unitholders¹ under the Preferential Offering (as defined herein).

2. Ascendas-MGM Funds Management Limited, the manager of A-REIT (the “**Manager**”), is convening the EGM to seek Unitholders’ approval for, *inter alia*, the proposed issue (the “**Proposed Issue**”) of new units (“**New Units**”) so as to raise up to S\$240.0 million² in A-REIT for placement by Citigroup Global Markets Singapore Pte. Ltd. (the “**Lead Manager and Underwriter**”) by way of:
 - (a) a preferential offering of New Units to Singapore Registered Unitholders¹ on a non-renounceable basis of one New Unit for every 20 existing units held as at the Books Closure Date (fractions of a Unit to be disregarded) and subject to the rounding mechanism as described in the Circular (the “**Preferential Offering**”); and
 - (b) a private placement of New Units by the Lead Manager and Underwriter to retail and institutional investors (together with the Preferential Offering, the “**Equity Fund Raising**”).

¹ Unitholders as at the Books Closure Date, other than those whose registered addresses with The Central Depository (Pte) Limited (“**CDP**”) are outside Singapore, who do not have a “rights” mailing address with CDP and who have not, at least five market days prior to the Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents.

² This figure is based on the assumptions that (i) Unitholders’ approval for the issue of the Techview Consideration Units is not obtained; and (ii) the amount of gross proceeds that is required to be raised to fund the FY2005/06 Acquisitions (with the exception of the acquisition of Thales Building) (the “**EFR Acquisitions**”) includes such amount required to fund the acquisition of Techview entirely in cash. If such approval is obtained, the gross proceeds of the Equity Fund Raising will be reduced by the Required Portion to approximately S\$216.6 million (assuming an issue price of S\$2.10 per Unit). Please see details in A-REIT’s circular dated 25 August 2005.(the“**Circular**”)

3. Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:

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Tel: +65 6774 9152, Email: meipeng.ho@ascendas-mgm.com
Or visit A-REIT's website at www.a-reit.com

By Order of the Board
Ascendas-MGM Funds Management Limited
(Company Registration No. 200201987K)
(Manager of Ascendas Real Estate Investment Trust)

Tay Hsiu Chieh
Company Secretary
25 August 2005

Important Notice

The value of Units and the income 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 may only deal in their Units through trading on Singapore Securities Exchange Trading Limited (the "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.