

A-REIT to acquire AEM-Evertch building for S\$14.0 million

7 February 2005, Singapore – Ascendas Real Estate Investment Trust (“**A-REIT**”) today signed a put-and-call option agreement with Ever Technologies Pte Ltd (“**Ever Technologies**”), a 100% wholly-owned subsidiary of AEM-Evertch Holdings Ltd (“**AEM-Evertch**”), to acquire AEM-Evertch Building (the “**Property**”) located at 52 Serangoon North Ave 4, at a price of S\$14.0 million. The Property is expected to provide a property yield of 8.1%.

Comprising a seven-storey light industrial building, the Property currently serves as a design and manufacturing facility for assembly equipment and precision engineering products to the microelectronics industries, and the corporate office of AEM-Evertch, a company listed on the Singapore Exchange Securities Trading Limited. It is located in close proximity to the city via the Central Expressway (CTE).

The Property sits on land covering an area of 6,465 sqm and has received approval for an additional 30 years extension expiring in 2055. Upon completion of the sale, AEM-Evertch will leaseback the entire property for 10 years at an initial annual rent of S\$1.9 million with stepped rental increases in the subsequent years of lease. A-REIT will be responsible for the expenses for property maintenance, property tax and land rent. A-REIT will also be required to pay estimated acquisition costs of S\$0.7 million.

Assuming that the acquisition is funded at an optimal gearing level of 30 per cent. debt / 70 per cent. equity, and that A-REIT had purchased, held and operated the Property for the entire financial year ended 31 March 2004, the annualised pro forma financial effect on A-REIT’s distributable income per unit would have been 0.03 cents. However, the purchase of the Property may be funded solely through additional borrowings.

Mr Tan Ser Ping, Chief Executive Officer of the A-REIT Manager, Ascendas-MGM Funds Management Ltd, said, “We are pleased to be partnering AEM-Evertch, a

leading designer, manufacturer and provider for equipment and services used in the microelectronics industry. This yield-accretive property acquisition will further diversify the A-REIT portfolio and extend the weighted average lease term to expiry to 6.1 years from 6.0 years (as at 3 January 2005). The property is a quality facility, and A-REIT looks forward to a mutually rewarding landlord-tenant relationship with AEM-Evertech.”

The signing of the Sale and Purchase Agreement will be subject to the fulfillment of securing financing by A-REIT to acquire the Property, approval of AEM-Evertech’s shareholders for the sale of the Property and approval from JTC Corporation for the transfer of land lease to A-REIT.

A-REIT currently has a portfolio of 32 properties. It has also announced two proposed acquisitions – a precommitted project being developed by Ascendas Pte Ltd: a building along Depot Road being developed for lease to Hewlett-Packard, expected to be completed in 2006 as well as the Ness Building, expected to be completed in October 2005. With the announced proposed acquisition, A-REIT’s portfolio is expected to increase to 33 properties by mid-2005.

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AEM-Evertech Holdings Limited (<http://www.aem-evertech.com>)

AEM-Evertech Holdings Ltd is a listed company on the Singapore Exchange Securities Trading Limited. The Company designs and manufactures equipment and precision engineering products and provide engineering materials, chemicals and services to the microelectronics industry. With its numerous facilities and locations across Singapore, Malaysia, South East Asia and China, the company aims to be the world’s top 3 companies supplying assembly and packaging equipment, precision products, materials and services to the global microelectronics industry.

About A-REIT (www.a-reit.com)

A-REIT is the first business space and light industrial real estate investment trust (“REIT”) listed on the SGX-ST. It has a diversified portfolio of 32 properties in Singapore, comprising business park (including science park), light and hi-tech industrial properties, and logistics and distribution centres, with a book value of S\$1.8 billion. These properties house a tenant base of over 470 international and local companies from a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Major tenants include C&P Logistics, Siemens, TT International, Honeywell, IHPC, Zuellig Pharma, IDS Logistics Services, OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies and Procter & Gamble.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the FTSE Global Small Cap Asia Pacific Ex Japan Index Series, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and the Standard & Poor inaugural S&P Asia PowerPicks 2004 portfolio.

A-REIT is managed by **Ascendas-MGM Funds Management Limited**, a joint venture between Singapore-based Ascendas Pte Ltd and Macquarie Goodman Management Ltd of Australia.

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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, Ascendas-MGM Funds Management Limited (the “**Manager**”), the manager of A-REIT 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 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.