

areit

Ascendas Real Estate Investment Trust

Proposed acquisitions of Super Industrial Building and 26 Senoko Way (the “Properties”)



23 October 2006



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Super Industrial Building

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Purchase price : S\$33.5 million
Acquisition fee to Manager: S\$335,000
Other acquisition costs: S\$167,500 (estimate)

Valuation by CB Richard Ellis (Pte) Ltd dated 2 October 2006 : S\$33.5 mil

Land area : 9,387 sqm

Title : 60 years (includes an option to renew for 30 years) with effect from 01 Jun 1996

GFA : 23,457 sqm

NLA : 18,079 sqm

Occupancy : 100%

Lease terms : 7-year lease to Super Coffeemix with stepped rental increases and an option for a further lease term of 7 years.

Outgoings : The tenant pays for land rent, property tax, maintenance and utilities expenses while A-REIT pays the lease administration fees.

**2 Senoko South Road
Singapore 758056**

A seven-storey light industrial building within designated food zone with warehouse, production area, ancillary office and showroom

Managed by Ascendas-MGM Funds Management Limited

26 Senoko Way



Purchase price : S\$15.5 million
Acquisition fee to Manager: S\$155,000
Other acquisition costs: S\$155,000 (estimate)

Valuation by CB Richard Ellis (Pte) Ltd dated 2 October 2006 : S\$15.5 mil

Land area : 9,320 sqm

Title : 60 years (includes an option to renew for 30 years) with effect from 16 Sep 1991

GFA : 12,616 sqm

NLA : 10,723 sqm

Occupancy : 100%

Lease terms : 7-year lease to Super Coffeemix with stepped rental increases and an option for a further lease term of 7 years.

Outgoings : The tenant pays for land rent, property tax, maintenance and utilities expenses while A-REIT pays the lease administration fees.

**26 Senoko Way
Singapore 758048**

A two-storey light industrial building with a 4-storey linked extension within designated food zone used as production and ancillary office



Distributable Income Per Unit ("DPU") Positive



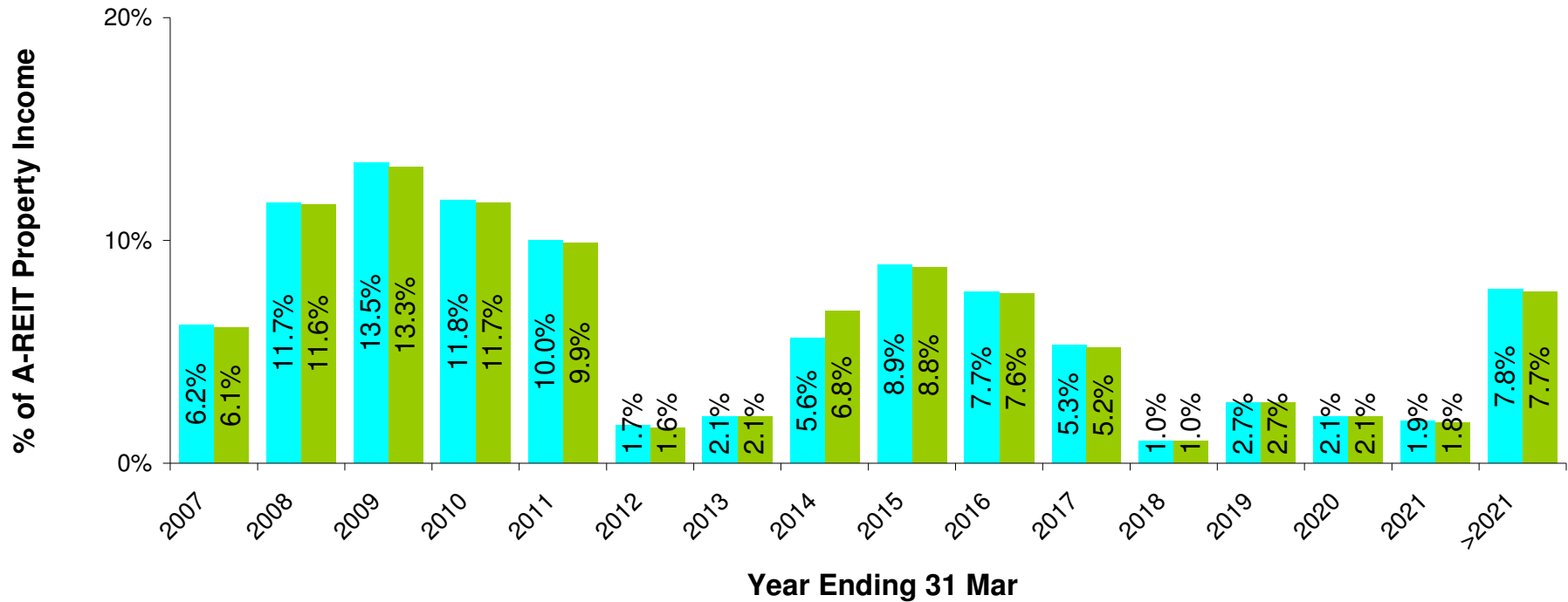
The Properties	DPU Impact*
DPU Impact (proforma annualised impact)	0.04 cents

Note:

*Assuming that: A-REIT had purchased, held and operated the properties for the whole of the financial year ended 31 March 2006 (based on 66 properties); the acquisitions were funded using the optimal gearing level of 40% debt and 60% equity; and in respect of the Properties, the Manager had elected to receive its base fee entirely in cash and its performance fee entirely in units.



A-REIT Weighted Lease Expiry Profile



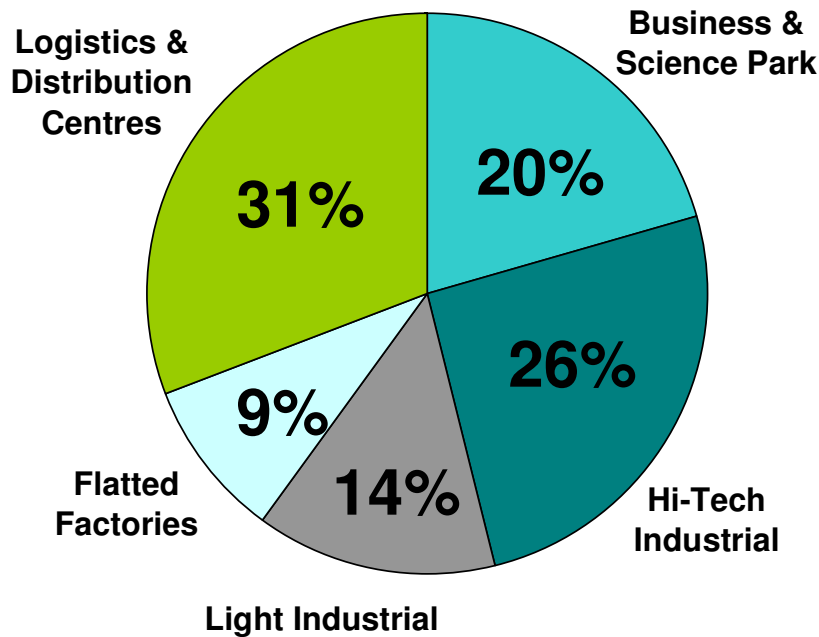
■ 66 properties @ 30 Sep 06 ■ 66 properties @ 30 Sep 06 + the Properties

	Existing 66 properties Before Acquisition (based on 30 Sep 06)	After Acquisition of the Properties
Weighted Average Lease Term to Expiry	6.09 years	6.10 years

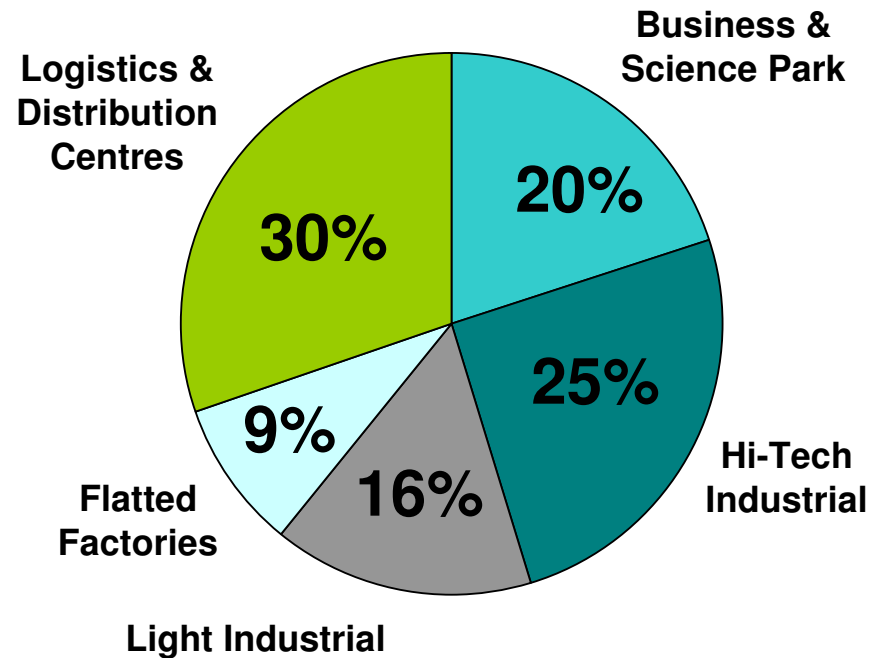


Asset Class Diversification by Portfolio Value

Before acquisition (1)



After acquisition (2)

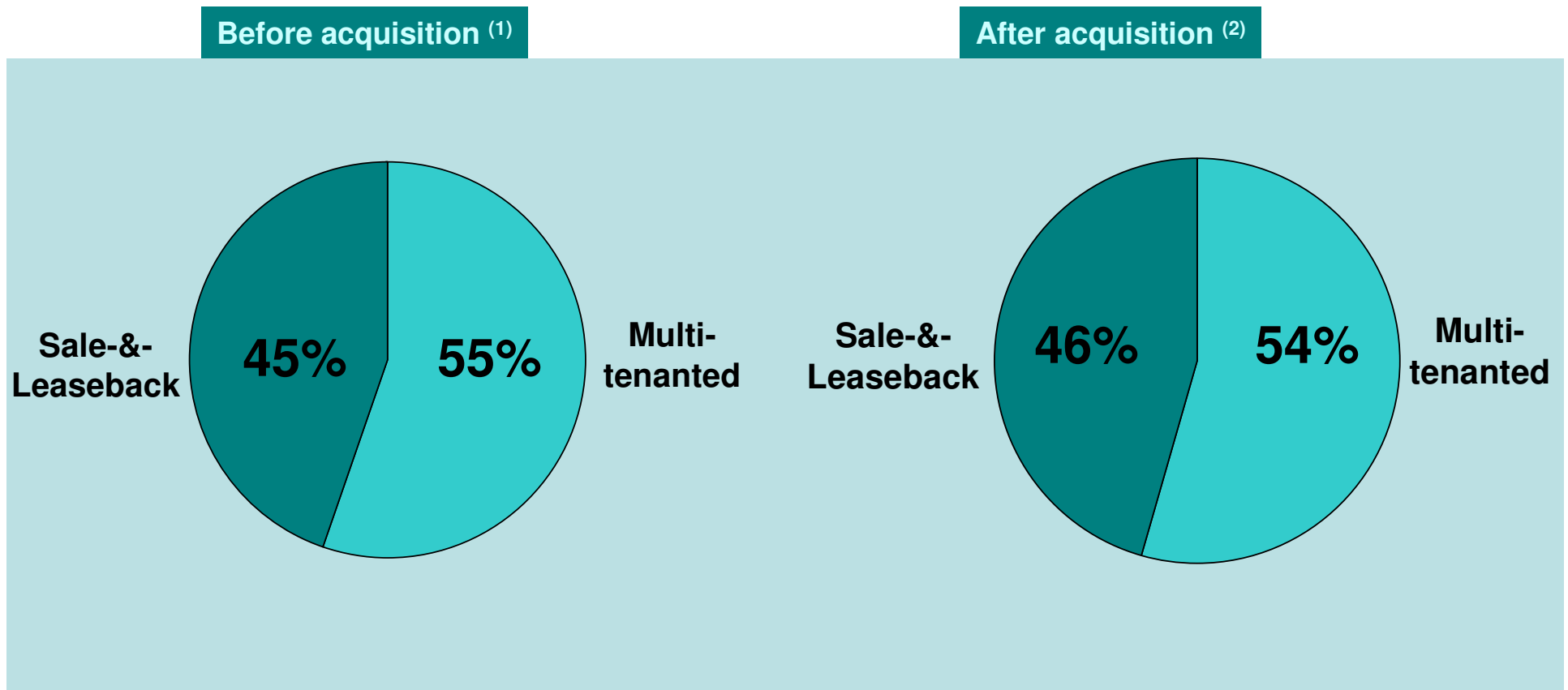


Notes:

- (1) Based on 66 properties as at 30 September 2006
- (2) Based on 68 properties including the Properties



Mix of Sale-&-Leaseback vs Multi-tenanted by Portfolio Value



Notes:

- (1) Based on 66 properties as at 30 September 2006
- (2) Based on 68 properties including the Properties



Timetable for Completion

	The Properties
October 2006	Signed Put and Call Option Agreement
January 2007 (expected)	<ul style="list-style-type: none"> • Exercise option • Execution of Sale and Purchase Agreements • Completion



Acquisitions Summary

- **Strategically located**
- **Continues to diversify property portfolio & tenant-mix**
- **Complements existing leasehold properties**
- **Yield-accretive**
- **DPU positive of 0.04 cents per unit***

Note:

*Assuming that: A-REIT had purchased, held and operated the property for the whole of the financial year ended 31 March 2006 (based on 66 properties); the acquisition was fully funded using the optimal gearing level of 40% debt and 60% equity; and in respect of the Properties, the Manager had elected to receive its base Fee entirely in cash and its performance Fee entirely in units.



- *The value of units in A-REIT (“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 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.*

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

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