

areit

Ascendas Real Estate Investment Trust

Proposed acquisition of Aztech Building



21 December 2005



Agenda

- **The Property**
- **Impact on A-REIT**
 - **Pro forma Financial Effect**
 - **Portfolio Diversification**
- **Timetable for Completion**
- **Acquisition Summary**



Aztech Building

areit



**No. 31 Ubi Road 1
Singapore 408694**

**A 4-storey light industrial building cum
9-storey annex building.**

Purchase price : S\$23.0 mil

Acquisition fee to Manager: S\$230,000

Other acquisition costs: S\$200,000 (estimate)

**Valuation dated 15 Nov 2005 : S\$23.0 mil by
Jones Lang LaSalle Property Consultants Pte Ltd**

Land area : 7,114.6 sqm

Title : 30 + 30 years with effect of 1 March 1990

GFA : 17,753 sqm

NLA : 13,997 sqm

Occupancy : 100%

**Lease terms : 7-year lease to Aztech Systems
Limited with stepped rental increases in Year 3
and Year 5.**

**Outgoings : Aztech Systems pays for
maintenance and utilities while A-REIT pays for
land rent, property tax and lease management
fee.**

Agenda

- **The Property**
- **Impact on A-REIT**
 - **Pro forma Financial Effect**
 - **Portfolio Diversification**
- **Timetable for Completion**
- **Acquisitions Summary**



Distributable Income Per Unit ("DPU") Positive

Aztech Building	DPU Impact*
DPU Impact (proforma annualised impact)	0.06 cents

The Properties

Impact on A-REIT

Timetable for
Completion

Acquisition Summary

Note:

*Assuming that: A-REIT had purchased, held and operated the property for the whole of the financial year ended 31 March 2005 (based on 58 properties including Hamilton Sundstrand Building and Thales Building); the acquisition was fully funded by available bank debt facilities; and in respect of the property, the Manager had elected to receive its base Fee entirely in cash and its performance Fee entirely in units.



Agenda

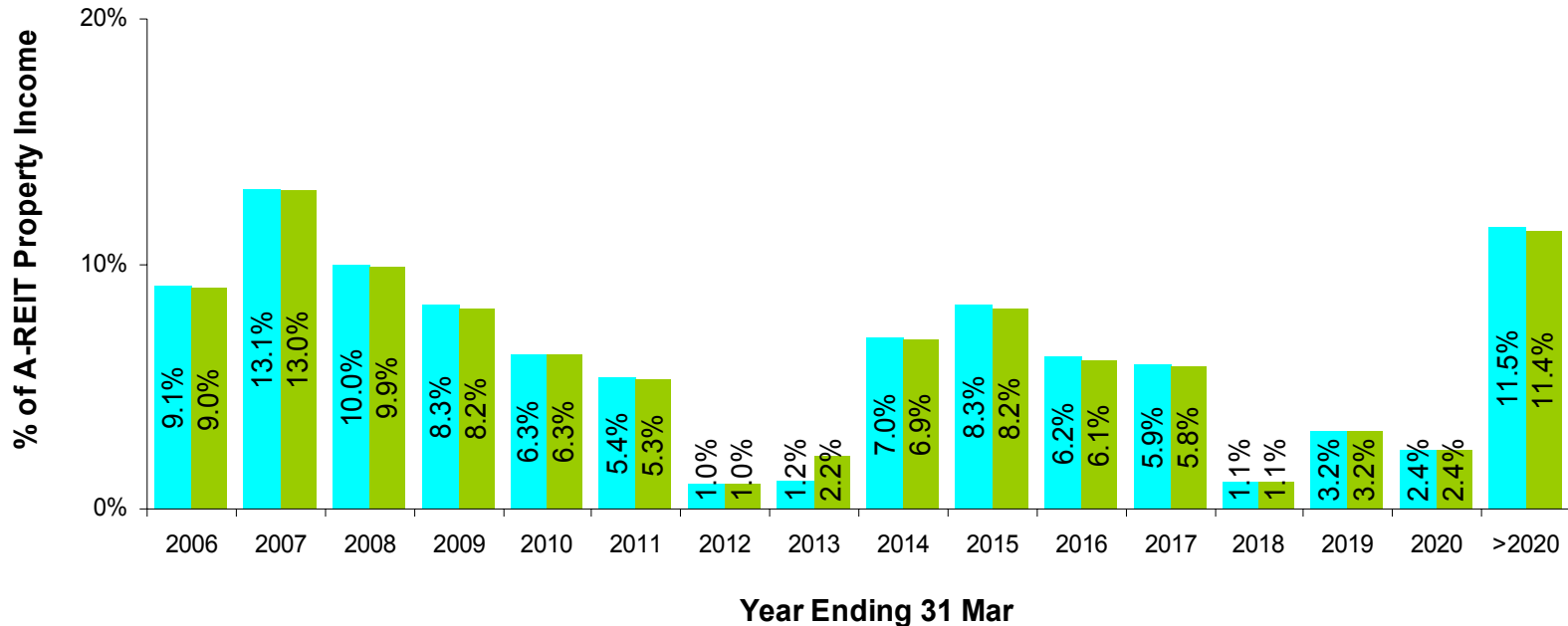
- **The Property**
- **Impact on A-REIT**
 - **Pro forma Financial Effect**
 - **Portfolio Diversification**
- **Timetable for Completion**
- **Acquisition Summary**



A-REIT Weighted Lease Expiry Profile



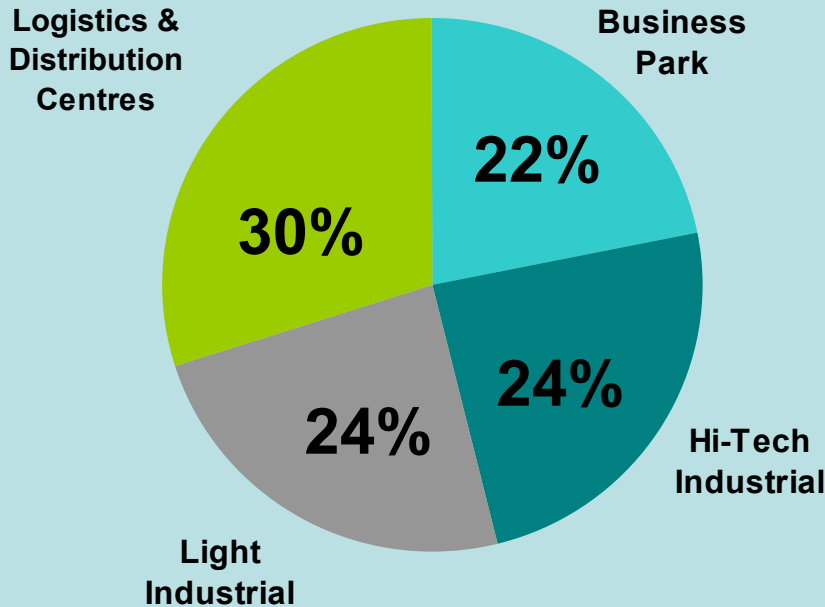
Weighted Lease Expiry Profile (By Income)



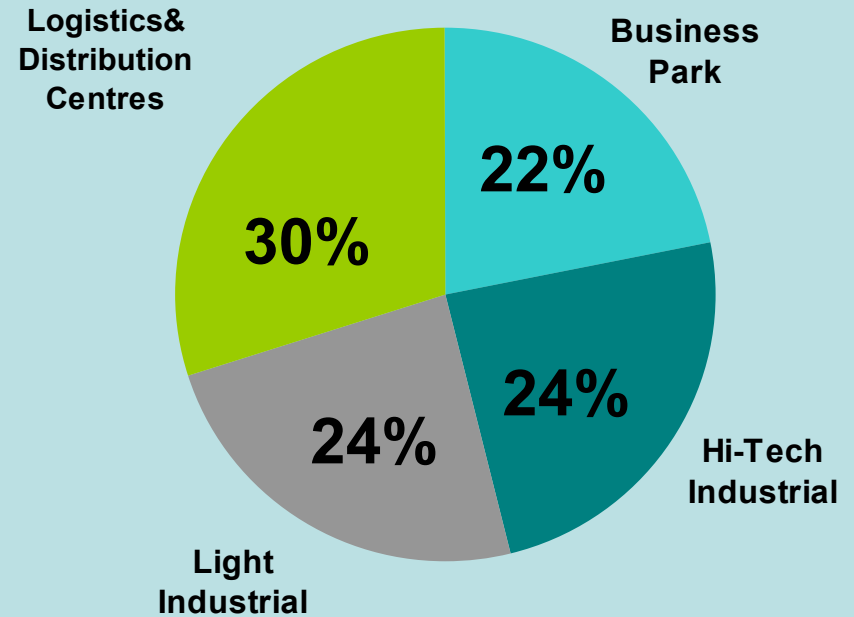
	Existing 59 Properties Before Acquisition (based on 9 Dec 05)	After Acquisition of Aztech Building
Weighted Average Lease Term to Expiry	6.9 years	6.9 years

Asset Class Diversification by Portfolio Value

Before acquisition (1)



After acquisition (2)

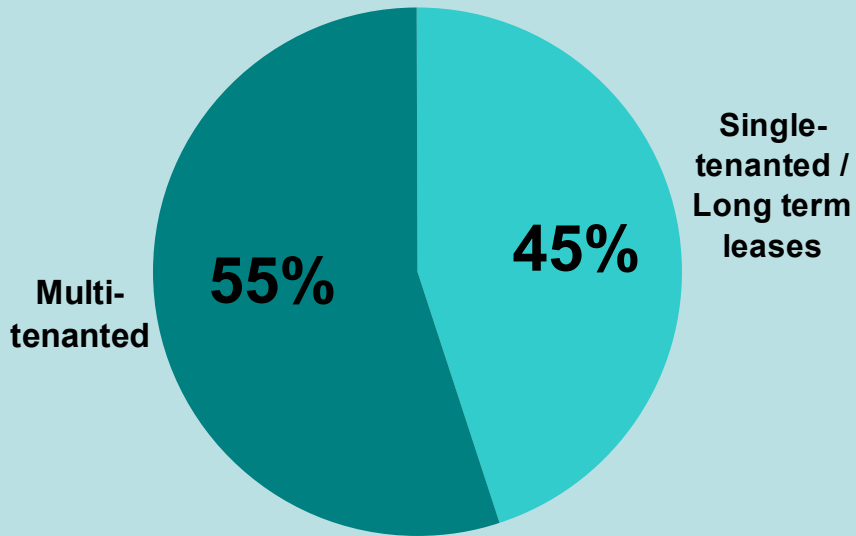


Notes:

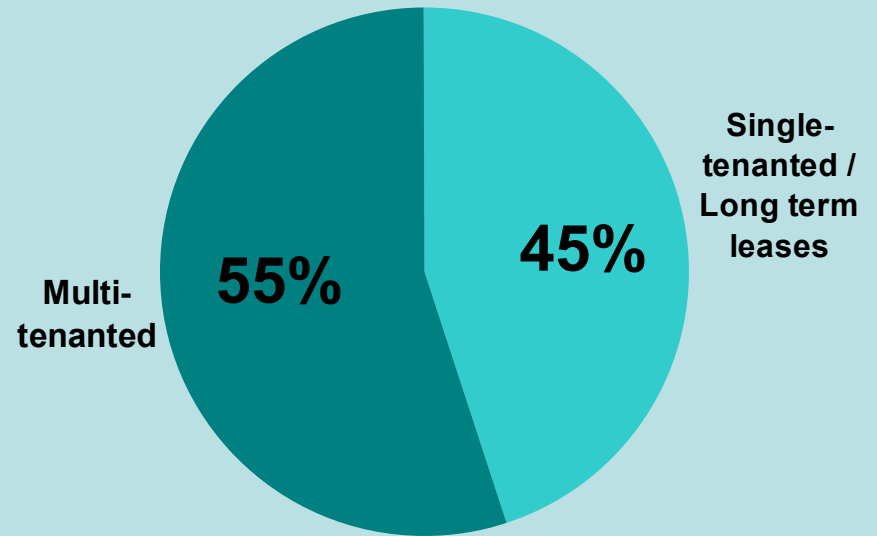
- (1) Based on 59 properties as at 9 December 2005
- (2) Based on 60 properties including Aztech Building

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

Before acquisition (1)



After acquisition (2)



Notes:

- (1) Based on 59 properties as at 9 December 2005
- (2) Based on 60 properties including Aztech Building

Agenda

- **The Property**
- **Impact on A-REIT**
 - **Pro forma Financial Effect**
 - **Portfolio Diversification**
- **Timetable for Completion**
- **Acquisition Summary**



Timetable for Completion

	Aztech Building
December 2005	Signed Put and Call Option Agreement
February 2006 (expected)	<ul style="list-style-type: none"> • Exercise option • Execution of Sale and Purchase Agreement • Completion

The Properties

Impact on A-REIT

Timetable for
Completion

Acquisition Summary



Agenda

- **The Property**
- **Impact on A-REIT**
 - **Pro forma Financial Effect**
 - **Portfolio Diversification**
- **Timetable for Completion**
- **Acquisition Summary**



Acquisition Summary

- **Strategically located**
- **Continues to diversify property portfolio & tenant-mix**
- **Complements existing leasehold properties**
- **Yield-accretive**
- **DPU positive of 0.06 cents per unit***

The Properties

Impact on A-REIT

Timetable for
Completion

Acquisition Summary

Note:

*Assuming that: A-REIT had purchased, held and operated the property for the whole of the financial year ended 31 March 2005 (based on 58 properties including Hamilton Sundstrand Building and Thales Building); the acquisition was fully funded by available bank debt facilities; and in respect of the property, 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.

- End -