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Ascendas Real Estate Investment Trust

**Acquisition of portfolio of five properties
from Flextronics Group comprising:
2 Changi South Lane,
1 Kallang Place,
18 Woodlands Loop and
9 & 11 Woodlands Terrace
(together the “Properties”)**



01 February 2007



Content



- **The Properties**
- **Impact on A-REIT**
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2 Changi South Lane

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Purchase price : \$30 million
Acquisition fee to Manager: \$300,000
Other acquisition costs: \$75,000

Valuation dated 28 December 2006 : \$30 million
by DTZ Debenham Tie Leung

Land area : 14,164 sqm
Title : 60 years with effect from 16 Oct 1997
GFA : 26,300 sqm
NLA : 20,939 sqm
Occupancy : 100%

Lease terms : 7-year lease to Flextronics Distribution Centre (S) Pte Ltd with stepped annual rental increases and an option for a further lease term of 10 years

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

2 Changi South Lane
Singapore 486123

A six-storey hi-tech industrial property with ancillary warehouse facility



1 Kallang Place

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Purchase price : \$12 million
Acquisition fee to Manager: \$120,000
Other acquisition costs: \$60,000

Valuation dated 28 December 2006 : \$12 million
by DTZ Debenham Tie Leung

Land area : 7,288 sqm

Title : 30 years with effect from 1 December 1994
(The land lease can be extended for a further 30 years upon satisfaction of JTC's investment criteria)

GFA : 15,490 sqm

NLA : 12,265 sqm

Occupancy : 100%

Lease terms : 7-year lease to Flextronics Technology (S) Pte Ltd with stepped annual rental increases and an option for a further lease term of 10 years

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

1 Kallang Place
Singapore 339211

**A seven-storey light industrial cum
warehouse facility**



18 Woodlands Loop

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Purchase price : \$17.2 million
Acquisition fee to Manager: \$172,000
Other acquisition costs: \$86,000

Valuation dated 28 December 2006 : \$17.2 million
by DTZ Debenham Tie Leung

Land area : 7,419 sqm
Title : 60 years from 16 February 1997
GFA : 18,422 sqm
NLA : 16,601 sqm
Occupancy : 100%

Lease terms : 7-year lease to Flextronics Plastics (S) Pte Ltd with stepped annual rental increases and an option for a further lease term of 10 years

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

18 Woodlands Loop
Singapore 738100

**A six-storey light industrial cum
warehouse facility with ancillary offices**



9 & 11 Woodlands Terrace

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Purchase price : \$3.85 million

Acquisition fee to Manager: \$38,500

Other acquisition costs: \$19,250

Valuation dated 28 December 2006 : \$3.96 million by DTZ Debenham Tie Leung

Total Land area : 10,032 sqm

Title : 60 years (from 1 January 1995 for 9 Woodlands Terrace and from 16 January 1996 for 11 Woodlands Terrace)

Total GFA : 5,555 sqm

Total NLA : 4,560 sqm

Occupancy : 100%

Lease terms : 7-year lease to Flextronics Mould Manufacturing Pte Ltd and Li Xin Plastics Industries Pte Ltd with stepped annual rental increases and an option for a further lease term of 10 years

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

9 Woodlands Terrace

Singapore 738434

11 Woodlands Terrace

Singapore 738436

Two single storey industrial facilities with a mezzanine level



Distributable Income Per Unit ("DPU") Positive



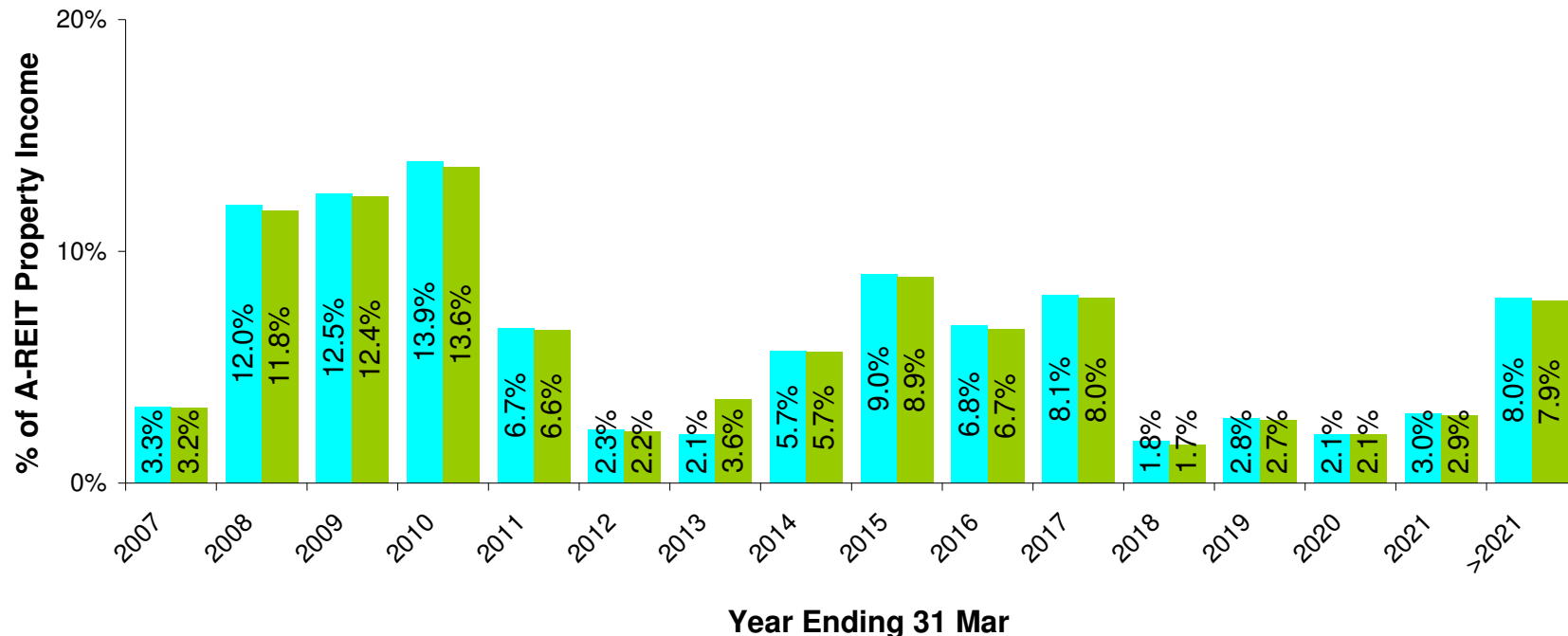
The Properties	DPU Impact*
DPU Impact (proforma annualised impact)	0.05 cents

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 69 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

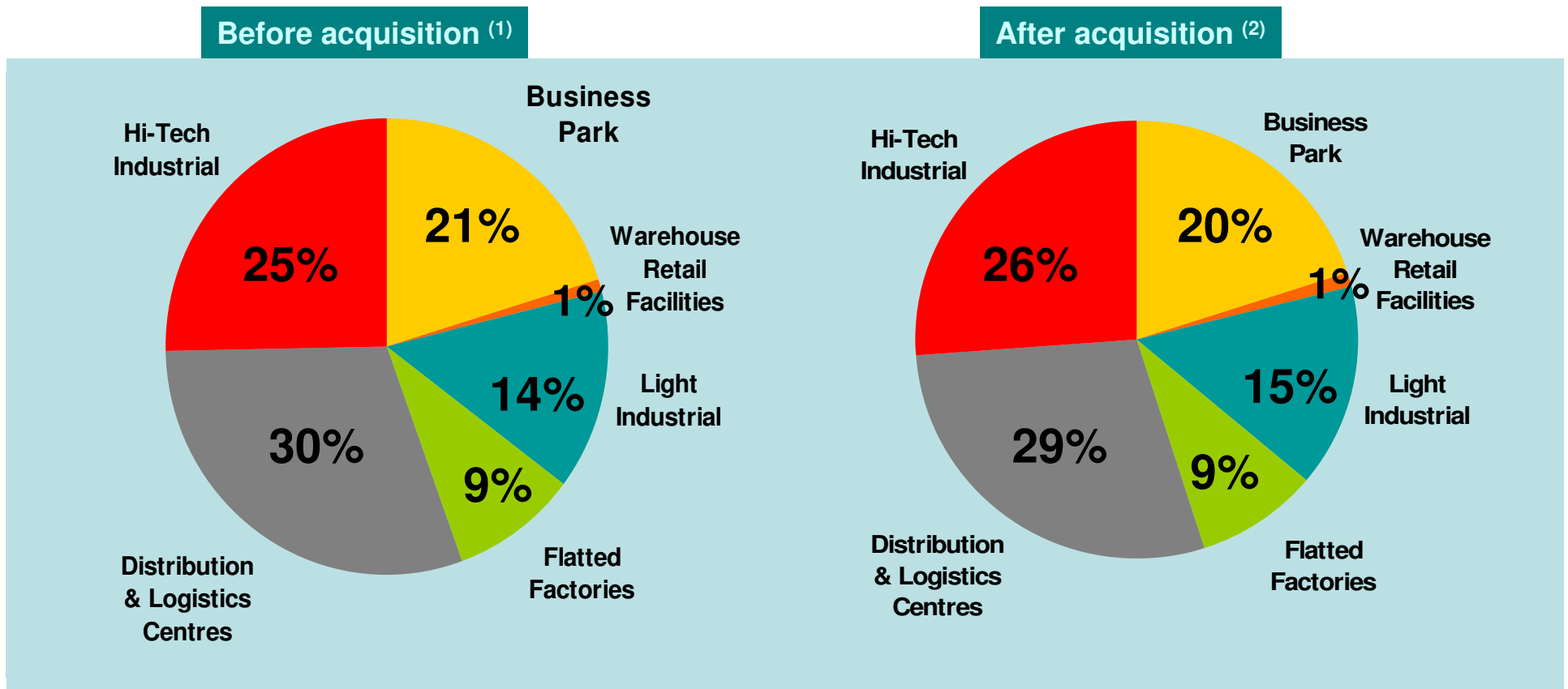


■ 68 properties @ 31 Dec 06 ■ 68 properties @ 31 Dec 06 + Flex

	Existing 68 Properties Before Acquisition	After Acquisition of the Properties
Weighted Average Lease Term to Expiry	6.29 years	6.30 years



Asset Class Diversification by Portfolio Value

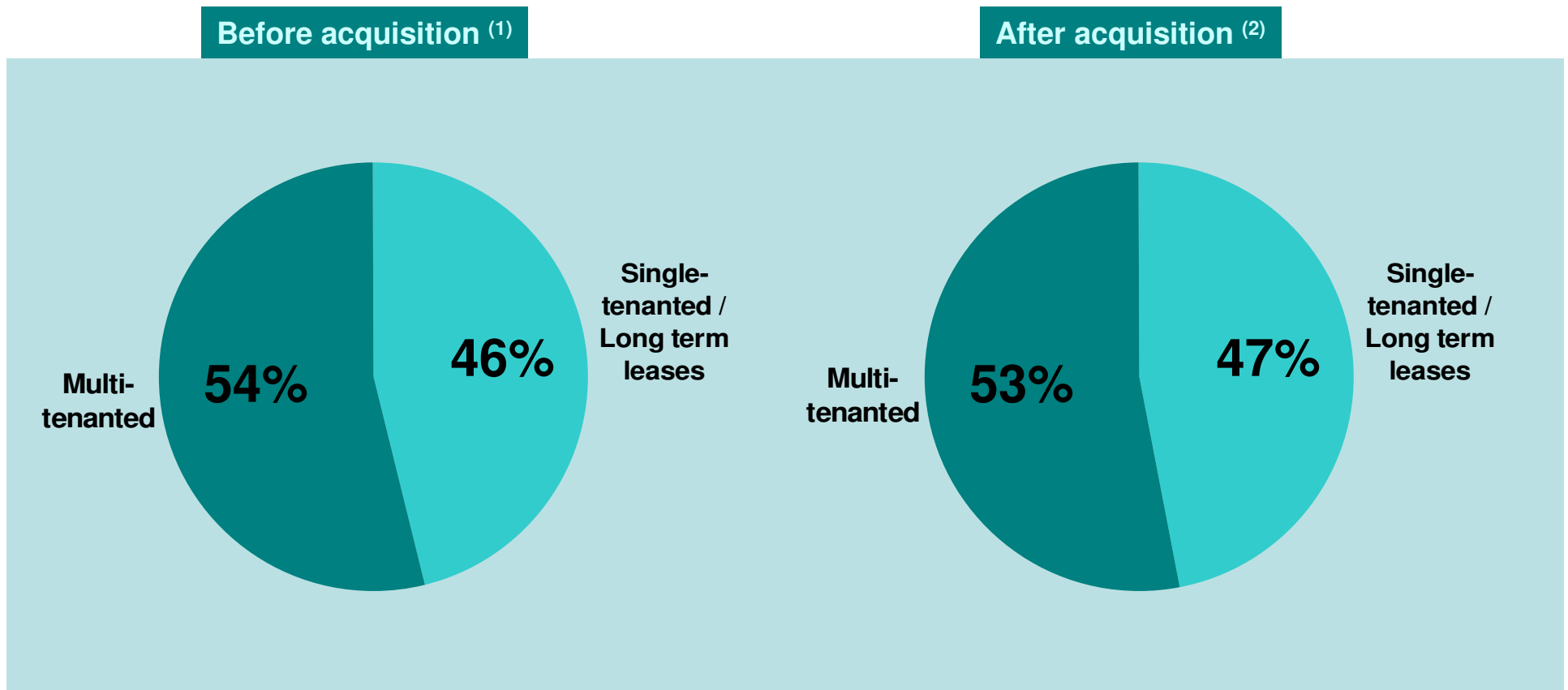


Notes:

- (1) Based on 68 properties as at 31 December 2006
- (2) Based on 73 properties including the Properties



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



Notes:

- (1) Based on 68 properties as at 31 December 2006
- (2) Based on 73 properties including the Properties



Acquisitions Summary

- **Portfolio of strategically located quality properties**
- **Continues to diversify property portfolio & tenant-mix**
- **DPU positive of 0.05 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 69 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.



- *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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