

Press Release
23 February 2004



**OVERWHELMING DEMAND FOR NEW UNITS
IN A-REIT UNDER PRIVATE PLACEMENT
- 10 times subscribed at issue price of S\$1.16 per New Unit**

Singapore, 23 February 2004 – Ascendas-MGM Funds Management Limited (“**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”), wishes to announce that, as at 20 February 2004, there were indications of interest for approximately ten (10) times the 40,674,243 New Units available for subscription under the Private Placement portion of the Equity Fund Raising as defined in the A-REIT circular dated 18 February 2004 (net of the aggregate of 21,769,681 New Units which Ascendas Land (Singapore) Pte Ltd and MGM Singapore Pte Ltd have undertaken to take up under the Private Placement).

Given the overwhelming demand, Citigroup Global Markets Singapore Pte Ltd, DBS Bank Ltd and J. P. Morgan (S.E.A.) Limited, the joint lead managers and underwriters of the Equity Fund Raising, have, in consultation with the Manager, decided to close the book of orders for the Private Placement.

The Preferential Offering and the ATM Offering (both as defined in the A-REIT circular dated 18 February 2004) are still open for acceptances and applications until the times and dates set out below.

The expected date and time of listing of the New Units on the Main Board of Singapore Exchange Securities Trading Limited is 4 March 2004 at 2.00 p.m.

Commenting on the demand, Mr Goh Kok Huat, Chief Executive Officer of the Manager, said, “We are extremely pleased with the overwhelming response for the Private Placement as it represents a huge vote of confidence in A-REIT and the interest truly reflects the investment appeal of A-REIT.”

Important Dates and Times:

Event	Date and Time
Closing date and time for the ATM Offering	26 February 2004 at 12.00 noon
Closing date and time for the Preferential Offering	26 February 2004 at 4.45 p.m. (Acceptance Form) 26 February 2004 at 9.30 p.m. (ATM)
Balloting for the ATM Offering (if necessary)	2 March 2004
Listing of the New Units	4 March 2004 at 2.00 p.m.

About A-REIT www.a-reit.com

A-REIT is the first business space and light industrial REIT listed on the SGX-ST. It has a diversified portfolio of 12 properties comprising business park (including science park), light and hi-tech industrial properties in Singapore, with a book value of approximately S\$750 million. These properties house a tenant base of over 300 international and local companies operating in a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Major tenants include Biopharmaceutical Manufacturing Technology Centre, Federal Express, Ghim Li Global, Honeywell, Lilly Systems Biology, OSIM International, Teradyne, Ultron Technologies, Venture Corporation and IDS Logistics.

A-REIT is managed by **Ascendas-MGM Funds Management Limited**, a joint venture between Singapore-based Ascendas Investment Pte Ltd, a related corporation of Ascendas Land (Singapore) Pte Ltd, and Australian-based Macquarie Goodman Industrial Management Pty Limited.

For enquiries, please contact:

Anne Than

Investor Relations, Ascendas-MGM Funds Management Limited

Tel: +65 6774 9152, Mobile: +65 9690 8074, Email: anne.than@ascendas.com

Or visit A-REIT's website at www.a-reit.com

Disclaimer

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.

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, 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 Exchange Securities Trading Limited ("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.