



A-REIT Completes Acquisition of Siemens Center

12 March 2004, Singapore – Ascendas-MGM Funds Management Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”), is pleased to announce the completion today of A-REIT’s acquisition of Siemens Center (the “**Property**”) for a purchase price of S\$65.75 million.

Bermuda Trust (Singapore) Limited (the “**Trustee**”), as trustee of A-REIT, has today exercised the call option under the Put and Call Option Agreement (“**Option Agreement**”) entered into on 9 January 2004 between Cobalt Asset Management Ltd and M+W Zander (S) Pte Ltd (together with Cobalt Asset Management Ltd, the “**Vendors**”) and the Trustee regarding the sale and purchase of the Property located at 60 Macpherson Road, Singapore 348615.

Pursuant to the Trustee’s exercise of the call option under the Option Agreement, the Trustee and the Vendors entered into the sale and purchase agreement for the Property and completed the sale and purchase on the same day for a purchase price of S\$65.75 million. Following the completion of the sale and purchase of the Property, the Trustee and the Vendors entered into an agreement under which the existing lease of the anchor tenant, Siemens Pte Ltd (“**Siemens**”), will be novated from the Vendors to A-REIT. Siemens occupies 82 per cent. of the Property for a term of 15 years commencing from July 2003. The lease is guaranteed by Siemens AG (the ultimate holding company of Siemens). The Manager is currently in discussions with several parties on the remaining 18 per cent. of the Property which is available for lease.

The acquisition of the Property will not have a significant impact on A-REIT’s results for the financial year ending 31 March 2004. A-REIT’s forecast income statement for the financial year ending 31 March 2005 in the circular dated 18 February 2004 issued by the Manager in connection with an offer and placement of new units in A-REIT remains

unchanged as the Property has been acquired on the same terms as those described in the circular.

Mr Goh Kok Huat, Chief Executive Officer of the Manager, said, “The completion of the Siemens Center today is the last of the five acquisitions announced in conjunction with the recently completed equity fund raising. A-REIT now has a well diversified portfolio of 16 properties with a book value of S\$998 million and total assets are now in excess of S\$1.0 billion.”

- End -

About A-REIT

A-REIT is the first business space and light industrial REIT listed on the SGX-ST. It has a diversified portfolio of 16 properties comprising business park (including science park), and light and hi-tech industrial properties and logistics and distribution centres in Singapore, with a book value of approximately S\$998 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, Ultro Technologies, Venture Corporation, IDS Logistics, Nippon Express, TT International Tradepark, Zuellig Pharma and Siemens.

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 Ltd Tel (65) 6774 9152 Mobile (65) 9690 8074 Email anne.than@ascendas.com	Philip Pearce Investment & Business Development Manager Ascendas-MGM Funds Management Ltd Tel (65) 6774 9844 Mobile (65) 9627 8632 Email philip.pearce@ascendas-mgm.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.