

A-REIT ventures into Biopolis with the acquisition of Neuros & Immunos for S\$125.6 million

31 March 2011, Singapore – Ascendas Funds Management (S) Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”) is pleased to announce that A-REIT has signed a conditional Sale and Purchase agreement (“**S&P Agreement**”) with Ascendas (Tuas) Pte Ltd (the “**Vendor**”) to acquire Neuros & Immunos at 8/8A (“**the Property**”) Biomedial Grove, Biopolis, for a purchase consideration of S\$125.6 million (the “**Acquisition**”).

Mr Tan Ser Ping, Chief Executive Officer of the Manager said, “We are pleased to announce the proposed acquisition of Neuros & Immunos, a quality science park property at Biopolis.

This acquisition will strengthen A-REIT’s leadership position in the business & science park segment while providing a stable stream of income as the Properties enjoy 100% occupancy.”

Biopolis is a premier research hub for biomedical sciences at one-north and is dedicated to providing space for biomedical research and development activities while promoting peer review and collaboration among the private and public scientific community. Given its ideal location, Biopolis is well sought after by biomedical companies undertaking research & development in Singapore as the economy progresses towards a knowledge-intensive one.

Description of Neuros & Immunos

Strategically located at Biopolis, a biomedical research hub at one-north, Neuros & Immunos are within walking distance to the Buona Vista Mass Rapid Transit station and is easily accessible to other parts of Singapore via the Ayer Rajah Expressway and the Pan-Island Expressway.

Neuros & Immunos are a pair of 7-storey multi-tenanted science park buildings sited on a land area of 8,051 sqm with a 30+30 years land lease tenure with effect from February 2005. They have a gross floor area and net lettable area of 36,931 sqm and 28,345 sqm respectively and are currently 100% occupied.

A-REIT will incur estimated transactional costs of about S\$1.9 million, which includes S\$1.256 million in acquisition fee payable to the Manager (being 1% of the purchase price). As the Vendor is a related party of A-REIT, the acquisition fee will be paid in units and these units shall not be sold within one year from their date of issuance. The transaction is subject to the approval of JTC and other conditions precedent.

The annualised pro forma financial effect of the Acquisition on the distribution per unit for the financial year ended 31 March 2010 would be an additional 0.03 cents per unit ⁽¹⁾.”

A-REIT currently has a portfolio of 92 properties and has previously announced the following investments:

- Redevelopment of 1 Senoko Avenue to maximise its plot ratio for a estimated cost of S\$59.0 million
- Asset enhancement at two of A-REIT’s properties totalling about S\$38 million to enhance their marketability and value
- Development of a built-to-suit logistics facility at Changi for S\$35.9 million
- Acquisition of a business park property currently under construction upon its completion in Shanghai, Jinqiao, China for about S\$117.6 million

About Biopolis

Biopolis is located within the one-north masterplan region which is a 200-hectare development located in central Singapore. Initiated by the Singapore Government, the cluster aims to build and house world-class research facilities and business parks to support growth in Biomedical Sciences, Infocomm Technology (ICT), Media, Physical Sciences and Engineering.

Biopolis provides world class purpose-built research facilities for key public and private biomedical research institutes and organizations. It is also the first major development in

⁽¹⁾ Assuming A-REIT had purchased, held and operated the Properties for the whole of the financial year ended 31 March 2010 (based on 92 properties); the Properties were funded based on a capital structure of 40% debt and 60% equity; and in respect of the Properties, the Manager had elected to receive 80% of its base management fee in cash and 20% in units.

one-north. The Government has invested more than S\$5 billion in building up industrial, human and intellectual capital and remains fully committed to developing this sector.

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About A-REIT (www.a-reit.com)

A-REIT is Singapore's first listed business space and industrial real estate investment trust. It has a diversified portfolio of 92 properties in Singapore, comprising business and science park properties, hi-tech industrial properties, light industrial properties, and logistics and distribution centres, with total assets of about S\$4.9 billion. These properties house a tenant base of about 950 international and local companies from a wide range of industries and activities, including research and development, life sciences, information technology, engineering, light manufacturing, logistics service providers, electronics, telecommunications, manufacturing services and back-room office support in service industries. Major tenants include SingTel, C&P Logistics, Siemens, Honeywell, Zuellig Pharma, LFD (Singapore), OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble and Hyflux.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250 and FTSE ST Mid Cap. A-REIT has a corporate family rating of "A3" by Moody's Investor Services.

A-REIT is managed by Ascendas Funds Management (S) Limited (in its capacity as manager of A-REIT), a wholly-owned subsidiary of the Singapore-based Ascendas Group

About the Ascendas Group (www.ascendas.com)

Ascendas is Asia's premier provider of business space solutions with a significant presence in the region. Ascendas develops, manages and markets IT Parks, industrial parks (manufacturing, logistics and distribution centres), business parks, science parks, hi-tech facilities, office and retail space. Among its flagships are the Singapore Science Park, International Tech Park Bangalore, Ascendas-Xinsu in Suzhou and Dalian-Ascendas IT Park. More than 1,800 of the world's leading companies, many in the Fortune 500 list, have made Ascendas properties their preferred address in Asia.

Ascendas is also a leading real estate fund management player focused on the management of public-listed property trusts and private real estate funds, investing in a diverse range of industrial and commercial real estate properties across Asia. Listed on the main board of Singapore Exchange Securities Trading Limited are Ascendas Real Estate Investment Trust (A-REIT), Singapore's first business space trust, and Ascendas India Trust (a-iTrust), Asia and Singapore's first Indian property trust. The Ascendas Group also manages a range of private real estate funds which invest in business space in India, China, South Korea and ASEAN. All the funds are supported by Ascendas' strong fund management and real estate expertise, and are testament to its commitment to each of its markets.

For enquiries, please contact:

Media

Sabrina Tay
IR & Corporate Communications
Ascendas Funds Management (S) Ltd
Tel : +65 6508 8840
Mobile : +65 9833 5833
Email: sabrina.tay@ascendas-fms.com

Analysts & Investors

Tan Shu Lin (Ms)
Head, Capital Markets
Ascendas Funds Management (S) Ltd
Tel: +65 6508 8822
Mobile: +65 9683 1500
Email: shulin.tan@ascendas-fms.com

Important Notice

The value of 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 of A-REIT 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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.