

A-REIT Leased or Renewed 52,868 sqm of Space representing S\$10.5 million annualised rental income

9 January 2006, Singapore – Ascendas Real Estate Investment Trust (“**A-REIT**”) has renewed and signed new leases (including expansions) amounting to a total net lettable area of 52,868 sqm in the three months ended 31 December 2005 (the “**Period**”). These leases represent 8.3% of the net lettable area of its multi-tenanted buildings and an annualised rental income of S\$10.5 million for A-REIT. Compared to previous 2 quarters, there is a significant increase in the figures in this quarter due to several new leases and the renewal of a substantial amount of space by Venture Corporation Ltd and National Library Board.

Total new leases (including expansions) for the Period represented 16,739 sqm of net lettable space of which 41% was in hi-tech industrial properties and 21% was in light industrial properties. The remaining 38% was in the other 2 asset classes – suburban space (business and science park properties) and logistics and distribution centres. Altogether these new leases contribute about 31% of the S\$10.5 million annualised rental income. The net allocation for the Period was 7,264.6 sqm.

The overall portfolio occupancy rate as at 31 December 2005 was 94.7% compared to 94.1% in the prior corresponding period. The occupancy rate for A-REIT’s multi-tenanted buildings¹ has also increased to 89.7% as at 31 December 2005 compared to 89.5% in the prior corresponding period.

A-REIT’s portfolio comprises 55% multi-tenanted buildings and 45% sale-and-leaseback properties based on portfolio value for the Period.

¹Multi-tenanted buildings in A-REIT’s portfolio as at 31 December 2005 includes: (1) The Alpha (2) The Aries (3) The Capricorn (4) The Gemini (5) Honeywell Building (6) Telepark (7) Techquest (8) Techplace I (9) Techplace II (10) MSL Building (11) 11 Tampines St 92 (12) Cityneon Design Centre (13) Techlink (14) KA Centre (15) KA Place (16) Techpoint (17) Techview (18) Siemens Center (19) Pacific Tech Centre (20) 1 Jalan Kilang (21) Changi Logistics Centre (22) Trivec Building (23) Nan Wah Building (24) Xilin Districentre Buildings A & B (previously known as CG Aerospace) (25) Xilin Districentre Building D (previously known as Fedex Building) (26) 1 Changi South Lane (27) LogisHub@Clementi

The average gross rent for the expansions, new leases and renewals in the Period for Science Park/Business Park properties was \$24.73 per sqm per month; for Hi Tech Industrial properties \$20.31 per sqm per month; for Logistics and Distribution Centres \$14.45² per sqm per month and for Light Industrial Park properties \$13.23 per sqm per month.

Mr Philip Pearce, Portfolio Manager said, "Improved business outlook and good customer relationships continue to support our strong leasing activity. During the third quarter, we have signed nearly 53,000 sqm of leases with 31% representing new leases and expansion. The rest were renewal leases by existing customers. For the period ending 31 December 2005, we have effectively achieved a retention ratio of 79% based on gross rental income. As we start the new calendar year with a stable portfolio occupancy of 94.7%, we will continue to actively manage the portfolio to enhance returns to unitholders."

Some of the new A-REIT tenants include ISS Facility Services Pte Ltd at Pacific Tech Centre; Cavu Corp Pte Ltd at KA Centre; Jam Technologies Singapore Pte Ltd at KA Place; Arkema Pte Ltd at The Alpha; Minebea Electronics Motor (S) Pte Ltd formerly known as Minebea-Matsushita Motor (S) Pte Ltd at Techquest; IBM Singapore Pte Ltd at Techview; and Alliance Global Logistics Pte Ltd at 11 Tampines St 92.

Existing tenants expanding their space include Finisar Singapore Pte Ltd at Techpoint, Sigma-Aldrich Pte Ltd at The Capricorn and Univac Precision Engineering Pte Ltd at Techplace I.

Tenants who have renewed their leases include Venture Corporation Ltd at Techplace II; National Library Board at Xilin Districentre Building B; Goodrich Control Systems Pte Ltd at Trivec Building; Speedline Technologies Asia Pte Ltd at KA Centre; and Olympus Technologies Singapore Pte Ltd at The Gemini.

² Logistics rental figure is inclusive of office space committed at Changi Logistics Centre.

Table 1 : Breakdown of properties in A-REIT's portfolio

	As at 31 December 2005	Gross Floor Area (sqm)	Net Lettable Area (sqm)	Occupancy Rate
	Science Park/Business Parks			
1.	The Alpha	24,633	16,829	72.2%
2.	The Aries	14,695	11,579	96.1%
3.	The Capricorn	28,602	20,361	86.5%
4.	The Gemini	32,629	22,761	65.2%
5.	Honeywell Building	18,123	14,635	100.0%
6.	PSB Science Park Building	32,013	21,689	100.0%
7.	Ness Building	9,593	8,073	100.0%
8.	Telepark	40,555	24,252	100.0%
9.	Techquest	7,920	6,277	80.9%
10.	Ultron Building	11,450	10,127	100.0%
	Light Industrial			
11.	11 Tampines St 92	18,086 ⁽³⁾	7,546	90.8%
12.	37A Tampines St 92	12,011	9,604	100.0%
13.	AEM-Evertech Building	14,767	11,799	100.0%
14.	Autron Building	10,589	8,329	100.0%
15.	BBR Building	6,501	5,421	100.0%
16.	Cityneon Design Centre	11,917	9,779	100.0%
17.	Da Vinci Building	14,929	13,789	100.0%
18.	Exklusiv Centre	13,699	10,513	100.0%
19.	Ghim Li Building	8,046	7,230	100.0%
20.	Hamilton Sundstrand Building	17,737	16,744	100.0%
21.	Hoya Building	5,092	5,092	100.0%
22.	Hyflux Building	20,465	16,980	100.0%
23.	MSL Building	9,087	8,082	89.4%
24.	NNB Industrial Building	11,537	9,794	100.0%
25.	OSIM HQ Building	17,683	15,068	100.0%
26.	Progen Building	19,887	17,267	100.0%
27.	SB Building	13,998	11,895	100.0%
28.	Steel Industries Building	12,930	11,254	100.0%
29.	Techplace I	81,981	59,024	85.1%
30.	Techplace II	100,391	68,560	93.1%
31.	Volex Building	8,931	8,000	100.0%
32.	Weltech Building	7,998	6,509	100.0%
	Hi-Tech Industrial			
33.	1 Jalan Kilang	7,158	6,025	92.2%
34.	Infineon Building	27,278	27,278	100.0%
35.	KA Centre	19,638	12,806	55.5%
36.	KA Place	10,163	6,812	43.2%
37.	Kim Chuan Telecommunications Complex	35,456	25,129	100.0%
38.	Pacific Tech Centre	25,718	19,657	90.3%
39.	Siemens Center	36,529	27,781	100.0%
40.	Techlink	48,007	31,577	88.1%
41.	Techpoint	56,196	40,290	97.0%
42.	Techview	50,985	37,061	91.9%
43.	Wisma Gulab	15,557	11,821	100.0%

³ GFA for 11 Tampines St 92 includes 7,417 sqm that's under asset enhancement (subject to survey).

Table 1 : Breakdown of properties in A-REIT's portfolio

	As at 31 December 2005	Gross Floor Area (sqm)	Net Lettable Area (sqm)	Occupancy Rate
	Logistics & Distribution Centres			
44.	1 Changi South Lane	25,583	22,897	100.0%
45.	Xilin Districentre Buildings A & B (previously known as CG Aerospace Building)	24,113	20,785	100.0%
46.	Xilin Districentre Building C (previously known as 7 Changi South Street 2)	18,708	13,660	100.0%
47.	Xilin Districentre Building D (previously known as Fedex Building)	17,651	14,358	100.0%
48.	C&P Logistics Hub	138,409	128,021	100.0%
49.	Changi Logistics Centre	51,742	39,362	95.1%
50.	Freight Links (Changi) Building	23,208	20,724	100.0%
51.	Freight Links (Toh Guan) Building	29,741	23,723	100.0%
52.	IDS Logistics Corporate HQ	23,751	21,883	100.0%
53.	JEL Centre	10,107	9,494	100.0%
54.	LogisHub@Clementi	26,505	22,481	80.2%
55.	MacDermid Building	4,937	4,321	100.0%
56.	Nan Wah Building	18,794	16,159	70.4%
57.	SENKEE Logistics Hub	41,658 ⁽⁴⁾	28,421	100.0%
58.	Trivec Building	35,100	27,224	100.0%
59.	TT International Tradepark	52,156	42,765	100.0%
	Portfolio Total	1,533,323	1,197,375	94.7%

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⁴ GFA for SENKEE Logistics Hub excludes 43,000 sqm under construction for the stage 2 asset enhancement (subject to survey).

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

A-REIT is the first business space and light industrial real estate investment trust ("REIT") listed on the SGX-ST. It has a diversified portfolio of 60 properties in Singapore, comprising suburban office space (including business park and science park properties), high specifications industrial mixed use properties, light industrial properties, and logistics and distribution centres, with a book value of S\$2.6 billion. These properties house a tenant base of over 680 international and local companies from a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Major tenants include SingTel, C&P Logistics, Siemens, TT International, Honeywell, IHPC, Zuellig Pharma, LFD (Singapore), OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble and Hyflux and Group Exklusiv Pte Ltd.

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.

A-REIT is managed by **Ascendas-MGM Funds Management Limited** (in its capacity as manager of A-REIT), a 60:40 joint venture between Singapore-based Ascendas Pte Ltd and Australian-based Macquarie Goodman Management Limited.

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.