



(Constituted in the Republic of Singapore
pursuant to a trust deed dated 9 October 2002 (as amended))

ANNOUNCEMENT

PROPOSED PRIVATE PLACEMENT OF 40,323,000 NEW UNITS (“NEW UNITS”) IN ASCENDAS REAL ESTATE INVESTMENT TRUST (“A-REIT”) AT AN ISSUE PRICE OF S\$2.48 PER NEW UNIT

1. Introduction

Further to its announcement of 14 February 2007 in relation to the proposed private placement of up to 40,816,326 New Units at an issue price of between S\$2.45 and S\$2.50 per New Unit (the “**Private Placement**”), the Board of Directors of Ascendas-MGM Funds Management Limited (in its capacity as manager of A-REIT, the “**Manager**”) is pleased to announce that the Private Placement has been fully subscribed and that Citigroup Global Markets Singapore Pte. Ltd., the lead manager and underwriter for the Private Placement (the “**Lead Manager and Underwriter**”), in consultation with the Manager, has closed the book of orders for the Private Placement.

The issue price per New Unit has been fixed at S\$2.48 per New Unit (the “**Issue Price**”), as agreed between (i) the Manager and (ii) the Lead Manager and Underwriter, following an accelerated book building process. At the Issue Price, 40,323,000 New Units are available for subscription under the Private Placement (representing approximately 3.1% of all Units on issue as at the date of this announcement).

The Issue Price represents a discount of 2.4% to A-REIT’s volume weighted average price of units in A-REIT (“**Units**”) based on all trades in the Units on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the full market day of 14 February 2007.

2. Listing of and Quotation for the New Units

The Manager has made an application to the SGX-ST for the listing and quotation of the New Units on the Main Board of the SGX-ST. Subject to the SGX-ST granting its approval in-principle, the trading of the New Units on the SGX-ST is currently expected to commence in late February 2007. The Manager will make an announcement through SGXNET once the in-principle approval of SGX-ST has been obtained.

3. Status of the New Units

Upon issue, the New Units will only be entitled to participate in A-REIT’s distributable income for the period from the date of their issue (the “**Issue Date**”) to 31 March 2007 whereas the existing Units are entitled to participate in A-REIT’s distributable income in respect of the whole of the current distribution period (1 January 2007 to 31 March 2007). From the next distribution period (1 April 2007 to 30 June 2007) onwards, the New Units

will rank *pari passu* in all respects with the existing Units, including the right to any distribution which may be paid for that distribution period, and all distributions thereafter.

4. Temporary Stock Counter on the SGX-ST for the New Units

As the New Units will not be entitled to participate in A-REIT's distributable income for the period from 1 January 2007 to the day immediately prior to the Issue Date, it will be necessary for the New Units to trade under a temporary stock counter separate from the existing A-REIT stock counter for the existing Units for the period commencing from the Issue Date to the last day of "cum-distribution" trading for both the New Units and the existing Units in respect of the current distribution period ending on 31 March 2007. After the last day of "cum-distribution" trading, the New Units trading on the temporary stock counter and the existing Units will be aggregated and traded under the existing A-REIT stock counter on the Main Board of the SGX-ST on the next market day, *i.e.* the first day of "ex-distribution" trading for both the New Units and the existing Units.

BY ORDER OF THE BOARD
ASCENDAS-MGM FUNDS MANAGEMENT LIMITED
(Company Registration No. 200201987K)
(as manager of Ascendas Real Estate Investment Trust)

Maria Theresa Belmonte
Assistant Company Secretary
15 February 2007

Important Notice

This Announcement 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 costs), property expenses and governmental and public policy changes. 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.

The value of Units and the income derived from them, if any, 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 should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. 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.