



**Presentation in relation to the acquisition of  
Property Being Developed by Ascendas for  
Infineon Technologies in Kallang Sector**

**22 September 2003**



# Agenda

- **The Property**
- **Impact on A-REIT**
- **Timetable for Completion**
- **Investment Focus**



# Location of Proposed Acquisition



**Pte Lot A20639 at Kallang Sector, in the east of Singapore**

# Proposed Acquisition



# Property Details

<b>Building type</b>	Two 10-storey towers
<b>Proposed Gross Floor Area</b>	27,109 sqm (subject to survey)
<b>Site Area</b>	10,945 sqm (subject to survey)
<b>Title</b>	Leasehold, 30 years commencing 1 July 2003, with an option to renew for a further 17 years
<b>Valuation</b>	An independent valuation will be conducted prior to obtaining unitholders' approval
<b>Purchase Price</b>	S\$50.9m (subject to adjustment based on final construction costs)
<b>Acquisition Costs</b>	S\$2.5m
<b>Yield (after acquisition costs)</b>	7.8% (This yield will be enhanced should the final purchase price differ from the anticipated purchase price above)

# Leasing Details

<b>Tenant(s)</b>	Infineon Technologies Asia Pacific Pte Ltd
<b>Commencement Date</b>	Upon issue of temporary occupation permit (estimated to be August 2004)
<b>Occupancy</b>	To be fully occupied by Infineon
<b>Rent Escalation</b>	Annual stepped rental increases
<b>Yield (after acquisition costs)</b>	7.8%
<b>Lease Term</b>	12 yrs
<b>Outgoings</b>	<p>Property tax, land rent and lease management cost to be paid by lessor (A-REIT).</p> <p>All maintenance and utility expenses to be paid by lessee (Infineon Technologies Asia Pacific Pte Ltd).</p>

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  - Portfolio Diversification
  - Lease Expiry Profile
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# Diverse Portfolio of 12 Properties

- **4 business/science park properties**

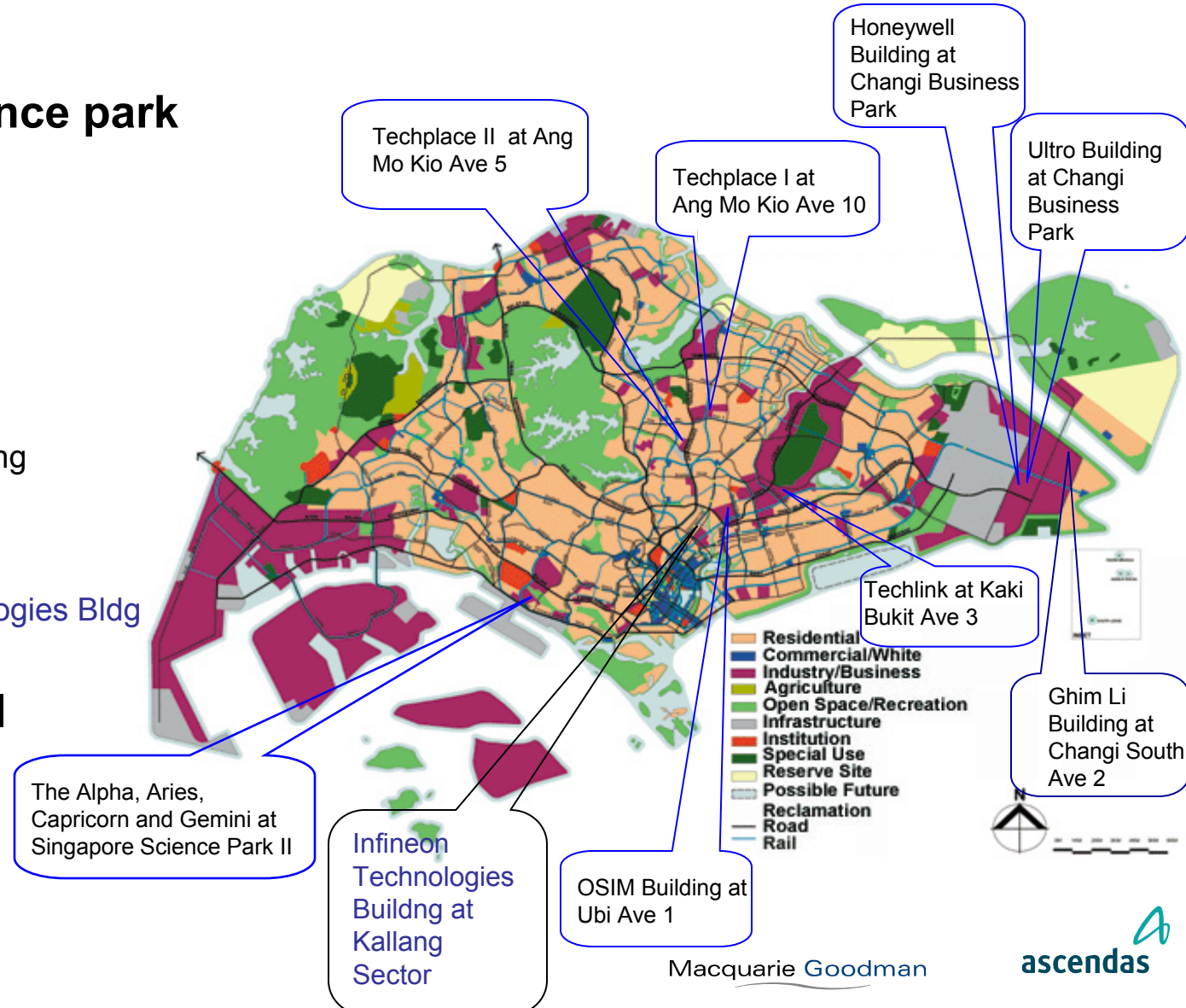
- The Alpha
- The Aries
- The Capricorn
- The Gemini

- **5 built-to-suit**

- Honeywell Building
- OSIM Building
- Ghim Li Building
- Ultro Building
- Infineon Technologies Bldg

- **3 light industrial properties**

- Techlink
- Techplace I
- Techplace II



Macquarie Goodman

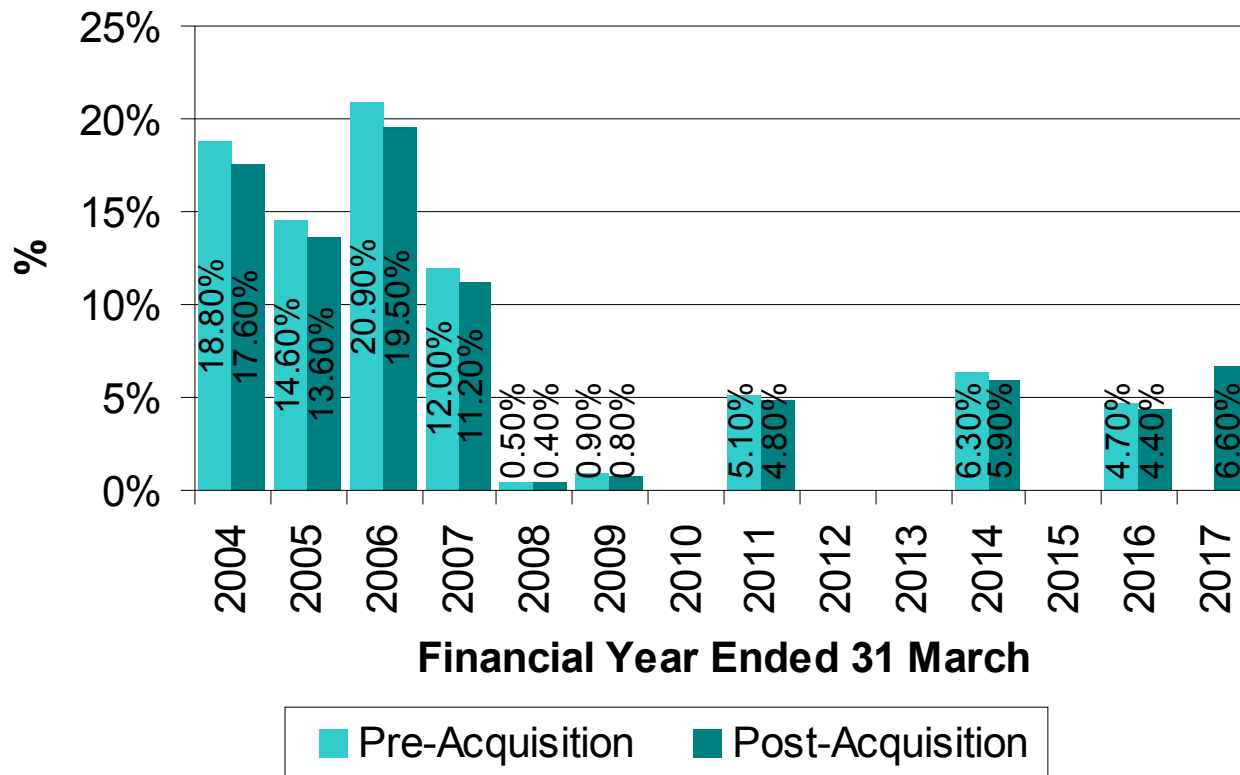


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# Lease Expiry Profile



Source : Ascendas-MGM Funds Management Limited (information as at 30 June 2003)

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# Timetable for Completion

	<b>Infineon Building</b>
<b>Sep 03</b>	<b>Signed Put and Call Option Agreement</b>
<b>Jul 03 - Aug 04</b>	<b>Construction of building for Infineon Technologies</b>
<b>Feb - Aug 04</b>	<b>Unitholders' approval</b>
<b>Aug 04</b>	<b>Issue of temporary occupation permit</b>
<b>Aug - Sep 04</b>	<ul style="list-style-type: none"> <li>• <b>Exercise option</b></li> <li>• <b>Execution of Sale and Purchase Agreement</b></li> <li>• <b>Completion</b></li> </ul>



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- **The Properties**
- **Impact on A-REIT**
  - Portfolio Diversification
  - Lease Expiry Profile
  - Property Yield
- **Timetable for Completion**
- **Investment Focus**



# Investment Focus

- A. Well-located properties**
- B. Strong tenancy profile**
- C. Diversify property portfolio of A-REIT**
- D. Diversify tenant mix and industry type in A-REIT's portfolio**
- E. Extend lease expiry profile of A-REIT**
- F. Yield-accretive**
- G. Enhance returns to unitholders**



- *The value of units in A-REIT (“Units”) and the income 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 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 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.**

# areit

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