

Press Release
21 November 2003



A-REIT to Acquire TT International Tradepark

Ascendas Real Estate Investment Trust (“A-REIT”) has entered into a Put and Call Option Agreement (the “Option Agreement”) with T.T. International Tradepark Pte Ltd on 21 November 2003 for the sale and lease-back of the TT International Tradepark (“Property”) for a purchase price of S\$92.0 million.

The sale of the Property to A-REIT will be conditional upon, *inter alia*, the approval of the shareholders of TT International Limited, the holding company of T.T. International Tradepark Pte Ltd, and upon A-REIT securing sufficient financing to undertake the acquisition of the property. Upon completion, TT International Tradepark will lease-back the Property for 10 years.

The acquisition of the Property will further diversify A-REIT’s property portfolio and the tenancy mix in A-REIT’s properties. In addition, the long-term lease-back arrangement with TT International Tradepark will extend A-REIT’s lease expiry profile. The accretive property yield will also enhance returns to unitholders. The Property will be purchased at a yield of 7.87 per cent. for the first year. With the settlement of the acquisition anticipated to take place by March 2004, the Property will contribute positively to A-REIT’s earnings for the current financial year ending 31 March 2004. Assuming that the acquisition is funded at an optimal gearing level of 30 per cent. debt / 70 per cent. equity and that A-REIT had purchased, held and operated the Property for six months ended 30 September 2003, the pro forma financial effect on A-REIT’s distributable income per unit would be 0.06 cents per unit (equivalent to 0.12 cents per unit on an annualised basis).

Mr Goh Kok Huat, Chief Executive Officer of the Manager said, “The proposed acquisition of the Property is yield-accretive and will contribute positively to our unitholders’ returns. The long term lease arrangements that A-REIT has entered so far will contribute to the stability of the property portfolio.”

Details of the Proposed Acquisition

Property	TT International Tradepark
Purchase price	S\$92.0 million
Property yield (before acquisition cost)	7.87 per cent.
Net lettable area	42,765 sqm
Lease term	10 years
Annual rental	\$6.6 million per annum for the first year with stepped increases of 9 per cent. (year 4), 6 per cent. (year 7) and 9 per cent. (year 10)
Expected date of completion	March 2004
Certain conditions precedent	<ul style="list-style-type: none">• Approval by shareholders of TT International for the sale of the property• A-REIT securing sufficient financing to undertake the acquisition of the property• Approval of Jurong Town Corporation for the sale and lease-back of the Property

The purchase of the Property may be funded through additional borrowings or from issuing new equity or a combination of both. The Manager is currently reviewing various financing alternatives as well as the optimal level of gearing for A-REIT and will advise details of the proposed funding method as soon as it has been finalised.

The Property

The Property is located at 10 Toh Guan Road, Singapore 608838 near the Jurong East MRT station and in close proximity to the Port of Singapore Authority port terminal. It is also accessible via the Ayer Rajah Expressway and Pan Island Expressway. The Property comprises a 6-storey warehouse with an Automated Storage and Retrieval System and an adjacent 10-storey office building, with a total net lettable area of 42,765 sqm on a land area of 20,876 sqm (subject to survey). The land is held on a 30-year lease commencing 16 October 1995, with an option to renew for a further term of 30 years. Since its completion in 1998, the property has been a “One-stop Tradelogsitics Centre” incorporating warehousing, logistics and freight forwarding services. The corporate headquarters of the property’s major tenant, TT International Limited, is housed within the property. TT International Limited is listed on Singapore Exchange Securities Trading Limited and is in the business of trading and distribution of a wide range of electrical and electronics products.

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About A-REIT

A-REIT is the first business space and light industrial REIT listed on the SGX-ST. Including the Ultro Building acquired on 30 October 2003, it has a diversified portfolio of eleven properties comprising business park (including science park), light industrial and built-to-suit properties in Singapore, with a book value of approximately S\$676 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. Tenants include Biopharmaceutical Manufacturing Technology Centre, Federal Express, Ghim Li Global, Honeywell, Lilly Systems Biology, OSIM International, Teradyne and Venture Corporation, just to name a few. The rental income from the tenants contributes to the stability of A-REIT's distributions.

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.

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Disclaimer

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.