



Supplementary Information For three months ended 31 December 2012

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Table 1: Occupancy Rates for A-REIT's portfolio

| A. | SINGLE-TENANTED BUILDINGS | Net lettable area (sqm) | Occupancy as at | | |
|-----|---|-------------------------|-----------------|-----------|-----------|
| | | | 31 Dec 12 | 30 Sep 12 | 30 Jun 12 |
| | Science Parks | | | | |
| 1. | PSB Building | 21,689 | 100.0% | 100.0% | 100.0% |
| | Business Parks | | | | |
| 2. | 31 International Business Park | 51,917 | 100.0% | 100.0% | 100.0% |
| 3. | DBS Asia Hub | 32,104 | 100.0% | 100.0% | 100.0% |
| | Light Industrial | | | | |
| 4. | Osim HQ Building | 15,068 | 100.0% | 100.0% | 100.0% |
| 5. | Ghim Li Building | 7,230 | 100.0% | 100.0% | 100.0% |
| 6. | SB Building | 11,895 | 100.0% | 100.0% | 100.0% |
| 7. | Volex Building | 8,000 | 100.0% | 100.0% | 100.0% |
| 8. | 52 Serangoon North Ave 4 | 11,799 | 100.0% | 100.0% | 100.0% |
| 9. | Hyflux Building | 16,980 | 100.0% | 100.0% | 100.0% |
| 10. | Weltech Building | 6,509 | 100.0% | 100.0% | 100.0% |
| 11. | BBR Building | 5,421 | 100.0% | 100.0% | 100.0% |
| 12. | Hoya Building | 6,282 | 100.0% | 100.0% | 100.0% |
| 13. | NNB Industrial Building | 9,794 | 100.0% | 100.0% | 100.0% |
| 14. | 37A Tampines St 92 | 9,604 | 100.0% | 100.0% | 100.0% |
| 15. | Hamilton Sunstrand Building | 16,744 | 100.0% | 100.0% | 100.0% |
| 16. | Thales Building | 7,772 | 100.0% | 100.0% | 100.0% |
| 17. | Aztech Building | 13,807 | 100.0% | 100.0% | 100.0% |
| 18. | Super Industrial Building | 18,079 | 100.0% | 100.0% | 100.0% |
| 19. | 26 Senoko Way | 10,723 | 100.0% | 100.0% | 100.0% |
| 20. | 1 Kallang Place | 12,265 | 100.0% | 100.0% | 100.0% |
| 21. | 11 Woodlands Terrace | 2,219 | 100.0% | 100.0% | 100.0% |
| 22. | 18 Woodlands Loop | 16,601 | 100.0% | 100.0% | 100.0% |
| 23. | 9 Woodlands Terrace | 2,341 | 100.0% | 100.0% | 100.0% |
| 24. | SKP Industrial Building | 12,069 | 100.0% | 100.0% | 100.0% |
| 25. | 31 Joo Koon Circle | 14,635 | 100.0% | 100.0% | 100.0% |
| 26. | 247 Alexandra Road | 12,803 | 100.0% | 100.0% | 100.0% |
| | Hi-Tech Industrial (Data Centres) | | | | |
| 27. | Kim Chuan Telecommunications Complex | 25,129 | 100.0% | 100.0% | 100.0% |
| 28. | 38A Kim Chuan Road | 32,885 | 100.0% | 100.0% | 100.0% |
| | Hi-Tech Industrial | | | | |
| 29. | Infineon Building | 27,278 | 100.0% | 100.0% | 100.0% |
| 30. | Wisma Gulab | 11,821 | 100.0% | 100.0% | 100.0% |
| 31. | 138 Depot Road | 26,485 | 100.0% | 100.0% | 100.0% |
| 32. | 2 Changi South Lane | 20,939 | 100.0% | 100.0% | 100.0% |
| 33. | CGGVeritas Hub | 8,671 | 100.0% | 100.0% | 100.0% |
| 34. | 30 Tampines Industrial Ave 3 | 9,593 | 100.0% | 100.0% | 100.0% |
| | Logistics & Distribution Centres | | | | |
| 35. | IDS Logistics Corporate HQ | 21,883 | 100.0% | 100.0% | 100.0% |
| 36. | C&P Logistics Hub | 128,020 | 100.0% | 100.0% | 100.0% |
| 37. | MacDermid Building | 5,085 | 100.0% | 100.0% | 100.0% |
| 38. | SENKEE Logistics Hub | 71,748 | 100.0% | 100.0% | 100.0% |

| | | | | | |
|-----|--|----------------|---------------|---------------|---------------|
| 39. | JEL Centre | 9,494 | 100.0% | 100.0% | 100.0% |
| 40. | Logistics 21 | 47,616 | 100.0% | 100.0% | 100.0% |
| 41. | Sembawang Kimtrans Logistics Centre | 15,410 | 100.0% | 100.0% | 100.0% |
| 42. | Sim Siang Choon Building | 12,981 | 100.0% | 100.0% | 100.0% |
| 43. | 71 Alps Ave | 11,627 | 100.0% | 100.0% | 100.0% |
| 44. | 15 Changi North Way | 28,974 | 100.0% | 100.0% | 100.0% |
| 45. | 90 Alps Avenue | 26,277 | 100.0% | 100.0% | 100.0% |
| | Warehouse Retail Facilities | | | | |
| 46. | Courts MegaStore | 28,410 | 100.0% | 100.0% | 100.0% |
| 47. | Giant Hypermart | 42,178 | 100.0% | 100.0% | 100.0% |
| | Sub-total for Single-tenanted Buildings | 966,855 | 100.0% | 100.0% | 100.0% |

| B. | MULTI-TENANTED BUILDINGS | Net Lettable Area (sqm) | Occupancy as at | | |
|-----|---|-------------------------|--------------------|-----------|-----------|
| | | | 31 Dec 12 | 30 Sep 12 | 30 Jun 12 |
| | Science Parks | | | | |
| 1. | The Alpha | 20,129 | 84.2% | 86.0% | 92.7% |
| 2. | The Aries | 11,683 | 95.6% | 91.9% | 92.7% |
| 3. | The Capricorn | 20,542 | 88.8% | 87.4% | 96.9% |
| 4. | The Gemini | 22,856 | 96.9% | 96.7% | 94.3% |
| 5. | Rutherford & Science Hub | 18,472 | 81.1% | 81.9% | 79.2% |
| 6. | Neuros & Immunos | 26,202 | 99.9% | 99.9% | 99.3% |
| 7. | Cintech I | 10,531 | 93.1% | 93.1% | 93.1% |
| 8. | Cintech II | 7,915 | 91.4% | 93.0% | 93.0% |
| 9. | Cintech III & IV | 18,593 | 94.2% | 93.2% | 93.7% |
| | Business Parks | | | | |
| 10. | Honeywell Building | 14,475 | 90.2% | 95.2% | 89.3% |
| 11. | HansaPoint@CBP | 16,988 | 100.0% | 100.0% | 100.0% |
| 12. | 1,3,5 Changi Business Park Crescent | 62,669 | 98.1% | 98.7% | 98.7% |
| 13. | 3 Changi Business Park Vista | 15,316 | 98.1% | 95.0% | 95.0% |
| 14. | 1 Changi Business Park Ave 1 | 10,127 | 100.0% | 100.0% | 100.0% |
| 15. | Acer Building | 21,149 | 94.1% | 94.1% | 94.1% |
| 16. | iQuest @ IBP | 9,454 | 85.9% | 80.2% | 80.2% |
| 17. | Techquest | 6,545 | 62.3% | 70.5% | 65.4% |
| 18. | 13 International Business Park | 7,189 | 60.3% | 60.3% | 60.3% |
| 19. | Nordic European Centre | 22,263 | 87.9% | 83.3% | 83.8% |
| | Hi-tech Industrial (Data Centre) | | | | |
| 20. | Telepark | 24,717 | 100.0% | 100.0% | 100.0% |
| | Hi-tech Industrial | | | | |
| 21. | Techlink | 34,542 | 93.9% | 93.3% | 92.2% |
| 22. | Siemens Center | 27,781 | 98.9% | 100.0% | 100.0% |
| 23. | Techpoint | 41,628 | 96.2% | 94.0% | 93.0% |
| 24. | KA Centre | 13,555 | 98.8% | 96.9% | 98.1% |
| 25. | KA Place | 6,652 | 93.7% | 96.9% | 96.9% |
| 26. | Pacific Tech Centre | 19,619 | 90.6% | 88.1% | 86.2% |
| 27. | Techview | 37,811 | 87.2% | 74.0% | 66.3% |
| 28. | 1 Jalan Kilang | 6,083 | 100.0% | 100.0% | 100.0% |
| 29. | 50 Kallang Avenue | 14,196 | 77.9% | 73.6% | 79.5% |
| 30. | Corporation Place | 58,065 | 75.4% | 75.3% | 79.6% |
| 31. | 10 Toh Guan Road | 43,007 | 35.2% ¹ | 34.7% | 67.9% |

¹ As at date of announcement, about 8,833 sqm of space is under offer to a prospective tenant. Occupancy is expected to increase to 55.8% when the offer is accepted.

| Light Industrial | | | | | |
|---|-----------------------------------|------------------|--------------------|--------------|--------------|
| 32. | Techplace I | 59,596 | 96.3% | 94.9% | 93.3% |
| 33. | Techplace II | 76,067 | 97.4% | 97.2% | 97.6% |
| 34. | 27 Ubi Road 4 | 7,227 | 94.0% | 100.0% | 100.0% |
| 35. | Tampines Biz-Hub | 14,494 | 86.3% | 78.7% | 84.5% |
| 36. | Ubi Biz-Hub | 10,725 | 100.0% | 100.0% | 100.0% |
| 37. | 84 Genting Lane | 9,774 | 100.0% | 100.0% | 100.0% |
| 38. | Steel Industries Building | 11,273 | 100.0% | 100.0% | 100.0% |
| 39. | Progen Building | 16,609 | 100.0% | 100.0% | 100.0% |
| 40. | 3 Tai Seng Drive | 12,208 | 97.4% | 94.5% | 97.5% |
| 41. | 53 Serangoon North Ave 4 | 7,779 | 95.5% | 95.5% | 93.2% |
| 42. | FoodAxis @ Senoko | 44,439 | 56.4% ² | 51.2% | 37.2% |
| Logistics & Distribution Centres | | | | | |
| 43. | LogisTech | 27,554 | 93.4% | 93.2% | 93.2% |
| 44. | Changi Logistics Centre | 39,611 | 97.2% | 98.5% | 98.8% |
| 45. | Nan Wah Building | 15,858 | 97.9% | 97.9% | 97.9% |
| 46. | Xilin Districentre Building A & B | 20,788 | 100.0% | 100.0% | 100.0% |
| 47. | Xilin Districentre Building D | 14,236 | 100.0% | 100.0% | 54.1% |
| 48. | LogisHub@Clementi | 23,071 | 95.2% | 95.2% | 95.6% |
| 49. | 1 Changi South Lane | 23,528 | 100.0% | 100.0% | 100.0% |
| 50. | Pioneer Hub | 81,103 | 100.0% | 100.0% | 100.0% |
| 51. | Xilin Districentre Building C | 13,280 | 87.3% | 87.3% | 87.3% |
| 52. | 9 Changi South Street 3 | 24,197 | 60.1% ³ | 89.2% | 89.2% |
| 53. | 5 Toh Guan Road East | 23,723 | 62.0% ⁴ | 100.0% | 100.0% |
| 54. | 6 Pioneer Walk | 20,094 | 100.0% | 100.0% | 100.0% |
| AREIT Beijing | | | | | |
| 55. | Ascendas Z-link | 27,450 | 100.0% | 100.0% | 100.0% |
| Sub-total for Multi-tenanted Buildings | | 1,295,438 | 89.6% | 89.6% | 90.1% |
| Subtotal (A) + (B) | | 2,262,293 | 94.0% | 94.3% | 94.6% |

² As at the date of this announcement, FoodAxis @ Senoko has a committed occupancy of 68.2%.

³ 3Q FY12/13 lettable area includes an additional 7,900 sqm from the completion of asset enhancement in December 2012. The Manager has successfully leased 2,012 sqm (25.4%) of this newly created space and is in active negotiation for the balance of the space. As at the date of this announcement, 9 Changi South Street 3 has a committed occupancy of 68.4%.

⁴ 5 Toh Guan Road East was converted to a multi-tenanted building in December 2012

Table 2: A-REIT gross rental rates for the three months ended 31 December 2012

| Gross Rental Rates (S\$ psf per month) | | | | |
|---|-------------------------------------|---|---------------|---|
| Sector | A-REIT's (psf per month) | | | Market⁽¹⁾ (psf per month) |
| | Range | Weighted Average⁽²⁾ | Median | |
| Business & Science Park | \$2.70 - \$4.40 | \$3.58 | \$3.75 | \$4.10 |
| Hi-tech Industrial | \$2.10 - \$3.70 | \$2.74 | \$2.80 | \$2.88 |
| Light Industrial & Flatted Factories | \$1.42 - \$2.15 | \$1.66 | \$1.62 | \$1.94 ⁽³⁾ |
| Logistics & Distribution Centres | \$1.04 - \$1.70 | \$1.43 | \$1.50 | \$1.79 ⁽⁴⁾ |

Notes:

- (1) Source : URA 3Q 2012 for business park rental, CBRE Market View Singapore 3Q 2012 for hi-tech industrial rental, 4Q 2012 for light industrial and logistics rental.
- (2) A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals
- (3) S\$1.94 psf per month for ground floor space. S\$1.58 psf per month achieved for upper floor space
- (4) S\$1.79 psf per month for ground floor space. S\$1.48 psf per month achieved for upper floor space

Figure 3: Existing industrial space stock of 39.01 million sqm of which 7.3 million sqm is logistics and distribution centres

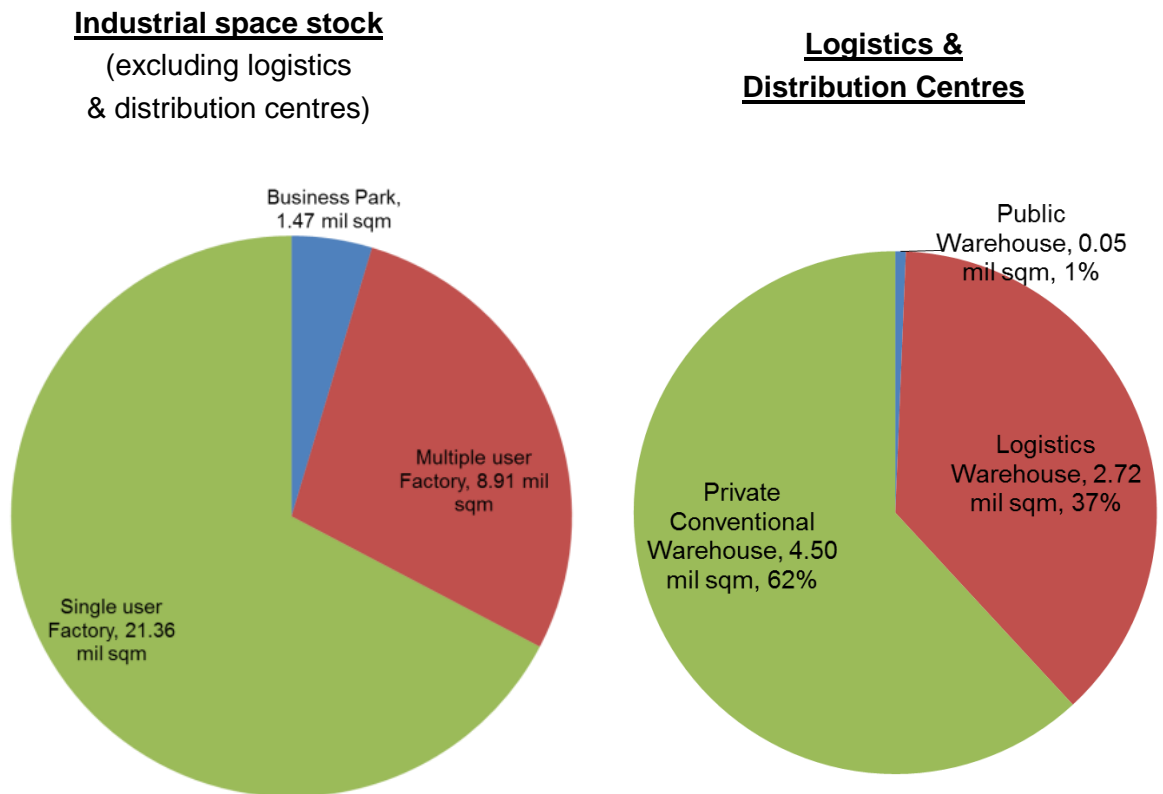


Table 4: Sector Performance

Net Property Income for 3 months ended 31 December 2012

| Properties | 3Q FY12/13 ⁽¹⁾ S\$m | 3Q FY11/12 ⁽¹⁾ S\$m | 3Q FY12/13 vs 3Q FY11/12 Variance S\$m |
|--|-----------------------------------|-----------------------------------|---|
| <u>Business & Science Park Properties</u> | | | |
| Gross Revenue | 49.1 | 46.1 | 3.0 ⁽²⁾ |
| Property Operating Expenses | 16.0 | 13.7 | 2.3 |
| Net Property Income | 33.1 | 32.4 | 0.7 |
| <u>Hi-Tech Industrial Properties</u> | | | |
| Gross Revenue | 41.7 | 31.3 | 10.4 ⁽²⁾ |
| Property Operating Expenses | 12.8 | 9.6 | 3.2 |
| Net Property Income | 28.9 | 21.7 | 7.2 |
| <u>Light Industrial Properties</u> | | | |
| Gross Revenue | 22.9 | 20.5 | 2.4 |
| Property Operating Expenses | 5.4 | 4.6 | 0.8 |
| Net Property Income | 17.5 | 15.9 | 1.6 |
| <u>Logistics Properties</u> | | | |
| Gross Revenue | 27.7 | 26.1 | 1.6 |
| Property Operating Expenses | 5.8 | 5.0 | 0.8 |
| Net Property Income | 21.9 | 21.1 | 0.8 |
| <u>Warehouse Retail Facilities</u> | | | |
| Gross Revenue | 3.8 | 3.3 | 0.5 |
| Property Operating Expenses | 0.5 | 0.5 | - |
| Net Property Income | 3.3 | 2.8 | 0.5 |
| <u>Total</u> | | | |
| Gross Revenue | 145.2 | 127.3 | 17.9 |
| Property Operating Expenses | 40.5 | 33.4 | 7.1 |
| Net Property Income | 104.7 | 93.9 | 10.8 |

¹ Based on 102 properties as at 31 December 2012 and 97 properties as at 31 December 2011

² Increased mainly due to completion of development projects and new acquisitions in FY11/12 which have full quarter impact in the current financial period

Figure 5a: A-REIT Portfolio By Gross Revenue - Tenant Industry Mix

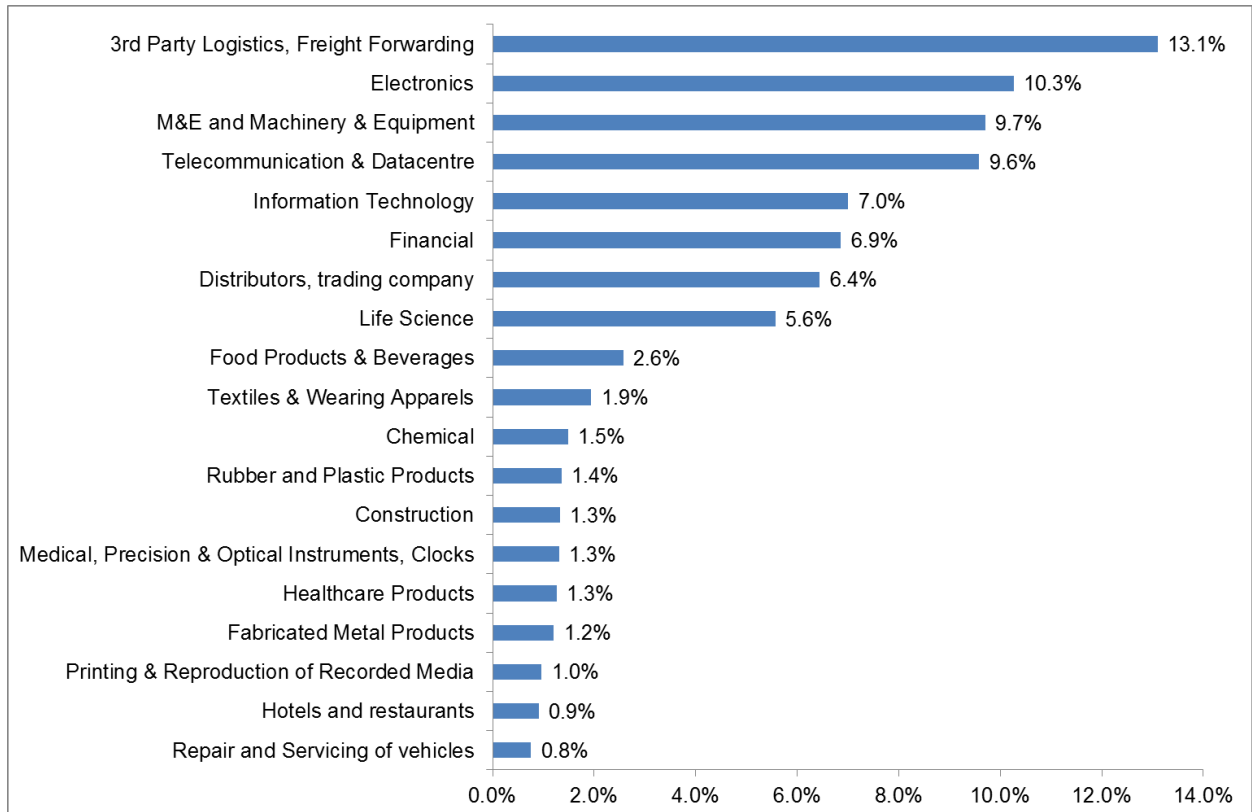


Figure 5b: A-REIT Portfolio By Gross Revenue - Tenants' Country of Origin

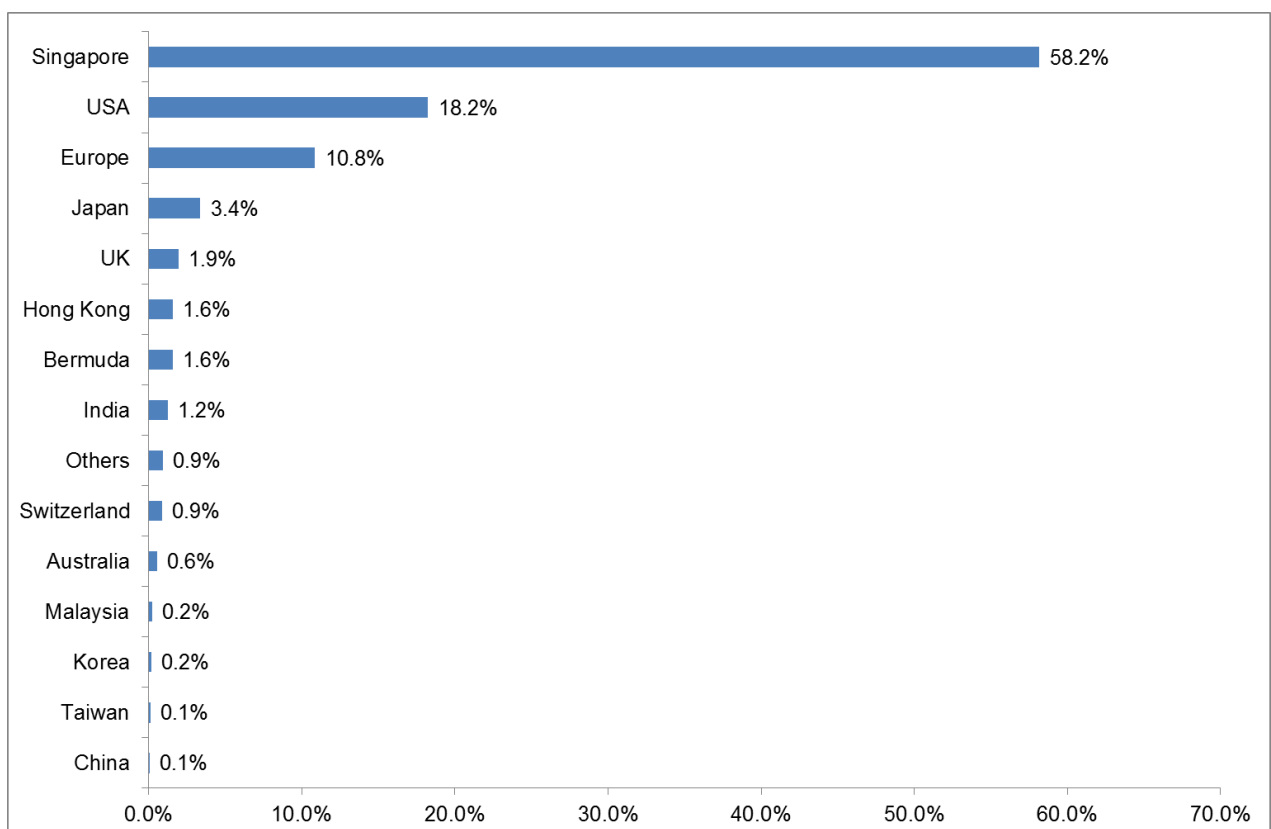


Figure 6a: Business & Science Park Properties By Gross Revenue - Tenant Industry Mix

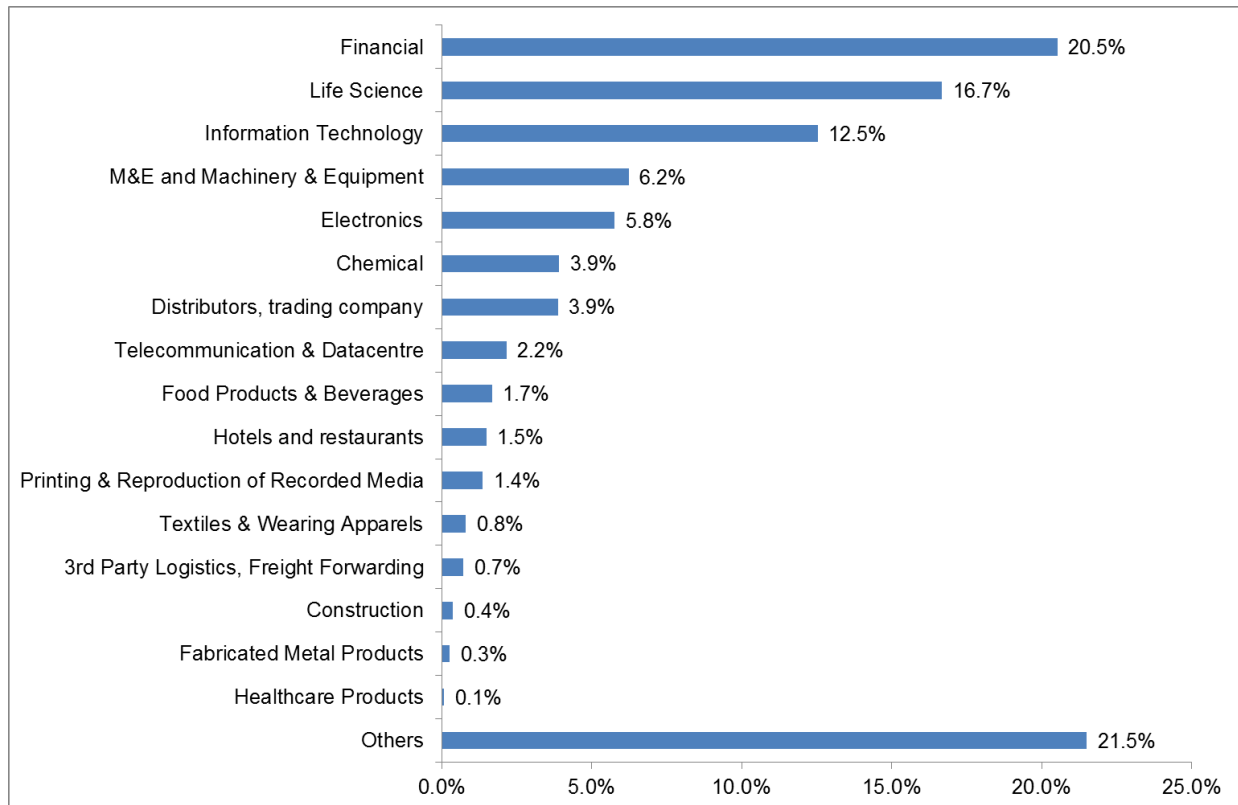


Figure 6b: Business & Science Park Properties By Gross Revenue - Tenant's country of origin

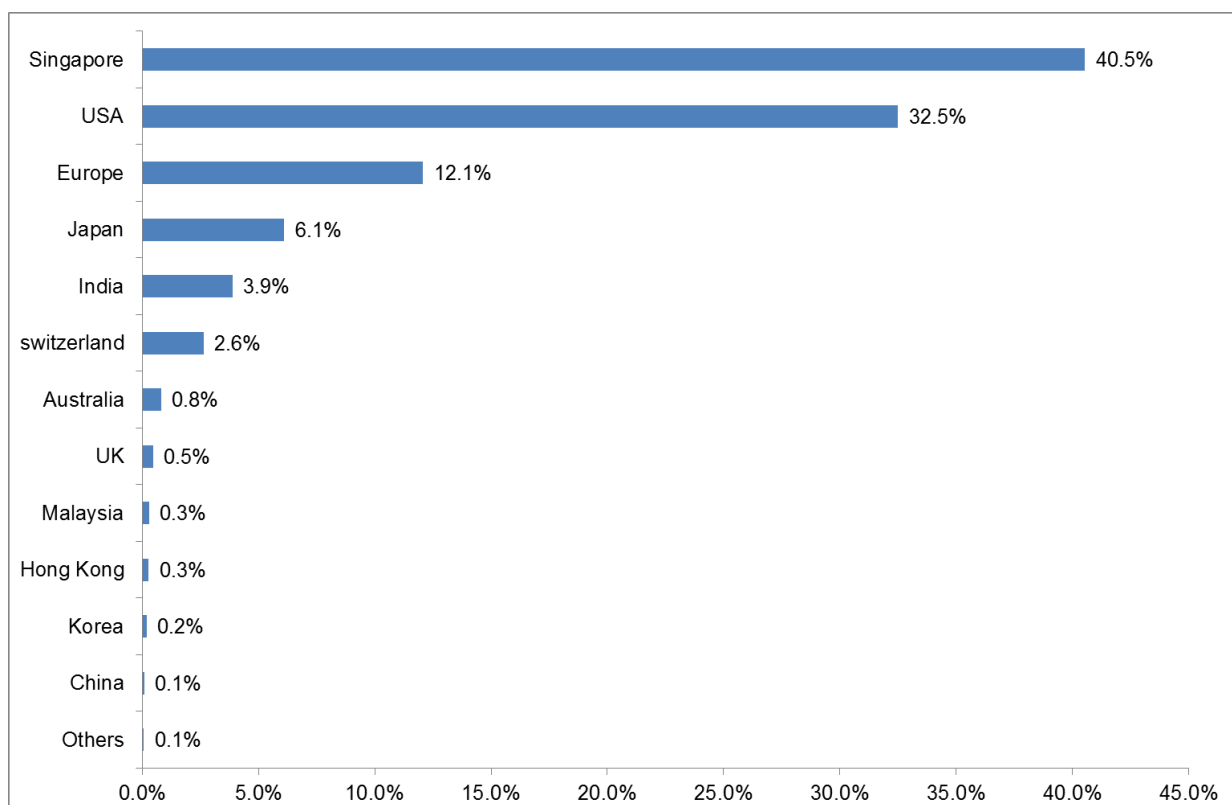


Figure 7a: Hi-Tech Industrial Properties By Gross Revenue - Tenant Industry Mix

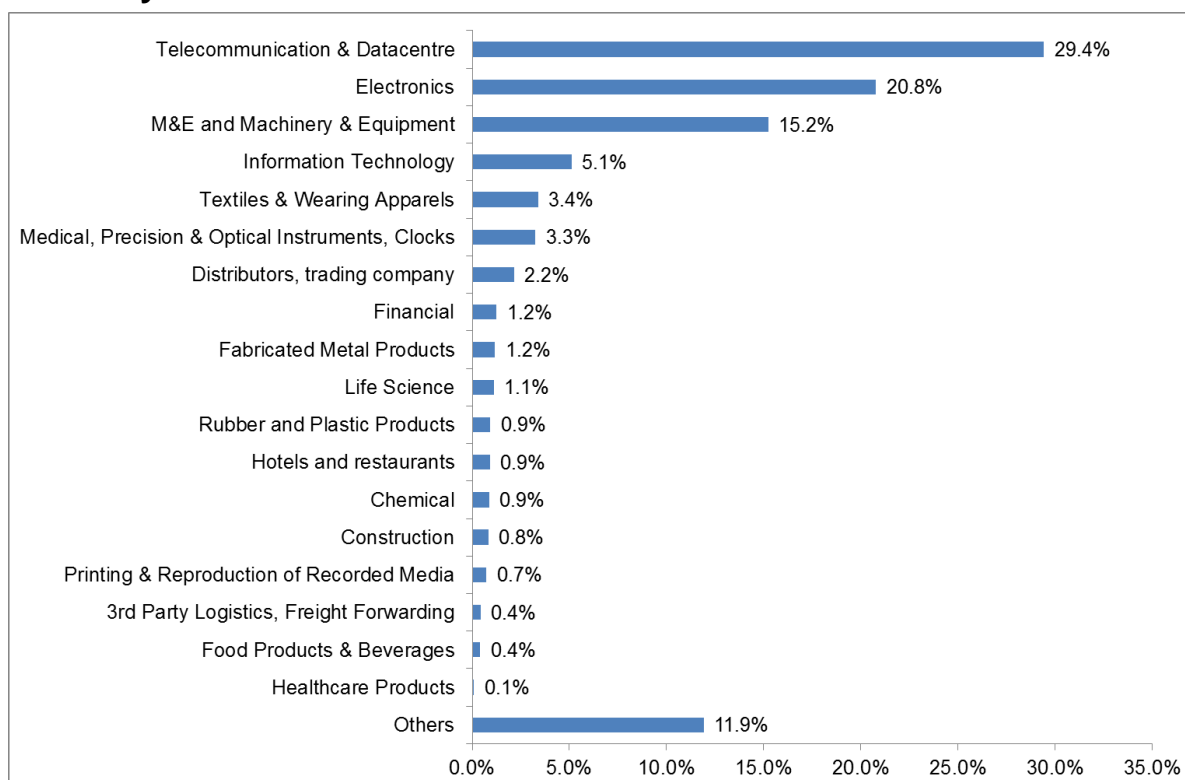


Figure 7b: Hi-Tech Industrial Properties By Gross Revenue - Tenant's country of origin

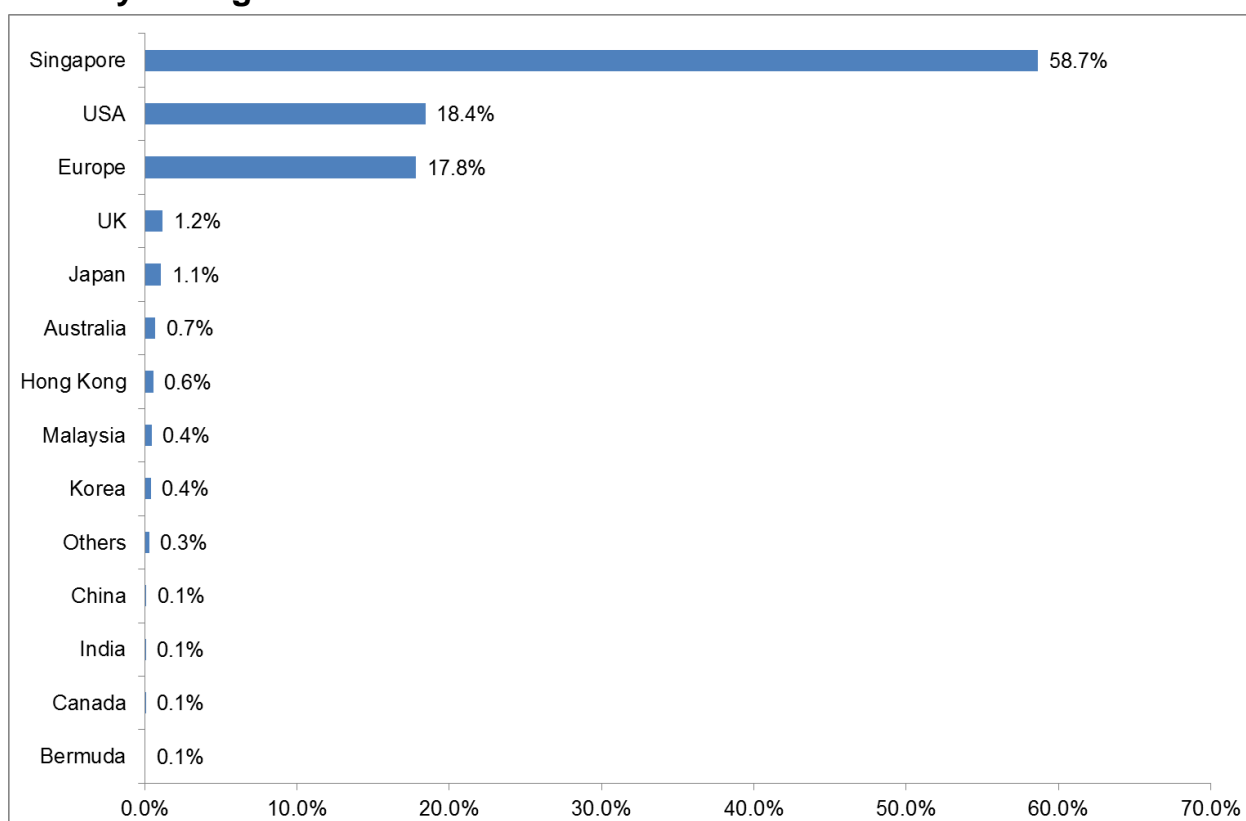


Figure 8a: Light Industrial Properties By Gross Revenue - Tenant Industry Mix

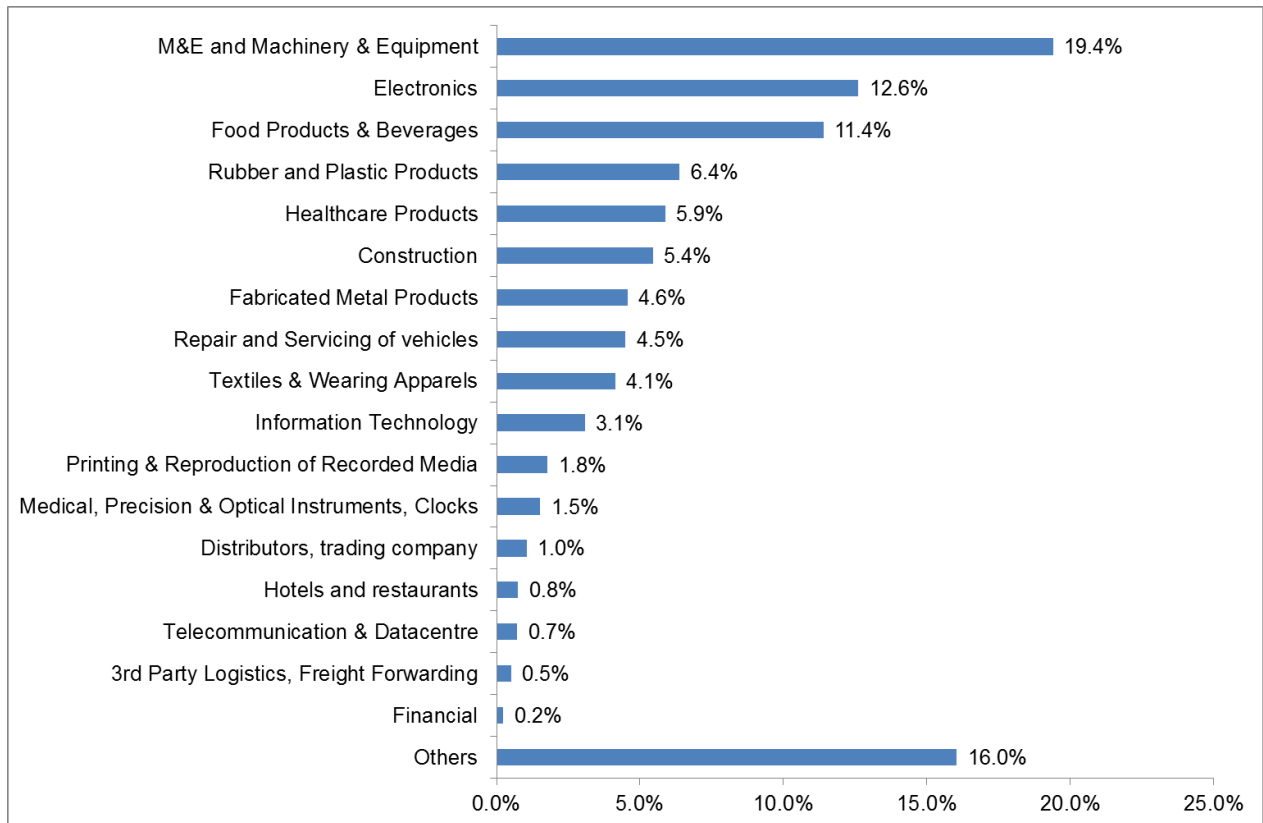


Figure 8b: Light Industrial Properties By Gross Revenue - Tenant's country of origin

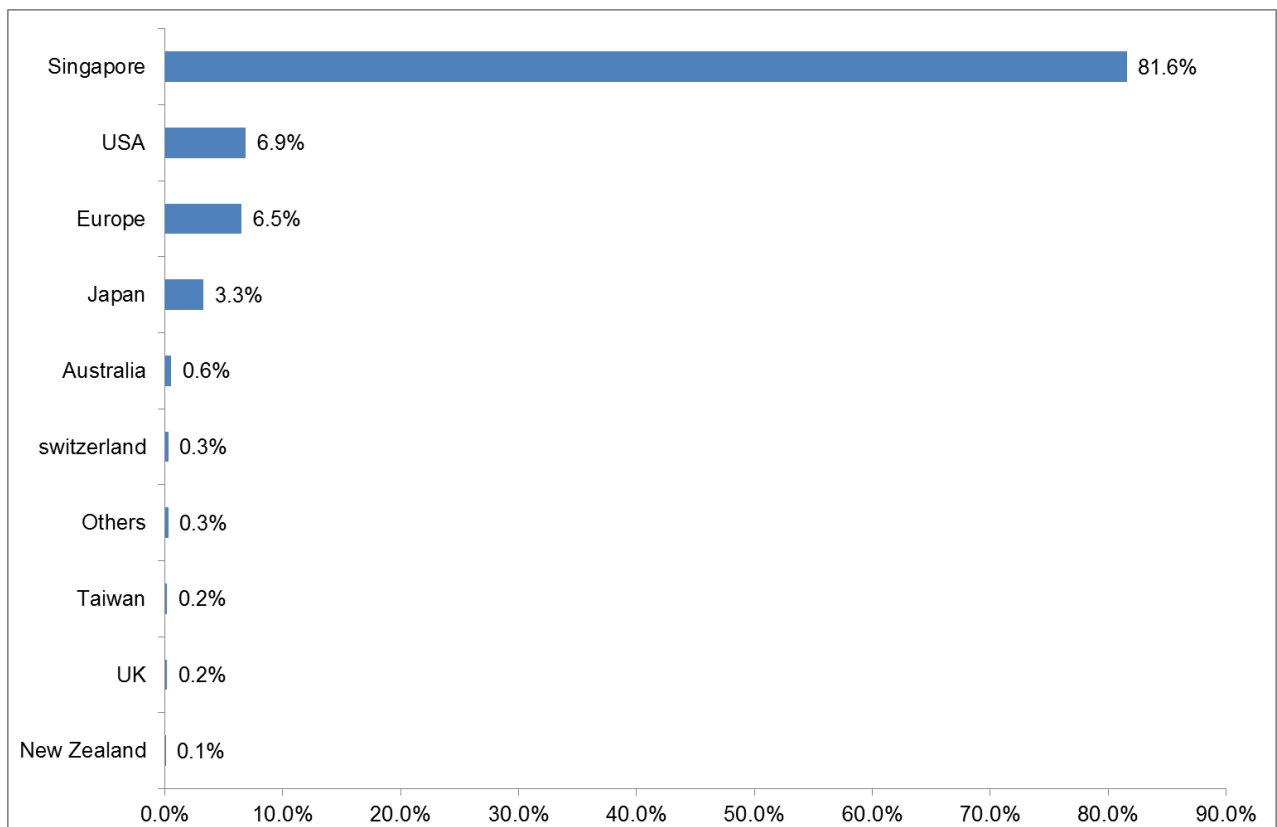


Figure 9a: Logistics & Distribution Centres - Tenant Industry Mix

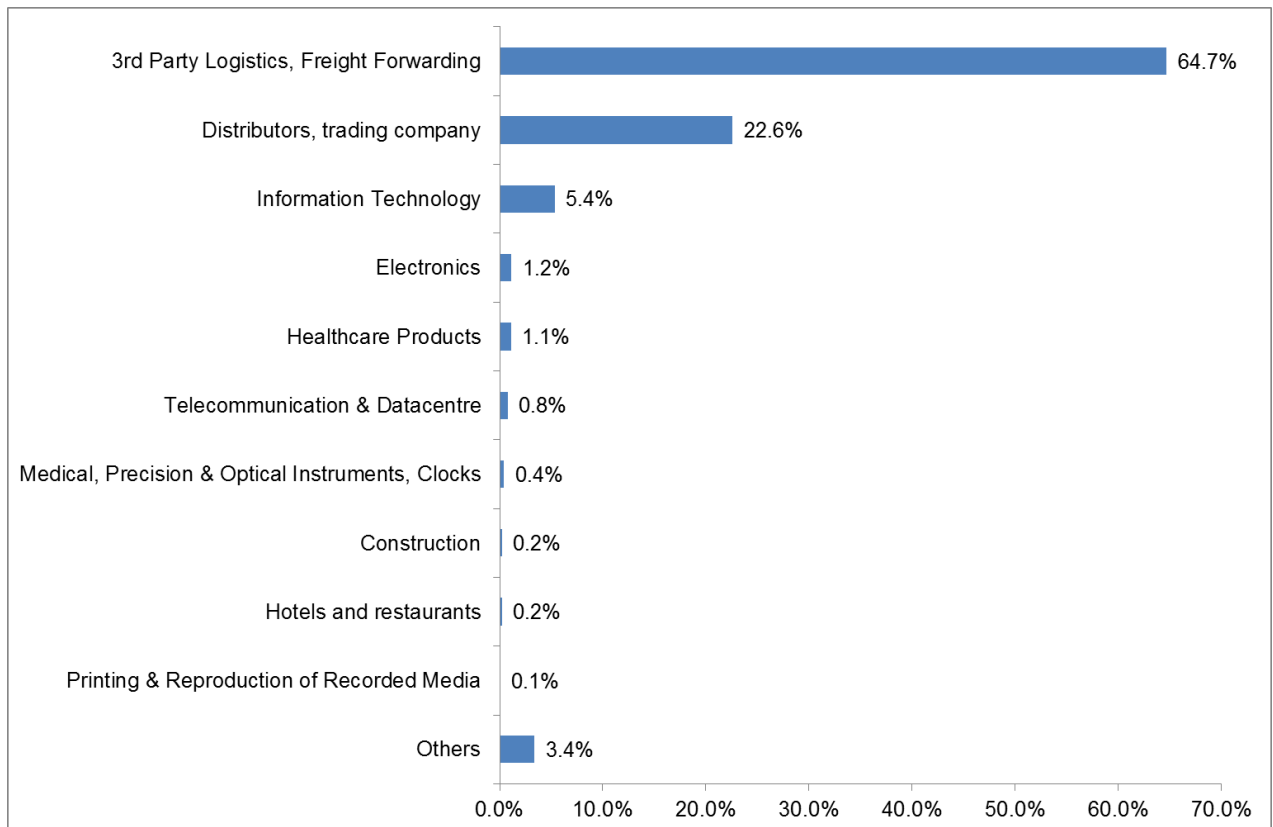


Figure 9b: Logistics & Distribution Centres By Gross Revenue - Tenant's country of origin

