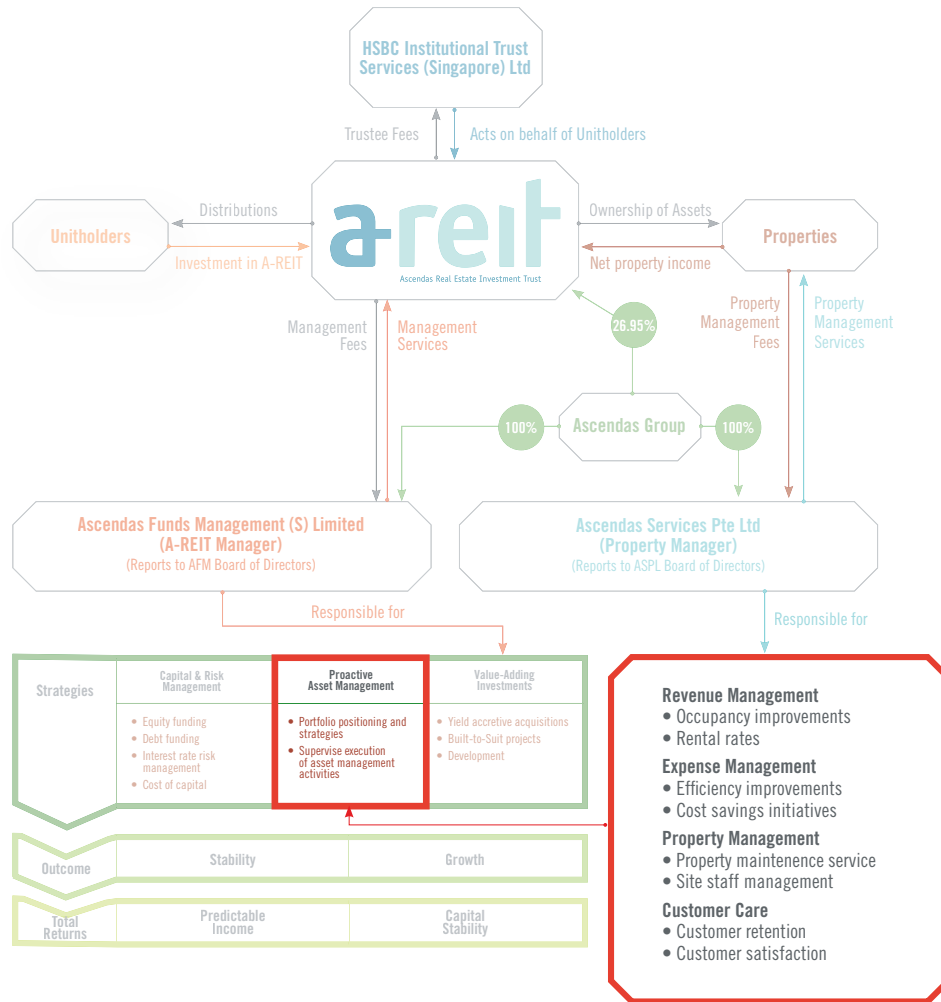


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The Property Manager (Ascendas Services Pte Ltd)





The asset management function of A-REIT's properties is outsourced to its Property Manager, Ascendas Services Pte Ltd (ASPL), a 100% owned subsidiary of Ascendas Land (Singapore) Pte Ltd.

Under the leadership of its CEO, Mr Tan Yew Chin, the ASPL team is committed to provide proactive and professional operational services to enhance the market positioning and attractiveness of our properties and services to maximize returns for unitholders. The ASPL team oversees day-to-day operational matters such as market and leasing of space, controlling operating expenses,

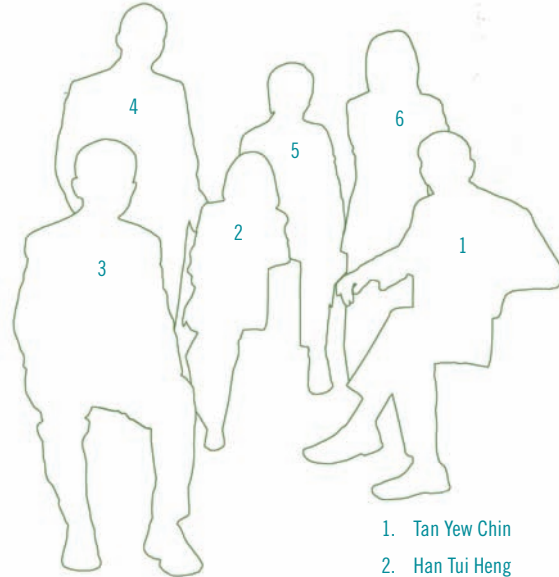
providing high quality customer care, coordinating customers' fitting out requirements, supervising the performance of contractors and ensuring building and safety regulations are complied with. It is responsible for the achievement of organic growth within the portfolio.

The Property Manager (Ascendas Services Pte Ltd)

More specifically, ASPL is tasked with the following responsibilities:

- Revenue and Occupancy Management**
 The ASPL team actively markets and leases vacant space within A-REIT's portfolio of properties. They also work on expanding and renewing leases with existing customers to gather positive rental reversion.
- Property Management**
 ASPL ensures that the property specifications and service level are commensurate to the intended market positioning of the property. The ASPL team is also responsible for managing the site staff to ensure that the desired level of property and customer care is implemented at the respective properties.
- Expense Management**
 The ASPL team adopts a prudent operational strategy in line with the Manager's objective of maximizing return without comprising on service standards. They strive to improve operating processes continuously to optimize operational cost so as to ensure efficient division of labour and effectiveness during the execution of their day-to-day operations.
- Customer Care**
 The ASPL team plays a pivotal role in maximising customer retention through the implementation of the Customer Care Program. The program is set up to ensure that a desired level of customer service is delivered to our customers. The team is also responsible for the management of accounts receivables. They minimize arrears and bad debts by continuously monitoring customer credit standing.

The team from ASPL is committed to providing optimal solutions and services to meet the needs of A-REIT's customers as well as enhance the property value of A-REIT's portfolio.



1. Tan Yew Chin
2. Han Tui Heng
3. Daniel Tan Hock Guan
4. Mark Chan Swee Kee
5. Dacon Pao Yah Chow
6. Tan Siew Cheng

MR TAN YEW CHIN

Chief Executive Officer

Mr Tan Yew Chin is the Chief Executive Officer of Ascendas Services Pte Ltd, the property management arm of Ascendas Pte Ltd. He oversees and sets the strategic directions for the property service business, which includes project, marketing, lease and facilities management.

Yew Chin has more than 20 years of experience in the field of property, facilities and project management. He was one of the pioneers that helped set up Technology Park Pte Ltd, the predecessor of Arcasia Land and Ascendas in 1990, Yew Chin was instrumental in establishing and growing the property and project management arms of the company. In 1996, he was appointed the General Manager of Arcasia Land, overseeing the property management function.

He started his career in 1987 with Colliers Goh and Tan and was responsible for managing a portfolio of residential, industrial and commercial properties.

He holds a Bachelor of Science (Building) from the National University of Singapore.

MS HAN TUI HENG**Assistant Chief Executive Officer**

As the Assistant Chief Executive Officer, Ms Han Tui Heng works closely with Yew Chin to grow ASPL's businesses and provide excellent service to asset owners and tenants. She also oversees the Marketing and Lease Management Departments directly.

Tui Heng has more than 15 years of working experience in the real estate industry in the areas of asset management, marketing and lease management. Prior to her appointment as ACEO, Tui Heng was the Vice-President of Ascendas HQ Real Estate Services Business Unit and Real Estate Development & Investment Business Unit where she was in charge of the Group's Portfolio Asset Management. Tui Heng also held the appointment of Group Head (Corporate Development) where she was responsible for the development of Corporate Strategies, Corporate Planning & Research as well as Knowledge Management.

Tui Heng holds a Bachelor of Science in Estate Management (Hons) from the National University of Singapore and a Master in Business Administration from University of Wales, UK.

MS TAN SIEW CHENG**Vice President, Head of Lease Management**

Ms Tan Siew Cheng has over 15 years of experience in the real estate industry. She currently heads the Lease Management Dept in Ascendas Services Pte Ltd, responsible for the lease management activities of the properties under A-REIT as well as Ascendas Land Singapore. Prior to this appointment, Siew Cheng headed the Business Development Dept in Ascendas Land Singapore for six years and was involved in acquisitions, tenders of government sale of industrial sites and the development of build-and-lease projects. She was also involved in the marketing of industrial space for Ascendas and office space for Knight Frank Cheong Hock Chye and Baillieu.

Siew Cheng holds a Bachelor of Science (Estate Management) (Hons) degree from National University of Singapore and a Masters in Business Administration from the University of Bradford.

MR DANIEL TAN HOCK GUAN**Vice President, Head of Property Management**

Mr Daniel Tan has over 20 years of experience in Property & Facility Management. Trained as a mechanical engineer, Daniel has worked for both developers and facility management companies. As Head of Property Management in Ascendas Services Pte Ltd, Daniel leads a team of over 80 staff in the day-to-day management, operations and maintenance of over 90 properties for the Ascendas Group's and 3rd parties in Singapore to ensure the smooth running of the properties.

Daniel holds a Bachelor of Science in Mechanical Engineering (Hons) from Heriot-Watt University (Scotland, UK).

MR MARK CHAN SWEE KEE**Vice President, Head of Development & Project Management**

Mr Mark Chan has over 20 years of experience in the development and construction industry. Trained as a builder/quantity surveyor, he has worked for construction companies, developers, civil engineering contractors, quantity surveyors in Australia, New Zealand, Malaysia and Singapore. As Head of the Development & Project Management Department of Ascendas Services Pte Ltd, he leads a team of 14 project managers in the development and management of projects undertaken by A-REIT and Ascendas Land Singapore.

Mark holds a Bachelor of Building (Hons) from University of Melbourne, Australia.

MR DACON PAO YAH CHOW**Vice President, Head of Singapore Marketing**

As Head of Singapore Marketing for Ascendas Services Pte Ltd, Mr Dacon Pao leads the team to formulate and implement effective marketing strategies for the leasing and sale of Ascendas products and services in Singapore.

Prior to managing the Singapore portfolio, Dacon was marketing the Ascendas' portfolio of Asia projects, particularly in China, Philippines and Thailand. In Year 2000, he was seconded to Xinsu Development, a subsidiary of Ascendas China on a one-year stint to market Ascendas' properties in Suzhou and to train the local marketing staff.

Dacon joined Ascendas Pte Ltd in 1997 where he garnered extensive experience in the marketing of business space to both multi-national companies as well as small and medium enterprises.

Dacon holds a Masters of Business Administration from the University of Warwick, UK and a Bachelor of Engineering (Civil) from the Nanyang Technological University.