



**Supplementary Information
For three months ended 31 December 2008**

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Figure 1a: Occupancy history for Multi-Tenanted Properties

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 31-Dec-08	Occy as at 30-Sep-08	Occy as at 30-Jun 08
	Business & Science Parks				
1.	The Alpha	21,537	99.8%	99.8%	99.5%
2.	The Aries	13,557	94.7%*	99.1%	97.5%
3.	The Capricorn	22,160	97.4%	75.5%	89.2%
4.	The Gemini	27,388	92.7%	95.3%	96.4%
5.	Honeywell Building	14,635	100.0%	100.0%	100.0%
6.	Telepark	24,628	98.9%	99.7%	99.7%
7.	Techquest	6,577	61.5%^	61.7%	61.7%
8.	iQuest @ IBP	9,029	92.1%	92.3%	92.3%
9.	HansaPoint@CBP	17,310	100.0%	100.0%	100.0%
10.	Acer Building	20,805	87.3%	99.5%	97.6%
11.	Rutherford & Science Hub	19,596	100.0%	100.0%	100.0%
	Light Industrial				
12.	Techplace I	59,769	98.1%	97.9%	97.9%
13.	Techplace II	70,917	98.2%	95.7%	96.9%
14.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
15.	27 Ubi Road 4	8,082	97.5%	97.5%	87.6%
16.	Tampines Biz-Hub	14,638	96.2%	96.2%	96.2%
17.	Ubi Biz-Hub	10,937	100.0%	100.0%	100.0%
18.	84 Genting Lane	9,779	94.9%	83.5%	88.6%
	Hi-tech Industrial				
19.	Techlink	34,563	98.2%	94.4%	99.7%
20.	Siemens Center	27,781	100.0%	100.0%	99.6%
21.	Techpoint	41,955	99.0%	98.2%	99.1%
22.	KA Centre	13,555	86.8%	100.0%	100.0%
23.	KA Place	6,812	87.1%	79.6%	87.9%
24.	Pacific Tech Centre	19,687	98.2%	100.0%	98.1%
25.	Techview	38,680	86.7%	81.3%	90.0%
26.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
27.	50 Kallang Avenue	14,638	84.5%	82.7%	82.7%
	Logistics & Distribution Centre				
28.	LogisTech	27,189	100.0%	100.0%	99.6%
29.	Changi Logistics Centre	38,864	54.2%**	98.5%	98.5%
30.	Nan Wah Building	15,858	100.0%	87.9%	90.9%
31.	Xilin Districentre Building A & B	20,878	100.0%	100.0%	100.0%
32.	Xilin Districentre Building D	14,358	100.0%	100.0%	100.0%
33.	LogisHub@Clementi	22,481	100.0%	100.0%	100.0%
34.	1 Changi South Lane	23,513	100.0%	100.0%	100.0%
35.	Pioneer Hub	81,334	89.2%***	99.4%	-
36.	15 Changi North Way	27,529	100.0%	85.8%	-
	Sub-total for Multi-tenanted Buildings	859,845	94.0%	95.6%	96.8%

Figure 1b: Occupancy history for Sale-and-Leaseback Properties

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 31-Dec-08	Occy as at 30-Sep-08	Occy as at 30-Jun-08
	Business & Science Parks				
37.	Ultron Building	10,127	100.0%	100.0%	100.0%
38.	PSB Building	21,689	100.0%	100.0%	100.0%
39.	LabOne Building	8,202	100.0%	100.0%	100.0%
40.	31 International Business Park	50,290	100.0%	100.0%	100.0%
	Light Industrial				
41.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
42.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
43.	Progen Building	17,367	100.0%	100.0%	100.0%
44.	SB Building	11,895	100.0%	100.0%	100.0%
45.	Steel Industries Building	11,254	100.0%	100.0%	100.0%
46.	Volex Building	8,000	100.0%	100.0%	100.0%
47.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
48.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
49.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
50.	Hyflux Building	16,980	100.0%	100.0%	100.0%
51.	Weltech Building	6,509	100.0%	100.0%	100.0%
52.	BBR Building	5,421	100.0%	100.0%	100.0%
53.	Hoya Building	6,282	100.0%	100.0%	100.0%
54.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
55.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
56.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
57.	Thales Building	6,263	100.0%	100.0%	100.0%
58.	Aztech Building	13,807	100.0%	100.0%	100.0%
59.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
60.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
61.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
62.	11 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
63.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
64.	9 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
65.	1 Senoko Avenue	8,843	100.0%	100.0%	100.0%
66.	SKP Industrial Building	13,725	100.0%	100.0%	100.0%
	Hi-tech Industrial				
67.	Infineon Building	27,278	100.0%	100.0%	100.0%
68.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
69.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
70.	138 Depot Road	26,485	100.0%	100.0%	100.0%
71.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
72.	CGGVeritas Hub	8,666	100.0%	100.0%	100.0%
73.	30 Tampines Industrial Ave 3	9,593	100.0%	100.0%	100.0%
	Logistics & Distribution Centres				
74.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%

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75.	TT International Tradepark	42,765	100.0%	100.0%	100.0%
76.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
77.	MacDermid Building	5,085	100.0%	100.0%	100.0%
78.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
79.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
80.	Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
81.	SENKEE Logistics Hub	71,744	100.0%	100.0%	100.0%
82.	JEL Centre	9,494	100.0%	100.0%	100.0%
83.	Logistics 21	47,616	100.0%	100.0%	100.0%
84.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
85.	Goldin Building	19,171	100.0%	100.0%	100.0%
86.	Sim Siang Choon Building	10,915	100.0%	100.0%	100.0%
	Warehouse Retail Facilities				
87.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
88.	Giant Hypermart	33,444	100.0%	100.0%	100.0%
	Sub-total for Single-tenanted Buildings	993,215	100.0%	100.0%	100.0%
	Portfolio Total	1,853,060	97.2%	98.6%	98.4%

Note:

^Re-positioning of building for higher value usage

* Due to timing difference, occupancy rate for The Aries will be 95.6% on 1st January 2009.

** Tenant relocated to another A-REIT building at 15 Changi North Way. Occupancy rate for Changi Logistics Centre is 78.8% on 1st January 2009

*** Occupancy rate for Pioneer Hub is 100% on 1st January 2009.

Figure 2 : A-REIT average gross rental rates for the three months ended 31 December 2008

Average Gross Rental Rates (S\$ psm per month)				
Sector	A-REIT's (psm per month)			JTC** 2008 (psm per month)
	Range	Weighted Average*	Median	
Business & Science Park	\$43.06 - \$51.67	\$41.42	\$45.21	\$27.74 - \$56.06
Hi-tech Industrial	\$25.00 - \$36.75	\$35.47	\$33.92	\$11.33 - \$25.54
Light Industrial & Flatted Factories	\$11.59 - \$22.00	\$17.50	\$17.11	\$8.98 - \$16.79
Logistics & Distribution Centres#	\$10.23 - \$37.13	\$13.28	\$19.38	\$18.75^

Sources:

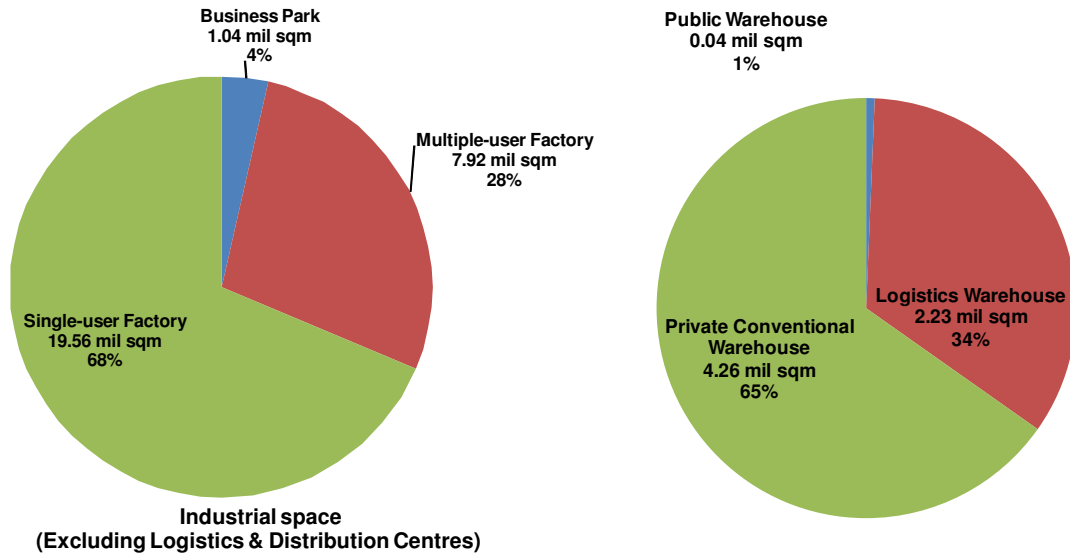
* A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals.

Including office space in Logistics/warehouse properties.

**Source: JTC published rent price, wef 1 January 2009

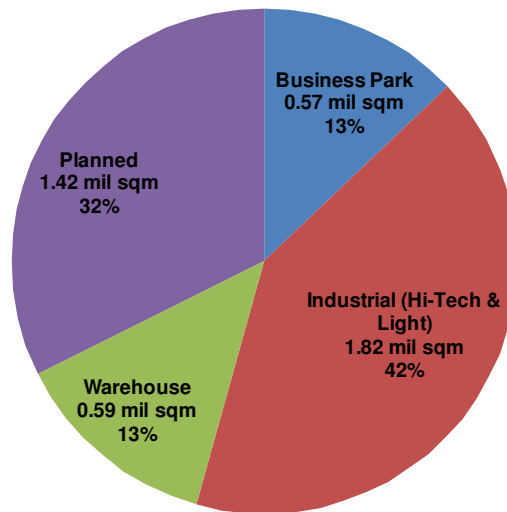
^ URA 2008Q3 Warehouse Median Rental

Figure 3 : Existing industrial space stock of 35.4 million sqm of which 6.53 million sqm is logistics and distribution centres



Source: URA: Urban Redevelopment Authority Official Statistics as at Sep 2008 www.ura.gov.sg

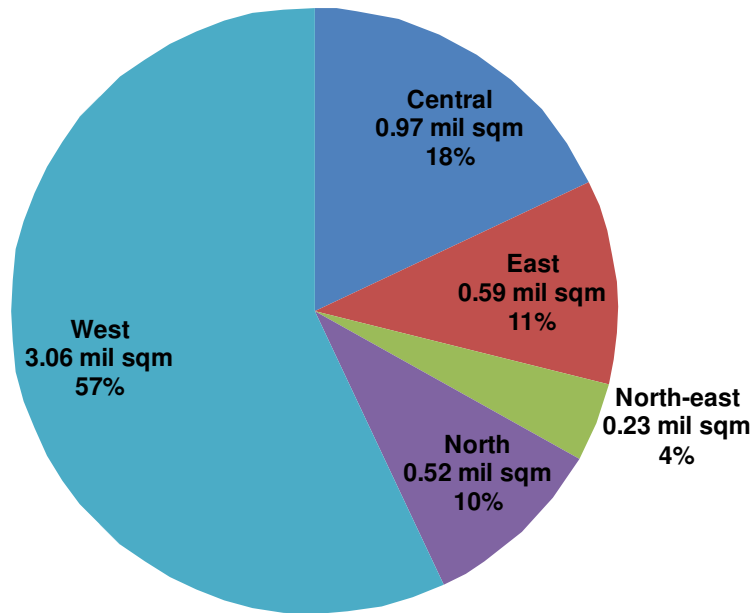
Figure 4: Potential supply of industrial space for the next three years



Based on URA and CBRE 3Q 2008 reports, the potential supply for industrial, logistics and distribution space is about 4.4 million sqm, comprising 1.8 sqm of industrial space and 0.59 million sqm of logistics and distribution centres space from 2009 through to 2011. About 1.6 million sqm of known supply is estimated to be pre-committed.

Source: URA: Urban Redevelopment Authority Official Statistics as at Sep 08 and CBRE Q3 Report
 No further breakdown of information available on the types of space under "Planned". Space excludes developments expected to be completed in 4Q2008

Figure 5: Potential supply of industrial, logistics and distribution centres supply of 3.06 mil sqm is mostly located in the West



A-REIT's properties are largely located in the Central and Eastern part of Singapore where new supply of space is limited compared to the West region.

Source: URA: Urban Redevelopment Authority Official Statistics as at Sep 08
Space include developments expected to be completed in 4Q2008

Figure 6 : Deferred Payments in A-REIT's Portfolio

Property	Acquisition Date	Deferred Amount (\$ m) as at 31 Dec 08	Purchase Price (\$ m)
Siemens Center	Mar 04	3.75	65.75
SB Building	Nov 04	3.80	17.80
Wisma Gulab	Dec 04	12.20	55.70
Freight Links (Changi) Bldg	Dec 04	3.20	32.00
Freight Links (Toh Guan) Bldg	Dec 04	3.64	36.40
Xilin Districentre Building C	May 05	1.00	30.63
11 Tampines St 92	Oct 05	0.08	16.80
LabOne Building	Oct 06	0.38	20.00
Thales Asset Enhancement	Mar 08	0.02	1.59
GRAND TOTAL		28.07	276.67

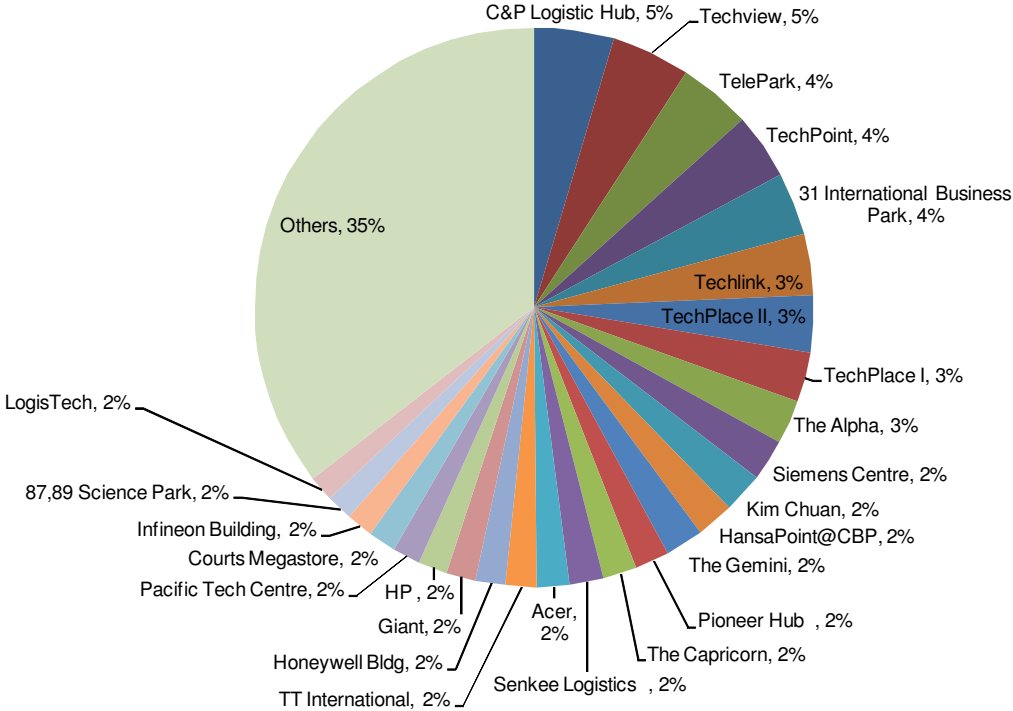
Total Assets as at 31 December 2008 **\$4.61 billion**
% of deferred amount in relation to total assets **0.61%**

Figure 7: Sector Performance

Net Property Income for 3 months ended 31 December 2008

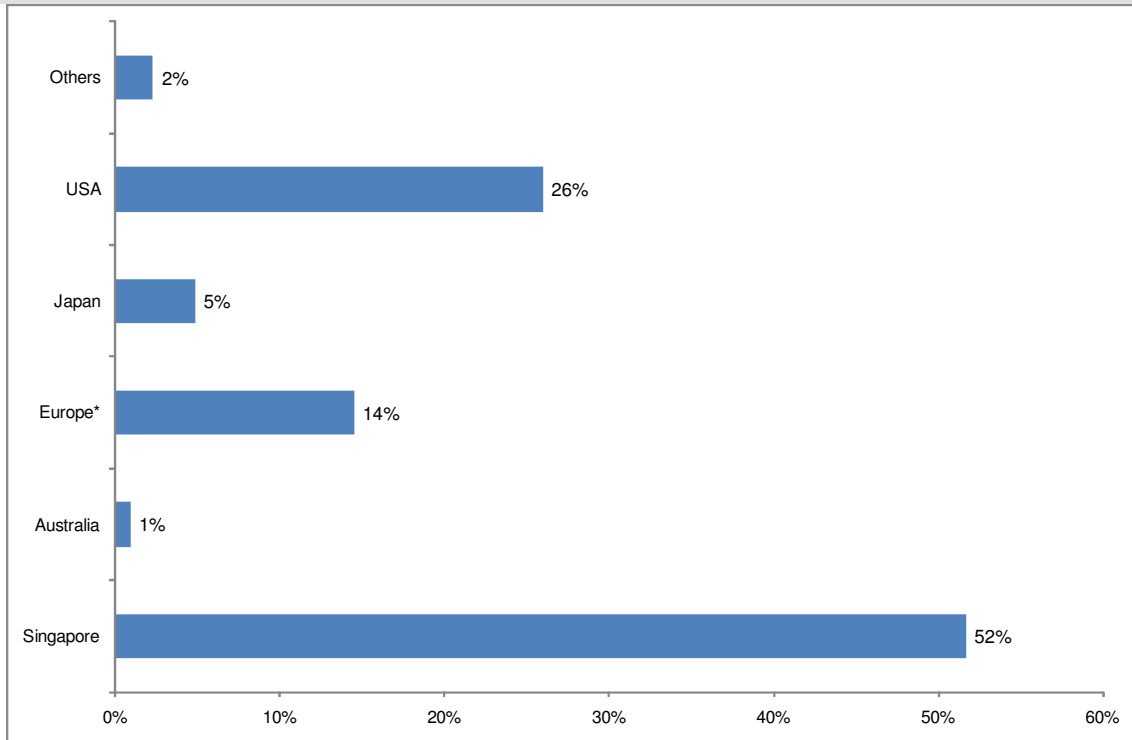
Properties	3Q FY 2008/09 Actual S\$m	3Q FY 2007/08 Actual S\$m	Variance S\$m
<u>Business Park Properties</u>			
Gross Revenue	27.3	13.7	13.6
Property Operating Expenses	8.6	2.1	6.5
Net Property Income	18.7	11.6	7.1
<u>Hi-Tech Industrial Properties</u>			
Gross Revenue	27.1	25.3	1.8
Property Operating Expenses	10.2	9.6	0.6
Net Property Income	16.9	15.7	1.2
<u>Light Industrial Properties</u>			
Gross Revenue	19.6	18.1	1.5
Property Operating Expenses	4.3	3.7	0.6
Net Property Income	15.3	14.4	0.9
<u>Logistics Properties</u>			
Gross Revenue	25.0	19.9	5.1
Property Operating Expenses	4.5	2.9	1.6
Net Property Income	20.5	17.0	3.5
<u>Warehouse Retail Facilities</u>			
Gross Revenue	3.3	3.2	0.1
Property Operating Expenses	0.5	0.6	-0.1
Net Property Income	2.8	2.6	0.2
<u>Total</u>			
Gross Revenue	102.3	80.2	22.1
Property Operating Expenses	28.1	18.9	9.2
Net Property Income	74.2	61.3	12.9

Figure 8: Reduced Property Concentration – no single property accounts for more than 5% of total portfolio gross revenue



Any discrepancies in the Figures included herein between the listed amounts and totals thereof are due to rounding.

Figure 9a : Business & Science Park Properties - Tenant's country of origin



Note*:

*Europe includes Switzerland, Austria, Germany, UK, Sweden, France & Belgium

Figure 9b : Business & Science Park Properties - Tenant Industry Mix

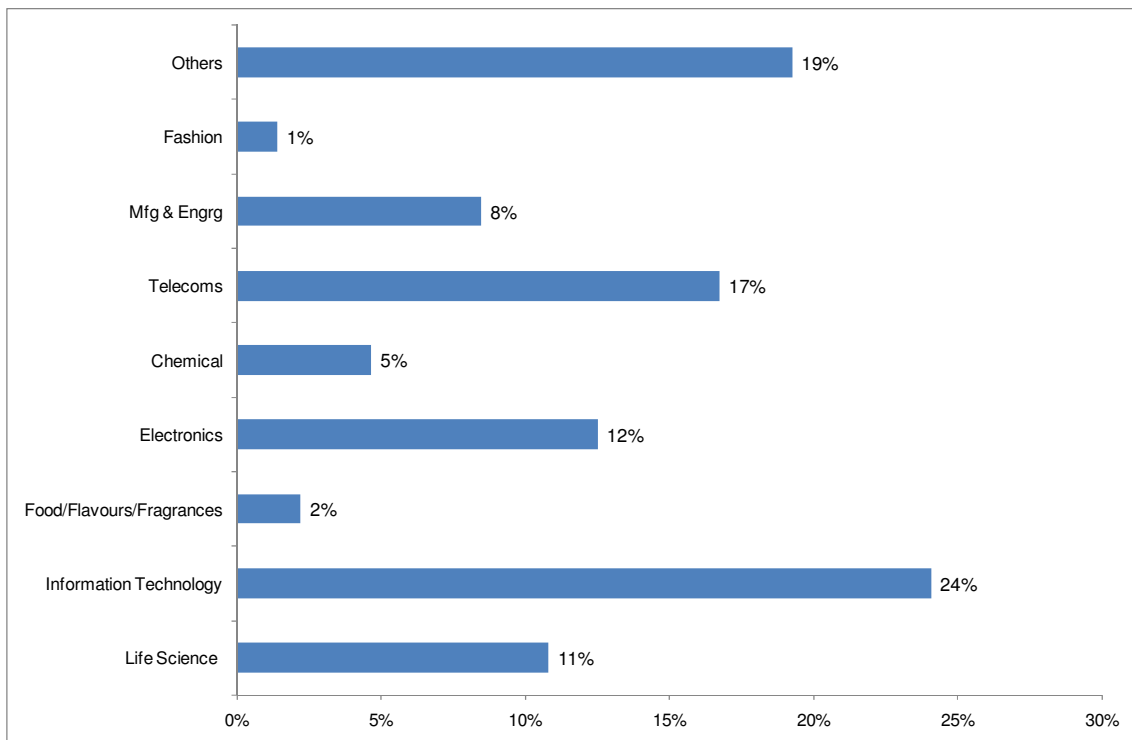
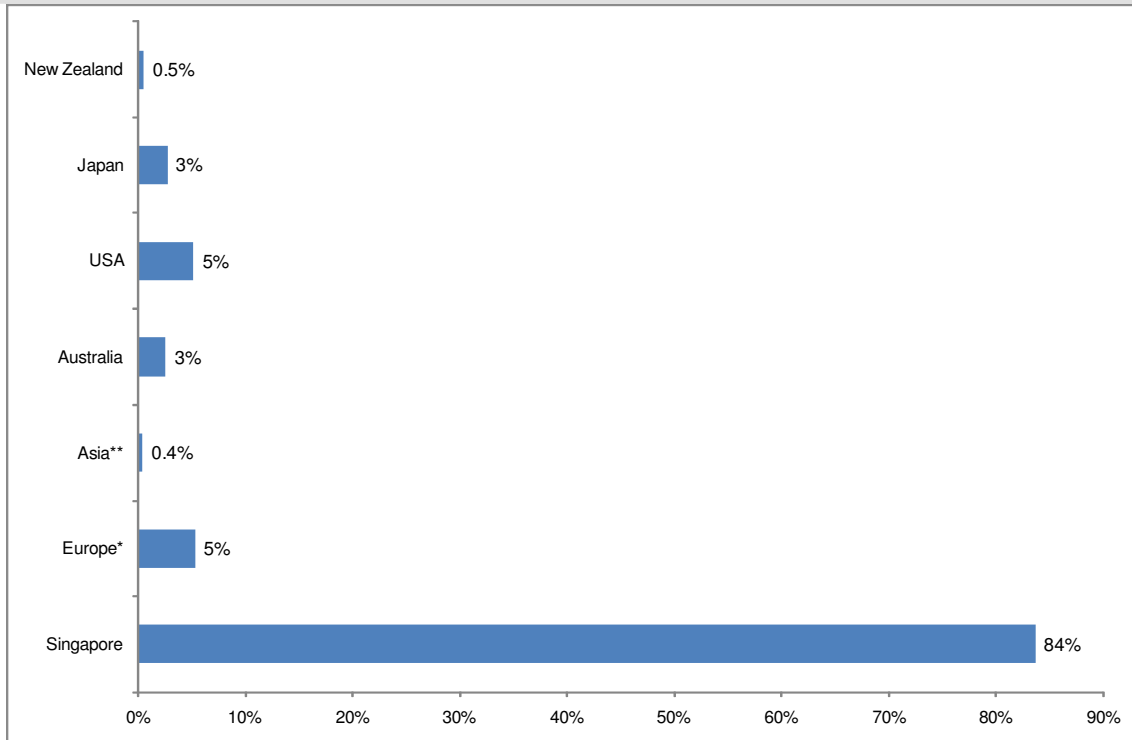


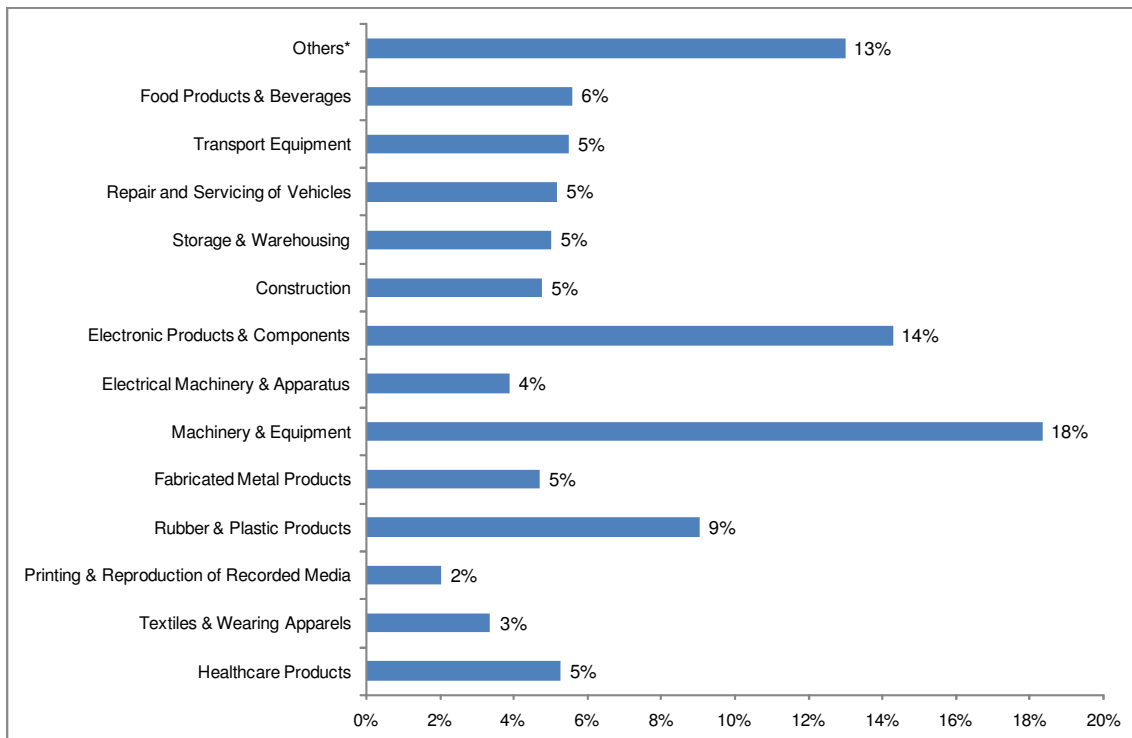
Figure 10a : Light Industrial Properties - Tenant's country of origin



*Europe include Germany, Belgium, Italy, France, UK & Switzerland, Sweden, Denmark, Austria

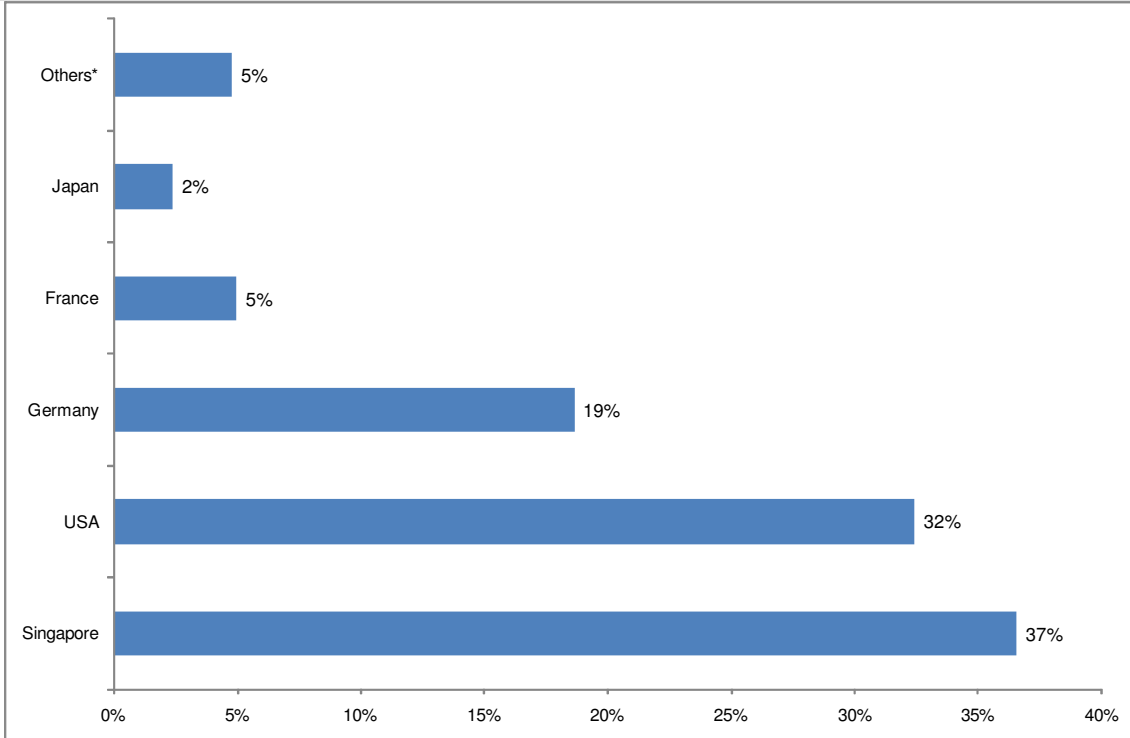
**Asia includes China, Hong Kong, Taiwan, Indonesia & Malaysia.

Figure 10b : Light Industrial Properties - Tenant Industry Mix



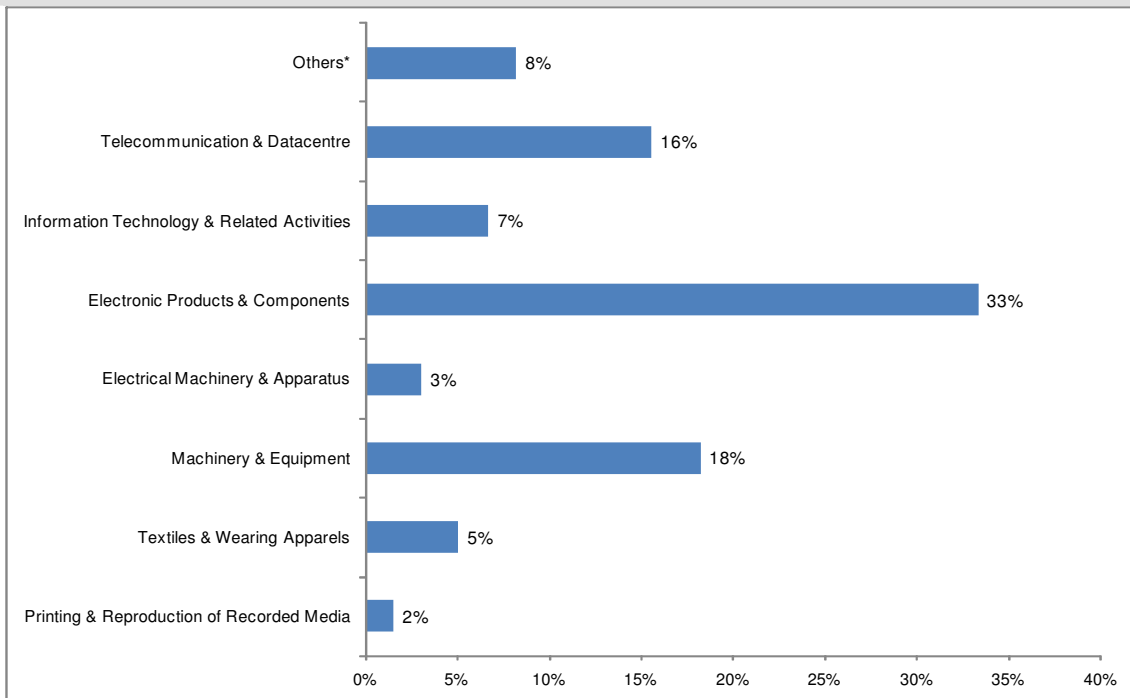
*Others include Medical, Precision & Optical Instruments, Clocks, Information Technology & Related Activities

Figure 11a : Hi-Tech Industrial Properties -Tenant’s country of origin



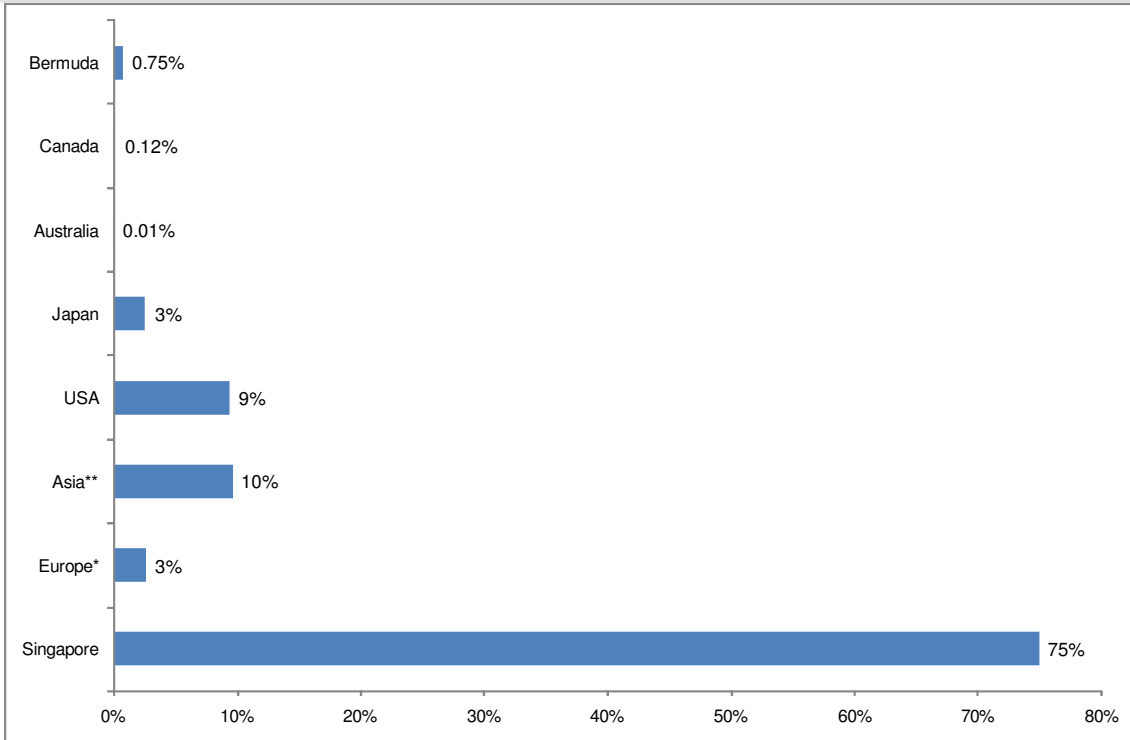
Note:
 Others include Switzerland, France, Canada, UK, Norway, Scotland, China, Malaysia, Korea, Taiwan, India, Hong Kong, Italy and Australia

Figure 11b: Hi-Tech Industrial Properties - Tenant Industry Mix



**Others include Fabricated Metal Products, Rubber and Plastic Products, Medical, Precision & Optical Instruments, Clocks, Supporting & Auxiliary Transport Activities, Food Products & Beverages and Furniture & Manufacturing NEC

Figure 12a: Logistics & Distribution Centres -Tenant's country of origin



*Asia includes Hong Kong, Taiwan & Malaysia

Figure 12b: Logistics & Distribution Centres - Tenant Industry Mix

