FY2008/09
Financial Results Presentation
17 April 2009

Disclaimers

This Presentation is focused on comparing results for the financial year ended 31 March 2009 versus actual results year-on-year ("yoy"). This shall be read in conjunction with A-REIT's Results for the period from 1 January 2009 to 31 March 2009 in the SGXNet announcement.

This presentation 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 and occupancy, 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 the Manager's current view of future events.

Agenda

- **Key Highlights**
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

Key Highlights for FY2008/09

- FY2008/09 net property income of S$296.6 m, increase of 21.8% y-o-y
- DPU of 15.18 cents, increase of 7.4% y-o-y
- Raised new equity of S$408 million in Jan/Feb 2009 to strengthen balance sheet and fund committed development projects
- Secured new loans for S$200m and incorporated S$1 billion Medium Term Note (MTN) program to diversify sources of funding
- 90% of interest rate exposure hedged into fixed rate for next 3.4 years with weighted average all-in funding cost of 3.67%
- Balance portfolio of long and short term leases with portfolio weighted lease to expiry of 5.1 years
- 14.1% of portfolio gross revenue due for renewal over next 12 months
- Completed 3 development projects (S$ 174.5m) and 2 acquisitions (S$271.8m)

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FY2008/09 vs FY2007/08

(S$'000)	FY2008/09(1)	FY2007/08(1)	% Change
Gross revenue	396,534	322,270	23.0%
Less: Property operating expenses	(99,916) (2)	(78,780)	26.8%
Net property income	**296,618**	**243,490**	**21.8%**
Interest Expense	(56,670)	(41,222)	37.5%
Other borrowing costs(3)	(2,815)	685	510.9%
Non-property expenses(4)	(36,384)	(27,973)	30.1%
Net income	**200,749**	**174,980**	**14.7%**
Available for distribution	**210,923**	**187,269**	**12.6%**

Notes:

(1) Based on 89 properties as at 31 Mar 2009 and 84 properties as at 31 Mar 2008

(2) Property expenses increased by 27% due to more properties in the portfolio; higher utilities costs and increase in property taxes due to upward revision in annual value of properties

(3) Other borrowing costs include amortisation of CMBS establishment and annual maintenance costs, fair value adjustments on deferred payments and refundable security deposits, in accordance to FRS39. FY2007/08 shows a positive figure mainly due to gain on fair value adjustments on security deposits

(4) Non-property expenses include manager fee, performance fee, and trust expenses, net of interest income

DPU – FY2008/09 vs FY2007/08

(S$'000)	FY2008/09[1]	FY2007/08[1]	% Change
Net income	**200,749**	**174,980**	**14.7%**
Non tax deductible expenses[2]	10,174	12,289	17.2%
Available for distribution	**210,923**	**187,269**	**12.6%**
No. of units in issue (mil)	1,683.5	1,325.6	27.0%
Distribution per Unit (cents)	**15.18**	**14.13**	**7.4%**
Pro Forma DPU	**12.53[3]**	-	**n.a.**

Notes:
(1) Based on 89 properties as at 31 Mar 2009 and 84 properties as at 31 Mar 2008
(2) Higher non-deductible expenses in FY2007/08 mainly due to performance fees paid in units, offset with gain on fair value/accretion adjustments per FRS39 as compared to FY2008/09 which included a loss on fair value/accretion adjustment per FRS39 and a write down of fit-out cost which may not be recoverable. Manager fee paid in units and trustee fees are higher in FY2008/09 due to higher Total Assets. Performance fee in FY2008/09 is paid in cash instead of units.
(3) Assuming 1,683,473,034 units were in issue for the entire financial year ended 31 March 2009

4Q FY2008/09 vs 3Q FY2008/09

(S$'000)	4Q FY2008/09[1]	3Q FY2008/09[1]	% Change
Gross revenue	104,324	102,343	1.9%
Less: Property operating expenses [2]	(24,217)	(28,148)	14.0%
Net property income	**80,107**	**74,195**	**8.0%**
Interest Expense	(14,710)	(15,624)	5.8%
Other borrowing costs[3]	(958)	(370)	158.9%
Non-property expenses	(16,321) [4]	(6,218)	162.5%
Net income	48,118	**51,983**	7.4%
Non Tax deductible items	**3,694[5]**	**1,993**	**85.3%**
Available for distribution	**51,812**	**53,976**	**4.0%**

Notes:
(1) Based on 89 properties as at 31 Mar 2009 and 88 properties as at 31 Dec 2008
(2) Property expenses reduced due to lower utilities costs from Jan 09 and lower property taxes as 3Q numbers included retroactive upward revision in annual value of some properties.
(3) Other borrowing costs include amortisation of CMBS establishment and annual maintenance costs, fair value adjustments on deferred payments and refundable security deposits, in accordance to FRS 39.
(4) Increase in non-property expenses due to performance fee which is accounted for in 4QFY08/09
(5) Non-tax deductible items increased due to write-down of certain fit-out cost

Distribution Details

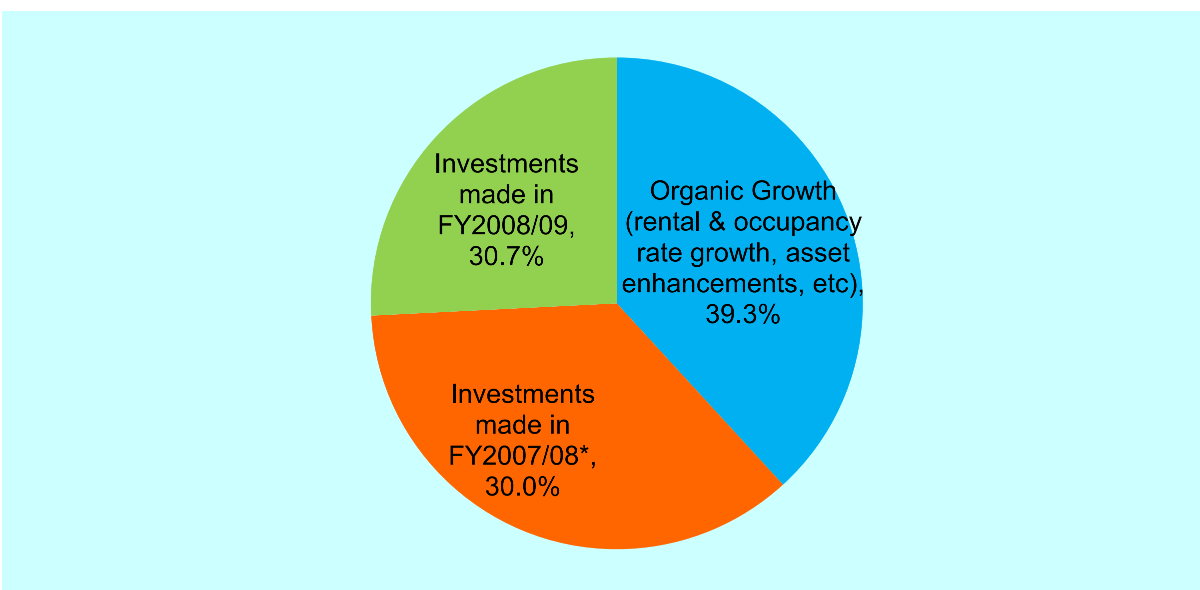
Stock counter	Distribution Period	Distribution per unit (cents)
Ascendasreit	**1 Jan 09 to 20 Jan 09**	**0.73** **(Paid on 27 February 2009)**
Ascendasreit	**21 Jan 09 to 31 Mar 09**	**2.50**
Total for 4Q FY08/09		**3.23**

Distribution Timetable

Last day of trading on "cum" basis	24 April 2009, Friday
Ex-date	27 April 2009, Monday
Books closure date	29 April 2009, Wednesday
Distribution payment date for 2.50 cents	**29 May 2009, Friday**

Sources of NPI Growth

Organic growth contributed to 39.3% of NPI growth of 21.8%



* Investments made in FY2007/08 contributing full year NPI impact in FY2008/09

Distribution Payout Ratio

- Since listing in November 2002, A-REIT has maintained a payout policy of 100% of distributable income
- Going forward, this 100% payout ratio of A-REIT will be maintained

Management Fees Payable to AFM

- Payment of Fees
  - Base management fees - 80% cash, 20% units
  - Performance fees – cash
- Performance fee will be paid in cash to minimise gap between EPU and DPU (ie avoid paying distribution out of capital)
- Impact of paying of performance fees in cash :

	FY08/09 DPU (performance fees in units)	FY08/09 DPU (performance fees in cash)
Net income (S$'000)	200,749	200,749
Available for distribution (S$'000)	220,018	210,923
DPU (cents)	15.75	15.18

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FY2008/09 Completed Investments

	Value (S$m)	Completion Date
Acquisitions:		
8 Loyang Way 1	25.0	May 08
31 International Business Park	246.8	Jun 08
Completion of Developments:		
Pioneer Hub	79.3	Aug 08
15 Changi North Way	36.2	Sep 08
3 Changi Business Park Crescent	59.0	Feb 09
Total investment completed	**446.3**	

Development Value-Add

Development	Development Cost (S$'m)	Book Value @ 31 Mar 09 (S$'m)	% Increase in Value
Courts Megastore	46.0	60.9	32.4%
Giant Hypermart	65.4	76.1	16.4%
HansaPoint@CBP	26.1	80.9	210.0%
15 Changi North Way	36.2	40.9	13.0%
Pioneer Hub	79.3	90.0	13.5%
3 Changi Business Park Crescent	59.0	72.9	23.6%
Total	**312.0**	**421.7**	**35.2%**

Investment Highlights

	Value (S$m)	Expected Commencement Date	Expected Completion Date
Development-in-progress:			
Plot 8 MTB & Amenity Centre, Changi Business Park	107.1	Started	3Q FY09/10
Expeditors Built-to-suit at Airport Logistic Park Singapore (ALPS)	25.6	Started	3Q FY09/10
Plot 8 Changi Business Park Phase 2	26.0^	1Q FY09/10	3Q FY10/11
Total development pipeline	**158.7**		
- Committed development	132.7		
- Amount capitalised	76.3		
Development cost to be funded	**56.4**		

^ Estimated value as construction contract yet to be awarded

Completed Development Projects - FY2008/09

3 Changi Business Park Crescent

Pioneer Hub

15 Changi North Way

Development-in-progress: Plot 8 CBP

at Changi Business Park: Suburban business space

Sept 08: Commenced construction of MTB Building

Dec 08

Mar 09: Construction in progress

- Multi-tenanted building with expected GFA of about 33,000 sqm including approximately 8,000 sq m of amenity space to serve the needs of the growing CBP population and surrounding area.
- Expected completion in 3Q FY2009/10

Business Park MTB & Amenities Centre

Development-in-progress:
Built-to-Suit for Expeditors Singapore

- Development of a part 2-storey / part 4-storey logistics facility at Plot 6 of Airport Logistics Park (within Airport Free Trade Zone)
- 100% pre-commitment by Expeditors Singapore Pte Ltd
- Expected completion date: 3Q FY2009/10

Dec 2008

March 2009

Artist impression

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Healthy Balance Sheet

(S$ mil)	As at 31 Mar 09	As at 31 Mar 08
Total Assets	4,548	4,205
Aggregate Leverage	1,615	1,606
Net assets attributable to unitholders	2,703	2,438
Aggregate Leverage (%)	**35.5%**	**38.2%**
Net asset value per unit	**161 cents**	**184 cents**
Units in Issue (mil)	**1,683.5**	**1,325.6**

Interest Rate Risk Management

90.0% of interest rate exposure fixed for the next 3.4 years

Debt Profile	31 Mar 2009	31 Mar 2008
Aggregate leverage	35.5%	38.2%
Total debt	S$1,590m	S$1,562m
• Fixed rate debt	S$1,431m	S$1,131m
Fixed as a % of total debt	90.0%	72.4%
Weighted average all-in funding cost (1)	3.67%	3.10%
Weighted average term for fixed debt	3.4 yrs	3.8 yrs
Interest cover ratio	4.6 times	5.1 times

Note:
(1) Including annual maintenance costs and amortisation of CMBS establishment cost

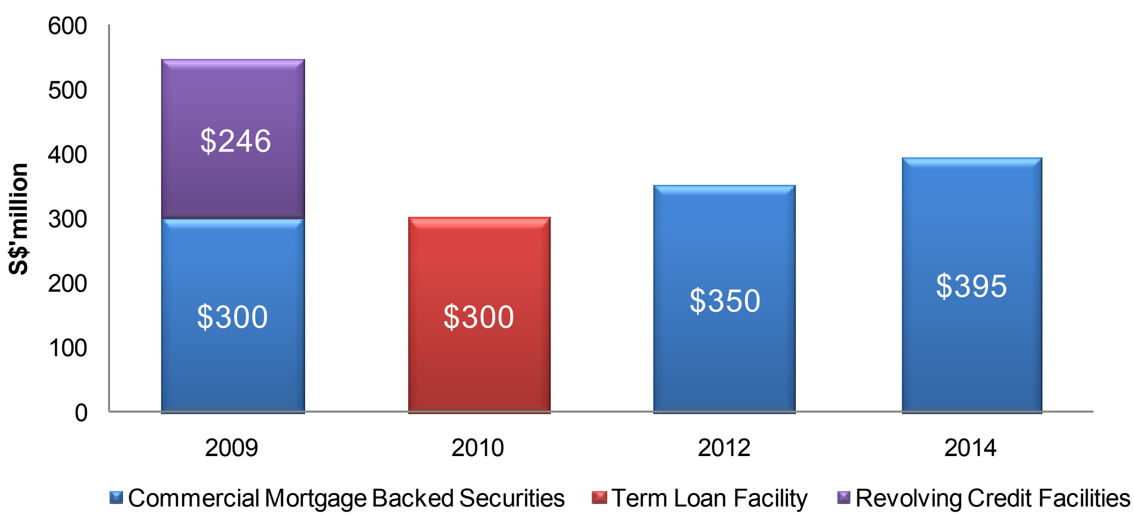
Interest Cost Sensitivity

- 90% of interest rate exposure fixed for the next 3.4 years with a portfolio weighted average all-in funding cost of 3.67%
- Floating rate portion is subject to interest rate fluctuation
- Post refinancing of CMBS 1, the resultant weighted average all-in funding cost is expected to be 3.83% Interest cover ratio expected to be 4.4x
- Thereafter, every subsequent incremental 0.5% increase in interest rates is expected to decrease DPU by 0.05 cent

Debt Maturity Profile

As at 31 March 09

- Utilisation of existing revolving credit facilities is about 30%
- CMBS due in Aug 2009 will be refinanced using existing credit facilities
- MTN Programme in place to diversify funding sources and to convert short term borrowings into mid-term loans
- 1st issuance of notes for S$50 m with upsize option to S$100 m is in progress



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High Occupancy; Long Leases

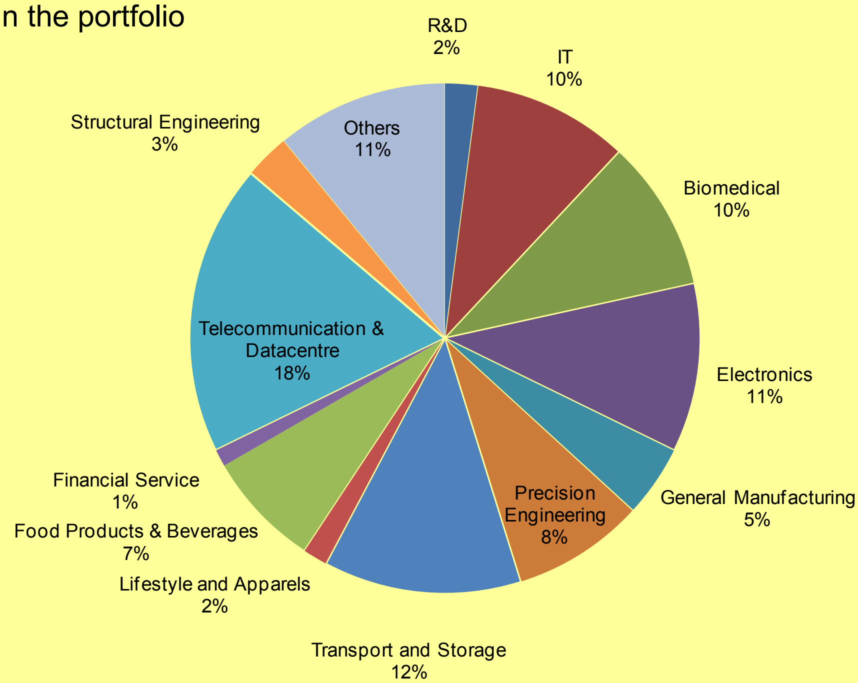
- Stable renewals & new take-up
- MTB occupancy increase from 94.0% in Dec 08 to 95.3% in Mar 09

	As at 31 Mar 09	As at 31 Mar 08
Total Portfolio GFA (sqm)	2,259,812	2,044,210
Portfolio occupancy MTB[1] occupancy	97.8% 95.3%	98.4% 96.4%
Total portfolio renewals/new leases (sqm)	185,929[3]	274,061[2]
Total New leases/Expansions (sqm) Total Renewals (sqm)	71,032 114,897	108,846 165,215
Weighted Average Lease to Expiry (years)	5.1	5.9

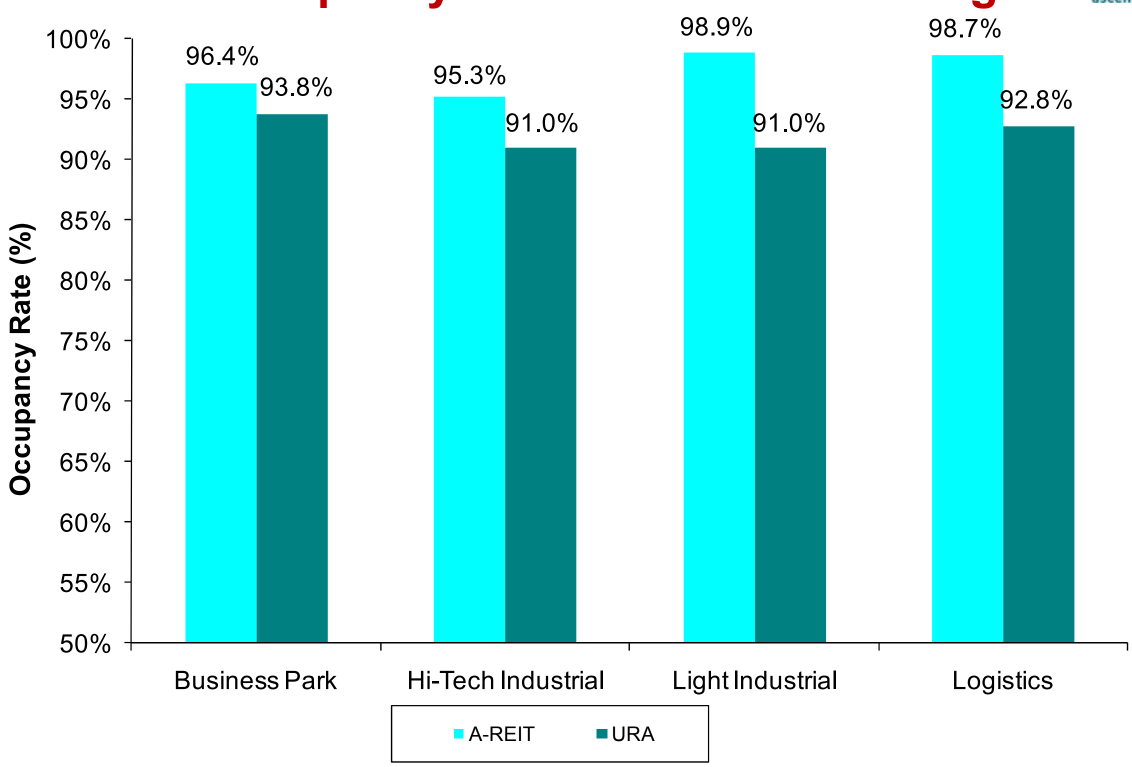
Notes :
1) MTB = Multi-tenanted buildings which accounts for about 52% of portfolio value
2) For the FY ended 31 Mar 08
3) For the FY ended 31 Mar 09

Broad based sources of new demand
- FY2008/09

Continue to attract new demand from tenants from various sectors due to diversity of properties in the portfolio



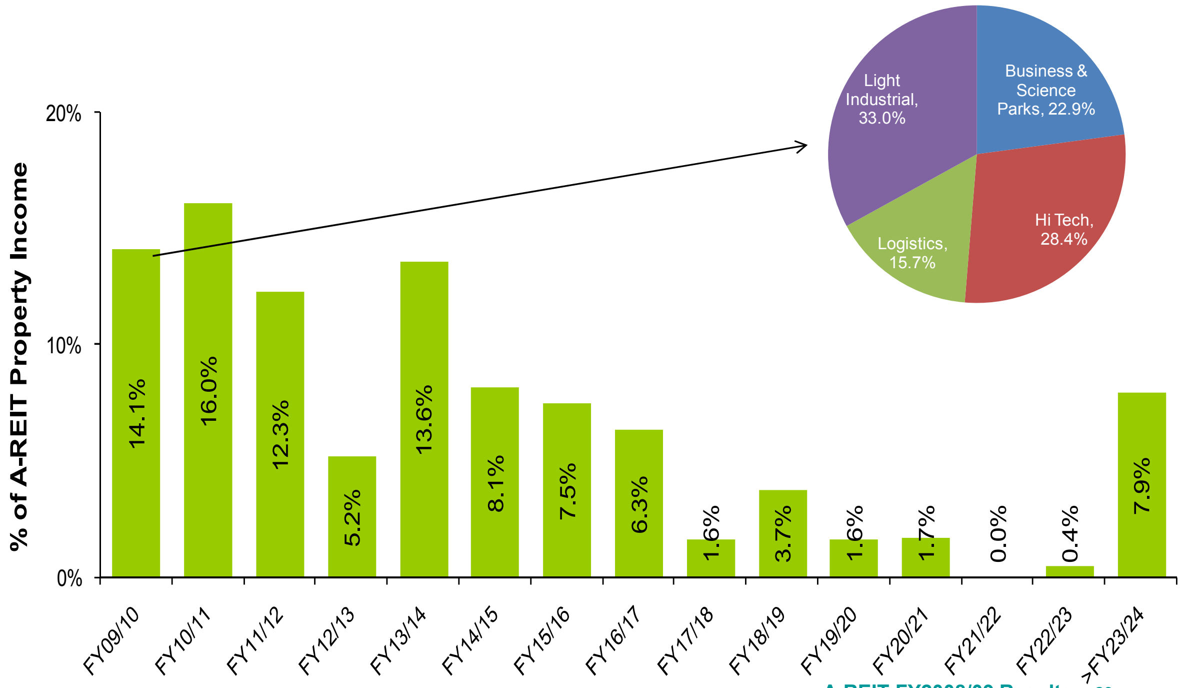
Portfolio Occupancy Rates vs Market Average



Source: URA Official Statistics as at Dec 2008
A-REIT's occupancy as at 31 March 2009

Weighted Average Lease to Expiry
- Overall portfolio

- Weighted average lease to expiry for the portfolio is 5.1 years
- Stable portfolio – about 14.1% of income due for renewal in balance of FY2009/10



Portfolio Revaluation
- 31 March 09

Sector	No. of properties	Book value before Revaluation (S$'m)	Value at 31 Mar 09 (S$'m)	% change
Business & Science Parks	16	1,363.4	**1,342.6**	1.5%
Hi-Tech Industrial	16	971.7	**946.7**	2.6%
Light Industrial	33	873.3	**830.7**	4.9%
Logistics & Distribution Centres	22	1,196.2	**1,168.9**	2.3%
Warehouse Retail Facilities	2	136.6	**136.9**	0.2%
Total	**89**	**4,541.2**	**4,425.7**	**2.5%**

Stable Asset Values

Every 0.25% increase in cap rate is expected to decrease asset values by about 3.5% and increase leverage by about 1.2%

Cap rate increase	Decrease in asset value (%)	Incremental impact on aggregate leverage	Expected decline in NAV (S$)
0.25%	3.5%	1.2%	(0.09)
0.50%	6.7%	2.5%	(0.18)
0.75%	9.8%	3.7%	(0.26)
1.00%	12.6%	5.0%	(0.33)

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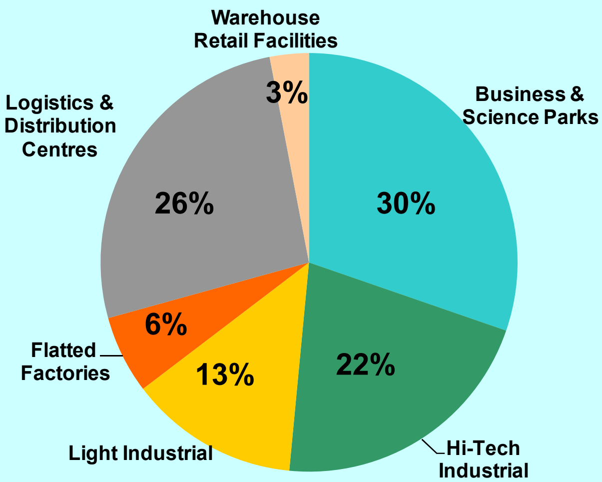
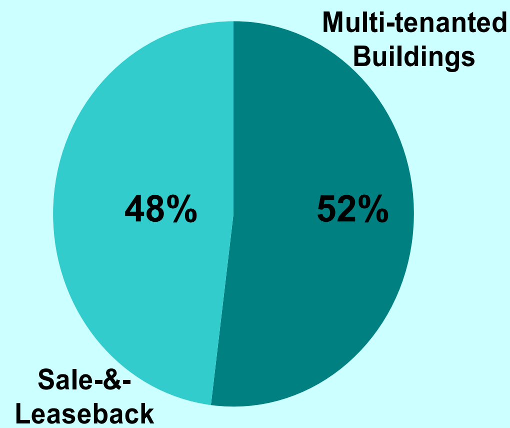
Well Diversified Portfolio
- by Value

Asset Class Diversification



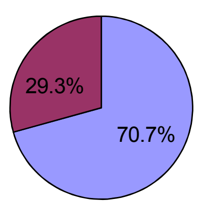
Mix of Sale-&-Leaseback vs Multi-tenanted Buildings



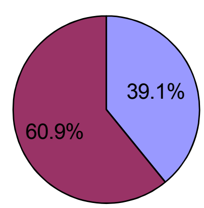
Spilt of short term & long term leases within sector

Most SLB leases have stepped rental increases, of which about 32.4% by gross rental income, are CPI based rental adjustments

Science and Business Park (by NLA)



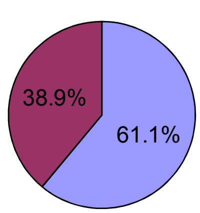
Logistics and Distribution Centres (by NLA)



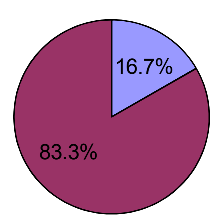
Multi tenanted/Short term leases

Sale & Leaseback/ Long term leases

Hi-tech Industrial (by NLA)



Light Industrial (by NLA)



Security Deposit for Sale & Leaseback Properties

- Security deposits for sale & leaseback properties range from 7 to 12 months rental income
- On portfolio basis, weighted average security deposit is 6 months of gross rental income

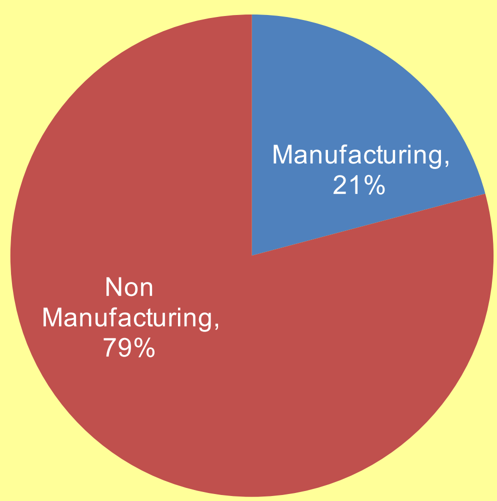
	No. of SLB Properties	Weighted Average No. of Months Rent as Security Deposit*
Business & Science Parks	4	12
Hi-Tech Properties	7	7
Light Industrial	26	11
Logistics & Distribution Centres	13	9
Warehouse Retail Facilities	2	11
	52	10

* Excluding cases where rental is paid upfront

Limited exposure to conventional manufacturing

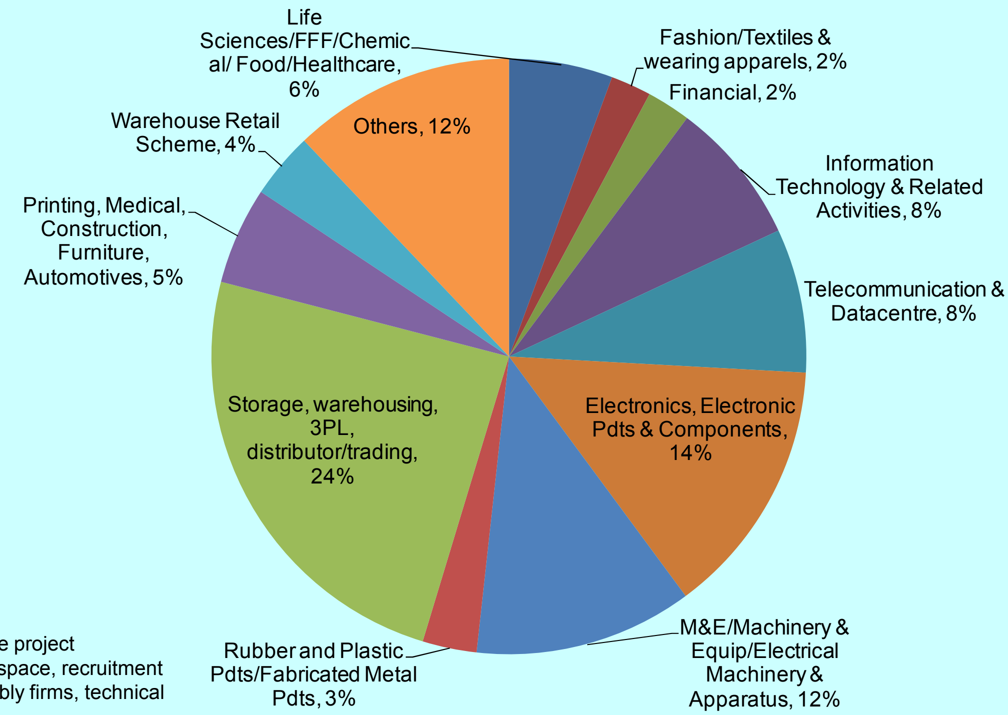
FY2008/09 tenants' business activities by net lettable area

- 21% of NLA occupied by tenants engaged in conventional manufacturing activities.
- Manufacturing activities include food & beverages, aeronautical auxiliary equipment, precision engineering etc.
- Non-manufacturing activities include R&D, backroom offices, telecommunications & data centre, software and media consultancy services as well as transport & storage



Tenants' Industry Distribution

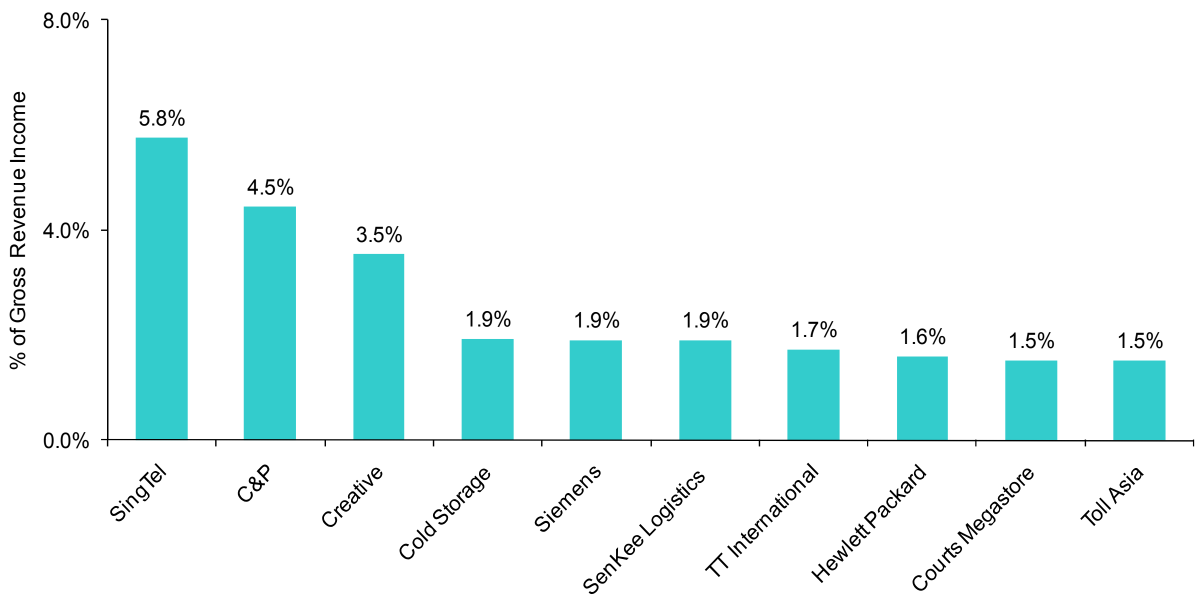
FY2008/09 tenants' industry by gross revenue



Note: Others include project management, retail space, recruitment firms, testing/assembly firms, technical support centres

Quality and Diversified Tenant Base

- Total tenant base in excess of 860 tenants
- Top 10 tenants account for 25.9% of total portfolio income, of which majority are listed entities with established track record in their respective industry sectors



Tenants Risk Analysis

- Within A-REIT's portfolio of approximately 1.9 m sqm in net leasable area, about 19,000 sqm (about S$0.3 m of monthly revenue) are considered highly vulnerable
- A-REIT has about S$2.1 m in security deposits from these tenants

Accounts Receivables Management

As at 31 March 2009, outstanding accounts receivable past due for more than two months is about S$189,000 or about 0.05% of annual gross revenue

S$'000	FY02/03	FY03/04	FY04/05	FY05/06	FY06/07	FY07/08	FY08/09
Doubtful debt	-	124	121	60	58	324	102
Doubtful debt provided/bad debt write- off/(write back)	351	133	37	45	21	266	(222)
Trade receivables	627	1,123	4,033	2,134	1,589	1,977	2,198
Total annual gross revenue	22,836	65,914	128,987	227,153	283,007	322,270	396,534
Doubtful debt provisions/bad debts write-off /(write back) as % of gross revenue	1.54%	0.20%	0.03%	0.02%	0.01%	0.08%	(0.06%)

MTB Occupancy & Rental Rate:
NPI / DPU Sensitivity

Every 5% decline in MTB occupancy or rental rate will result in a 3.5% overall decline in net property income or approximately 0.62 cents decrease in DPU (about 4% of FY2008/09 DPU)

% decline in MTB occupancy/ rental rates	Expected decline in annualised MTB NPI (S$ m)	Overall decline in portfolio NPI (%)	Impact on full FY DPU* (cents)
5%	10.4	3.5%	0.62
10%	20.9	7.0%	1.24
15%	31.3	10.6%	1.86
20%	41.8	14.1%	2.48
25%	52.2	17.6%	3.10

Note:
* Based on number of units in issue as at 31 March 2009

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Subsector Performance

- Continued but smaller growth in renewal rental rates
- New demand rental rates declined compared to 3QFY2008/09

Multi-tenanted properties	Occupancy Rate (%) As at 31 Mar 09	Occupancy Rate (%) As at 31 Dec 08	Renewal rates (1)	New take up rates 4Q vs 3Q FY2008/09(2)
Business & Science Park	94.7	95.2	↑ 41.3%	↓ (21.8%)
Hi-Tech Industrial	92.2	94.4	↑ 31.4%	↓ (12.7%)
Light Industrial	97.1	98.0	↑ 10.2%	↑ 11.6%
Logistics & Distribution Centres	96.6	90.2	↑ 4.3%	↑ 7.2%

(1) Renewal rental rates for 4QFY2008/09 versus previous contracted rate

(2) Rental rates for new take up (including expansion by tenants) in 4QFY2008/09 versus rates in 3QFY2008/09

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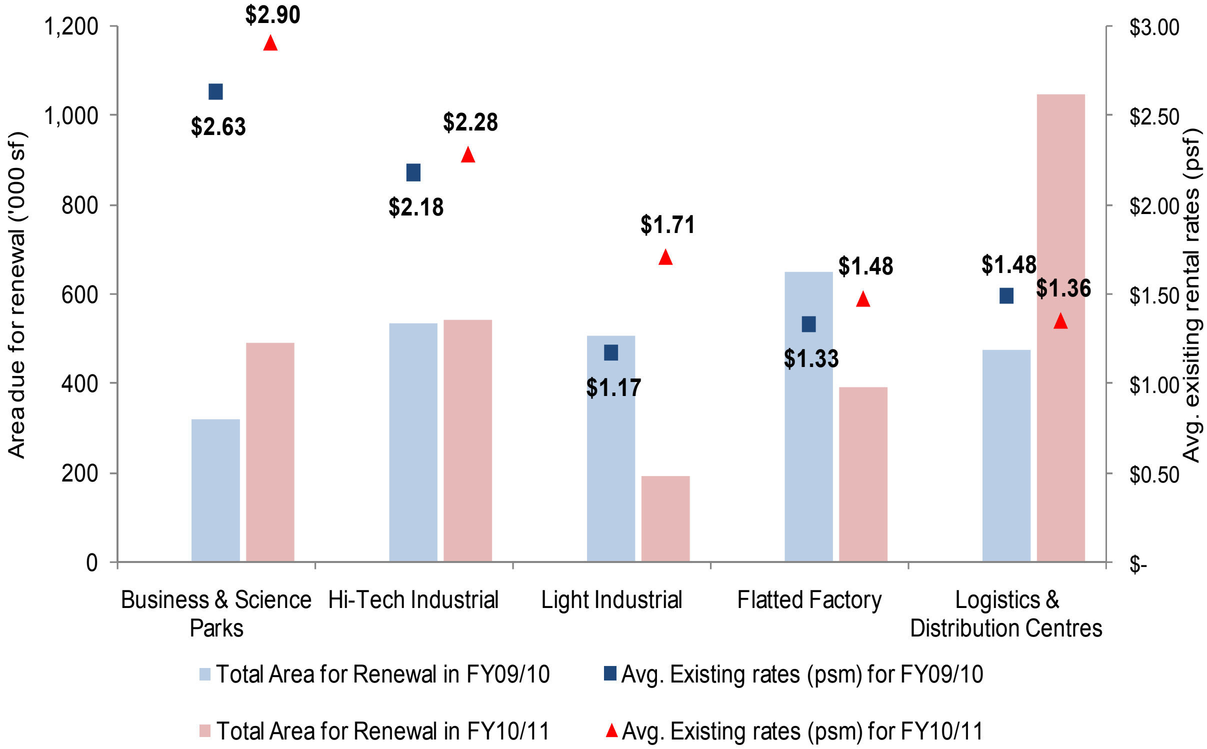
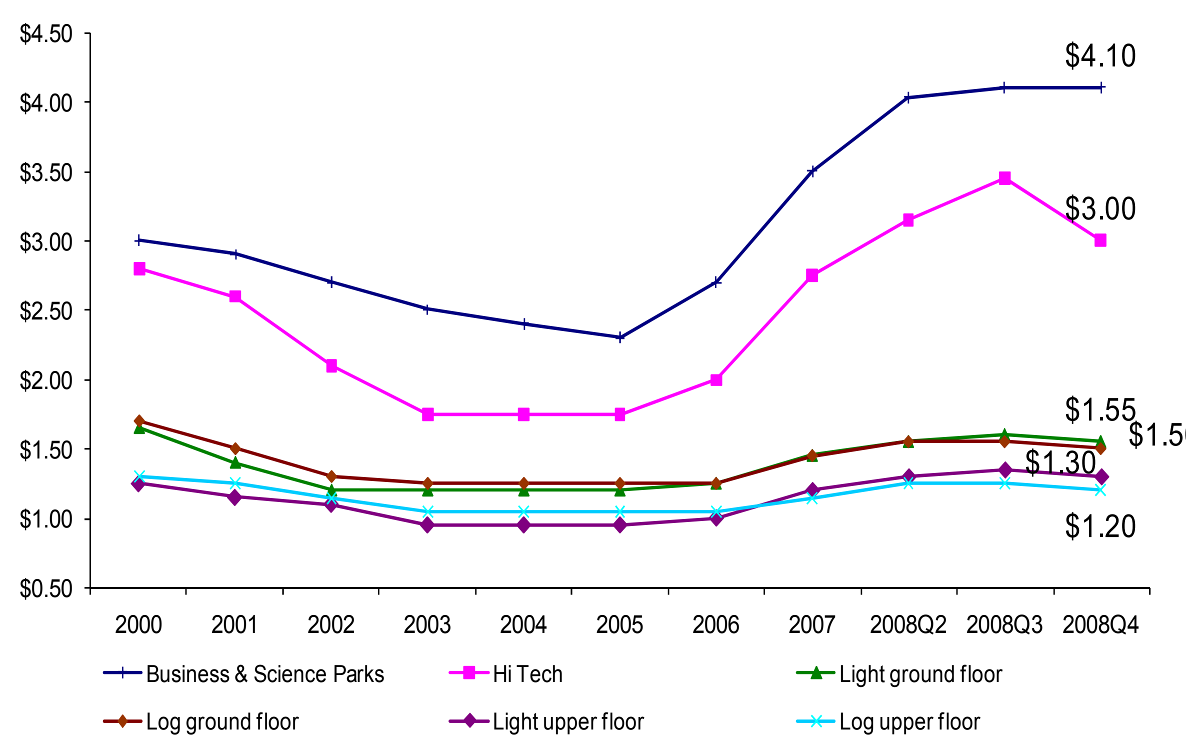
Current Passing Rent Level

of space due for renewal



Average Market Gross Rents by Sector



Source : CBRE Q42008, Q12009 Report, JTC, URA

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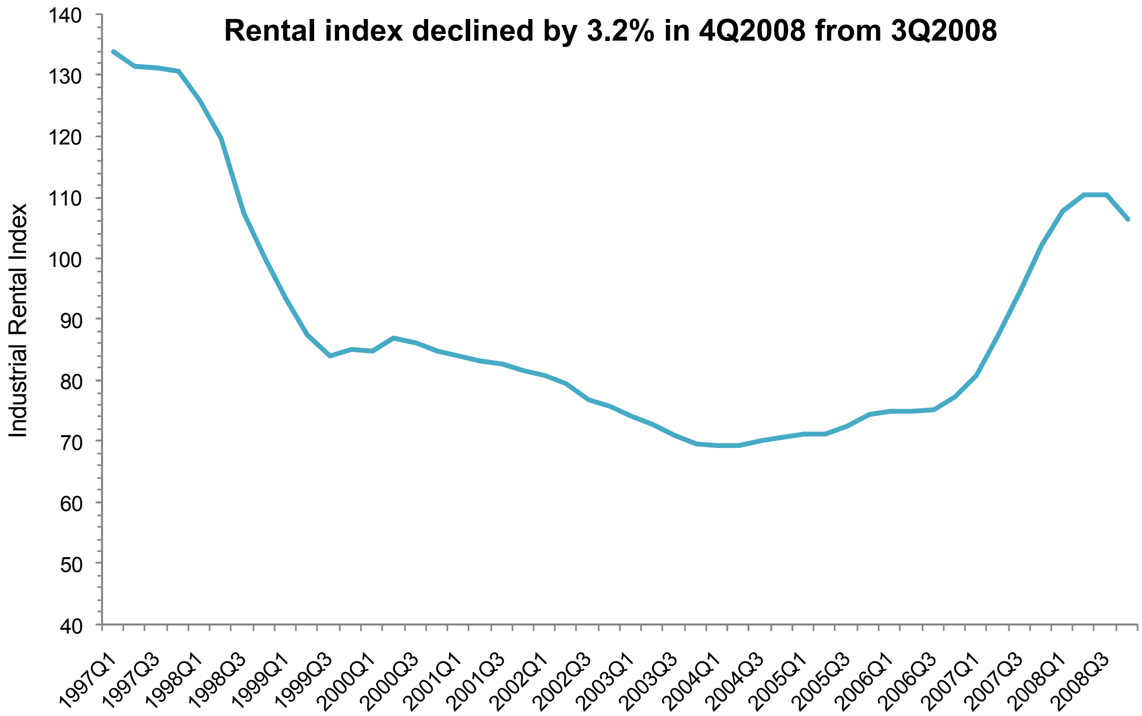
Market Outlook

- Singapore's economy grew by 1.1% in 2008 compared to 7.7% in 2007. GDP for 1Q2009 contracted by 11.5%. Singapore GDP for 2009 is projected to contract between 6% and 9%
- The global economy is expected to remain weak in the coming quarters. Despite tentative signs of some stabilization in the housing, financial and manufacturing sectors in the US, they do not yet point to a clear turnaround in economic activities
- Singapore NODX for March 09 grew by 11% after 1.6% increase in Feb 2009 as exports to all key markets increased. However, headline export is still 17% below yoy
- The outlook for A-REIT in FY09/10 will depend largely on the extent and depth of the unfolding impact of the global economic recession on our existing tenants as well as on demand for industrial space

Industrial Property Rental Trend



Source: URA; Base year: Q41998

Potential New Supply

- Total stock of 35.3 m sqm as at 31 Mar 2009
- Potential supply of 3.5 m sqm of industrial space expected over next three years
- Some potential supply may be delayed or postponed due to weak outlook

Sector ('000 sqm)	New Supply (total)	2009	2010	2011
Business & Science Park	526	239	243	44
% pre-committed (est)		46%	46%	-
Industrial (Hi-tech and Light industrial)*	2,300	1,064	1,203	33
% pre-committed (est)		66%	57%	69%
Logistics & Distribution Centres	688	255	331	102
% pre-committed (est)		20%	58%	37%

* Includes A&A works to existing properties amounting to approx 229,000 sqm

Source: URA Q4 Report, A-REIT internal research

Changing Focus in Challenging Times

- Focus on Operations
  - Maintain Occupancy, Retain Customers
  - Contain Operating Costs
- Capital Management
  - Diversify sources of funding
  - Contain and balance overall cost of borrowing and tenure
- Investment
  - Selective and cautious
  - Focus on high quality tenants and properties with potential

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- Key Highlights
- Financial Performance
- Investment Management
- Capital Management
- Asset Management
  - Portfolio Update
  - Portfolio Resilience
  - Portfolio Growth
- Market Outlook
- Conclusion

A-REIT's strengths

Diversity and Depth

- Largest business and industrial REIT in Singapore
- Solid and well diversified portfolio
  - ✓ Six property asset classes
  - ✓ Well-located quality properties
  - ✓ Balance of long term vs short term leases provides stability with potential for positive rental reversions
  - ✓ No single property accounts for more than 5% of revenue
  - ✓ High predictability and sustainability in income

Strong Sponsor

- Sponsor Ascendas has a track record of more than 20 years in this sector
- Committed sponsor and alignment of interest with A-REIT unitholders

A-REIT's strengths

- **Downside protection in earnings**
  - Stable portfolio with about 86% of A-REIT’s portfolio revenue committed and an portfolio average lease to expiry of 5.1 years.
  - Mix of long term and short term leases provides earnings stability. Long term leases have a weighted average lease to expiry of 7.3 years and are backed with an average of 10 months rental in security deposits. Most long term leases have stepped rental escalation clauses.
  - Diversified portfolio capable of serving the needs of various sectors
  - No significant re-financing requirements.
  - High percentage of interest rate risk exposure hedged.

A-REIT's strengths

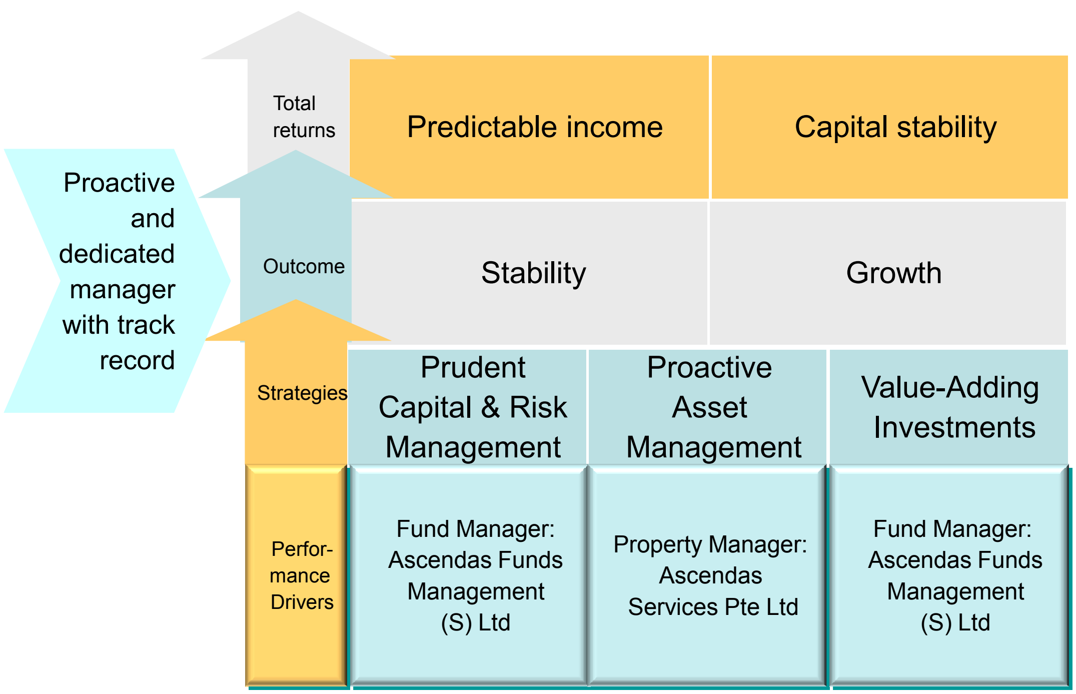
Development capability
- Has development capability to create own assets which are more yield accretive than acquisitions of income producing properties

Operational platform (Property Manager, Ascendas Services Pte Ltd)
- Dedicated asset management, sales/marketing, leasing and property management team of over 80 people
- Possess in-depth understanding of this property sector

Customer focus
- Over 860 tenants from international and local companies
- Track record of customers growing with us

Size advantages
- Accounts for 15% of S-REIT market capitalization and 8% of Asian ex Japan REIT sector
- Accounts for about 11% of S-REIT total trading volume in FY2008/09
- Winner of SIAS Corporate Transparency Award 2008
- Included in major indices (eg. MSCI, FTSE ST Mid Cap Index)

A-REIT's strategies



Thank you

Important Notice

FY2008/09
Financial Results Presentation
17 April 2009