



Supplementary Information For three months ended 30 June 2009

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Figure 1a: Occupancy history for Multi-Tenanted Properties

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occhy as at 30 Jun-09	Occhy as at 31-Mar-09	Occhy as at 31-Dec-08
Business & Science Parks					
1.	The Alpha	21,563	93.6%	96.2%	99.8%
2.	The Aries	13,441	96.5%	96.5%	94.7%
3.	The Capricorn	21,598	91.7%	96.8%	97.4%
4.	The Gemini	27,521	95.6%	94.1%	92.7%
5.	Honeywell Building	14,681	100.0%	100.0%	100.0%
6.	Telepark	24,635	100.0%	100.0%	98.9%
7.	Techquest	6,576	65.9%	59.5%^	61.5%
8.	iQuest @ IBP	9,064	92.8%	78.3%^	92.1%
9.	HansaPoint@CBP	17,310	100.0%	100.0%	100.0%
10.	Acer Building	21,193	88.4%	87.3%	87.3%
11.	Rutherford & Science Hub	21,718	98.4%	99.1%	100.0%
12.	3 Changi Business Park Crescent	18,604	100.0%	100.0%	-
13.	13 International Business Park*	8,202	100.0%	100.0%	100.0%
Light Industrial					
14.	Techplace I	59,632	93.6%	96.8%	98.1%
15.	Techplace II	77,669	91.2%	97.1%	98.2%
16.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
17.	27 Ubi Road 4	8,082	97.5%	97.5%	97.5%
18.	Tampines Biz-Hub	14,825	96.2%	96.2%	96.2%
19.	Ubi Biz-Hub	10,932	98.4%	100.0%	100.0%
20.	84 Genting Lane	9,766	98.1%	93.0%	94.9%
Hi-tech Industrial					
21.	Techlink	34,472	97.1%	98.2%	98.2%
22.	Siemens Center	27,781	100.0%	100.0%	100.0%
23.	Techpoint	42,276	82.6%	96.1%	99.0%
24.	KA Centre	13,555	84.8%	82.8%	86.8%
25.	KA Place	6,652	96.9%	98.4%	87.1%
26.	Pacific Tech Centre	19,637	98.2%	98.2%	98.2%
27.	Techview	38,995	86.4%	85.6%	86.7%
28.	1 Jalan Kilang	6,025	88.8%	88.8%	100.0%
29.	50 Kallang Avenue	14,267	70.4%	68.7%	84.5%
Logistics & Distribution Centre					
30.	LogisTech	26,724	95.8%	100.0%	100.0%
31.	Changi Logistics Centre	38,810	77.4%	78.7%	54.2%
32.	Nan Wah Building	15,580	100.0%	94.7%	100.0%
33.	Xilin Districentre Building A & B	20,784	100.0%	100.0%	100.0%
34.	Xilin Districentre Building D	14,358	94.8%	100.0%	100.0%
35.	LogisHub@Clementi	22,481	100.0%	100.0%	100.0%
36.	1 Changi South Lane	23,513	100.0%	100.0%	100.0%
37.	Pioneer Hub	85,584	100.0%	100.0%	89.2%
38.	15 Changi North Way	28,691	100.0%	100.0%	100.0%
Sub-total for Multi-tenanted Buildings		900,002	94.0%	95.3%	94.0%

* The anchor tenant previously occupying 8,202 sqm at 13 International Business Park was unable to fulfill its lease obligations and the building was re-possessed recently. A-REIT has a security deposit equivalent to eight months' rental which will be used to pay rent due while the space is being marketed. 36.9% of the space has been re-let at existing or higher rental rates (more than 50% of the space was contracted at higher rental rates). Another 16.8% of space is in active negotiation with prospective tenant.

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

B.		Net Lettable Area (sqm)	Occy as at 30 Jun-09	Occy as at 31-Mar-09	Occy as at 31-Dec-08
SINGLE-TENANTED BUILDINGS					
Business & Science Parks					
39.	Ultron Building	10,127	100.0%	100.0%	100.0%
40.	PSB Building	21,689	100.0%	100.0%	100.0%
41.	31 International Business Park	50,286	100.0%	100.0%	100.0%
Light Industrial					
42.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
43.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
44.	Progen Building	17,267	100.0%	100.0%	100.0%
45.	SB Building	11,895	100.0%	100.0%	100.0%
46.	Steel Industries Building	11,254	100.0%	100.0%	100.0%
47.	Volex Building	8,000	100.0%	100.0%	100.0%
48.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
49.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
50.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
51.	Hyflux Building	16,980	100.0%	100.0%	100.0%
52.	Weltech Building	6,509	100.0%	100.0%	100.0%
53.	BBR Building	5,421	100.0%	100.0%	100.0%
54.	Hoya Building	6,282	100.0%	100.0%	100.0%
55.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
56.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
57.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
58.	Thales Building	7,772	100.0%	100.0%	100.0%
59.	Aztech Building	13,807	100.0%	100.0%	100.0%
60.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
61.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
62.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
63.	11 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
64.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
65.	9 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
66.	1 Senoko Avenue	8,843	100.0%	100.0%	100.0%
67.	8 Loyang Way 1	12,069	100.0%	100.0%	100.0%
Hi-tech Industrial					
68.	Infineon Building	27,278	100.0%	100.0%	100.0%
69.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
70.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
71.	138 Depot Road	26,485	100.0%	100.0%	100.0%
72.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
73.	CGGVeritas Hub	8,671	100.0%	100.0%	100.0%
74.	30 Tampines Industrial Ave 3	9,593	100.0%	100.0%	100.0%
Logistics & Distribution Centres					
75.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
76.	TT International Tradepark	42,765	100.0%	100.0%	100.0%
77.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
78.	MacDermid Building	5,085	100.0%	100.0%	100.0%

79. Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
80. Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
81. Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
82. SENKEE Logistics Hub	71,748	100.0%	100.0%	100.0%
83. JEL Centre	9,494	100.0%	100.0%	100.0%
84. Logistics 21	47,616	100.0%	100.0%	100.0%
85. Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
86. Goldin Building	19,171	100.0%	100.0%	100.0%
87. Sim Siang Choon Building	11,309	100.0%	100.0%	100.0%
Warehouse Retail Facilities				
88. Courts MegaStore	28,410	100.0%	100.0%	100.0%
89. Giant Hypermart	42,178	100.0%	100.0%	100.0%
Sub-total for Single-tenanted Buildings	993,899	100.0%	100.0%	100.0%
Portfolio Total	1,893,901	97.1%	97.8%	97.2%

Figure 2 : A-REIT average gross rental rates for the three months ended 30 June 2009

Average Gross Rental Rates (S\$ psf per month)				
Sector	A-REIT's (psf per month)			Market** (psf per month)
	Range	Weighted Average*	Median	
Business & Science Park	\$2.35 - \$4.25	\$2.89	\$2.90	\$4.09
Hi-tech Industrial	\$1.98 - \$3.34	\$2.39	\$2.38	\$2.90
Light Industrial & Flatted Factories	\$0.80 - \$1.86	\$1.33	\$1.37	\$1.45***
Logistics & Distribution Centres [#]	\$0.75 - \$2.78	\$1.56	\$1.72 [#]	\$1.40***

Sources:

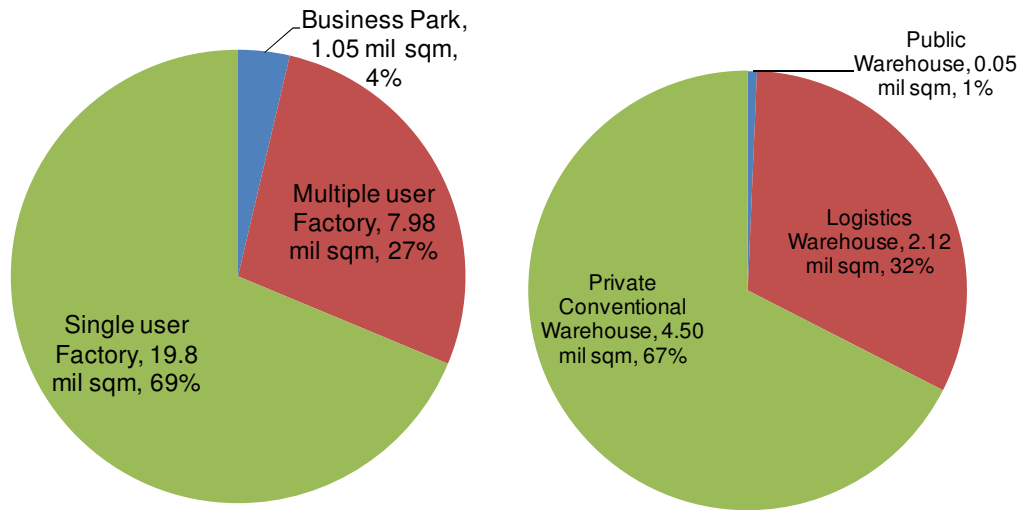
* A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals.

Including office space in Logistics/warehouse properties.

**Source: CBRE Q12009 Report, URA 2009Q1 Warehouse Median Rental

*** Rental rates are for ground floor space

Figure 3 : Existing industrial space stock of 35.5 million sqm of which 6.7 million sqm is logistics and distribution centres



Source: URA: Urban Redevelopment Authority Official Statistics as at Mar 2009 www.ura.gov.sg

Figure 4 : Deferred Payments in A-REIT's Portfolio

Property	Acquisition Date	Deferred Amount (\$ m) as at 30 June 09	Purchase Price (\$ m)
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
LabOne Building	Oct 06	0.38	20.00
Thales Asset Enhancement	Mar 08	0.02	1.59
GRAND TOTAL		24.24	194.12

Total Assets as at 30 June 2009 **\$4.60 billion**
% of deferred amount in relation to total assets **0.53%**

Figure 5: Sector Performance

Net Property Income for 3 months ended 30 June 2009

Properties	1Q FY 2009/10 Actual S\$m	1Q FY 2008/09 Actual S\$m	1Q FY09/10 vs 1Q FY08/09 Variance S\$m
<u>Business Park Properties</u>			
Gross Revenue	28.5	21.8	6.7
Property Operating Expenses	6.8	6.0	(0.8)
Net Property Income	21.7	15.8	5.9
<u>Hi-Tech Industrial Properties</u>			
Gross Revenue	25.3	25.8	(0.5)
Property Operating Expenses	6.5	8.8	2.3
Net Property Income	18.8	17.0	1.8
<u>Light Industrial Properties</u>			
Gross Revenue	19.8	19.0	0.8
Property Operating Expenses	3.9	4.0	0.1
Net Property Income	15.9	15.0	0.9
<u>Logistics Properties</u>			
Gross Revenue	25.6	22.6	3.0
Property Operating Expenses	4.0	3.5	(0.5)
Net Property Income	21.6	19.1	2.5
<u>Warehouse Retail Facilities</u>			
Gross Revenue	3.2	3.3	(0.1)
Property Operating Expenses	0.5	0.5	-
Net Property Income	2.7	2.8	(0.1)
<u>Total¹</u>			
Gross Revenue	102.4	92.5	9.9
Property Operating Expenses	21.7	22.8	1.1
Net Property Income	80.7	69.7	11.0

¹ Gross revenue increased mainly due to additional rental income from acquisitions and development projects completed since June 2008. Property tax was lower because of a one-off reversal of over accrued property tax of approximately \$0.6m. Other property operating expenses decreased mainly due to a reduction in utilities expenses by approximately \$2.4m as a result of lower oil price.

Figure 6: Reduced Property Concentration – no single property accounts for more than 5% of total portfolio gross revenue

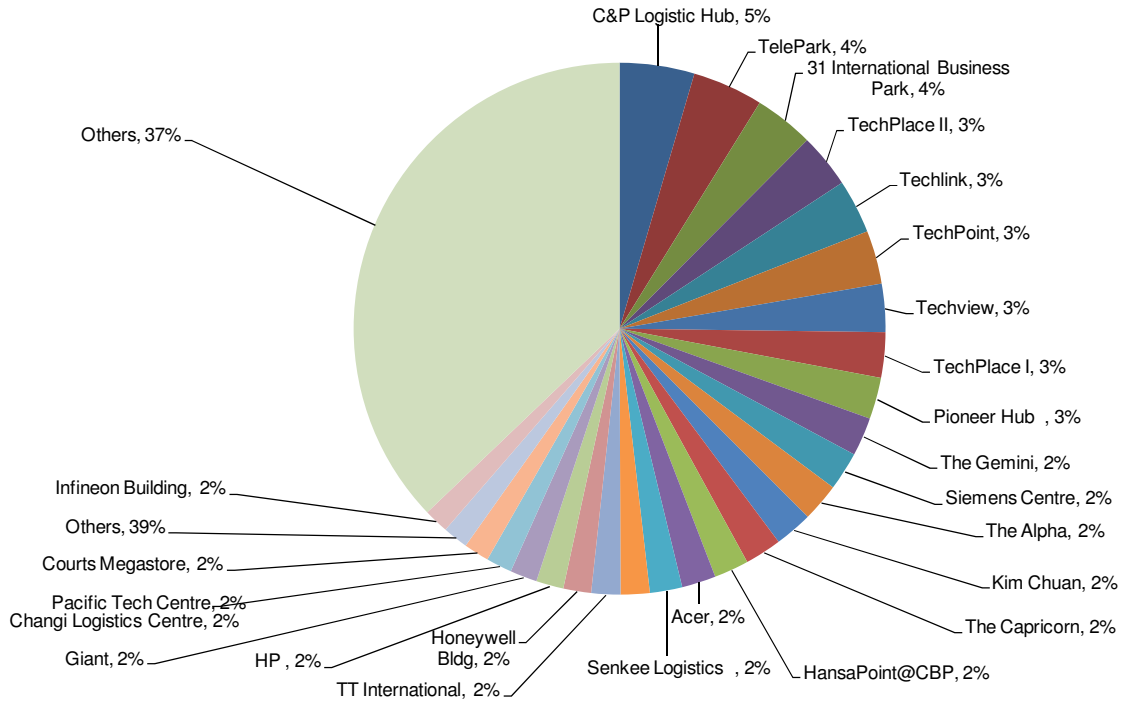


Figure 7a : Business & Science Park Properties - Tenant's country of origin

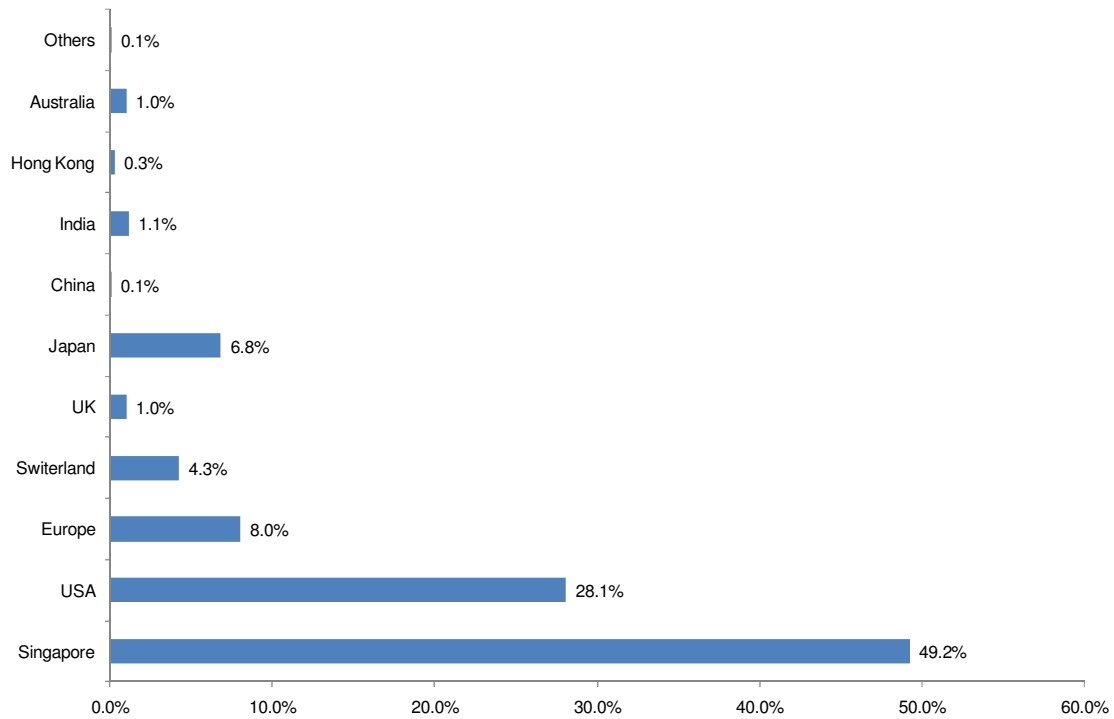


Figure 7b : Business & Science Park Properties - Tenant Industry Mix

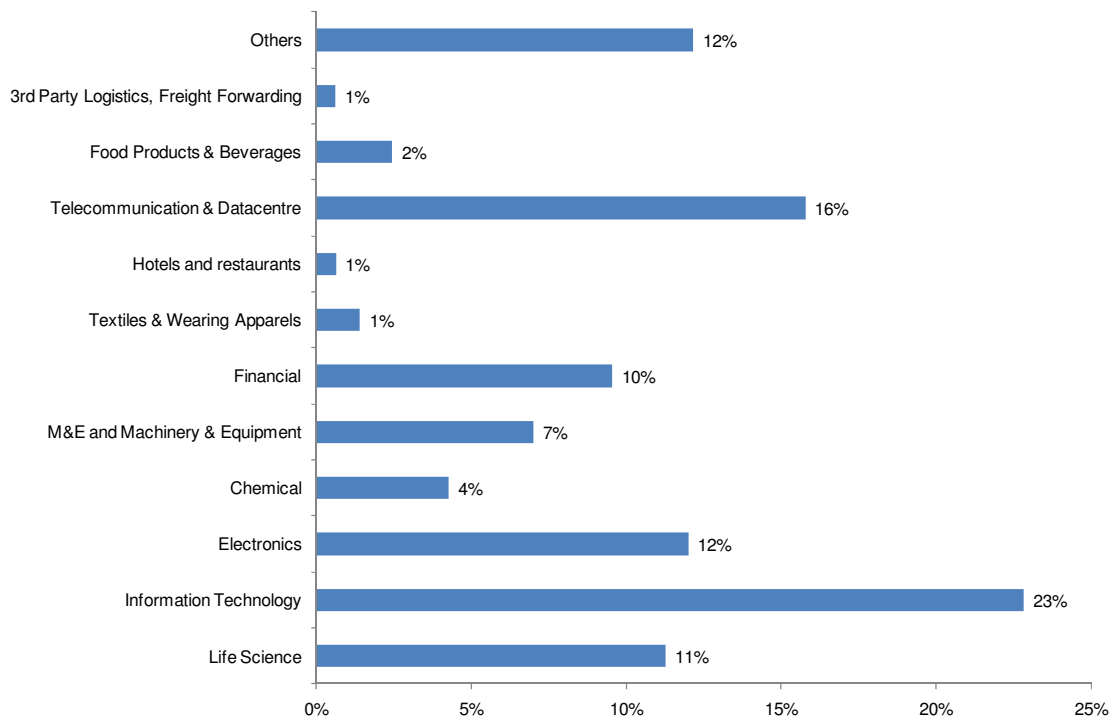


Figure 8a : Light Industrial Properties - Tenant's country of origin

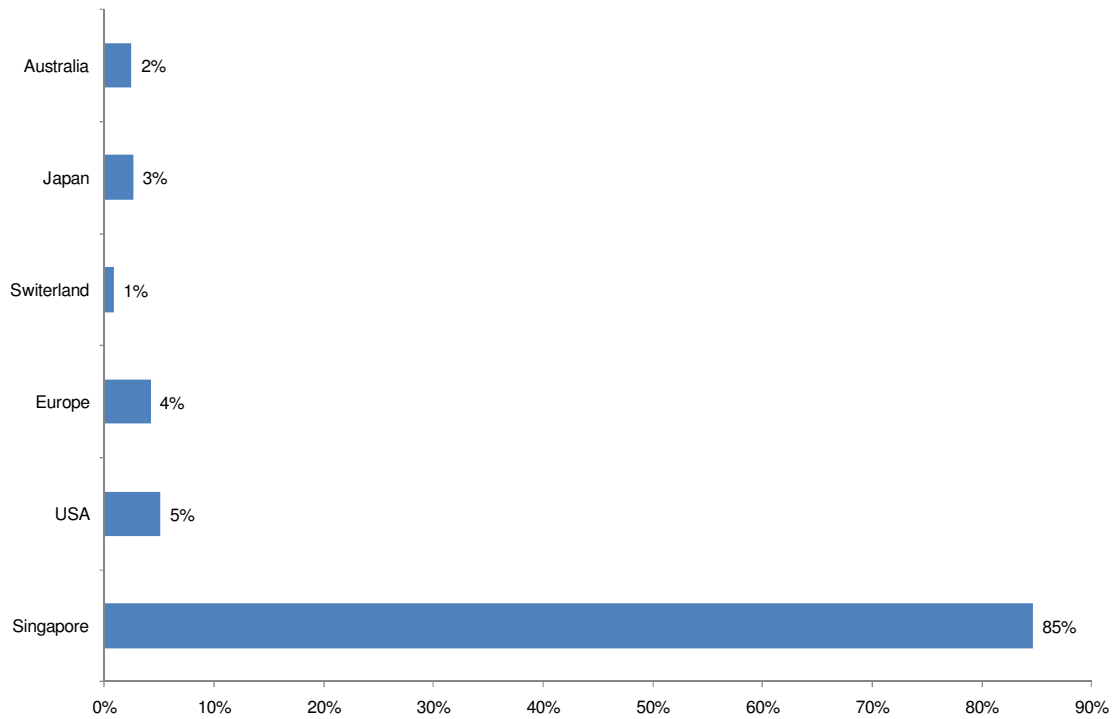
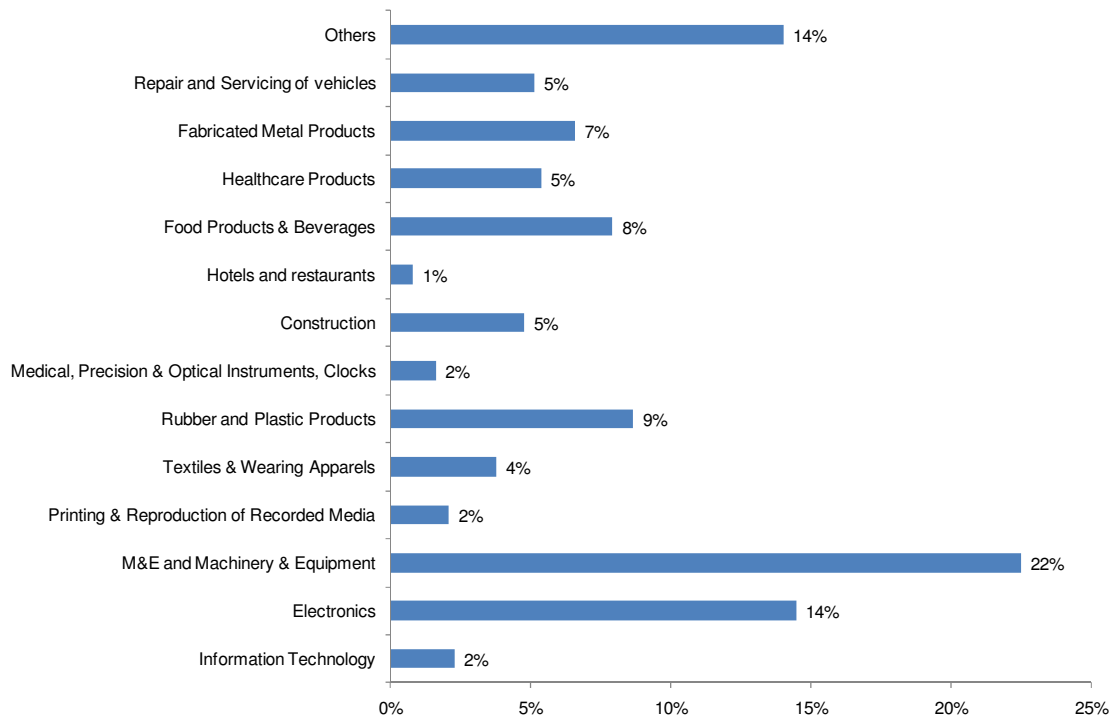


Figure 8b : Light Industrial Properties - Tenant Industry Mix



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

Figure 9a : Hi-Tech Industrial Properties - Tenant's country of origin

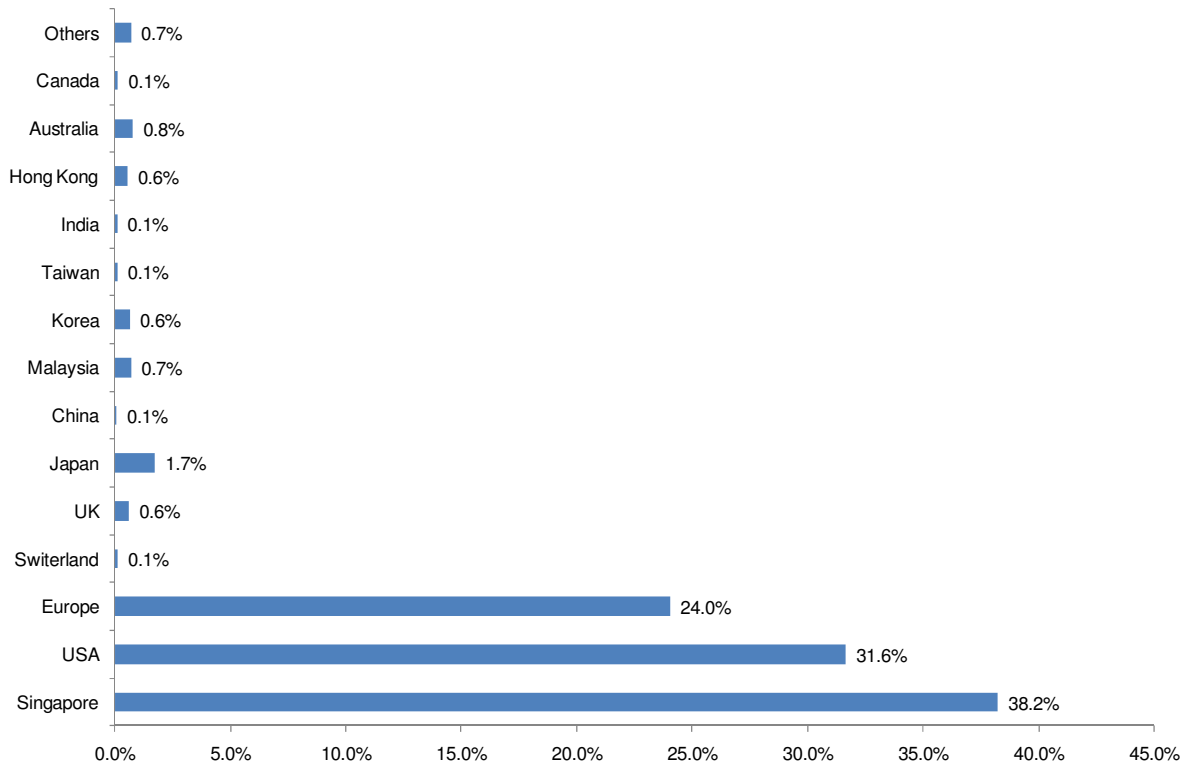


Figure 9b: Hi-Tech Industrial Properties - Tenant Industry Mix

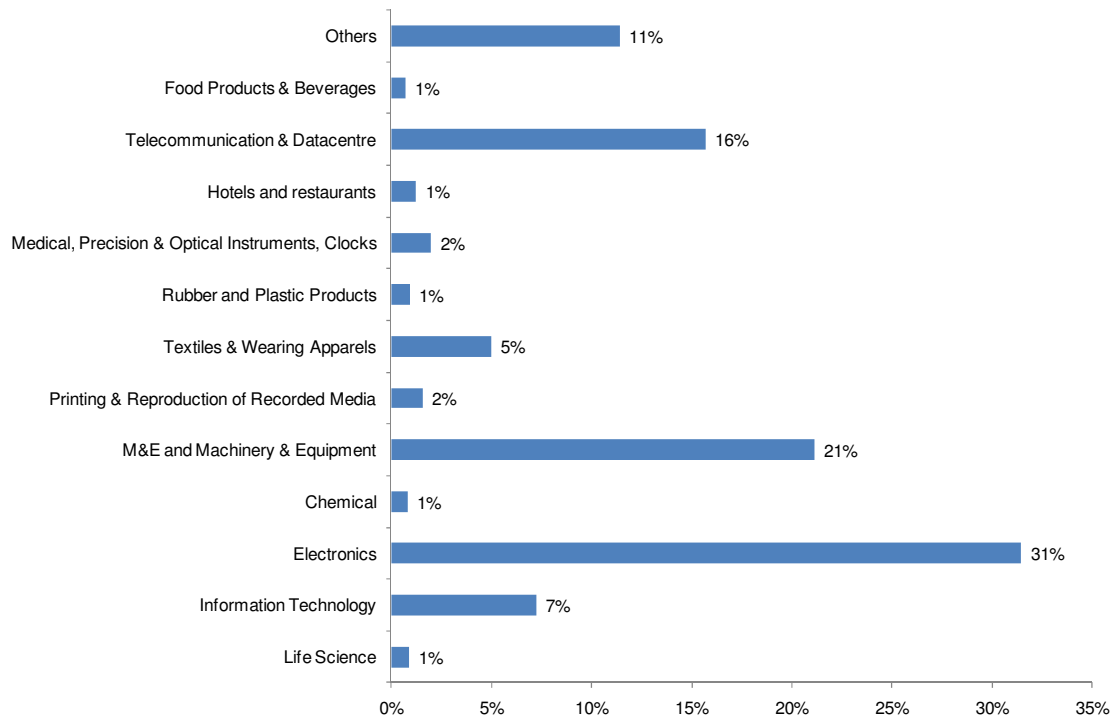


Figure 10a: Logistics & Distribution Centres - Tenant's country of origin

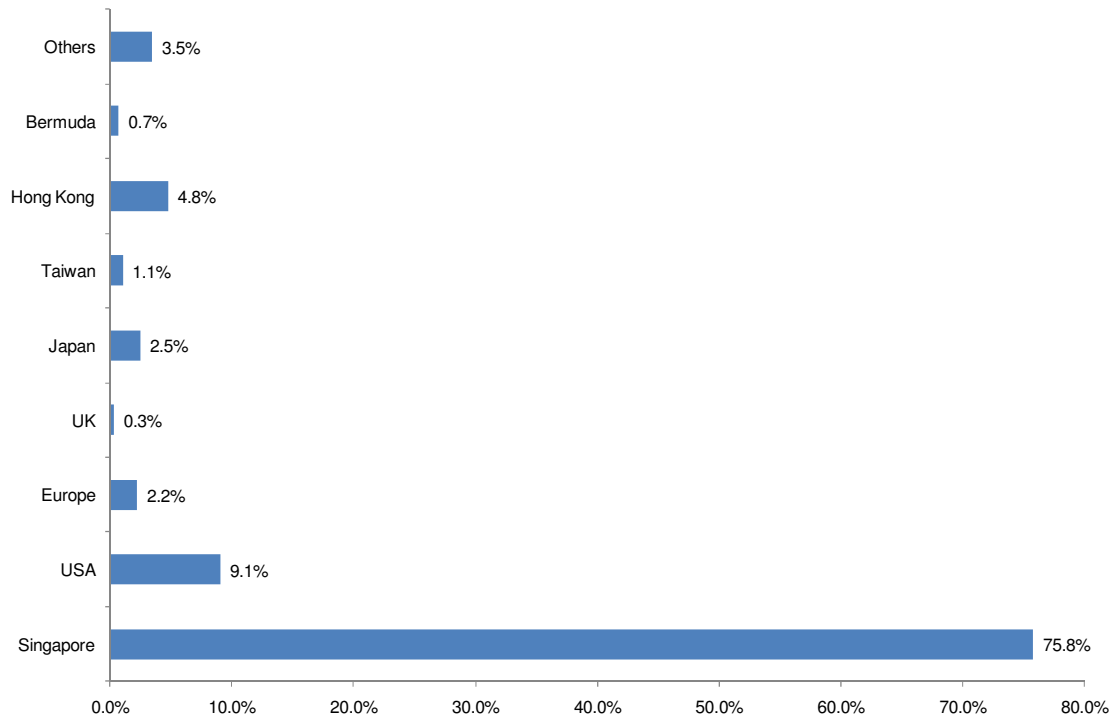


Figure 10b: Logistics & Distribution Centres - Tenant Industry Mix

