



## Supplementary Information For three months ended 30 September 2009

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**Figure 1: Occupancy history for A-REIT's portfolio**

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			30 Sep-09	30 Jun-09	31-Mar-09
<b>Business &amp; Science Parks</b>					
1.	The Alpha	21,563	87.5%	93.6%	96.2%
2.	The Aries	13,441	94.5%	96.5%	96.5%
3.	The Capricorn	21,598	91.9%	91.7%	96.8%
4.	The Gemini	27,521	94.8%	95.6%	94.1%
5.	Honeywell Building	14,681	100.0%	100.0%	100.0%
6.	Telepark	24,635	99.9%	100.0%	100.0%
7.	Techquest	6,576	64.0%	65.9%	59.5%
8.	iQuest @ IBP	9,064	92.8%	92.8%	78.3%
9.	HansaPoint@CBP	17,310	100.0%	100.0%	100.0%
10.	Acer Building	21,193	88.4%	88.4%	87.3%
11.	Rutherford & Science Hub	21,718	95.2%	98.4%	99.1%
12.	3 Changi Business Park Crescent	31,569	70.9%^	100.0%	100.0%
13.	13 International Business Park	8,202	100.0%^^^	100.0%	100.0%
<b>Light Industrial</b>					
14.	Techplace I	59,632	93.6%	93.6%	96.8%
15.	Techplace II	77,801	90.2%	91.2%	97.1%
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%	98.4%	100.0%
20.	84 Genting Lane	9,766	100.0%	98.1%	93.0%
<b>Hi-tech Industrial</b>					
21.	Techlink	34,472	96.0%	97.1%	98.2%
22.	Siemens Center	27,781	100.0%	100.0%	100.0%
23.	Techpoint	42,276	88.7%	82.6%	96.1%
24.	KA Centre	13,555	79.2%	84.8%	82.8%
25.	KA Place	6,652	100.0%	96.9%	98.4%
26.	Pacific Tech Centre	19,637	96.3%	98.2%	98.2%
27.	Techview	38,995	88.2%	86.4%	85.6%
28.	1 Jalan Kilang	6,025	100.0%	88.8%	88.8%
29.	50 Kallang Avenue	14,267	76.3%	70.4%	68.7%
<b>Logistics &amp; Distribution Centre</b>					
30.	LogisTech	26,724	95.6%	95.8%	100.0%
31.	Changi Logistics Centre	38,810	85.1%	77.4%	78.7%
32.	Nan Wah Building	15,580	95.2%	100.0%	94.7%
33.	Xilin Districentre Building A & B	20,784	100.0%	100.0%	100.0%
34.	Xilin Districentre Building D	14,358	94.8%	94.8%	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%	100.0%
38.	15 Changi North Way	28,691	100.0%	100.0%	100.0%
<b>Sub-total for Multi-tenanted Buildings</b>		<b>913099</b>	<b>93.3%</b>	<b>94.0%</b>	<b>95.3%</b>

^ Includes Phase 2 of development (Podium B & C), which was completed in Sep 09

^^ 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. A-REIT has a balance security deposit equivalent to 6.5 months' rental which will be used to pay rent due while the space is being marketed.

B. SINGLE-TENANTED BUILDINGS		Net Lettable Area (sqm)	Occupancy as at		
			30 Sep-09	30 Jun-09	31-Mar-09
<b>Business &amp; Science Parks</b>					
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%
<b>Light Industrial</b>					
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%
<b>Hi-tech Industrial</b>					
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%

B. SINGLE-TENANTED BUILDINGS		Net Lettable Area (sqm)	Occupancy as at		
			30 Sep-09	30 Jun-09	31-Mar-09
<b>Logistics &amp; Distribution Centres</b>					
75.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
76.	TT International Tradepark <sup>#</sup>	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%
88.	Expeditors	11,627	100.0%	-	-
<b>Warehouse Retail Facilities</b>					
89.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
90.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
<b>Sub-total for Single-tenanted Buildings</b>		<b>1,005,526</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Portfolio Total</b>		<b>1,918,625</b>	<b>96.8%</b>	<b>97.1%</b>	<b>97.8%</b>

# TT International Limited, the parent of TT International Tradepark Pte Ltd, has defaulted on a \$2 million loan and has entered into a negotiation with its creditors for a scheme of arrangement on 21 Jan 2009. On 21 Jul 2009, it obtained court approval for an extension of time to 22 Oct 2009 for the signing of the proposed scheme of arrangement with its creditors. The Manager is monitoring the situation closely and A-REIT has a security deposit equivalent to about 10 months' rent from the tenant.

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

Average Gross Rental Rates (\$ psf per month)				
Sector	A-REIT's (psf per month)			Market** (psf per month)
	Range	Weighted Average*	Median	
Business & Science Park	\$1.70 <sup>#</sup> - \$4.00	\$2.82	\$3.20	\$3.33
Hi-tech Industrial	\$2.00 - \$3.04	\$2.52	\$2.47	\$2.80
Light Industrial & Flatted Factories	\$1.03 - \$1.82	\$1.29	\$1.39	\$1.40
Logistics & Distribution Centres	\$1.21 - \$3.16 <sup>##</sup>	\$1.43	\$1.93	\$1.35

Sources:

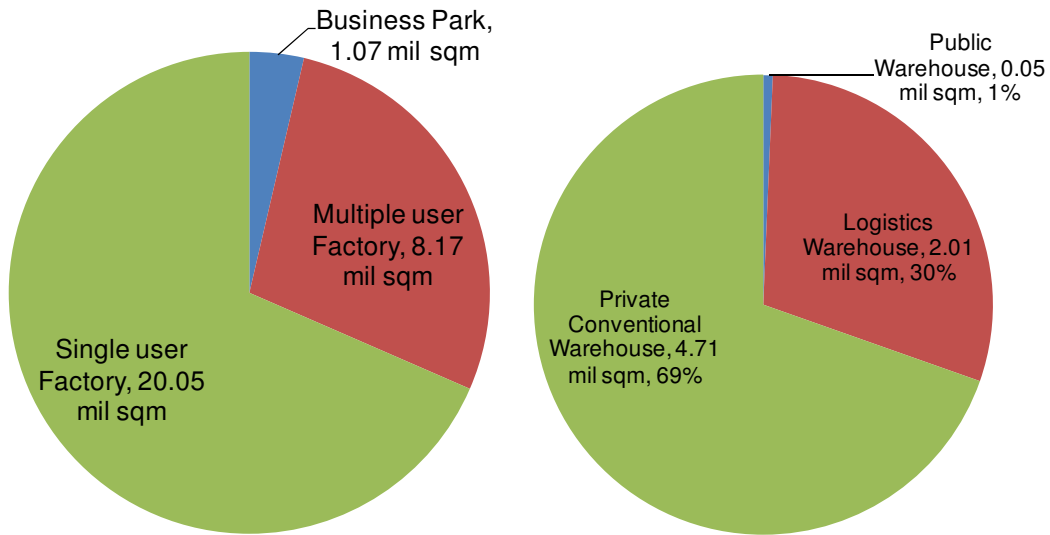
\* A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals

\*\* Source: CBRE 2009Q2 Report, URA 2009Q2

<sup>#</sup> Lower rental rate primarily due to larger space leased

<sup>##</sup> For office space in a logistics building

**Figure 3 : Existing industrial space stock of 36.06 million sqm of which 6.77 million sqm is logistics and distribution centres**



Source: URA: Urban Redevelopment Authority Official Statistics as at June 2009 [www.ura.gov.sg](http://www.ura.gov.sg)

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

Property	Acquisition Date	Deferred Amount as at 30 June 09 (\$ m)	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	0.50	30.63
13 International Business Park	Oct 06	0.37	20.00
Thales Asset Enhancement	Mar 08	0.02	1.59
<b>GRAND TOTAL</b>		<b>23.73</b>	<b>194.12</b>

**Total Assets as at 30 Sep 2009**

**\$4.70 billion**

**% of deferred amount in relation to total assets**

**0.51%**

## Figure 5: Sector Performance

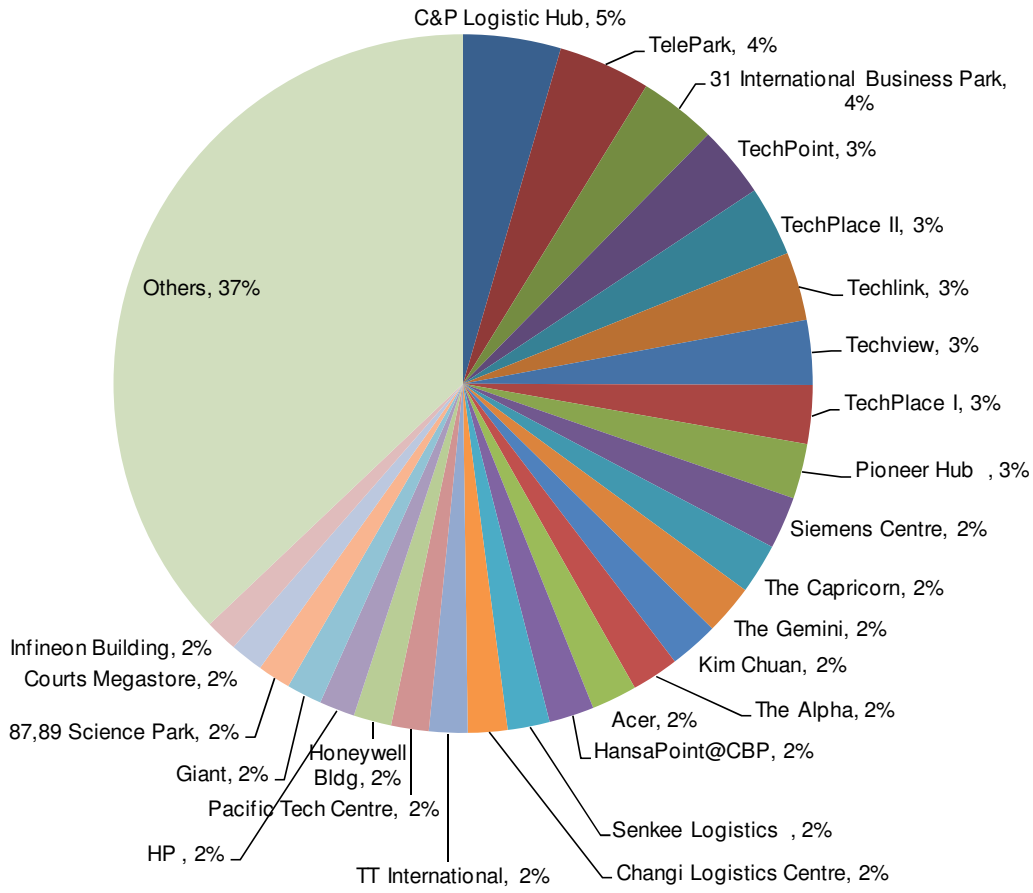
Net Property Income for 3 months ended 30 Sep 2009

Properties	2Q FY 2009/10 Actual S\$m	2Q FY 2008/09 Actual S\$m	Variance S\$m
<b><u>Business Park Properties</u></b>			
Gross Revenue	28.3	25.9	2.4
Property Operating Expenses	6.6	6.7	0.1
Net Property Income	21.7	19.2	2.5
<b><u>Hi-Tech Industrial Properties</u></b>			
Gross Revenue	25.4	26.2	(0.8)
Property Operating Expenses	6.6	9.3	2.7
Net Property Income	18.8	16.9	1.9
<b><u>Light Industrial Properties</u></b>			
Gross Revenue	19.6	19.5	0.1
Property Operating Expenses	3.4	4.0	0.6
Net Property Income	16.2	15.5	0.7
<b><u>Logistics Properties</u></b>			
Gross Revenue	25.8	22.4	3.4
Property Operating Expenses	4.1	4.2	0.1
Net Property Income	21.7	18.2	3.5
<b><u>Warehouse Retail Facilities</u></b>			
Gross Revenue	3.2	3.3	(0.1)
Property Operating Expenses	0.5	0.5	-
Net Property Income	2.7	2.8	(0.1)
<b><u>Total<sup>1</sup></u></b>			
Gross Revenue	102.3	97.3	5.0
Property Operating Expenses	21.2	24.7	3.5
Net Property Income	81.1	72.6	8.5

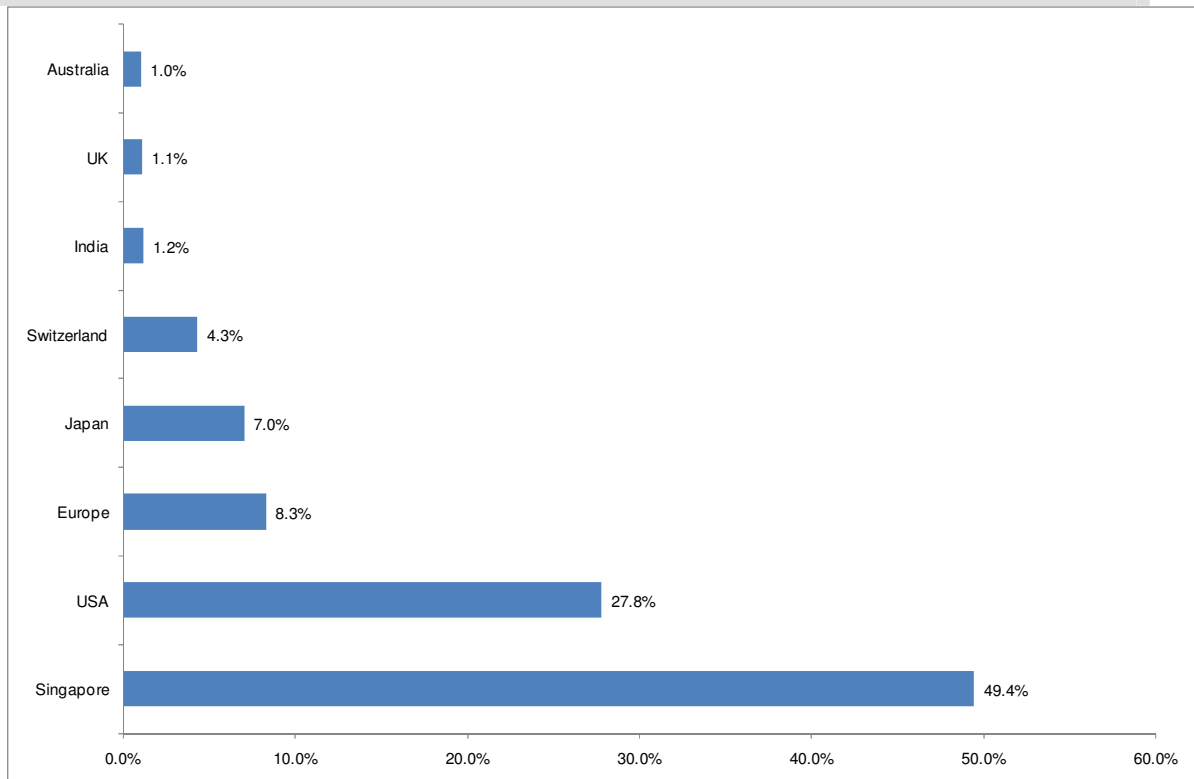
<sup>1</sup> Gross revenue increased mainly due to additional rental income from development projects completed in February 2009 (Phase 1 of 3 Changi Business Park Crescent) and full quarter revenue contribution from properties which were completed in September and November 2008.



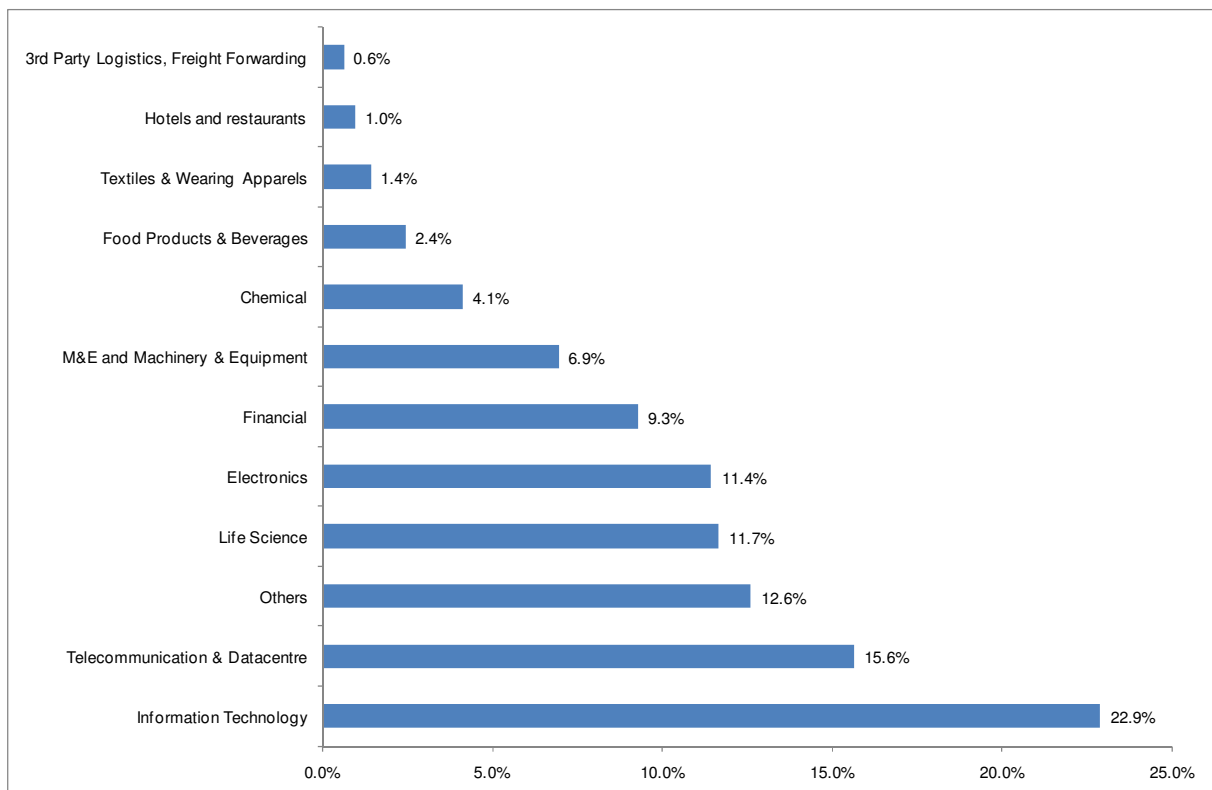
**Figure 6: Reduced Property Concentration – no single property accounts for more than 5% of total portfolio gross revenue**



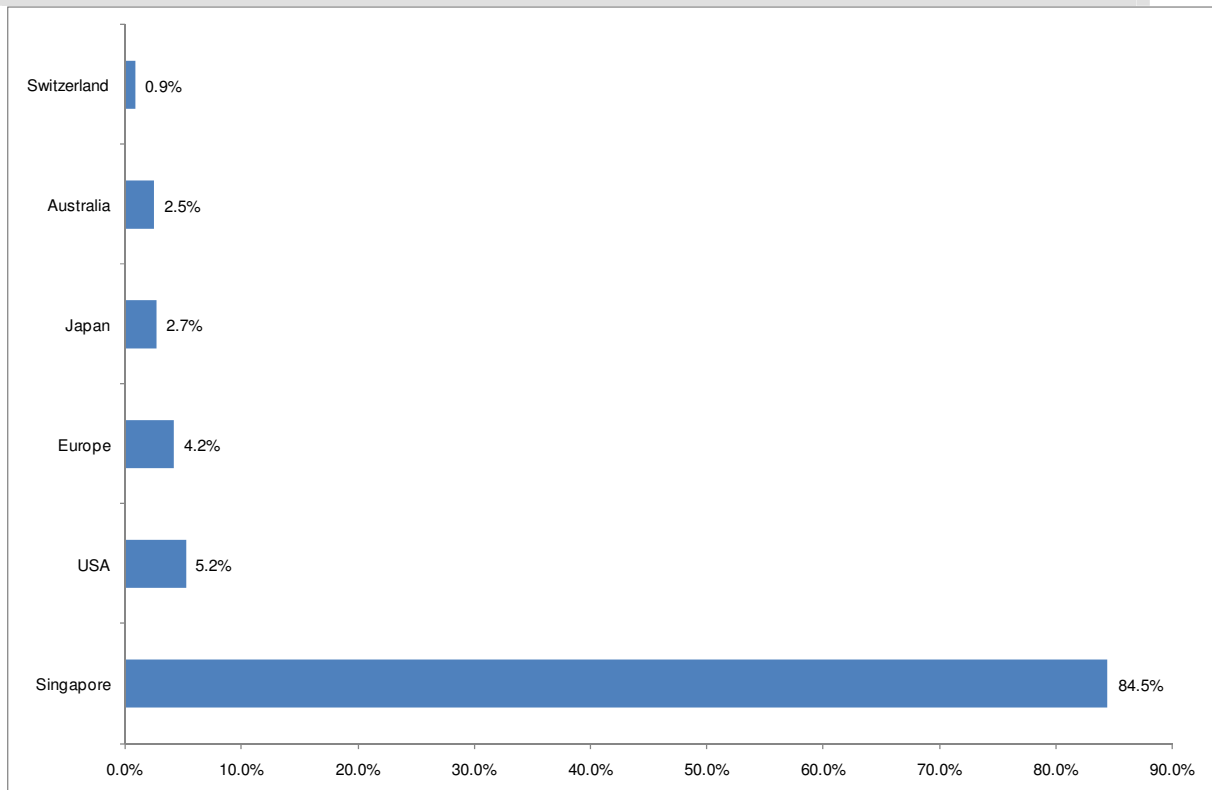
**Figure 7a : Business & Science Park Properties - Tenant's country of origin**



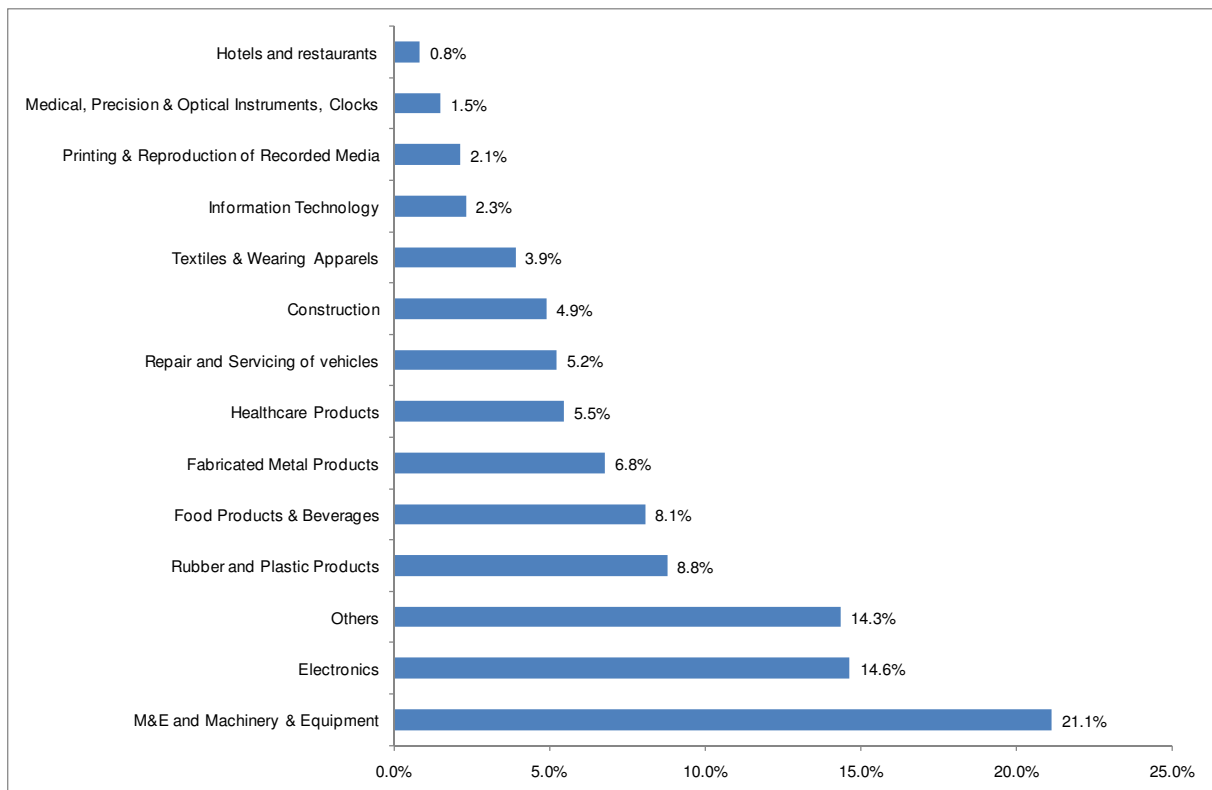
**Figure 7b : Business & Science Park Properties - Tenant Industry Mix**



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

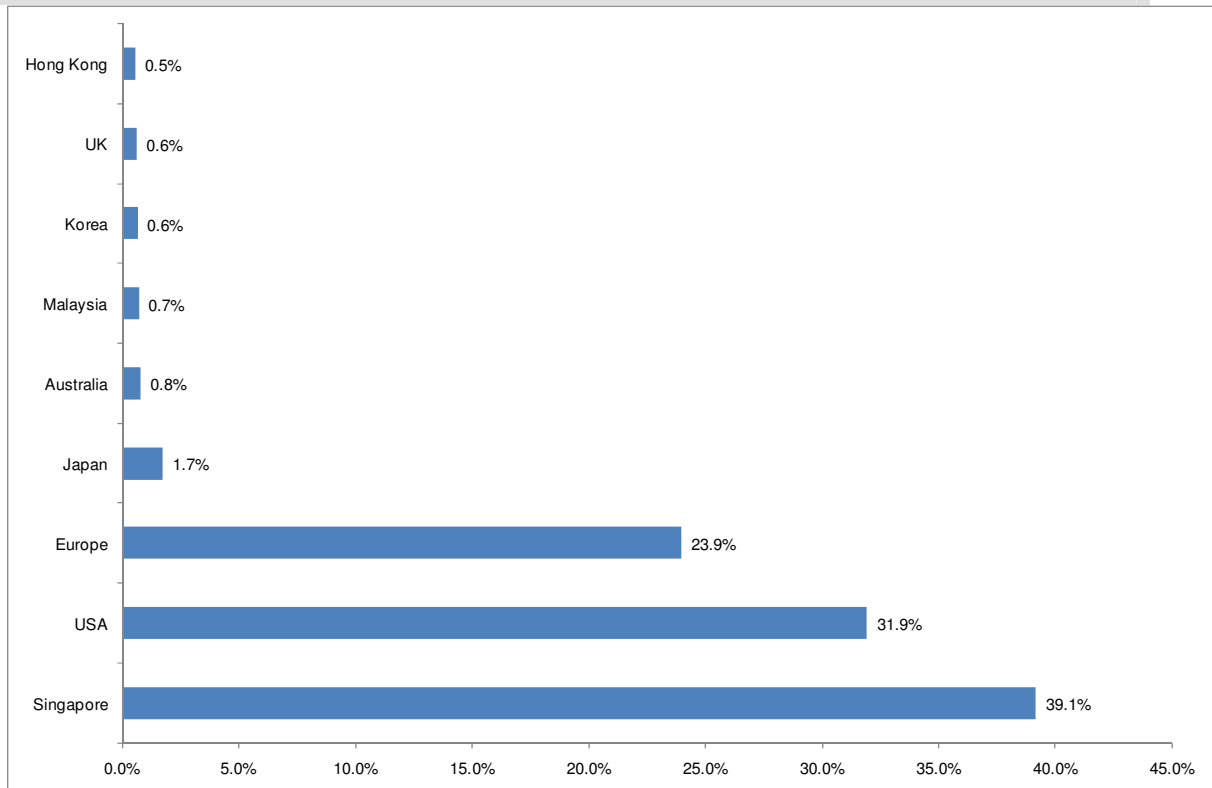


**Figure 8b : Light Industrial Properties - Tenant Industry Mix**

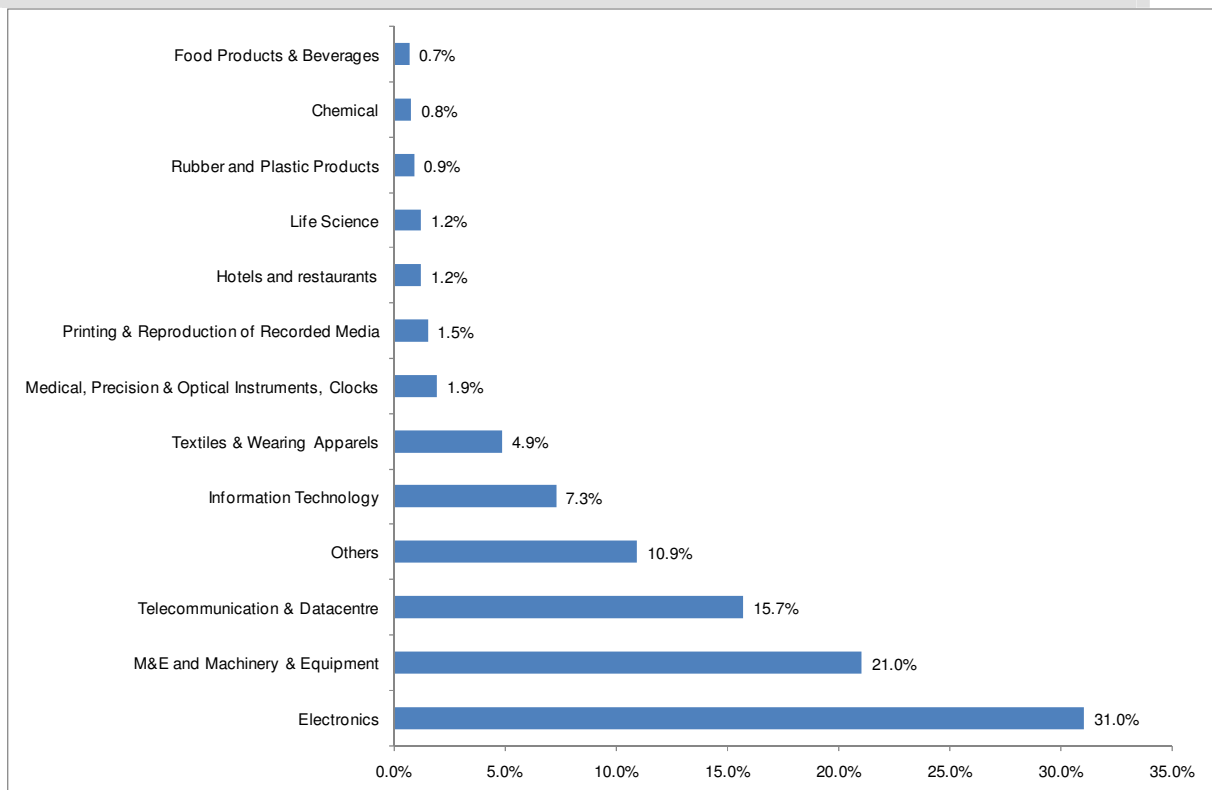


\*Others include Medical, Precision & Optical Instruments, Clocks, Information Technology & Related Activities

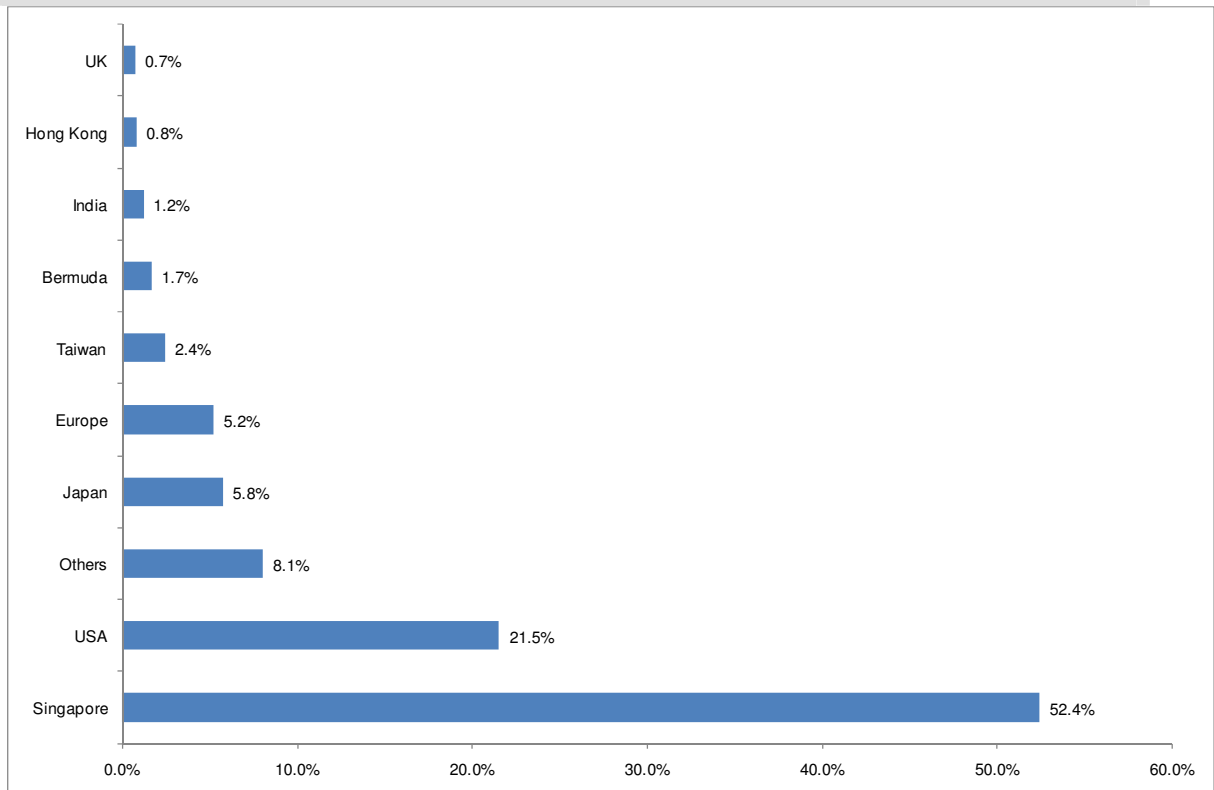
**Figure 9a : Hi-Tech Industrial Properties -Tenant's country of origin**



**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**

