



## Supplementary Information For three months ended 31 March 2010

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

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Mar-10	31 Dec-09	30 Sep-09
<b>Business &amp; Science Parks</b>					
1.	The Alpha	21,654	88.7%	92.0%	87.5%
2.	The Aries	13,459	99.1%	98.3%	94.5%
3.	The Capricorn	21,659	95.6%	95.6%	91.9%
4.	The Gemini	27,842	92.3%	94.8%	94.8%
5.	Honeywell Building	14,681	98.4%	100.0%	100.0%
6.	Telepark	24,635	99.9%	100.0%	99.9%
7.	Techquest	6,545	91.6%	89.2%	64.0%
8.	iQuest @ IBP	9,126	87.1%	92.8%	92.8%
9.	HansaPoint@CBP	17,310	100.0%	100.0%	100.0%
10.	Acer Building	22,571	86.5%	86.3%	88.4%
11.	Rutherford & Science Hub	21,479	71.2%	82.4%	95.2%
12.	3 Changi Business Park Crescent <sup>1</sup>	44,371	52.8%	75.5%	70.9%
13.	13 International Business Park	7,164	100.0% <sup>2</sup>	100.0%	100.0%
<b>Light Industrial</b>					
14.	Techplace I	59,726	92.2%	92.7%	93.6%
15.	Techplace II	77,950	93.5%	91.3%	90.2%
16.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
17.	27 Ubi Road 4	8,143	100.0%	100.0%	97.5%
18.	Tampines Biz-Hub	14,659	91.4% <sup>3</sup>	96.2%	96.2%
19.	Ubi Biz-Hub	10,857	100.0%	91.8%	98.4%
20.	84 Genting Lane	9,847	100.0%	100.0%	100.0%
21.	5 Tai Seng Drive <sup>4</sup>	11,273	65.9%	65.9%	100.0%
<b>Hi-tech Industrial</b>					
22.	Techlink	34,557	89.7%	94.0%	96.0%
23.	Siemens Center	27,781	98.9%	98.9%	100.0%
24.	Techpoint	42,120	80.7%	86.6%	88.7%
25.	KA Centre	13,555	72.8%	72.1%	79.2%
26.	KA Place	6,652	100.0%	100.0%	100.0%
27.	Pacific Tech Centre	19,639	96.3%	96.3%	96.3%
28.	Techview	39,000	91.9%	88.7%	88.2%
29.	1 Jalan Kilang	6,083	90.2%	80.5%	100.0%
30.	50 Kallang Avenue	14,246	85.0%	78.7%	76.3%
<b>Logistics &amp; Distribution Centre</b>					
31.	LogisTech	27,525	96.9%	95.0%	95.6%
32.	Changi Logistics Centre	39,225	87.0%	86.2%	85.1%
33.	Nan Wah Building	15,580	100.0%	100.0%	95.2%
34.	Xilin Districentre Building A & B	20,784	92.1%	92.1%	100.0%
35.	Xilin Districentre Building D	14,136	78.2%	94.8%	94.8%
36.	LogisHub@Clementi	23,168	100.0%	100.0%	100.0%
37.	1 Changi South Lane	23,513	100.0%	100.0%	100.0%

<sup>1</sup> Occupancy includes tower block at Plaza8@CBP which increase NLA from 31,056 sm to 44,371 sm

<sup>2</sup> A-REIT repossessed the property in 2QFY2009/10 and has since leased about 60% of the space. There is currently a balance security deposit equivalent to about 2.2 months' rental which will be used to top up the rent to the original amount while the balance space is being marketed

<sup>3</sup> Occupancy stands at 96.2% as at 15 April 2010

<sup>4</sup> Previously known as Steel Industries Building, this building was converted to multi-tenanted from Dec 09 due to a change in its tenancy

38.	Pioneer Hub	81,425	100.0%	100.0%	100.0%
39.	15 Changi North Way	28,691	100.0%	100.0%	100.0%
40.	10 Toh Guan Road <sup>5</sup>	43,470	100.0%	100.0%	100.0%
<b>Sub-total for Multi-tenanted Buildings</b>		<b>978,905</b>	<b>91.2%</b>	<b>93.1%</b>	<b>93.3%</b>
<b>B. SINGLE-TENANTED BUILDINGS</b>		<b>Net Lettable Area (sqm)</b>	<b>31-Mar-10</b>	<b>Occupancy as at</b>	
<b>Business &amp; Science Parks</b>				<b>31 Dec-09</b>	<b>30 Sep-09</b>
41.	Ultron Building	10,127	100.0%	100.0%	100.0%
42.	PSB Building	21,689	100.0%	100.0%	100.0%
43.	31 International Business Park	50,286	100.0%	100.0%	100.0%
44.	DBS Asia Hub	32,774	100.0%	-	-
<b>Light Industrial</b>					
45.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
46.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
47.	Progen Building	17,267	100.0%	100.0%	100.0%
48.	SB Building	11,895	100.0%	100.0%	100.0%
49.	Volex Building	8,000	100.0%	100.0%	100.0%
50.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
51.	Da Vinci Building	12,390	100.0%	100.0%	100.0%
52.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
53.	Hyflux Building	16,980	100.0%	100.0%	100.0%
54.	Weltech Building	6,509	100.0%	100.0%	100.0%
55.	BBR Building	5,421	100.0%	100.0%	100.0%
56.	Hoya Building	6,282	100.0%	100.0%	100.0%
57.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
58.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
59.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
60.	Thales Building	7,772	100.0%	100.0%	100.0%
61.	Aztech Building	13,807	100.0%	100.0%	100.0%
62.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
63.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
64.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
65.	11 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
66.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
67.	9 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
68.	8 Loyang Way 1	12,069	100.0%	100.0%	100.0%
69.	31 Joo Koon Circle	14,635	100.0%	-	-
<b>Hi-tech Industrial</b>					
70.	Infineon Building	27,278	100.0%	100.0%	100.0%
71.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
72.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
73.	138 Depot Road	26,485	100.0%	100.0%	100.0%
74.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
75.	CGGVeritas Hub	8,671	100.0%	100.0%	100.0%
76.	30 Tampines Industrial Ave 3	9,593	100.0%	100.0%	100.0%

<sup>5</sup> The lease with TT International Pte Ltd at 10 Toh Guan Road was restructured to reduce A-REIT's exposure to the company. TT International Pte Ltd and various other tenants currently occupy about 57.4% of the building. Based on this occupancy, A-REIT has security deposit which will be used to top up the rental to the original amount for 15 months with effect from 1 April 2010 while the balance space is being marketed.

B. SINGLE-TENANTED BUILDINGS		Net Lettable Area (sqm)	Occupancy as at		
			31-Mar-10	31 Dec-09	30 Sep-09
<b>Logistics &amp; Distribution Centres</b>					
77.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
78.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
79.	MacDermid Building	5,085	100.0%	100.0%	100.0%
80.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
81.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
82.	Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
83.	SENKEE Logistics Hub	71,994	100.0%	100.0%	100.0%
84.	JEL Centre	9,494	100.0%	100.0%	100.0%
85.	Logistics 21	47,616	100.0%	100.0%	100.0%
86.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
87.	Goldin Building	20,094	100.0%	100.0%	100.0%
88.	Sim Siang Choon Building	12,981	100.0%	100.0%	100.0%
89.	71 Alps Avenue	11,627	100.0%	-	-
<b>Warehouse Retail Facilities</b>					
90.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
91.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
<b>Sub-total for Single-tenanted Buildings</b>		<b>990,847</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Portfolio Total</b>		<b>1,969,751</b>	<b>95.7%</b>	<b>96.5%</b>	<b>96.8%</b>

Note : 1 Senoko Avenue, a light industrial property, has been repossessed and will be undergoing redevelopment to reposition it as a food hub.

**Figure 2 : A-REIT average gross rental rates for the three months ended 31 March 2010**

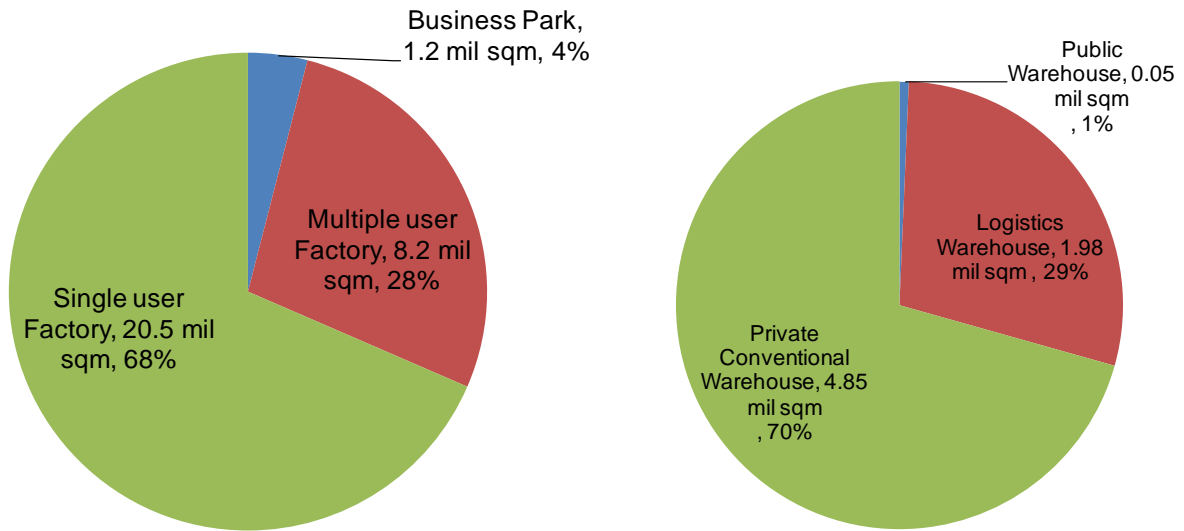
<b>Average Gross Rental Rates (\$ psf per month)</b>				
<b>Sector</b>	<b>A-REIT's (psf per month)</b>			<b>Market** (psf per month)</b>
	<b>Range</b>	<b>Weighted Average*</b>	<b>Median</b>	
Business & Science Park	\$2.43 - \$3.71	\$2.85	\$3.30	\$3.33
Hi-tech Industrial	\$2.00 - \$3.25	\$2.38	\$2.40	\$2.45
Light Industrial & Flatted Factories	\$1.01 - \$2.40	\$1.47	\$1.45	\$1.40
Logistics & Distribution Centres	\$1.16 - \$3.15	\$1.40	\$1.60	\$1.35

Sources:

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

\*\* Source: URA 2009Q4 Report, CBRE Q12010 Press Release

**Figure 3 : Existing industrial space stock of 36.78 million sqm of which 6.88 million sqm is logistics and distribution centres**



Source: URA: Urban Redevelopment Authority Official Statistics as at Dec 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 31 Mar 10(\$ m)	Purchase Price (\$ m)
Wisma Gulab	Dec 04	7.20	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
<b>GRAND TOTAL</b>		<b>14.54</b>	<b>154.73</b>

**Total Assets as at 31 Mar 2010** **\$4.85billion**

**% of deferred amount in relation to total assets** **0.30%**

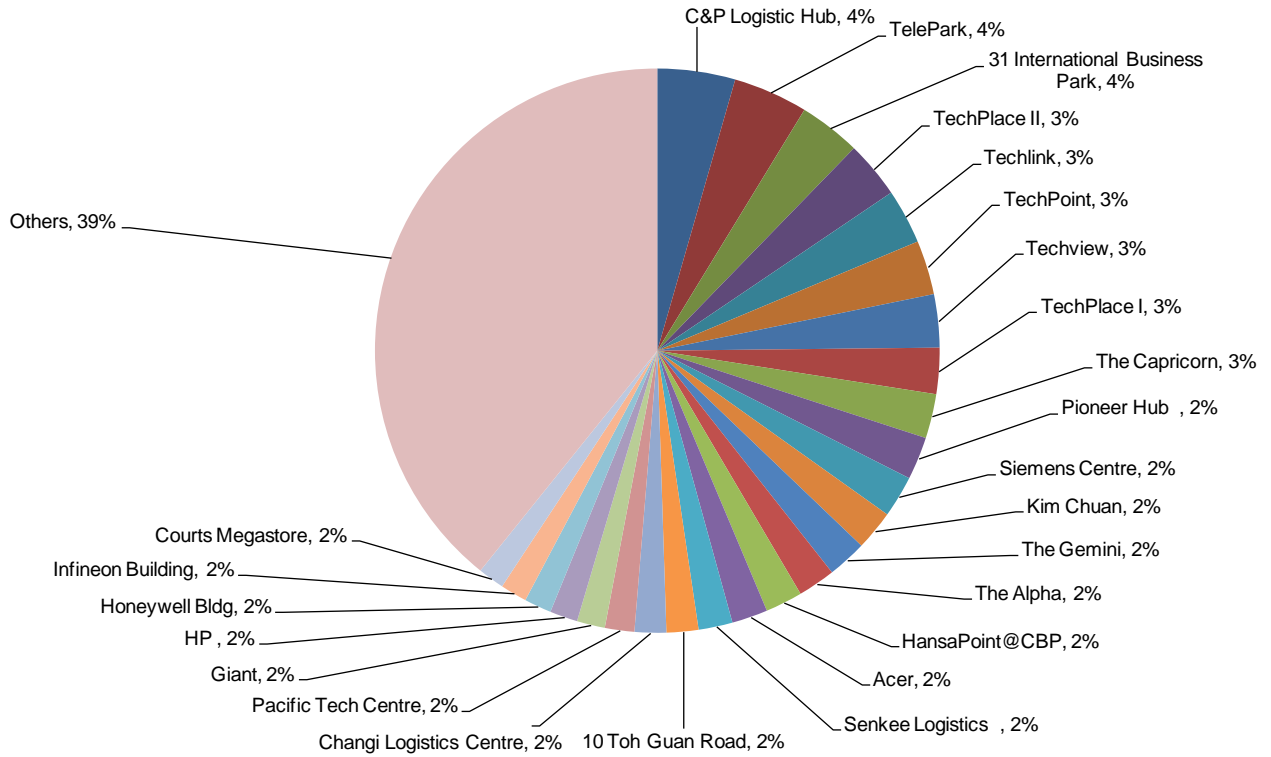
**Figure 5: Sector Performance**

Net Property Income for 3 months ended 31 March 2010 and financial year ended 31 March 2010

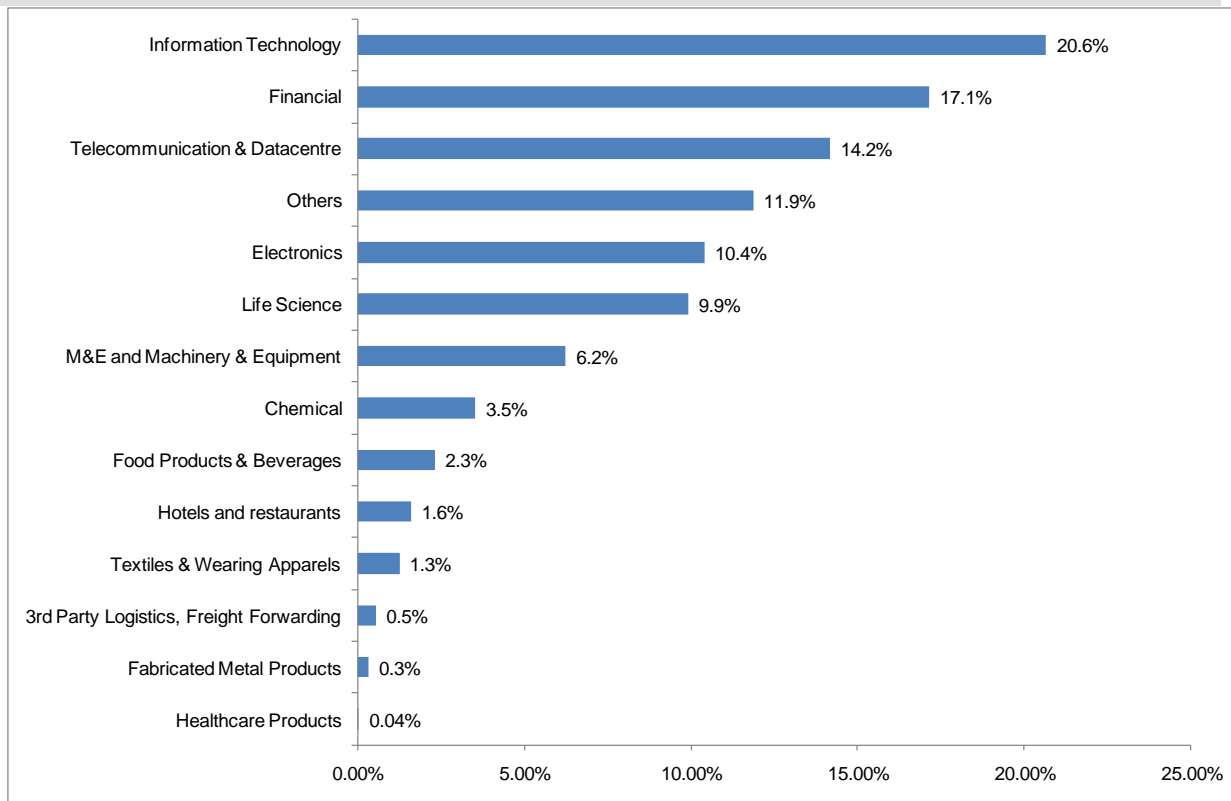
Properties	YTD FY2009/10 Actual S\$m	4Q FY 2009/10 Actual S\$m	4Q FY 2008/09 Actual S\$m	4Q FY09/10 vs 4Q FY08/09 Variance S\$m
<b><u>Business Park Properties</u></b>				
Gross Revenue	115.0	29.2	28.0	1.2
Property Operating Expenses	29.5	8.4	7.0	1.4
Net Property Income	85.5	20.8	21.0	-0.2
<b><u>Hi-Tech Industrial Properties</u></b>				
Gross Revenue	101.6	25.6	27.1	-1.5
Property Operating Expenses	27.7	7.5	8.2	-0.7
Net Property Income	73.9	18.1	18.9	-0.8
<b><u>Light Industrial Properties</u></b>				
Gross Revenue	78.5	19.4	19.9	-0.5
Property Operating Expenses	15.9	4.7	4.0	0.7
Net Property Income	62.6	14.7	15.9	-1.2
<b><u>Logistics Properties</u></b>				
Gross Revenue	105.6	26.5	26.0	0.5
Property Operating Expenses	18.6	6.0	4.5	1.5
Net Property Income	87.0	20.5	21.5	-1.0
<b><u>Warehouse Retail Facilities</u></b>				
Gross Revenue	13.0	3.2	3.3	-0.1
Property Operating Expenses	2.0	0.5	0.5	0.0
Net Property Income	11.0	2.7	2.8	-0.1
<b><u>Total</u></b>				
Gross Revenue	413.7	103.9	104.3	-0.4
Property Operating Expenses	93.7	27.1	24.2	2.9
Net Property Income	320.0	76.8	80.1	-3.3



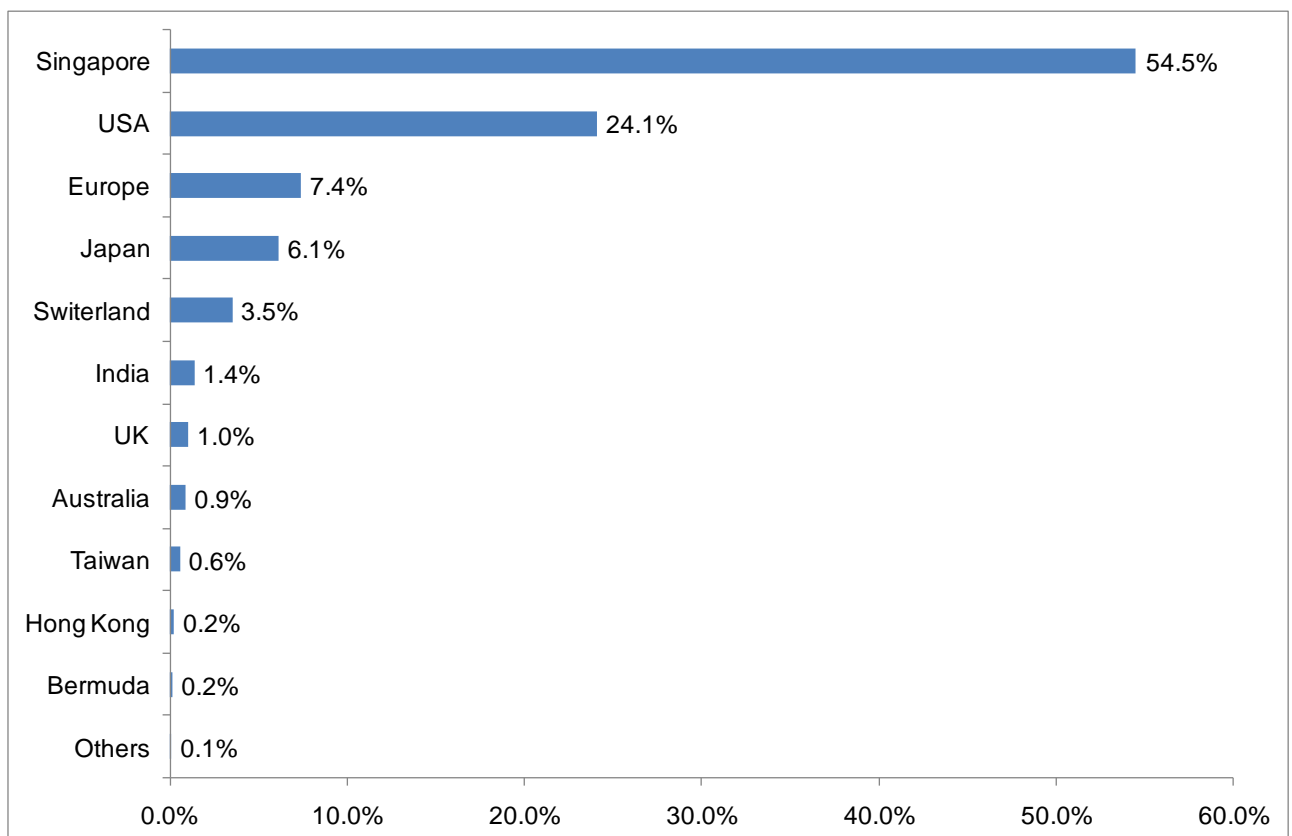
**Figure 6: Reduced Property Concentration – no single property accounts for more than 4.5% of total portfolio gross revenue**



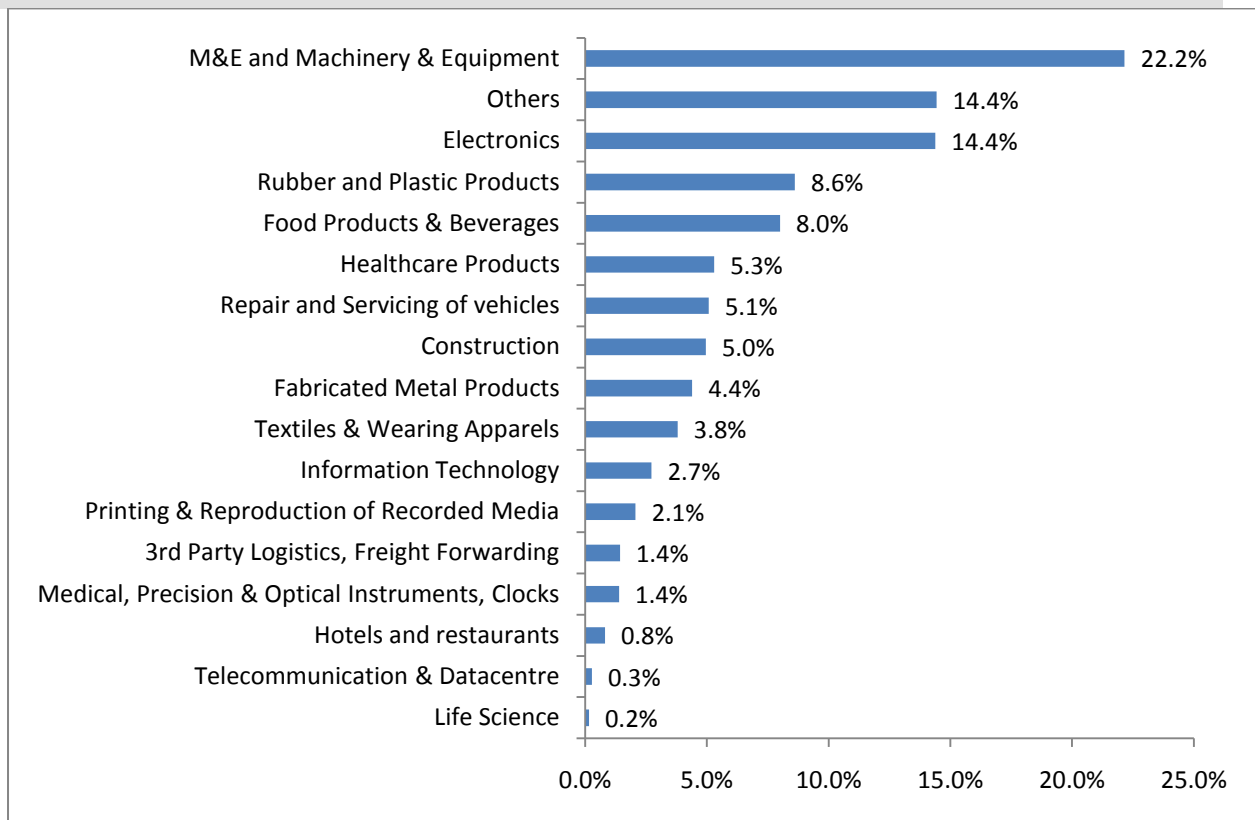
**Figure 7a : Business & Science Park Properties - Tenant Industry Mix**



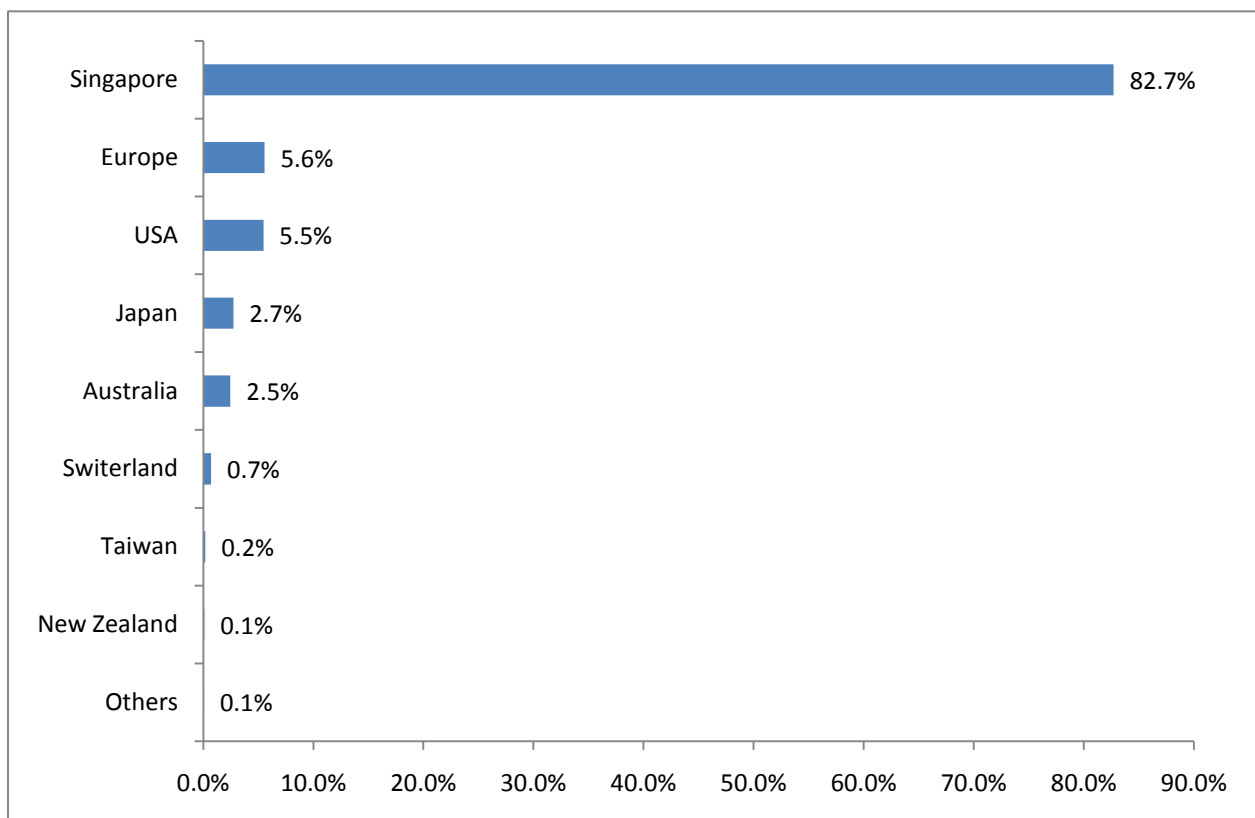
**Figure 7b : Business & Science Park Properties - Tenant's country of origin**



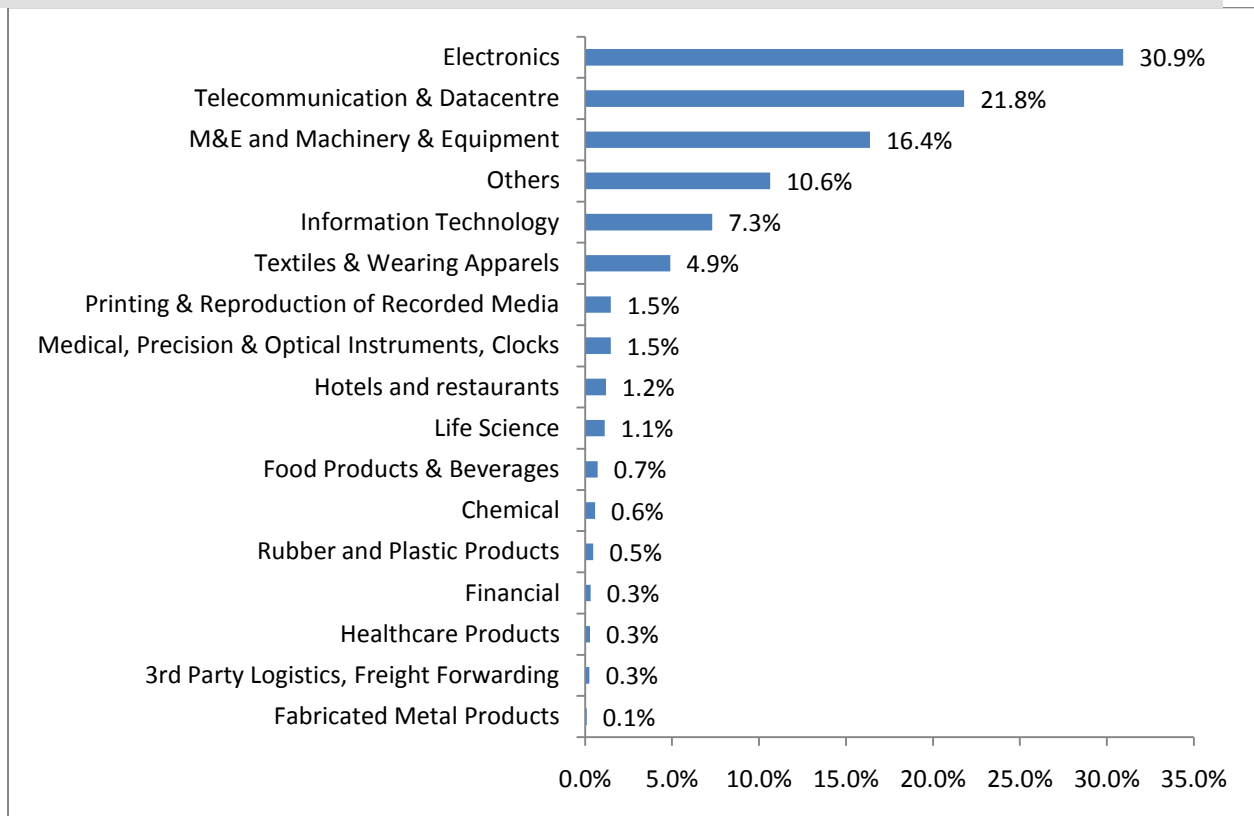
**Figure 8a : Light Industrial Properties - Tenant Industry Mix**



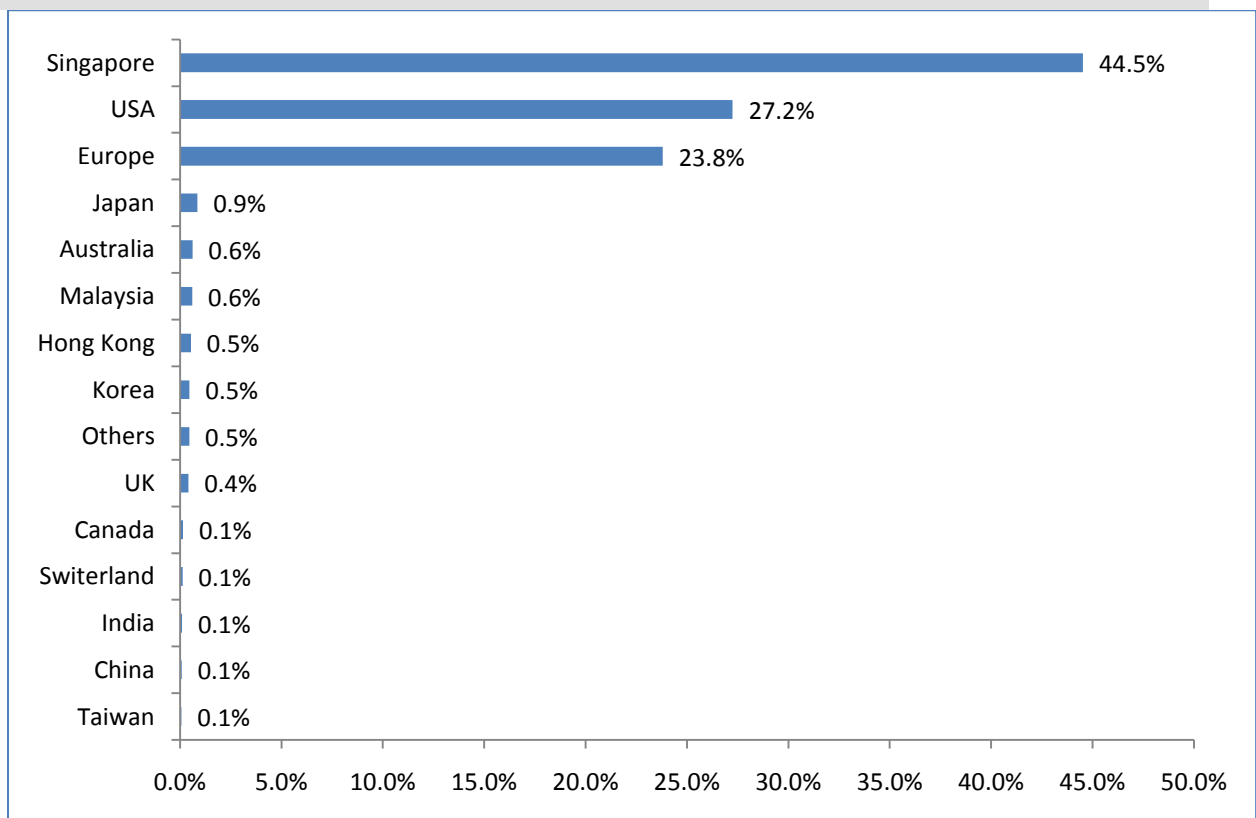
**Figure 8b : Light Industrial Properties - Tenant's country of origin**



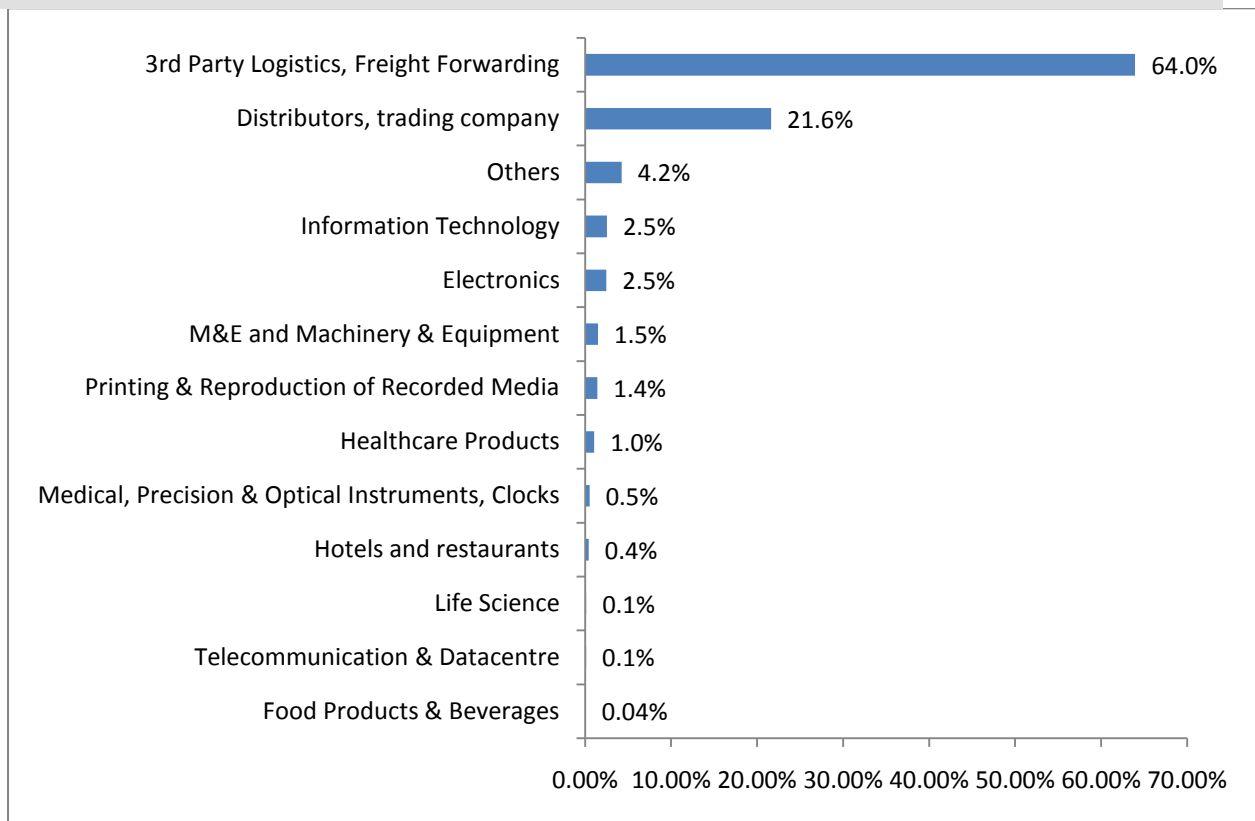
**Figure 9a : Hi-Tech Industrial Properties - Tenant's country of origin**



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



**Figure 10a: Logistics & Distribution Centres - Tenant Industry Mix**



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

