



**Supplementary Information**  
**For three months ended 31 December 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 Dec 10	30 Sept 10	30 June 10
<b>Business &amp; Science Parks</b>					
1.	The Alpha	21,654	88.8%	88.8%	88.8%
2.	The Aries	13,459	94.8%	94.0%	98.3%
3.	The Capricorn	21,659	92.1%	92.1%	95.6%
4.	The Gemini	27,842	92.9%	96.4%	92.3%
5.	Honeywell Building	14,681	78.1%	76.5%	98.4%
6.	Telepark	24,635	99.4%	99.4%	100.0%
7.	Techquest	6,545	68.2%	67.9%	73.6%
8.	iQuest@IBP	9,126	92.5%	92.5%	92.5%
9.	HansaPoint@CBP	17,310	100.0%	100.0%	100.0%
10.	Acer Building	22,571	90.9%	86.0%	86.0%
11.	Rutherford & Science Hub	21,479	80.5%	73.7%	71.2%
12.	1,3 & 5 Changi Business Park Crescent	44,371	68.9% <sup>1</sup>	66.7%	56.9%
13.	13 International Business Park	7,164	67.8%	64.4%	100.0%
<b>Light Industrial</b>					
14.	Techplace I	59,726	95.9%	92.8%	91.8%
15.	Techplace II	77,950	97.3%	95.1%	93.9%
16.	27 Ubi Road 4	8,143	100.0%	100.0%	100.0%
17.	Tampines Biz-Hub	14,659	92.9%	94.6%	96.2%
18.	Ubi Biz-Hub	10,857	94.4%	86.1%	79.2%
19.	84 Genting Lane	9,847	97.7%	97.7%	97.7%
20.	5 Tai Seng Drive	11,273	100.0%	100.0%	97.0%
21.	12 Woodlands Loop	17,267	100.0%	100.0%	100.0%
22.	3 Tai Seng Drive	12,390	76.7%	76.7%	76.7%
23.	53 Serangoon North Ave 4 <sup>2</sup>	8,329	100.0%	100.0%	100.0%
<b>Hi-tech Industrial</b>					
24.	Techlink	34,557	94.4%	92.6%	90.3%
25.	Siemens Center	27,781	99.4%	100.0%	100.0%
26.	Techpoint	42,120	88.0%	84.8%	85.2%
27.	KA Centre	13,555	86.9%	82.6%	79.6%
28.	KA Place	6,652	100.0%	100.0%	100.0%
29.	Pacific Tech Centre	19,639	88.5%	91.8%	92.5%
30.	Techview <sup>3</sup>	28,436	74.7%	69.5%	88.7%
31.	1 Jalan Kilang	6,083	100.0%	100.0%	90.2%
32.	50 Kallang Avenue	14,246	78.5%	81.6%	77.5%

<sup>1</sup> Development of Phase 2, Plot 8 Changi Business Park (5 Changi Business Park Crescent) was completed on 31 December 2010. With a net lettable area of 18,466 sqm, this building is 100% pre-committed to Citibank N.A. and the lease will commence progressively from February 2011. As such, the figures above exclude the occupancy and net lettable area of 5 Changi Business Park Crescent. Had this been included, occupancy would be 78.1%

<sup>2</sup> A-REIT repossessed this property in 1Q FY2010/11 and has leased out about 41.3% of the property. Based on this occupancy, it has security deposit which can be used to top up the rental to the original amount for the next 9 months while the balance space is marketed

<sup>3</sup> Some space was decommissioned for asset enhancement works to reconfigure the floor plates and create a courtyard on the upper levels of the building to enhance the attractiveness and value of this property

A.	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Dec 10	30 Sept 10	30 June 10
33	LogisTech	27,525	82.2%	88.3%	96.9%
34	Changi Logistics Centre	39,225	97.0%	97.3%	87.1%
35	Nan Wah Building	15,580	97.9%	97.9%	100.0%
36	Xilin Districentre Building A & B	20,784	91.3%	83.4%	92.1%
37	Xilin Districentre Building D	14,136	86.6%	78.2%	78.2%
38	LogisHub@Clementi	23,168	98.9%	98.9%	98.9%
39	1 Changi South Lane	23,513	100.0%	87.7%	100.0%
40	Pioneer Hub	81,425	89.3% <sup>4</sup>	100.0%	100.0%
41	15 Changi North Way	28,691	100.0%	100.0%	100.0%
42	10 Toh Guan Road <sup>5</sup>	12,862	100.0%	100.0%	100.0%
43	Xilin Districentre Building C	13,660	83.1%	83.1%	83.1%
<b>Sub-total for Multi-tenanted Buildings</b>		<b>976,577</b>	<b>91.1%</b>	<b>90.5%</b>	<b>91.5%</b>

<sup>4</sup> Occupancy for Pioneer Hub will be 100% in January 2011

<sup>5</sup> Some space was decommissioned for asset enhancement works to reposition the building for higher value usage. A-REIT has security deposit which can be used to top up the rental to the original amount for the next 9 months while the balance space is marketed

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Dec 10	30 Sept 10	30 June 10
<b>Business &amp; Science Parks</b>					
1.	Ultron Building	10,127	100.0%	100.0%	100.0%
2.	PSB Building	21,689	100.0%	100.0%	100.0%
3.	31 International Business Park	50,286	100.0%	100.0%	100.0%
4.	DBS Asia Hub	32,104	100.0%	100.0%	100.0%
<b>Light Industrial</b>					
5.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
6.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
7.	SB Building	11,895	100.0%	100.0%	100.0%
8.	Volex Building	8,000	100.0%	100.0%	100.0%
9.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
10.	Hyflux Building	16,980	100.0%	100.0%	100.0%
11.	Weltech Building	6,509	100.0%	100.0%	100.0%
12.	BBR Building	5,421	100.0%	100.0%	100.0%
13.	Hoya Building	6,282	100.0%	100.0%	100.0%
14.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
15.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
16.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
17.	Thales Building	7,772	100.0%	100.0%	100.0%
18.	Aztech Building	13,807	100.0%	100.0%	100.0%
19.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
20.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
21.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
22.	11 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
23.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
24.	9 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
25.	8 Loyang Way 1	12,069	100.0%	100.0%	100.0%
26.	31 Joo Koon Circle	14,635	100.0%	100.0%	100.0%
27.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
<b>Hi-tech Industrial</b>					
28.	Infineon Building	27,278	100.0%	100.0%	100.0%
29.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
30.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
31.	138 Depot Road	26,485	100.0%	100.0%	100.0%
32.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
33.	CGGVeritas Hub	8,671	100.0%	100.0%	100.0%
34.	30 Tampines Industrial Ave 3	9,593	100.0%	100.0%	100.0%
35.	38A Kim Chuan Road	32,885	100.0%	100.0%	-
<b>Logistics &amp; Distribution Centres</b>					
36.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
37.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
38.	MacDermid Building	5,085	100.0%	100.0%	100.0%
39.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
40.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
41.	SENKEE Logistics Hub	71,994	100.0%	100.0%	100.0%
42.	JEL Centre	9,494	100.0%	100.0%	100.0%
43.	Logistics 21	47,616	100.0%	100.0%	100.0%
44.	Sembawang Kimtrans	15,410	100.0%	100.0%	100.0%

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Dec 10	30 Sept 10	30 June 10
45.	Goldin Building	20,094	100.0%	100.0%	100.0%
46.	Sim Siang Choon Building	12,981	100.0%	100.0%	100.0%
47.	71 Alps Avenue	11,627	100.0%	100.0%	-
<b>Warehouse Retail Facilities</b>					
48.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
49.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
<b>Sub-total for Single-tenanted Buildings</b>		<b>984,888</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Portfolio Total</b>		<b>1,961,465</b>	<b>95.6%</b>	<b>95.3%</b>	<b>95.6%</b>

Note: 1 Senoko Avenue, a Light Industrial property, is not included in the table above as it is undergoing redevelopment to reposition into a food hub

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

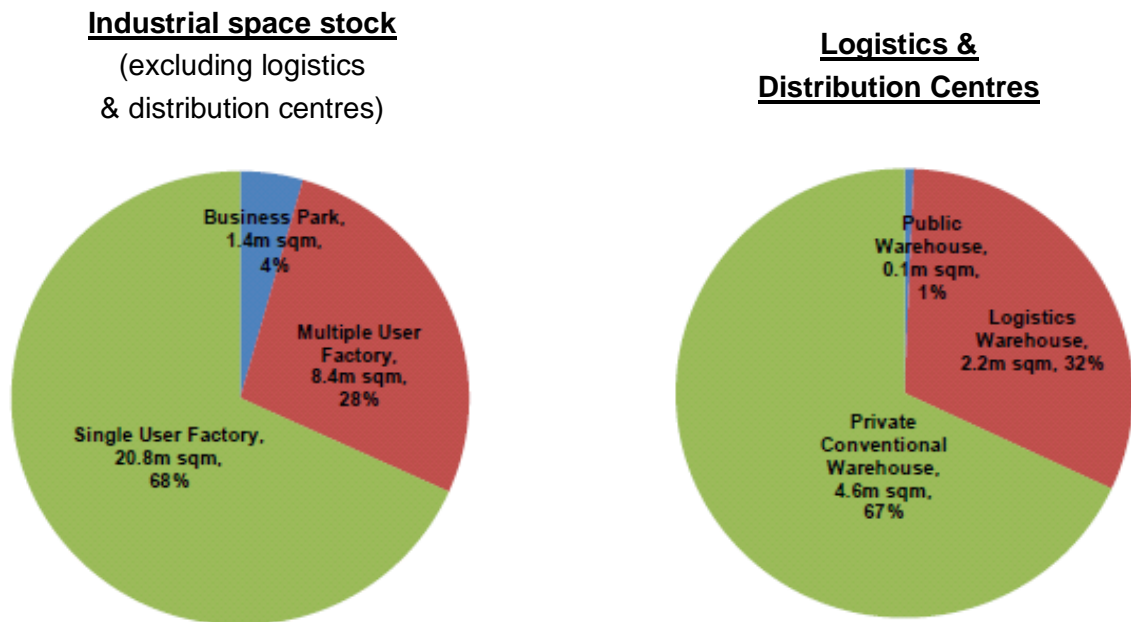
<b>Average Gross Rental Rates (\$ psf per month)</b>				
<b>Sector</b>	<b>A-REIT* (psf per month)</b>			<b>Market** (psf per month)</b>
	<b>Range</b>	<b>Weighted Average</b>	<b>Median</b>	
Business & Science Park	\$2.80 - \$4.26	\$3.48	\$3.59	\$3.56
Hi-tech Industrial	\$1.59 - \$3.30	\$2.37	\$2.40	\$2.60
Light Industrial & Flatted Factories	\$1.30 - \$2.00	\$1.44	\$1.52	\$1.70
Logistics & Distribution Centres	\$0.90 - \$1.50	\$1.23	\$1.35	\$1.60

Sources:

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

\*\* Source: URA 3Q 2010 Report, CBRE Market View Singapore 4Q2010

**Figure 3: Existing industrial space stock of 37.5 million sqm of which 6.9 million sqm is logistics and distribution centres**



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

<b>Property</b>	<b>Acquisition Date</b>	<b>Deferred Amount as at 30 Dec 2010 (S\$ m)</b>	<b>Purchase Price (S\$ m)</b>
Wisma Gulab	Dec 04	7.2	55.7
<b>GRAND TOTAL</b>		<b>7.2</b>	<b>55.7</b>

**Total Assets as at 31 Dec 2010**                      **S\$4.9 billion**

**% of deferred amount in relation to  
total assets**    **0.1%**



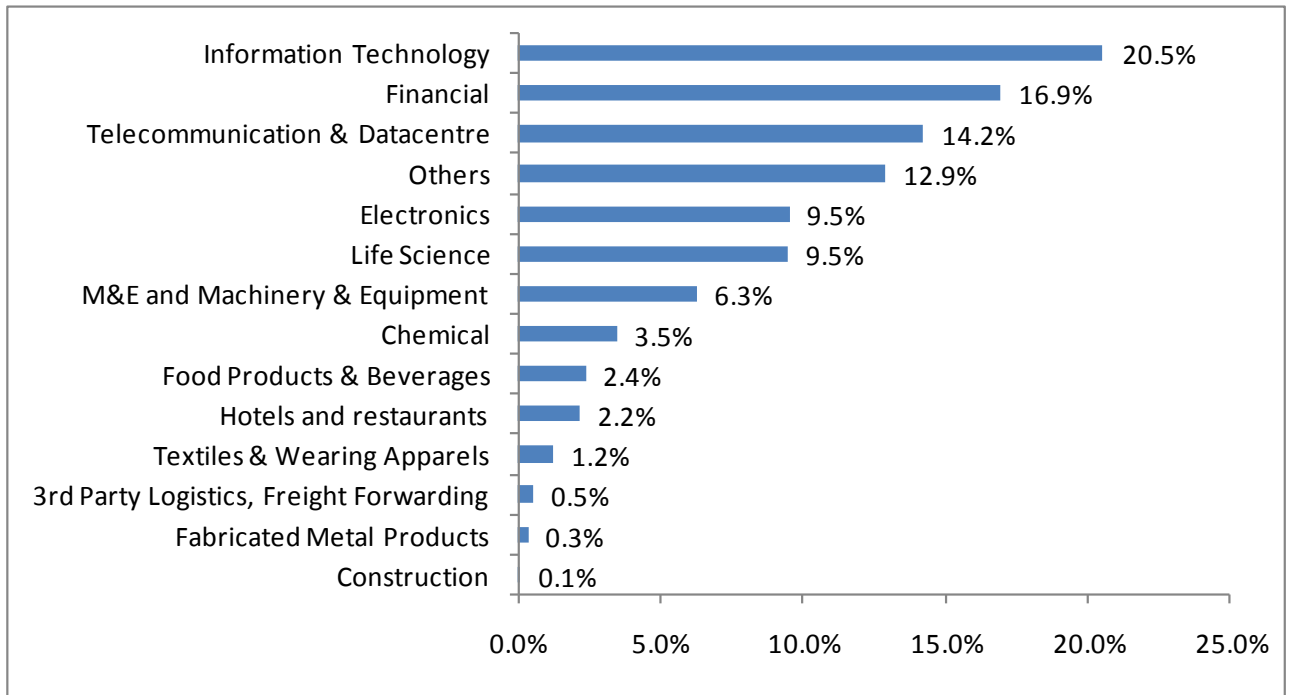
## Figure 5: Sector Performance

Net Property Income for 3 months ended 31 December 2010

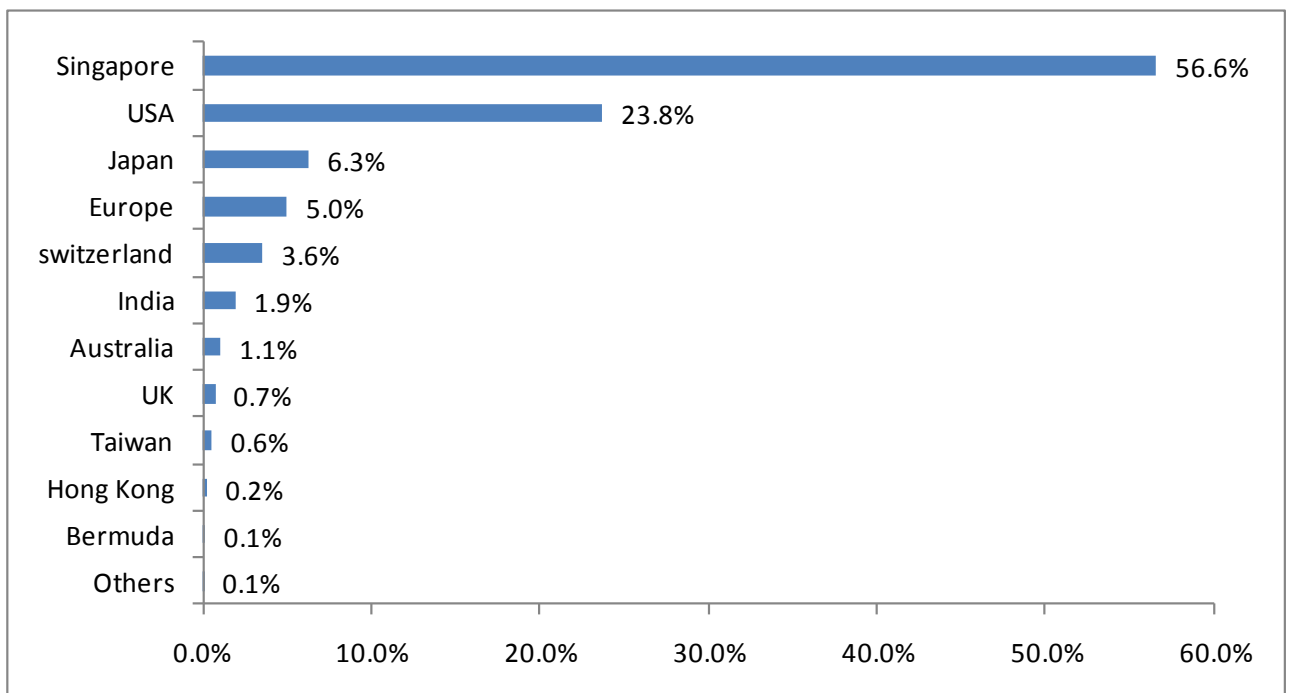
	3Q FY 2010/11	3Q FY 2009/10	3Q FY2010/11 vs 3Q FY2009/10
	S\$'m	S\$'m	Variance S\$'m
<b><u>Business Park Properties</u></b>			
Gross Revenue	31.8	29.0	2.8
Property Operating Expenses	7.6	7.6	-
Net Property Income	24.2	21.4	2.8
<b><u>Hi-Tech Industrial Properties</u></b>			
Gross Revenue	27.6	25.5	2.1
Property Operating Expenses	7.2	7.1	0.1
Net Property Income	20.4 <sup>6</sup>	18.4	2.0
<b><u>Light Industrial Properties</u></b>			
Gross Revenue	20.2	19.6	0.6
Property Operating Expenses	4.6	4.0	0.6
Net Property Income	15.6	15.6	-
<b><u>Logistics Properties</u></b>			
Gross Revenue	27.2	27.8	(0.6)
Property Operating Expenses	6.0	4.5	1.5
Net Property Income	21.2	23.3	(2.1)
<b><u>Warehouse Retail Facilities</u></b>			
Gross Revenue	3.2	3.2	-
Property Operating Expenses	0.5	0.5	-
Net Property Income	2.7	2.7	-
<b><u>Total</u></b>			
Gross Revenue	110.0	105.1	4.9
Property Operating Expenses	25.9	23.7	2.2
Net Property Income	84.1	81.4	2.7

<sup>6</sup> Net property income include interest income of S\$1.1 m derived from a finance lease granted to a tenant

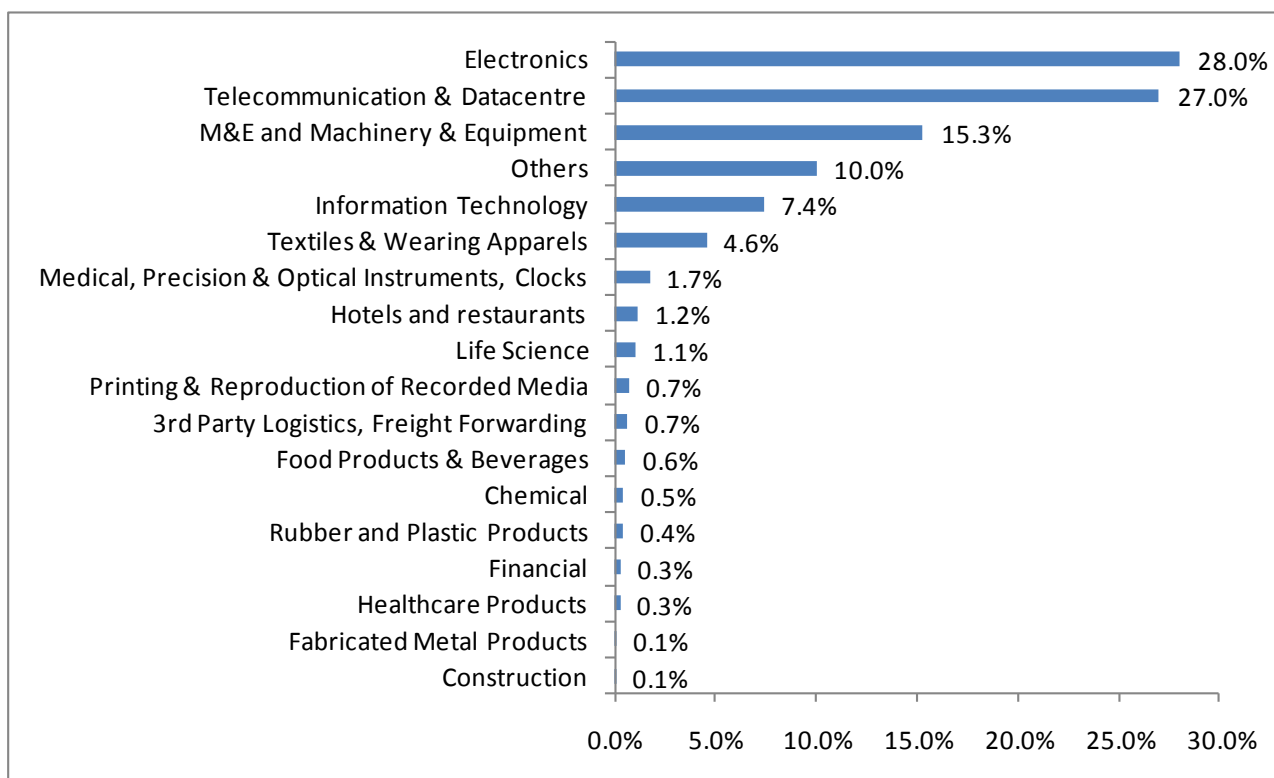
**Figure 6a: Business & Science Park Properties – Tenant Industry Mix**



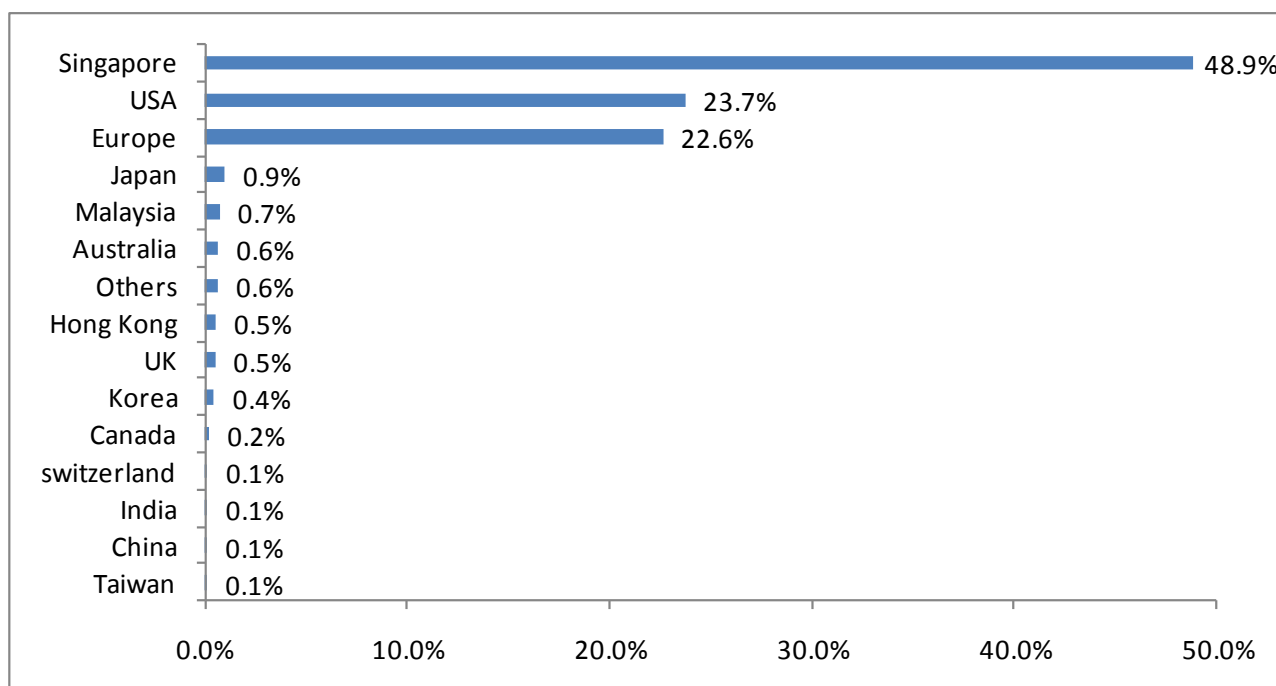
**Figure 6b: Business & Science Park Properties – Tenant's Country of Origin**



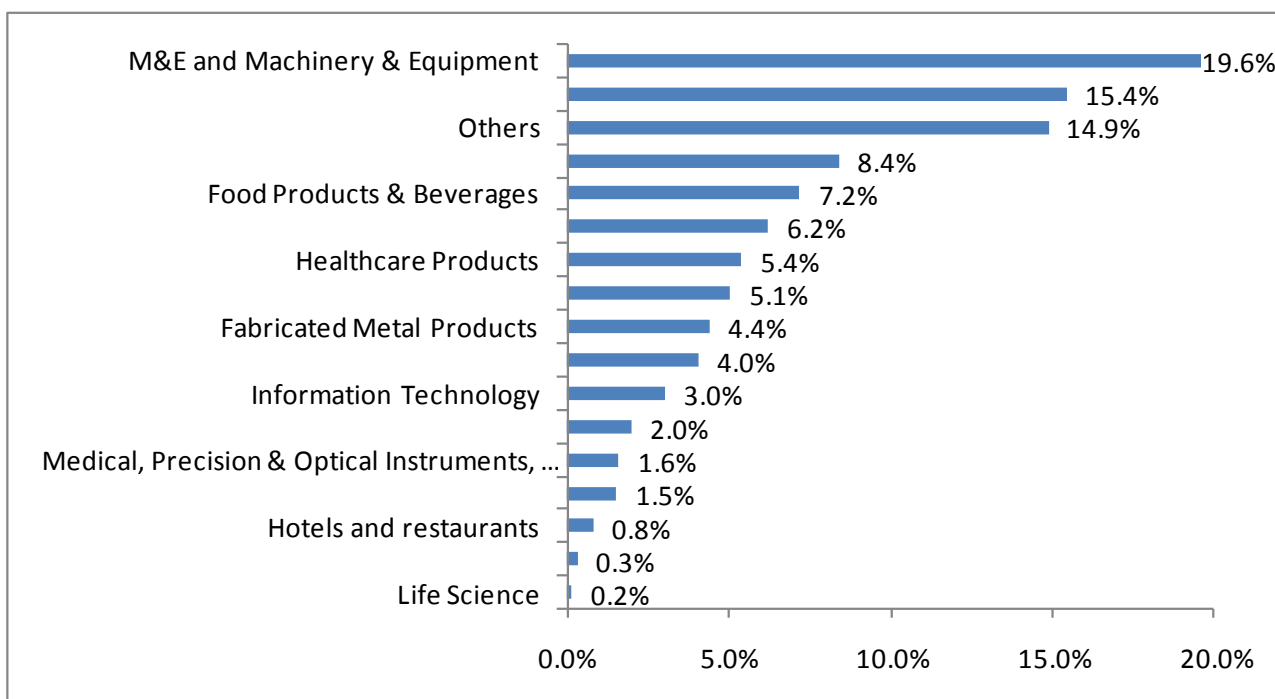
**Figure 7a: Hi-Tech Industrial Properties – Tenant Industry Mix**



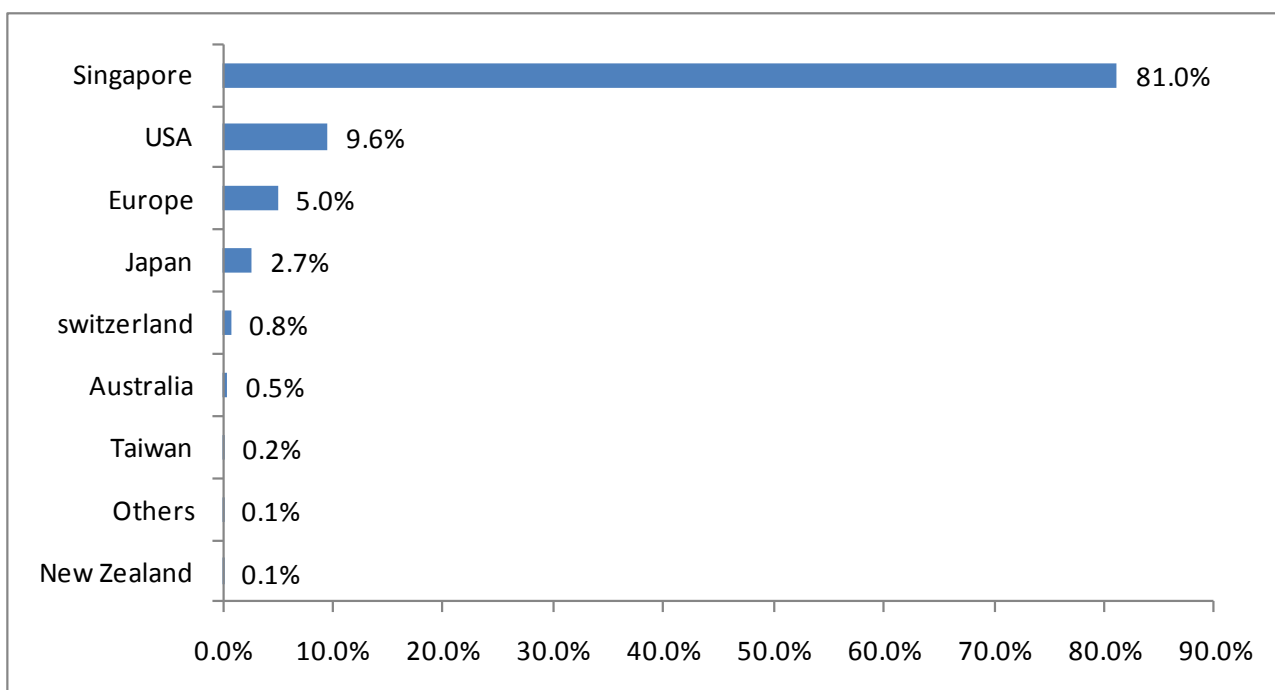
**Figure 7b: Hi-Tech Industrial Properties – Tenant’s Country of Origin**



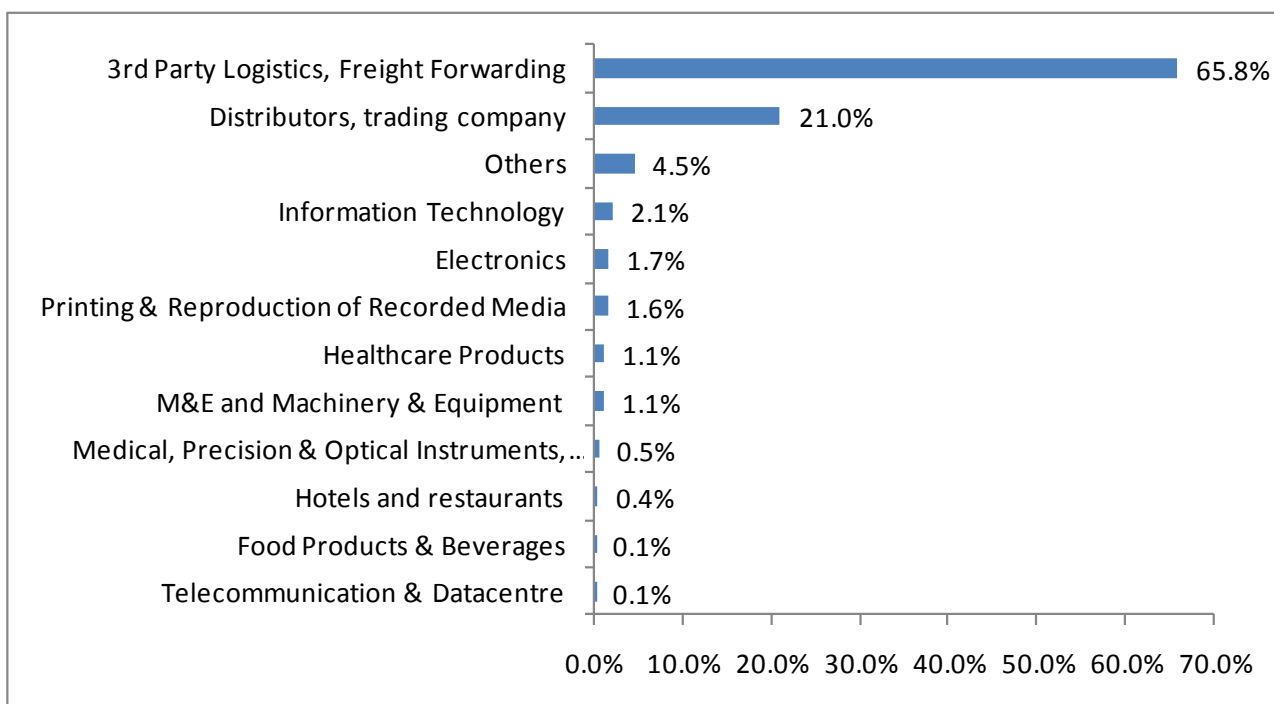
**Figure 8a: Light Industrial Properties – Tenant Industry Mix**



**Figure 8b: Light Industrial Properties – Tenant’s Country of Origin**



**Figure 9a: Logistics & Distribution Centres – Tenant Industry Mix**



**Figure 9b: Logistics & Distribution Centres – Tenant's Country of Origin**

