



(Constituted in the Republic of Singapore
pursuant to a trust deed dated 9 October 2002 (as amended))

Ascendas Reit completes the acquisition of No. 169-177 Australis Drive, Derrimut, Melbourne for A\$34.0 million

Ascendas Funds Management (S) Limited, the Manager of Ascendas Real Estate Investment Trust (“Ascendas Reit”) (the “Manager” of Ascendas Reit), is pleased to announce that the acquisition of No. 169-177 Australis Drive, Derrimut, Melbourne, Australia, has been completed for A\$34.0 million¹ (S\$34.5 million²) (the “Acquisition”).

The total cost of the Acquisition is A\$36.3 million (S\$36.8 million¹) which comprises (i) the purchase consideration of A\$34.0 million and (ii) transaction costs of approximately A\$2.3 million, which includes stamp duty, professional advisory fees and the acquisition fee payable to the Manager (being 1% of the purchase consideration of A\$34.0 million, which amounts to approximately A\$0.34 million).

The total acquisition cost was funded by existing debt facilities. Following this Acquisition, Ascendas Reit will own 99 properties in Singapore and 32 properties in Australia.

BY ORDER OF THE BOARD

ASCENDAS FUNDS MANAGEMENT (S) LIMITED
(Company Registration No. 200201987K)
(as Manager of Ascendas Real Estate Investment Trust)

Mary Judith de Souza
Company Secretary

4 June 2018

¹ Includes outstanding incentives reimbursed by the vendor. Please refer to Ascendas Reit's FY17/18 Financial Results Presentation slides dated 23 April 2018 for more information.

² Based on exchange rate of A\$1.00: S\$1.0133 as at 31 March 2018.

IMPORTANT NOTICE

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The past performance of Ascendas Reit is not necessarily indicative of the future performance of Ascendas Reit.

This announcement 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.