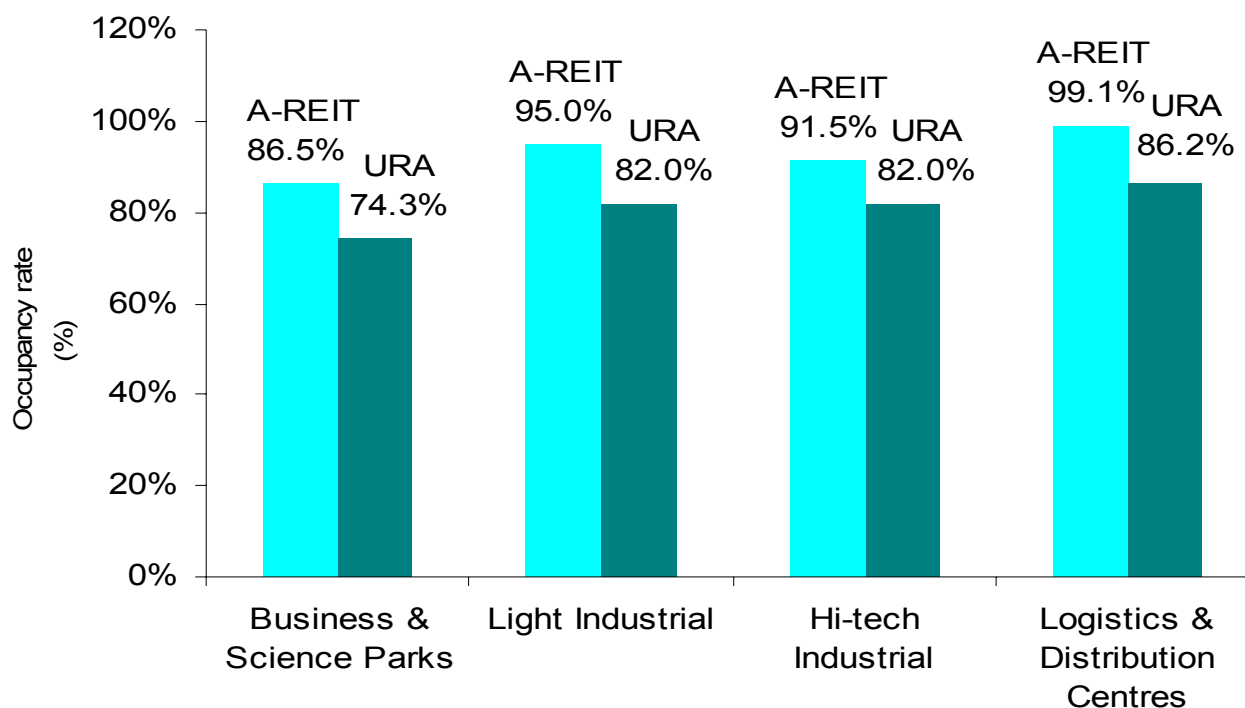




**Supplementary Information
 For the first quarter ended 30 June 2005**

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Chart 1: Occupancy as at 30 June 2005 Versus URA Statistics



Notes:

(1) URA classifies Light Industrial & Hi-tech Industrial as multiple-user space

- Business & Science Parks: Telepark, Honeywell Building, Ultro Building & Science Park Properties: The Alpha, The Gemini, The Capricorn and The Aries
- Light Industrial: Techplace I & II, OSIM HQ Building, Ghim Li Building, Progen Building, Autron Building, Exklusiv Centre, SB Building, Steel Industries Building, Volex Building, Weltech Industrial Building, BBR Building, MSL Building, Da Vinci Building, Hyflux Building and AEM-Evertch Building
- Hi-tech Industrial: Techlink, Siemens Center, Infineon Building, Techpoint, Wisma Gulab, KA Centre, KA Place and Kim Chuan Telecommunications Complex
- Logistics & Distribution Centres: Trivec Building, Changi Logistics Centre, IDS Logistics Corporate HQ, TT International Tradepark, MacDermid Building, Nan Wah Building, C&P Logistics Hub, CG Aerospace Building, FedEx Building, Freight Links (Changi) Building, Freight Links (Toh Guan) Building and 7 Changi South St 2.

Source:

URA: Urban Redevelopment Authority Official Statistics as at March 2005 @ www.ura.gov.sg and Ascendas-MGM Funds Management Limited as at 30 June 2005

Table 1 : Stable occupancy in A-REIT's portfolio

	Occupancy (%)	As at 30 Jun 05	As at 31 Mar 05	As at 31 Dec 04
	BUSINESS & SCIENCE PARKS			
1.	The Alpha	65.6	66.3	66.5
2.	The Aries	93.6	92.7	92.7
3.	The Capricorn	91.4	90.3	90.3
4.	The Gemini	66.2	62.7	62.4
5.	Honeywell Building	97.6	100.0	98.8
6.	Ultro Building	100.0	100.0	100.0
7.	Telepark	100.0	98.8	-
	LIGHT INDUSTRIAL PROPERTIES			
8.	Autron Building	100.0	100.0	100.0
9.	Exklusiv Centre	100.0	100.0	100.0
10.	SB Building	100.0	100.0	100.0
11.	Volex Building	100.0	100.0	100.0
12.	Techplace I	84.3	84.6	84.7
13.	Techplace II	94.3	91.2	90.6
14.	OSIM HQ Building	100.0	100.0	100.0
15.	Ghim Li Building	100.0	100.0	100.0
16.	Progen Building	100.0	100.0	100.0
17.	Steel Industries Building	100.0	100.0	100.0
18.	Da Vinci Building	100.0	-	-
19.	MSL Building	89.4	-	-
20.	AEM-Everttech Building	100.0	-	-
21.	Hyflux Building	100.0	-	-
22.	Weltech Building	100.0	-	-
23.	BBR Building	100.0	-	-

	Occupancy (%)	As at 30 Jun 05	As at 31 Mar 05	As at 31 Dec 04
	HI-TECH INDUSTRIAL PROPERTIES			
24.	Infineon Building	100.0	100.0	100.0
25.	Techpoint	95.3	94.2	89.7
26.	Techlink	87.3	89.1	90.1
27.	Siemens Center	100.0	100.0	100.0
28.	Wisma Gulab	100.0	100.0	100.0
29.	KA Centre	58.3	57.2	-
30.	KA Place	36.2	36.2	-
31.	Kim Chuan Telecommunications Complex	100.0	100.0	-
	LOGISTICS & DISTRIBUTION CENTRES			
32.	CG Aerospace Bldg	100.0	90.2	86.0
33.	Freight Links (Changi) Building	100.0	100.0	100.0
34.	Freight Links (Toh Guan) Building	100.0	100.0	100.0
35.	IDS Logistics Corporate HQ	100.0	100.0	100.0
36.	TT International Tradepark	100.0	100.0	100.0
37.	Changi Logistics Centre	94.5	94.2	94.4
38.	MacDermid Building	100.0	100.0	100.0
39.	Trivec Building	100.0	100.0	100.0
40.	Nan Wah Building	93.4	100.0	100.0
41.	C&P Logistics Hub	100.0	100.0	100.0
42.	Fedex Building	100.0	-	-
43.	7 Changi South St 2	100.0	-	-
	Portfolio Total	94.9	94.1	94.1

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Table 2 : A-REIT rental rates for the three months ended 30 June 2005

	A-REIT* (psm per month)	JTC** 2005 (psm per month)
Business & Science Parks	\$25.45	\$17.75- \$24.85
Light Industrial (centrally located)	\$15.38	\$10.10 - \$14.45
Hi-tech industrial	\$20.14	\$11.25 - \$23.40
Logistics and Distribution Centres	\$14.30	\$12.92***

Sources:

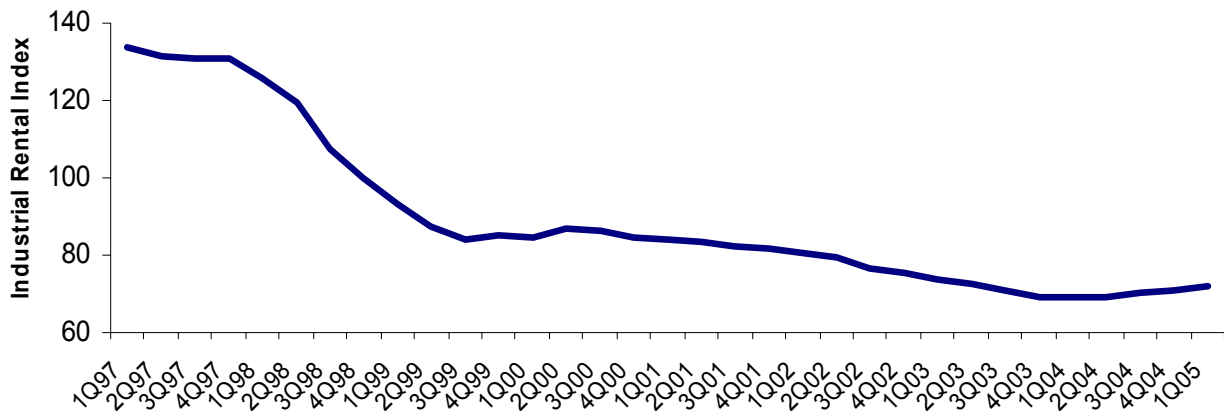
*A-REIT's rates are based on an average of gross rentals for new leases and renewals

**JTC-Jurong Town Corporation Official Statistics www.jtc.gov.sg - based on posted rates released wef from 1 July 2005

***URA- Urban Redevelopment Authority Official Statistics as at March 2005 @ www.ura.gov.sg

Chart 2 : URA Rental Index

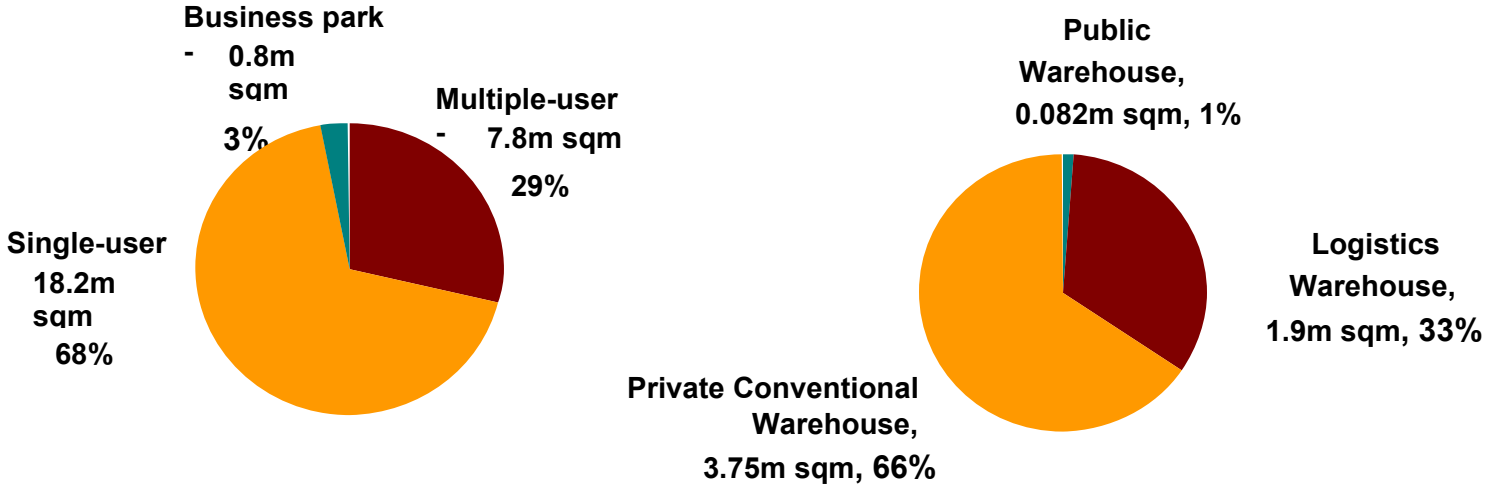
**URA Industrial Rental Index
 improved by 0.7% during 1st quarter 2005 (Jan to Mar 05)**



Market conditions (as measured by URA rental index) are stabilising after 7 years of decline.

Source: URA - Urban Redevelopment Authority Official Statistics as at March 2005 @ www.ura.gov.sg

Chart 3 : Existing supply of 26.8m sqm (industrial space) and 5.7 million sqm (logistics and distribution centres space)

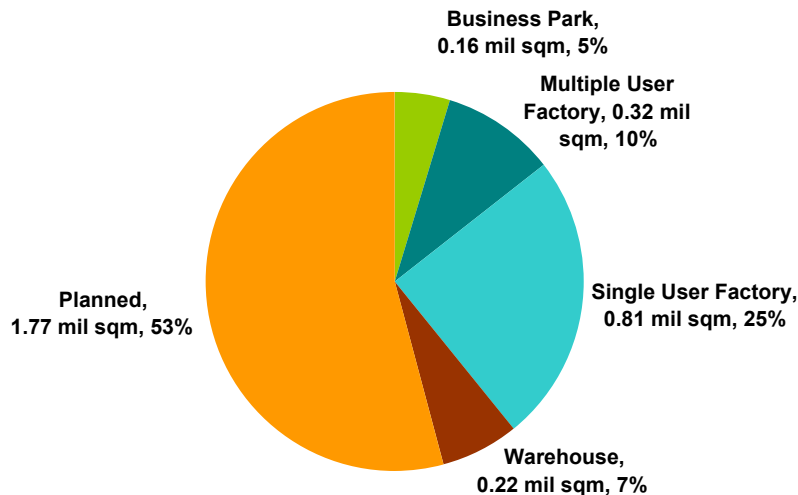


A-REIT properties are competing in a niche market consisting of 8.5 million square metres which is made up of business park (0.8 million square metres) and multiple-user facilities (7.8 million sqm). 18.2 million sq m of single-user space presents opportunities for buy and lease-back.

A-REIT sees potential size of investment grade space of about 6 - 7 million sqm in industrial space (about 25%) and about 2.9 million sqm in logistics and distribution centres space.

Source: URA - Urban Redevelopment Authority Official Statistics as at March 2005 @ www.ura.gov.sg

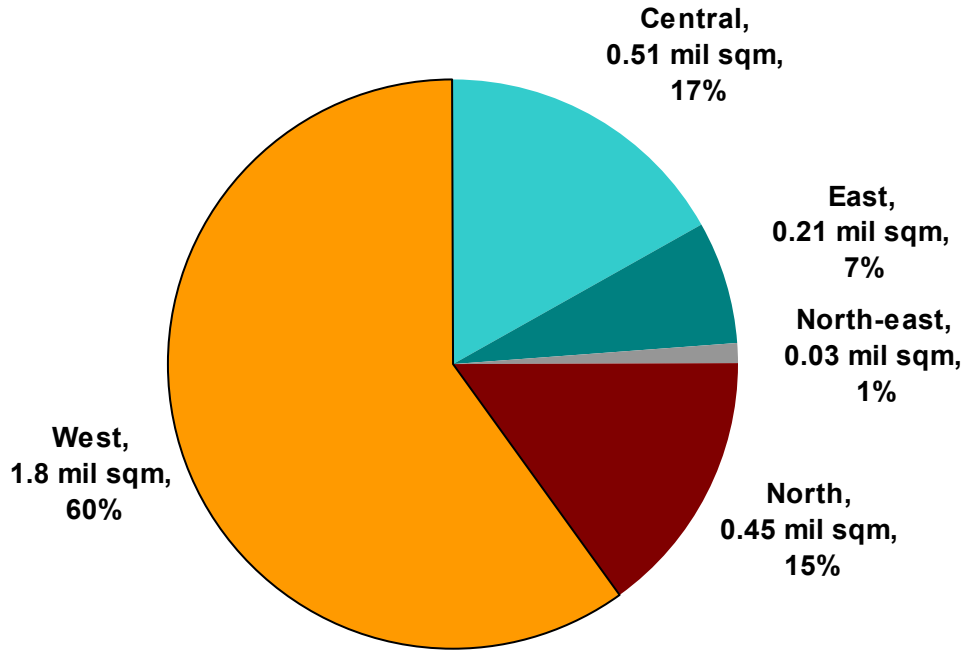
Chart 4: Only 47% of the potential industrial and logistics and distribution centres supply of 3.0m sqm is under construction and 25% of space under construction is for single-users.



*No further breakdown of information available on the types of space under "Planned".

Source: URA - Urban Redevelopment Authority Official Statistics as at March 2005 @ www.ura.gov.sg

Chart 5 : Potential industrial and logistics and distribution centres supply of 3.0m sqm are mostly located in the West



A-REIT's properties are largely located in the Central and Eastern part of Singapore where new supply of space is limited compared to the West.

Source: URA - Urban Redevelopment Authority Official Statistics as at March 2005 @ www.ura.gov.sg

Table 3 : Property Performance

Net Property Income for three months ended 30 June 2005

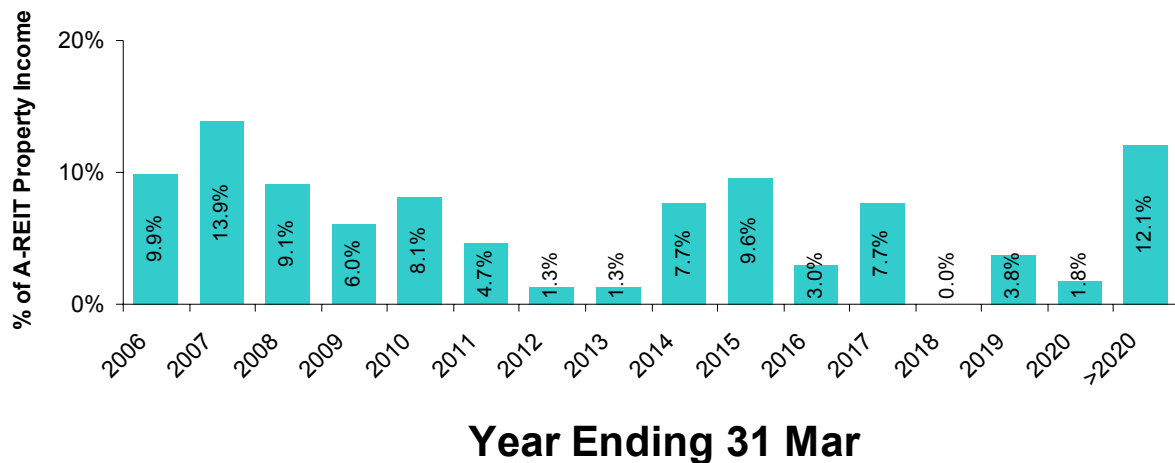
Properties	Actual S\$m	Forecast in Circular ⁽¹⁾ S\$m	Fav/(Unfav) Variance S\$m
<u>Business & Science Park Properties</u>			
Gross Revenue	11.5	7.4	4.1
Property Operating Expenses	2.6	2.3	(0.3)
Net Property Income	8.9	5.1	3.8
<u>Light Industrial Properties</u>			
Gross Revenue	11.6	9.6	2.0
Property Operating Expenses	2.6	2.4	(0.2)
Net Property Income	9.0	7.2	1.8
<u>Hi-Tech Industrial Properties</u>			
Gross Revenue	12.5	9.2	3.3
Property Operating Expenses	3.6	3.3	(0.3)
Net Property Income	8.9	5.9	3.0
<u>Logistics Properties</u>			
Gross Revenue	14.9	15.2	(0.3)
Property Operating Expenses	2.3	2.5	0.2
Net Property Income	12.6	12.7	(0.1)
<u>Total</u>			
Gross Revenue	50.5	41.3	9.2
Property Operating Expenses	11.1	10.4	(0.7)
Net Property Income	39.4	30.9	8.5

Note:

(1) As stated in circular dated 18 November 2004

Chart 6 : A-REIT Lease Expiry Profile by Gross Rental Income

Weighted Lease Expiry Profile By Income

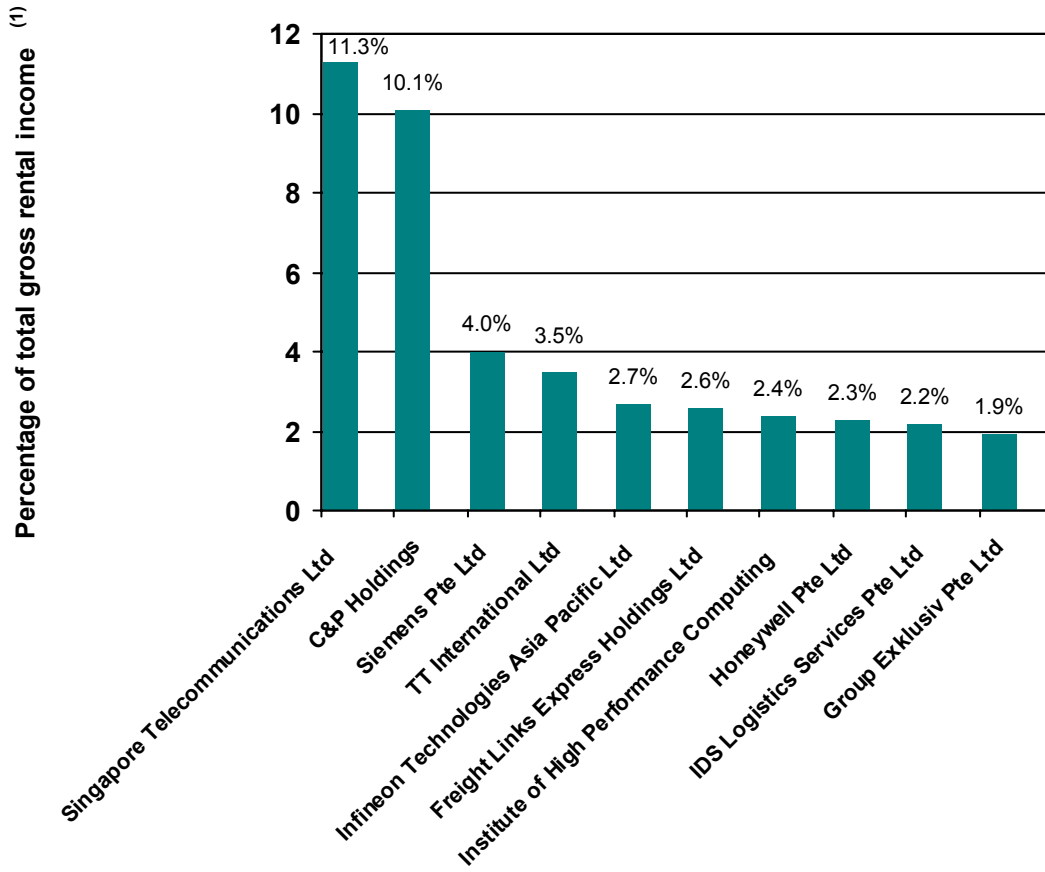


Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

A-REIT's lease expiry profile extends to financial year past 31 March 2020

- The A-REIT profile is based on 43 properties.
- The portfolio contains a diverse range of properties with over 500 tenants.
- The leases expire over a number of years thus dissipating the expiry/re-leasing risk at any one point in time.
- The Manager will continue to work on renewing the leases within the portfolio and secure new tenants. This will underpin future income which will contribute to the sustainability and stability of A-REIT's yield.

Chart 7 : Top 10 tenants in A-REIT portfolio

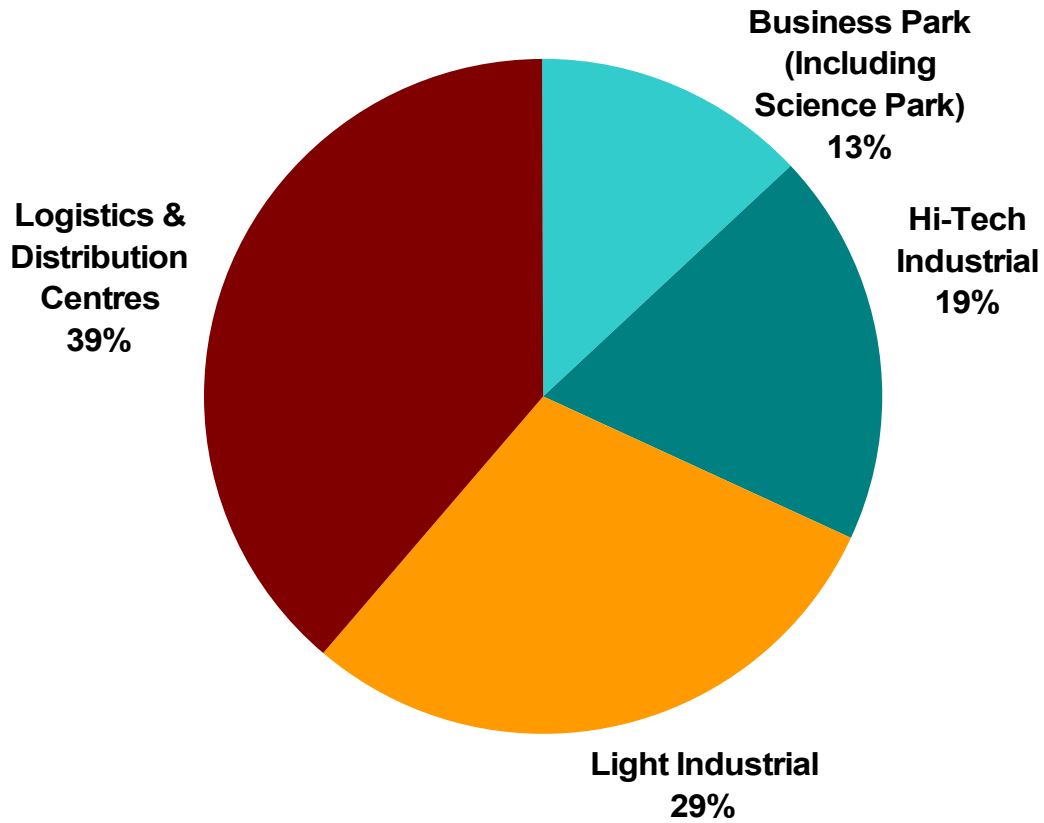


Note:

(1) Calculated on the basis of each tenant's percentage contribution to total Gross Rental Income for the month ended 30 June 2005

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 8 : Diversification of A-REIT portfolio by net lettable area

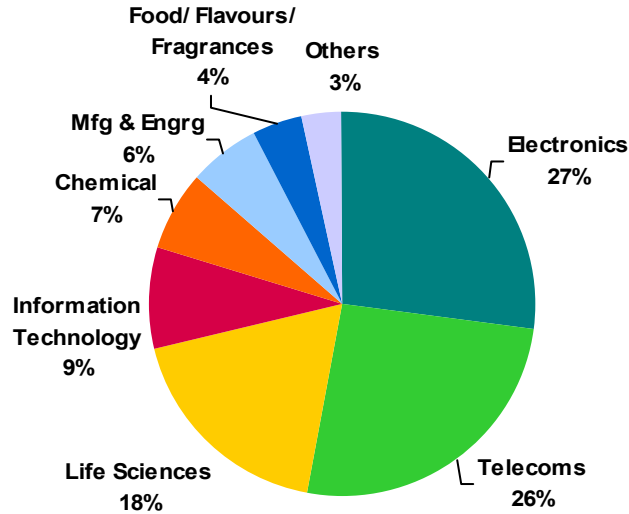


Note:

(1) Total portfolio NLA : 959,746 sqm

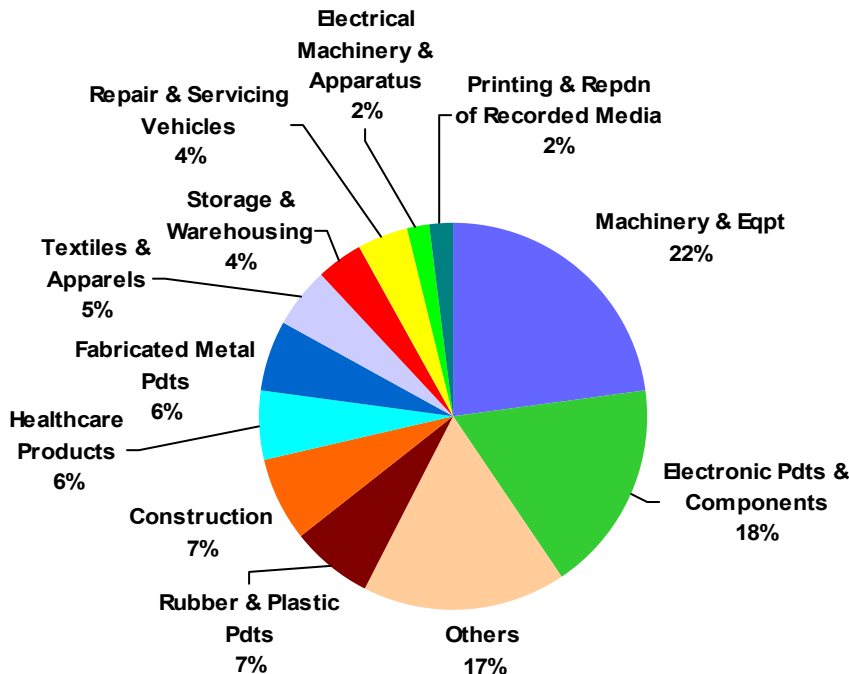
Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 9 : Business & Science Park Properties tenant sectors by net lettable area



Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 10 : Light Industrial Properties tenant sectors by net lettable area



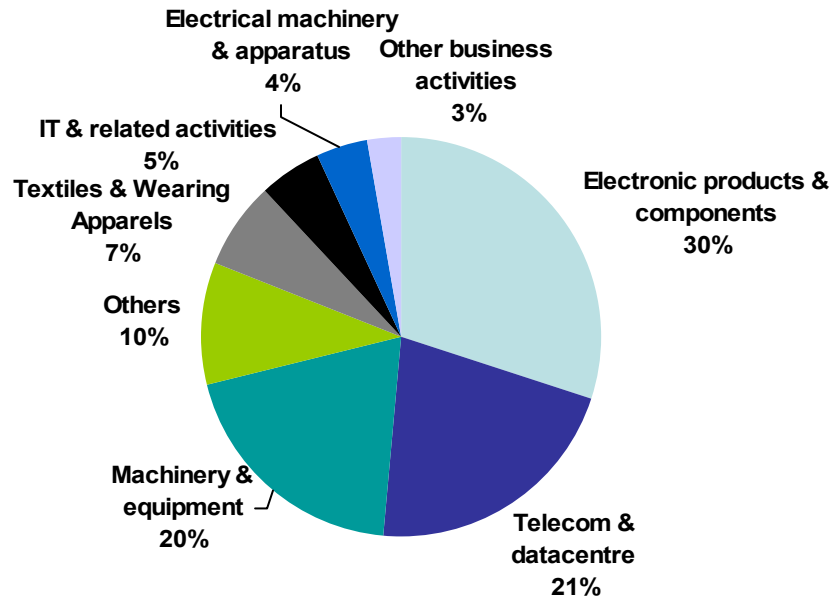
Notes:

(1) New properties include Hyflux Building, AEM-Evertch Building, Weltech Industrial Building, BBR Building, MSL Building and Da Vinci Building.

(2) Others include Food Products & Beverage, Chemicals & Chemical Products, Furniture & Manufacturing NEC, Paper & Paper Products, and Telecommunication, Cleaning Services, Other business activities, Information Technology & related activities and Medical, Precision & Optical Instruments, Clocks.

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 11 : Hi-Tech Industrial Properties tenants sectors by net lettable area

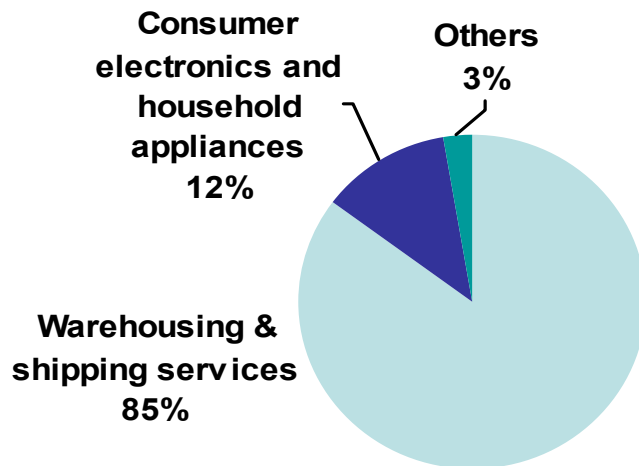


Note:

(1) Others include Furniture & Manufacturing NEC, Hotels & Restaurants, Construction, Transport Equipment, Supporting & Auxiliary Transport Activities, Medical, Precision & Optical Instruments, Clocks, Rubber & Plastic products and Printing & Reproduction of Recorded Media

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 12 : Logistics & Distribution Centres tenants sectors by net lettable area



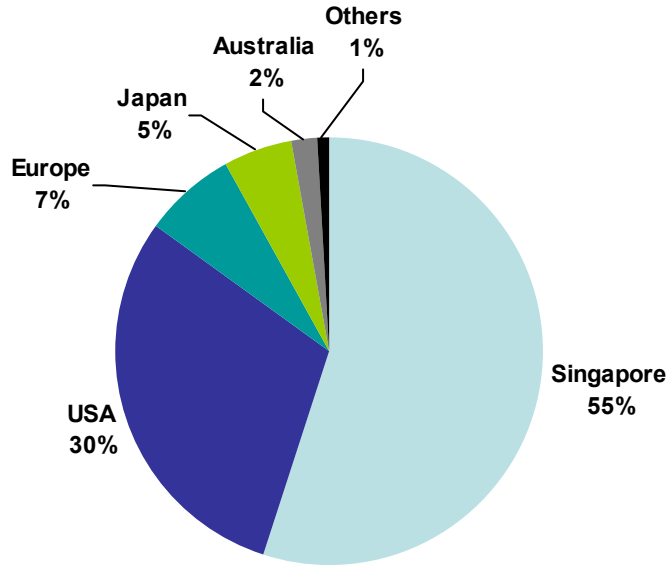
Note:

(1) New property include 7 Changi South St 2

(2) Others include Electronics and Telecommunication & Data Centres.

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 13 : Business & Science Park Properties tenants' country of origin

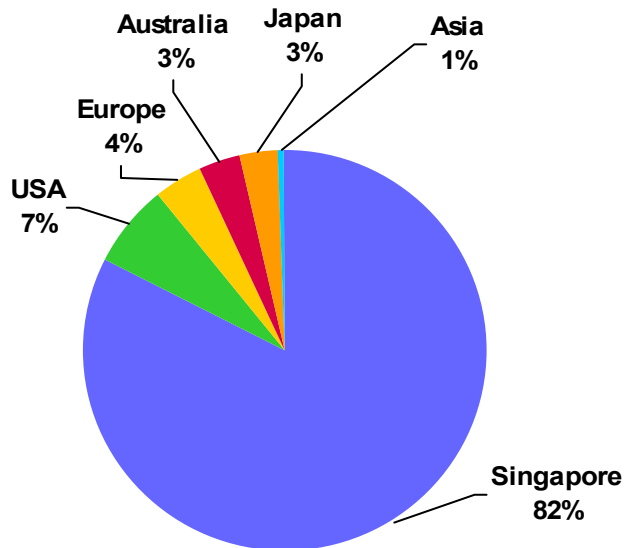


Note:

(1) Europe includes Switzerland, Austria, Germany, UK, France & Belgium

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 14 : Light Industrial Properties tenants' country of origin



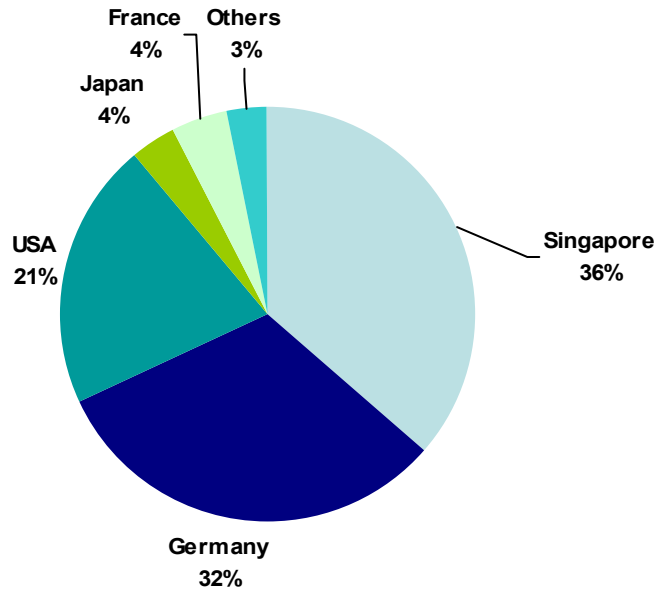
Notes:

(1) Asia includes China, Hong Kong, India, Taiwan and Malaysia

(2) Europe includes Belgium, Germany, France, UK, Switzerland and Italy.

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 15 : Hi-Tech Industrial properties tenants' country of origin

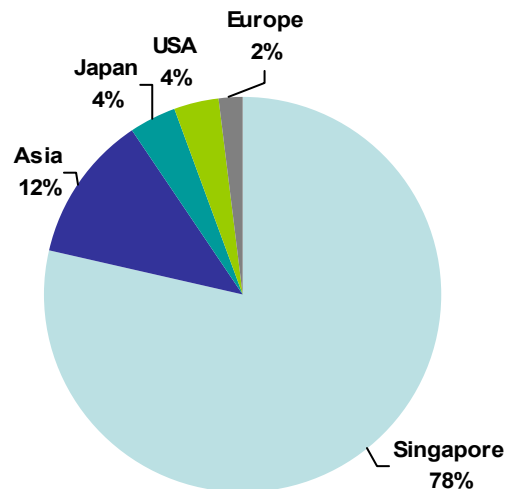


Note:

(1) Others include Malaysia, Netherland, Italy, Hong Kong, India, Taiwan, Korea, Canada, China, Switzerland, UK and Norway

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005

Chart 16 : Logistics & Distribution Centres properties tenants' country of origin



Notes:

(1) Europe includes France, Germany, Netherlands & UK

Source: Ascendas-MGM Funds Management Limited as at 30 June 2005