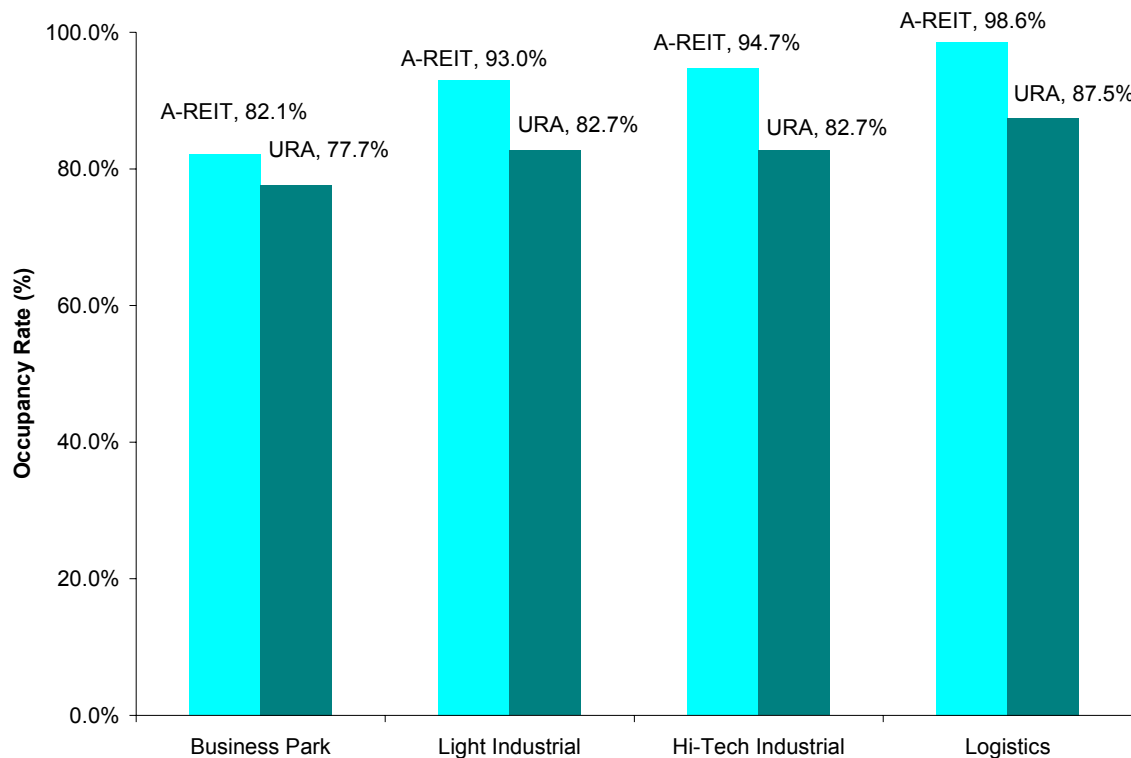




**Supplementary Information
For 2nd Quarter ended 30 September 2005**

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



Notes:

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

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

Source:

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

Table 1 : Breakdown of properties in A-REIT's portfolio

| | | Net Lettable Area (sq m) | Occy as at 30 Sep 05 | Occy as at 30 Jun 05 | Occy for FY ended 31 Mar 05 |
|-----|---|--------------------------|----------------------|----------------------|-----------------------------|
| | Business Park (Including Science Park) | | | | |
| 1. | The Alpha | 16,829 | 72.0% | 65.6% | 66.3% |
| 2. | The Aries | 11,579 | 95.3% | 93.6% | 92.7% |
| 3. | The Capricorn | 20,361 | 86.9% | 91.4% | 90.3% |
| 4. | The Gemini | 22,761 | 70.3% * | 66.2% | 62.7% |
| 5. | Honeywell Building | 14,635 | 100.0% | 97.6% | 100.0% |
| 6. | Telepark | 24,252 | 100.0% | 100.0% | 98.8% |
| 7. | Ultero Building | 10,127 | 100.0% | 100.0% | 100.0% |
| | Light Industrial | | | | |
| 8. | AEM-Everttech Building | 11,799 | 100.0% | 100.0% | - |
| 9. | Autron Building | 8,329 | 100.0% | 100.0% | 100.0% |
| 10. | BBR Building | 5,421 | 100.0% | 100.0% | - |
| 11. | Da Vinci Building | 13,789 | 100.0% | 100.0% | - |
| 12. | Exklusiv Centre | 10,513 | 100.0% | 100.0% | 100.0% |
| 13. | Ghim Li Building | 7,230 | 100.0% | 100.0% | 100.0% |
| 14. | Hyflux Building | 16,980 | 100.0% | 100.0% | - |
| 15. | MSL Building | 8,082 | 89.4% | 89.4% | - |
| 16. | OSIM Building | 15,068 | 100.0% | 100.0% | 100.0% |
| 17. | Progen Building | 17,267 | 100.0% | 100.0% | 100.0% |
| 18. | SB Building | 11,895 | 100.0% | 100.0% | 100.0% |
| 19. | Steel Industries Building | 11,254 | 100.0% | 100.0% | 100.0% |
| 20. | Techplace I | 59,024 | 84.6% | 84.3% | 84.6% |
| 21. | Techplace II | 68,560 | 93.1% | 94.3% | 91.2% |
| 22. | Volex Building | 8,000 | 100.0% | 100.0% | 100.0% |
| 23. | Weltech Building | 6,509 | 100.0% | 100.0% | - |

*Note : In December 2005, National Environment Agency's lease is expected to expire at The Gemini, representing 4.1% of the building's net lettable area.

Table 1 : Breakdown of properties in A-REIT's portfolio

| | | Net Lettable Area (sq m) | Occy as at 30 Sep 05 | Occy as at 30 Jun 05 | Occy for FY ended 31 Mar 05 |
|-----|---|--------------------------|----------------------|----------------------|-----------------------------|
| | Hi-tech Industrial | | | | |
| 24. | Infineon Building | 27,278 | 100.0% | 100.0% | 100.0% |
| 25. | KA Centre | 12,806 | 54.8% | 58.3% | 57.2% |
| 26. | KA Place | 6,946 | 36.2% | 36.2% | 36.2% |
| 27. | Kim Chuan Telecommunications Complex | 25,129 | 100.0% | 100.0% | 100.0% |
| 28. | Pacific Tech Centre | 19,626 | 83.3% | - | - |
| 29. | Siemens Center | 27,781 | 100.0% | 100.0% | 100.0% |
| 30. | Techlink | 31,577 | 88.1% | 87.3% | 89.1% |
| 31. | Techpoint | 40,474 | 95.3% | 95.3% | 94.2% |
| 32. | Wisma Gulab | 11,821 | 100.0% | 100.0% | 100.0% |
| | Logistics | | | | |
| 33. | Xilin Districentre Building A & B (previously known as CG Aerospace Building) | 20,809 | 100.0% | 100.0% | 90.2%% |
| 34. | Xilin Districentre Building C (previously known as 7 Changi South Street 2) | 13,660 | 100.0% | 100.0% | - |
| 35. | Xilin Districentre Building D (previously known as Fedex Building) | 14,358 | 100.0% | 100.0% | 100.0% |
| 36. | C&P Logistics Hub | 128,021 | 100.0% | 100.0% | 100.0% |
| 37. | Changi Logistics Centre | 39,371 | 94.7% | 94.3% | 94.2% |
| 38. | Freight Links (Changi) Building | 20,724 | 100.0% | 100.0% | 100.0% |
| 39. | Freight Links (Toh Guan) Building | 23,723 | 100.0% | 100.0% | 100.0% |
| 40. | IDS Logistics Corporate HQ | 21,883 | 100.0% | 100.0% | 100.0% |
| 41. | MacDermid Building | 4,321 | 100.0% | 100.0% | 100.0% |
| 42. | Nan Wah Building | 16,218 | 93.4% | 93.4% | 100.0% |
| 43. | SENKEE Logistics Hub | 28,421 | 100.0% | - | - |
| 44. | Trivec Building | 27,674 | 100.0% | 100.0% | 100.0% |
| 45. | TT International Tradepark | 42,765 | 100.0% | 100.0% | 100.0% |
| | Portfolio Total | 1,005,648 | 94.9% | 94.8% | 94.1% |

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

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

| | A-REIT* (psm per month) | JTC** 2005 (psm per month) |
|--|----------------------------|----------------------------|
| Business park (science park) | \$25.92 | \$17.75- \$24.85 |
| Light Industrial park (centrally located) | \$15.06 | \$11.25 - \$23.40 |
| Hi-tech industrial space | \$21.69 | \$10.10 - \$14.45 |
| Logistics/Warehouse | \$15.68 | \$12.95*** |

Sources:

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

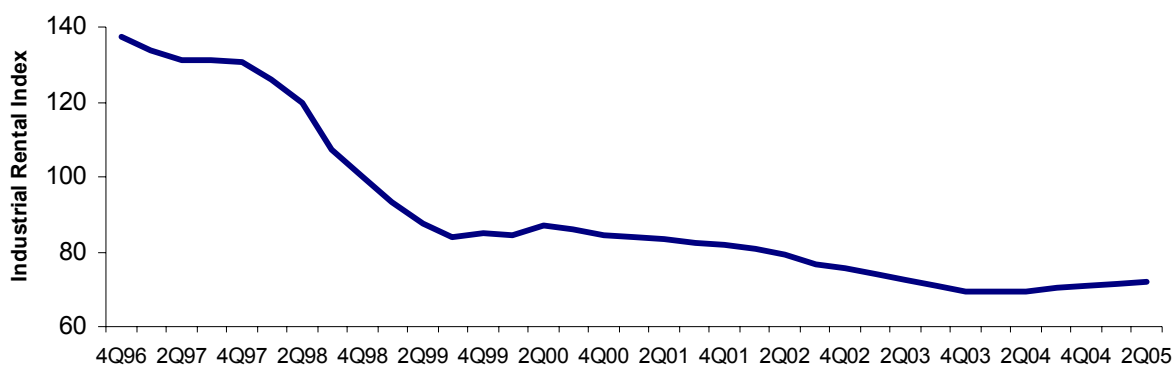
**JTC-Jurong Town Corporation Official Statistics www.jtc.gov.sg - based on posted rates released wef from 1 July 2005.

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

Logistics rental figure is inclusive of office space committed at Changi Logistics Centre and Nan Wah Building.

Chart 2 : URA Rental Index

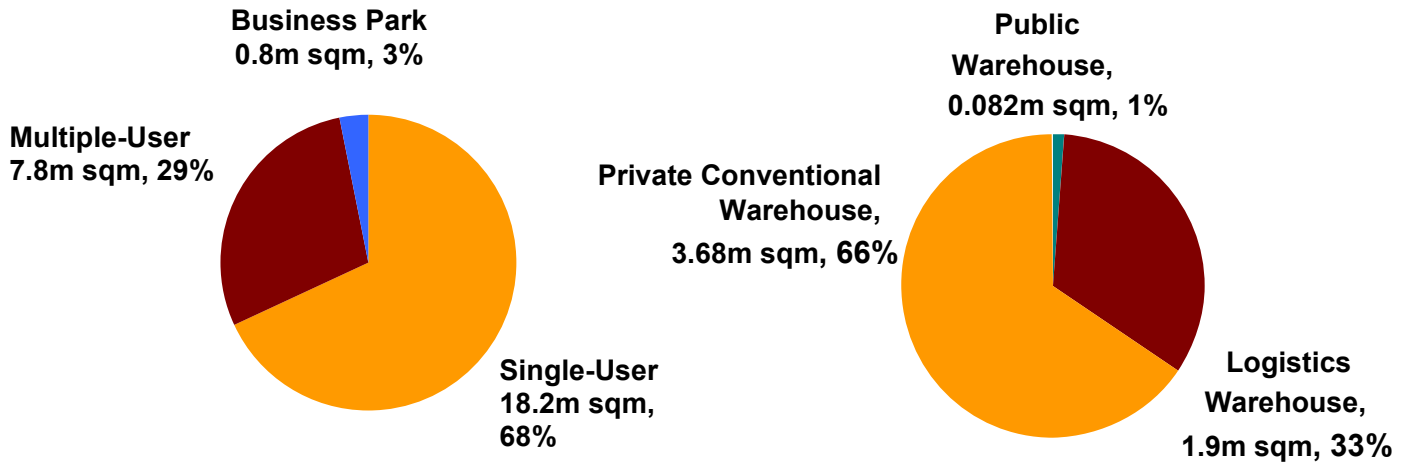
**URA Industrial Rental Index
 improved by 0.3% during 2nd quarter 2005 (Apr to Jun 05)**



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

Source: URA - Urban Redevelopment Authority Official Statistics as at June 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)

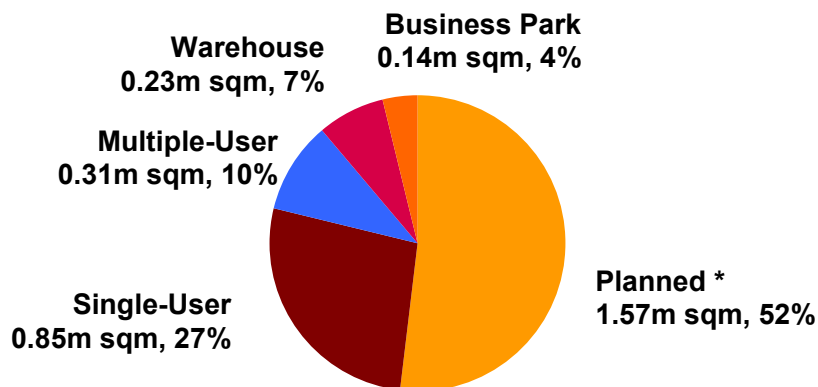


A-REIT properties are competing in a niche market consisting of 26.8 million square metres stock which is made up of business park (0.8 million square metres) and multiple-user facilities (7.8 million sq m). 18.2 million sq m of single-user space presents opportunities for buy and lease-back.

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 space.

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

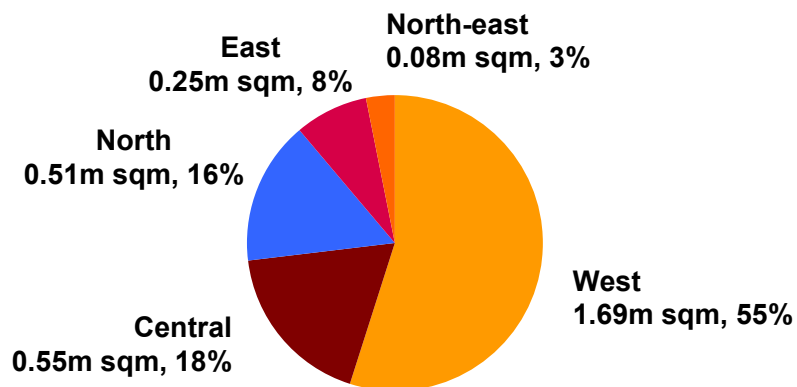
Chart 4: Only 48% of the potential industrial and logistics and distribution centres supply of 3.1m sqm is under construction and the majority (27%) is for single-users.



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

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

Chart 5 : Potential industrial and logistics and distribution centres supply of 3.1m sqm is 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 June 2005 www.ura.gov.sg

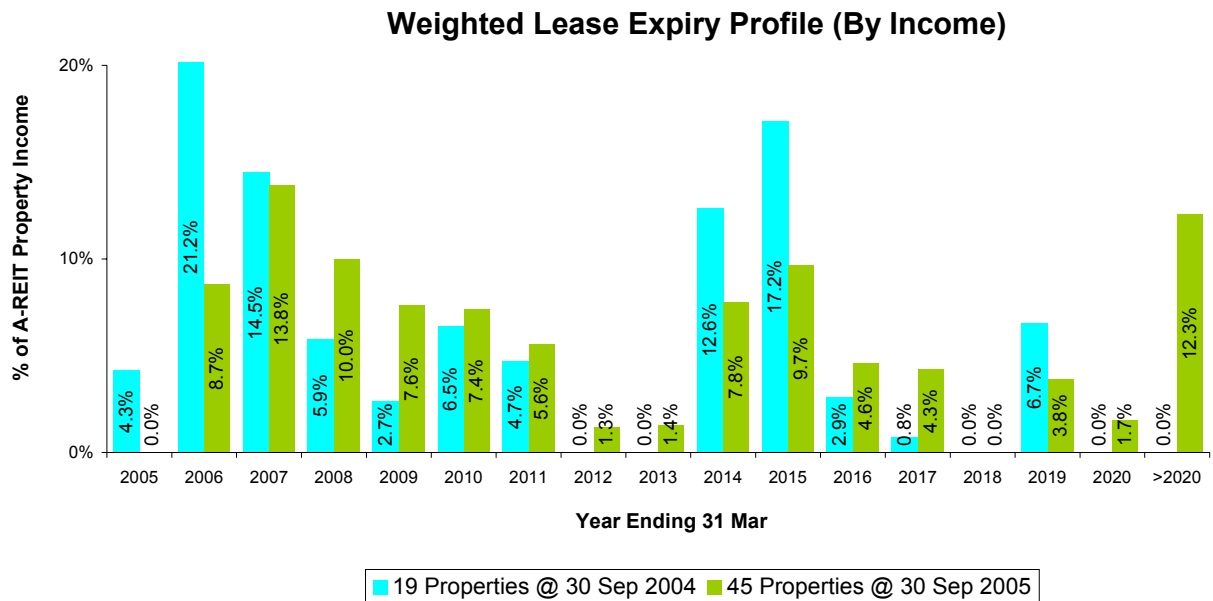
Table 3 : Property Performance

Net Property Income for half year ended 30 September 2005

| Properties | 1H FY 2006 Actual S\$m | 2Q FY 2006 Actual S\$m | 2Q FY 2005 Actual S\$m | Fav/(Unfav) Variance S\$m |
|---|------------------------------|------------------------------|------------------------------|---------------------------------|
| <u>Business Park Properties</u> | | | | |
| Gross Revenue | 22.9 | 11.4 | 7.4 | 4.0 |
| Property Operating Expenses | 5.4 | 2.8 | 1.9 | (0.9) |
| Net Property Income | 17.5 | 8.6 | 5.5 | 3.1 |
| <u>Hi-Tech Industrial Properties</u> | | | | |
| Gross Revenue | 26.1 | 13.6 | 4.7 | 8.9 |
| Property Operating Expenses | 6.8 | 3.2 | 1.9 | (1.3) |
| Net Property Income | 19.3 | 10.4 | 2.8 | 7.6 |
| <u>Light Industrial Properties</u> | | | | |
| Gross Revenue | 23.3 | 11.7 | 6.7 | 5.0 |
| Property Operating Expenses | 4.9 | 2.3 | 1.6 | (0.7) |
| Net Property Income | 18.4 | 9.4 | 5.1 | 4.3 |
| <u>Logistics Properties</u> | | | | |
| Gross Revenue | 29.8 | 14.9 | 10.4 | 4.5 |
| Property Operating Expenses | 4.5 | 2.2 | 2.6 | 0.4 |
| Net Property Income | 25.3 | 12.7 | 7.8 | 4.9 |
| <u>Total</u> | | | | |
| Gross Revenue | 102.1 | 51.6 | 29.2 | 22.4 |
| Property Operating Expenses | 21.6 | 10.5 | 8.0 | (2.5) |
| Net Property Income | 80.5 | 41.1 | 21.2 | 19.9 |

Source : Ascendas-MGM Funds Management Limited

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

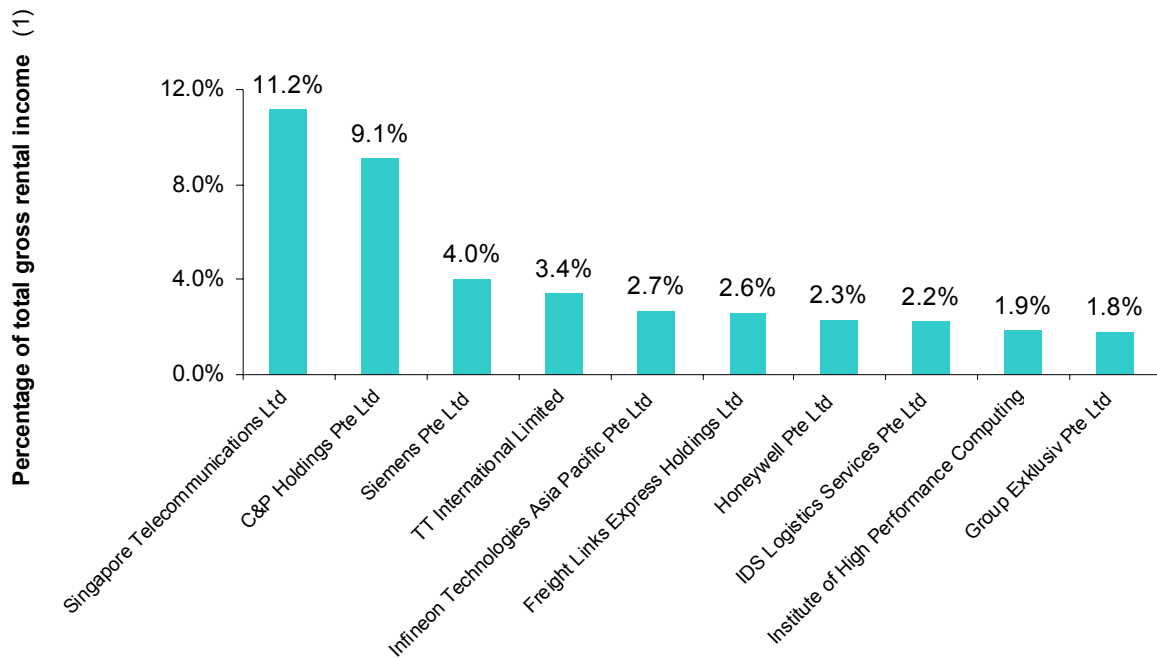


Source: Ascendas-MGM Funds Management Limited as at 30 September 2005

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

- The A-REIT profile is based on 45 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

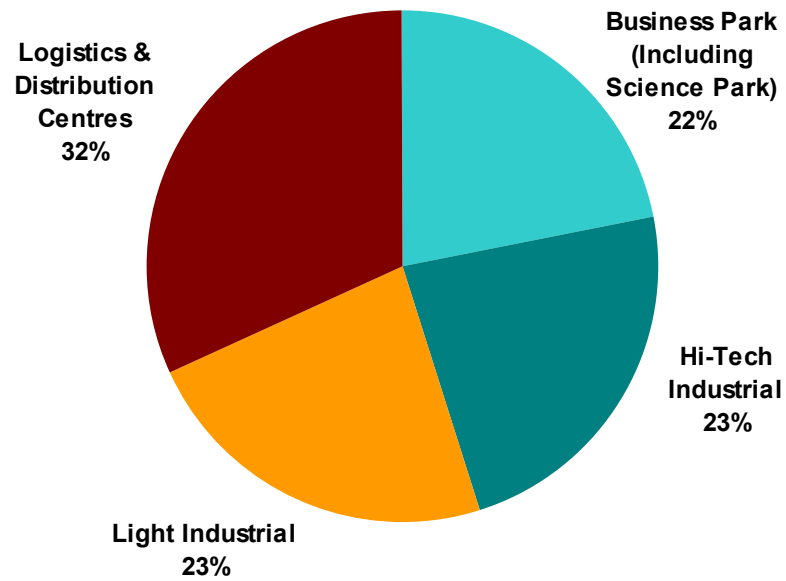


Note:

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

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

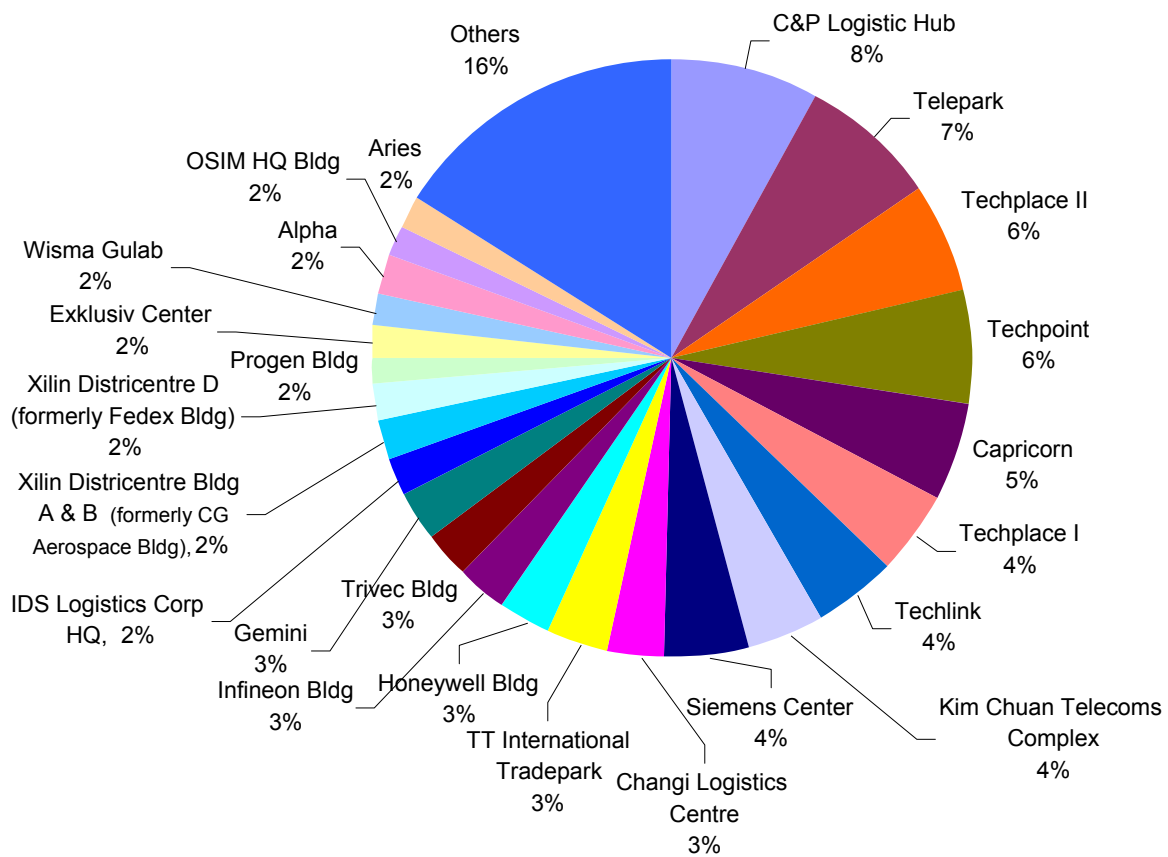
Chart 8 : Diversification of A-REIT portfolio by value



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

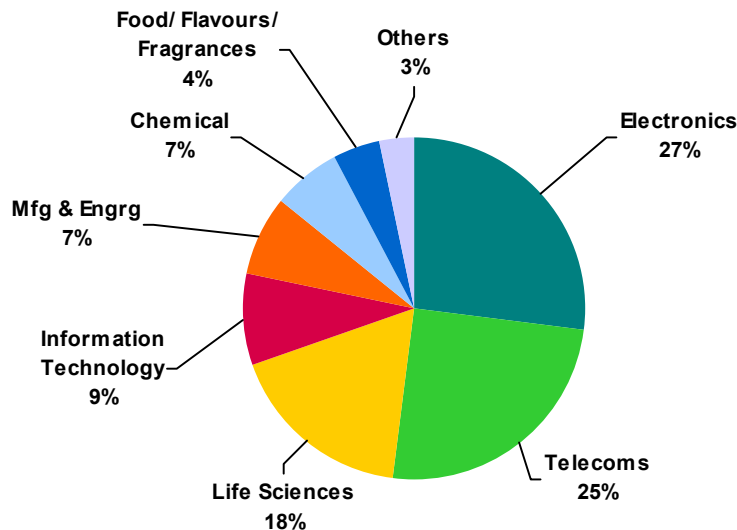
Chart 9 : Reduced reliance on any one property

Property Contribution by Monthly Gross Revenue



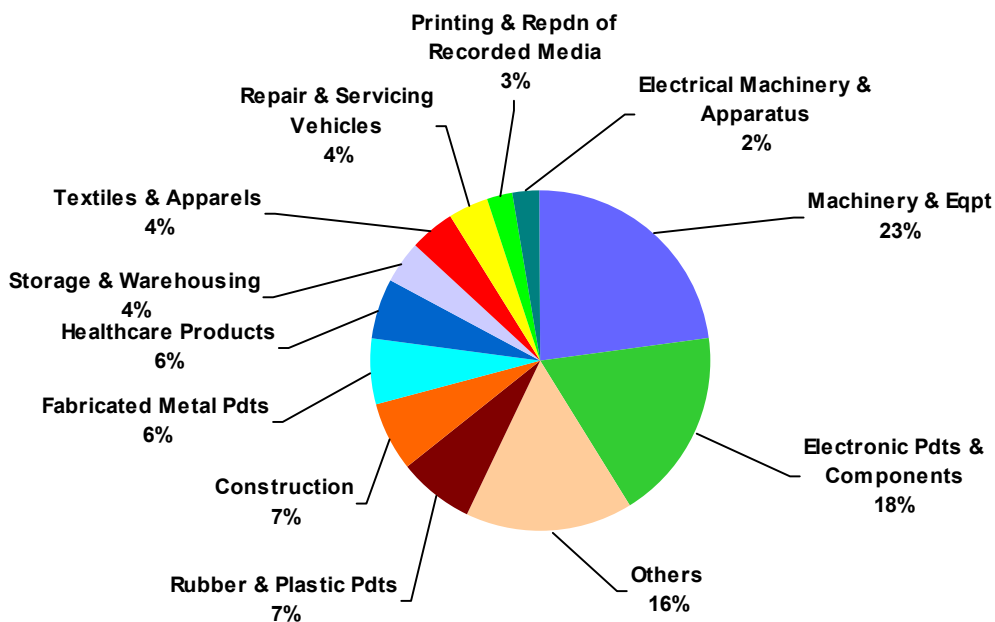
Source: Ascendas-MGM Funds Management Limited as at 30 September 2005.

Chart 10 : Business Park Properties tenant sectors by net lettable area



Notes:
 Source: Ascendas-MGM Funds Management Limited as at 30 September 2005.

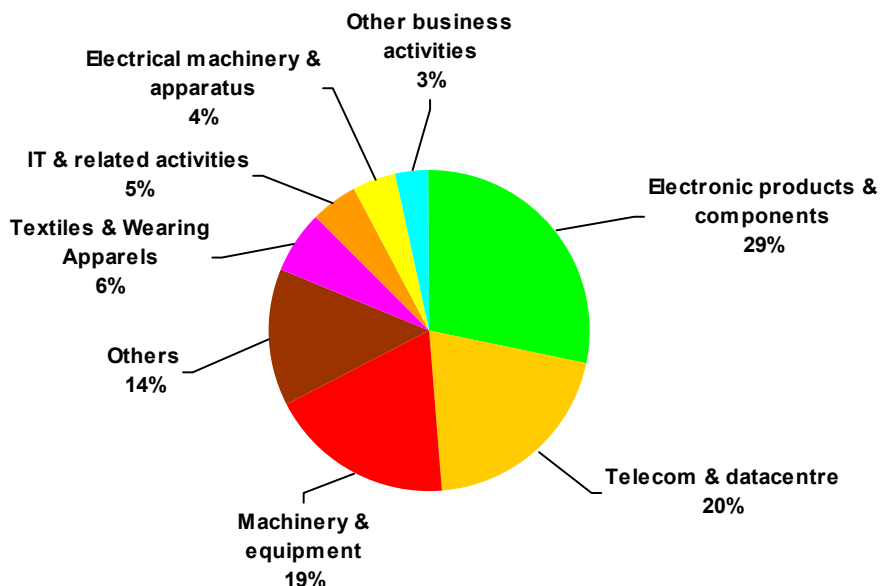
Chart 11 : Light Industrial Properties tenant sectors by net lettable area



Notes:
 (1) Others include Food Products & Beverage, Chemicals & Chemical Products, Furniture & Manufacturing NEC, Paper Products, Telecommunication, Cleaning Services, Medical, Precision & Optical Instruments, Clocks and IT & related activities.

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

Chart 12 : Hi-Tech Industrial Properties tenants sectors by net lettable area

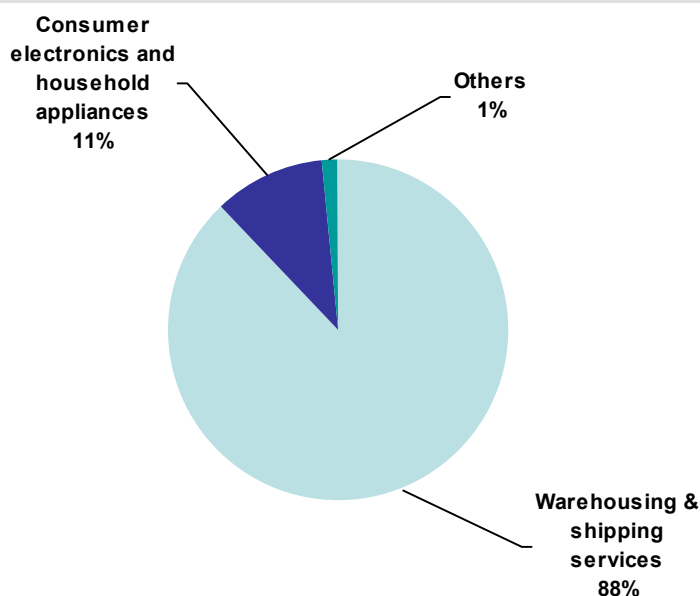


Note:

(1) Others include Furniture & Manufacturing NEC, 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 September 2005

Chart 13 : Logistics Properties tenants sectors by net lettable area

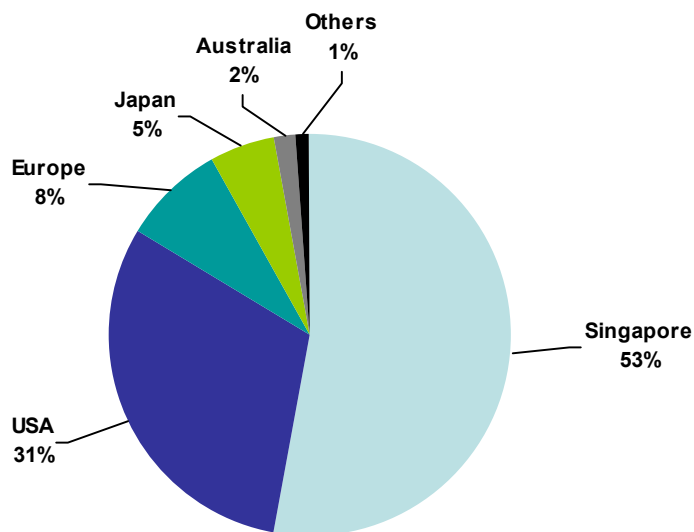


Note:

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

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

Chart 14 : Business Park Properties tenants' country of origin

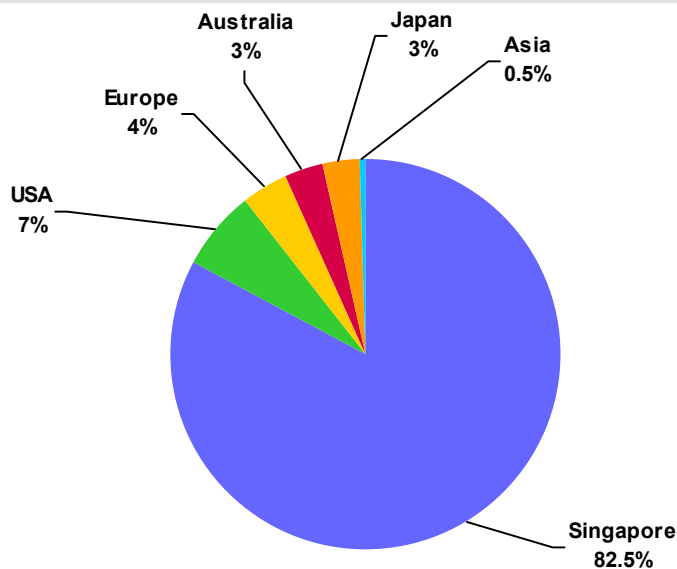


Note:

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

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

Chart 15 : Light Industrial Properties tenants' country of origin



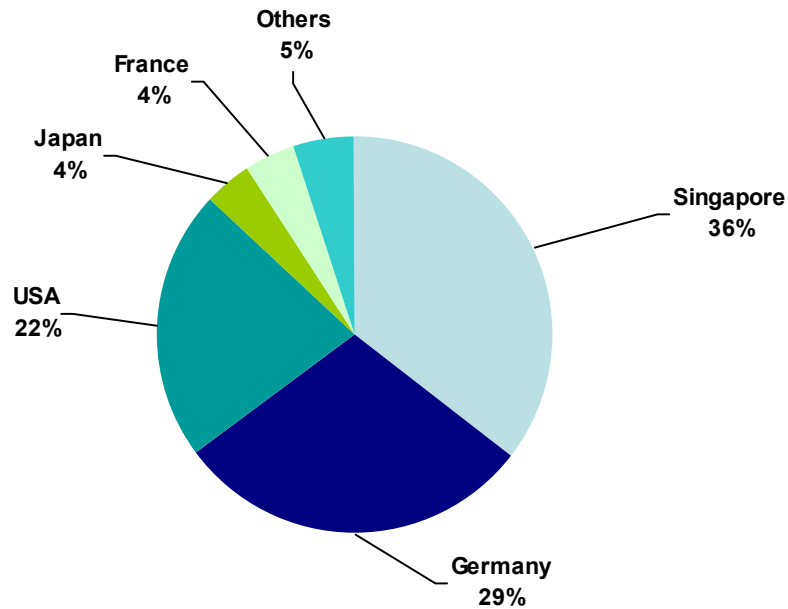
Notes:

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

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

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

Chart 16 : Hi-Tech Industrial properties tenants' country of origin

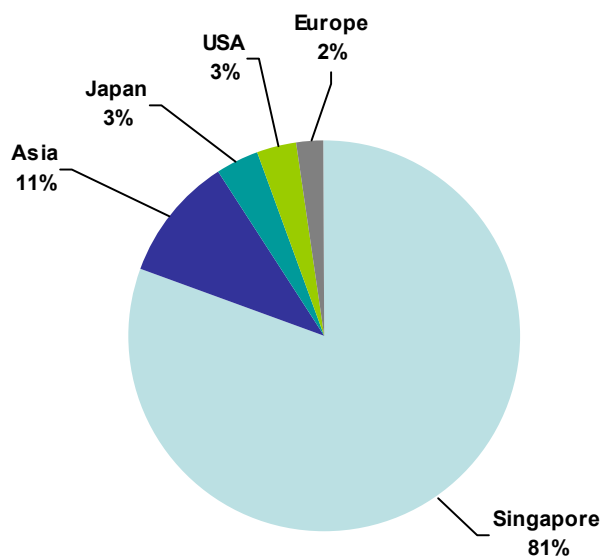


Note:

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

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

Chart 17 : Logistics properties tenants' country of origin



Notes:

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

(2) Europe includes France, Germany, Netherlands, Norway, Switzerland & UK

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