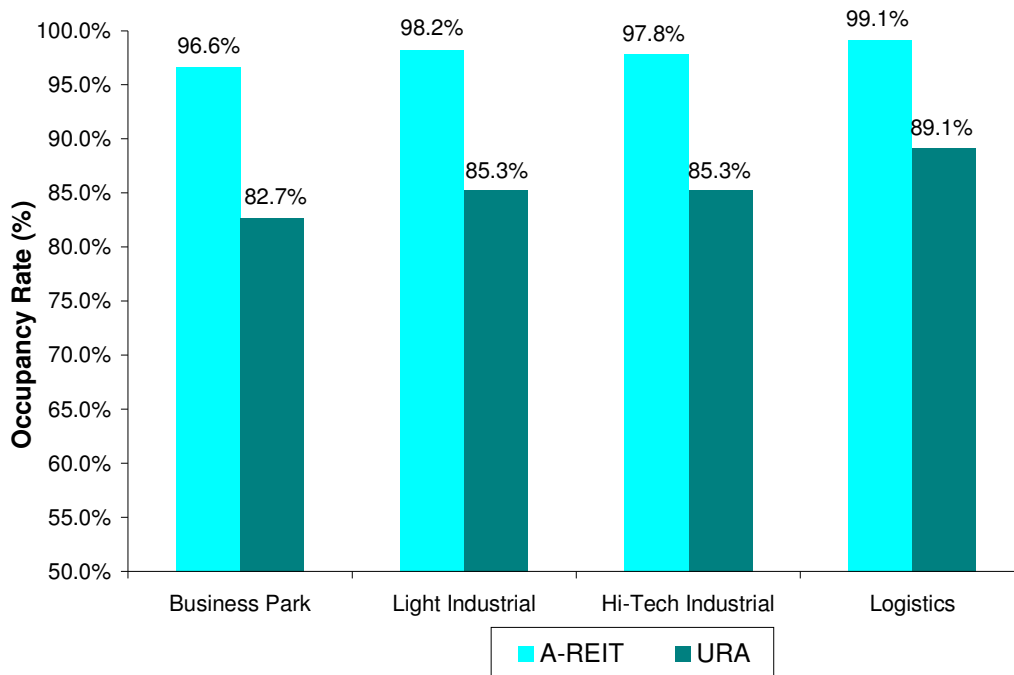


**Supplementary Information
 For three months ended 30 September 2007**

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Chart 1 : Occupancy as at 30 September 2007 Versus URA Industry Statistics



Source: URA: Urban Redevelopment Authority Official Statistics as at Jun 2007 www.ura.gov.sg and Ascendas-MGM Funds Management Limited ("A-MGM") as at 30 Sep 2007.

Note:

- URA classifies Light Industrial & Hi-tech Industrial as multiple-user space.
- Detailed occupancies by properties can be found in Table 1 of this Supplementary Information.

Table 1 : Occupancy history by property

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 30 Sept 07	Occy as at 30 Jun 07	Occy as at 31 Mar 07
	Business & Science Parks				
1.	The Alpha	17,855	93.5%	92.2%	91.5%
2.	The Aries	13,557	96.6%	96.1%	95.3%
3.	The Capricorn	22,257	94.5%	94.5%	96.3%
4.	The Gemini	27,267	90.5%	84.5%	79.0%
5.	Honeywell Building	14,681	96.8%	100.0%	100.0%
6.	Telepark	24,628	100.0%	100.0%	100.0%
7.	Techquest	6,580	100.0%	96.8%	96.8%
8.	iQuest @ IBP	9,079	94.0%	84.3%	84.3%
	Light Industrial				
9.	Techplace I	59,598	93.0%	94.0%	92.4%
10.	Techplace II	70,849	96.0%	100.0%	96.4%
11.	247 Alexandra Road	10,513	100.0%	100.0%	100.0%
12.	27 Ubi Road 4	8,082	87.6%	87.6%	87.6%
13.	Tampines Biz-Hub	14,638	99.6%	98.0%	98.4%
14.	Ubi Biz-Hub	10,937	100.0%	100.0%	100.0%
15.	84 Genting Lane	9,779	100.0%	99.2%	96.1%
	Hi-tech Industrial				
16.	Techlink	34,563	99.3%	99.3%	94.8%
17.	Siemens Center	27,781	100.0%	100.0%	100.0%
18.	Techpoint	41,955	98.7%	99.0%	100.0%
19.	KA Centre	13,301	100.0%	95.9%	95.9%
20.	KA Place	6,812	83.8%	88.5%	79.6%
21.	Pacific Tech Centre	19,687	98.1%	96.3%	92.4%
22.	Techview	38,680	89.4%	89.4%	91.2%
23.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
24.	50 Kallang Avenue	14,574	96.3%	96.9%	95.9%

Table 1 : Occupancy history by property

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 30 Sept 07	Occy as at 30 Jun 07	Occy as at 31 Mar 07
	Logistics & Distribution Centres				
25.	LogisTech	27,293	90.7%	83.0%	76.9%
26.	Changi Logistics Centre	38,854	97.5%	96.8%	96.9%
27.	Nan Wah Building	15,858	100.0%	100.0%	100.0%
28.	Xilin Districentre Building A & B	20,878	100.0%	100.0%	100.0%
29.	Xilin Districentre Building D	14,358	100.0%	100.0%	100.0%
30.	LogisHub@Clementi	22,481	100.0%	94.8%	91.6%
31.	1 Changi South Lane	23,793	95.7%	82.7%	74.0%
	Sub-total for Multi-tenanted Buildings	687,193	96.2%	95.0%	93.7%

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 30 Sept 07	Occy as at 30 Jun 07	Occy as at 31 Mar 07
	Business & Science Parks				
32.	Ultron Building	10,127	100.0%	100.0%	100.0%
33.	30 Tampines Industrial Ave 3	8,073	100.0%	0.0%	0.0%
34.	PSB Building	21,689	100.0%	100.0%	100.0%
35.	LabOne Building	8,202	100.0%	100.0%	100.0%
	Light Industrial				
36.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
37.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
38.	Progen Building	17,267	100.0%	100.0%	100.0%
39.	SB Building	11,895	100.0%	100.0%	100.0%
40.	Steel Industries Building	11,254	100.0%	100.0%	100.0%
41.	Volex Building	8,000	100.0%	100.0%	100.0%
42.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
43.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
44.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
45.	Hyflux Building	16,980	100.0%	100.0%	100.0%
46.	Weltech Building	6,509	100.0%	100.0%	100.0%
47.	BBR Building	5,421	100.0%	100.0%	100.0%
48.	Hoya Building	5,092	100.0%	100.0%	100.0%
49.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
50.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%

Table 1 : Occupancy history by property

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Ocgy as at 30 Sept 07	Ocgy as at 30 Jun 07	Ocgy as at 31 Mar 07
	Light Industrial				
51.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
52.	Thales Building	6,248	100.0%	100.0%	100.0%
53.	Aztech Building	15,934	100.0%	100.0%	100.0%
54.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
55.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
56.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
57.	11 Woodlands Terrace	2,280	100.0%	100.0%	100.0%
58.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
59.	9 Woodlands Terrace	2,280	100.0%	100.0%	100.0%
60.	1 Senoko Avenue	8,843	100.0%	100.0%	-
	Hi-tech Industrial				
61.	Infineon Building	27,278	100.0%	100.0%	100.0%
62.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
63.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
64.	138 Depot Road	26,485	100.0%	100.0%	100.0%
65.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
	Logistics & Distribution Centres				
66.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
67.	TT International Tradepark	42,765	100.0%	100.0%	100.0%
68.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
69.	MacDermid Building	4,321	100.0%	100.0%	100.0%
70.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
71.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
72.	Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
73.	SENKEE Logistics Hub	28,421	100.0%	100.0%	100.0%
74.	JEL Centre	9,494	100.0%	100.0%	100.0%
75.	Logistics 21	47,616	100.0%	100.0%	100.0%

Table 1 : Occupancy history by property

B.	SINGLE-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occy as at 30 Sept 07	Occy as at 30 Jun 07	Occy as at 31 Mar 07
76.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
	Warehouse Retail Facilities				
77.	Courts MegaStore	24,868	100.0%	100.0%	100.0%
78.	Giant Hypermart	33,444	100.0%	100.0%	100.0%
	Sub-total for Single-tenanted Buildings	842,141	100.0%	99.0%	99.0%
	Portfolio Total	1,529,314	98.3%	97.2%	96.6%

Table 2 : A-REIT rental rates for the three months ended 30 Sept 2007

	A-REIT* (psm per month)	JTC** 2007 (psm per month)
Business & Science Parks	\$40.07	\$21.85 - \$30.60
Hi-tech Industrial	\$28.63	\$11.81 - \$26.65
Light Industrial	\$14.11	\$9.31 - \$15.75
Logistics/Warehouse	\$13.86	\$15.89***

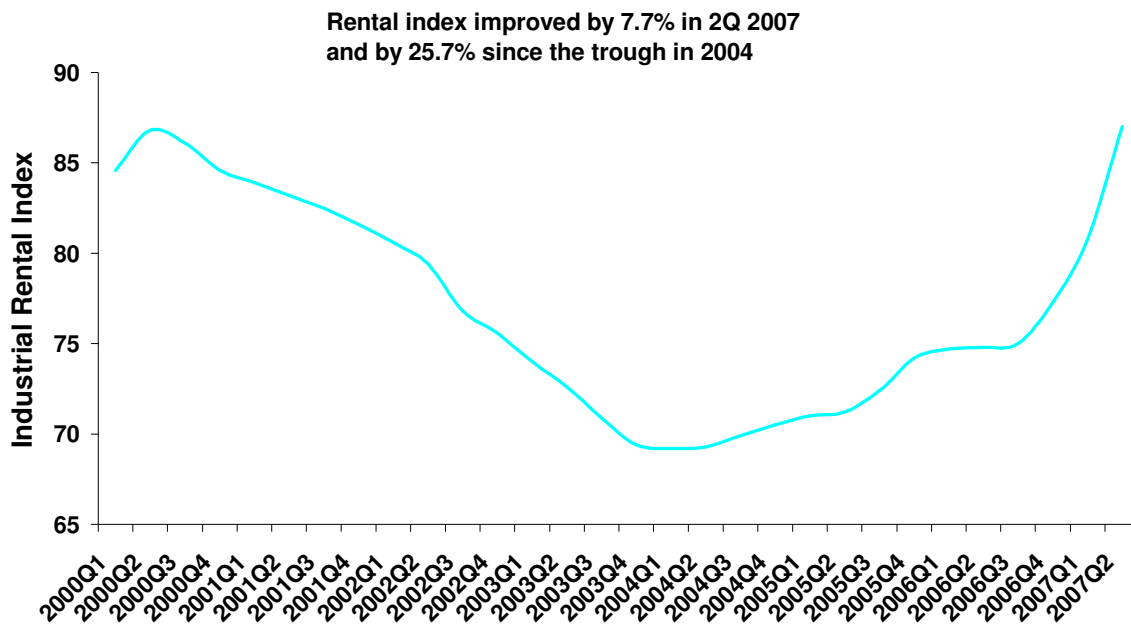
Sources:

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

** JTC - Jurong Town Corporation Official Statistics www.jtc.gov.sg - based on posted rates released on 1st Jul 2007

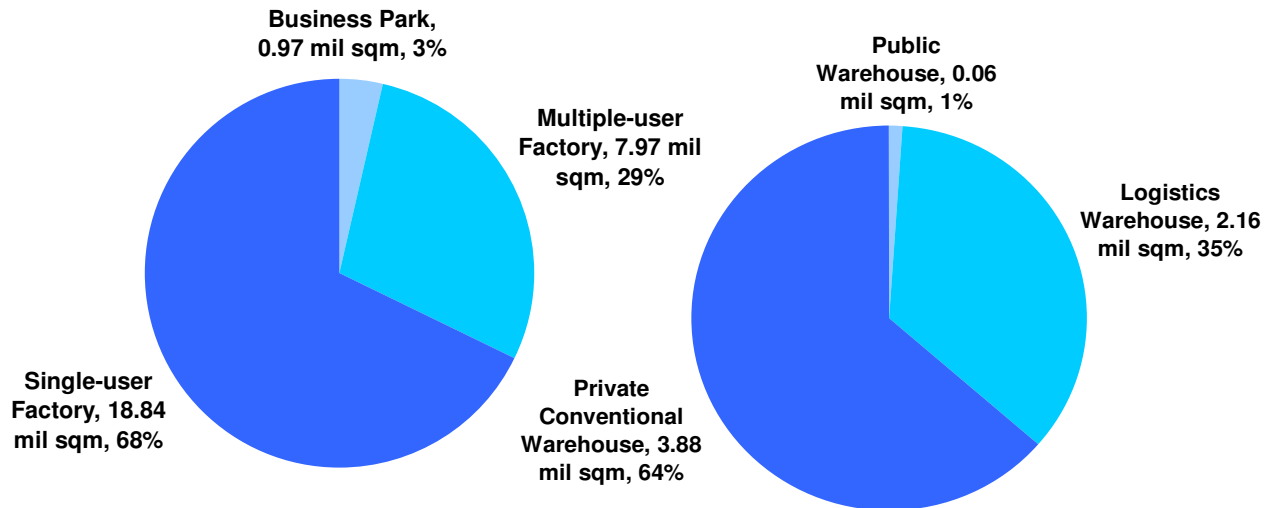
*** URA - Urban Redevelopment Authority Official Statistics as at June 2007 www.ura.gov.sg

Chart 2 : URA Rental Index



Sources: URA - Urban Redevelopment Authority Official Statistics as at June 2007

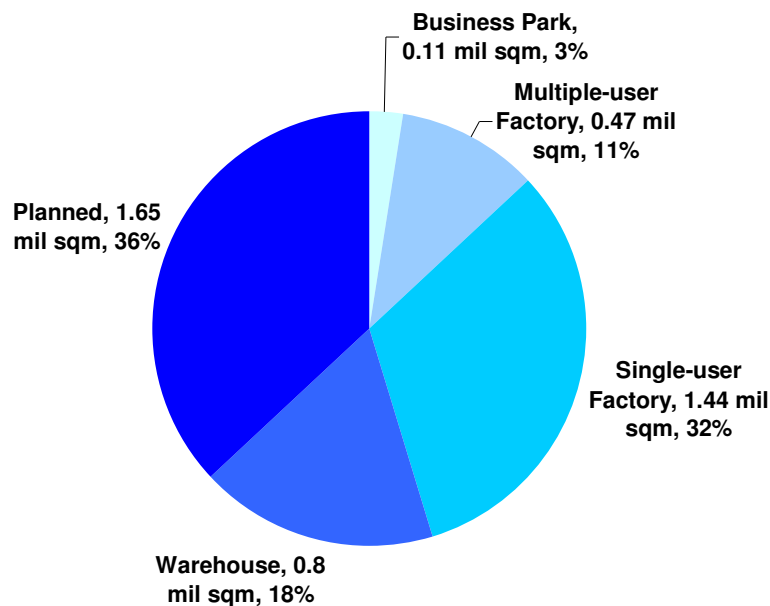
Chart 3 : Existing supply of 27.78 million sqm (industrial space) and 6.1 million sqm from logistics and distribution centres space



Based on URA's estimate, the stock for industrial, logistics and distribution space is about 33.88 million sqm, comprising 27.78 million sqm of industrial space and 6.1 million sqm of logistics and distribution centres space. A-REIT sees potential size of investment grade space of about 9 ~ 11 million sqm of the existing stock.

Source: URA: Urban Redevelopment Authority Official Statistics as at June 07

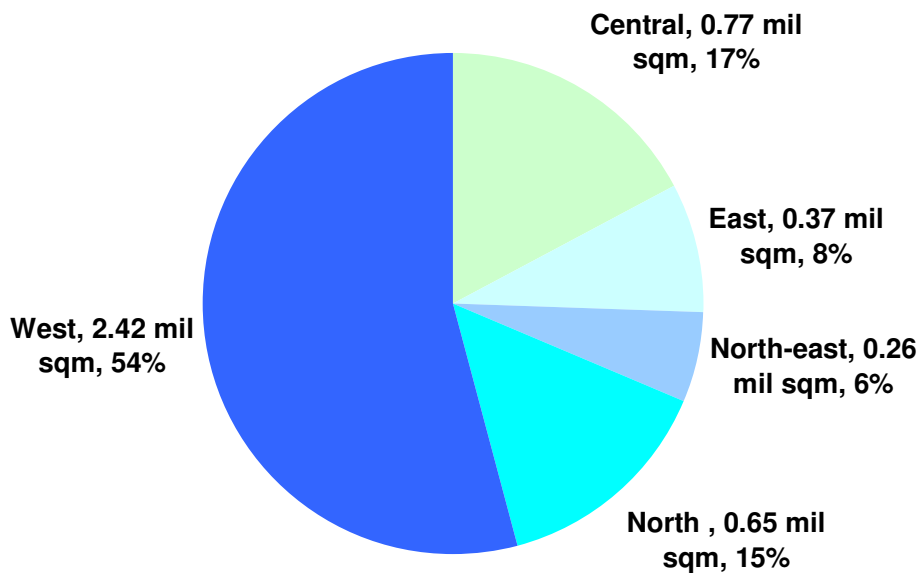
Chart 4 : About 64% of the potential industrial and logistics and distribution centres supply of 4.47 mil sqm planned is under construction, of which a significant portion (50%) is for single-users



Source: URA: Urban Redevelopment Authority Official Statistics as at June 07 www.ura.gov.sg

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

Chart 5 : Potential industrial and logistics and distribution centres supply of 2.42 mil 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 region.

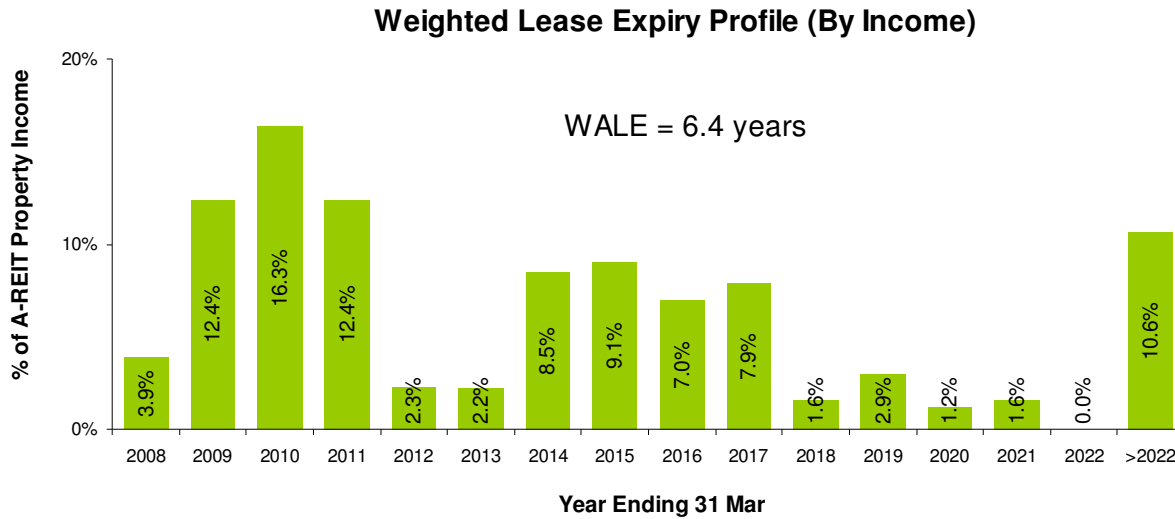
Source: URA: Urban Redevelopment Authority Official Statistics as at June 07

Table 3 : Property Performance

Net Property Income for 3 months ended 30 Sept 2007

Properties	2Q FY 2007/08 Actual S\$m	2Q FY 2006/07 Actual S\$m	Variance S\$m
<u>Business Park Properties</u>			
Gross Revenue	16.5	13.3	3.2
Property Operating Expenses	5.2	3.6	1.6
Net Property Income	11.3	9.7	1.6
<u>Hi-Tech Industrial Properties</u>			
Gross Revenue	22.8	21.3	1.5
Property Operating Expenses	7.6	7.8	(0.2)
Net Property Income	15.2	13.5	1.7
<u>Light Industrial Properties</u>			
Gross Revenue	18.2	16.1	2.1
Property Operating Expenses	3.8	3.7	0.1
Net Property Income	14.4	12.4	2.0
<u>Logistics Properties</u>			
Gross Revenue	19.4	19.1	0.3
Property Operating Expenses	3.0	2.9	0.1
Net Property Income	16.4	16.2	0.2
<u>Warehouse Retail Facilities</u>			
Gross Revenue	3.2	-	3.2
Property Operating Expenses	0.4	-	0.4
Net Property Income	2.8	-	2.8
<u>Total</u>			
Gross Revenue	80.2	69.9	10.3
Property Operating Expenses	20.1	18.0	2.1
Net Property Income	60.1	51.9	8.2

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



Based on 78 properties @ 30 Sep 07

A-REIT’s lease expiry profile extends past 31 March 2022

- The A-REIT profile is based on 78 properties and has a weighted average lease to expiry of 6.4 years.
- The portfolio contains a diverse range of properties with over 750 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 distributable income and yield.

Lease Expiry Profile breakdown by sectors for FY 07/08

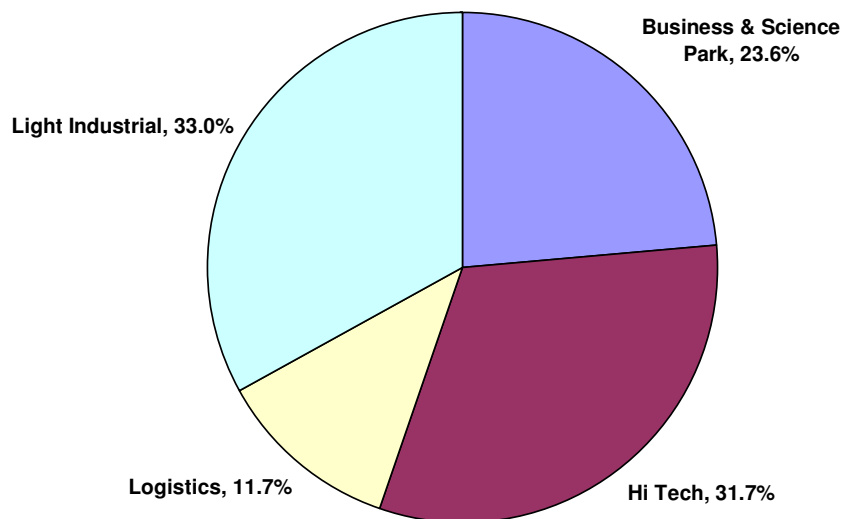
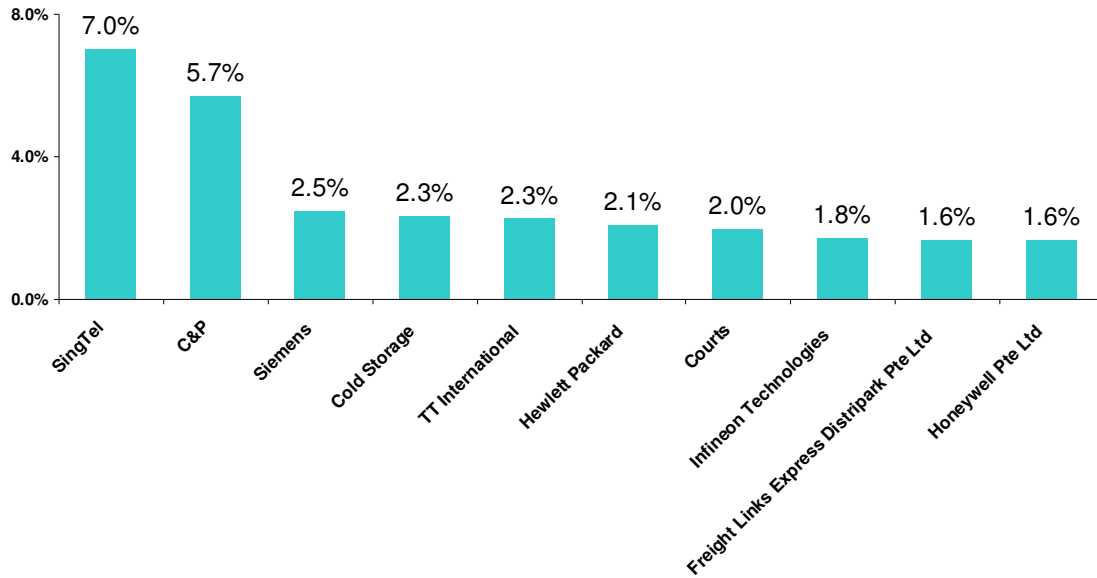


Chart 7 : Top 10 tenants in A-REIT's portfolio

Top 10 tenants make up 28.9% of the total portfolio income compared to 33.4 % as at 30 September 2006



Note:
Calculated on the basis of each tenant's percentage contribution to total Gross Rental Income for the month of September 2007

Table 4 : Deferred Payments in A-REIT's Portfolio

Property	Acquisition Date	Deferred Amount (\$ m) as at 30 Sept 07	Purchase Price (\$ m)
Siemens Center	Mar 04	8.00	65.75
SB Building	Nov 04	3.80	17.80
Wisma Gulab	Dec 04	12.20	55.70
Freight Links (Changi) Bldg	Dec 04	6.40	32.00
Freight Links (Toh Guan) Bldg	Dec 04	7.28	36.40
Telepark	Mar 05	7.60	186.00
Xilin Districentre Building C	May 05	1.50	30.63
1 Jalan Kilang	Oct 05	1.79	18.70
11 Tampines St 92	Oct 05	1.08	16.80
LabOne Building	Oct 06	0.39	20.00
GRAND TOTAL		50.04	479.78

Total Assets as at 30 September 2007 **\$3.36 billion**
% of deferred amount in relation to total assets **1.5%**

Chart 8 : Diversification of A-REIT's portfolio by value

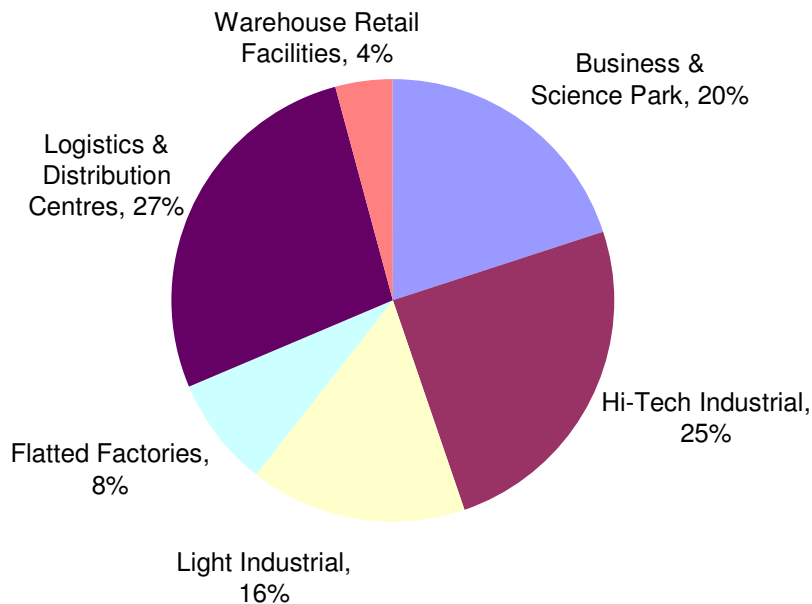
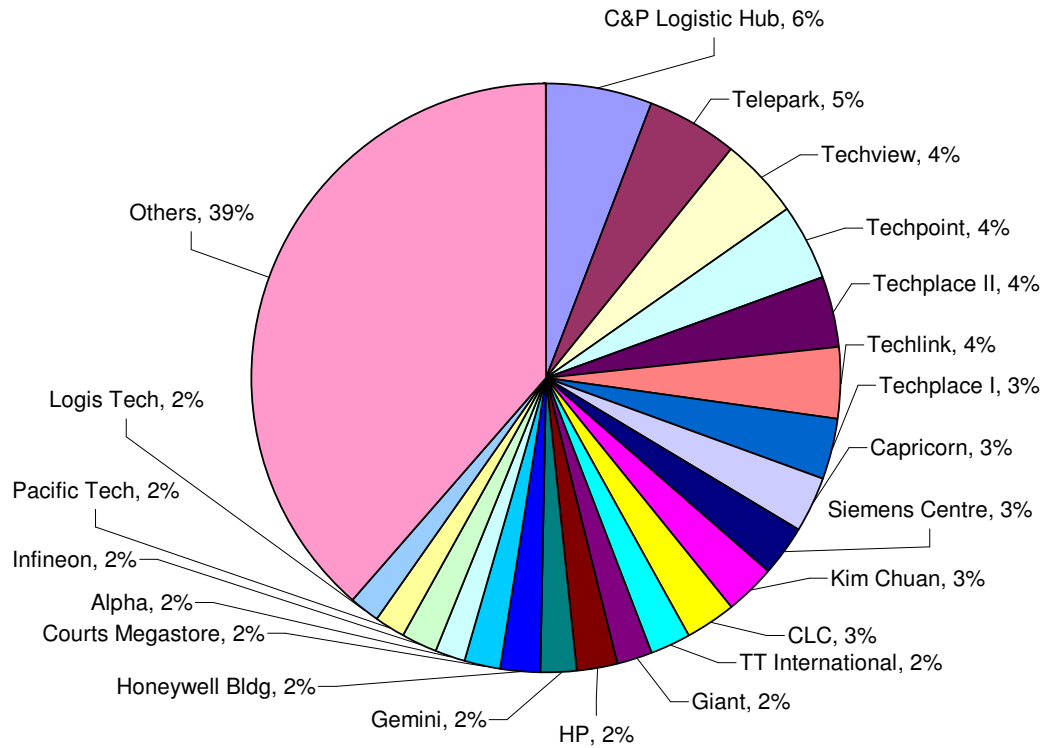
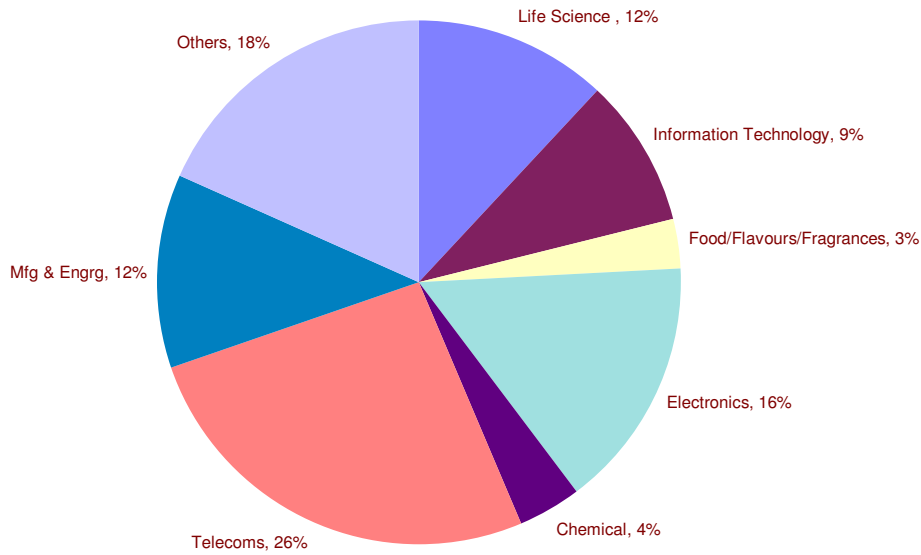


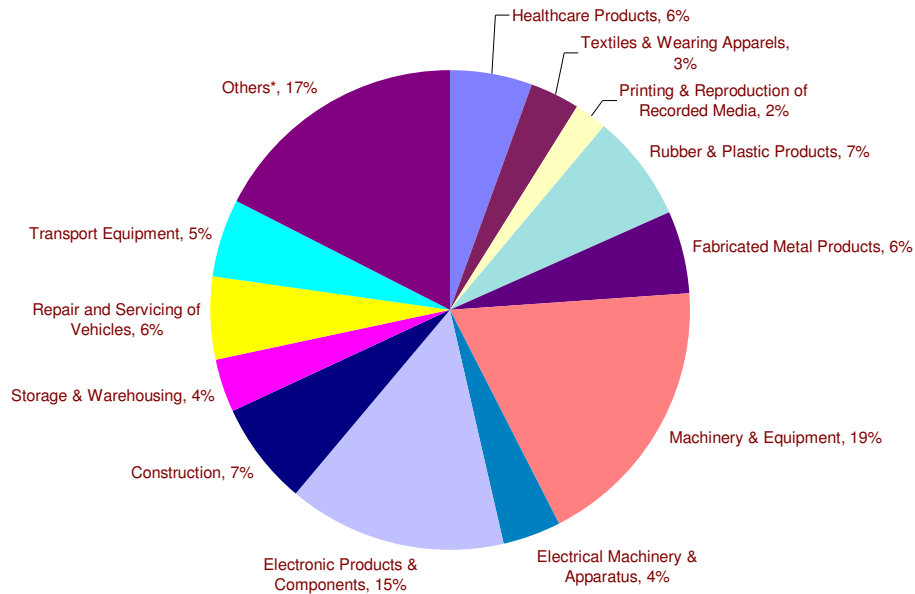
Chart 9 : Reduced reliance on any one property – no single property accounts for more than 6% of total gross revenue



**Chart 10 : Business & Science Park Properties
 Tenants sectors by gross rental income**

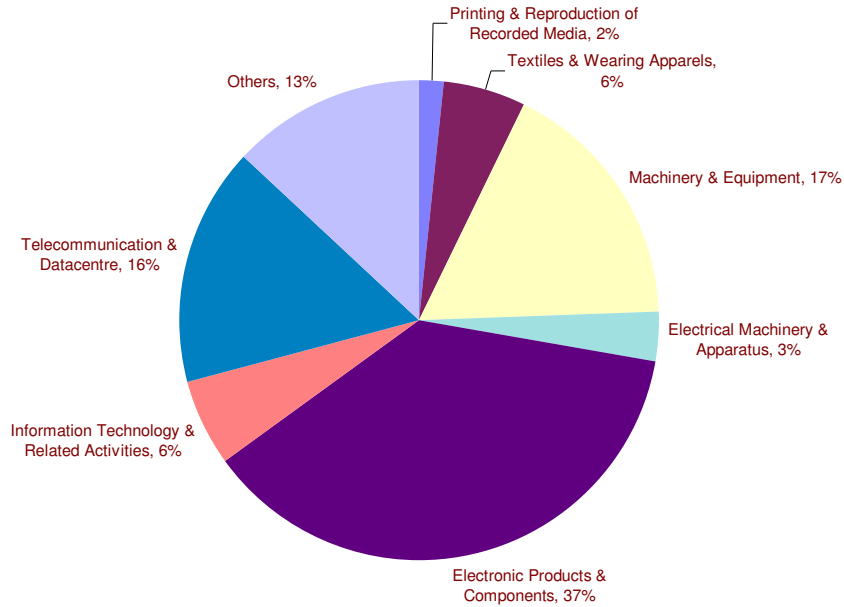


**Chart 11 : Light Industrial Properties
 Tenants sectors by gross rental income**



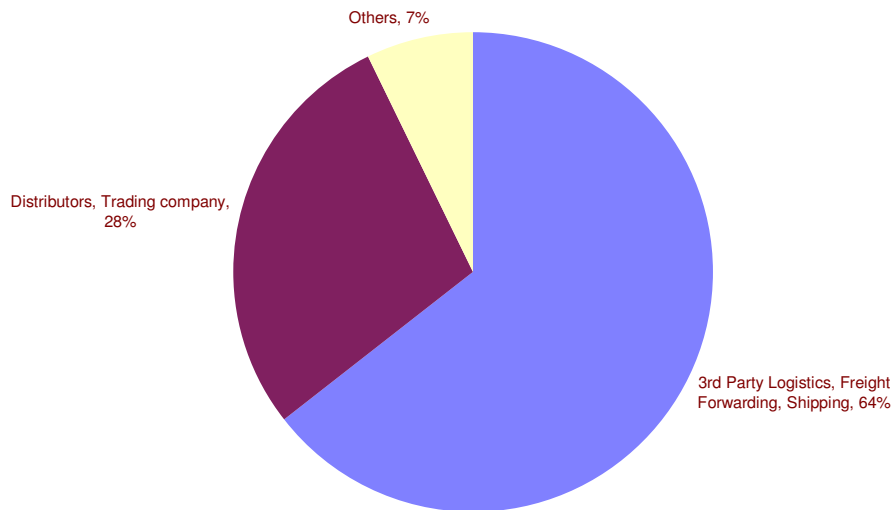
Note:
 *Others include Food Products & Beverages, Chemicals & Chemical Products and Furniture & Manufacturing NEC, Paper products, Telecommunication, Cleaning services, non-metallic materials

**Chart 12 : Hi-Tech Industrial Park Properties
 Tenants sectors by gross rental income**

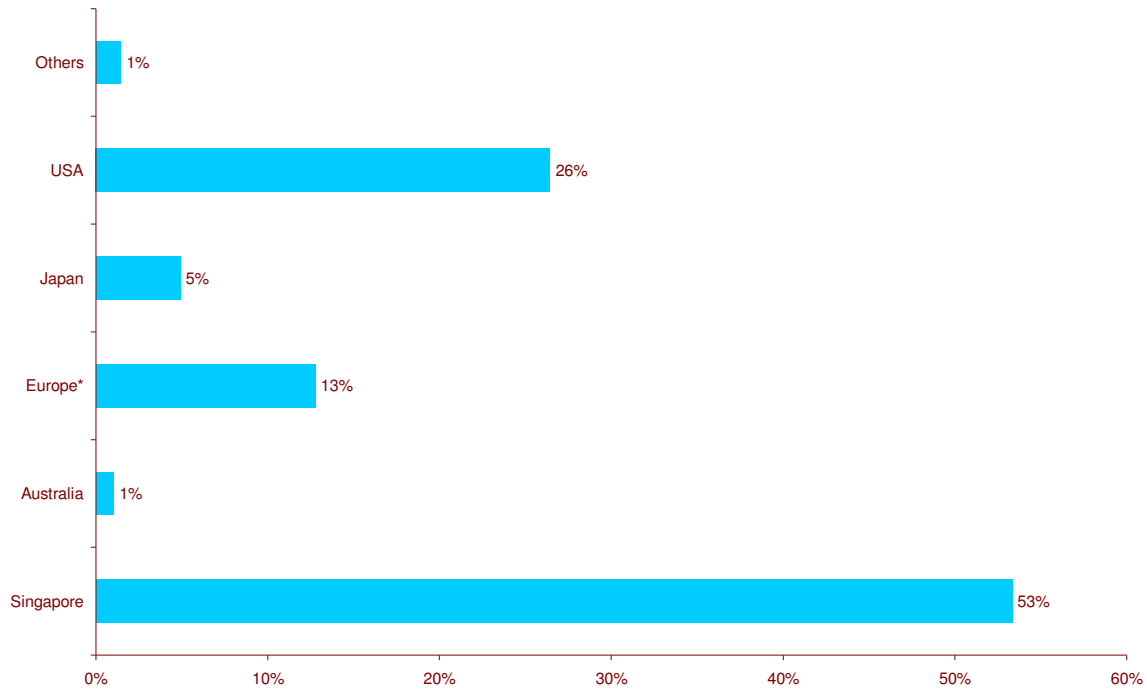


Note:
 Others include Rubber & Plastics Products, Medical, Precision & Optical Instruments, Supporting & Auxiliary Transport, Transport Equipment, Construction, Furniture & Manufacturing

**Chart 13 : Logistics & Distribution Centres
 Tenants sectors by gross rental income**

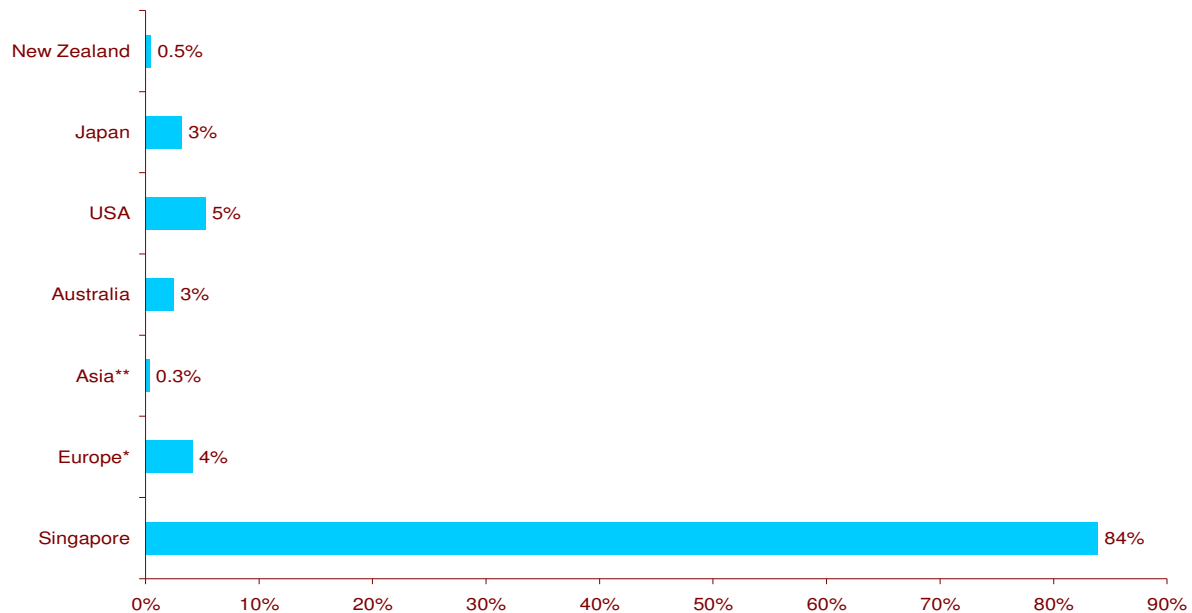


**Chart 14 : Business & Science Park Properties
 Tenants country of origin**



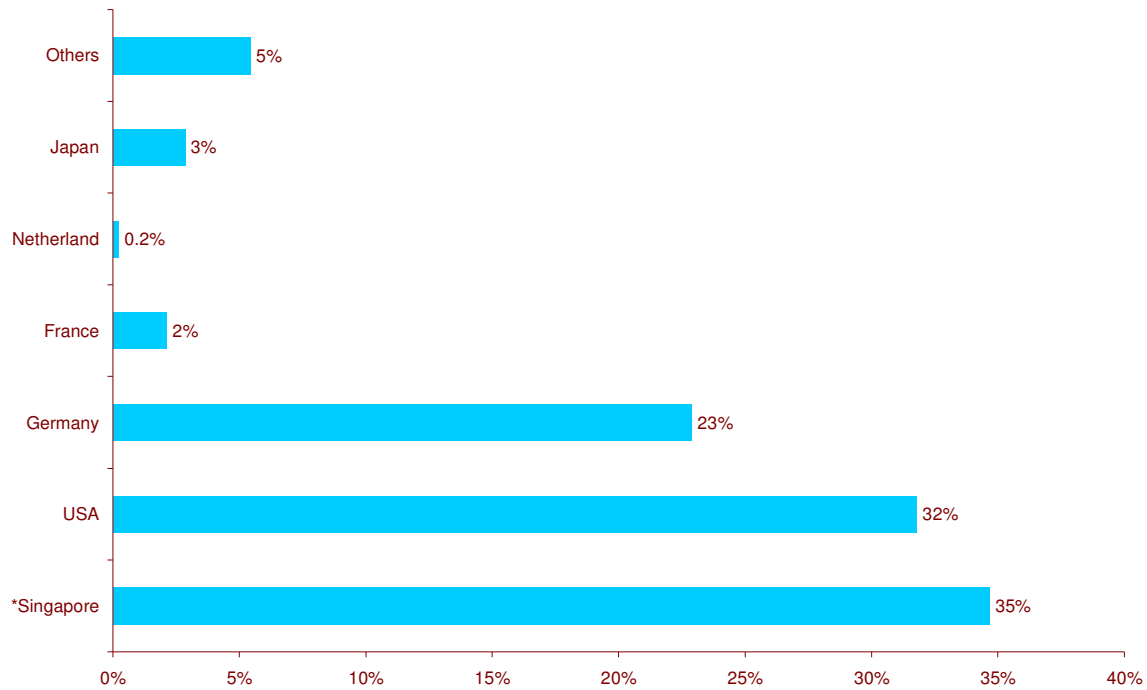
Note*:
 Europe includes Switzerland, Austria, Germany, UK, Sweden, France & Belgium

**Chart 15 : Light Industrial Properties
 Tenants country of origin**



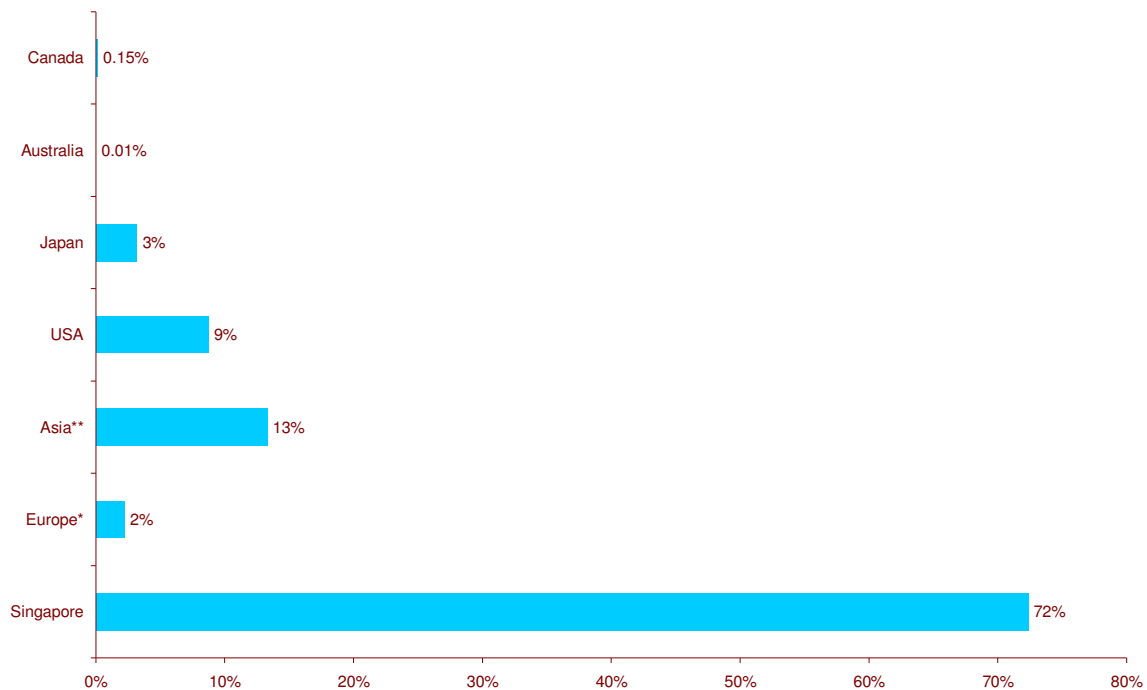
*Europe include Germany, Belgium, Italy, France, UK & Switzerland, Sweden, Denmark, Austria
 **Asia includes China, Hong Kong, Taiwan, Indonesia & Malaysia

**Chart 16 : Hi-Tech Industrial Properties
 Tenants country of origin**



Note:
 Others include Switzerland, Malaysia, Taiwan, India, Hong Kong, Italy, Australia, Canada, Korea, U.K., British Virgin Island, Finland, Romania, Scotland

**Chart 17 : Logistics & Distribution Centres
 Tenants country of origin**



Notes
 Asia includes Hong Kong, Taiwan and Malaysia