



Supplementary Information For three months ended 30 June 2013

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Table 1: Occupancy Rates for A-REIT's portfolio

A.	SINGLE-TENANTED BUILDINGS	Net lettable area as at 30 Jun 13 (sqm)	Occupancy as at		
			30 Jun 13	31 Mar 13	31 Dec 12
	Science Parks				
1.	PSB Science Park Building	21,689	100.0%	100.0%	100.0%
2.	Four Acres Singapore	9,170	100.0%	-	-
	Business Parks				
3.	DBS Asia Hub	32,104	100.0%	100.0%	100.0%
	Hi-Specs Industrial (Data Centres)				
4.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
5.	38A Kim Chuan Road	32,885	100.0%	100.0%	100.0%
	Hi-Specs Industrial				
6.	Infineon Building	27,278	100.0%	100.0%	100.0%
7.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
8.	138 Depot Road	26,485	100.0%	100.0%	100.0%
9.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
10.	CGG Veritas Hub	8,671	100.0%	100.0%	100.0%
11.	MBE Technology	9,593	100.0%	100.0%	100.0%
	Light Industrial				
12.	Osim Headquarters	15,068	100.0%	100.0%	100.0%
13.	SB Building	11,895	100.0%	100.0%	100.0%
14.	Volex Building	8,000	100.0%	100.0%	100.0%
15.	52 Serangoon North Ave 4	11,799	100.0%	100.0%	100.0%
16.	Hyflux Building	16,980	100.0%	100.0%	100.0%
17.	BBR Building	5,421	100.0%	100.0%	100.0%
18.	Hoya Building	6,282	100.0%	100.0%	100.0%
19.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
20.	37A Tampines Street 92	9,604	100.0%	100.0%	100.0%
21.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
22.	Thales Building (I & II)	7,772	100.0%	100.0%	100.0%
23.	2 Senoko South	18,079	100.0%	100.0%	100.0%
24.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
25.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
26.	11 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
27.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
28.	9 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
29.	8 Loyang Way 1	12,069	100.0%	100.0%	100.0%
30.	31 Joo Koon Circle	15,421	100.0%	100.0%	100.0%
31.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
	Logistics & Distribution Centres				
32.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
33.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
34.	MacDermid Building	5,085	100.0%	100.0%	100.0%
35.	Senkee Logistics Hub (Phase I & II)	71,749	100.0%	100.0%	100.0%
36.	GSH Centre	9,494	100.0%	100.0%	100.0%
37.	21 Jalan Buroh	47,616	100.0%	100.0%	100.0%

A.	SINGLE-TENANTED BUILDINGS	Net lettable area as at 30 Jun 13 (sqm)	Occupancy as at		
			30 Jun 13	31 Mar 13	31 Dec 12
38.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
39.	Sim Siang Choon Building	12,981	100.0%	100.0%	100.0%
40.	71 Alps Avenue	11,627	100.0%	100.0%	100.0%
41.	15 Changi North Way	28,974	100.0%	100.0%	100.0%
42.	90 Alps Avenue	26,277	100.0%	100.0%	100.0%
	Warehouse Retail Facilities				
43.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
44.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
	Sub-total for Single-tenanted Buildings	897,350	100.0%	100.0%	100.0%

B.	MULTI-TENANTED BUILDINGS	Net lettable area as at 30 Jun 13 (sqm)	Occupancy as at		
			30 Jun 13	31 Mar 13	31 Dec 12
	Science Parks				
1.	The Alpha	20,745	88.4%	86.7%	84.2%
2.	The Aries	11,681	99.1%	98.3%	95.6%
3.	The Capricorn	20,684	87.8%	88.8%	88.8%
4.	The Gemini	22,777	98.6%	98.1%	96.9%
5.	The Rutherford & Science Hub	18,472	87.6%	84.2%	81.1%
6.	Neuros & Immunos	26,035	100.0%	99.9%	99.9%
7.	Cintech I	10,531	91.7%	93.1%	93.1%
8.	Cintech II	7,915	90.3%	91.4%	91.4%
9.	Cintech III & IV	18,593	96.0%	94.7%	94.2%
10.	The Galen	21,812	89.7%	96.2%	-
	Business Parks				
11.	Honeywell Building	14,475	90.2%	90.2%	90.2%
12.	Techquest	6,545	73.2% ¹	73.2%	62.3%
13.	iQuest @ IBP	9,123	85.9%	85.9%	85.9%
14.	Hansapoint @ CBP	16,640	100.0%	100.0%	100.0%
15.	Acer Building	21,152	94.1%	94.1%	94.1%
16.	31 International Business Park	32,811	68.3% ²	100.0%	100.0%
17.	1, 3 & 5 Changi Business Park Crescent	62,678	97.5%	97.9%	98.1%
18.	13 International Business Park	6,986	55.5%	60.3%	60.3%
19.	Nordic European Centre	21,817	89.9%	90.0%	87.9%
20.	AkzoNobel House	15,286	78.2%	78.1%	98.1%
21.	1 Changi Business Park Avenue 1	278 ³	100.0%	100.0%	100.0%
	Hi-Specs Industrial (Data Centre)				
22.	Telepark	24,596	99.8%	100.0%	100.0%
	Hi-Specs Industrial				
23.	Techlink	34,542	89.3%	93.9%	93.9%
24.	Siemens Center	27,781	100.0%	98.9%	98.9%
25.	Techpoint	41,576	89.6%	93.3%	96.2%

¹ Techquest is undergoing asset enhancement to improve the building efficiency and specifications. As at the date of this announcement, Techquest has a committed occupancy of 80.9%.

² 31 International Business Park was converted to a multi-tenanted building in June 2013 and is currently undergoing asset enhancement works to upgrade the building specifications. About 17,000 sqm of space has been decommissioned. As at the date of this announcement, 31 International Business Park has a committed occupancy of 76.7%.

³ 1 Changi Business Park Avenue 1 is currently undergoing asset enhancement to upgrade the building specifications, finishes and facilities to meet current business park requirements. About 9,822 sqm of space has been decommissioned.

B.	MULTI-TENANTED BUILDINGS	Net lettable area as at 30 Jun 13 (sqm)	Occupancy as at		
			30 Jun 13	31 Mar 13	31 Dec 12
26.	KA Centre	13,555	98.8%	98.8%	98.8%
27.	KA Place	6,652	91.5%	96.9%	93.7%
28.	Pacific Tech Centre	19,621	95.6%	87.6%	90.6%
29.	Techview	37,892	86.7%	85.9%	87.2%
30.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
31.	50 Kallang Avenue	14,208	78.4%	86.6%	77.9%
32.	Corporation Place	57,572	66.1%	70.5%	75.4%
33.	31 Ubi Road 1	13,807	43.2% ⁴	34.5%	100.0%
	Light Industrial				
34.	Techplace I	59,249	97.4%	99.7%	96.3%
35.	Techplace II	76,224	96.4%	96.1%	97.4%
36.	27 Ubi Road 4	7,227	73.3%	67.9%	94.0%
37.	Tampines Biz-Hub	14,537	84.5%	83.4%	86.3%
38.	Ubi Biz-Hub	10,724	100.0%	100.0%	100.0%
39.	84 Genting Lane	9,695	100.0%	100.0%	100.0%
40.	5 Tai Seng Drive	11,273	100.0%	100.0%	100.0%
41.	Progen Building	16,609	100.0%	100.0%	100.0%
42.	3 Tai Seng Drive	11,845	97.4%	97.4%	97.4%
43.	53 Serangoon North Ave 4	7,779	95.5%	95.5%	95.5%
44.	FoodAxis @ Senoko	44,439	78.8%	73.0%	56.4%
45.	Weltech Building	6,509	80.0% ⁵	100.0%	100.0%
46.	Ghim Li Building	5,892	100.0% ⁶	100.0%	100.0%
	Logistics & Distribution Centres				
47.	LogisTech	27,552	93.4%	93.4%	93.4%
48.	Changi Logistics Centre	39,151	95.6%	96.9%	97.2%
49.	Nan Wah Building	15,580	97.9%	97.9%	97.9%
50.	Xilin Districentre Building A&B	20,788	100.0%	100.0%	100.0%
51.	Xilin Districentre Building D	10,279	40.6%	25.0%	100.0%
52.	LogisHub @ Clementi	23,071	98.4%	95.2%	95.2%
53.	1 Changi South Lane	23,528	100.0%	100.0%	100.0%
54.	Pioneer Hub	81,071	100.0%	100.0%	100.0%
55.	Xilin Districentre Building C	13,035	92.0%	92.0%	87.3%

⁴ 1 Ubi Road 1 has been repositioned from a Light Industrial building to a Hi-Specs Industrial building after the conversion from a single-tenanted building to a multi-tenanted building with effect from 1 April 2013. Asset enhancement works are still in progress. As at the date of this announcement, 1 Ubi Road 1 has a committed occupancy of 45.3%

⁵ Weltech Building was converted to a multi-tenanted building in May 2013

⁶ Ghim Li Building was converted to a multi-tenanted building in June 2013

B.	MULTI-TENANTED BUILDINGS	Net lettable area as at 30 Jun 13 (sqm)	Occupancy as at		
			30 Jun 13	31 Mar 13	31 Dec 12
56.	9 Changi South Street 3	24,514	84.6%	71.6%	60.1%
57.	5 Toh Guan Road East	23,581	63.8%	63.7%	62.0%
58.	10 Toh Guan Road	39,520	60.7%	38.3%	35.2%
	Business Park (China)				
59.	Ascendas Z-link	27,450	100%	100.0%	100.0%
	Sub-total for Multi-tenanted Buildings	1,335,982	89.3%	89.6%	89.6%
	Subtotal (A) + (B)	2,233,332	93.6%	94.0%	94.1%

Table 2: A-REIT gross rental rates for the three months ended 30 June 2013

Gross Rental Rates (S\$ psf per month)				
Sector	A-REIT's (psf per month)			Market ⁽¹⁾ (psf per month)
	Range	Weighted Average ⁽²⁾	Median	
Business & Science Park	\$2.79 - \$5.03	\$3.57	\$3.88	\$4.05
Hi-Specs Industrial	\$2.36 - \$3.20	\$2.65	\$2.68	\$3.00
Light Industrial & Flatted Factories	\$1.40 - \$2.55	\$1.71	\$1.65	\$1.94 ⁽³⁾
Logistics & Distribution Centres	\$1.05 - \$3.48 ⁽⁵⁾	\$1.95	\$2.28	\$1.79 ⁽⁴⁾

Notes:

- (1) Source : URA 1Q 2013 for business park rental, CBRE Market View Singapore 1Q 2013 for hi-specs industrial rental, 2Q 2013 for light industrial and logistics rental
- (2) A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals
- (3) S\$1.94 psf per month for ground floor space. S\$1.58 psf per month achieved for upper floor space
- (4) S\$1.79 psf per month for ground floor space. S\$1.48 psf per month achieved for upper floor space
- (5) Due to take-up of office space within a logistics building

Figure 3: Existing industrial space stock of 39.6 million sqm of which 7.4 million sqm is logistics and distribution centres

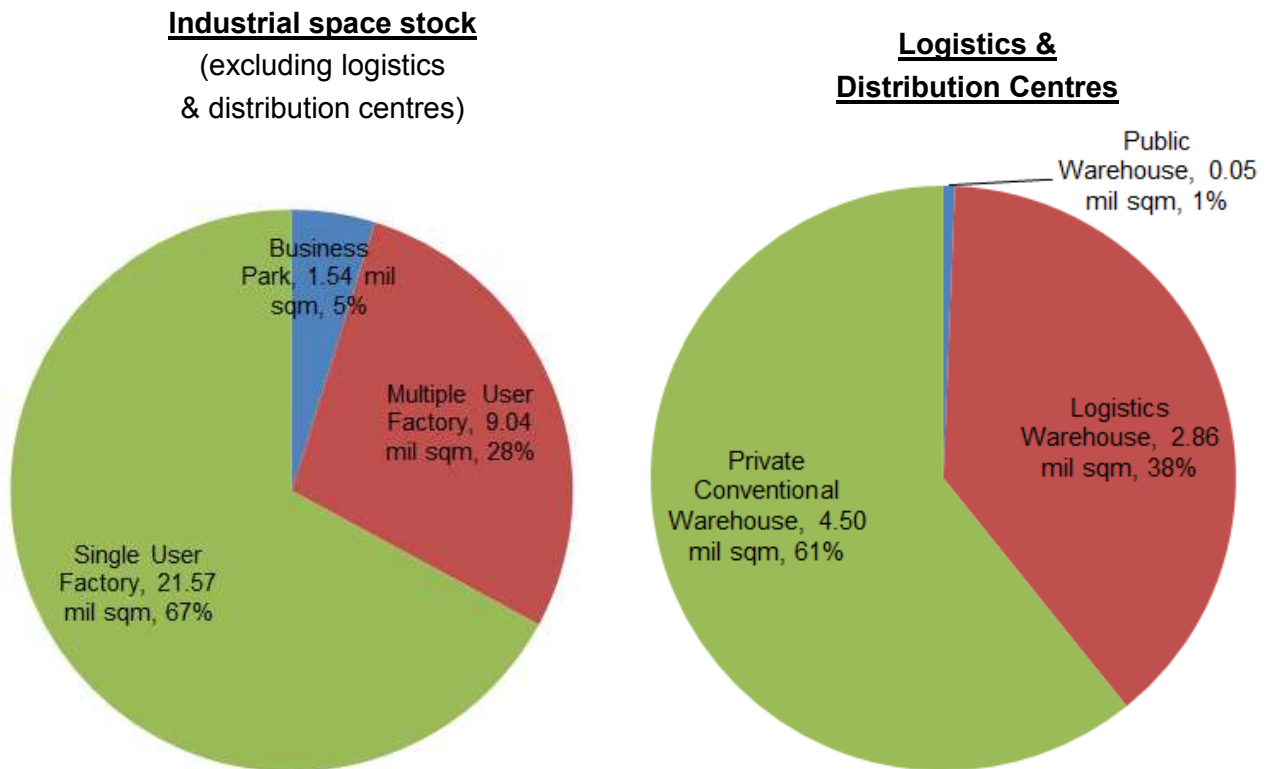


Table 4: Sector Performance

Net Property Income for 3 months ended 30 June 2013

Properties	1Q FY13/14 ⁽¹⁾ S\$m	1Q FY12/13 ⁽¹⁾ S\$m	1Q FY13/14 vs 1Q FY12/13 Variance S\$m
<u>Business Park Properties</u>⁽²⁾			
Gross Revenue	53.6	48.5	5.1
Property Operating Expenses	17.5	16.0	1.5
Net Property Income	36.1	32.5	3.6
<u>Hi-Specs Industrial Properties</u>⁽³⁾			
Gross Revenue	40.3	38.4	1.9
Property Operating Expenses	12.2	12.0	0.2
Net Property Income	28.1	26.4	1.7
<u>Light Industrial Properties</u>⁽³⁾			
Gross Revenue ⁽⁴⁾	23.0	20.9	2.1
Property Operating Expenses	5.0	4.9	0.1
Net Property Income	18.0	16.0	2.0
<u>Logistics Properties</u>			
Gross Revenue ⁽⁵⁾	30.3	30.5	(0.2)
Property Operating Expenses	7.7	7.5	0.2
Net Property Income	22.6	23.0	(0.4)
<u>Warehouse Retail Facilities</u>			
Gross Revenue	3.7	3.7	0.0
Property Operating Expenses	0.5	0.5	0.0
Net Property Income	3.2	3.2	(0.0)
<u>Total</u>			
Gross Revenue	150.9	142.0	8.9
Property Operating Expenses	42.9	40.9	2.0
Net Property Income	108.0	101.1	6.9

¹ Based on 103 properties (including 1 property which is classified under finance lease receivable) as at 30 Jun 2013 and 102 properties as at 30 June 2012.

² Increased mainly due to the revenue and expenses from the Galen, which was acquired at the end of 4Q FY12/13.

³ The property at 31 Ubi Road 1 has been repositioned from a Light Industrial building to a Hi-Specs Industrial building after the conversion from a single-tenanted building to a multi-tenanted building with effect from 1 April 2013. Accordingly, the comparatives have been reclassified.

⁴ Increase in revenue mainly due to increase in occupancy at FoodAxis @ Senoko.

⁵ Decrease mainly because of decommissioning of space due to asset enhancement work carried out at Xilin Districentre Building D.

Figure 5a: A-REIT Portfolio by Gross Revenue - Tenant Industry Mix

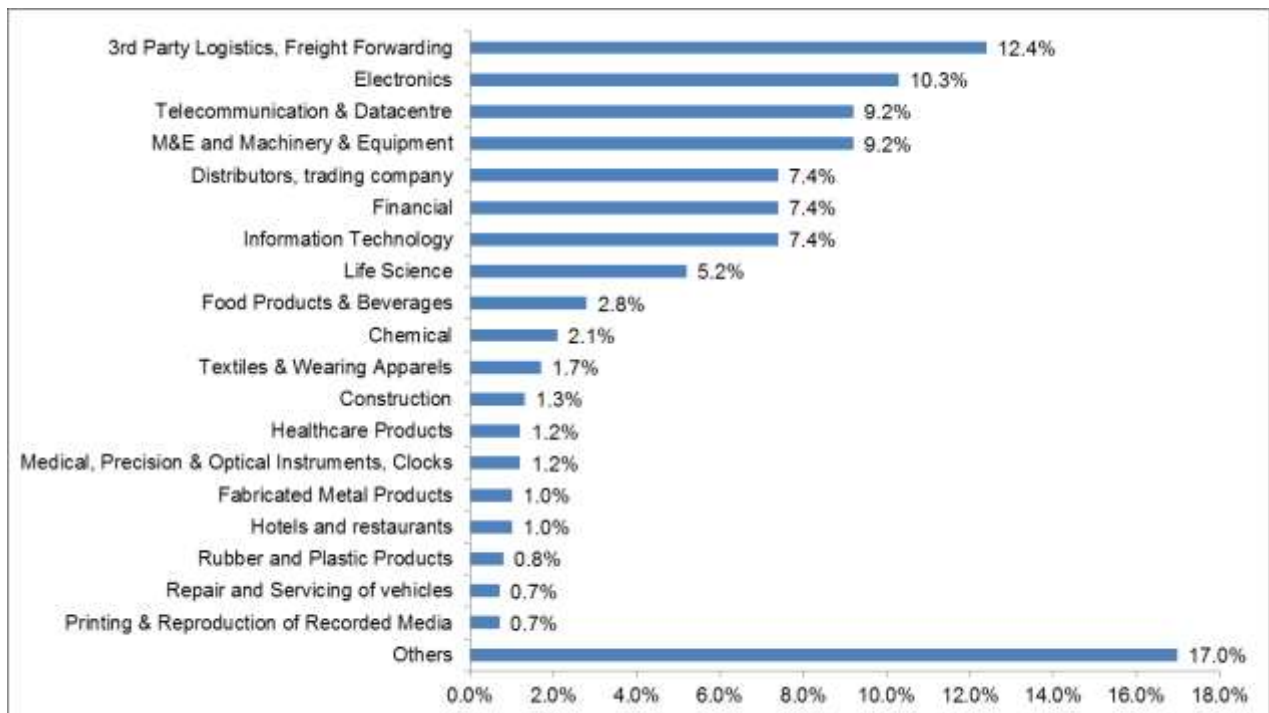


Figure 5b: A-REIT Portfolio by Gross Revenue - Tenants' Country of Origin

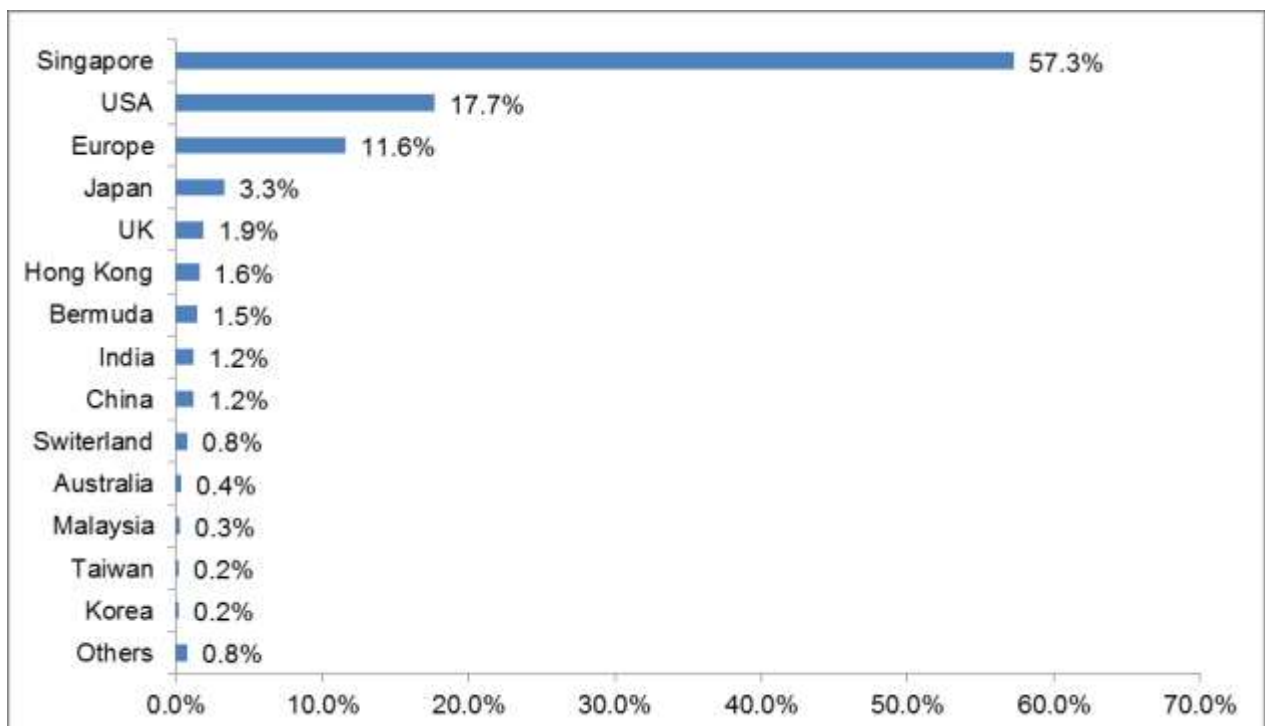


Figure 6a: Business & Science Park Properties by Gross Revenue - Tenant Industry Mix

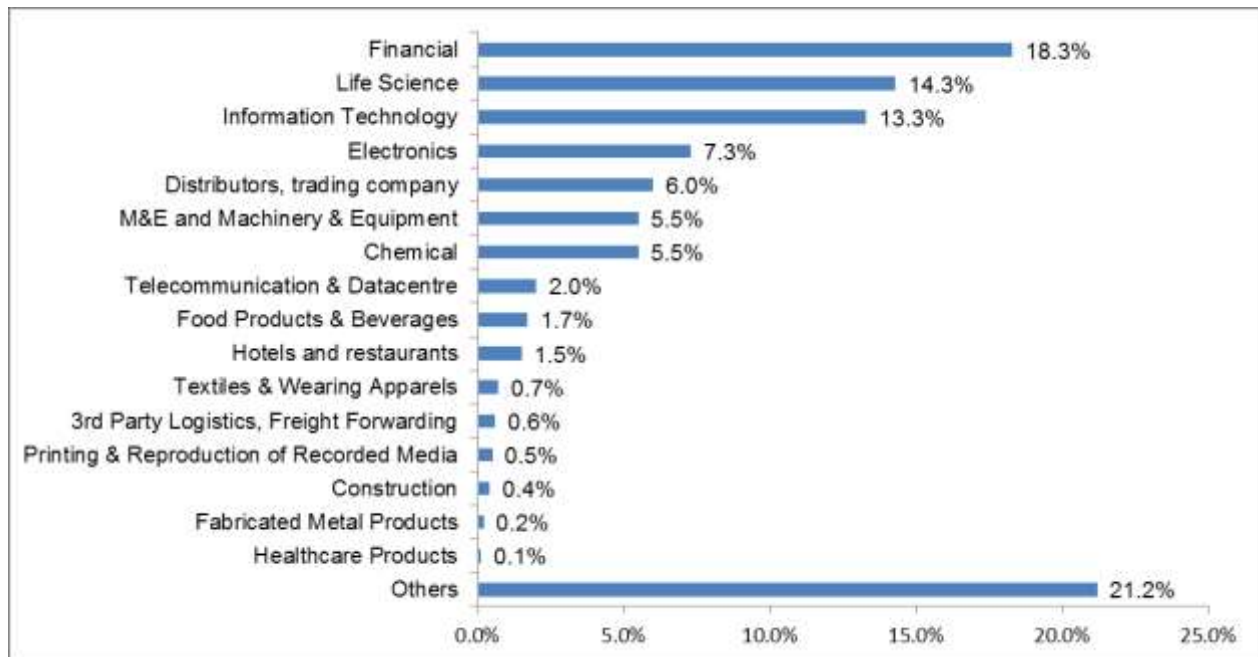


Figure 6b: Business & Science Park Properties by Gross Revenue - Tenant's Country of Origin

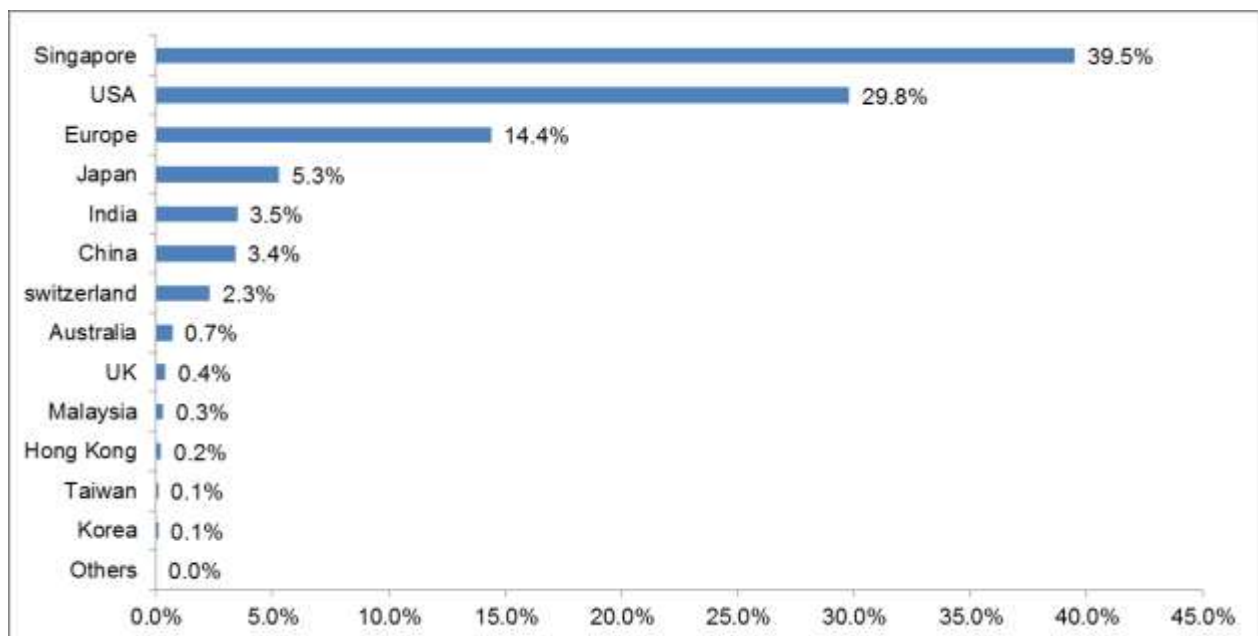


Figure 7a: Hi-Specs Industrial Properties by Gross Revenue - Tenant Industry Mix

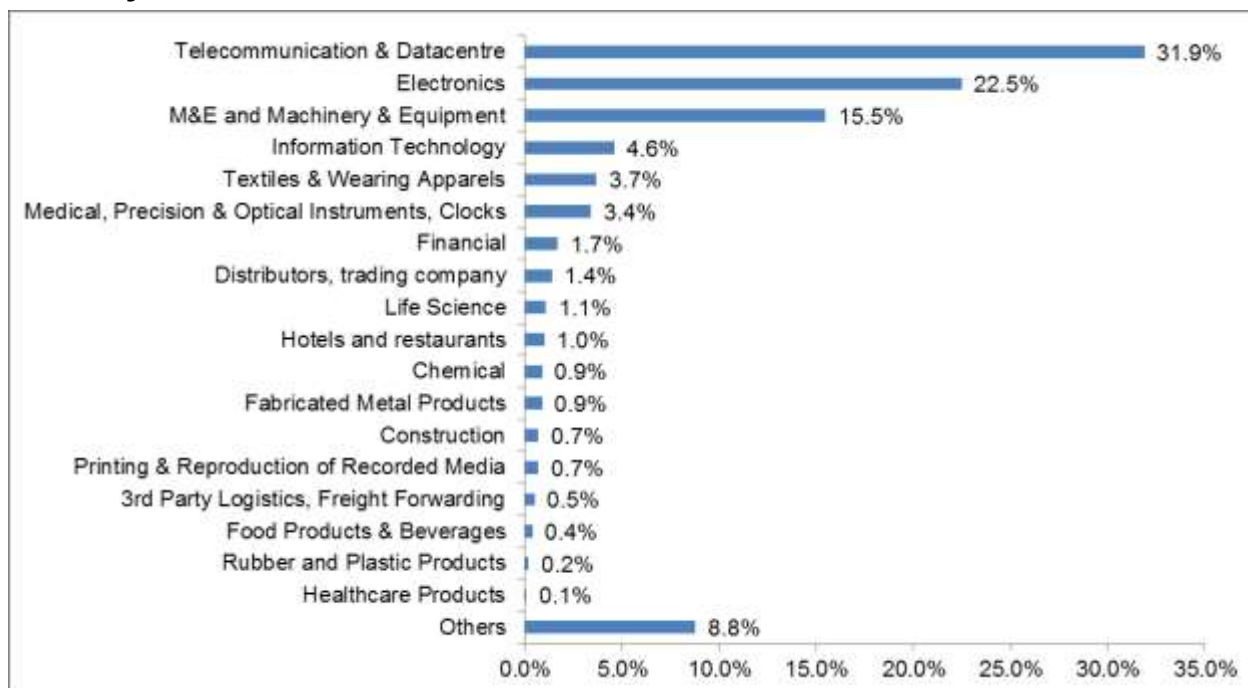


Figure 7b: Hi-Specs Industrial Properties by Gross Revenue - Tenant's Country of Origin

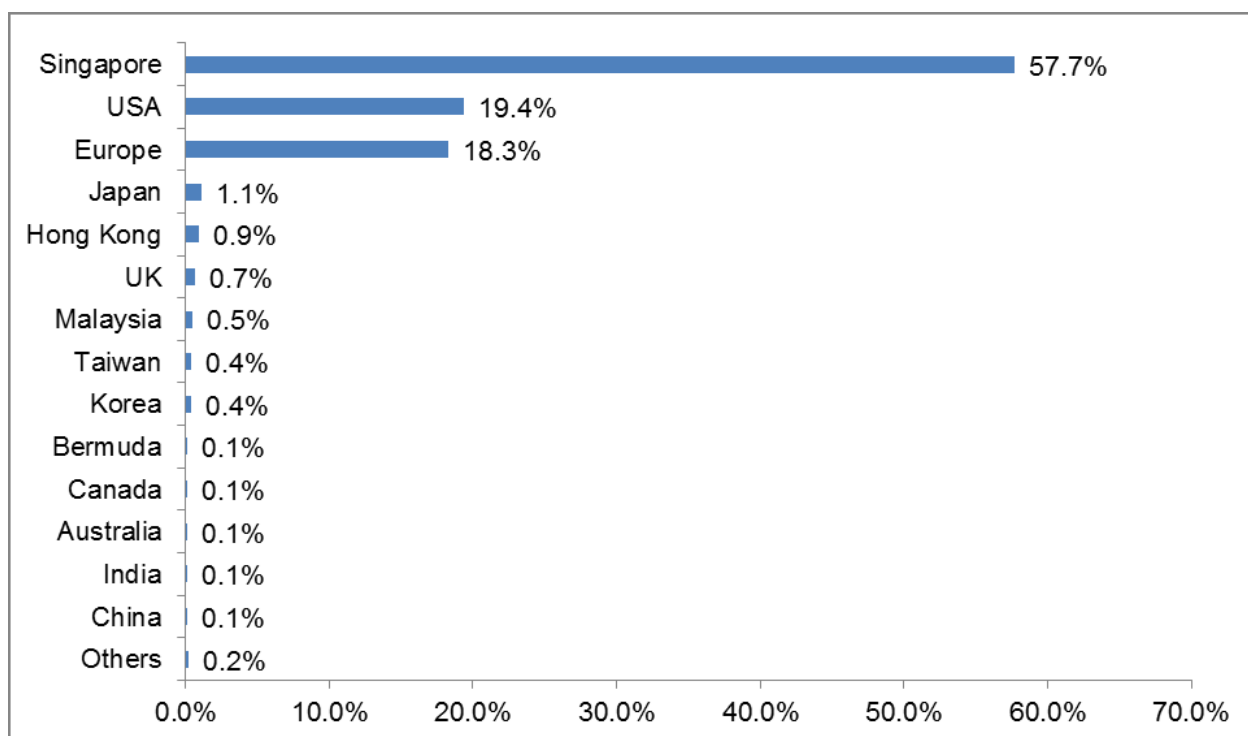


Figure 8a: Light Industrial Properties by Gross Revenue - Tenant Industry Mix

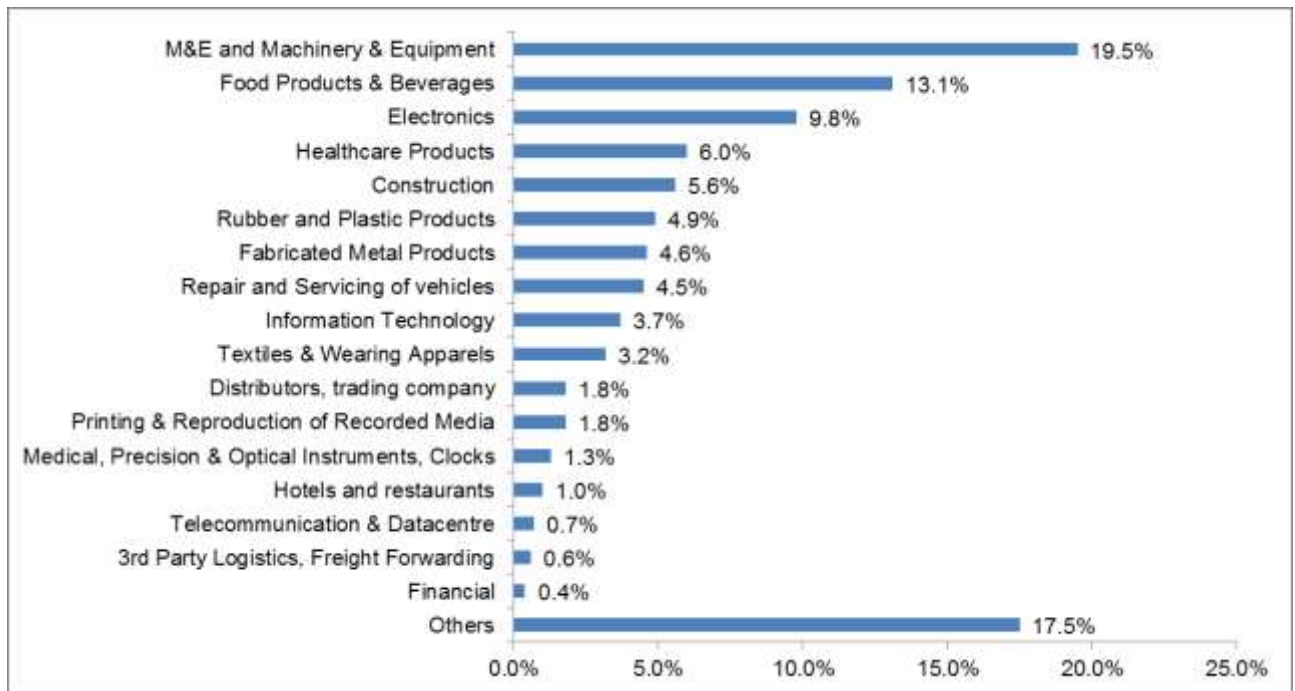


Figure 8b: Light Industrial Properties by Gross Revenue - Tenant's Country of Origin

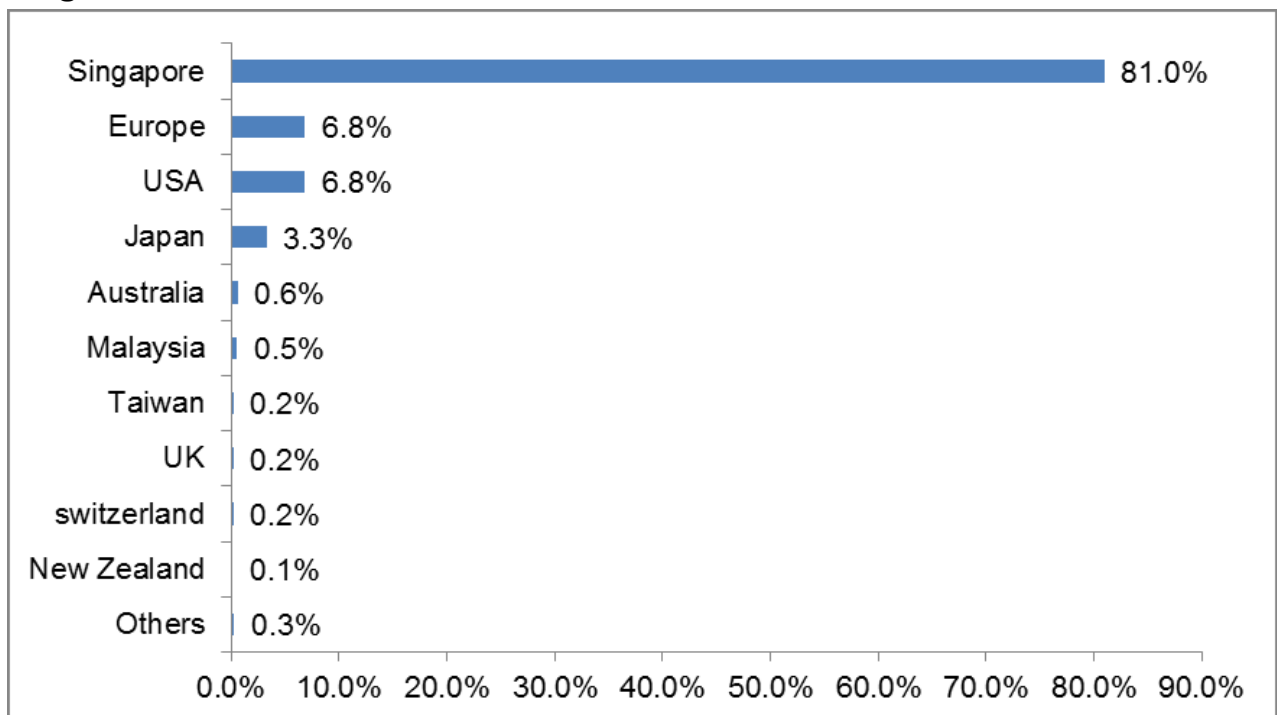


Figure 9a: Logistics & Distribution Centres by Gross Revenue – Tenant Industry Mix

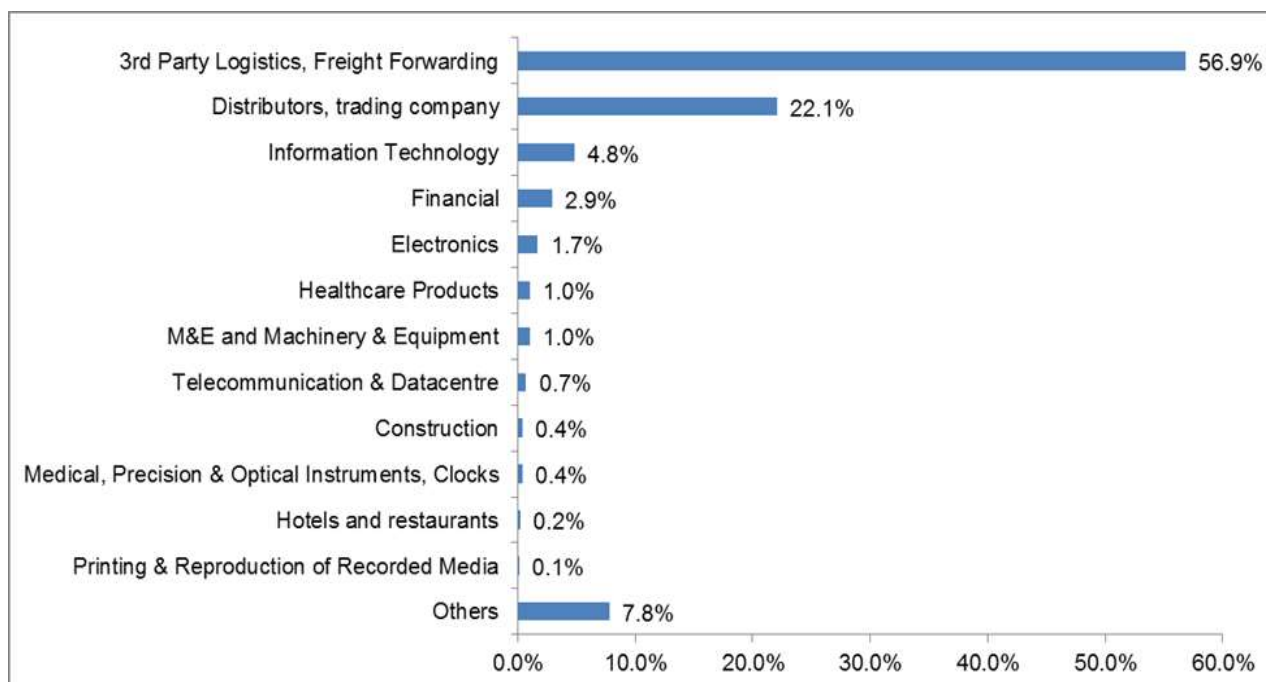


Figure 9b: Logistics & Distribution Centres by Gross Revenue - Tenant's Country of Origin

