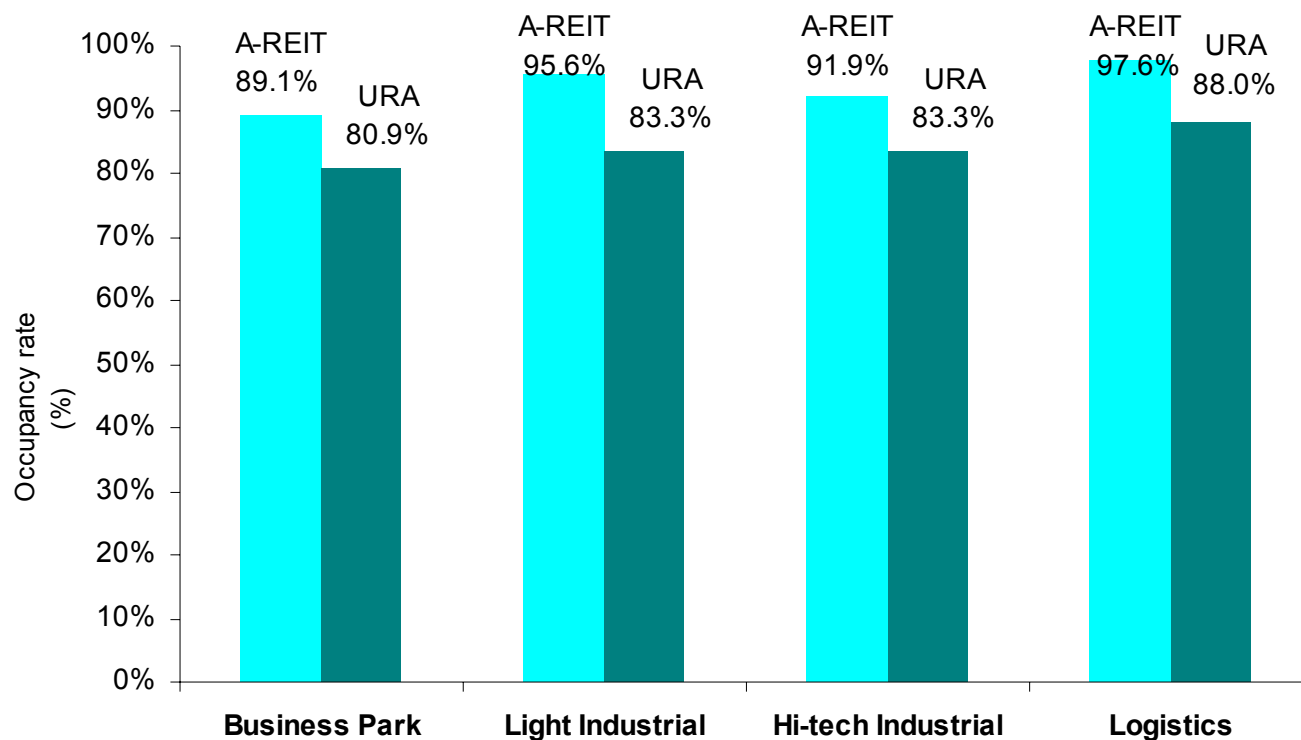




**Supplementary Information
 For 3rd Quarter ended 31 December 2005**

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Chart 1: Occupancy as at 31 December 2005 Versus URA Statistics



Notes:

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

- Business Park: PSB Science Park Building, Ness Building, Techquest, Telepark, Honeywell Building, Ulro Building & Science Park Properties: The Alpha, The Aries, The Capricorn and The Gemini.
- Light Industrial: 11 Tampines St 92, 37A Tampines St 92, AEM-Everttech Building, Autron Building, BBR Building, Cityneon Design Centre, Da Vinci Building, Exklusiv Centre, Ghim Li Building, Hamilton Sundstrand Building, Hoya Building, Hyflux Building, MSL Building, NNB Industrial Building, OSIM HQ Building, Progen Building, SB Building, Steel Industries Building, Techplace I & II, Volex Building and Weltech Building.
- Hi-tech Industrial: 1 Jalan Kilang, Infineon Building, KA Centre, KA Place, Kim Chuan Telecommunications Complex, Pacific Tech Centre, Siemens Center, Techlink, Techpoint, Techview and Wisma Gulab.
- Logistics: 1 Changi South Lane, C&P Logistics Hub, Changi Logistics Centre, Freight Links (Changi) Building, Freight Links (Toh Guan) Building, IDS Logistics Corporate HQ, JEL Centre, LogisHub@Clementi, 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 September 2005 www.ura.gov.sg and Ascendas-MGM Funds Management Limited as at 31 December 2005

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

		Net Lettable Area (sqm)	Occy as at 31 Dec 05	Occy as at 30 Sep 05	Occy as at 30 Jun 05
	Business Park (Including Science Park)				
1.	The Alpha	16,829	72.2%	72.0%	65.6%
2.	The Aries	11,579	96.1%	95.3%	93.6%
3.	The Capricorn	20,361	86.5%	86.9%	91.4%
4.	The Gemini	22,761	65.2%	70.3%	66.2%
5.	Honeywell Building	14,635	100.0%	100.0%	97.6%
6.	PSB Science Park Building	21,689	100.0%	-	-
7.	Ness Building	8,073	100.0%	-	-
8.	Telepark	24,252	100.0%	100.0%	100.0%
9.	Techquest	6,277	80.9%	-	-
10.	Ultron Building	10,127	100.0%	100.0%	100.0%
	Light Industrial				
11.	11 Tampines St 92	7,546	90.8%	-	-
12.	37A Tampines St 92	9,604	100.0%	-	-
13.	AEM-Evertech Building	11,799	100.0%	100.0%	100.0%
14.	Autron Building	8,329	100.0%	100.0%	100.0%
15.	BBR Building	5,421	100.0%	100.0%	100.0%
16.	Cityneon Design Centre	9,779	100.0%	-	-
17.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
18.	Exklusiv Centre	10,513	100.0%	100.0%	100.0%
19.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
20.	Hamilton Sundstrand Building	16,744	100.0%	-	-
21.	Hoya Building	5,092	100.0%	-	-
22.	Hyflux Building	16,980	100.0%	100.0%	100.0%
23.	MSL Building	8,082	89.4%	89.4%	89.4%
24.	NNB Industrial Building	9,794	100.0%	-	-
25.	OSIM Building	15,068	100.0%	100.0%	100.0%
26.	Progen Building	17,267	100.0%	100.0%	100.0%
27.	SB Building	11,895	100.0%	100.0%	100.0%

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

		Net Lettable Area (sqm)	Occy as at 31 Dec 05	Occy as at 30 Sep 05	Occy as at 30 Jun 05
	Light Industrial				
28.	Steel Industries Building	11,254	100.0%	100.0%	100.0%
29.	Techplace I	59,024	85.1%	84.6%	84.3%
30.	Techplace II	68,560	93.1%	93.1%	94.3%
31.	Volex Building	8,000	100.0%	100.0%	100.0%
32.	Weltech Building	6,509	100.0%	100.0%	100.0%
	Hi-tech Industrial				
33.	1 Jalan Kilang	6,025	92.2%	-	-
34.	Infineon Building	27,278	100.0%	100.0%	100.0%
35.	KA Centre	12,806	55.5%	54.8%	58.3%
36.	KA Place	6,812	43.2%	36.2%	36.2%
37.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
38.	Pacific Tech Centre	19,657	90.3%	83.3%	-
39.	Siemens Center	27,781	100.0%	100.0%	100.0%
40.	Techlink	31,577	88.1%	88.1%	87.3%
41.	Techpoint	40,290	97.0%	95.3%	95.3%
42.	Techview	37,061	91.9%	-	-
43.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
	Logistics				
44.	1 Changi South Lane	22,897	100.0%	-	-
45.	Xilin Districentre Building A & B (previously known as CG Aerospace Building)	20,785	100.0%	100.0%	100.0%
46.	Xilin Districentre Building C (previously known as 7 Changi South Street 2)	13,660	100.0%	100.0%	100.0%
47.	Xilin Districentre Building D (previously known as Fedex Building)	14,358	100.0%	100.0%	100.0%
48.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
49.	Changi Logistics Centre	39,362	95.1%	94.7%	94.3%
50.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
51.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
52.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
53.	JEL Centre	9,494	100.0%	-	-

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

		Net Lettable Area (sqm)	Occy as at 31 Dec 05	Occy as at 30 Sep 05	Occy as at 30 Jun 05
	Logistics				
54.	LogisHub@Clementi	22,481	80.2%	-	-
55.	MacDermid Building	4,321	100.0%	100.0%	100.0%
56.	Nan Wah Building	16,159	70.4%	93.4%	93.4%
57.	SENKEE Logistics Hub	28,421	100.0%	100.0%	-
58.	Trivec Building	27,224	100.0%	100.0%	100.0%
59.	TT International Tradepark	42,765	100.0%	100.0%	100.0%
	Portfolio Total	1,197,375	94.7%	94.9%	94.8%

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005.

Table 2 : A-REIT rental rates for the three months ended 31 December 2005

	A-REIT* (psm per month)	JTC** 2005 (psm per month)
Business park (science park)	\$24.73	\$17.75- \$24.85
Light Industrial park (centrally located)	\$13.23	\$10.10 - \$14.45
Hi-tech industrial space	\$20.31	\$11.25 - \$23.40
Logistics/Warehouse	\$14.45	\$13.18***

Sources:

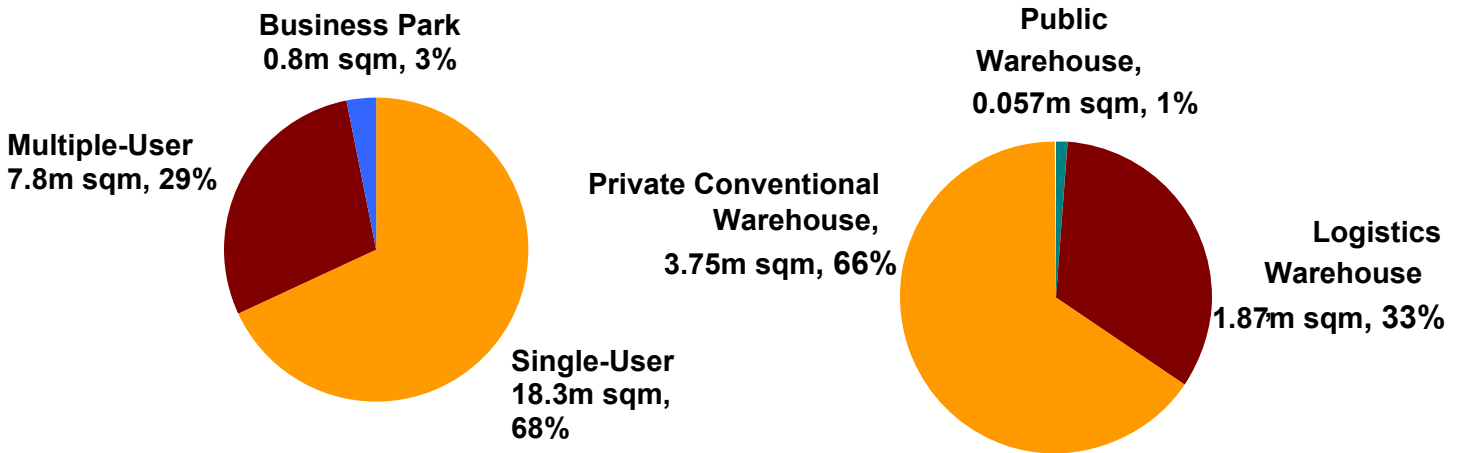
*A-REIT's rates are based on an average of gross rentals for new leases and renewals.

**JTC-Jurong Town Corporation Official Statistics www.jtc.gov.sg - based on posted rates released wef from 1 January 2006.

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

Logistics rental figure is inclusive of office space committed at Changi Logistics Centre.

Chart 2 : Existing supply of 26.9m sqm (industrial space) and 5.7 million sqm (logistics and distribution centres space)

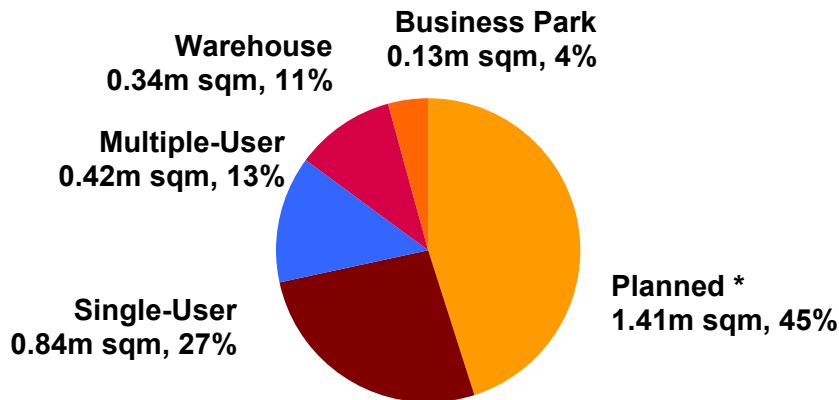


A-REIT properties are competing in a niche market consisting of 26.9 million square metres stock which is made up of business park (0.8 million square metres) and multiple-user facilities (7.8 million sq m). 18.3 million sq m of single-user space presents opportunities for buy and lease-back.

A-REIT sees potential size of investment grade space of about 6 - 7 million sqm in industrial space (about 25%) and about 2.8 million sqm in logistics and distribution space.

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

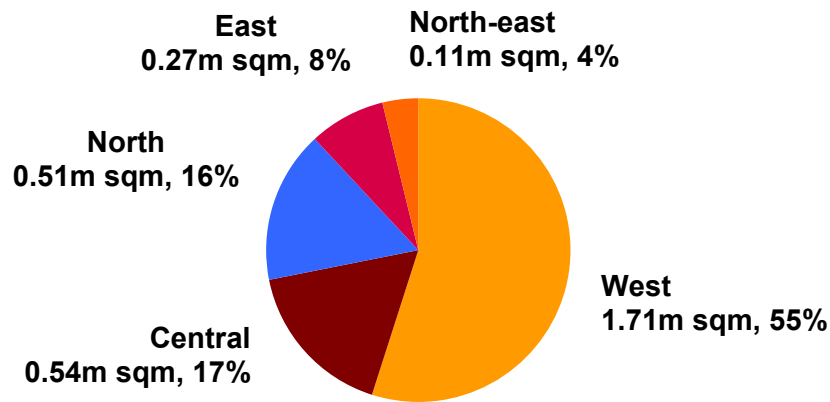
Chart 3: Only 54% of the potential industrial and logistics and distribution centres supply of 3.1m sqm is under construction and the majority (27%) is for single-users.



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

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

Chart 4 : 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 September 2005 www.ura.gov.sg

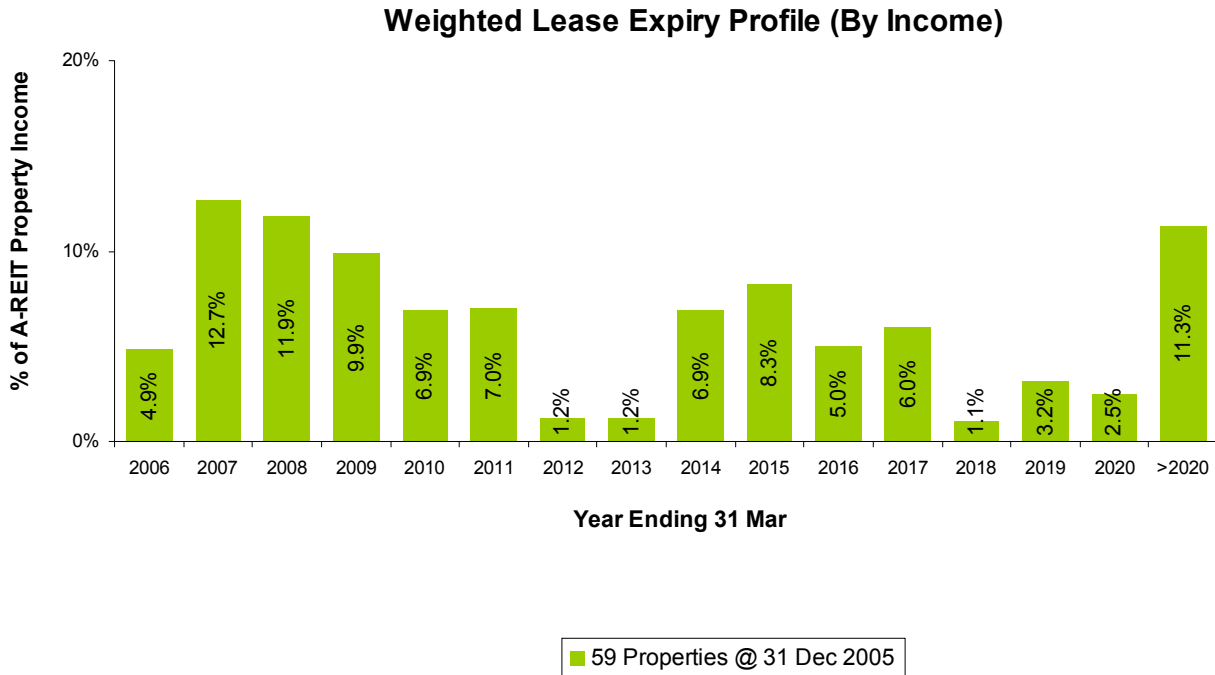
Table 3 : Property Performance

Net Property Income for half year ended 31 December 2005

Properties	Year-to-date FY 2005/06 Actual S\$m	3Q FY 2005/06 Actual S\$m	3Q FY 2004/05 Actual S\$m	Fav/(Unfav) Variance S\$m
<u>Business Park Properties</u>				
Gross Revenue	35.4	12.5	7.2	5.3
Property Operating Expenses	8.7	3.3	2.1	(1.2)
Net Property Income	26.7	9.2	5.1	4.1
<u>Hi-Tech Industrial Properties</u>				
Gross Revenue	43.6	17.5	6.6	10.9
Property Operating Expenses	12.1	5.3	2.6	(2.7)
Net Property Income	31.5	12.2	4.0	8.2
<u>Light Industrial Properties</u>				
Gross Revenue	36.6	13.3	8.0	5.3
Property Operating Expenses	8.2	3.3	1.9	(1.4)
Net Property Income	28.4	10.0	6.1	3.9
<u>Logistics Properties</u>				
Gross Revenue	47.7	17.9	11.8	6.1
Property Operating Expenses	7.5	3.0	2.8	(0.2)
Net Property Income	40.2	14.9	9.0	5.9
<u>Total</u>				
Gross Revenue	163.3	61.2	33.6	27.6
Property Operating Expenses	36.5	14.9	9.4	(5.5)
Net Property Income	126.8	46.3	24.2	22.1

Source : Ascendas-MGM Funds Management Limited

Chart 5 : A-REIT Lease Expiry Profile by Gross Rental Income

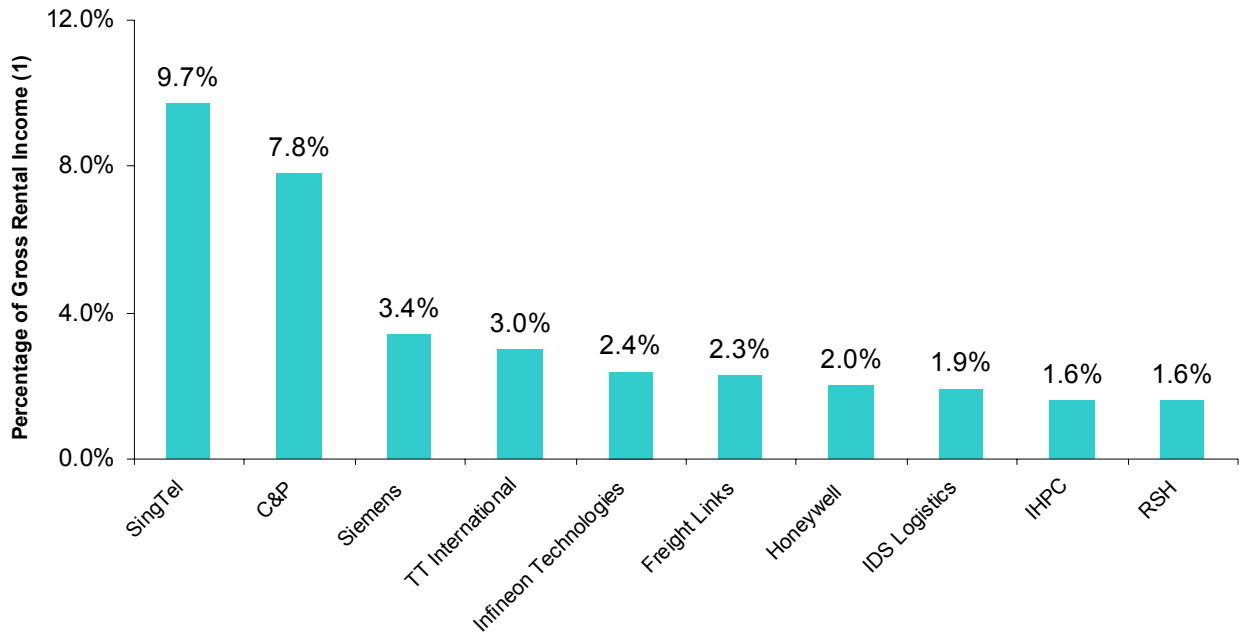


Source: Ascendas-MGM Funds Management Limited as at 31 December 2005

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

- The A-REIT profile is based on 59 properties.
- The portfolio contains a diverse range of properties with over 680 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.

Chart 6 : Top 10 tenants in A-REIT's portfolio



Note:

(1) Calculated on the basis of each tenant's percentage contribution to total Gross Rental Income for the month ended 31 December 2005.

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005

Chart 7 : Deferred Payments in A-REIT's Portfolio

Property	Acquisition Date as at 31 Dec 05	Deferred Amount (\$ m) as at 31 Dec 05	Purchase Price (\$ m)
TT International Tradepark	Mar 04	8.80	92.00
Siemens Center	Mar 04	12.25	65.75
SB Building	Nov 04	3.80	17.80
Exklusiv Centre	Nov 04	0.90	44.82
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	2.00	30.63
1 Jalan Kilang	Oct 05	1.83	18.70
11 Tampines St 92	Oct 05	4.25	16.80
GRAND TOTAL		67.31	596.60

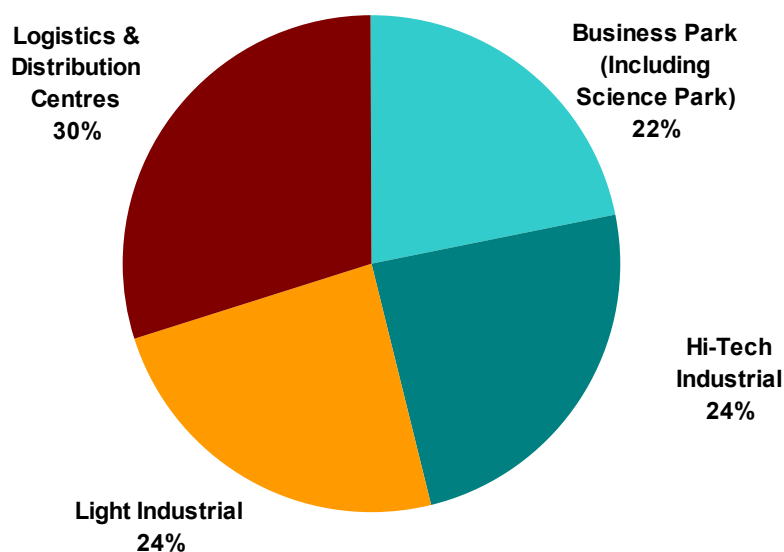
Total Assets as at 31 December 2005

\$2,,667.63 m

% of deferred amount in relation to total assets

2.5%

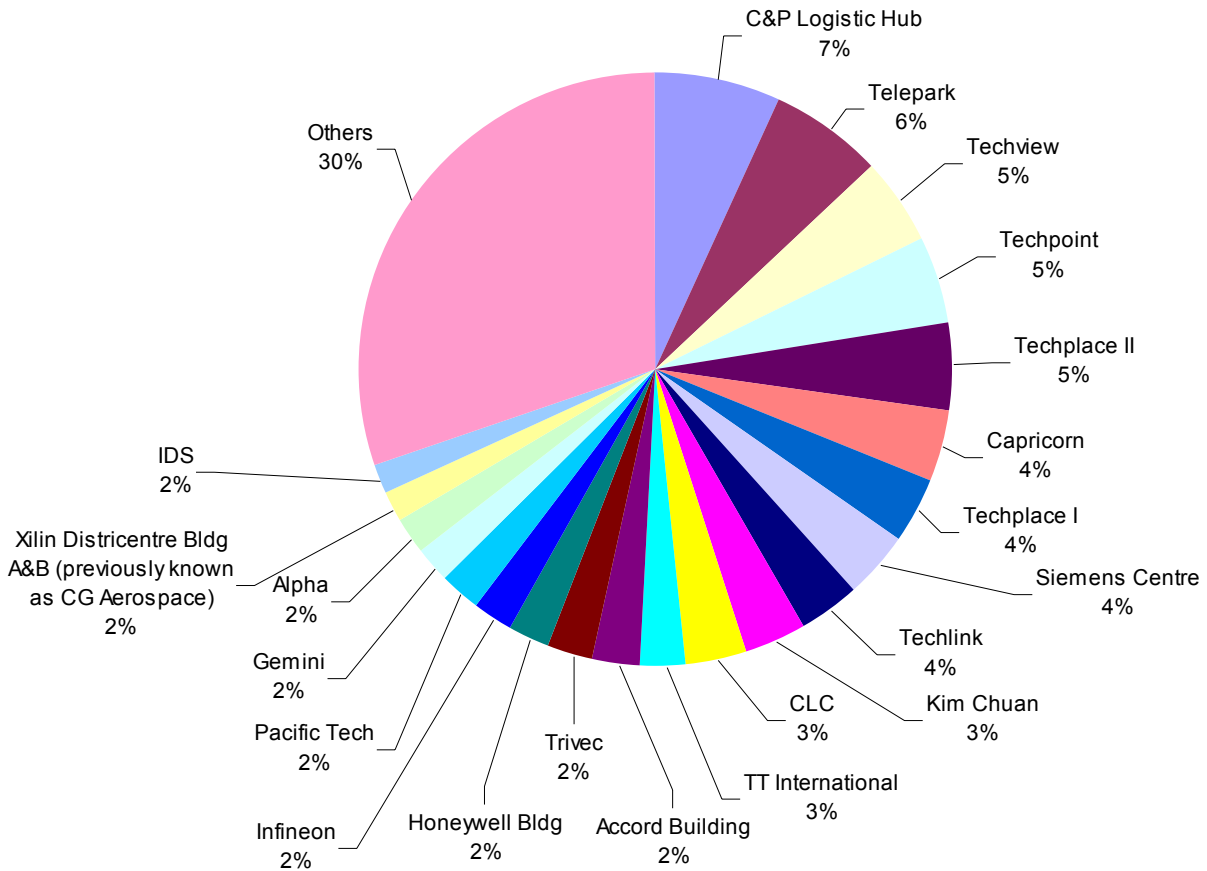
Chart 8 : Diversification of A-REIT's portfolio by value



Source: Ascendas-MGM Funds Management Limited as at 31 December 2005.

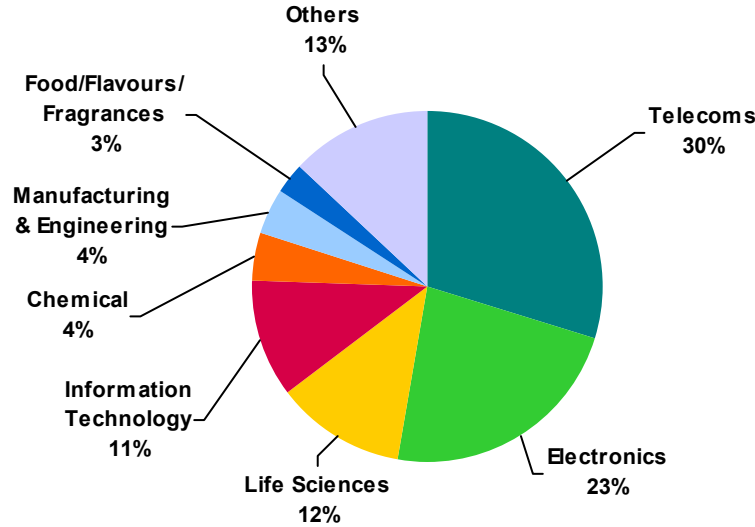
Chart 9 : Reduced reliance on any one property

Property Contribution by Monthly Gross Revenue



Source: Ascendas-MGM Funds Management Limited as at 31 December 2005.

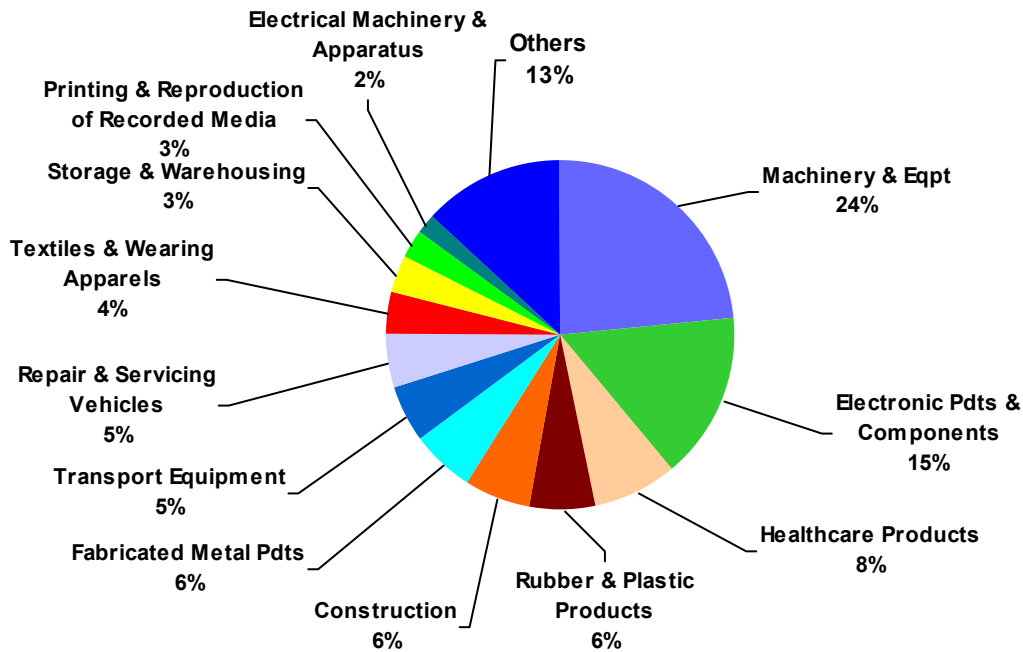
Chart 10 : Business Park Properties tenant sectors by gross rental income



Notes:

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005.

Chart 11 : Light Industrial Properties tenant sectors by gross rental income

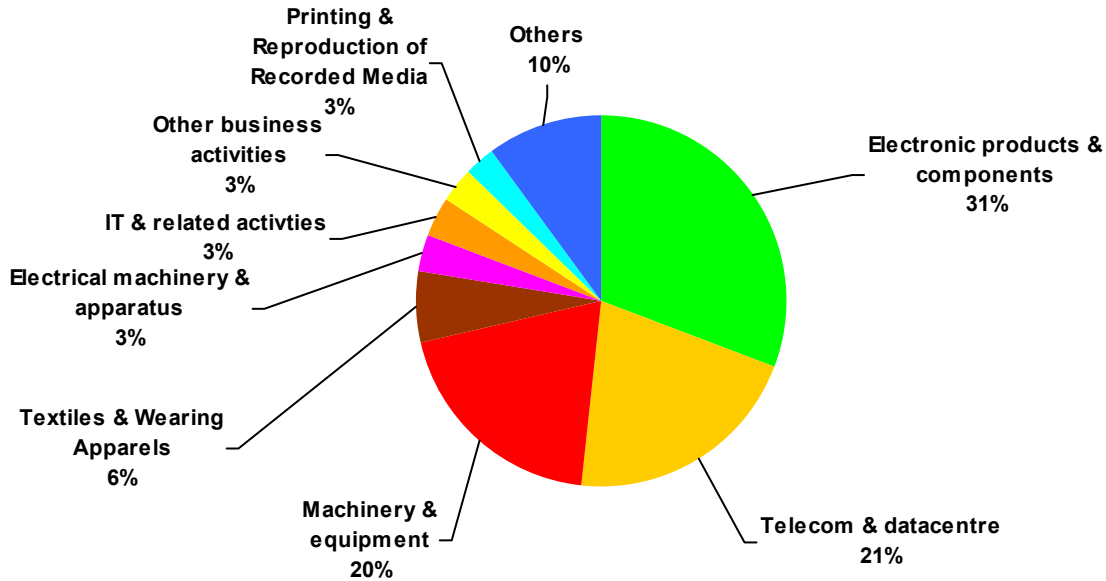


Notes:

- (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, non metallic materials and other business activities.

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005.

Chart 12 : Hi-Tech Industrial Properties tenants sectors by gross rental income

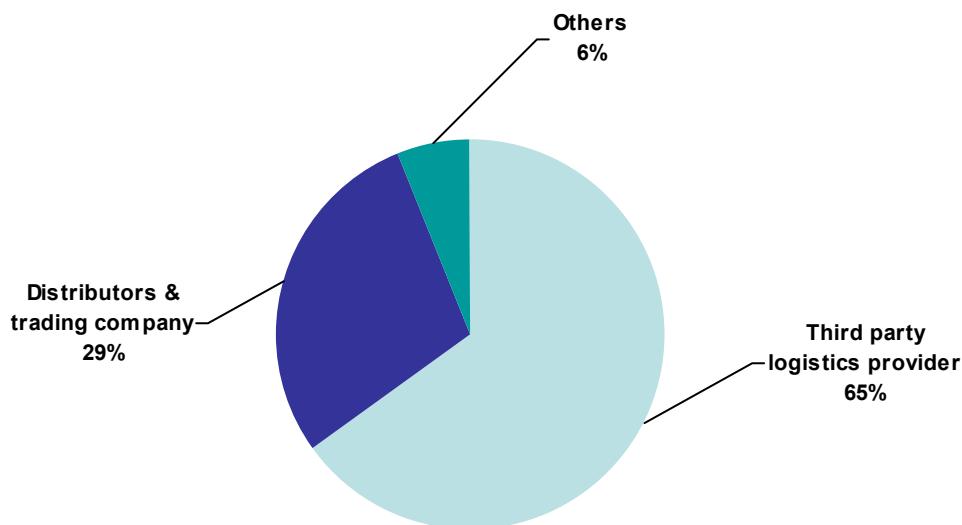


Note:

(1) Others include Furniture & Manufacturing NEC, Construction, Transport Equipment, Supporting & Auxiliary Transport Activities, Medical, Precision & Optical Instruments, Clocks, and Rubber & Plastic products.

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005

Chart 13 : Logistics Properties tenants sectors by gross rental income



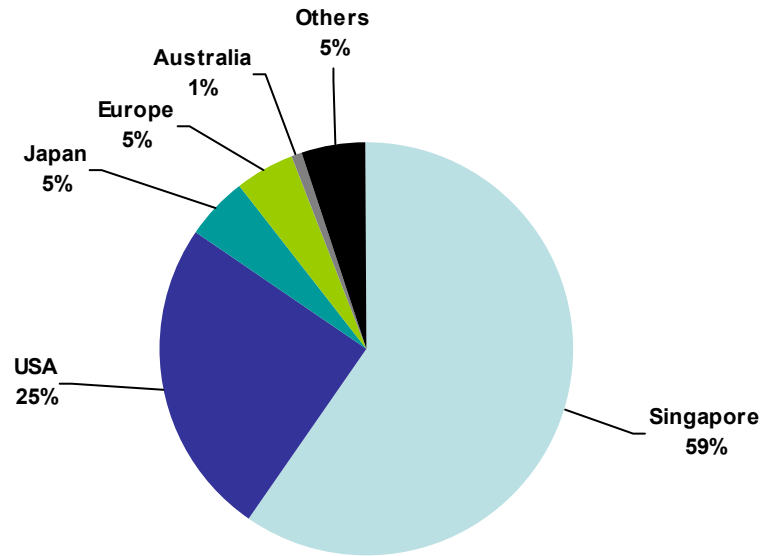
Note:

(1) Third Party Logistics provide freight forwarding and shipping.

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

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005

Chart 14 : Business Park Properties tenants' country of origin

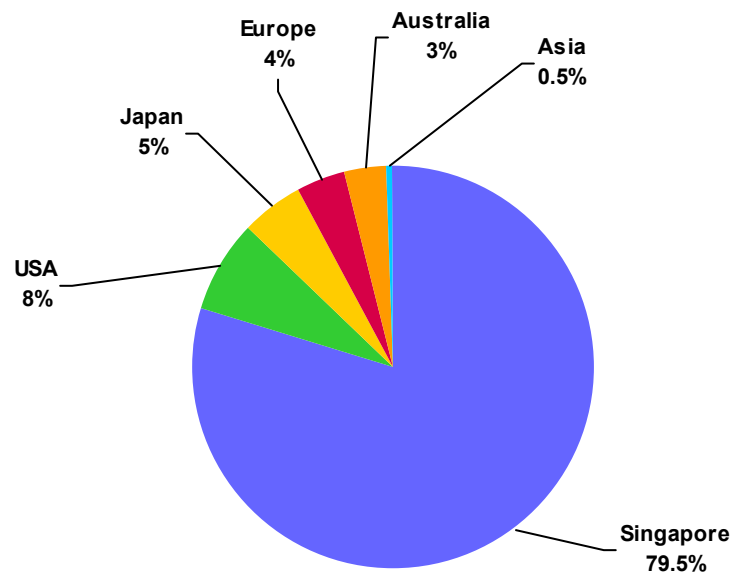


Note:

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

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005

Chart 15 : Light Industrial Properties tenants' country of origin



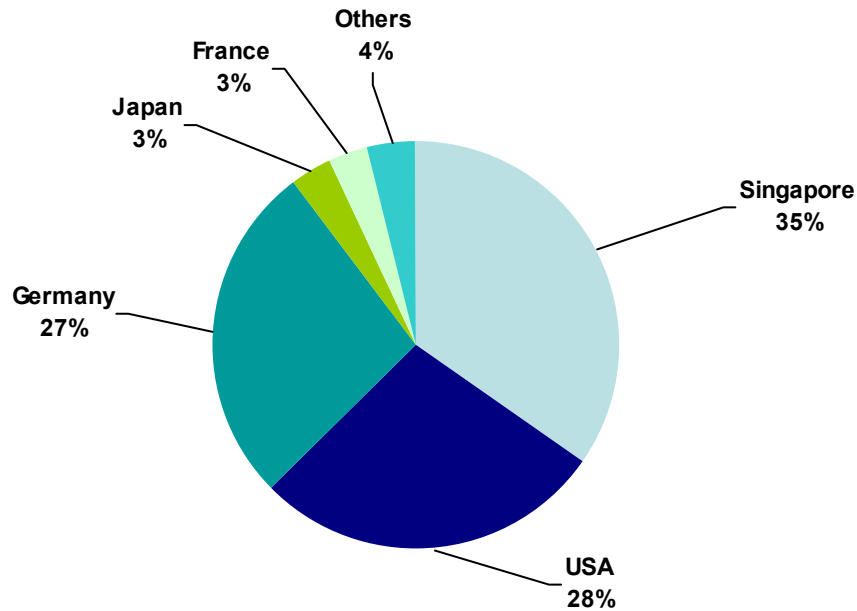
Notes:

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

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

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005

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

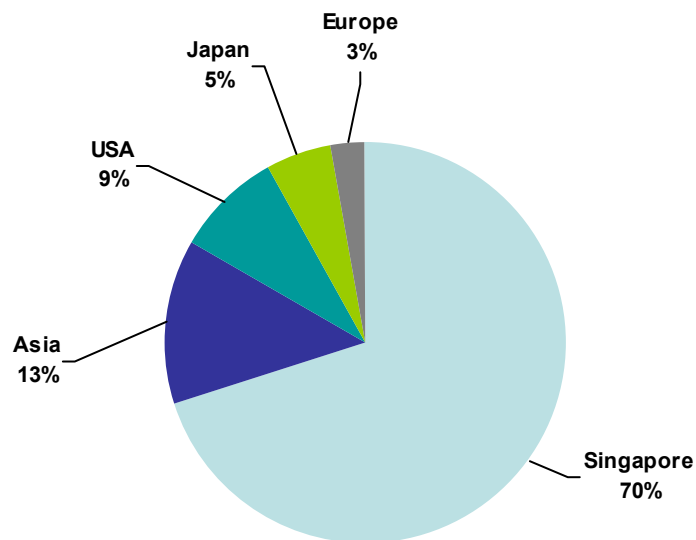


Note:

(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 31 December 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 and UK.

Source: Ascendas-MGM Funds Management Limited as at 31 December 2005