



Supplementary Information For three months ended 31 December 2012

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

A.	SINGLE-TENANTED BUILDINGS	Net lettable area (sqm)	Occupancy as at		
			31 Dec 12	30 Sep 12	30 Jun 12
	Science Parks				
1.	PSB Building	21,689	100.0%	100.0%	100.0%
	Business Parks				
2.	31 International Business Park	51,917	100.0%	100.0%	100.0%
3.	DBS Asia Hub	32,104	100.0%	100.0%	100.0%
	Light Industrial				
4.	Osim HQ Building	15,068	100.0%	100.0%	100.0%
5.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
6.	SB Building	11,895	100.0%	100.0%	100.0%
7.	Volex Building	8,000	100.0%	100.0%	100.0%
8.	52 Serangoon North Ave 4	11,799	100.0%	100.0%	100.0%
9.	Hyflux Building	16,980	100.0%	100.0%	100.0%
10.	Weltech Building	6,509	100.0%	100.0%	100.0%
11.	BBR Building	5,421	100.0%	100.0%	100.0%
12.	Hoya Building	6,282	100.0%	100.0%	100.0%
13.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
14.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
15.	Hamilton Sunstrand Building	16,744	100.0%	100.0%	100.0%
16.	Thales Building	7,772	100.0%	100.0%	100.0%
17.	Aztech Building	13,807	100.0%	100.0%	100.0%
18.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
19.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
20.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
21.	11 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
22.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
23.	9 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
24.	SKP Industrial Building	12,069	100.0%	100.0%	100.0%
25.	31 Joo Koon Circle	14,635	100.0%	100.0%	100.0%
26.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
	Hi-Tech Industrial (Data Centres)				
27.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
28.	38A Kim Chuan Road	32,885	100.0%	100.0%	100.0%
	Hi-Tech Industrial				
29.	Infineon Building	27,278	100.0%	100.0%	100.0%
30.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
31.	138 Depot Road	26,485	100.0%	100.0%	100.0%
32.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
33.	CGGVeritas Hub	8,671	100.0%	100.0%	100.0%
34.	30 Tampines Industrial Ave 3	9,593	100.0%	100.0%	100.0%
	Logistics & Distribution Centres				
35.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
36.	C&P Logistics Hub	128,020	100.0%	100.0%	100.0%
37.	MacDermid Building	5,085	100.0%	100.0%	100.0%
38.	SENKEE Logistics Hub	71,748	100.0%	100.0%	100.0%

39.	JEL Centre	9,494	100.0%	100.0%	100.0%
40.	Logistics 21	47,616	100.0%	100.0%	100.0%
41.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
42.	Sim Siang Choon Building	12,981	100.0%	100.0%	100.0%
43.	71 Alps Ave	11,627	100.0%	100.0%	100.0%
44.	15 Changi North Way	28,974	100.0%	100.0%	100.0%
45.	90 Alps Avenue	26,277	100.0%	100.0%	100.0%
	Warehouse Retail Facilities				
46.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
47.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
	Sub-total for Single-tenanted Buildings	966,855	100.0%	100.0%	100.0%

B.	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Dec 12	30 Sep 12	30 Jun 12
	Science Parks				
1.	The Alpha	20,129	84.2%	86.0%	92.7%
2.	The Aries	11,683	95.6%	91.9%	92.7%
3.	The Capricorn	20,542	88.8%	87.4%	96.9%
4.	The Gemini	22,856	96.9%	96.7%	94.3%
5.	Rutherford & Science Hub	18,472	81.1%	81.9%	79.2%
6.	Neuros & Immunos	26,202	99.9%	99.9%	99.3%
7.	Cintech I	10,531	93.1%	93.1%	93.1%
8.	Cintech II	7,915	91.4%	93.0%	93.0%
9.	Cintech III & IV	18,593	94.2%	93.2%	93.7%
	Business Parks				
10.	Honeywell Building	14,475	90.2%	95.2%	89.3%
11.	HansaPoint@CBP	16,988	100.0%	100.0%	100.0%
12.	1,3,5 Changi Business Park Crescent	62,669	98.1%	98.7%	98.7%
13.	3 Changi Business Park Vista	15,316	98.1%	95.0%	95.0%
14.	1 Changi Business Park Ave 1	10,127	100.0%	100.0%	100.0%
15.	Acer Building	21,149	94.1%	94.1%	94.1%
16.	iQuest @ IBP	9,454	85.9%	80.2%	80.2%
17.	Techquest	6,545	62.3%	70.5%	65.4%
18.	13 International Business Park	7,189	60.3%	60.3%	60.3%
19.	Nordic European Centre	22,263	87.9%	83.3%	83.8%
	Hi-tech Industrial (Data Centre)				
20.	Telepark	24,717	100.0%	100.0%	100.0%
	Hi-tech Industrial				
21.	Techlink	34,542	93.9%	93.3%	92.2%
22.	Siemens Center	27,781	98.9%	100.0%	100.0%
23.	Techpoint	41,628	96.2%	94.0%	93.0%
24.	KA Centre	13,555	98.8%	96.9%	98.1%
25.	KA Place	6,652	93.7%	96.9%	96.9%
26.	Pacific Tech Centre	19,619	90.6%	88.1%	86.2%
27.	Techview	37,811	87.2%	74.0%	66.3%
28.	1 Jalan Kilang	6,083	100.0%	100.0%	100.0%
29.	50 Kallang Avenue	14,196	77.9%	73.6%	79.5%
30.	Corporation Place	58,065	75.4%	75.3%	79.6%
31.	10 Toh Guan Road	43,007	35.2% ¹	34.7%	67.9%

¹ As at date of announcement, about 8,833 sqm of space is under offer to a prospective tenant. Occupancy is expected to increase to 55.8% when the offer is accepted.

	Light Industrial				
32.	Techplace I	59,596	96.3%	94.9%	93.3%
33.	Techplace II	76,067	97.4%	97.2%	97.6%
34.	27 Ubi Road 4	7,227	94.0%	100.0%	100.0%
35.	Tampines Biz-Hub	14,494	86.3%	78.7%	84.5%
36.	Ubi Biz-Hub	10,725	100.0%	100.0%	100.0%
37.	84 Genting Lane	9,774	100.0%	100.0%	100.0%
38.	Steel Industries Building	11,273	100.0%	100.0%	100.0%
39.	Progen Building	16,609	100.0%	100.0%	100.0%
40.	3 Tai Seng Drive	12,208	97.4%	94.5%	97.5%
41.	53 Serangoon North Ave 4	7,779	95.5%	95.5%	93.2%
42.	FoodAxis @ Senoko	44,439	56.4% ²	51.2%	37.2%
	Logistics & Distribution Centres				
43.	LogisTech	27,554	93.4%	93.2%	93.2%
44.	Changi Logistics Centre	39,611	97.2%	98.5%	98.8%
45.	Nan Wah Building	15,858	97.9%	97.9%	97.9%
46.	Xilin Districentre Building A & B	20,788	100.0%	100.0%	100.0%
47.	Xilin Districentre Building D	14,236	100.0%	100.0%	54.1%
48.	LogisHub@Clementi	23,071	95.2%	95.2%	95.6%
49.	1 Changi South Lane	23,528	100.0%	100.0%	100.0%
50.	Pioneer Hub	81,103	100.0%	100.0%	100.0%
51.	Xilin Districentre Building C	13,280	87.3%	87.3%	87.3%
52.	9 Changi South Street 3	24,197	60.1% ³	89.2%	89.2%
53.	5 Toh Guan Road East	23,723	62.0% ⁴	100.0%	100.0%
54.	6 Pioneer Walk	20,094	100.0%	100.0%	100.0%
	AREIT Beijing				
55.	Ascendas Z-link	27,450	100.0%	100.0%	100.0%
	Sub-total for Multi-tenanted Buildings	1,295,438	89.6%	89.6%	90.1%
	Subtotal (A) + (B)	2,262,293	94.0%	94.3%	94.6%

² As at the date of this announcement, FoodAxis @ Senoko has a committed occupancy of 68.2%.

³ 3Q FY12/13 lettable area includes an additional 7,900 sqm from the completion of asset enhancement in December 2012. The Manager has successfully leased 2,012 sqm (25.4%) of this newly created space and is in active negotiation for the balance of the space. As at the date of this announcement, 9 Changi South Street 3 has a committed occupancy of 68.4%.

⁴ 5 Toh Guan Road East was converted to a multi-tenanted building in December 2012

Table 2: A-REIT gross rental rates for the three months ended 31 December 2012

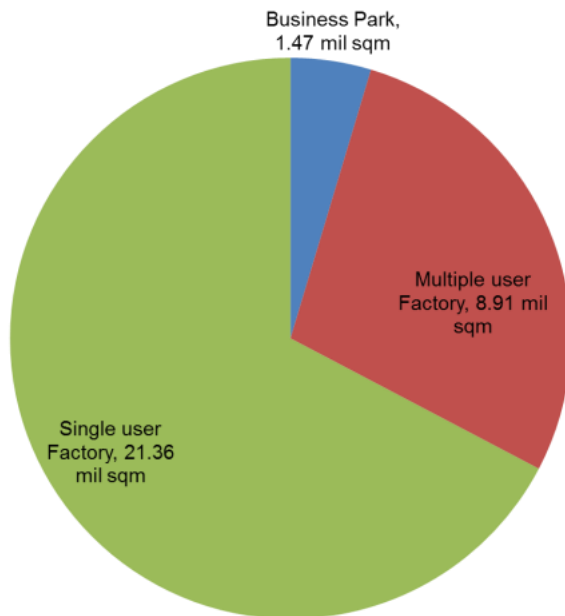
Gross Rental Rates (S\$ psf per month)				
Sector	A-REIT's (psf per month)			Market⁽¹⁾ (psf per month)
	Range	Weighted Average⁽²⁾	Median	
Business & Science Park	\$2.70 - \$4.40	\$3.58	\$3.75	\$4.10
Hi-tech Industrial	\$2.10 - \$3.70	\$2.74	\$2.80	\$2.88
Light Industrial & Flatted Factories	\$1.42 - \$2.15	\$1.66	\$1.62	\$1.94 ⁽³⁾
Logistics & Distribution Centres	\$1.04 - \$1.70	\$1.43	\$1.50	\$1.79 ⁽⁴⁾

Notes:

- (1) Source : URA 3Q 2012 for business park rental, CBRE Market View Singapore 3Q 2012 for hi-tech industrial rental, 4Q 2012 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

Figure 3: Existing industrial space stock of 39.01 million sqm of which 7.3 million sqm is logistics and distribution centres

Industrial space stock
(excluding logistics
& distribution centres)



Logistics & Distribution Centres

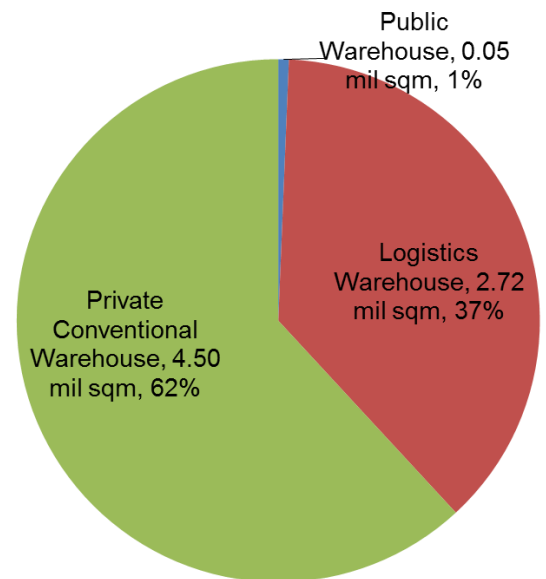


Table 4: Sector Performance

Net Property Income for 3 months ended 31 December 2012

Properties	3Q FY12/13 ⁽¹⁾ S\$m	3Q FY11/12 ⁽¹⁾ S\$m	3Q FY12/13 vs 3Q FY11/12 Variance S\$m
<u>Business & Science Park Properties</u>			
Gross Revenue	49.1	46.1	3.0 ⁽²⁾
Property Operating Expenses	16.0	13.7	2.3
Net Property Income	33.1	32.4	0.7
<u>Hi-Tech Industrial Properties</u>			
Gross Revenue	41.7	31.3	10.4 ⁽²⁾
Property Operating Expenses	12.8	9.6	3.2
Net Property Income	28.9	21.7	7.2
<u>Light Industrial Properties</u>			
Gross Revenue	22.9	20.5	2.4
Property Operating Expenses	5.4	4.6	0.8
Net Property Income	17.5	15.9	1.6
<u>Logistics Properties</u>			
Gross Revenue	27.7	26.1	1.6
Property Operating Expenses	5.8	5.0	0.8
Net Property Income	21.9	21.1	0.8
<u>Warehouse Retail Facilities</u>			
Gross Revenue	3.8	3.3	0.5
Property Operating Expenses	0.5	0.5	-
Net Property Income	3.3	2.8	0.5
<u>Total</u>			
Gross Revenue	145.2	127.3	17.9
Property Operating Expenses	40.5	33.4	7.1
Net Property Income	104.7	93.9	10.8

¹ Based on 102 properties as at 31 December 2012 and 97 properties as at 31 December 2011

² Increased mainly due to completion of development projects and new acquisitions in FY11/12 which have full quarter impact in the current financial period

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

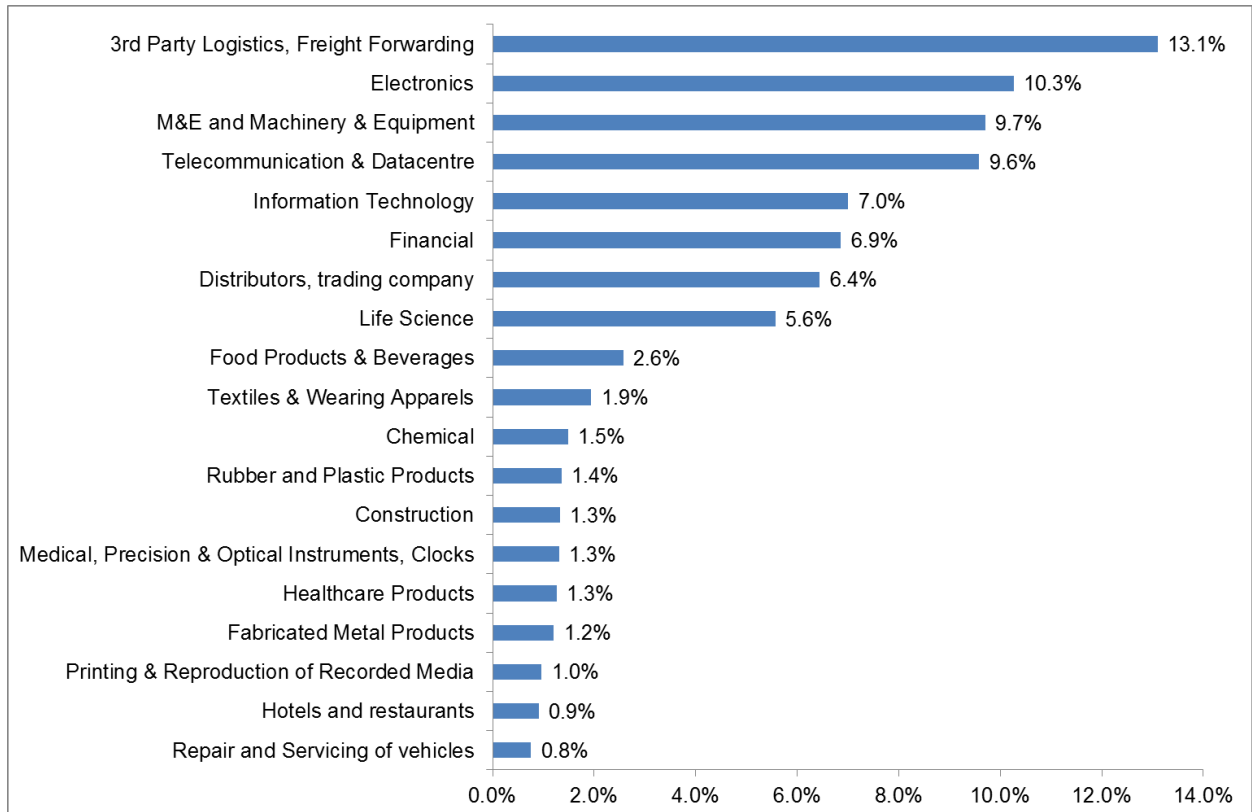


Figure 5b: A-REIT Portfolio By Gross Revenue - Tenants' Country of Origin

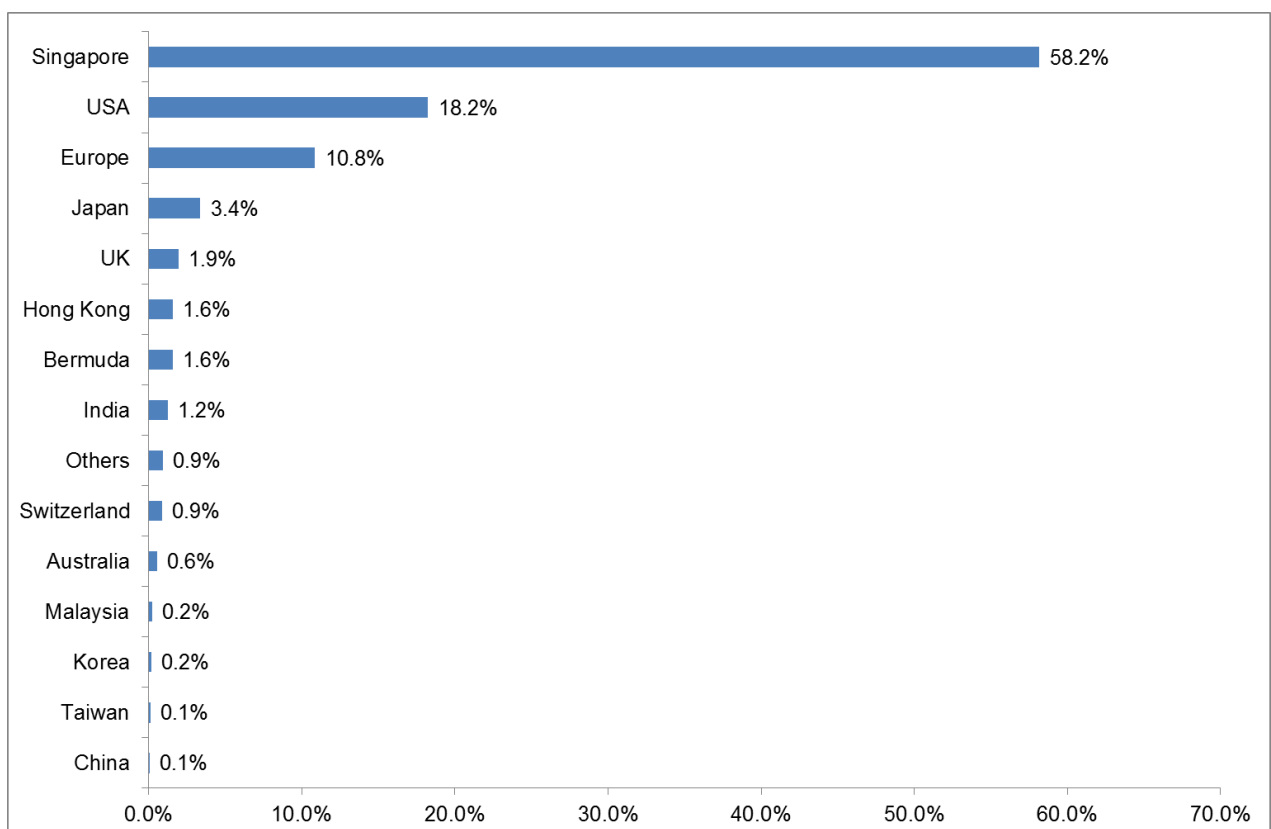


Figure 6a: Business & Science Park Properties By Gross Revenue - Tenant Industry Mix

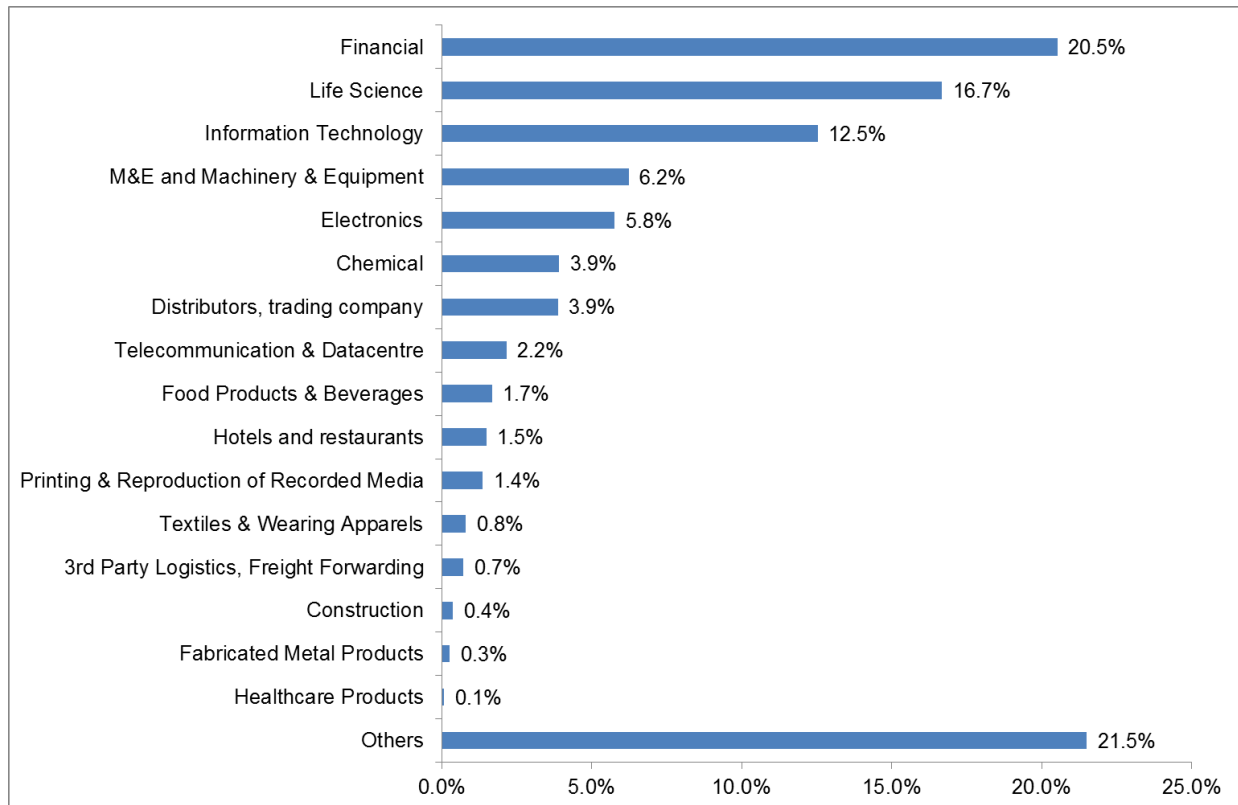


Figure 6b: Business & Science Park Properties By Gross Revenue - Tenant's country of origin

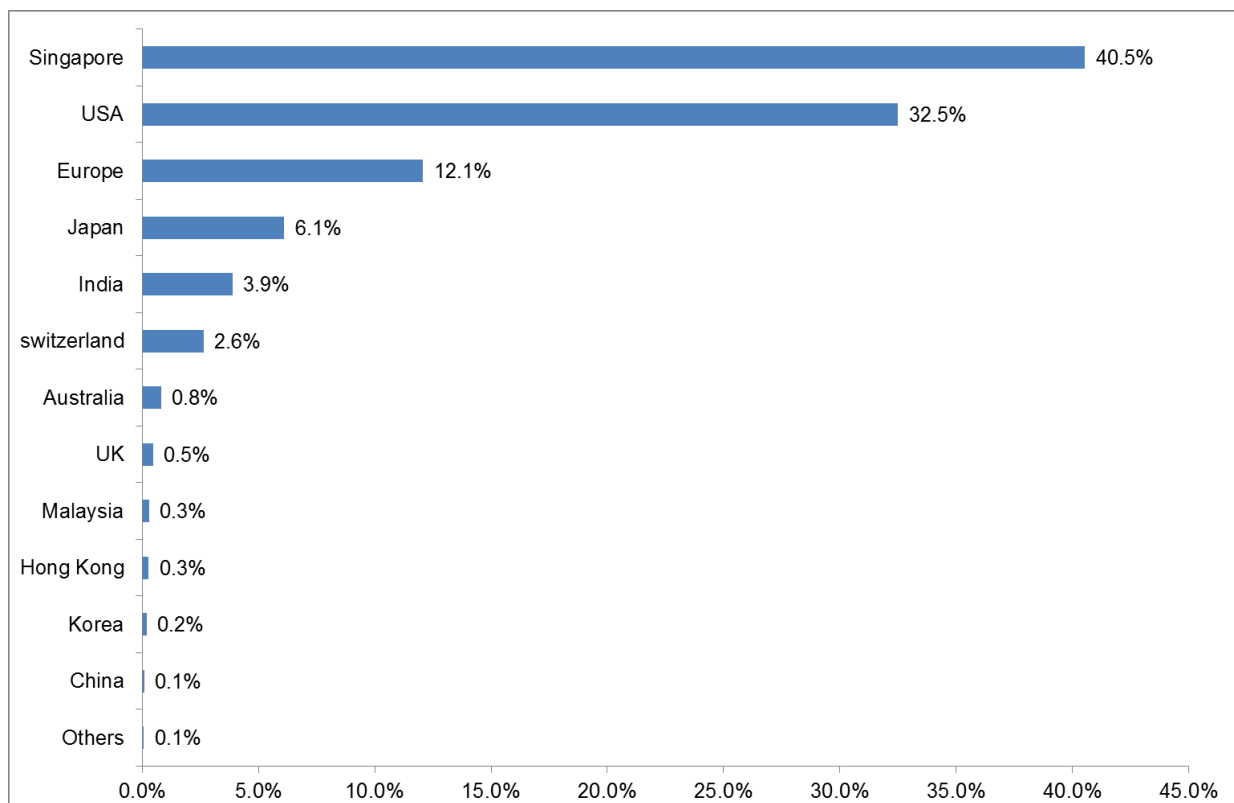


Figure 7a: Hi-Tech Industrial Properties By Gross Revenue - Tenant Industry Mix

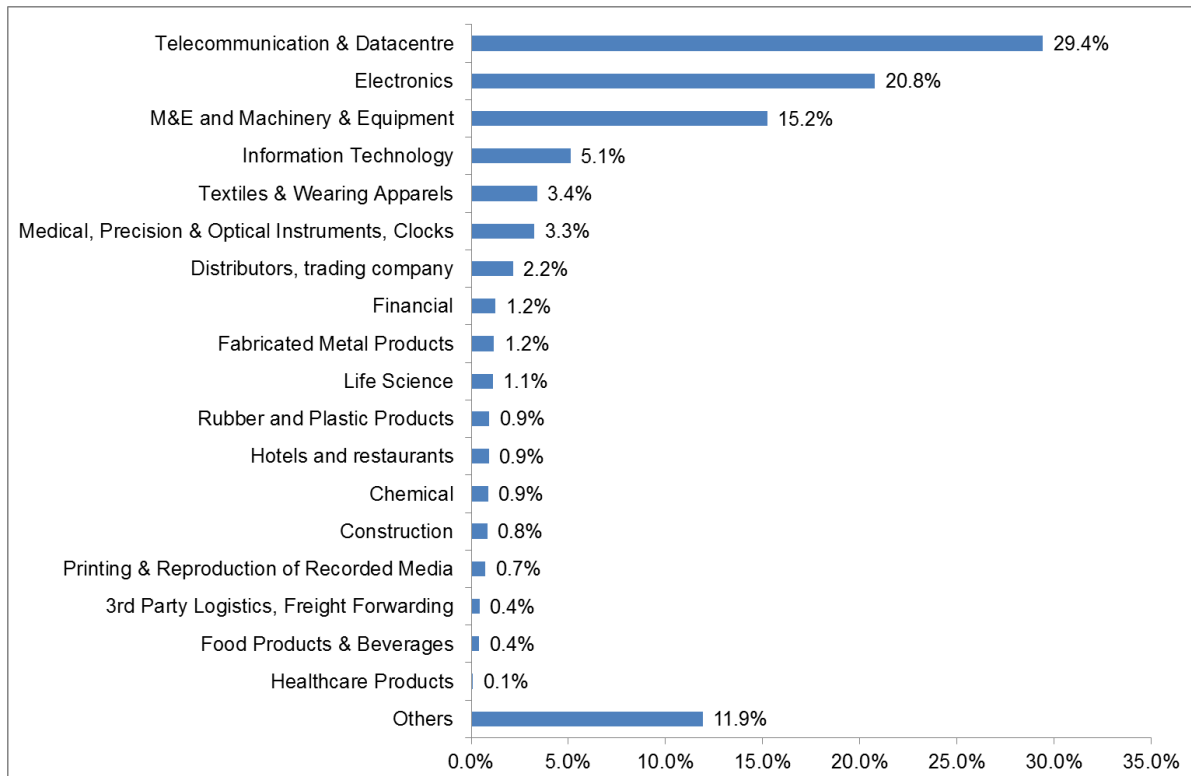


Figure 7b: Hi-Tech Industrial Properties By Gross Revenue - Tenant's country of origin

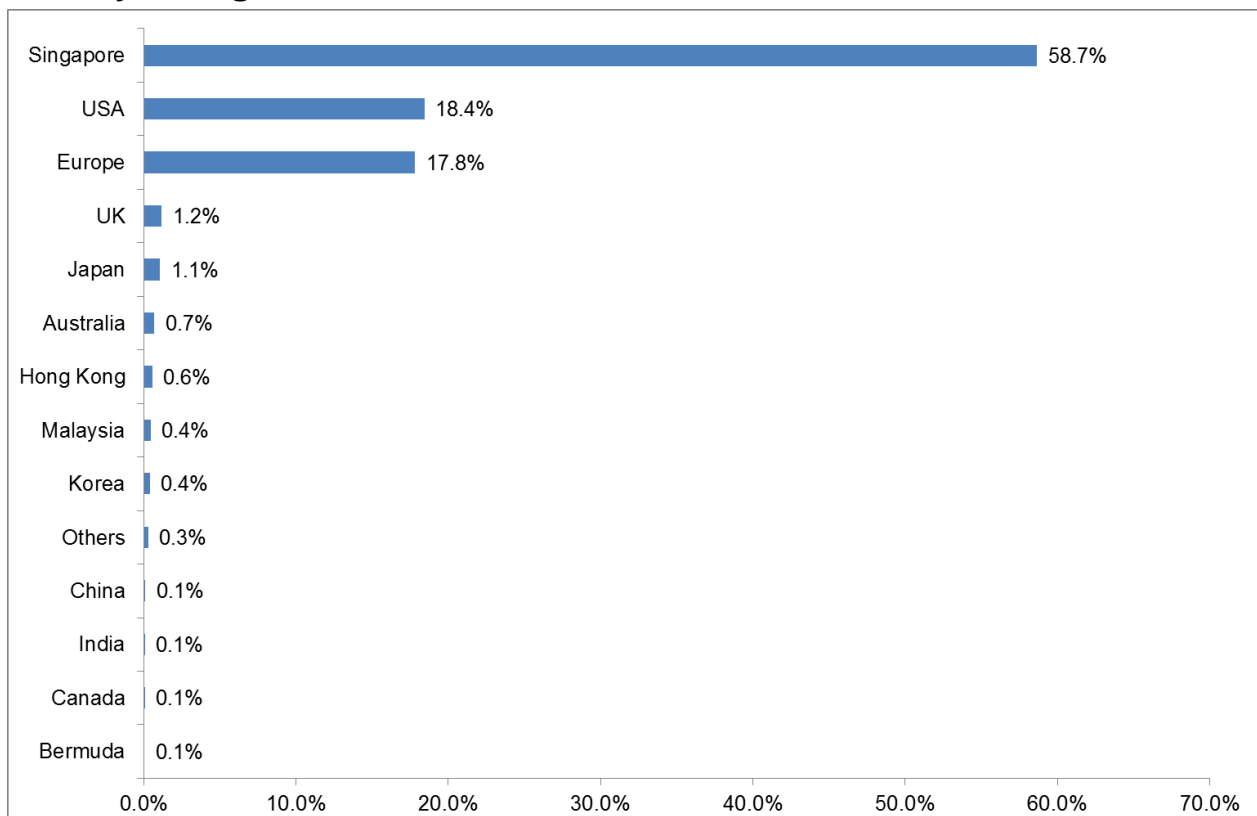


Figure 8a: Light Industrial Properties By Gross Revenue - Tenant Industry Mix

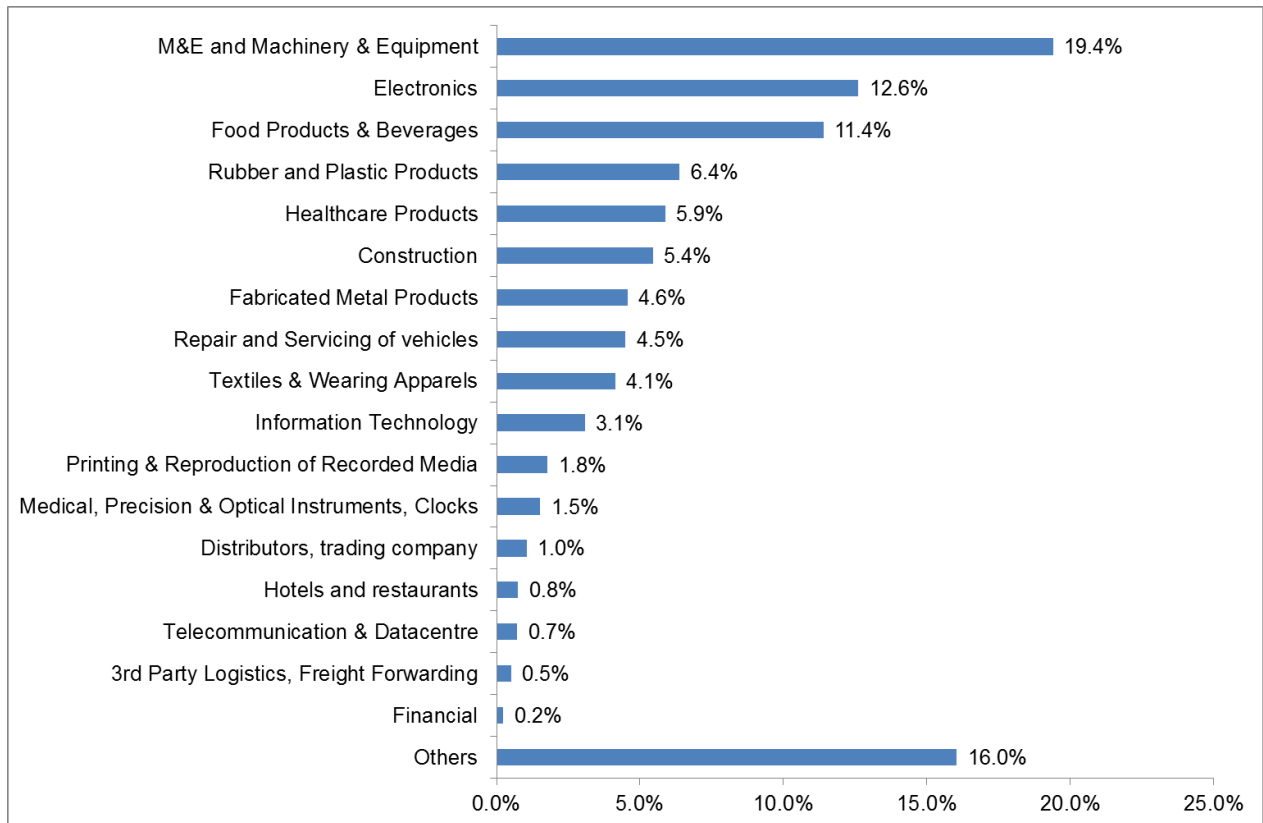


Figure 8b: Light Industrial Properties By Gross Revenue - Tenant's country of origin

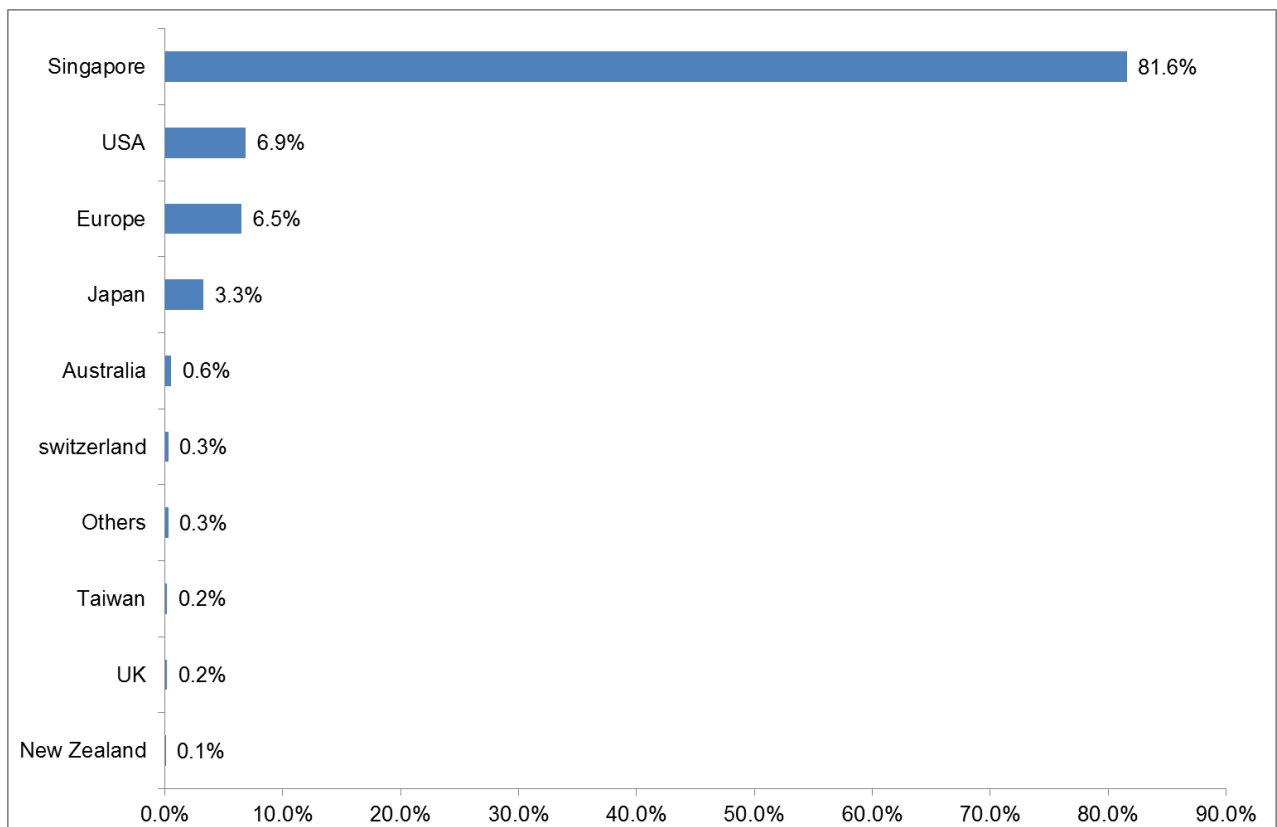


Figure 9a: Logistics & Distribution Centres - Tenant Industry Mix

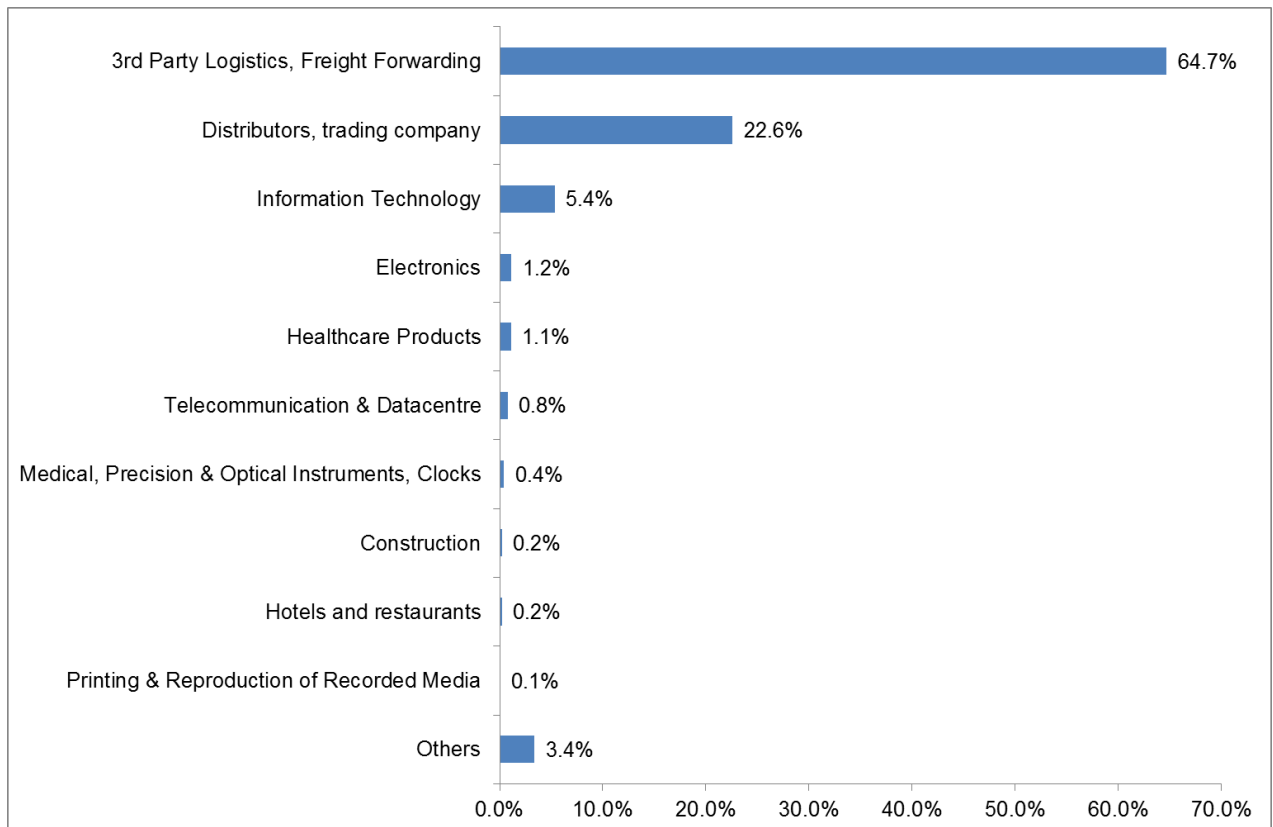


Figure 9b: Logistics & Distribution Centres By Gross Revenue - Tenant's country of origin

