



## Supplementary Information For three months ended 30 September 2012

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**Figure 1: Occupancy Rates for A-REIT's portfolio**

A.	SINGLE-TENANTED BUILDINGS	Net lettable area (sqm)	Occupancy as at		
			30 Sep 12	30 Jun 12	31 Mar 12
	<b>Science Parks</b>				
1.	PSB Building	21,689	100.0%	100.0%	100.0%
	<b>Business Parks</b>				
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%
	<b>Light Industrial</b>				
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 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 Sundstrand 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.	8 Loyang Way 1	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%
	<b>Hi-Tech Industrial (Data Centres)</b>				
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%
	<b>Hi-Tech Industrial</b>				
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%
	<b>Logistics &amp; Distribution Centres</b>				
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.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%

39.	SENKEE Logistics Hub	71,748	100.0%	100.0%	100.0%
40.	JEL Centre	9,494	100.0%	100.0%	100.0%
41.	21 Jalan Buroh	47,616	100.0%	100.0%	100.0%
42.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
43.	Goldin Building	20,094	100.0%	100.0%	100.0%
44.	Sim Siang Choon Building	12,981	100.0%	100.0%	100.0%
45.	71 Alps Ave	11,627	100.0%	100.0%	100.0%
46.	15 Changi North Way	28,974	100.0%	100.0%	100.0%
47.	90 Alps Avenue	26,277	100.0%	100.0%	n.a.
	<b>Warehouse Retail Facilities</b>				
48.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
49.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
	<b>Sub-total for Single-tenanted Buildings</b>	<b>1,010,672</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

B.	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			30 Sep 12	30 Jun 12	31 Mar 12
	<b>Science Parks</b>				
1.	The Alpha	20,129	86.0%	92.7%	93.5%
2.	The Aries	11,683	91.9%	92.7%	92.7%
3.	The Capricorn	20,542	87.4%	96.9%	98.3%
4.	The Gemini	22,856	96.7%	94.3%	94.0%
5.	Rutherford & Science Hub	18,472	81.9%	79.2%	78.5%
6.	Neuros & Immunos	26,202	99.9%	99.3%	98.9%
7.	Cintech I	10,531	93.1%	93.1%	97.9%
8.	Cintech II	7,915	93.0%	93.0%	91.4%
9.	Cintech III & IV	18,593	93.2%	93.7%	94.5%
	<b>Business Parks</b>				
10.	Honeywell Building	14,475	95.2%	89.3%	89.3%
11.	Techquest	6,545	70.5%	65.4%	73.8%
12.	iQuest @ IBP	9,454	80.2%	80.2%	74.3%
13.	HansaPoint@CBP	16,988	100.0%	100.0%	100.0%
14.	Acer Building	21,149	94.1%	94.1%	92.9%
15.	1,3,5 Changi Business Park Crescent	62,669	98.7%	98.7%	98.6%
16.	13 International Business Park	7,189	60.3%	60.3%	67.8%
17.	Nordic European Centre	22,263	83.3%	83.8%	82.4%
18.	3 Changi Business Park Vista	15,316	95.0%	95.0%	95.0%
19.	1 Changi Business Park Ave 1 <sup>1</sup>	10,127	100.0%	100.0%	100.0%
	<b>Hi-tech Industrial</b>				
20.	Techlink	34,542	93.3%	92.2%	92.2%
21.	Siemens Center	27,781	100.0%	100.0%	100.0%
22.	Techpoint	41,628	94.0%	93.0%	91.3%
23.	KA Centre	13,555	96.9%	98.1%	95.4%
24.	KA Place	6,652	96.9%	96.9%	100.0%
25.	Pacific Tech Centre	19,619	88.1%	86.2%	82.6%
26.	Techview <sup>2</sup>	37,811	74.0%	66.3%	64.4%
27.	1 Jalan Kilang	6,083	100.0%	100.0%	100.0%
28.	50 Kallang Avenue <sup>3</sup>	14,196	73.6%	79.5%	73.6%
29.	Corporation Place	58,065	75.3%	79.6%	79.6%
30.	Telepark	24,717	100.0%	100.0%	99.7%
31.	10 Toh Guan Road	42,993	34.7% <sup>4</sup>	67.9%	61.6%
	<b>Light Industrial</b>				

<sup>1</sup> 1 Changi Business Park Avenue 1, formerly known as Ulro Building, will be undergoing asset enhancement from October 2012

<sup>2</sup> As at date of announcement, Techview is 87.2% occupied.

<sup>3</sup> As at date of announcement, 50 Kallang Avenue is 79.9% occupied.

<sup>4</sup> 2QFY12/13 lettable area include an additional 20,865 sqm due to completion of Phase 2 asset enhancement in August 2012. The Manager is currently in the midst of marketing the space. Excluding this additional space, occupancy would be 67.5%

B.	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			30 Sep 12	30 Jun 12	31 Mar 12
32.	Techplace I	59,596	94.9%	93.3%	96.9%
33.	Techplace II	76,067	97.2%	97.6%	97.0%
34.	27 Ubi Road 4	7,227	100.0%	100.0%	100.0%
35.	Tampines Biz-Hub	14,494	78.7%	84.5%	78.8%
36.	Ubi Biz-Hub	10,725	100.0%	100.0%	100.0%
37.	84 Genting Lane	9,774	100.0%	100.0%	99.2%
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	94.5%	97.5%	97.5%
41.	53 Serangoon North Ave 4	7,779	95.5%	93.2%	93.2%
42.	FoodAxis @ Senoko	44,439	51.2% <sup>5</sup>	37.2%	20.0%
	<b>Logistics &amp; Distribution Centres</b>				
43.	LogisTech	27,554	93.2%	93.2%	84.5%
44.	Changi Logistics Centre	39,611	98.5%	98.8%	98.5%
45.	Nan Wah Building	15,858	97.9%	97.9%	100.0%
46.	Xilin Districentre Building A & B	20,788	100.0%	100.0%	100.0%
47.	Xilin Districentre Building D	14,236	100.0%	54.1%	93.4%
48.	LogisHub@Clementi	23,071	95.2%	95.6%	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 St 3	16,332	89.2%	89.2%	88.8%
	<b>AREIT Beijing</b>				
53.	Ascendas Z-link	27,450	100.0%	100.0%	100.0%
	<b>Sub-total for Multi-tenanted Buildings</b>	<b>1,243,742</b>	<b>89.6%</b>	<b>90.1%</b>	<b>89.5%</b>
	<b>Subtotal (A) + (B)</b>	<b>2,254,413</b>	<b>94.3%</b>	<b>94.6%</b>	<b>94.3%</b>

<sup>5</sup> At date of announcement, FoodAxis@Senoko has a committed occupancy of 58.8%.

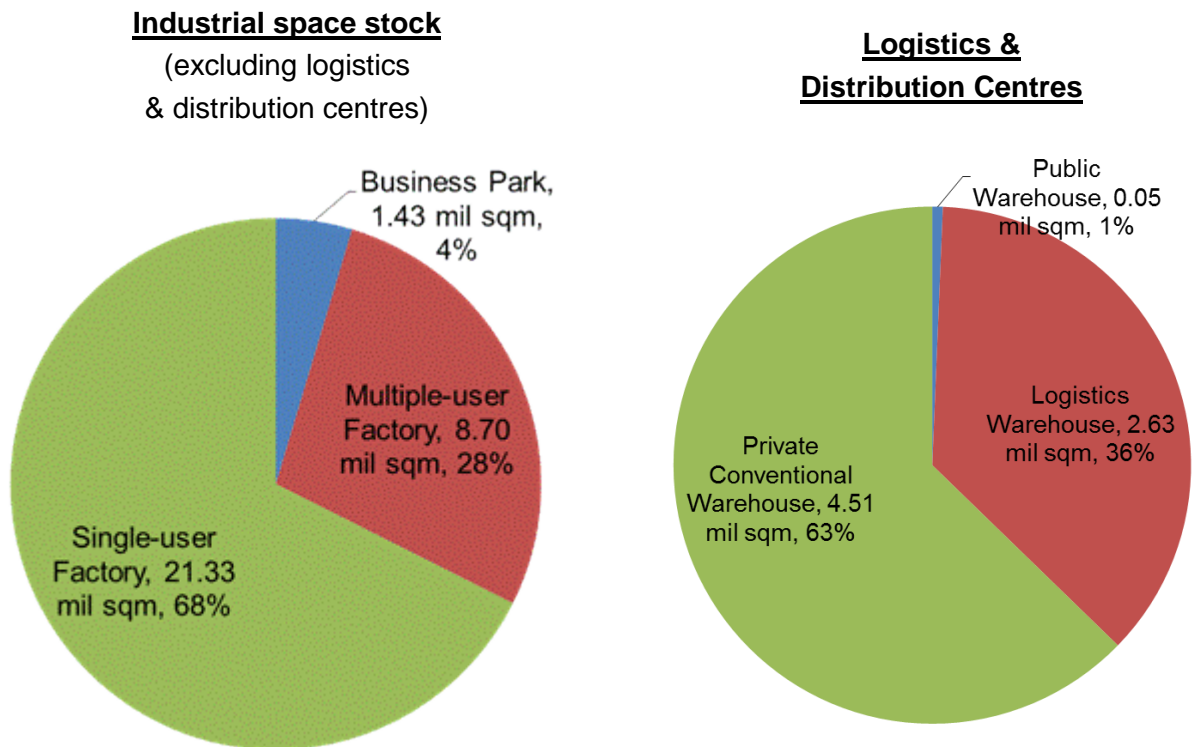
**Figure 2: A-REIT average gross rental rates for the three months ended 30 September 2012**

Average Gross Rental Rates (S\$ psf per month)				
Sector	A-REIT's (psf per month)			Market <sup>(1)</sup> (psf per month)
	Range	Weighted Average <sup>(2)</sup>	Median	
Business & Science Park	\$1.58 <sup>(3)</sup> - \$4.95	\$4.39	\$3.75	\$3.90
Hi-tech Industrial	\$2.00 - \$3.67	\$2.65	\$2.71	\$3.00
Light Industrial & Flatted Factories	\$1.44 - \$2.20	\$1.66	\$1.60	\$1.94 <sup>(4)</sup>
Logistics & Distribution Centres	\$1.40 - \$1.55	\$1.50	\$1.48	\$1.79 <sup>(5)</sup>

Notes:

- (1) Source : URA 2Q 2012 Report for business park rental, DTZ 3Q2012 Press Release for Hi-Tech Industrial rental. CBRE Market View Singapore 3Q2012 for light industrial and logistics rental. CBRE Market View Singapore 3Q2012 did not provide an update on hi-tech industrial rental
- (2) A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals
- (3) S\$1.58 psf per month was due to the renewal of an anchor tenant based on a pre-agreed rate determined during the acquisition of the property
- (4) S\$1.95 psf per month for ground floor space. S\$1.58 psf per month achieved for upper floor space
- (5) 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 38.9 million sqm of which 7.2 million sqm is logistics and distribution centres**



## Figure 4: Sector Performance

Net Property Income for 3 months ended 30 September 2012

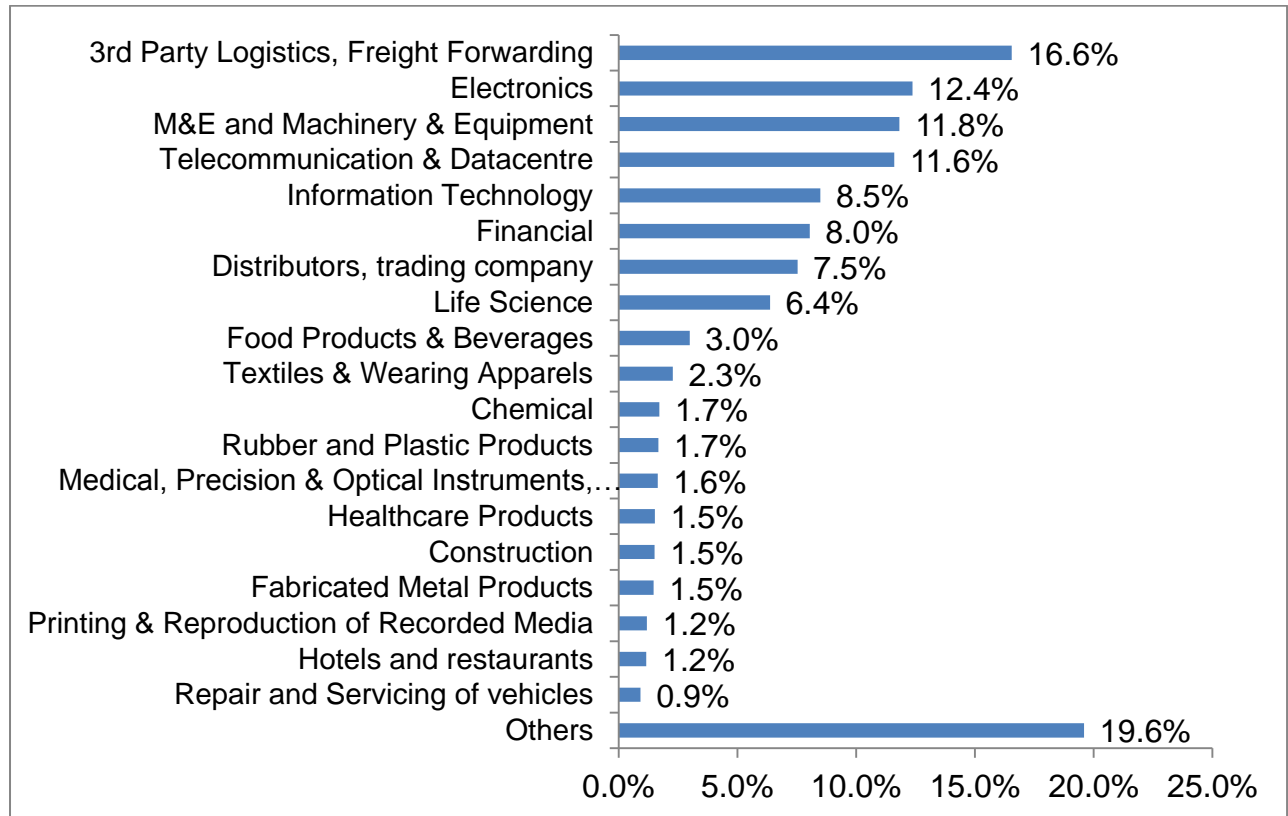
Properties	2Q FY12/13 <sup>(1)</sup> S\$m	2Q FY11/12 <sup>(1)</sup> S\$m	2Q FY12/13 vs 2Q FY11/12 Variance S\$m
<b><u>Business Park Properties</u></b>			
Gross Revenue	48.9	42.4	6.5 <sup>(2)</sup>
Property Operating Expenses	16.0	11.7	4.3
Net Property Income	32.9	30.7	2.2
<b><u>Hi-Tech Industrial Properties</u></b>			
Gross Revenue	40.6	28.4	12.2 <sup>(2)</sup>
Property Operating Expenses	12.6	7.9	4.7
Net Property Income	28.0	20.5	7.5
<b><u>Light Industrial Properties</u></b>			
Gross Revenue	22.2	20.3	1.9
Property Operating Expenses	5.2	4.7	0.5
Net Property Income	17.0	15.6	1.4
<b><u>Logistics Properties</u></b>			
Gross Revenue	27.9	27.4	0.5
Property Operating Expenses	6.1	6.3	(0.2)
Net Property Income	21.8	21.1	0.7
<b><u>Warehouse Retail Facilities</u></b>			
Gross Revenue	3.7	3.2	0.5
Property Operating Expenses	0.5	0.5	-
Net Property Income	3.2	2.7	0.5
<b><u>Total</u></b>			
Gross Revenue	143.3	121.7	21.6
Property Operating Expenses	40.4	31.1	9.3
Net Property Income	102.9	90.6	12.3

<sup>1</sup> Based on 102 properties as at 30 September 2012 and 94 properties as at 30 September 2011

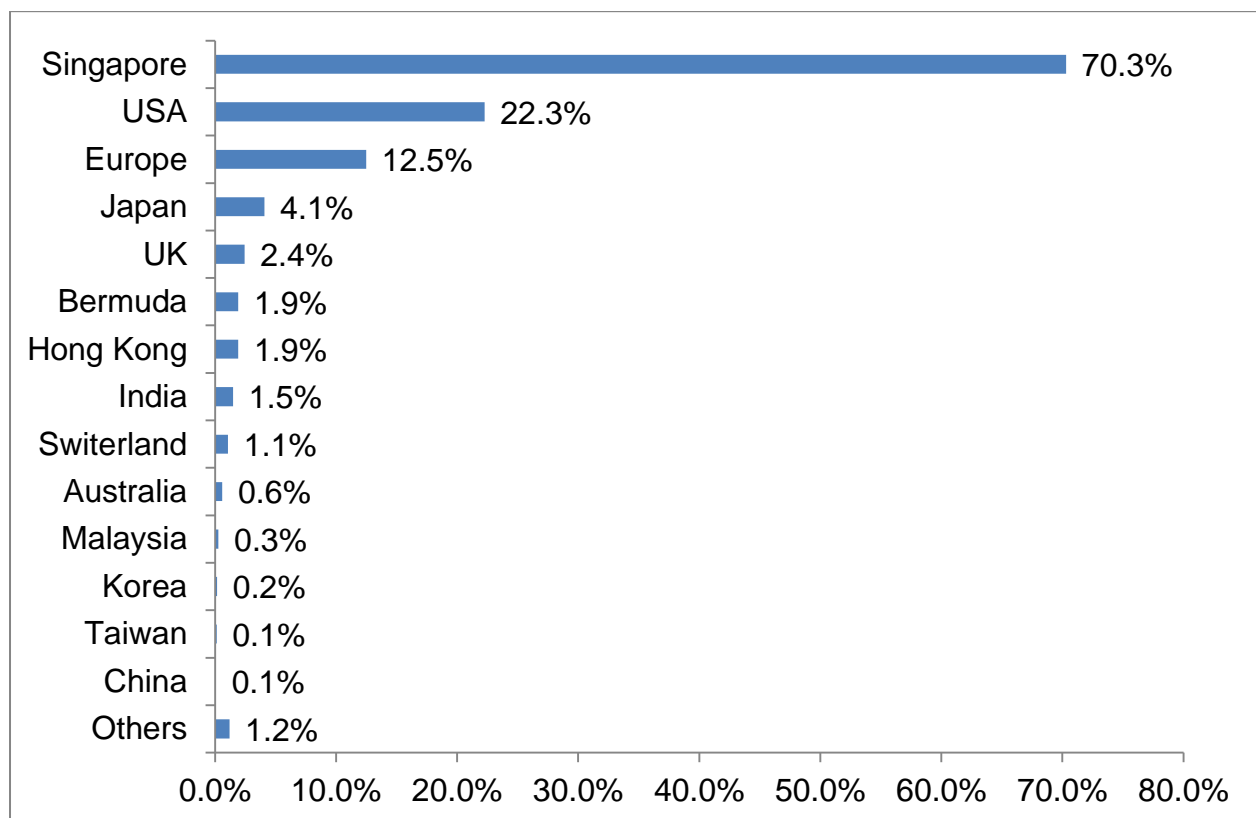
<sup>2</sup> Increased mainly due to completion of development projects and new acquisitions after September 2011.



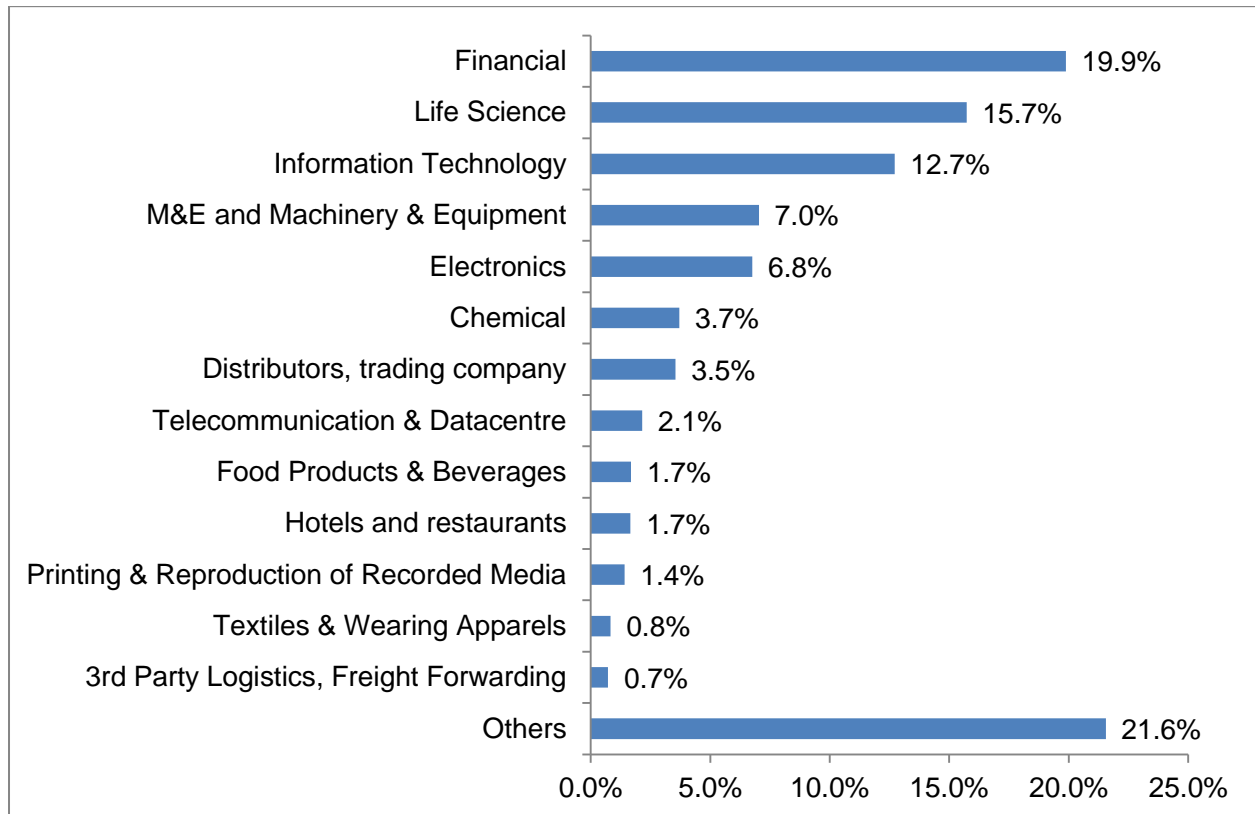
**Figure 5a: A-REIT Portfolio By Gross Revenue - Tenant Industry Mix**



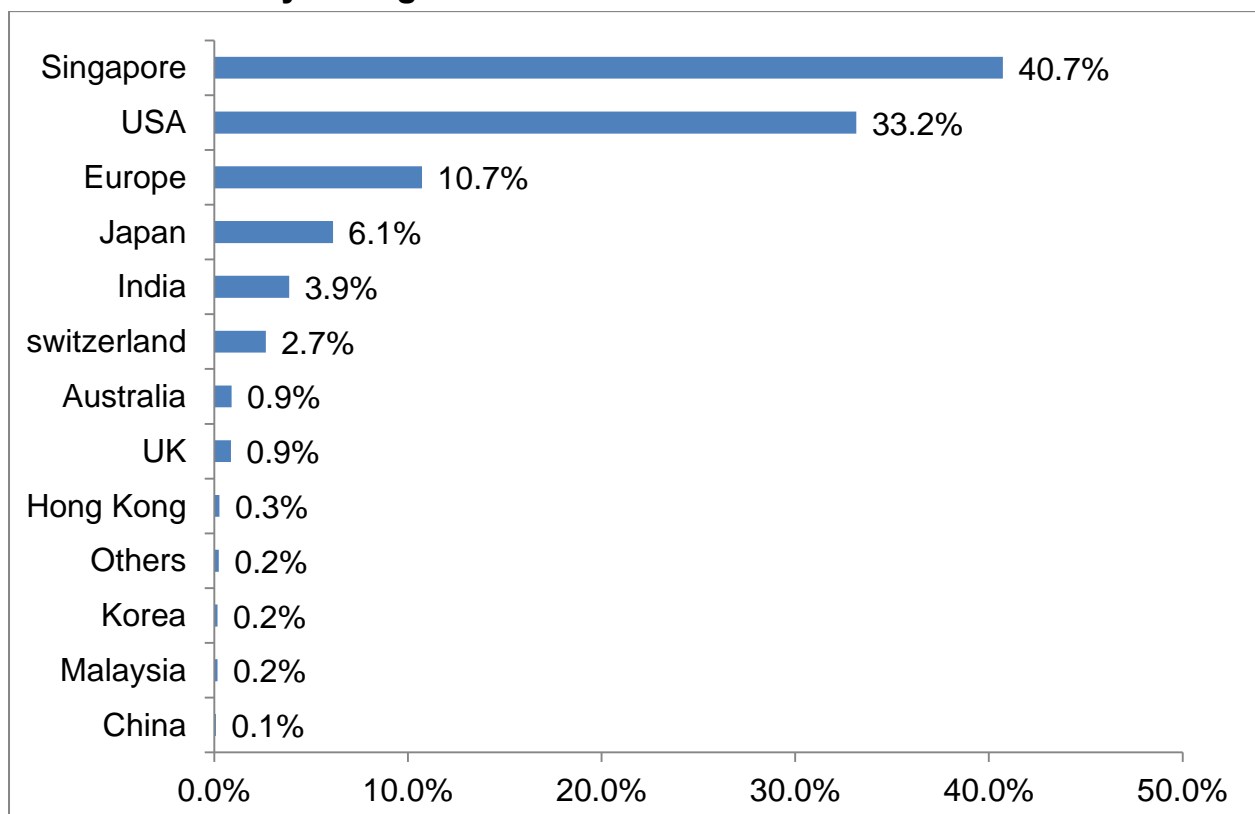
**Figure 5b: A-REIT Portfolio By Gross Revenue - Tenants' Country of Origin**



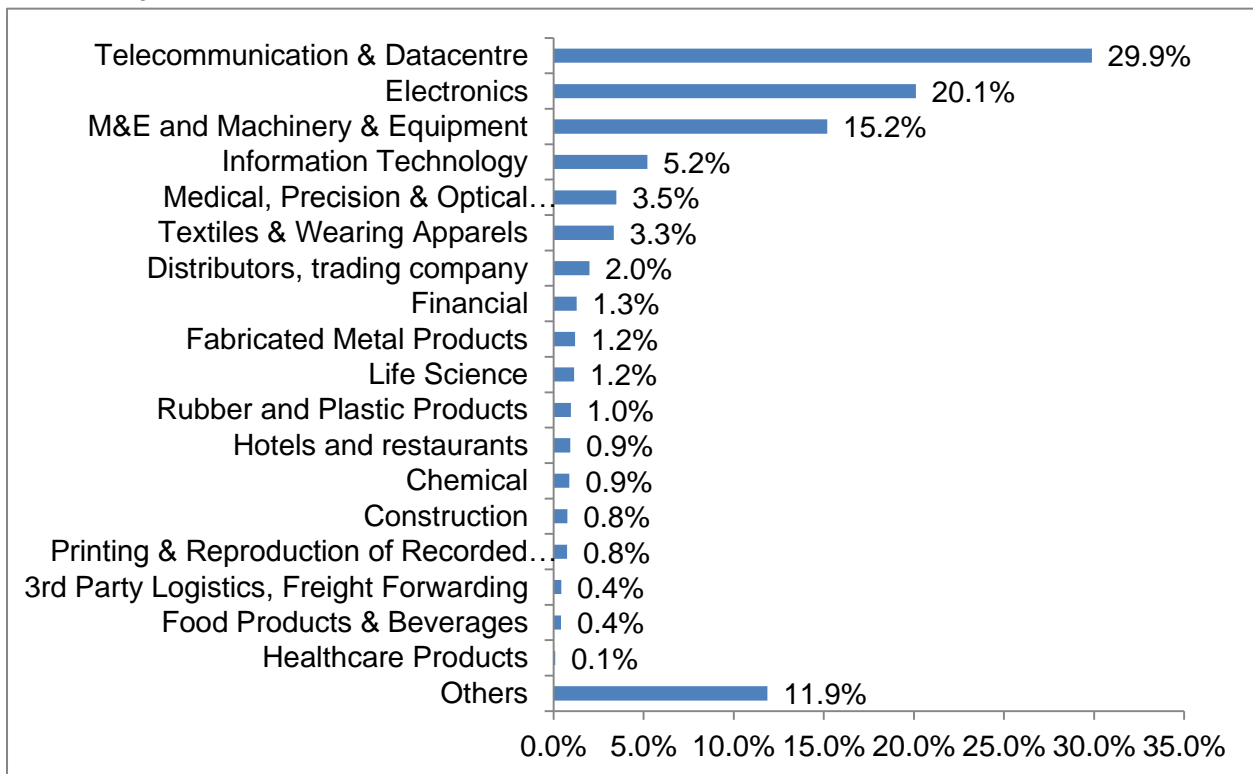
**Figure 6a: Business & Science Park Properties By Gross Revenue - Tenant Industry Mix**



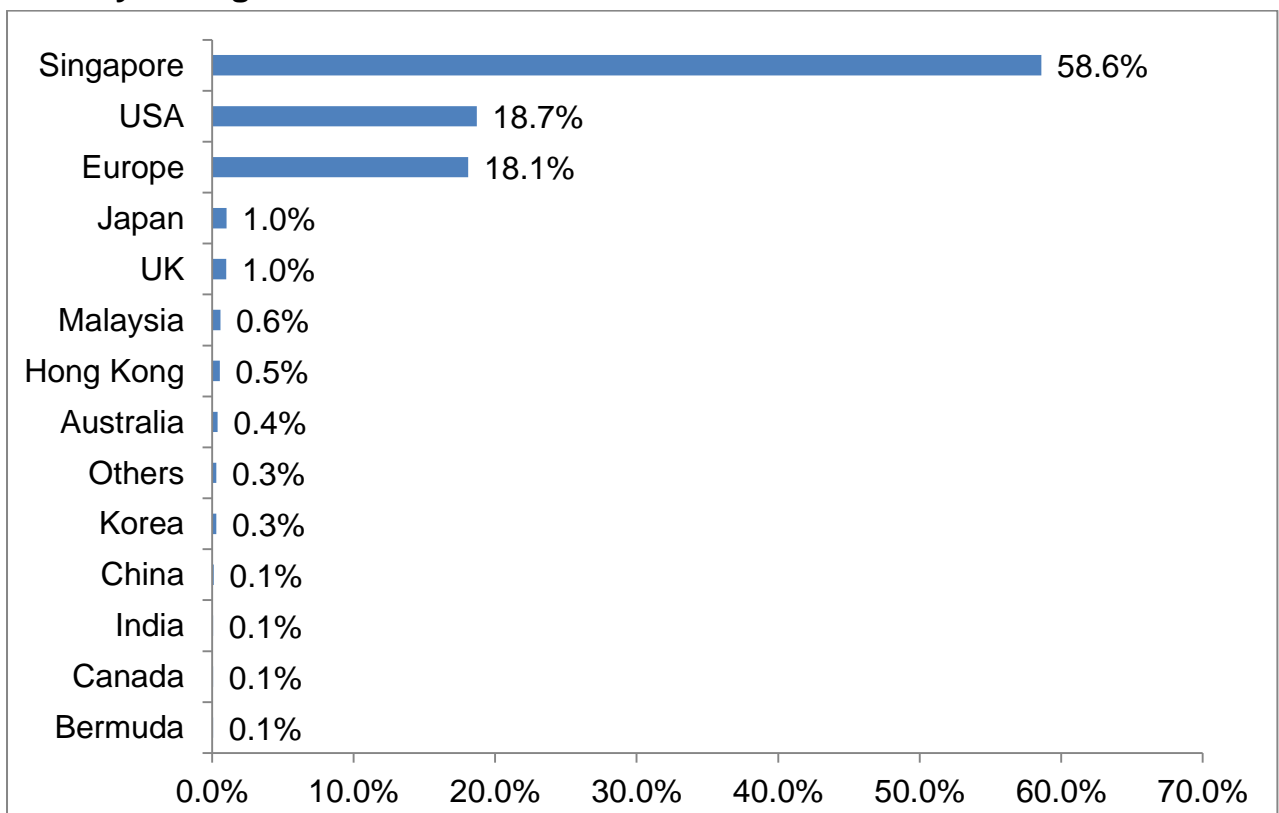
**Figure 6b: Business & Science Park Properties By Gross Revenue - Tenant's country of origin**



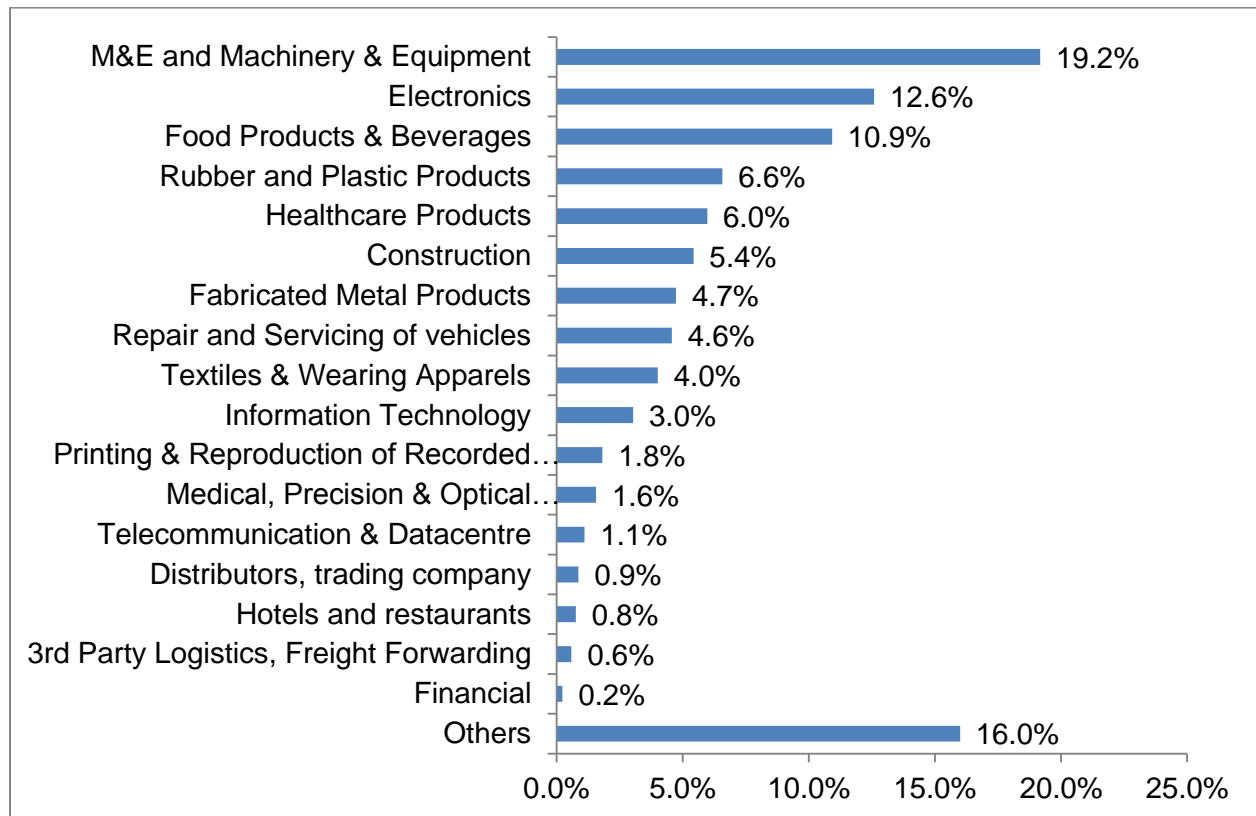
**Figure 7a: Hi-Tech Industrial Properties By Gross Revenue - Tenant Industry Mix**



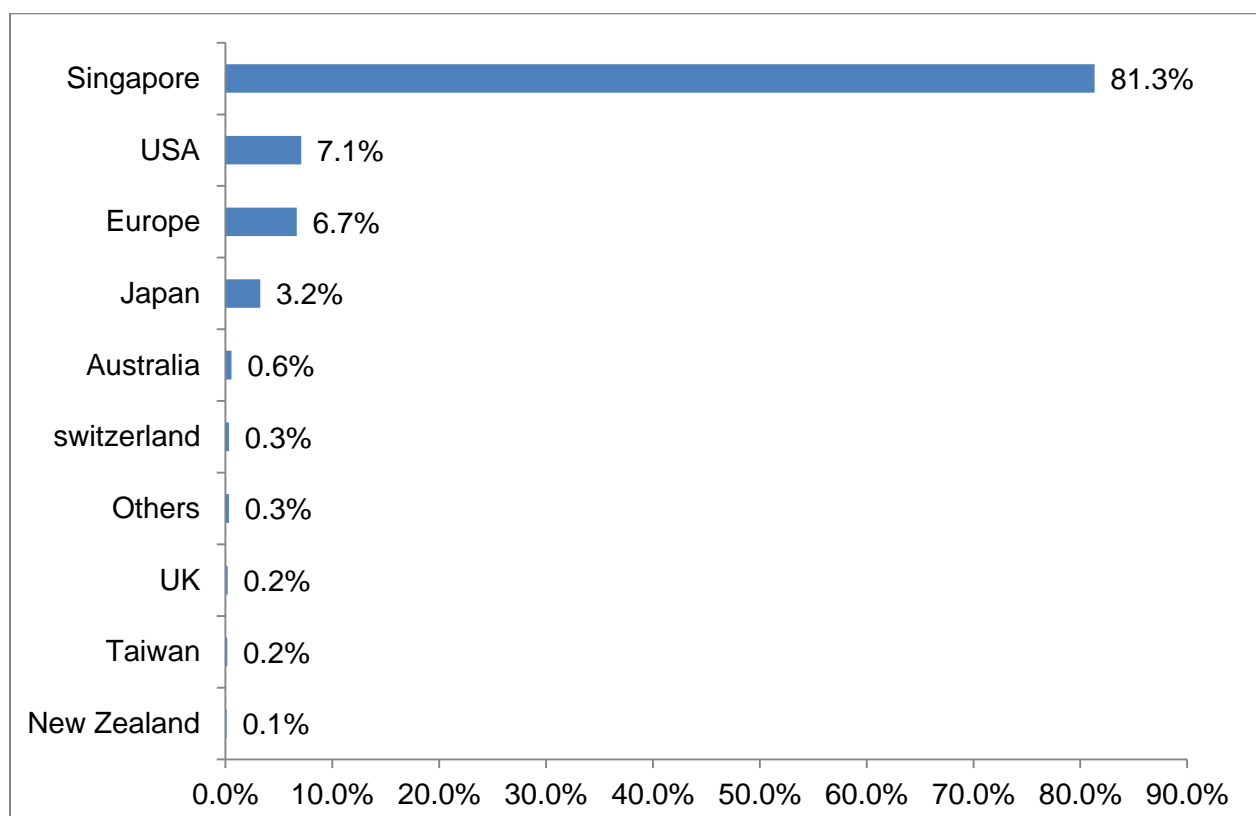
**Figure 7b: Hi-Tech Industrial Properties By Gross Revenue - Tenant's country of origin**



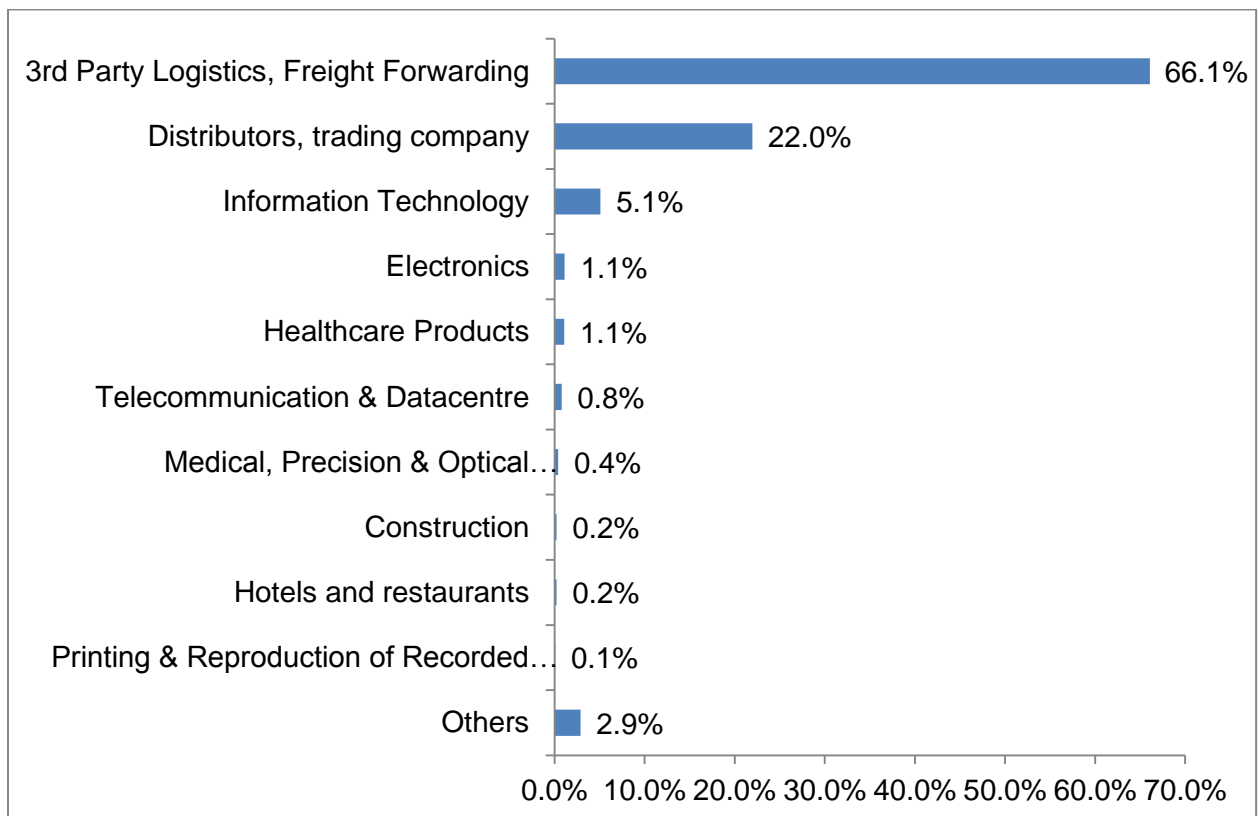
**Figure 8a: Light Industrial Properties By Gross Revenue - Tenant Industry Mix**



**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**

