



Supplementary Information For three months ended 30 September 2013

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

A.	SINGLE-TENANTED BUILDINGS	Net lettable area as at 30 Sep 13 (sqm)	Occupancy as at		
			30 Sep 13	30 Jun 13	31 Mar 13
	Science Parks				
1.	PSB Science Park Building	21,689	100.0%	100.0%	100.0%
2.	Four Acres Singapore	9,170	100.0%	100.0%	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 Sep 13 (sqm)	Occupancy as at		
			30 Sep 13	30 Jun 13	31 Mar 13
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 Sep 13 (sqm)	Occupancy as at		
			30 Sep 13	30 Jun 13	31 Mar 13
	Science Parks				
1.	The Alpha	20,745	87.9%	88.4%	86.7%
2.	The Aries	11,681	99.1%	99.1%	98.3%
3.	The Capricorn	20,684	87.8%	87.8%	88.8%
4.	The Gemini	22,777	98.7%	98.6%	98.1%
5.	The Rutherford & Science Hub	18,472	85.3%	87.6%	84.2%
6.	Neuros & Immunos	26,035	99.8%	100.0%	99.9%
7.	Cintech I	10,531	91.7%	91.7%	93.1%
8.	Cintech II	7,915	90.3%	90.3%	91.4%
9.	Cintech III & IV	18,593	96.9%	96.0%	94.7%
10.	The Galen	21,812	82.6%	89.7%	96.2%
11.	Nexus@one-north - With pre-commitment	20,669	0.9% 73.9%	-	-
	Business Parks				
12.	Honeywell Building	14,475	90.4%	90.2%	90.2%
13.	Techquest	5,059 ¹	94.9%	73.2%	73.2%
14.	iQuest @ IBP	9,123	85.9%	85.9%	85.9%
15.	Hansapoint @ CBP	16,640	65.8%	100.0%	100.0%
16.	Acer Building	21,152	94.1%	94.1%	94.1%
17.	31 International Business Park	36,015 ²	81.5%	68.3%	100.0%
18.	1, 3 & 5 Changi Business Park Crescent	62,678	97.2%	97.5%	97.9%
19.	13 International Business Park	6,986	55.5%	55.5%	60.3%
20.	Nordic European Centre	21,817	89.8%	89.9%	90.0%
21.	AkzoNobel House	15,286	78.2%	78.2%	78.1%
22.	1 Changi Business Park Avenue 1	278 ³	100.0%	100.0%	100.0%
	Hi-Specs Industrial (Data Centre)				
23.	Telepark	24,596	100.0%	99.8%	100.0%
	Hi-Specs Industrial				
24.	Techlink	34,542	92.1%	89.3%	93.9%
25.	Siemens Center	27,781	100.0%	100.0%	98.9%

¹ Techquest is undergoing asset enhancement to improve the building efficiency and specifications. 1,486 sqm of space has been decommissioned.

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 13,400 sqm of space has been decommissioned.

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 Sep 13 (sqm)	Occupancy as at		
			30 Sep 13	30 Jun 13	31 Mar 13
26.	Techpoint	41,576	88.7%	89.6%	93.3%
27.	KA Centre	13,555	100.0%	98.8%	98.8%
28.	KA Place	6,652	91.5%	91.5%	96.9%
29.	Pacific Tech Centre	19,621	95.4%	95.6%	87.6%
30.	Techview	37,892	82.0%	86.7%	85.9%
31.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
32.	50 Kallang Avenue	14,208	65.3%	78.4%	86.6%
33.	Corporation Place	57,572	66.1%	66.1%	70.5%
34.	31 Ubi Road 1	13,807	46.7%	43.2%	34.5%
	Light Industrial				
35.	Techplace I	59,249	97.8%	97.4%	99.7%
36.	Techplace II	76,224	96.6%	96.4%	96.1%
37.	27 Ubi Road 4	7,227	73.3%	73.3%	67.9%
38.	Tampines Biz-Hub	14,537	85.1%	84.5%	83.4%
39.	Ubi Biz-Hub	10,724	100.0%	100.0%	100.0%
40.	84 Genting Lane	9,695	100.0%	100.0%	100.0%
41.	5 Tai Seng Drive	11,273	100.0%	100.0%	100.0%
42.	Progen Building	16,609	100.0%	100.0%	100.0%
43.	3 Tai Seng Drive	11,845	99.4%	97.4%	97.4%
44.	53 Serangoon North Ave 4	7,779	97.8%	95.5%	95.5%
45.	FoodAxis @ Senoko	44,439	85.9%	78.8%	73.0%
46.	Weltech Building	6,509	83.5%	80.0%	100.0%
47.	Ghim Li Building	5,892	100.0% ⁴	100.0%	100.0%
	Logistics & Distribution Centres				
48.	LogisTech	26,881 ⁵	95.7%	93.4%	93.4%
49.	Changi Logistics Centre	39,151	95.4%	95.6%	96.9%
50.	Nan Wah Building	15,580	97.9%	97.9%	97.9%
51.	Xilin Districentre Building A&B	20,788	100.0%	100.0%	100.0%
52.	Xilin Districentre Building D - With pre-commitment	15,610 ⁶	26.8% 60.7%	40.6%	25.0%
53.	LogisHub @ Clementi	23,071	98.4%	98.4%	95.2%
54.	1 Changi South Lane	23,528	100.0%	100.0%	100.0%
55.	Pioneer Hub	81,071	100.0%	100.0%	100.0%
56.	Xilin Districentre Building C	13,035	92.0%	92.0%	92.0%

⁴ Ghim Li Building was converted to a multi-tenanted building in June 2013

⁵ LogisTech is currently undergoing asset enhancement works. NLA has been marginally reduced by 671 sqm

⁶ Xilin Districentre Building D's asset enhancement works are completed. NLA increased from 10,279 to 15,610sqm. Pre-commitment for this property is 60.7% as at 30 Sep 2013

B.	MULTI-TENANTED BUILDINGS	Net lettable area as at 30 Sep 13 (sqm)	Occupancy as at		
			30 Sep 13	30 Jun 13	31 Mar 13
57.	9 Changi South Street 3	24,514	85.1%	84.6%	71.6%
58.	5 Toh Guan Road East	23,581	63.8%	63.8%	63.7%
59.	10 Toh Guan Road	39,520	88.6%	60.7%	38.3%
	Business Park (China)				
60.	Ascendas Z-link	27,450	100%	100%	100.0%
61.	A-REIT City@Jinqiao - With pre-commitment	82,117	8.2% 25.3%	-	-
	Sub-total for Multi-tenanted Buildings - With pre-commitments	1,445,146	83.9% 86.3%	89.3%	89.6%
	Subtotal (A) + (B) - With pre-commitments	2,342,496	90.1% 91.5%	93.6%	94.0%

Decline in occupancy rate is mainly due to the acquisition of A-REIT City@Jinqiao and completion of Nexus@one-North during the quarter. Excluding these new properties, the occupancy of multi-tenanted properties and the portfolio would be 89.8% and 93.9% respectively, a marginal increase over the previous quarter.

Including pre-commitments for A-REIT City@Jinqiao, Nexus@one-north and Xilin Districentre Building D, the occupancy of multi-tenanted properties and the portfolio would be 86.3% and 91.5% respectively.

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

Gross Rental Rates (S\$ psf per month)				
Sector	A-REIT (psf per month)			Market⁽¹⁾ (psf per month)
	Range	Weighted Average⁽²⁾	Median	
Business & Science Park	\$2.91 - \$6.50	\$4.14	\$4.15	\$3.90
Hi-Specs Industrial	\$2.24 - \$3.90	\$2.94	\$2.93	\$3.00
Light Industrial & Flatted Factories	\$1.37 - \$2.50	\$1.70	\$1.67	\$1.90 ⁽³⁾
Logistics & Distribution Centres	\$1.23 - \$1.55	\$1.40	\$1.35	\$1.83 ⁽⁴⁾

Notes:

- (1) Source : URA 2Q 2013 for business park rental, CBRE Market View Singapore 2Q 2013 for hi-specs industrial rental, 3Q 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\$1.90 psf per month for ground floor space. S\$1.55 psf per month achieved for upper floor space
- (4) S\$1.83 psf per month for ground floor space. S\$1.51 psf per month achieved for upper floor space

Figure 3: Existing industrial space stock of 40 million sqm of which 7.5 million sqm is logistics and distribution centres

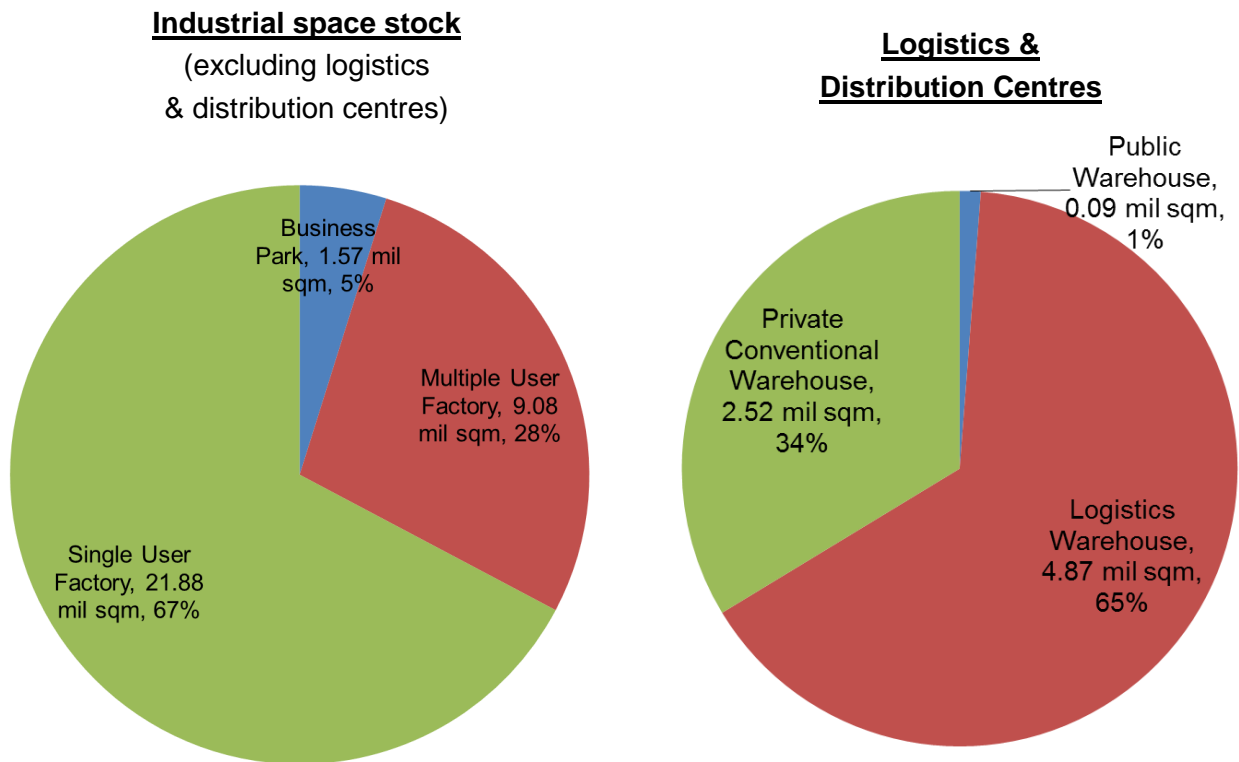


Table 4: Sector Performance

Net Property Income for 3 months ended 30 Sep

Properties	2Q FY13/14 ⁽¹⁾ S\$m	2Q FY12/13 ⁽¹⁾ S\$m	2Q FY13/14 vs 2Q FY12/13 Variance S\$m
<u>Business Park Properties</u> ⁽²⁾			
Gross Revenue	53.5	48.9	4.6
Property Operating Expenses	19.1	16.0	3.1
Net Property Income	34.4	32.9	1.4
<u>Hi-Specs Industrial Properties</u> ⁽³⁾			
Gross Revenue	39.9	39.0	0.9
Property Operating Expenses	11.9	11.7	0.2
Net Property Income	28.0	27.3	0.7
<u>Light Industrial Properties</u> ⁽³⁾			
Gross Revenue	23.2	21.6	1.6
Property Operating Expenses	5.7	5.1	0.6
Net Property Income	17.5	16.5	1.0
<u>Logistics Properties</u>			
Gross Revenue	31.4	30.1	1.3
Property Operating Expenses	7.8	7.1	0.7
Net Property Income	23.6	23.0	0.6
<u>Warehouse Retail Facilities</u>			
Gross Revenue	3.7	3.7	0.0
Property Operating Expenses ⁽⁴⁾	0.1	0.5	(0.4)
Net Property Income	3.6	3.2	0.4
<u>Total</u>			
Gross Revenue	151.7	143.3	8.4
Property Operating Expenses	44.6	40.4	4.2
Net Property Income	107.1	102.9	4.1

¹ Based on 105 properties (including 1 property which is classified under finance lease receivable) as at 30 Sep 2013 and 103 properties as at 30 Sep 2012.

² Increased mainly due to the revenue and expenses from the Galen, which was acquired at the end of 4Q FY12/13 and finance lease interest income received from a tenant in 2Q FY13/14.

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 Decrease due to the recovery of additional property tax payable by a tenant in 2Q FY13/14.

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

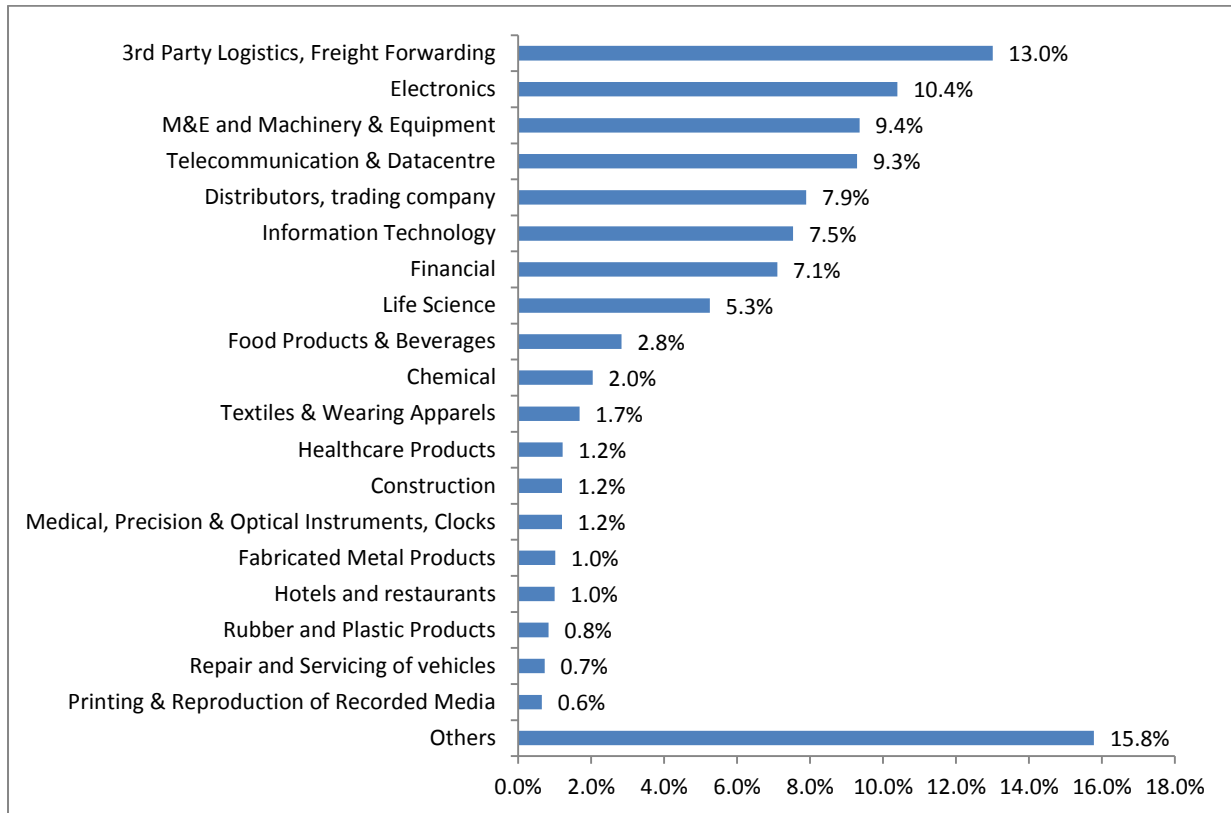


Figure 5b: A-REIT Portfolio by Gross Revenue - Tenants' Country of Origin

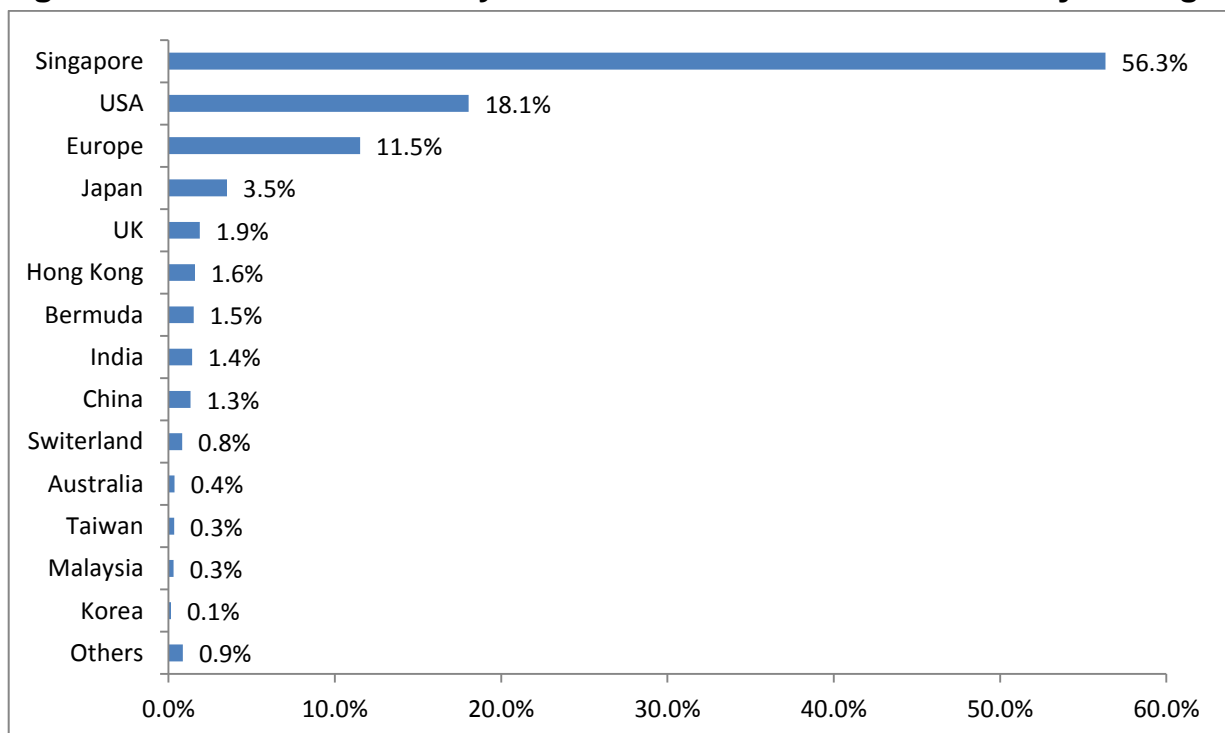


Figure 6a: Business & Science Park Properties by Gross Revenue - Tenant Industry Mix

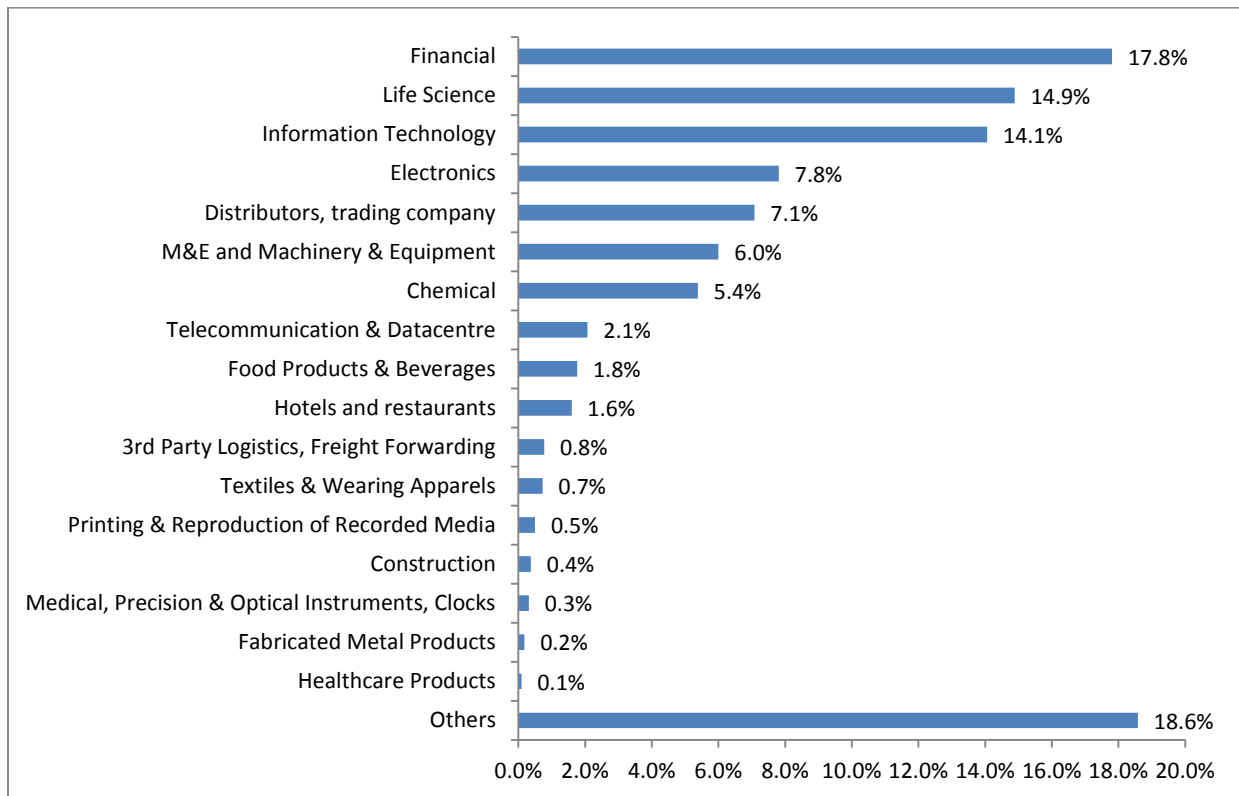


Figure 6b: Business & Science Park Properties by Gross Revenue - Tenant's Country of Origin

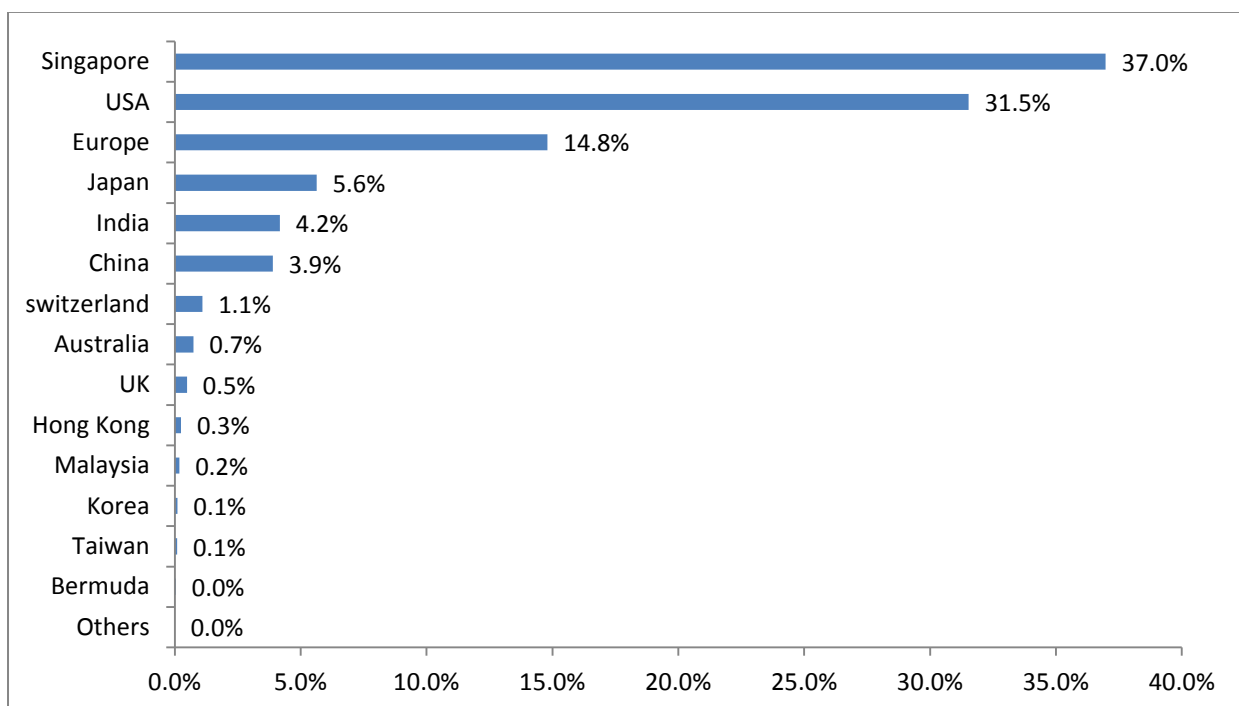


Figure 7a: Hi-Specs Industrial Properties by Gross Revenue - Tenant Industry Mix

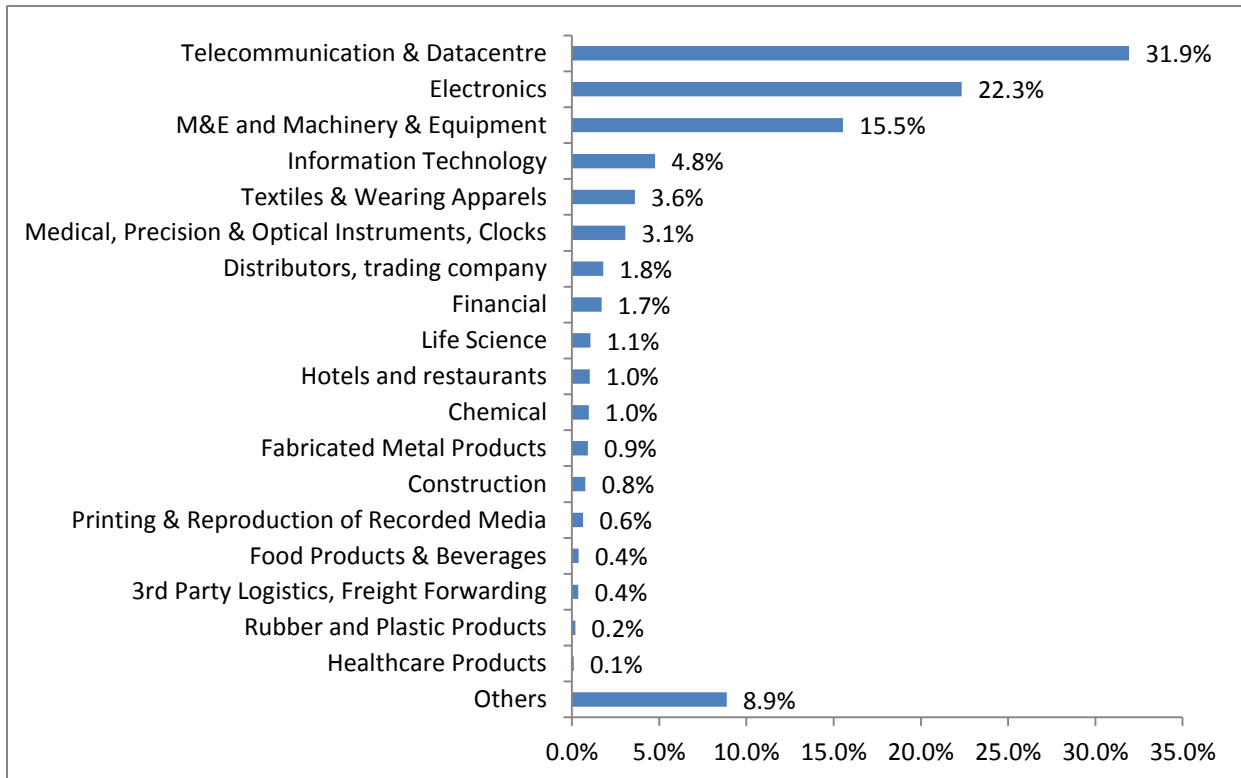


Figure 7b: Hi-Specs Industrial Properties by Gross Revenue - Tenant's Country of Origin

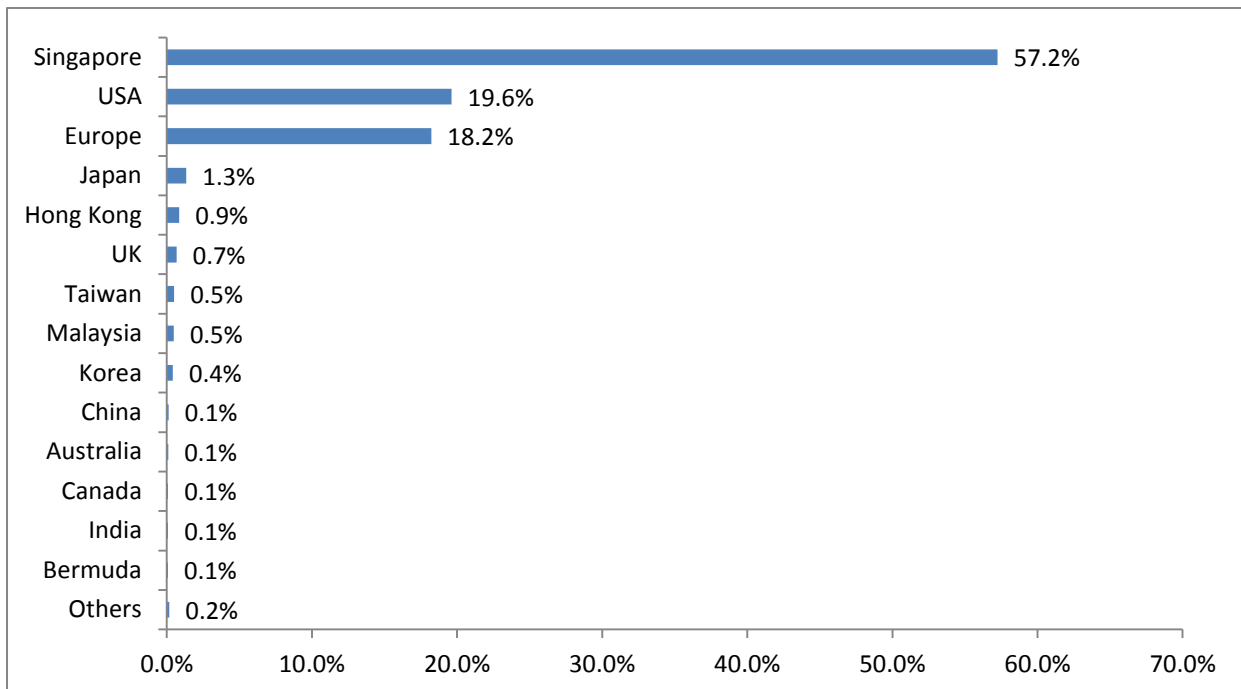


Figure 8a: Light Industrial Properties by Gross Revenue - Tenant Industry Mix

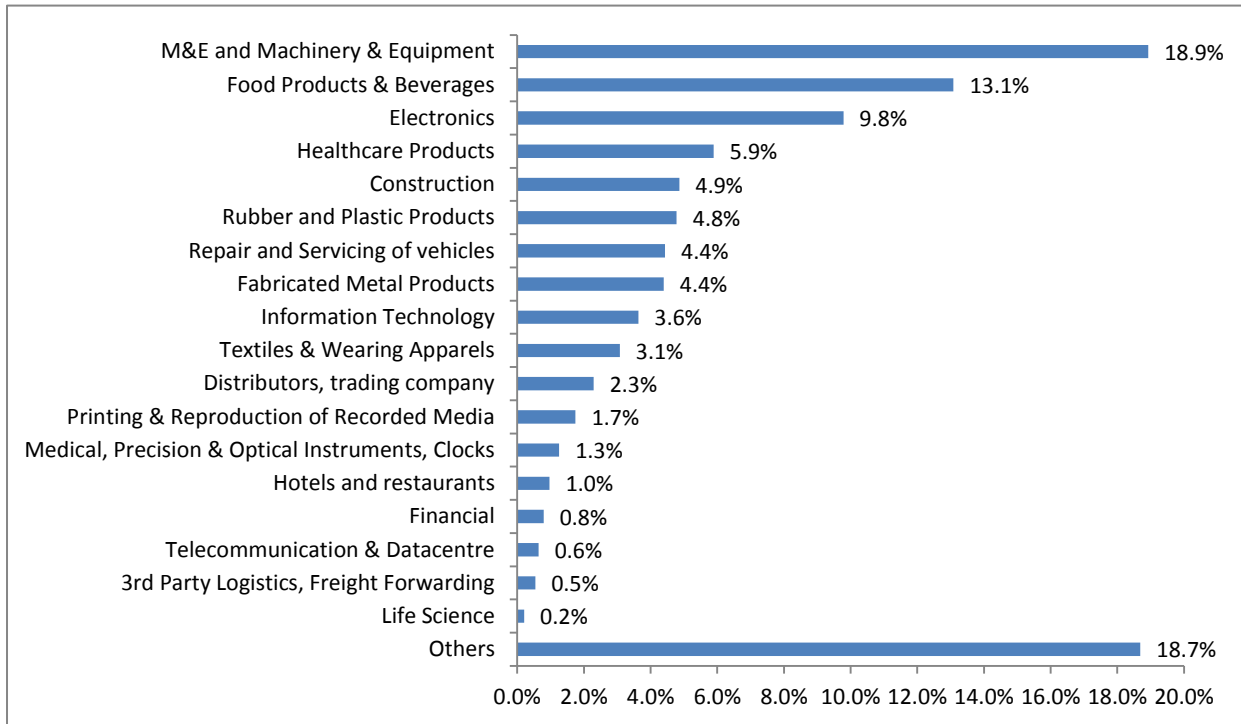


Figure 8b: Light Industrial Properties by Gross Revenue - Tenant's Country of Origin

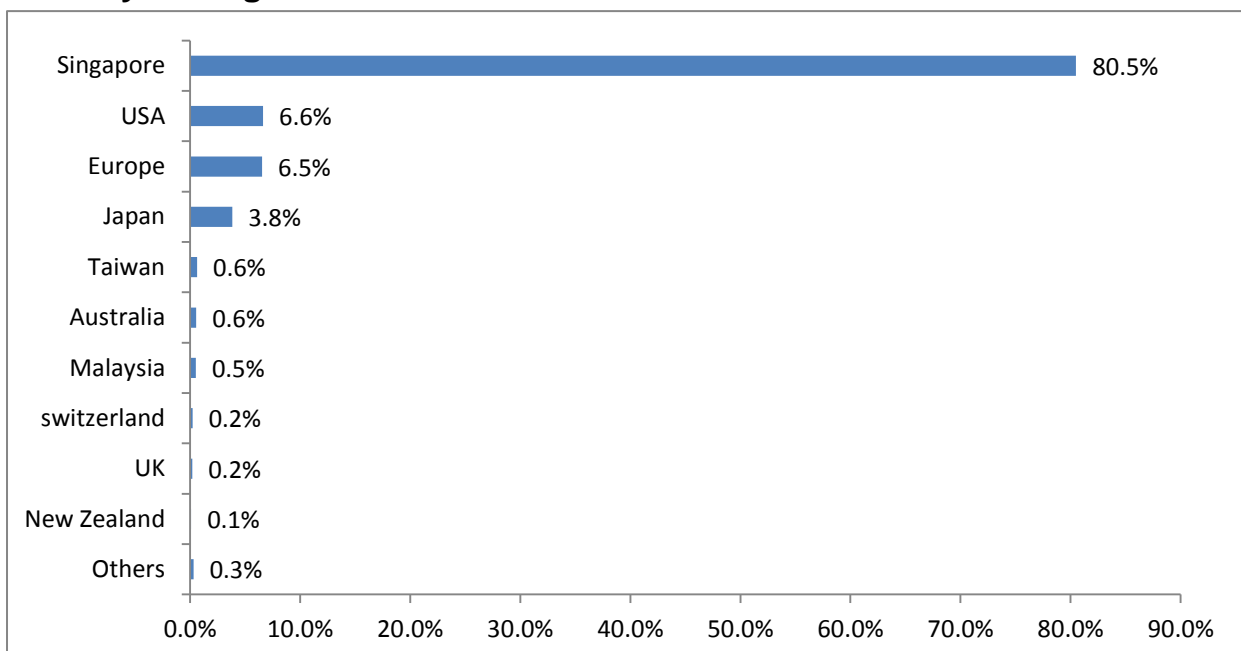


Figure 9a: Logistics & Distribution Centres by Gross Revenue – Tenant Industry Mix

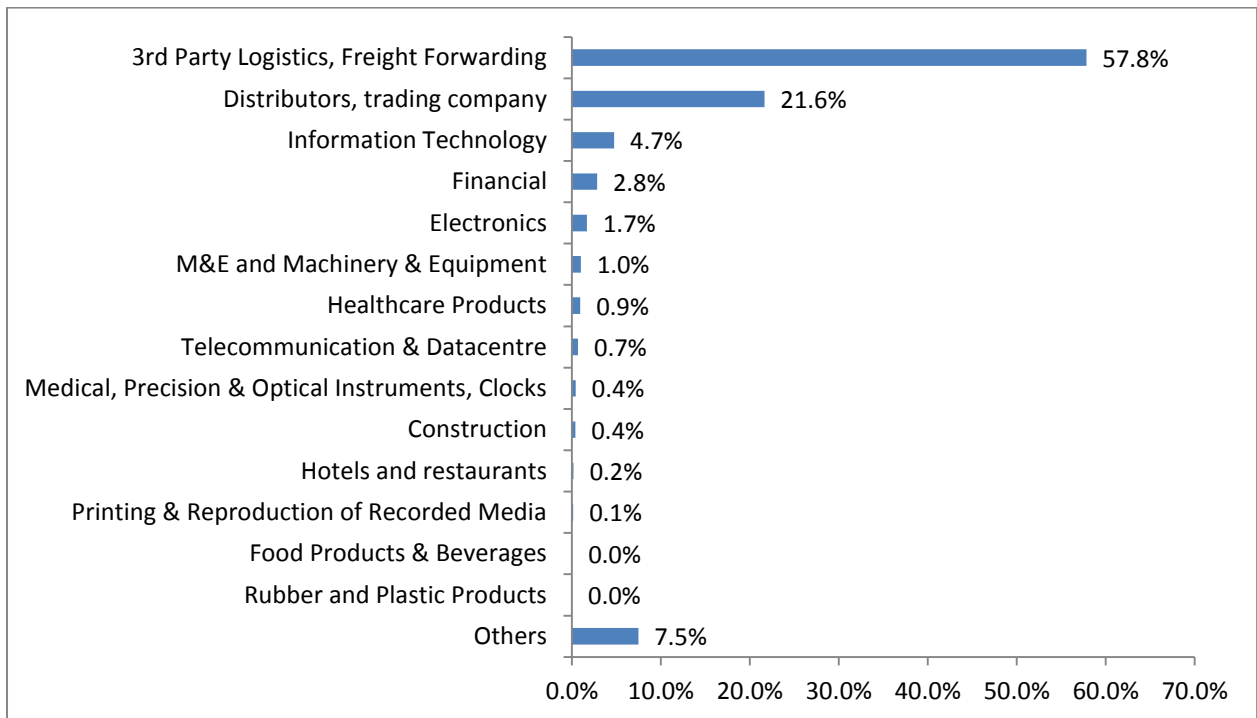


Figure 9b: Logistics & Distribution Centres by Gross Revenue - Tenant's Country of Origin

