

**A-REIT delivers 21.8% increase in Net Property Income
for financial year ended 31 March 2009**

Highlights:

1. Net property income increased by 21.8% to S\$296.6 million
2. Distributable income per unit (“DPU”) of 15.18 cents represents a 7.4% year-on-year (“yoy”) growth over 14.13 cents
3. Completed three development projects achieving a total revaluation gain of S\$29.3 million

Summary of A-REIT Results (For the financial year ended 31 Mar)

	FY 2008/09	FY 2007/08	Variance (%)
Gross Revenue (S\$m)	396.5	322.3	23.0
Net Property Income (S\$m)	296.6	243.5	21.8
Available for distribution (S\$m)	210.9	187.3	12.6
DPU for the quarter (cents)	3.23 ⁽¹⁾	3.69	(12.5)
DPU (cents)	15.18	14.13	7.4
Pro Forma DPU ⁽²⁾	12.53	-	n.m.

1. Diluted by new units issued in Jan / Feb 2009 as well as performance fees for FY08/09 being paid in cash. If performance fees were paid in units as in the previous financial year, DPU for the quarter would be 3.80 cents and hence 3.0% higher y-o-y

2. Assuming that 1,683,473,034 units were in issue for the entire financial year ended 31 March 2009

17 April 2009, Singapore – The Board of Directors of Ascendas Funds Management (S) Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”), is pleased to announce a DPU of 3.23 cents per unit for the three months ended 31 March 2009 and a full year DPU of 15.18 cents for the financial year ended 31 March 2009. This represents a yield of 12.4% based on the closing price of S\$1.22 per unit on 31 March 2009.

Chief Executive Officer and Executive Director of the Manager, Mr Tan Ser Ping said, “We are pleased to report a 7.4% increase in DPU to 15.18 cents for the financial year. A 12.6%

increase in income available for distribution was achieved in FY08/09 despite the sudden change in the economic climate in the second half of the financial year.

Net property income increased by 21.8% to S\$296.6 million for FY2008/09 compared to a year ago, of which 39.3% is contributed organically through rental rate increases from positive rental reversions in the multi-tenanted buildings and stepped rental increases in the single-tenanted buildings.

A healthy portfolio occupancy rate of 97.8% was achieved while occupancy rate for the multi-tenanted properties was 95.3% at 31 March 2009, up from 94.0% in December 2008. This can be attributed to the active leasing efforts of the Property Manager and the diversified nature of the portfolio which is able to attract tenants from an array of industries.

For FY2009/10, 14.1% of A-REIT's portfolio income is due for renewal. With the uncertain global financial and economic climate, 2009 is expected to be a difficult year. The outlook for A-REIT in FY09/10 will depend largely on the extent and depth of the unfolding impact of the global economic recession on our existing tenants as well as demand for industrial space."

Growth in Portfolio through Disciplined Investment

As at 31 March 09, A-REIT had a portfolio of 89 properties with a total book value of about S\$4.4 billion, housing a tenant base of over 860 international and local companies. In the financial year ended 31 March 2009, A-REIT completed the following investments:

- Acquisition of 31 International Business Park and 8 Loyang Way 1 for a combined sum of S\$271.8 million
- Completion of three development projects: 15 Changi North Way, Pioneer Hub and 3 Changi Business Park Crescent at a total development cost of S\$178.2 million

A-REIT has also previously announced the following development projects:

1. Construction of a multi-tenanted building of about 33,000 sqm including about 8,000 sqm of amenity space at Plot 8 Changi Business Park.
2. Built-to-suit project for the development of a part 2-storey / part 4-storey logistics facility at Plot 6 of the Airport Logistics Park of Singapore for Expeditors Singapore Pte Ltd.

A-REIT has, to date, completed six development projects, achieving a total revaluation gain of S\$109.7 million or approximately 35.2% over development cost.

Pursuant to Rule 703 of the SGX-ST Listing Manual, the Manager has obtained a new independent valuation, as of 31 March 2009, for its portfolio of properties. These valuations (details are attached in Annex A) will be reflected in the financial statements of A-REIT for the year ended 31 March 2009. A revaluation loss of 2.5% was booked as the total book value of the property portfolio declined from S\$4,541.2 million to S\$4,425.7 million.

The valuation reports are available for inspection by appointment at the Manager's registered office during business hours for 3 months from today.

The Manager will continue to maintain its disciplined stance towards investment activities with a particular focus on potential built-to-suit development opportunities with high credit quality tenants to ensure yield accretive returns on any investment undertaken.

A Well Diversified and Resilient Portfolio with High Occupancy

Despite the challenging economic climate, A-REIT managed to achieve a portfolio occupancy rate of 97.8% and 95.3% for its multi-tenanted properties. In the financial year ended 31 March 2009, a total of 185,929 sqm were successfully renewed or leased. These leases accounts for about 22% of the net lettable area of A-REIT's multi-tenanted buildings and is expected to have an annualized revenue contribution of about S\$40.1 million.

A-REIT continues to attract tenants from an array of industries from the traditional transport & storage, general manufacturing and engineering to biomedical, telecommunications & data centre as well as research & development. Total new leases (including expansion by tenants) for FY08/09 was 71,032 sqm, of which 44% was in Business and Science Parks and Hi-Tech Industrial sectors. Some of the new tenants that A-REIT welcomed into its portfolio in FY2008/09 included: Citibank N.A. at 3 Changi Business Park Crescent, Kuehe & Nagel Pte Ltd at The Capricorn, CPG Consultants Pte Ltd at Techview and Equinix Singapore Pte Ltd at Pioneer Hub.

Positive rental reversion in renewal rental rates was seen throughout the four sub-sectors of the portfolio, particularly for the Business & Science Parks and Hi-Tech Industrial sectors

which achieved a 41.3% and 31.4% increase in rental rates respectively versus previous contracted rates. However, there was a decline in new take-up rental rates in 4QFY2008/09 as compared to 3QFY2008/09. This is in part due to the Manager's shift in strategic focus from maximizing rental reversions to maintaining occupancy and retaining customers in view of the negative economic outlook.

Long term leases resulting from sale-and-leaseback and built-to-suit transactions accounted for 48% of A-REIT's properties (by value) while the remaining 52% is made up of multi-tenanted buildings with shorter leases. These long term leases provide stability in revenue and most have stepped rental increases, of which 32.4% of gross rental income are CPI-based adjustments. As at 31 March 2009, A-REIT's weighted average lease term to expiry is 5.1 years and only about 14.1% of its gross revenue is due for renewal in FY09/10.

Through the diversification of A-REIT's portfolio, A-REIT has minimized its reliance on any one property such that no single property accounts for more than 5.0% of its monthly gross revenue. About 21% of the total net leasable area is occupied by tenants engaged in conventional manufacturing activities while the balance is used for non-manufacturing activities.

As at 31 March 2009, outstanding accounts receivable that are more than two months past due amounted to about S\$189,000 or about 0.05% of gross revenue. Within the portfolio, the Manager estimates about 19,000 sq m (about 1% of total portfolio net leasable area) accounting for about S\$0.3 m of gross monthly revenue (about 0.9% of portfolio) is occupied by tenants that are considered highly vulnerable. However, A-REIT holds about S\$2.1 m in security deposits from these tenants.

Prudent and Proactive Capital Management

With a view to strengthen A-REIT's balance sheet and maintain an optimum capital structure, the Manager continues to explore and deploy various capital management strategies amidst a turbulent financial market.

In January 2009, A-REIT launched a private placement of 258,000,000 new units at S\$1.16 per unit (which represents a 7% discount to the last traded adjusted volume weighted average price at the day of the launch) to raise approximately S\$300 million and a 1-for-15 preferential offer to raise approximately S\$108 million. The net proceeds from the equity

fund raising exercise were used to fund committed development projects and to reduce borrowings. Aggregate leverage as at 31 March 2009 is 35.5%. 90% of A-REIT's total debt is hedged into fixed rate for the next 3.4 years with an all-in cost of borrowings of 3.67%.

In FY2008/09, a new S\$200 m 3-year committed unsecured revolving credit facility was secured. A-REIT has access to about S\$800m of bilateral revolving credit facilities, of which about 30% is utilized. A S\$1 billion Medium Term Note (MTN) program has been established to diversify sources of funding for A-REIT and a first issuance of notes for S\$50 m with an option to upsize to S\$100 m is currently in progress.

Outlook for FY2009/10

The global economy is expected to remain weak in the coming quarters. While there are tentative signs of some stabilization in the housing, financial and manufacturing sectors in the US, they do not yet point to a clear turnaround in economic activities.

2009 is therefore expected to be a difficult year given the global financial and economic crisis. MTI estimates a GDP contraction of between 6% and 9% for Singapore in 2009.

The outlook for A-REIT in FY09/10 will depend largely on the extent and depth of the unfolding impact of the global economic recession on our existing tenants as well as on demand for industrial space.

The diversified nature of A-REIT's portfolio may prove to be advantageous during such times of economic uncertainty. As at 31 March 2009, about 86% of A-REIT's portfolio revenue is committed for the next financial year and the weighted average lease to expiry is approximately 5.1 years. A fair mix of long and short term leases (48% versus 52% by portfolio value respectively) in the portfolio provides a certain degree of predictability and sustainability. Barring any significant deterioration in market conditions, we expect the net property income outlook for A-REIT for FY09/10 to be about the level achieved in FY08/09. However, with an expected higher cost of borrowing, the income available for distribution may be lower and will also be spread over a larger unit base as a result of the private placement and preferential offering of new units in the first quarter of 2009.

- End -

About A-REIT (www.a-reit.com)

A-REIT is Singapore's first listed business space and industrial real estate investment trust. It has a diversified portfolio of 89 properties in Singapore, comprising business and science park properties, hi-tech industrial properties, light industrial properties, and logistics and distribution centres, with total assets of about S\$4.5 billion. These properties house a tenant base of over 860 international and local companies from a wide range of industries and activities, including research and development, life sciences, information technology, engineering, light manufacturing, logistics service providers, electronics, telecommunications, manufacturing services and back-room office support in service industries. Major tenants include SingTel, C&P Logistics, Siemens, Honeywell, Zuellig Pharma, LFD (Singapore), OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble and Hyflux.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250 and FTSE ST Mid Cap

A-REIT is managed by **Ascendas Funds Management (S) Limited** (in its capacity as manager of A-REIT), a wholly-owned subsidiary of the Singapore-based **Ascendas Group**.

About the Ascendas Group (www.ascendas.com)

Ascendas is Asia's premier provider of business space solutions with a significant presence in the region. Ascendas develops, manages and markets IT Parks, industrial parks (manufacturing, logistics and distribution centres), business parks, science parks, hi-tech facilities, office and retail space. Among its flagships are the Singapore Science Park, International Tech Park Bangalore, Ascendas-Xinsu in Suzhou and Dalian-Ascendas IT Park. More than 1,800 of the world's leading companies, many in the Fortune 500 list, have made Ascendas properties their preferred address in Asia.

Ascendas is also a leading real estate fund management player focused on the management of public-listed property trusts and private real estate funds, investing in a diverse range of industrial and commercial real estate properties across Asia. Listed on the main board of Singapore Exchange Securities Trading Limited are Ascendas Real Estate Investment Trust (A-REIT), Singapore's first business space trust, and Ascendas India Trust (a-iTrust), Asia and Singapore's first Indian property trust. The Ascendas Group also manages a range of private real estate funds which invest in business space in India, China, South Korea and ASEAN. All the funds are supported by Ascendas' strong fund management and real estate expertise, and are testament to its commitment to each of its markets.

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Important Notice

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of A-REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of A-REIT is not necessarily indicative of the future performance of A-REIT.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

Annex A

The valuation details are as follows:

	Properties[#]	Valuation as at 31 March 2009 (S\$m)
	BUSINESS & SCIENCE PARKS	1,342.6
1.	The Alpha	96.8
2.	The Aries	51.1
3.	The Capricorn	104.9
4.	The Gemini	93.5
5.	Rutherford & Science Hub	58.5
6.	PSB Building	64.3
7.	Techquest	20.7
8.	13 International Business Park	30.1
9.	iQuest@IBP	31.2
10.	Acer Building	76.3
11.	31 International Business Park	228.6
12.	Telepark	235.0
13.	Hansapoint@CBP	80.9
14.	Honeywell Building	59.7
15.	Ultron Building	38.3
16.	3 Changi Business Park Crescent	72.9
	HI-TECH INDUSTRIAL	946.7
17.	1 Jalan Kilang	21.5
18.	2 Changi South Lane	32.9
19.	138 Depot Road	62.0
20.	Infineon Building	67.5
21.	KA Centre	27.7
22.	KA Place	12.8
23.	Kim Chuan Telecommunications Complex	111.9
24.	30 Tampines Industrial Avenue 3	23.4
25.	50 Kallang Ave	33.2
26.	Pacific Tech Centre	76.4
27.	Siemens Center	88.1
28.	Techlink	97.8
29.	Techview	99.5
30.	CGG Veritas Hub	17.7
31.	Wisma Gulab	60.1
32.	Techpoint	114.2

	FLATTED FACTORIES	259.0
33.	TechPlace I	117.0
34.	TechPlace II	142.0
	LIGHT INDUSTRIAL	571.7
35.	OSIM HQ Building	40.0
36.	Ghim Li Building	15.6
37.	Progen Building	29.3
38.	SB Building	21.9
39.	Steel Industries Building	16.5
40.	Volex Building	10.9
41.	53 Serangoon North Avenue 4	17.3
42.	Da Vinci Building	21.1
43.	52 Serangoon North Avenue 4	17.5
44.	Hyflux Building	22.4
45.	Weltech Building	10.5
46.	BBR Building	9.0
47.	Hoya Building	7.6
48.	NNB Building	16.0
49.	37A Tampines Street 92	13.5
50.	Hamilton Sunstrand Building	34.0
51.	Thales Building	10.0
52.	Aztech Building	24.4
53.	26 Senoko Way	15.4
54.	Super Industrial Building	32.3
55.	1 Kallang Place	11.8
56.	18 Woodlands Loop	17.1
57.	9 Woodlands Terrace	1.9
58.	11 Woodlands Terrace	1.9
59.	1 Senoko Avenue	10.8
60.	8 Loyang Way 1	24.7
61.	247 Alexandra Road	55.0
62.	27 Ubi Road 4	14.5
63.	Tampines Biz Hub	19.6
64.	84 Genting Lane	12.6
65.	Ubi Biz Hub	16.5

LOGISTICS & DISTRIBUTION CENTRES		1,168.9
66.	15 Changi North Way	40.9
67.	IDS Logistics	49.7
68.	TT International Tradepark	104.1
69.	C&P Logistics	234.1
70.	MacDermid Building	6.5
71.	FreightLinks (Changi)	37.5
72.	Freightlinks (Toh Guan)	40.8
73.	Xilin Districentre Building C	36.3
74.	Senkee Logistics Hub	107.0
75.	JEL Centre	14.8
76.	Logistics 21	61.1
77.	Sembawang Kimtrans	21.9
78.	Goldin Logistics Hub	21.2
79.	Sim Siang Choon Building	31.1
80.	Logistech	42.5
81.	Changi Logistics Centre	67.9
82.	Nan Wah Building	26.3
83.	Xilin Districentre Building A&B	34.2
84.	Xilin Districentre Building D	36.8
85.	1 Changi South Lane	39.5
86.	LogisHub@Clementi	25.1
87.	Pioneer Hub	90.0
WAREHOUSE RETAIL FACILITIES		136.9
88.	Courts Megastore	60.9
89.	Giant Hypermart	76.1
TOTAL INVESTMENT PROPERTIES		4,425.7

Note: any discrepancies in the totals are due to rounding.

DTZ Debenham Tie Leung (SEA) Pte Ltd valued 15 A-REIT properties, being, The Alpha, The Aries, The Capricorn, The Gemini, Rutherford & Science Hub, PSB Building, Techquest, LabOne Building, iQuest@IBP, Acer Building, Telepark, Hansapoint@CBP, Honeywell Building, Ultro Building and 3 Changi Business Park Crescent

Chesterton Suntec International Pte Ltd valued 15 properties, being, IDS Logistics, TT International Tradepark, C&P Logistics, MacDermid Building, FreightLinks (Changi), Freightlinks (Toh Guan), Xilin Districentre Building C, Senkee Logistics Hub, JEL Centre, Logistics 21, Sembawang Kimtrans, Goldin Logistics Hub, Sim Siang Choon Building, Courts Megastore and Giant Hypermart

CB Richard Ellis Pte Ltd valued 18 properties, being, 50 Kallang Avenue, CGG Veritas Hub, 1 Jalan Kilang, 2 Changi South Lane, 138 Depot Road, Infineon Building. KA Centre, KA Place, Kim Chuan Telecommunications Complex, 30 Tampines Industrial Avenue 3, Pacific Tech Centre, Siemens Center, Techlink, Techpoint, Techview, Wisma Gulab, Pioneer Hub and 31 International Business Park

Jones Lang LaSalle valued 27 properties, being, OSIM HQ Building, Ghim Li Building, Progen Building, SB Building, Steel Industries Building, Volex Building, 53 Serangoon North Avenue 4, Da Vinci Building, 52 Serangoon North Ave 4, Hyflux Building, Weltech Building, BBR Building, Hoya Building, NNB Building, 37A Tampines Street 92, Hamilton Sunstrand Building, Thales Building, Aztech Building, 26 Senoko Way, Super Industrial Building, 1 Kallang Place, 18 Woodlands Loop, 9 Woodlands Terrace, 11 Woodlands Terrace, 1 Senoko Avenue, 8 Loyang Way 1 and 15 Changi North Way

Colliers International Consultancy & Valuation (Singapore) Pte Ltd valued 14 properties, being, TechPlace I, TechPlace II, 247 Alexandra Road, 27 Ubi Road 4, Tampines Biz Hub, 84 Genting Lane, Ubi Biz Hub, Logistech, Changi Logistics Centre, Nan Wah Building, Xilin Districentre Building A&B, Xilin Districentre Building D, 1 Changi South Lane and LogisHub@Clementi