



(Constituted in the Republic of Singapore
pursuant to a trust deed dated 9 October 2002 (as amended))

**ASCENDAS REAL ESTATE INVESTMENT TRUST PRIVATE PLACEMENT
ADVANCED DISTRIBUTION FOR PERIOD FROM 1 JULY 2009 TO 19 AUGUST 2009 IN
ASCENDAS REAL ESTATE INVESTMENT TRUST (“A-REIT”)**

In an announcement dated 11 August 2009 in relation to the private placement of 185,000,000 new units in A-REIT (“**New Units**”) to institutional and other investors (the “**Private Placement**”), Ascendas Funds Management (S) Limited, as the manager of A-REIT (the “**Manager**”), had announced the intention to declare a distribution of A-REIT’s distributable income for the period from 1 July 2009 to 19 August 2009, being the day immediately prior to the date on which the New Units were issued pursuant to the Private Placement (the “**Advanced Distribution**”).

The board of directors of the Manager is pleased to announce an Advanced Distribution of 1.94 cents, which will be paid on 23 September 2009.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on 19 August 2009 will be entitled to the Advanced Distribution that will be paid on 23 September 2009. For the avoidance of doubt, the New Units issued under the Private Placement will not be entitled to this distribution. All units in A-REIT (“**Units**”) will be entitled to the distribution for the period from 20 August 2009 to 30 September 2009.

BY ORDER OF THE BOARD
ASCENDAS FUNDS MANAGEMENT (S) LIMITED
(Company Registration No. 200201987K)
(as manager of Ascendas Real Estate Investment Trust)

Maria Theresa Belmonte
Assistant Company Secretary
27 August 2009

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of Units and the income derived from them, if any, 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

This announcement is not an offer of securities for sale into the United States, Canada or Japan. The securities described herein may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons (as such term is defined in Regulation S under the U.S. Securities Act of 1933, as amended) unless they are registered or exempt from registration. There will be no public offer of securities in the United States.

possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. 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 announcement is not for distribution, directly or indirectly, in or into the United States, Canada or Japan.