



**Supplementary Information  
For three months ended 31 December 2009**

**CONTENT**

Figure 1: Occupancy history for A-REIT's portfolio.....	2
Figure 2 : A-REIT average gross rental rates for the three months ended 31 December 2009.....	5
Figure 3 : Existing industrial space stock of 36.47 million sqm of which 6.79 million sqm is logistics and distribution centres .....	6
Figure 4 : Deferred Payments in A-REIT's Portfolio .....	7
Figure 5: Sector Performance .....	8
Figure 6: Reduced Property Concentration – no single property accounts for more than 4.5% of total portfolio gross revenue .....	9
Figure 7a : Business & Science Park Properties - Tenant's country of origin .....	10
Figure 7b : Business & Science Park Properties - Tenant Industry Mix .....	10
Figure 8a : Light Industrial Properties - Tenant's country of origin .....	11
Figure 8b : Light Industrial Properties - Tenant Industry Mix .....	11
Figure 9a : Hi-Tech Industrial Properties -Tenant's country of origin .....	12
Figure 9b: Hi-Tech Industrial Properties - Tenant Industry Mix .....	12
Figure 10a: Logistics & Distribution Centres -Tenant's country of origin.....	13
Figure 10b: Logistics & Distribution Centres - Tenant Industry Mix.....	13

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

A	MULTI-TENANTED BUILDINGS	Net Lettable Area (sqm)	Occupancy as at		
			31 Dec-09	30 Sep-09	30 Jun-09
<b>Business &amp; Science Parks</b>					
1.	The Alpha	21,563	92.0%	87.5%	93.6%
2.	The Aries	13,441	98.3%	94.5%	96.5%
3.	The Capricorn	21,598	95.6%	91.9%	91.7%
4.	The Gemini	27,521	94.8%	94.8%	95.6%
5.	Honeywell Building	14,681	100.0%	100.0%	100.0%
6.	Telepark	24,635	100.0%	99.9%	100.0%
7.	Techquest	6,576	89.2%	64.0%	65.9%
8.	iQuest @ IBP	9,064	92.8%	92.8%	92.8%
9.	HansaPoint@CBP	17,310	100.0%	100.0%	100.0%
10.	Acer Building	21,193	86.3%	88.4%	88.4%
11.	Rutherford & Science Hub	21,718	82.4%	95.2%	98.4%
12.	3 Changi Business Park Crescent	31,569	75.5% <sup>1</sup>	70.9%	100.0%
13.	13 International Business Park	8,202	100.0% <sup>2</sup>	100.0%	100.0%
<b>Light Industrial</b>					
14.	Techplace I	59,632	92.7%	93.6%	93.6%
15.	Techplace II	77,801	91.3%	90.2%	91.2%
16.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
17.	27 Ubi Road 4	8,082	100.0%	97.5%	97.5%
18.	Tampines Biz-Hub	14,825	96.2%	96.2%	96.2%
19.	Ubi Biz-Hub	10,932	91.8%	98.4%	98.4%
20.	84 Genting Lane	9,766	100.0%	100.0%	98.1%
21.	5 Tai Seng Drive <sup>3</sup>	11,254	65.9%	100.0%	100.0%
<b>Hi-tech Industrial</b>					
22.	Techlink	34,472	94.0%	96.0%	97.1%
23.	Siemens Center	27,781	98.9%	100.0%	100.0%
24.	Techpoint	42,276	86.6%	88.7%	82.6%
25.	KA Centre	13,555	72.1%	79.2%	84.8%
26.	KA Place	6,652	100.0%	100.0%	96.9%
27.	Pacific Tech Centre	19,637	96.3%	96.3%	98.2%
28.	Techview	38,995	88.7%	88.2%	86.4%
29.	1 Jalan Kilang	6,025	80.5%	100.0%	88.8%
30.	50 Kallang Avenue	14,267	78.7%	76.3%	70.4%
<b>Logistics &amp; Distribution Centre</b>					
31.	LogisTech	26,724	95.0%	95.6%	95.8%
32.	Changi Logistics Centre	38,810	86.2%	85.1%	77.4%
33.	Nan Wah Building	15,580	100.0%	95.2%	100.0%
34.	Xilin Districentre Building A & B	20,784	92.1%	100.0%	100.0%
35.	Xilin Districentre Building D	14,358	94.8%	94.8%	94.8%
36.	LogisHub@Clementi	22,481	100.0%	100.0%	100.0%
37.	1 Changi South Lane	23,513	100.0%	100.0%	100.0%

<sup>1</sup> Includes Podium B & C of Plaza 8 @ CBP which was completed in Sep 09

<sup>2</sup> A-REIT repossessed 8,202 sqm at 13 International Business Park and had re-let 59.1% of the space. A-REIT has a balance security deposit equivalent to 3.7 months' rental which will be used to pay rent due while the space is being marketed.

<sup>3</sup> Previously known as Steel Industries Building, this building was changed to multi-tenanted from Dec 09 due to a change in its tenancy

38.	Pioneer Hub	85,584	100.0%	100.0%	100.0%
39.	15 Changi North Way	28,691	100.0%	100.0%	100.0%
40.	10 Toh Guan Road <sup>4</sup>	42,765	100.0%	100.0%	100.0%
<b>Sub-total for Multi-tenanted Buildings</b>		<b>967,117</b>	<b>93.1%</b>	<b>93.3%</b>	<b>94.0%</b>

B. SINGLE-TENANTED BUILDINGS		Net Lettable Area (sqm)	Occupancy as at		
			31 Dec-09	30 Sep-09	30 Jun-09
<b>Business &amp; Science Parks</b>					
41.	Ultro Building	10,127	100.0%	100.0%	100.0%
42.	PSB Building	21,689	100.0%	100.0%	100.0%
43.	31 International Business Park	50,286	100.0%	100.0%	100.0%
<b>Light Industrial</b>					
44.	OSIM HQ Building	15,068	100.0%	100.0%	100.0%
45.	Ghim Li Building	7,230	100.0%	100.0%	100.0%
46.	Progen Building	17,267	100.0%	100.0%	100.0%
47.	SB Building	11,895	100.0%	100.0%	100.0%
48.	Volex Building	8,000	100.0%	100.0%	100.0%
49.	53 Serangoon North Ave 4	8,329	100.0%	100.0%	100.0%
50.	Da Vinci Building	13,789	100.0%	100.0%	100.0%
51.	52 Serangoon Ave 4	11,799	100.0%	100.0%	100.0%
52.	Hyflux Building	16,980	100.0%	100.0%	100.0%
53.	Weltech Building	6,509	100.0%	100.0%	100.0%
54.	BBR Building	5,421	100.0%	100.0%	100.0%
55.	Hoya Building	6,282	100.0%	100.0%	100.0%
56.	NNB Industrial Building	9,794	100.0%	100.0%	100.0%
57.	37A Tampines St 92	9,604	100.0%	100.0%	100.0%
58.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
59.	Thales Building	7,772	100.0%	100.0%	100.0%
60.	Aztech Building	13,807	100.0%	100.0%	100.0%
61.	Super Industrial Building	18,079	100.0%	100.0%	100.0%
62.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
63.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
64.	11 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
65.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
66.	9 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
67.	1 Senoko Avenue	8,843	100.0%	100.0%	100.0%
68.	8 Loyang Way 1	12,069	100.0%	100.0%	100.0%
<b>Hi-tech Industrial</b>					
69.	Infineon Building	27,278	100.0%	100.0%	100.0%
70.	Wisma Gulab	11,821	100.0%	100.0%	100.0%
71.	Kim Chuan Telecommunications Complex	25,129	100.0%	100.0%	100.0%
72.	138 Depot Road	26,485	100.0%	100.0%	100.0%
73.	2 Changi South Lane	20,939	100.0%	100.0%	100.0%
74.	CGGVeritas Hub	8,671	100.0%	100.0%	100.0%
75.	30 Tampines Industrial Ave 3	9,593	100.0%	100.0%	100.0%

<sup>4</sup> The lease with TT International Pte Ltd at 10 Toh Guan Road has been restructured to reduce A-REIT's exposure to the company. TT International Pte Ltd and various other tenants currently occupy about 57.4% of the building. A-REIT has security deposit which will be used to top up the rental to the original amount for the next 15 months based on current vacancy. The balance space is currently being retrofitted for a prospective tenant under negotiation.

B. SINGLE-TENANTED BUILDINGS		Net Lettable Area (sqm)	Occupancy as at		
			31 Dec-09	30 Sep-09	30 Jun-09
<b>Logistics &amp; Distribution Centres</b>					
76.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
77.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
78.	MacDermid Building	5,085	100.0%	100.0%	100.0%
79.	Freight Links (Changi) Building	20,724	100.0%	100.0%	100.0%
80.	Freight Links (Toh Guan) Building	23,723	100.0%	100.0%	100.0%
81.	Xilin Districentre Building C	13,660	100.0%	100.0%	100.0%
82.	SENKEE Logistics Hub	71,748	100.0%	100.0%	100.0%
83.	JEL Centre	9,494	100.0%	100.0%	100.0%
84.	Logistics 21	47,616	100.0%	100.0%	100.0%
85.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
86.	Goldin Building	19,171	100.0%	100.0%	100.0%
87.	Sim Siang Choon Building	11,309	100.0%	100.0%	100.0%
88.	Expeditors	11,627	100.0%	-	-
<b>Warehouse Retail Facilities</b>					
89.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
90.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
<b>Sub-total for Single-tenanted Buildings</b>		<b>951,508</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Portfolio Total</b>		<b>1,918,625</b>	<b>96.5%</b>	<b>96.8%</b>	<b>97.1%</b>

**Figure 2 : A-REIT average gross rental rates for the three months ended 31 December 2009**

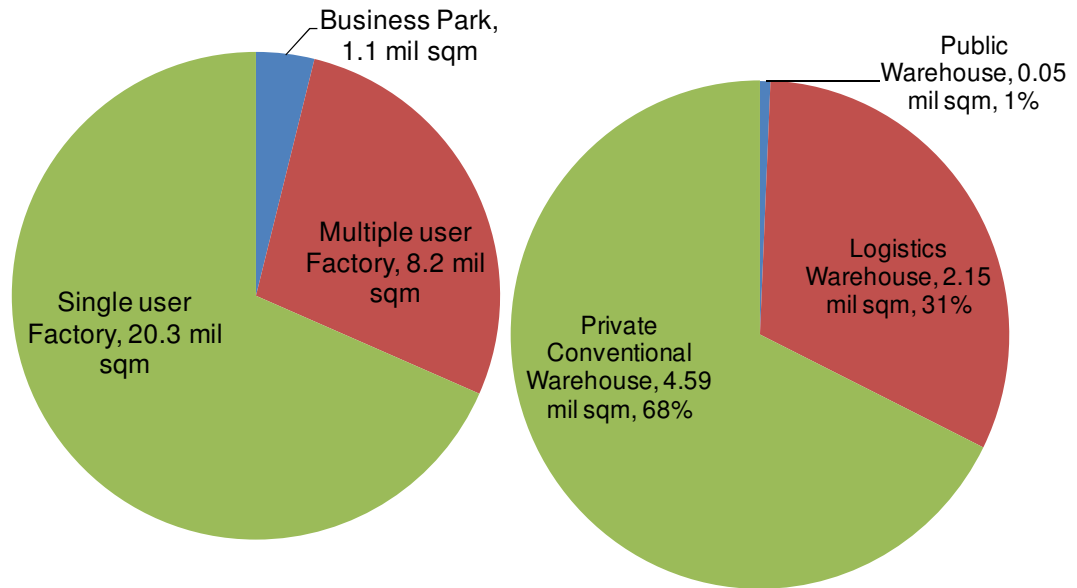
Average Gross Rental Rates (\$ psf per month)				
Sector	A-REIT's (psf per month)			Market** (psf per month)
	Range	Weighted Average*	Median	
Business & Science Park	\$1.70- \$4.09	\$3.03	\$3.10	\$3.24
Hi-tech Industrial	\$\$1.85-\$3.34	\$2.20	\$2.32	\$2.65
Light Industrial & Flatted Factories	\$1.10 - \$2.41	\$1.37	\$1.41	\$1.40
Logistics & Distribution Centres	\$0.83 - \$2.60	\$1.36	\$1.40	\$1.35

Sources:

\* A-REIT's rates are based on the weighted average of gross rental rates for new leases, expansions and renewals

\*\* Source: CBRE 2009Q3 Report, URA 2009Q3

**Figure 3 : Existing industrial space stock of 36.47 million sqm of which 6.79 million sqm is logistics and distribution centres**



Source: URA: Urban Redevelopment Authority Official Statistics as at Sept 2009 [www.ura.gov.sg](http://www.ura.gov.sg)

**Figure 4 : Deferred Payments in A-REIT's Portfolio**

Property	Acquisition Date	Deferred Amount as at 31 Dec 09 (\$ m)	Purchase Price (\$ m)
Wisma Gulab	Dec 04	7.20	55.70
Freight Links (Changi) Bldg	Dec 04	3.20	32.00
Freight Links (Toh Guan) Bldg	Dec 04	3.64	36.40
Xilin Districentre Building C	May 05	0.50	30.63
13 International Business Park	Oct 06	0.36	20.00
Thales Asset Enhancement	Mar 08	0.02	1.59
<b>GRAND TOTAL</b>		<b>14.92</b>	<b>176.32</b>

**Total Assets as at 31 Dec 2009**

**\$4.76 billion**

**% of deferred amount in relation to total assets**

**0.31%**

**Figure 5: Sector Performance**

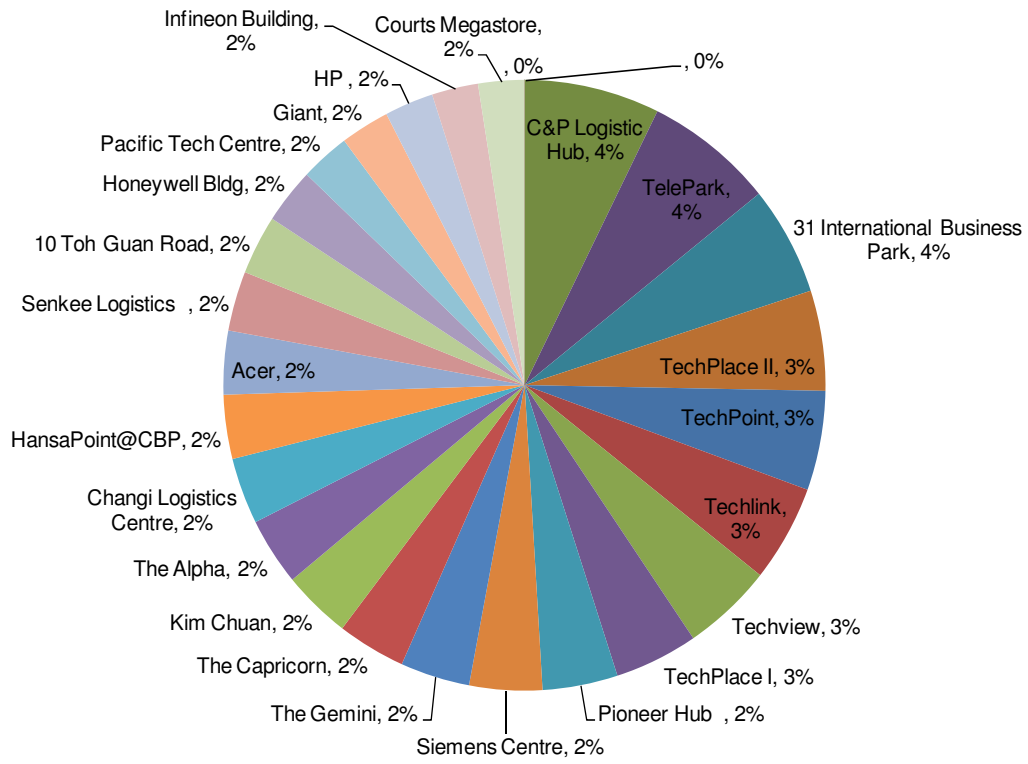
Net Property Income for 3 months ended 31 December 2009

<b>Properties</b>	<b>3Q FY 2009/10 Actual S\$m</b>	<b>3Q FY 2008/09 Actual S\$m</b>	<b>Variance S\$m</b>
<b><u>Business Park Properties</u></b>			
<b>Gross Revenue</b>	29.0	27.3	1.7
<b>Property Operating Expenses</b>	7.6	8.6	-1.0
<b>Net Property Income</b>	21.4	18.7	2.7
<b><u>Hi-Tech Industrial Properties</u></b>			
<b>Gross Revenue</b>	25.5	27.1	-1.6
<b>Property Operating Expenses</b>	7.1	10.2	-3.1
<b>Net Property Income</b>	18.4	16.9	1.5
<b><u>Light Industrial Properties</u></b>			
<b>Gross Revenue</b>	19.6	19.6	0.0
<b>Property Operating Expenses</b>	4.0	4.3	-0.3
<b>Net Property Income</b>	15.6	15.3	0.3
<b><u>Logistics Properties</u></b>			
<b>Gross Revenue</b>	27.8	25.0	2.8
<b>Property Operating Expenses</b>	4.5	4.5	0.0
<b>Net Property Income</b>	23.3	20.5	2.8
<b><u>Warehouse Retail Facilities</u></b>			
<b>Gross Revenue</b>	3.2	3.3	-0.1
<b>Property Operating Expenses</b>	0.5	0.5	0.0
<b>Net Property Income</b>	2.7	2.8	-0.1
<b><u>Total</u></b>			
<b>Gross Revenue</b>	105.1	102.3	2.8
<b>Property Operating Expenses</b>	23.7	28.1	-4.4
<b>Net Property Income</b>	81.4	74.2	7.2

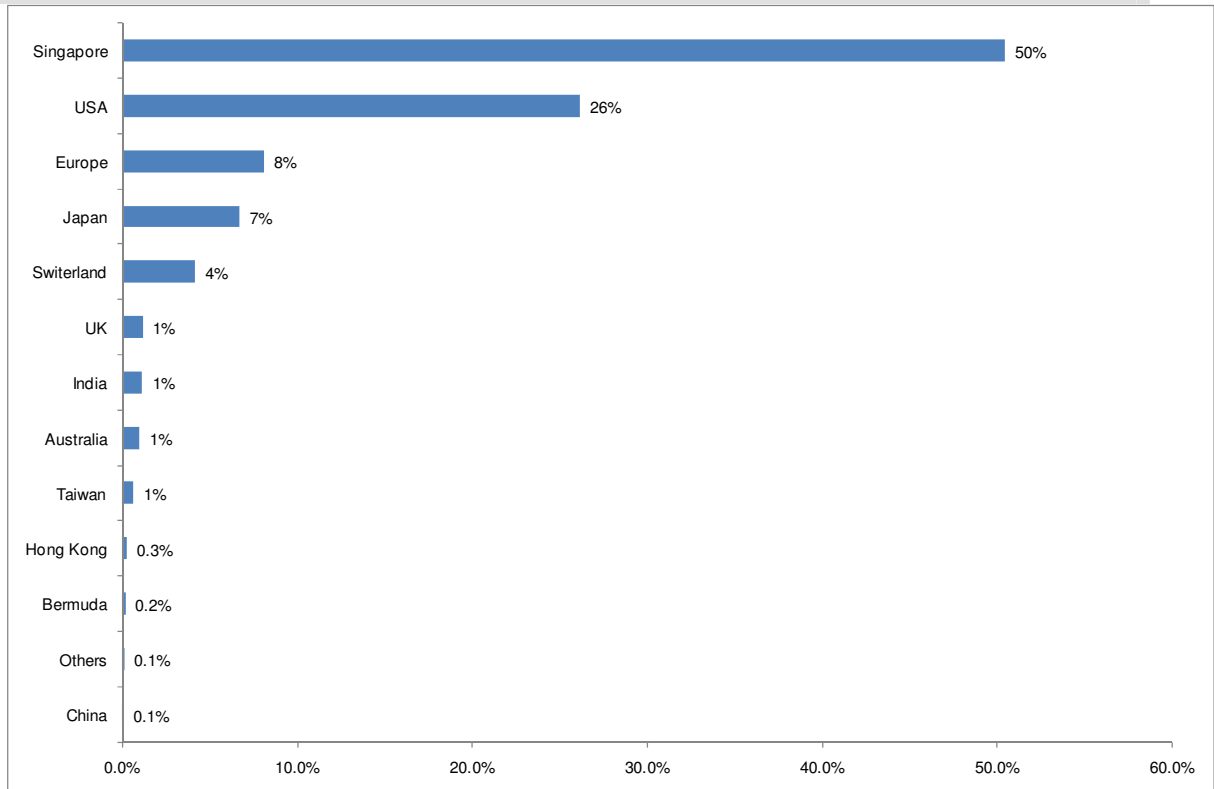
Gross revenue increased mainly due to additional rental income from development projects completed since December 2008, ie 3 Changi Business Park Crescent and Expeditors.  
91properties as at 31 December 2009 vs 88 properties as 31 December 2008.



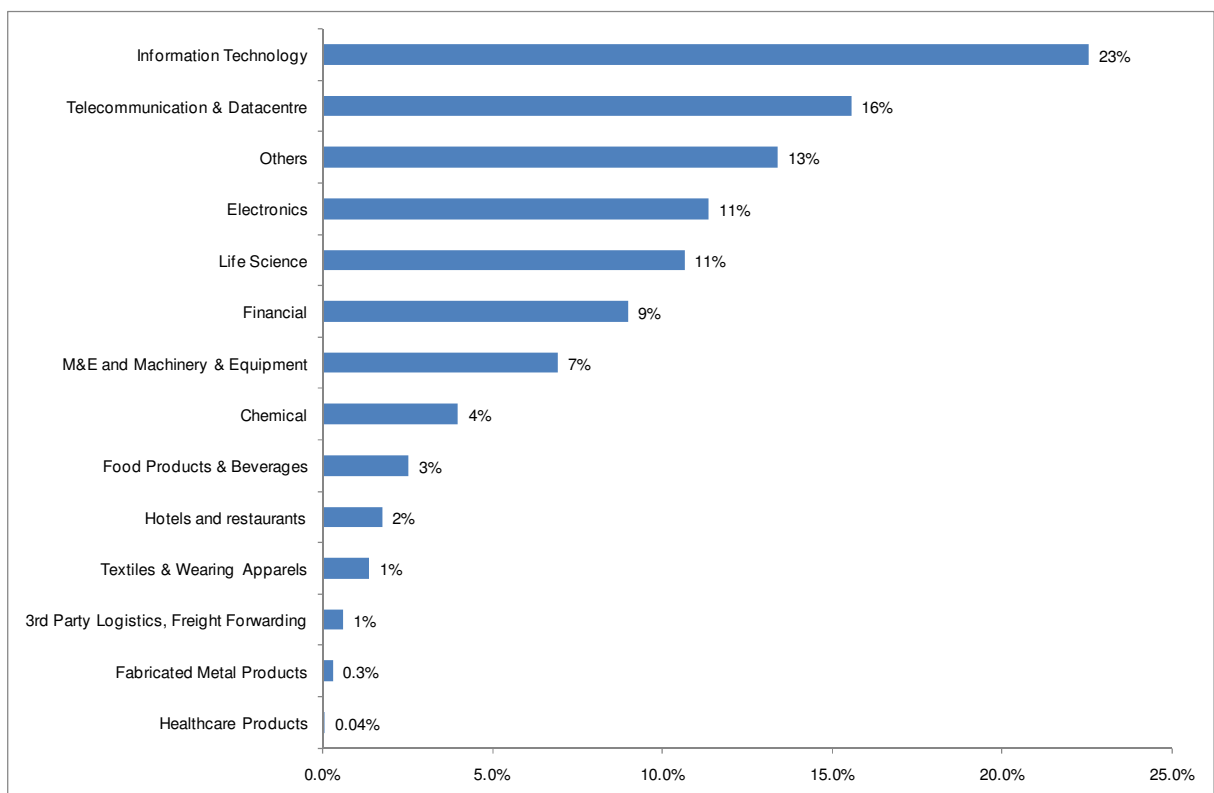
**Figure 6: Reduced Property Concentration – no single property accounts for more than 4.5% of total portfolio gross revenue**



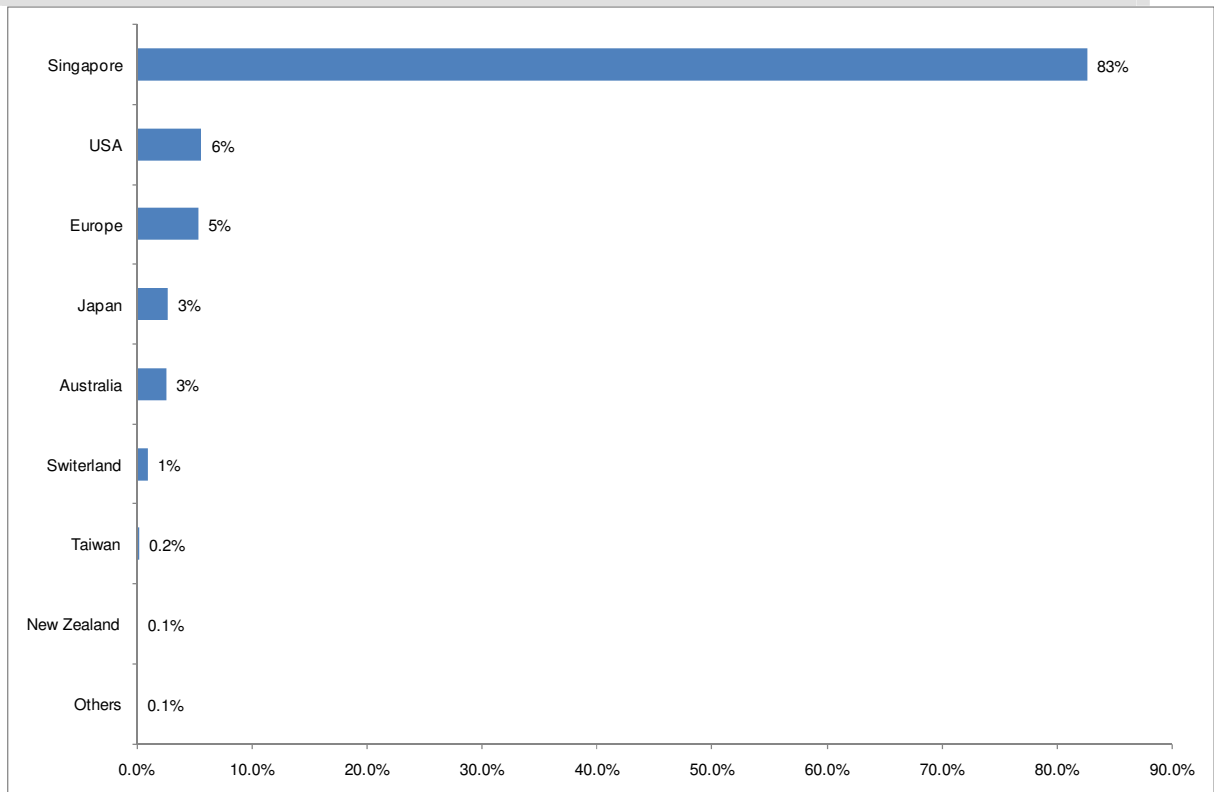
**Figure 7a : Business & Science Park Properties - Tenant's country of origin**



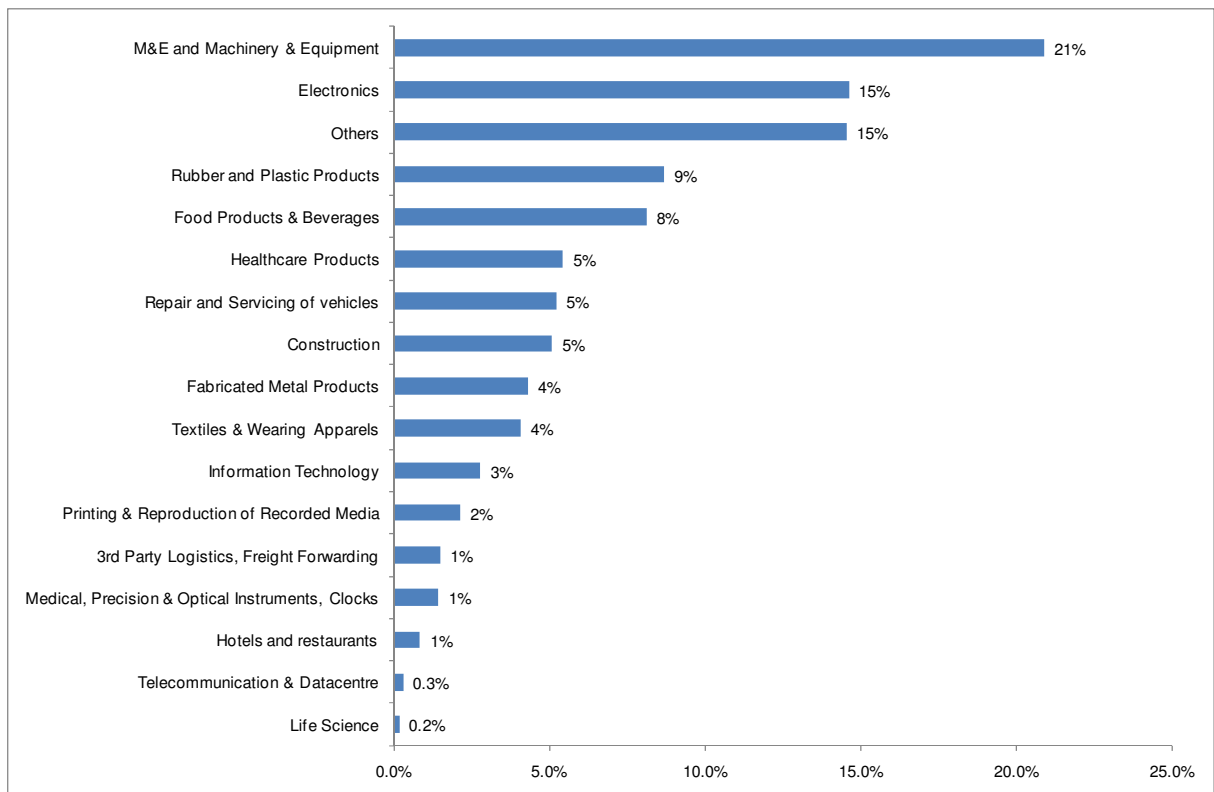
**Figure 7b : Business & Science Park Properties - Tenant Industry Mix**



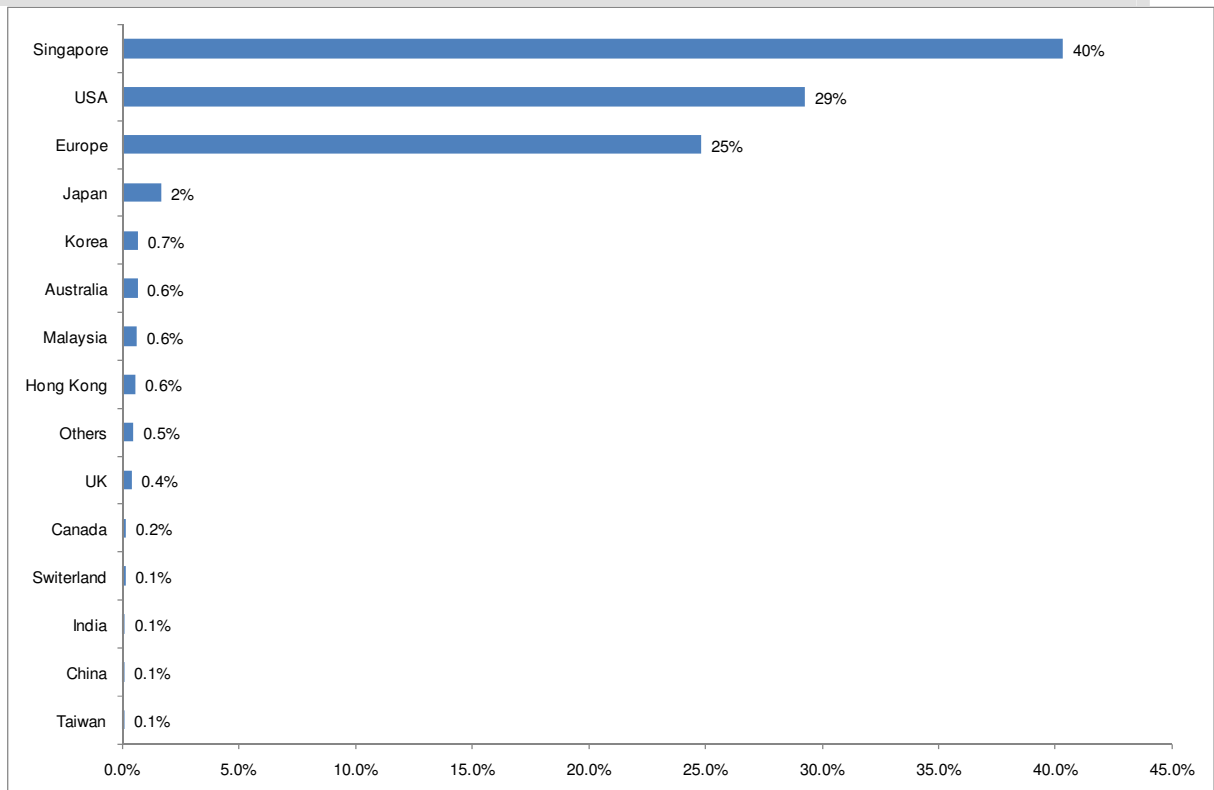
**Figure 8a : Light Industrial Properties - Tenant's country of origin**



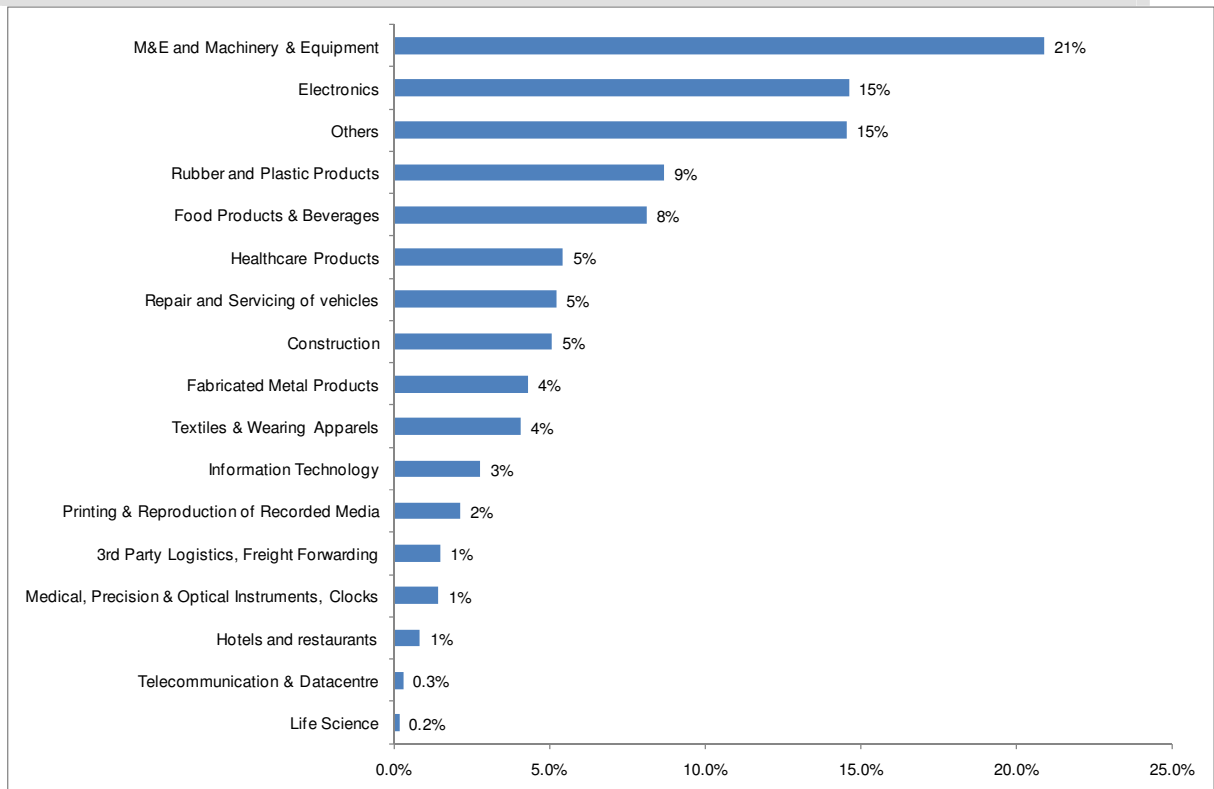
**Figure 8b : Light Industrial Properties - Tenant Industry Mix**



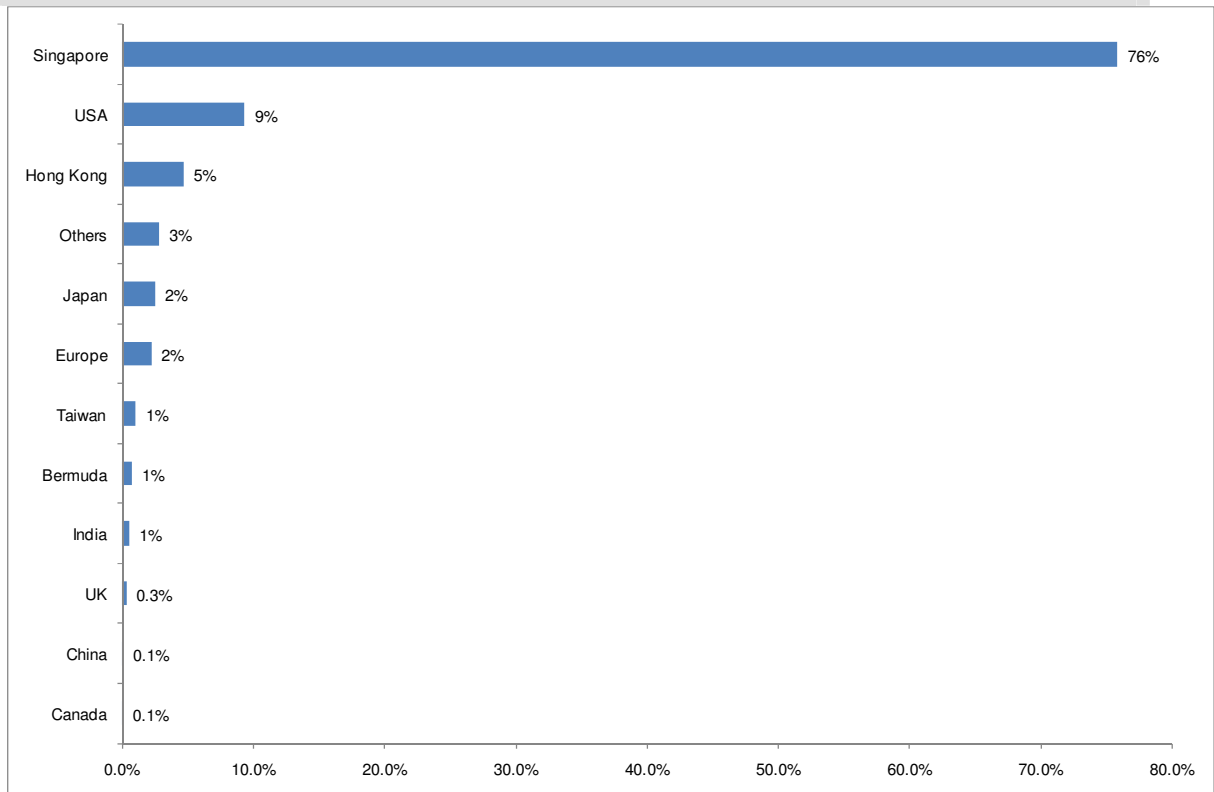
**Figure 9a : Hi-Tech Industrial Properties - Tenant's country of origin**



**Figure 9b: Hi-Tech Industrial Properties - Tenant Industry Mix**



**Figure 10a: Logistics & Distribution Centres -Tenant's country of origin**



**Figure 10b: Logistics & Distribution Centres - Tenant Industry Mix**

