



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

Results of the Extraordinary General Meeting Held on 13 September 2005

The Board of Directors of Ascendas-MGM Funds Management Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”), is pleased to announce that at the third extraordinary general meeting (“**EGM**”) of unitholders of A-REIT held on 13 September 2005, all ten resolutions with respect to:

- the proposed acquisitions of 138 Depot Road, Hamilton Sundstrand Building, Hoya Building, LogisHub@Clementi, Techquest, Techview and Thales Building;
- the proposed issue of the Techview consideration units;
- the proposed issue of up to S\$240 million worth of new units in A-REIT (“**New Units**”) to partly finance the acquisition of twelve properties (Thales Building and 138 Depot Road will be funded through available debt facilities as they will only be completed in January 2006 and April 2006, respectively); and
- the proposed placement of new units to MGM Singapore Pte. Ltd., a substantial unitholder

as set out in the Notice of EGM dated 25 August 2005, were duly passed.

The Manager is therefore pleased to confirm that the Transfer Books and Register of Unitholders of A-REIT will be closed on 19 September at 5.00 p.m. (the “**Books Closure Date**”) for the purpose of determining the provisional allocations of Singapore Registered Unitholders¹ under the proposed preferential offering of New Units to Singapore

¹ Unitholders at the Books Closure Date other than those whose registered addresses with The Central Depository (Pte) Limited (“**CDP**”) are outside Singapore, who do not have a “rights” mailing address with CDP and who have not, at least five market days prior to the Books Closure Date, provided CDP with addresses in Singapore for service of notices.

Registered Unitholders on a non-renounceable basis of 1 New Unit for every 20 existing units in A-REIT held as at the Books Closure Date.

By Order of the Board
Ascendas-MGM Funds Management Limited (Company Registration No. 200201987K)
Manager of A-REIT

Tay Hsiu Chieh
Company Secretary
13 September 2005

For enquiries, please contact:

Ho Mei Peng, Investor Relations Manager
Ascendas-MGM Funds Management Limited
Tel (65) 6774 9152
Email meipeng.ho@ascendas-mgm.com
Website www.a-reit.com

Important Notice

The value of units in A-REIT (“**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 Singapore Exchange Securities Trading Limited (“**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.