



Supplementary Information For three months ended 31 December 2013

Table 1: Occupancy Rates for A-REIT's portfolio	2
Table 2: A-REIT gross rental rates for the three months ended 31 Dec 2013	7
Figure 3: Existing industrial space stock of 40 million sqm of which 7.5 million sqm is logistics and distribution centres	8
Table 4: Sector Performance	9
Figure 5a: A-REIT Portfolio by Gross Revenue - Tenant Industry Mix	10
Figure 5b: A-REIT Portfolio by Gross Revenue - Tenants' Country of Origin	10
Figure 6a: Business & Science Park Properties by Gross Revenue - Tenant Industry Mix	11
Figure 6b: Business & Science Park Properties by Gross Revenue - Tenant's Country of Origin	11
Figure 7a: Hi-Specs Industrial Properties by Gross Revenue - Tenant Industry Mix	12
Figure 7b: Hi-Specs Industrial Properties by Gross Revenue - Tenant's Country of Origin	12
Figure 8a: Light Industrial Properties by Gross Revenue - Tenant Industry Mix	13
Figure 8b: Light Industrial Properties by Gross Revenue - Tenant's Country of Origin	13
Figure 9a: Logistics & Distribution Centres by Gross Revenue - Tenant Industry Mix	14
Figure 9b: Logistics & Distribution Centres by Gross Revenue - Tenant's Country of Origin	14

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

A.	SINGLE-TENANTED BUILDINGS	Net lettable area as at 31 Dec 13 (sqm)	Occupancy as at		
			31 Dec 13	30 Sep 13	30 Jun 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.	Hamilton Sundstrand Building	16,744	100.0%	100.0%	100.0%
21.	Thales Building (I & II)	7,772	100.0%	100.0%	100.0%
22.	2 Senoko South	18,079	100.0%	100.0%	100.0%
23.	26 Senoko Way	10,723	100.0%	100.0%	100.0%
24.	1 Kallang Place	12,265	100.0%	100.0%	100.0%
25.	11 Woodlands Terrace	2,219	100.0%	100.0%	100.0%
26.	18 Woodlands Loop	16,601	100.0%	100.0%	100.0%
27.	9 Woodlands Terrace	2,341	100.0%	100.0%	100.0%
28.	8 Loyang Way 1	12,069	100.0%	100.0%	100.0%
29.	31 Joo Koon Circle	15,421	100.0%	100.0%	100.0%
30.	247 Alexandra Road	12,803	100.0%	100.0%	100.0%
	Logistics & Distribution Centres				
31.	IDS Logistics Corporate HQ	21,883	100.0%	100.0%	100.0%
32.	C&P Logistics Hub	128,021	100.0%	100.0%	100.0%
33.	MacDermid Building	5,085	100.0%	100.0%	100.0%
34.	Senkee Logistics Hub (Phase I & II)	71,749	100.0%	100.0%	100.0%
35.	GSH Centre	9,494	100.0%	100.0%	100.0%

A.	SINGLE-TENANTED BUILDINGS	Net lettable area as at 31 Dec 13 (sqm)	Occupancy as at		
			31 Dec 13	30 Sep 13	30 Jun 13
36.	21 Jalan Buroh	47,616	100.0%	100.0%	100.0%
37.	Sembawang Kimtrans Logistics Centre	15,410	100.0%	100.0%	100.0%
38.	Sim Siang Choon Building	12,981	100.0%	100.0%	100.0%
39.	71 Alps Avenue	11,627	100.0%	100.0%	100.0%
40.	15 Changi North Way	28,974	100.0%	100.0%	100.0%
41.	90 Alps Avenue	26,277	100.0%	100.0%	100.0%
	Warehouse Retail Facilities				
42.	Courts MegaStore	28,410	100.0%	100.0%	100.0%
43.	Giant Hypermart	42,178	100.0%	100.0%	100.0%
	Sub-total for Single-tenanted Buildings	887,746	100.0%	100.0%	100.0%

B.	MULTI-TENANTED BUILDINGS	Net lettable area as at 31 Dec 13 (sqm)	Occupancy as at		
			31 Dec 13	30 Sep 13	30 Jun 13
	Science Parks				
1.	The Alpha	20,745	88.9%	87.9%	88.4%
2.	The Aries	11,681	88.8%	99.1%	99.1%
3.	The Capricorn	20,684	87.4%	87.8%	87.8%
4.	The Gemini	22,777	96.7%	98.7%	98.6%
5.	The Rutherford & Science Hub	18,472	86.0%	85.3%	87.6%
6.	Neuros & Immunos	26,035	99.8%	99.8%	100.0%
7.	Cintech I	10,531	84.3%	91.7%	91.7%
8.	Cintech II	7,915	94.4%	90.3%	90.3%
9.	Cintech III & IV	18,593	94.9%	96.9%	96.0%
10.	The Galen	21,812	81.2%	82.6%	89.7%
11.	Nexus @one-north	20,669	59.8% ¹	0.9%	-
	Business Parks				
12.	Honeywell Building	14,475	91.2%	90.4%	90.2%
13.	Techquest	5,420 ²	93.9%	94.9%	73.2%
14.	iQuest @ IBP	9,123	75.7%	85.9%	85.9%
15.	Hansapoint @ CBP	16,640	67.3%	65.8%	100.0%
16.	Acer Building	21,152	94.1%	94.1%	94.1%
17.	31 International Business Park	44,144 ³	70.7% ³	81.5%	68.3%
18.	1, 3 & 5 Changi Business Park Crescent	62,678	97.1%	97.2%	97.5%
19.	13 International Business Park	6,986	52.0%	55.5%	55.5%
20.	Nordic European Centre	21,817	91.3%	89.8%	89.9%
21.	AkzoNobel House	15,286	57.9%	78.2%	78.2%
22.	1 Changi Business Park Avenue 1	10,081 ⁴	2.8%	100.0%	100.0%
	Hi-Specs Industrial (Data Centre)				
23.	Telepark	24,596	100.0%	100.0%	99.8%
	Hi-Specs Industrial				
24.	Techlink	34,542	94.2%	92.1%	89.3%
25.	Siemens Center	27,781	97.1%	100.0%	100.0%
26.	Techpoint	41,576	88.9%	88.7%	89.6%

¹ Nexus @one-north's occupancy including committed leases yet to take possession stands at 75.6%

² Techquest is undergoing asset enhancement to improve the building efficiency and specifications. 1,136 sqm of space has been decommissioned.

³ 31 International Business Park is currently undergoing asset enhancement works to upgrade the building specifications, but 8,129 sqm of space has been re-commissioned for the quarter upon partial completion of asset enhancement works.

⁴ The asset enhancement works for 1 Changi Business Park Avenue 1 is completed in the quarter, and 9,803 sqm of space has been re-commissioned.

B.	MULTI-TENANTED BUILDINGS	Net lettable area as at 31 Dec 13 (sqm)	Occupancy as at		
			31 Dec 13	30 Sep 13	30 Jun 13
27.	KA Centre	13,555	100.0%	100.0%	98.8%
28.	KA Place	6,652	100.0%	91.5%	91.5%
29.	Pacific Tech Centre	19,621	91.0%	95.4%	95.6%
30.	Techview	37,892	78.7%	82.0%	86.7%
31.	1 Jalan Kilang	6,025	100.0%	100.0%	100.0%
32.	50 Kallang Avenue	14,208	59.3%	65.3%	78.4%
33.	Corporation Place	57,572	66.0%	66.1%	66.1%
34.	31 Ubi Road 1	13,807	50.6%	46.7%	43.2%
	Light Industrial				
35.	Techplace I	59,249	98.2%	97.8%	97.4%
36.	Techplace II	97,195 ⁵	75.6%	96.6%	96.4%
37.	27 Ubi Road 4	7,227	97.6%	73.3%	73.3%
38.	Tampines Biz-Hub	14,537	88.2%	85.1%	84.5%
39.	Ubi Biz-Hub	10,724	91.7%	100.0%	100.0%
40.	84 Genting Lane	9,695	91.8%	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%	99.4%	97.4%
44.	53 Serangoon North Ave 4	7,779	97.8%	97.8%	95.5%
45.	FoodAxis @ Senoko	44,439	96.9%	85.9%	78.8%
46.	Weltech Building	6,509	91.7%	83.5%	80.0%
47.	Ghim Li Building	5,892	78.6%	100.0%	100.0%
48.	37A Tampines Street 92	9,604	72.8%	100.0%	100.0%
	Logistics & Distribution Centres				
49.	LogisTech	26,881 ⁶	95.7%	95.7%	93.4%
50.	Changi Logistics Centre	39,151	94.4%	95.4%	95.6%
51.	Nan Wah Building	15,580	97.9%	97.9%	97.9%
52.	Xilin Districentre Building A&B	20,788	100.0%	100.0%	100.0%
53.	Xilin Districentre Building D	15,610	60.7%	26.8%	40.6%
54.	LogisHub @ Clementi	23,071	98.4%	98.4%	98.4%
55.	1 Changi South Lane	23,528	100.0%	100.0%	100.0%
56.	Pioneer Hub	81,071	100.0%	100.0%	100.0%
57.	Xilin Districentre Building C	13,035	88.8%	92.0%	92.0%
58.	9 Changi South Street 3	24,514	77.4%	85.1%	84.6%
59.	5 Toh Guan Road East	23,581	75.1%	63.8%	63.8%

⁵ New block at Techplace II has been completed in December 2013, increasing NLA by 20,971 sqm

⁶ LogisTech is currently undergoing asset enhancement works. NLA has been marginally reduced by 671 sqm

B.	MULTI-TENANTED BUILDINGS	Net lettable area as at 31 Dec 13 (sqm)	Occupancy as at		
			31 Dec 13	30 Sep 13	30 Jun 13
60.	10 Toh Guan Road	39,520	87.4%	88.6%	60.7%
	Business Park (China)				
61.	Ascendas Z-link	27,450	100%	100%	100%
62.	A-REIT City @Jinqiao	82,117	25.3%	8.2%	-
	Sub-total for Multi-tenanted Buildings	1,494,014	83.6%	83.9%	89.3%
	Subtotal (A) + (B)	2,381,759	89.7%	90.1%	93.6%

Table 2: A-REIT gross rental rates for the three months ended 31 Dec 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	\$3.39 - \$5.53	\$4.03	\$4.05	\$4.20
Hi-Specs Industrial	\$2.40 - \$3.10	\$2.74	\$2.83	\$3.00
Light Industrial & Flatted Factories	\$1.50 - \$2.58	\$1.67	\$1.64	\$1.90 ⁽³⁾
Logistics & Distribution Centres	\$1.30 - \$2.30	\$1.68	\$1.47	\$1.83 ⁽⁴⁾

Notes:

- (1) Source : URA 3Q 2013 for business park rental, CBRE Market View Singapore 3Q 2013 for hi-specs industrial rental, 4Q 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

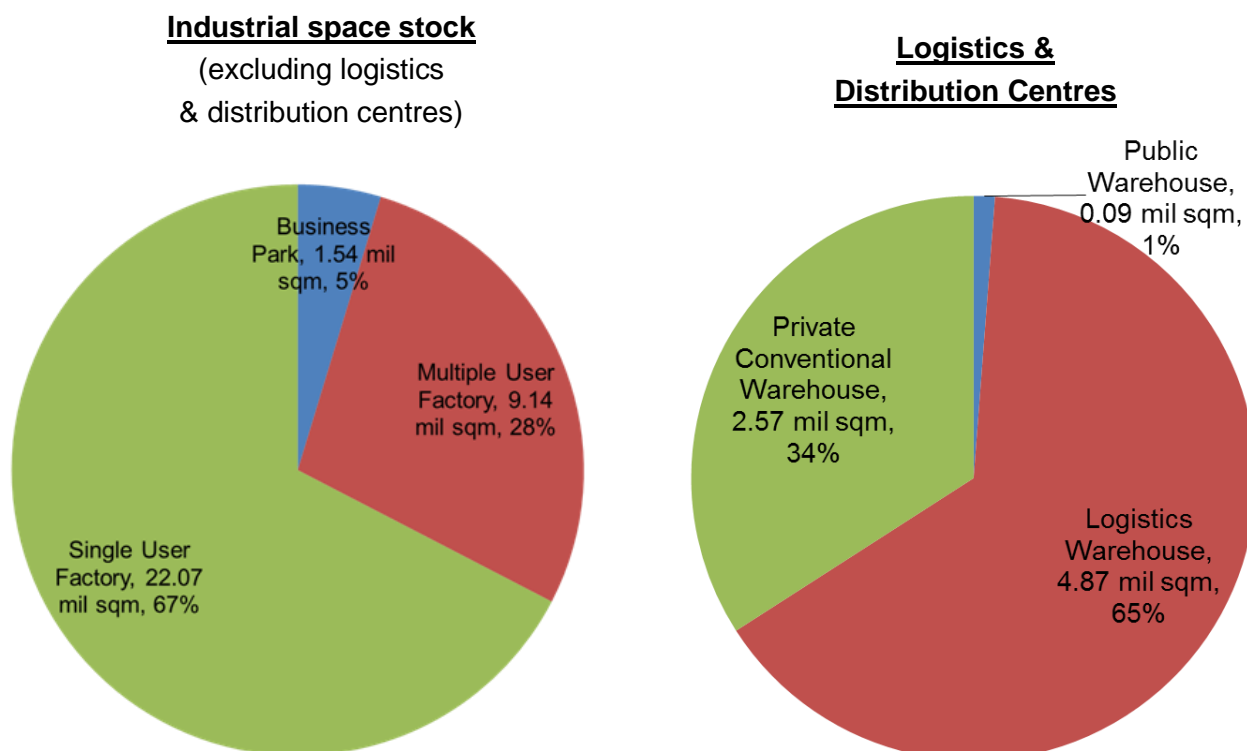


Table 4: Sector Performance

Net Property Income for 3 months ended 31 December 2013

Properties	3Q FY13/14 ⁽¹⁾ S\$m	3Q FY12/13 ⁽¹⁾ S\$m	3Q FY13/14 vs 3Q FY12/13 Variance S\$m
<u>Business Park Properties</u> ⁽²⁾			
Gross Revenue	55.5	49.1	6.4
Property Operating Expenses	19.9	16.0	3.9
Net Property Income	35.6	33.1	2.5
<u>Hi-Specs Industrial Properties</u> ⁽³⁾			
Gross Revenue ⁽⁴⁾	39.7	40.1	(0.4)
Property Operating Expenses	11.8	11.8	0.0
Net Property Income	27.9	28.3	(0.4)
<u>Light Industrial Properties</u> ⁽³⁾			
Gross Revenue	23.4	22.3	1.1
Property Operating Expenses	5.8	5.3	0.5
Net Property Income	17.6	17.1	0.6
<u>Logistics Properties</u>			
Gross Revenue	32.0	29.9	2.1
Property Operating Expenses	7.8	6.9	0.9
Net Property Income	24.2	23.0	1.2
<u>Warehouse Retail Facilities</u>			
Gross Revenue	3.8	3.8	0.0
Property Operating Expenses	0.5	0.5	0.0
Net Property Income	3.3	3.3	0.0
<u>Total</u>			
Gross Revenue	154.4	145.2	9.2
Property Operating Expenses	45.8	40.5	5.3
Net Property Income	108.6	104.7	3.9

¹ Based on 105 properties (including 1 property which is classified under finance lease receivable) as at 31 Dec 2013 and 102 properties as at 31 Dec 2012.

² Increased mainly due to the revenue and expenses from The Galen, A-REIT City @Jinqiao and Nexus @one-north which were acquired / completed at the end of 4Q FY12/13, July 2013 and September 2013 respectively. Finance lease interest income received from a tenant in 3Q FY13/14 also contributed to the higher revenue.

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 lower occupancy rate @ Corporation Place as the building is undergoing asset enhancement works.

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

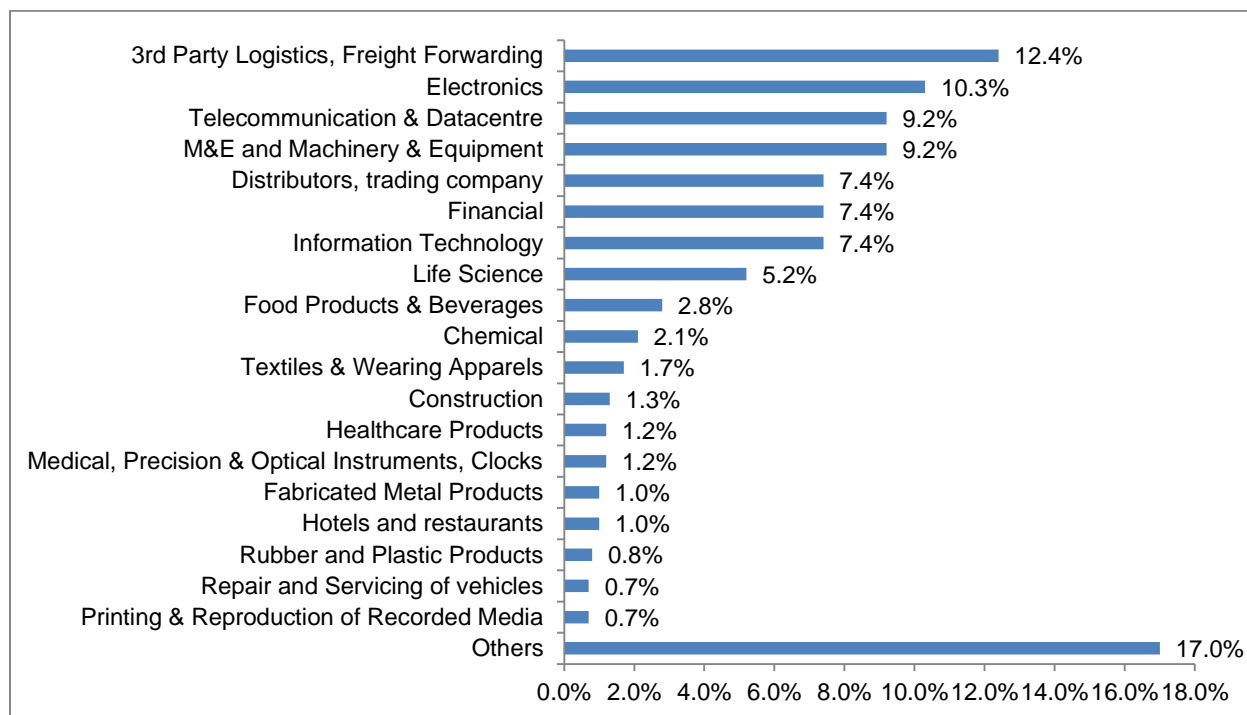


Figure 5b: A-REIT Portfolio by Gross Revenue - Tenants' Country of Origin

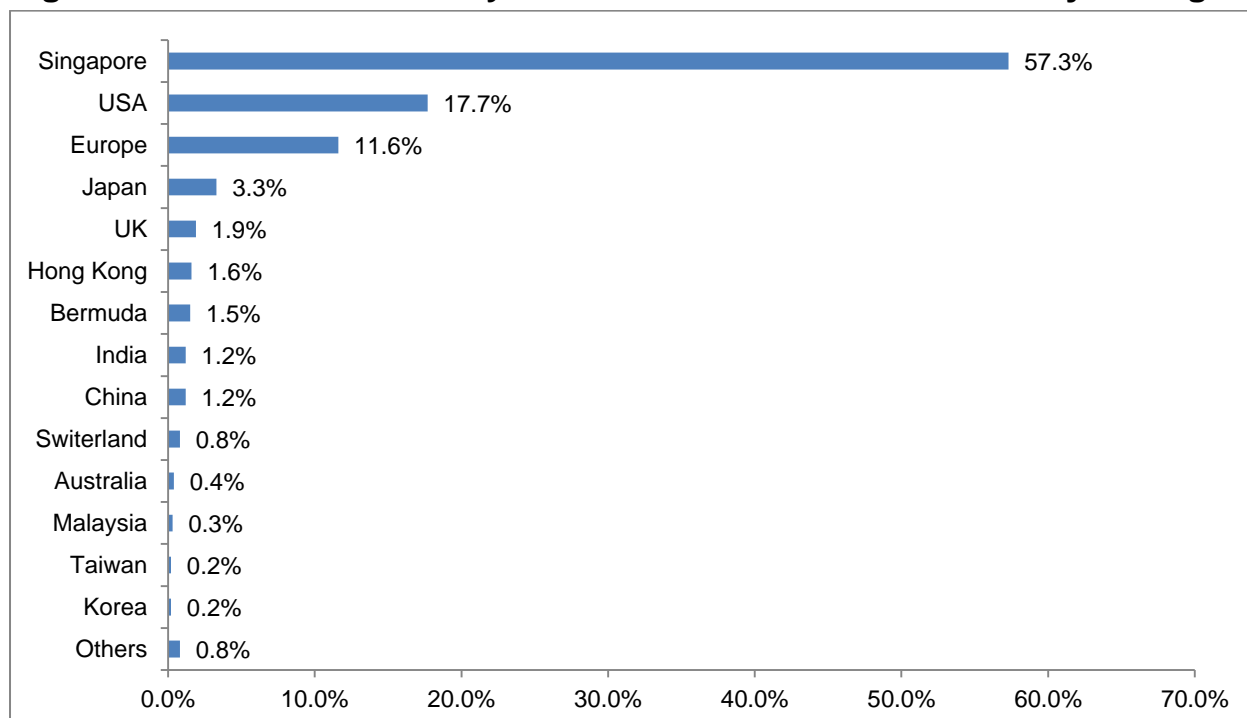


Figure 6a: Business & Science Park Properties by Gross Revenue - Tenant Industry Mix

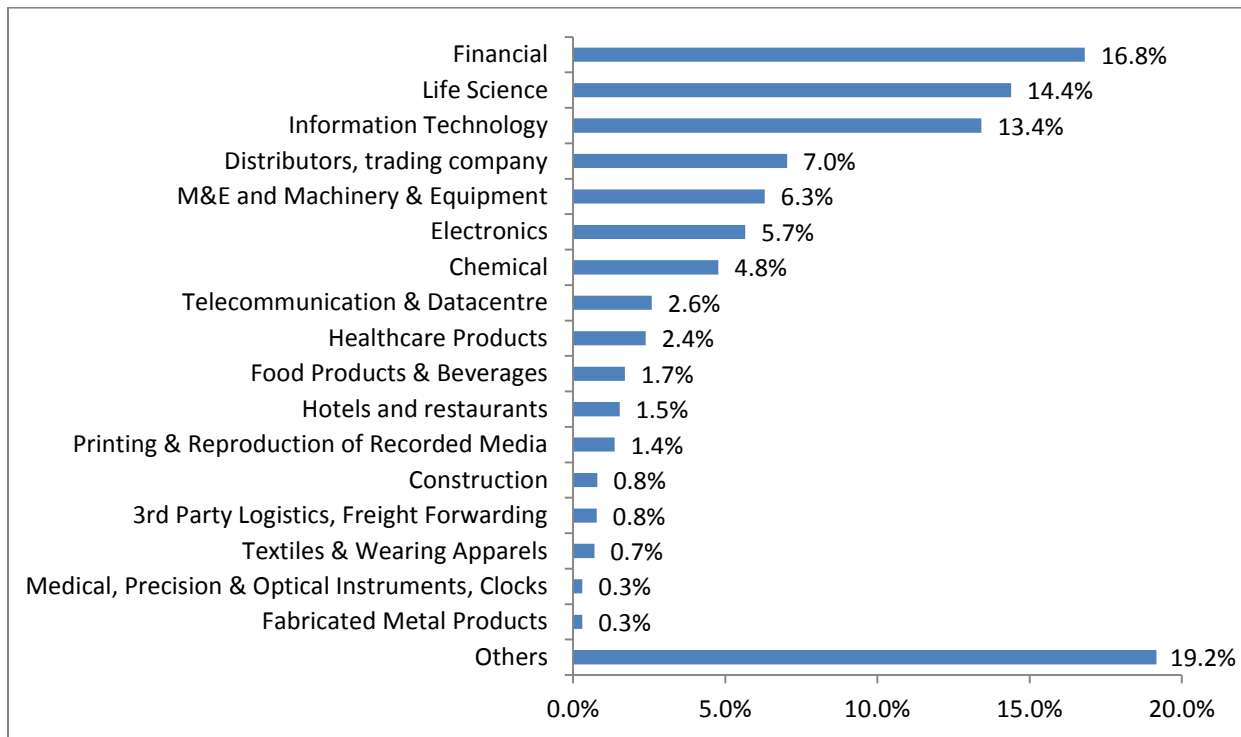


Figure 6b: Business & Science Park Properties by Gross Revenue - Tenant's Country of Origin

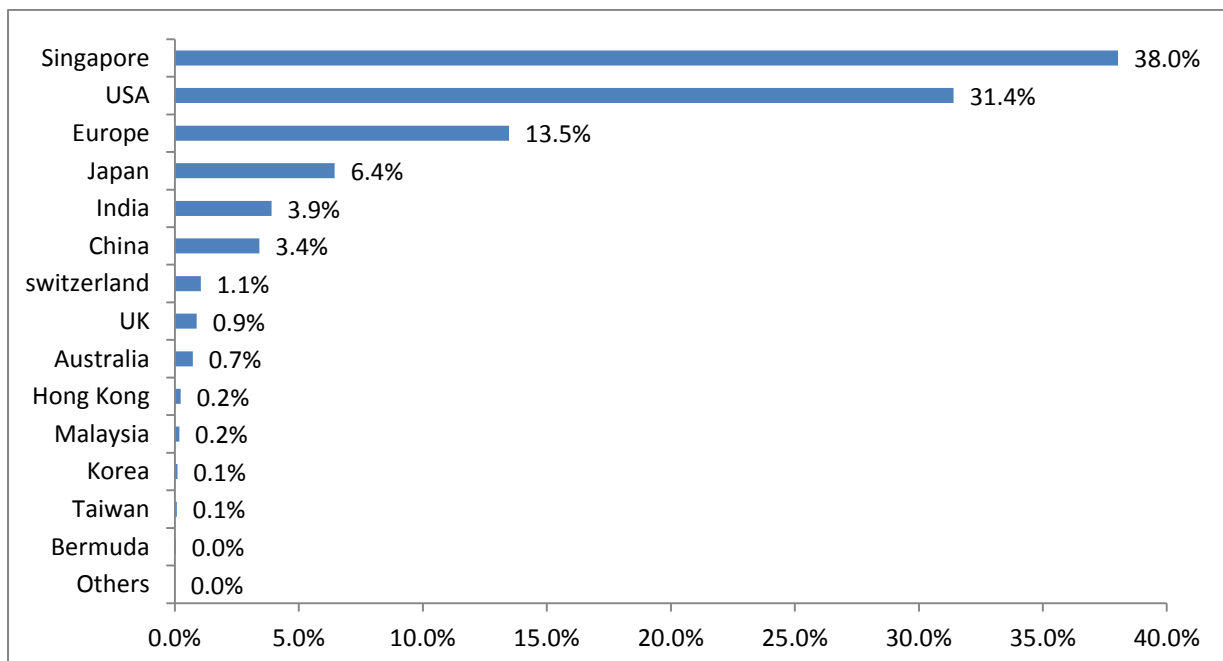


Figure 7a: Hi-Specs Industrial Properties by Gross Revenue - Tenant Industry Mix

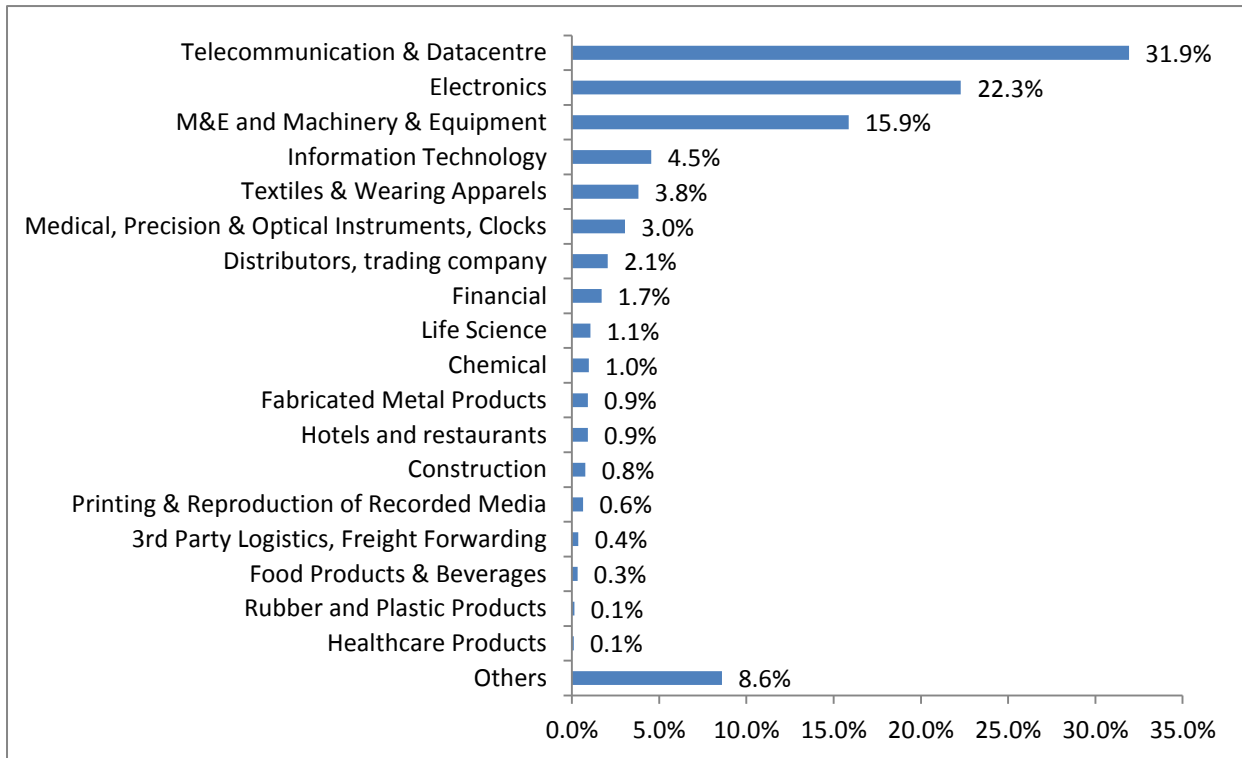


Figure 7b: Hi-Specs Industrial Properties by Gross Revenue - Tenant's Country of Origin

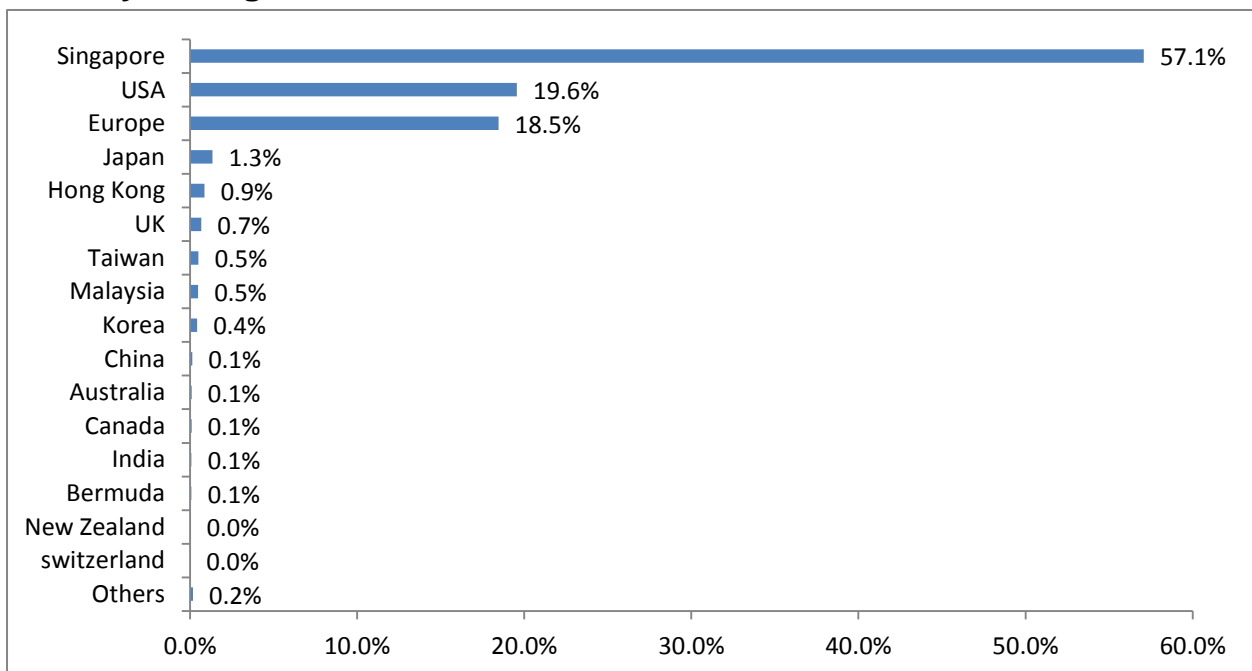


Figure 8a: Light Industrial Properties by Gross Revenue - Tenant Industry Mix

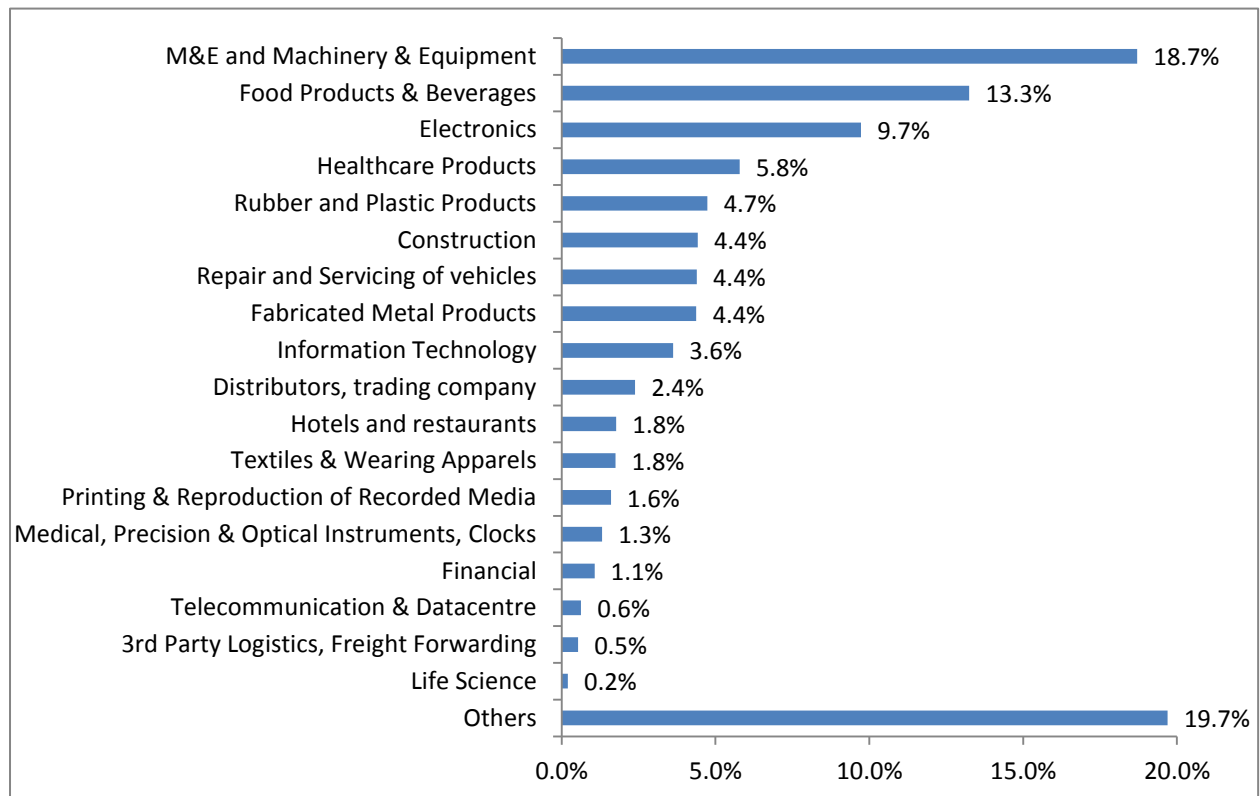


Figure 8b: Light Industrial Properties by Gross Revenue - Tenant's Country of Origin

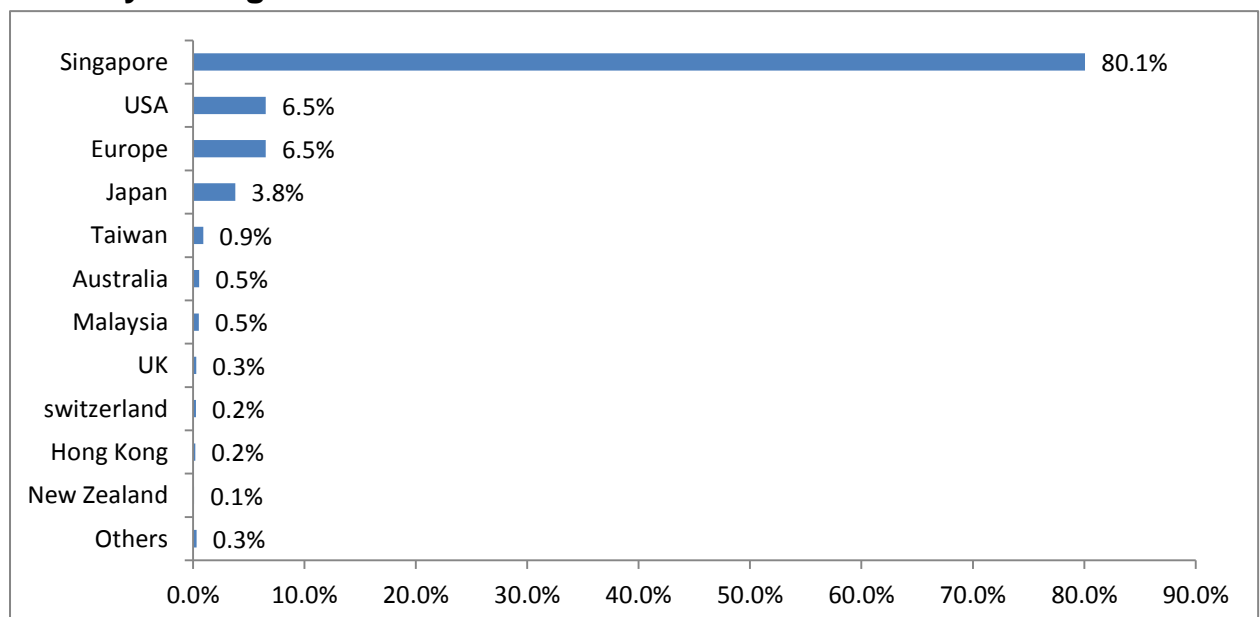


Figure 9a: Logistics & Distribution Centres by Gross Revenue – Tenant Industry Mix

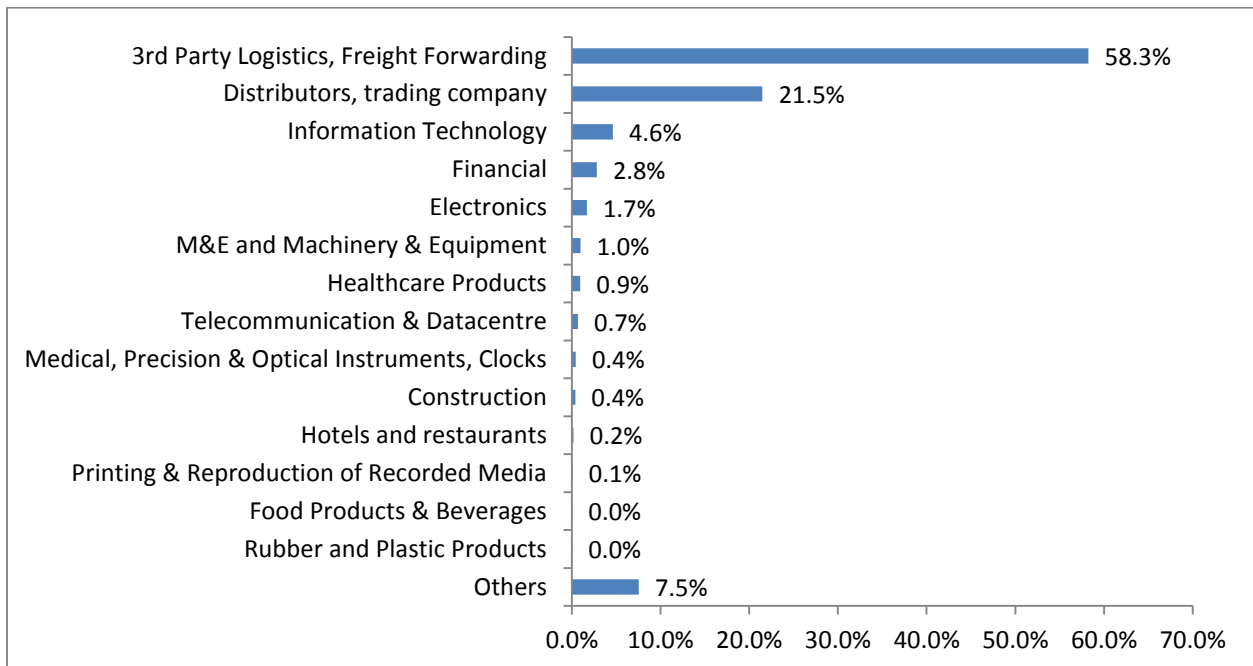


Figure 9b: Logistics & Distribution Centres by Gross Revenue - Tenant's Country of Origin

