

18 December 2002

**ASCENDAS REAL ESTATE INVESTMENT TRUST
RENTAL RATES MEET FORECASTS**

Singapore, 18 December 2002 – Ascendas-MGM Funds Management Limited, the manager of Ascendas Real Estate Investment Trust (“A-REIT”) confirms that it continues to lease space in its portfolio at rental rates that meet its previously issued forecasts.

These projections are based on conservative forecasts and assumptions stated in A-REIT’s Prospectus and the rental rates are in line with the newly posted rental rates of JTC Corporation.

“We constantly monitor the market conditions and have done so for the past 12 months,” said Goh Kok Huat, Chief Executive Officer of Ascendas-MGM Funds Management Limited. “We already have 94% of our leases committed for the first forecast period ending 31 March 2003 and have secured 67% of our leases in the second forecast period ending 31 March 2004. We are confident of delivering a distribution yield of 8% to our Unitholders as forecast in A-REIT’s Prospectus.”

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About A-REIT

A-REIT has a diversified portfolio of eight properties comprising business park (including science park), light industrial and built-to-suit properties in Singapore, valued at approximately S\$607.2 million (as at 1 August 2002). These properties house a tenant base of more than 300 international and local companies operating in a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Tenants include Bioprocessing Technology Centre, Federal Express, Honeywell, Institute of Microelectronics, Lilly

Systems Biology, Teradyne and Venture Corporation, just to name a few. The rental income from the tenants contributes to the stable distributions to be delivered by A-REIT.

A-REIT is managed by **Ascendas-MGM Funds Management Limited**, a joint venture between Singapore-based Ascendas Investment Pte Ltd, a related company of Ascendas Land (Singapore) Pte Ltd, and Australian-based Macquarie Goodman Industrial Management Pty Limited.

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