



2Q FY2019 Financial Results Presentation

1 November 2019

Disclaimers

- **This material shall be read in conjunction with Ascendas Reit's financial statements for the financial year ended 30 September 2019.**
- This presentation may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support Ascendas Reit's future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.
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- Any discrepancies between the figures in the tables and charts and the listed amounts and totals thereof are due to rounding.

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Key Highlights for 2Q FY2019

Key Highlights for 2Q FY2019

Gross Revenue
+5.3% y-o-y

- Gross revenue rose 5.3% y-o-y to S\$229.6 m mainly due to:
 - Full quarter contribution from the 38 logistics properties in the United Kingdom (UK) acquired between August 2018 and October 2018

Net Property
Income
+12.0% y-o-y

- Net property income (NPI) increased 12.0% y-o-y to S\$177.9 m, in tandem with the increase in gross revenue and the effects from the adoption of FRS 116⁽¹⁾ since 1 April 2019

Total Amount
Available for
Distribution
+7.6% y-o-y

- Total amount available for distribution rose 7.6% y-o-y to S\$123.8 m

Distribution
Per Unit
+2.3% y-o-y

- Distribution per Unit (DPU) improved 2.3% y-o-y to 3.978 cents taking into account an enlarged number of Units in issue

(1) Land rent, which amounted to S\$8.2 m, has been excluded from property operating expenses in 2Q FY2019 following the adoption of the new Singapore Financial Reporting Standard 116 Leases (FRS 116).

Key Highlights for 2Q FY2019

Investment Highlights

- Completed divestment of 8 Loyang Way 1 in Singapore for S\$27.0 m
- 3Q FY 2019: Acquisition of 254 Wellington Road in Australia for S\$104.4 m (development in progress)

Operational performance

- Achieved average positive rental reversion of 4.0% for leases in multi-tenant buildings renewed during the quarter
- Stable portfolio occupancy of 91.0%

Proactive Capital Management

- Maintained A3 credit rating
- Healthy aggregate leverage at 36.2%
- Average interest cost maintained at 3.0%
- Maintained high level of natural hedge for overseas investments

Financial Performance

2Q FY2019 vs 2Q FY18/19

(S\$m)	2Q FY2019	2Q FY18/19	Variance	
Gross revenue	229.6	218.1	+5.3%	Mainly attributable to: <ul style="list-style-type: none"> • Full quarter contribution from the United Kingdom logistics portfolios acquired in Aug 2018 and Oct 2018, consisting of 38 properties.
Net property Income (NPI)	177.9	158.9	+12.0%	<ul style="list-style-type: none"> • Property operating expenses decreased by 12.7% mainly due to the exclusion of land rent amounted to S\$8.2 million following the adoption of the new Singapore Financial Reporting Standard 116 Leases (FRS 116) effective from 1 April 2019. • Excluding the effects of FRS 116, the NPI increased by 6.8%, that is in tandem with the increase in gross revenue.
Total amount available for distribution (DI)	123.8	115.0	+7.6%	<ul style="list-style-type: none"> • Higher distributable income in tandem with the increase in NPI excluding the effects for FRS116.
DPU (cents)	3.978⁽¹⁾	3.887 ⁽²⁾	+2.3%	<ul style="list-style-type: none"> • DPU increased 2.3% after taking into consideration the enlarged number of Units in issue • Includes taxable (2Q FY2019: 3.436 cents, 2Q FY18/19: 3.513 cents) and capital (2Q FY2019: 0.542 cents, 2Q FY18/19: 0.374 cents) distributions

Notes: The Group had 170 properties as at 30 Sep 2019 and 145 properties as at 30 Sep 2018.

⁽¹⁾ The number of applicable units for the computation of DPU is approximately 3.1 billion.

⁽²⁾ The number of applicable units for the computation of DPU is approximately 3.0 billion.

2Q FY2019 vs 1Q FY2019

(S\$'m)	2Q FY2019	1Q FY2019	Variance	
Gross revenue	229.6	229.7	-	<ul style="list-style-type: none"> Despite the lower occupancy in Singapore and the UK, gross revenue remained flat due to new take-up as well as liquidated damages received in relation to the pre-termination of a lease in Australia.
Net property income (NPI)	177.9	177.5	+0.2%	<ul style="list-style-type: none"> Higher net property income was mainly due to the decommissioning of 25 & 27 Ubi for redevelopment since end June 2019 and lower property tax in Singapore.
Total amount available for distribution (DI)	123.8	124.7	-0.7%	<ul style="list-style-type: none"> Distributable income reduced due to expiration of certain rental guarantee.
DPU (cents)	3.978⁽¹⁾	4.005 ⁽¹⁾	-0.7%	<ul style="list-style-type: none"> DPU decreased in tandem with the decrease in DI Includes taxable (2Q FY2019: 3.436 cents, 1Q FY2019: 3.495 cents) and capital (2Q FY2019: 0.542 cents, 1Q FY2019: 0.510 cents) distributions

Note: The Group has 170 properties as at 30 Sep 2019 and 171 properties as at 30 Jun 2019

(1) The number of applicable units for the computation of DPU is approximately 3.1 billion.

Distribution Details

Distribution Period

DPU (Singapore cents)

1 April 2019 to 30 September 2019

7.983

Distribution timetable

Last day of trading on “cum” basis

7 November 2019 (Thursday)

Ex-distribution date

8 November 2019 (Friday), 9.00 am

Books closure date

11 November 2019 (Monday), 5.00 pm

Distribution payment date

3 December 2019 (Tuesday)

Investment Management

Completed Divestment:

8 Loyang Way 1, Singapore

Description	Two blocks of 4-storey light industrial buildings located in the Eastern part of Singapore
Remaining Land Tenure (at point of sale)	~33 years
Net Lettable Area	13,725 sqm
Acquisition Year / Purchase Price	2008/ S\$25.0 m
Book Value/Valuation ⁽¹⁾ (as at 31 Mar 2019)	S\$23.6 m
Sales Price ⁽²⁾	S\$27.0 m
Pro-forma Net Property Income Impact	S\$1.9 m
Buyer	Seow Kim Polythelene Co Pte Ltd ("SKP")
Completion Date	18 Sep 2019



- (1) The valuation was commissioned by the Manager and the Trustee, and was carried out by Jones Lang LaSalle Property Consultants Pte Ltd using the capitalisation approach and discounted cash flow approach.
- (2) In accordance to Ascendas Reit's Trust Deed, the Manager is entitled to a divestment fee of 0.5% of the sale price of the properties.

3Q FY2019: Acquisition of 254 Wellington Road, Australia

Land and Development Costs ⁽¹⁾⁽²⁾	A\$110.9 m (S\$104.4 m)
Stamp Duty, Acquisition Fee ⁽³⁾ & Other Transaction Costs	A\$1.3 m (S\$1.2 m)
Total Investment Costs	A\$112.2 m (S\$105.6 m)
Vendor	ESR FPA (Wellington Road) Pty Limited
“As if Complete” Valuation ⁽⁴⁾	A\$110.9 m (S\$104.4 m)
Land Area	11,113 sqm
Land Tenure	Freehold
Net Lettable Area	17,507 sqm
Occupancy Rate (upon completion) ⁽⁵⁾	100%
Weighted Average Lease to Expiry (years)	10
NPI Yield	5.8% (5.7% post cost)
Estimated Practical Completion	2Q 2020



- Located 21km south east of the Melbourne CBD. Well located in one of Australia's most important innovation precincts, the Monash Technology Precinct houses prestigious research organisations and high-technology industries.
- The 8-level state-of-the-art office with 17,705 sqm net lettable area; accorded with 5-star NABERS energy rating and 5 Star Green Star Design.
- Nissan will lease 65.2% of the space and the property will serve as its head office and training centre with emphasis on electric vehicles.

(1) All S\$ amounts are based on exchange rate of A\$1.00000: S\$0.94121 as at 30 Sep 2019
 (2) Includes incentives to be reimbursed by the Vendor.
 (3) In accordance to Ascendas Reit's Trust Deed, the Manager is entitled to an acquisition fee of 1.0% of the purchase consideration (includes land and development cost) of the property.
 (4) The valuation dated 1 Aug 2019 was commissioned by the Manager and The Trust Company (Australia) Limited, in its capacity as trustee of Ascendas Business Park Trust No. 2, and was carried out by Urbis Valuations Pty Ltd, using the capitalisation method and discounted cashflow methods.
 (5) Physical occupancy is 65.2% (space pre-committed to Nissan). From practical completion date, the Vendor will provide a 3-year rental guarantee for any remaining vacant space.

Capital Management



Healthy Balance Sheet

- Aggregate leverage remained healthy at 36.2% ⁽²⁾
- Available debt headroom of ~S\$0.7 b to reach 40.0% aggregate leverage

	As at 30 Sep 2019	As at 30 Jun 2019	As at 30 Sep 2018
Total Debt (S\$m) ⁽¹⁾	4,135	4,258	3,592
Total Assets (S\$m) ⁽²⁾	11,425	11,431	10,814
Aggregate Leverage ⁽²⁾	36.2%	37.2%	33.2%
Unitholders' Funds (S\$m)	6,938	6,516	6,627
Net Asset Value (NAV) per Unit	213 cents	209 cents	213 cents
Adjusted NAV per Unit ⁽³⁾	205 cents	205 cents	206 cents
Units in Issue (m)	3,113	3,113	3,108

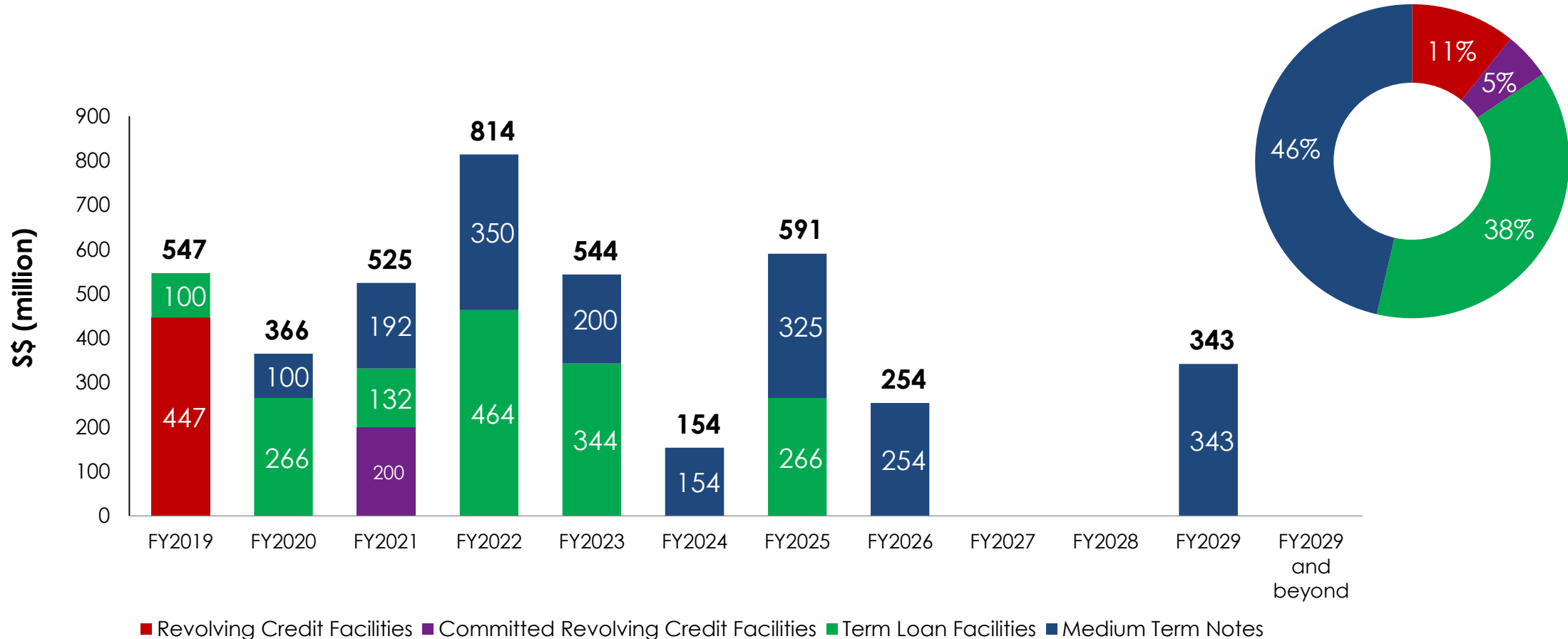
(1) Excludes fair value changes and amortised costs. Borrowings denominated in foreign currencies are translated at the prevailing exchange rates except for JPY/HKD-denominated debt issues, which are translated at the cross-currency swap rates that Ascendas Reit has committed to.

(2) Excludes the effects of FRS 116.

(3) Adjusted for the amount to be distributed for the relevant period after the reporting date.

Well-spread Debt Maturity Profile

- Well-spread debt maturity with the longest debt maturing in FY2029
- Average debt maturity at 3.6 years



Key Funding Indicators

- Robust financial metrics that exceed bank loan covenants by a healthy margin
- Enable access to wider funding options at competitive rates

	As at 30 Sep 2019	As at 30 Jun 2019	As at 30 Sep 2018
Aggregate Leverage ⁽¹⁾	36.2% ⁽²⁾	37.2% ⁽²⁾	33.2%
Unencumbered Properties as % of Total Investment Properties ⁽³⁾	90.9%	90.9%	90.4%
Interest Cover Ratio	5.3 x ⁽²⁾	5.0 x ⁽²⁾	5.3 x
Debt / EBITDA	6.4 x ⁽²⁾	7.0 x ⁽²⁾	6.2 x
Weighted Average Tenure of Debt (years)	3.6	3.8	3.7
Weighted Average all-in Debt Cost	3.0%	3.0%	3.0%
Issuer Rating by Moody's	A3	A3	A3

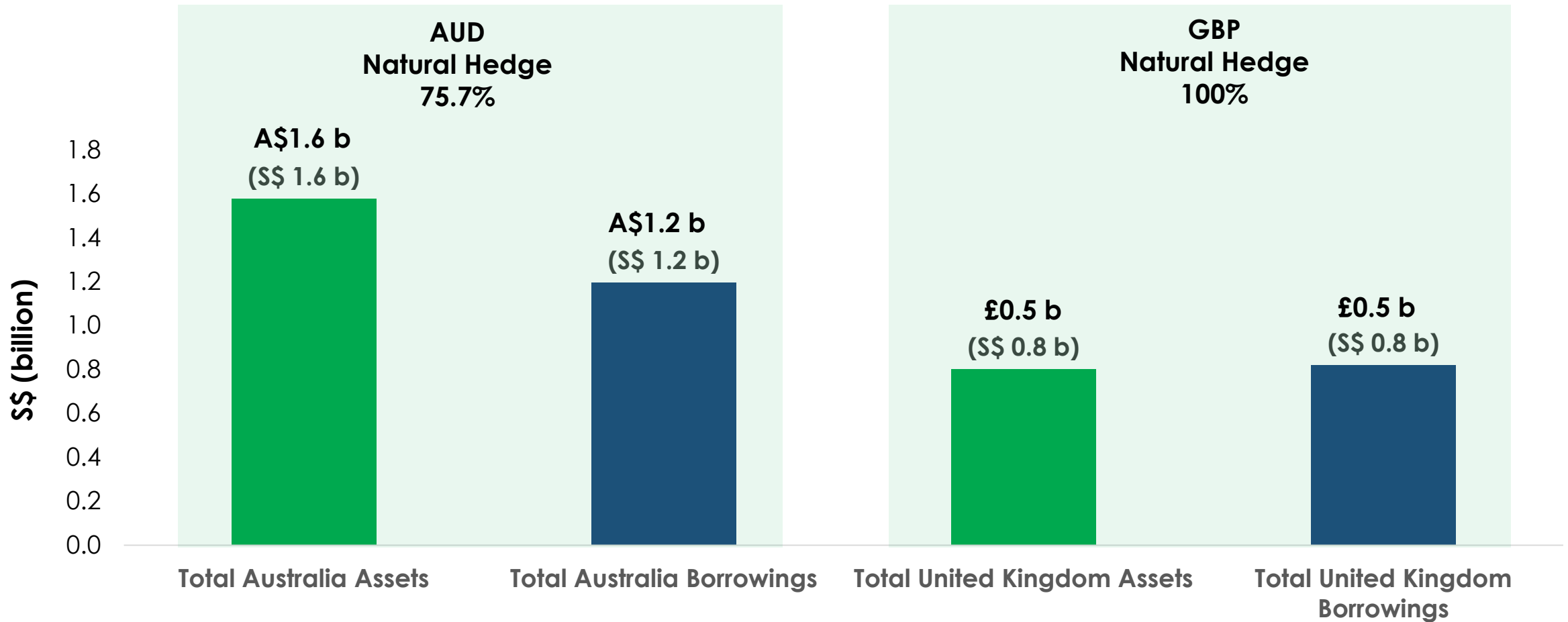
(1) Based on total gross borrowings divided by total assets. Correspondingly, the ratio of total gross borrowings to unitholders' funds is 59.6%.

(2) Exclude the effects of FRS 116.

(3) Total investment properties exclude properties reported as finance lease receivable.

High Level of Currency Hedge

- Achieved high level of natural hedge in Australia (75.7%) and the United Kingdom (100%) to minimise the effects of adverse exchange rate fluctuations



Prudent Interest Rate Risk Management

- 76.8% of borrowings are on fixed rates with an average term of 3.3 years
- 50 bps increase in interest rate is expected to have a pro forma impact of S\$4.8m decline in distribution or 0.15 cent decline in DPU

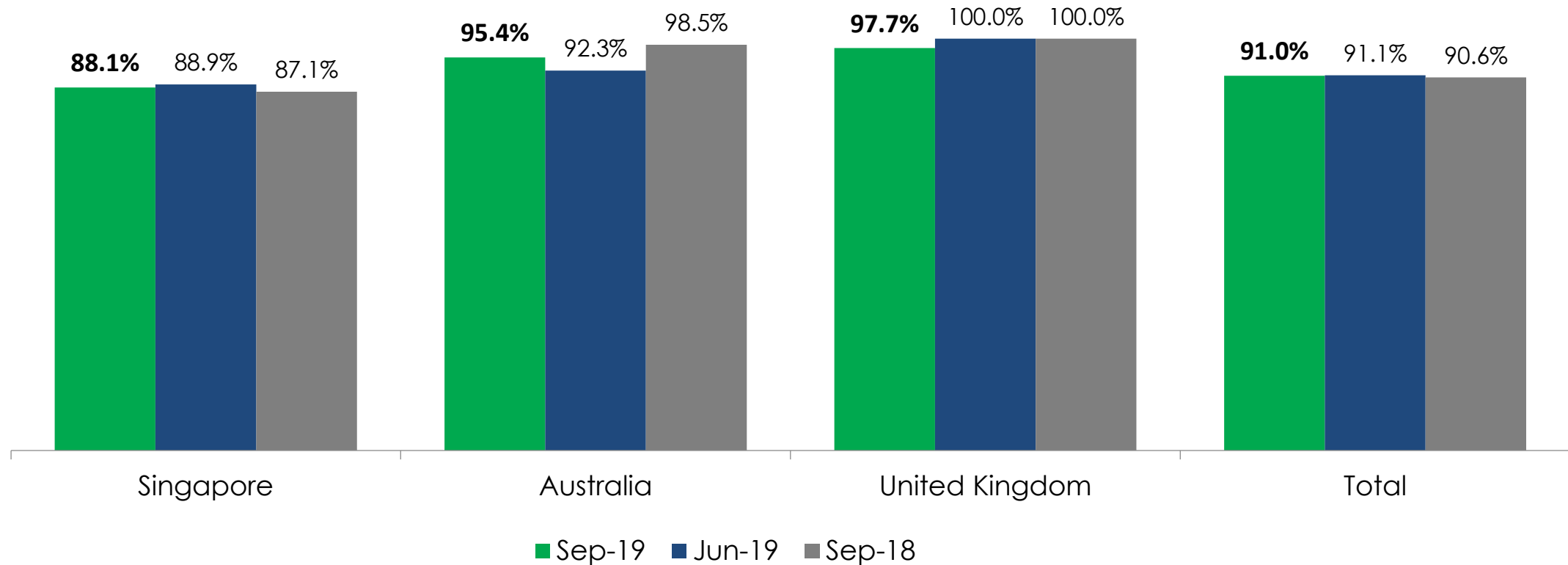
Change in Interest Rates	Decrease in Annualised Distribution (S\$m)	Change as % of FY18/19 Distribution	Pro Forma Annualised DPU Impact (cents) ⁽¹⁾
+50 bps	4.8	-1.0%	-0.15
+100 bps	9.6	-2.0%	-0.31
+150 bps	14.4	-3.0%	-0.46
+200 bps	19.2	-3.9%	-0.62

(1) Based on number of Units in issue of 3,113m as at 30 Sep 2019.



Asset Management

Overview of Portfolio Occupancy



Gross Floor Area (sqm) ⁽¹⁾

3,003,420

810,536 ⁽²⁾

509,907 ⁽³⁾

4,323,863

(1) Gross Floor Area as at 30 Sep 2019.

(2) Gross Floor Area for Australia portfolio refers to the Gross Lettable Area/Net Lettable Area.

(3) Gross Floor Area for United Kingdom portfolio refers to the Gross Internal Area.

Singapore: Occupancy

- Occupancy fell to 88.1% mainly due to lower occupancies at Logis Hub@Clementi, 31 International Business Park and Plaza 8 (Part of 1,3 & 5 Changi Business Park Crescent)

As at	30 Sep 2019	30 Jun 2019	30 Sep 2018
Total Singapore Portfolio GFA (sqm)	3,003,420 ⁽¹⁾⁽²⁾	3,017,037 ⁽¹⁾	3,034,122
Singapore Portfolio Occupancy (same store) ⁽³⁾	88.2%	88.8%	87.1%
Singapore MTB Occupancy (same store) ⁽⁴⁾	85.0%	85.5%	80.4%
Occupancy of Singapore Investments Completed in the last 12 months	N.A.	N.A.	51.1%
Overall Singapore Portfolio Occupancy	88.1%	88.9%	87.1%
Singapore MTB Occupancy	84.6%	85.5%	83.0%

(1) Excludes 25 Ubi Road 4 and 27 Ubi Road 4 which were decommissioned for redevelopment in Jun 2019

(2) Excludes 8 Loyang Way 1 which was divested on 18 Sep 2019.

(3) Same store portfolio occupancy rates for previous quarters are computed with the same list of properties as at 30 Sep 2019, excluding new investments completed in the last 12 months and divestments.

(4) Same store MTB occupancy rates for previous quarters are computed with the same list of properties as at 30 Sep 2019, excluding new investments completed in the last 12 months, divestments and changes in classification of certain buildings from single-tenant to multi-tenant buildings or vice-versa.

Australia: Occupancy

- Occupancy improved to 95.4% after achieving full occupancy at 94 Lenore Drive in Sydney and higher occupancy at 62 Stradbroke Street

As at	30 Sep 2019	30 Jun 2019	30 Sep 2018
Total Australian Portfolio GFA (sqm)	810,536	810,772	796,314
Australian Portfolio Occupancy (same store) ⁽¹⁾	95.4% ⁽¹⁾	92.3%	98.5%
Occupancy of Australian Investments Completed in the last 12 months	-	100.0%	100%
Overall Australian Portfolio Occupancy	95.4%	92.3%	98.5%

(1) Same store portfolio occupancy rates for previous quarters are computed with the same list of properties as at 30 Sep 2019, excluding new investments completed in the last 12 months.

United Kingdom: Occupancy

- Occupancy declined to 97.7% mainly due to Unit 5, Wellesbourne Distribution Park and Unit 13, Wellesbourne Distribution Park

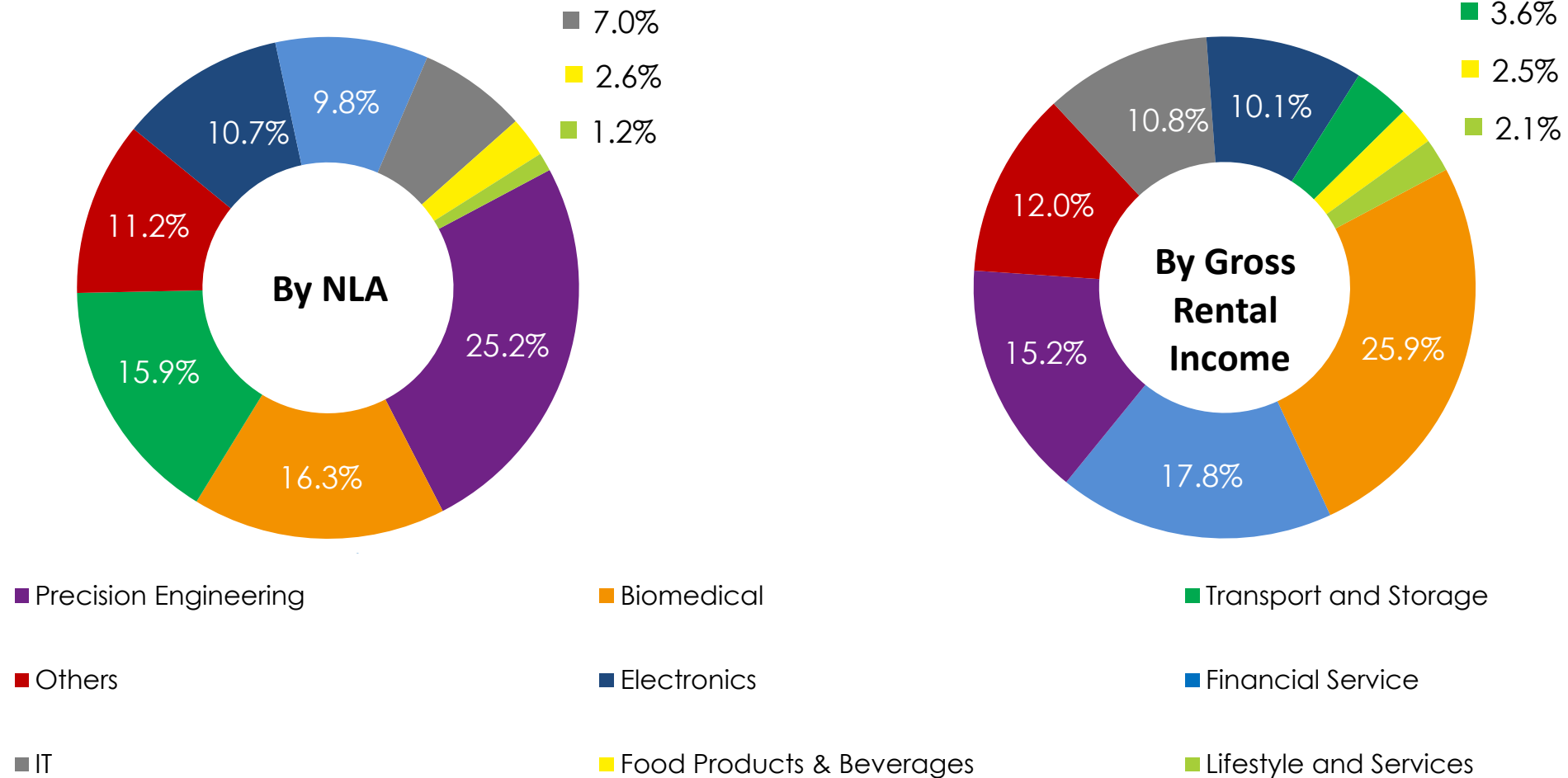
As at	30 Sep 2019	30 Jun 2019	30 Sep 2018
Total United Kingdom Portfolio GFA (sqm)	509,907	509,907	242,633
Occupancy of United Kingdom Investments Completed in the last 12 months	97.7%	100.0%	100.0%
Overall United Kingdom Portfolio Occupancy	97.7%	100.0%	100.0%

(1) Same store portfolio occupancy rates for previous quarters are computed with the same list of properties as at 30 Sep 2019, excluding new investments completed in the last 12 months.

Singapore:

Sources of New Demand (2Q FY2019)

- Continues to attract demand from a wide spectrum of industries



Portfolio Rental Reversions

- Average portfolio rent reversion of 4.0% was recorded for leases renewed in 2Q FY2019
- Expect to achieve a positive low single-digit rent reversion for FY2019 in view of the current global uncertainty and new supply of industrial properties in Singapore

% Change in Renewal Rates for Multi-tenant Buildings ⁽¹⁾	2Q FY2019	1Q FY2019	2Q FY18/19
Singapore	4.0%	3.0%	2.3%
Business & Science Parks	3.9%	3.7%	3.0%
High-Specifications Industrial and Data Centres	3.1%	3.3%	1.9%
Light Industrial and Flatted Factories	3.9%	2.2%	1.6%
Logistics & Distribution Centres	7.0%	2.6%	0.3%
Integrated Development, Amenities & Retail	0.0%	0.0%	1.2%
Australia	- (2)	0.2%	- (2)
Suburban Offices	- (2)	1.9%	- (2)
Logistics & Distribution Centres	- (2)	-9.9%	- (2)
United Kingdom	- (2)	- (2)	- (2)
Logistics & Distribution Centres	- (2)	- (2)	- (2)
Total Portfolio:	4.0%	2.7%	2.3%

(1) Percentage change of the average gross rent over the lease period of the renewed leases against the preceding average gross rent from lease start date. Takes into account renewed leases that were signed in their respective periods and average gross rents are weighted by area renewed.

(2) There were no renewals signed in the period for the respective segments.

Weighted Average Lease Expiry

(By gross revenue)

- Portfolio Weighted Average Lease Expiry (WALE) stood at 4.0 years

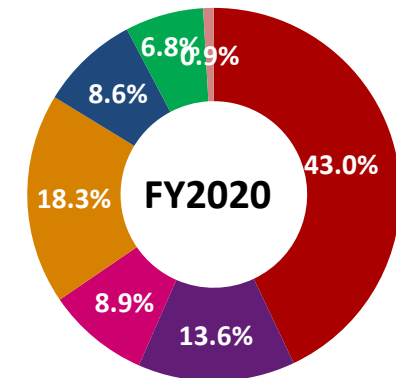
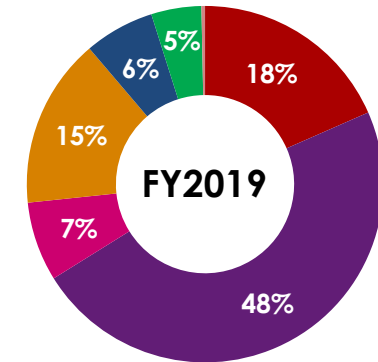
WALE (as at 30 September 2019)	Years
Singapore	3.6
Australia	4.3
United Kingdom	9.0
Portfolio	4.0

Portfolio Lease Expiry Profile

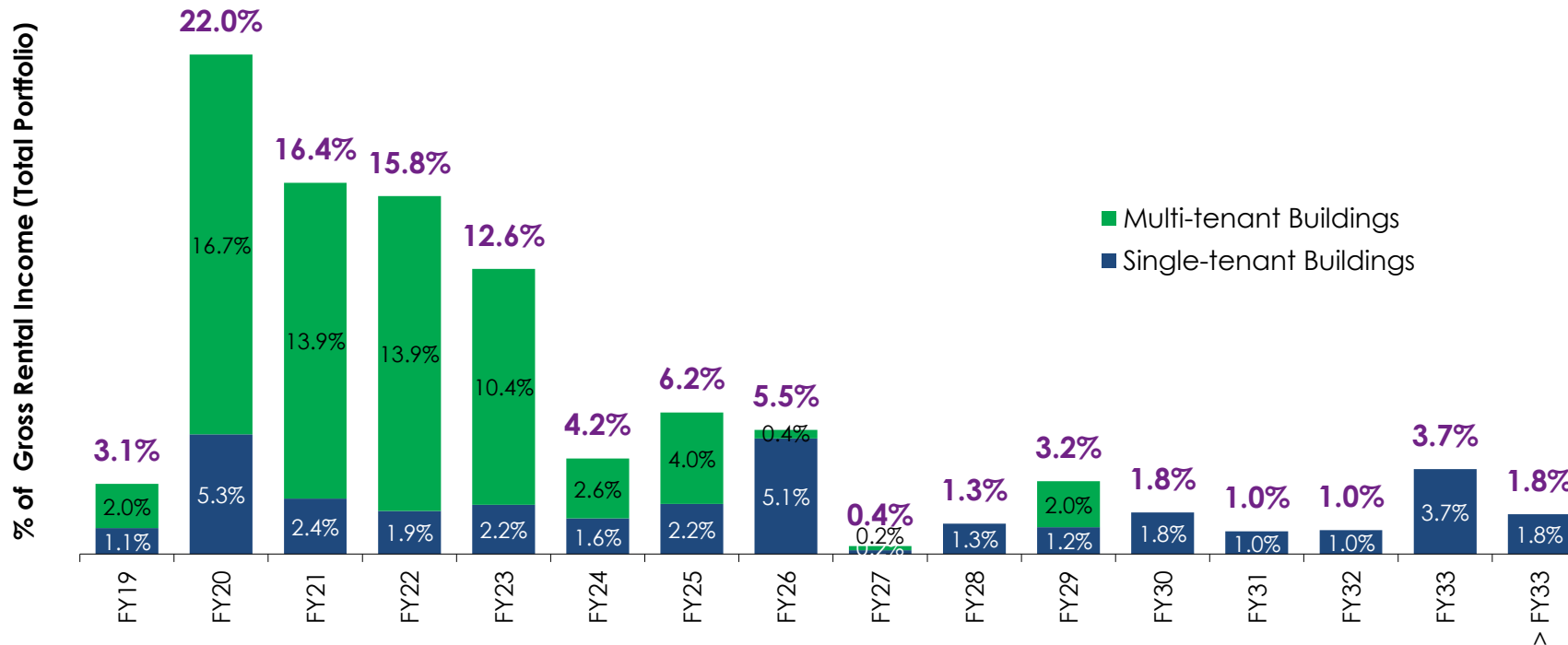
(as at 30 Sep 2019)

- Portfolio weighted average lease to expiry (WALE) of 4.0 years
- Lease expiry is well-spread, extending beyond FY2033
- About 3.1% of gross rental income is due for renewal in FY2019
- Weighted average lease term of new leases ⁽¹⁾ signed in 2Q FY2019 was 3.25 years and contributed 0.6% of 2Q FY2019 total gross revenue

Breakdown of expiring leases for FY2019 and FY2020



- Business and Science Parks
- High-Specifications Industrial and Data Centres
- Light Industrial and Flatted Factories
- Logistics & Distribution Centres
- Integrated Development, Amenities & Retail
- Logistics & Suburban Offices (Australia)
- Logistics & Suburban Offices (UK)



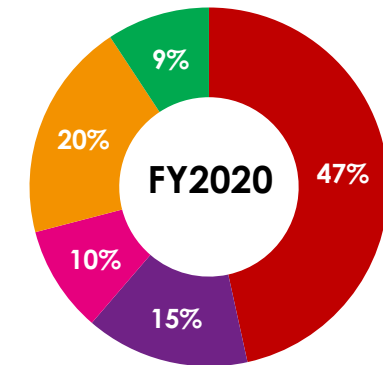
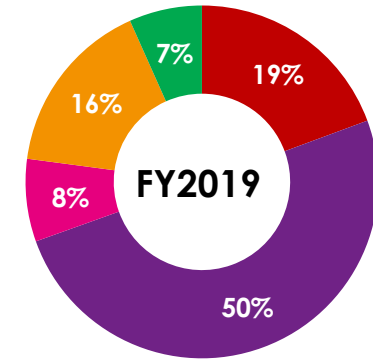
(1) New leases refers to new, expansion and renewal leases. Excludes leases from new acquisitions.

Singapore: Lease Expiry Profile

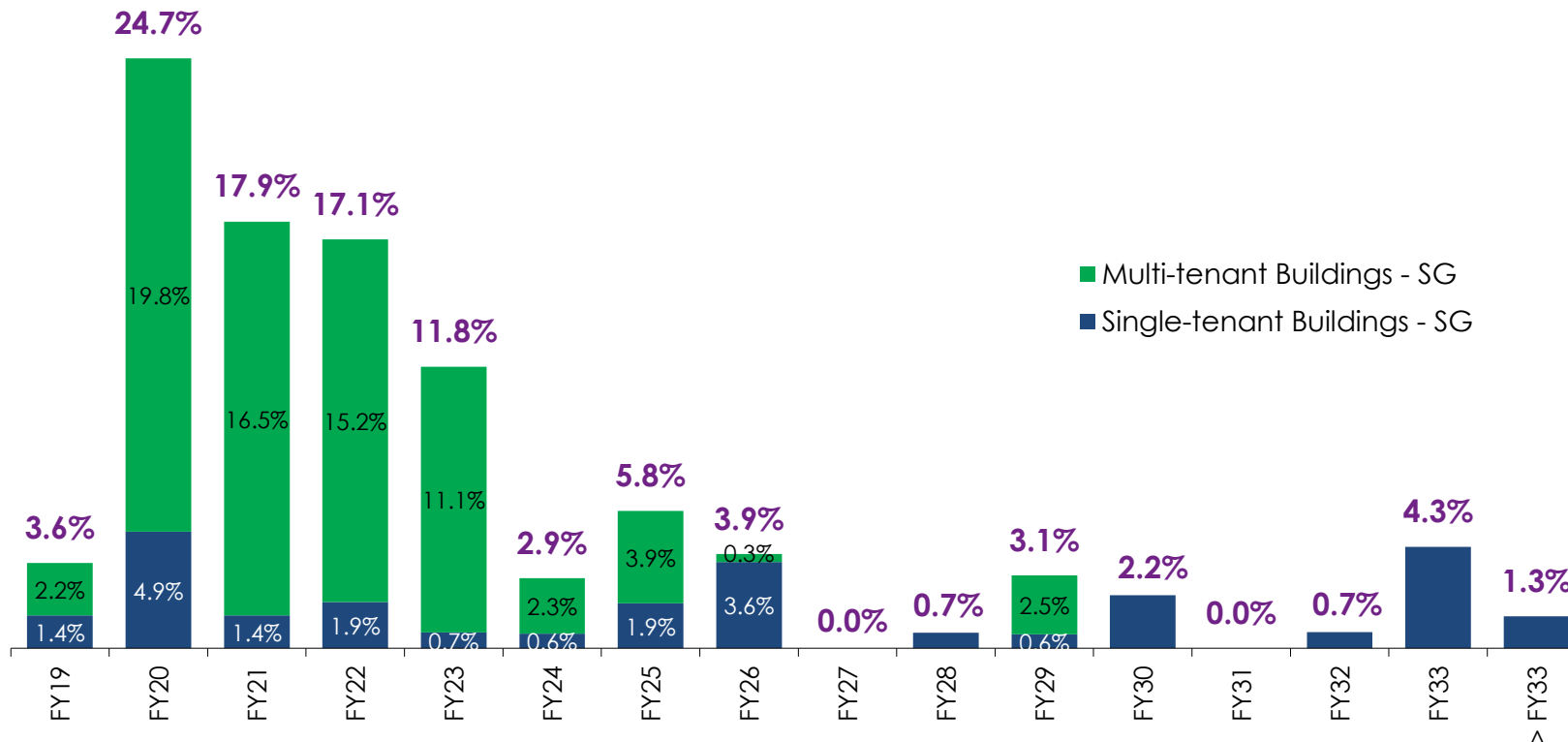
(as at 30 Sep 2019)

- Singapore portfolio weighted average lease to expiry (WALE) of 3.6 years
- Lease expiry is well-spread, extending beyond FY2033
- 3.6% of Singapore's gross rental income is due for renewal in FY2019

Breakdown of expiring leases for FY2019 and FY2020



% of Gross Rental Income (Singapore)



- Business and Science Parks
- High-Specifications Industrial and Data Centres
- Light Industrial and Flatted Factories
- Logistics & Distribution Centres
- Integrated Development, Amenities & Retail

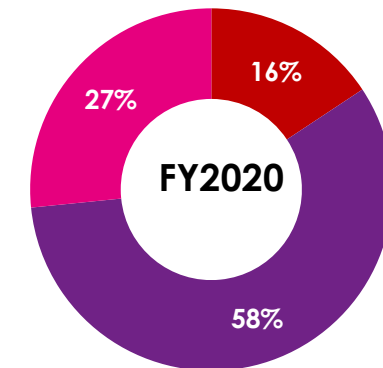
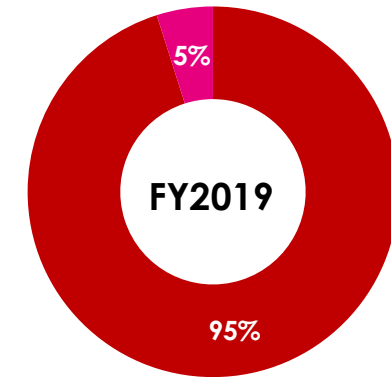
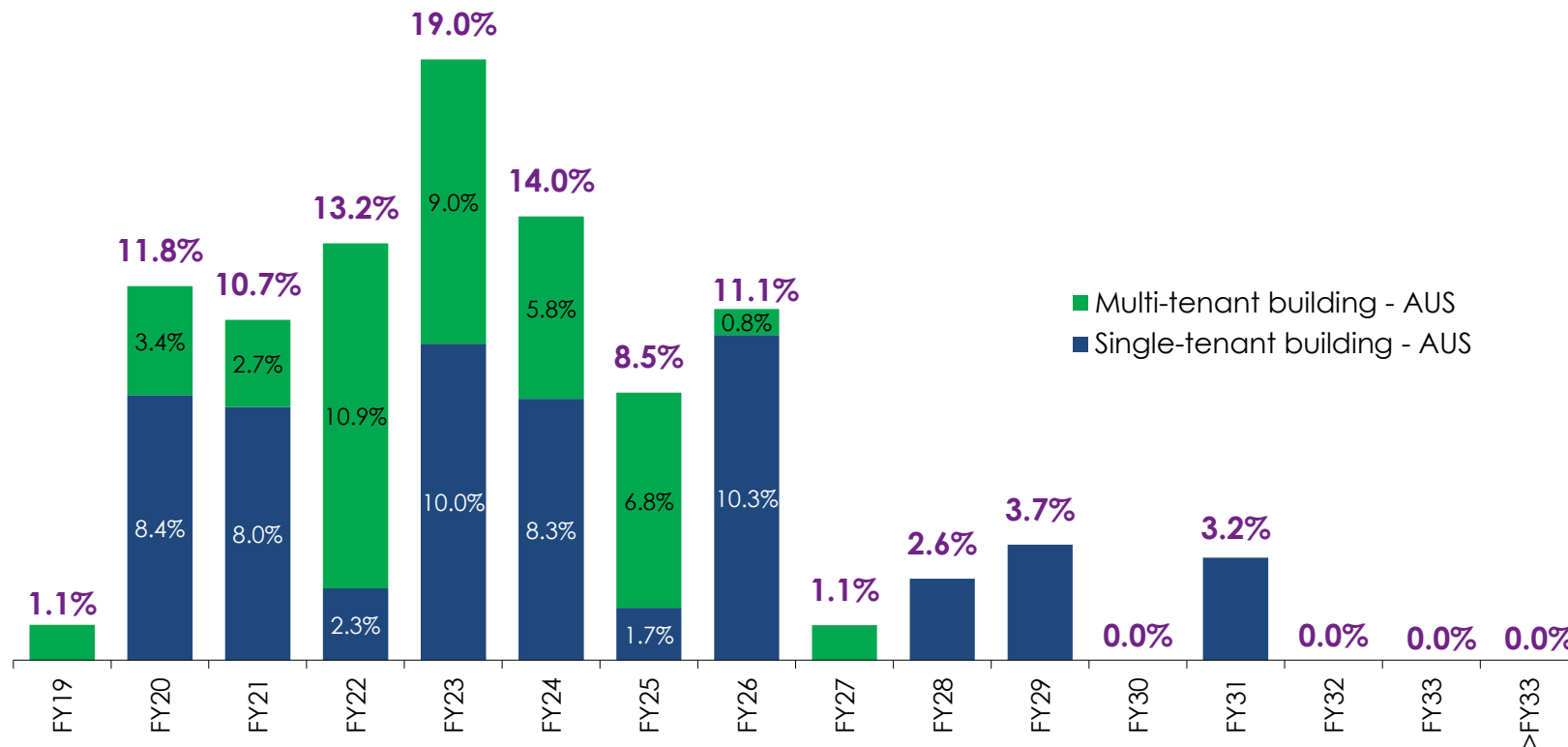
Australia: Lease Expiry Profile

(as at 30 Sep 2019)

Breakdown of expiring leases for FY2019 and FY2020

- Australia portfolio weighted average lease to expiry (WALE) of 4.3 years
- Lease expiry is well-spread, extending beyond FY2031
- 1.1% of Australia's gross rental income is due for renewal in FY2019

% of Gross Rental Income (Australia)



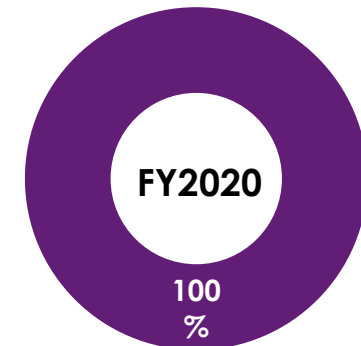
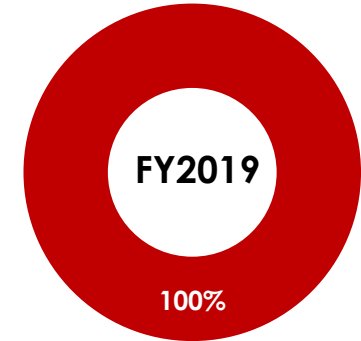
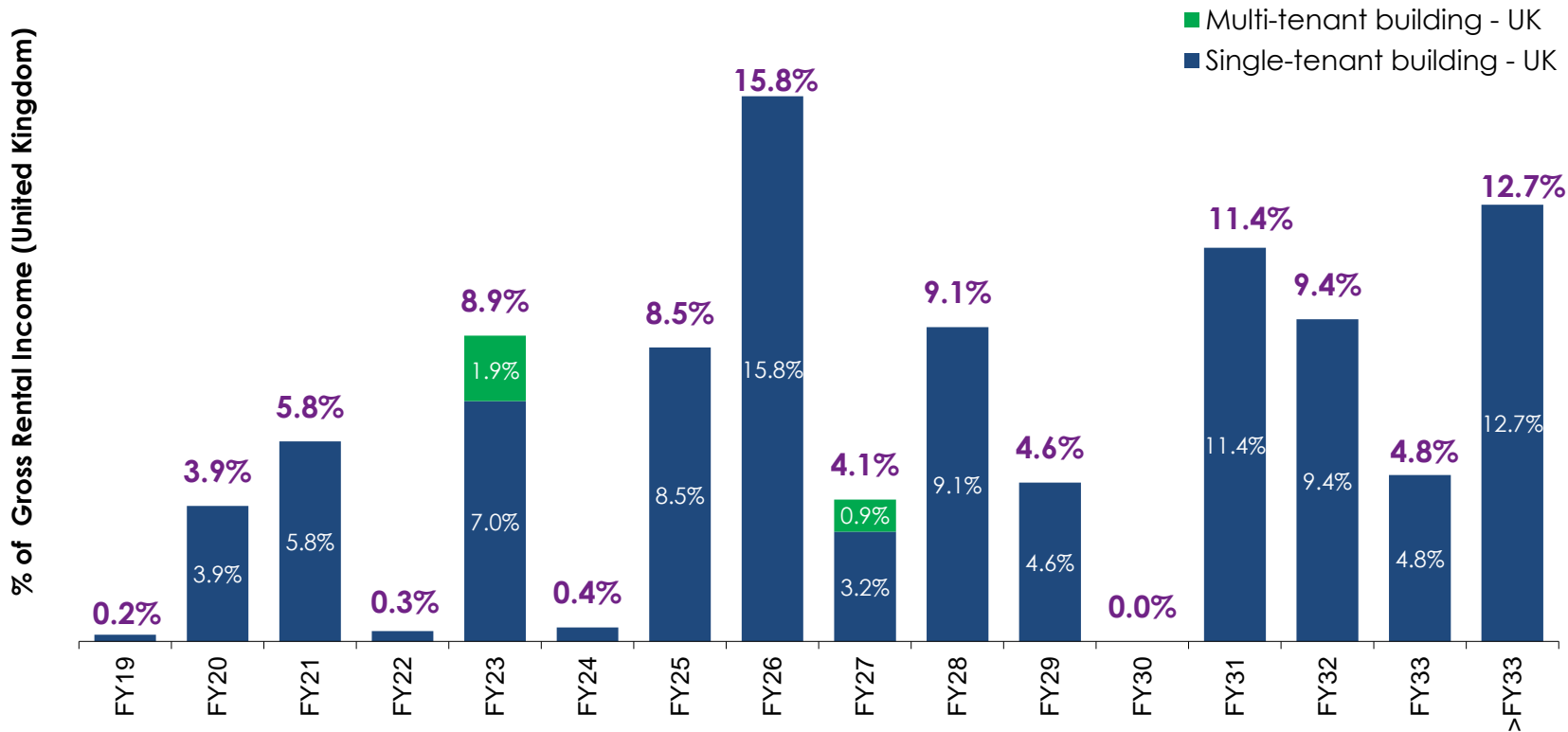
- Sydney
- Melbourne
- Brisbane
- Perth

United Kingdom: Lease Expiry Profile

(as at 30 Sep 2019)

Breakdown of expiring leases for FY2019 and FY2020

- United Kingdom portfolio weighted average lease to expiry (WALE) of 9.0 years
- Lease expiry is well-spread, extending beyond FY2033
- 0.2% of United Kingdom's gross rental income is due for renewal in FY2019



- West Midlands
- Yorkshire and the Humber

Ongoing Projects:

Improve Portfolio Quality

	Country	Estimated Value (\$m)	Estimated Completion Date ⁽¹⁾
Development		181.2	
Built-to-suit business park development for Grab	Singapore	181.2	4Q FY2020
Redevelopment		35.0	
25 & 27 Ubi Road 4	Singapore	35.0	2Q FY2021
Asset Enhancement Initiatives		21.5	
52 & 53 Serangoon North Avenue 4	Singapore	8.5	1Q FY2020
Plaza 8 (Part of 1, 3 & 5 Changi Business Park Crescent)	Singapore	8.5	1Q FY2020
ONE@Changi City	Singapore	4.5	3Q FY2019

(1) Based on 31 December financial year end. The financial year for 2019 is a nine-month period from 1 April 2019 to 31 December 2019 (FY2019).

Portfolio Resilience

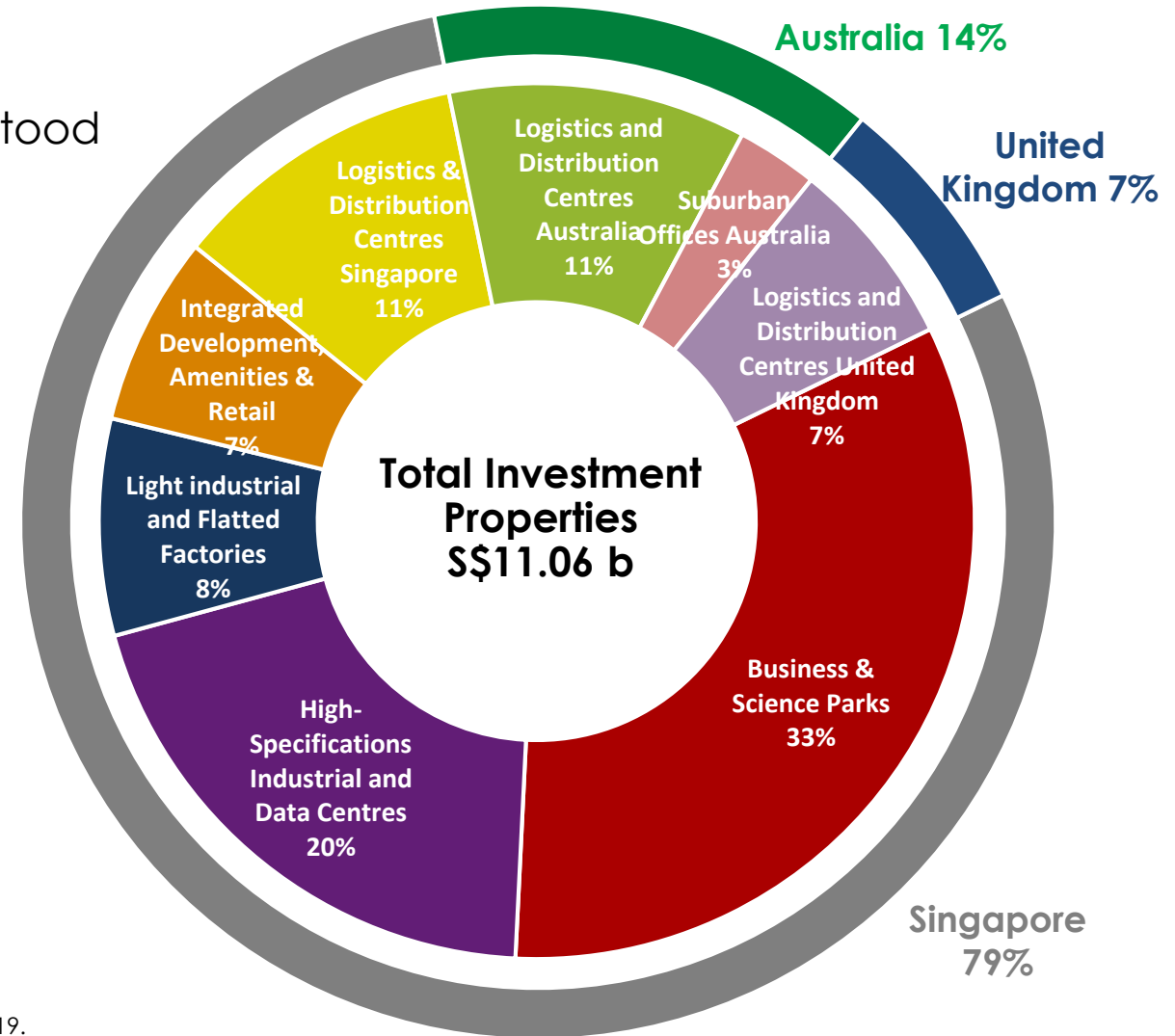
TECH POINT

Well Diversified Portfolio

By Value of Investment Properties

- As at 30 Sep 2019, total investment properties stood at **S\$11.06 b**
 - Singapore portfolio: **S\$8.76 b**
 - Australia portfolio: **S\$1.53 b**
 - United Kingdom portfolio: **S\$0.77 b**

- Diversified across
 - Business & Science Park/ Suburban office: **36%**
 - Logistics & Distribution Centre: **29%**
 - Industrial: **35%**

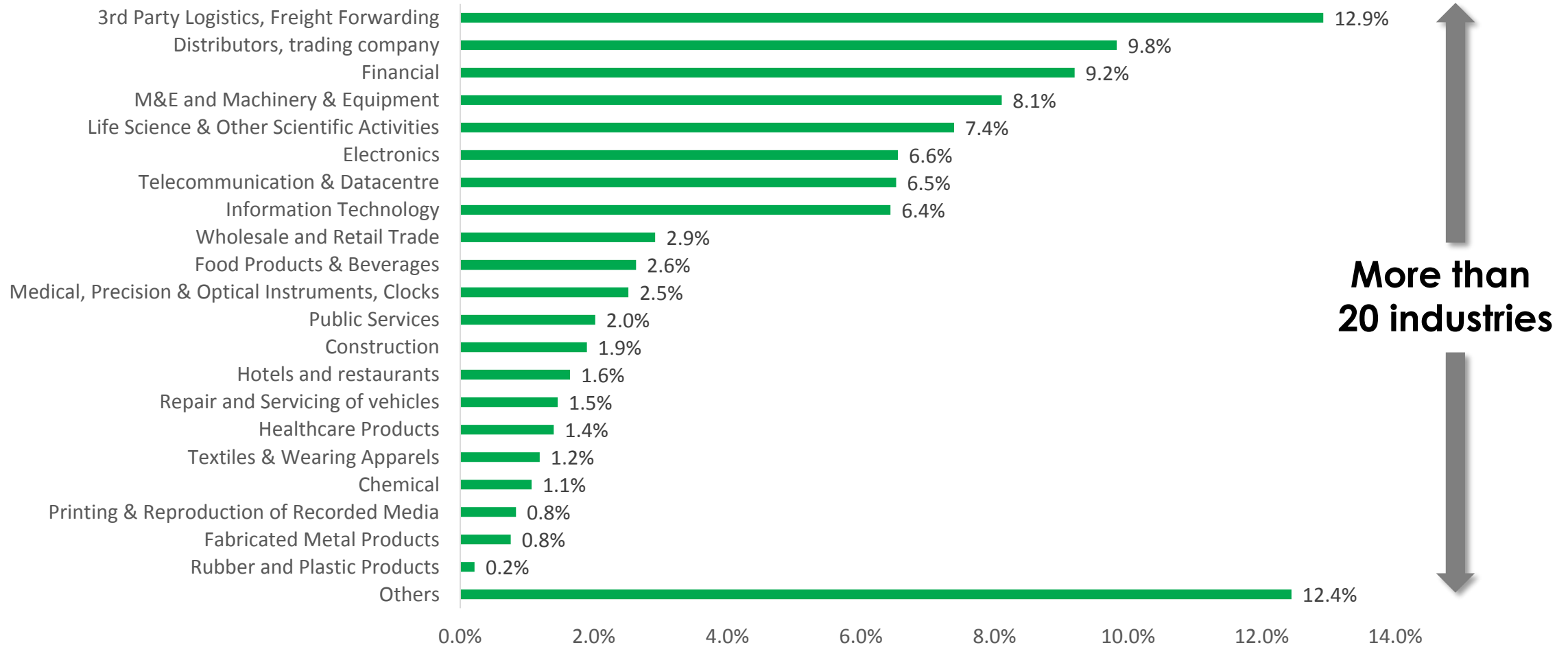


Notes:

Multi-tenant buildings account for 71.1% of Ascendas Reit's portfolio by asset value as at 30 Sep 2019.
 About 65.1% of Logistics & Distribution Centres in Singapore (by gross floor area) are multi-storey facilities with vehicular ramp access.
 Within Hi-Specs Industrial, there are 3 data centres (4.9% of portfolio), of which 2 are single-tenant buildings.
 Within Light Industrial, there are 2 multi-tenant flatted factories (3.0% of portfolio).

Customers' Industry Diversification (By Monthly Gross Revenue)

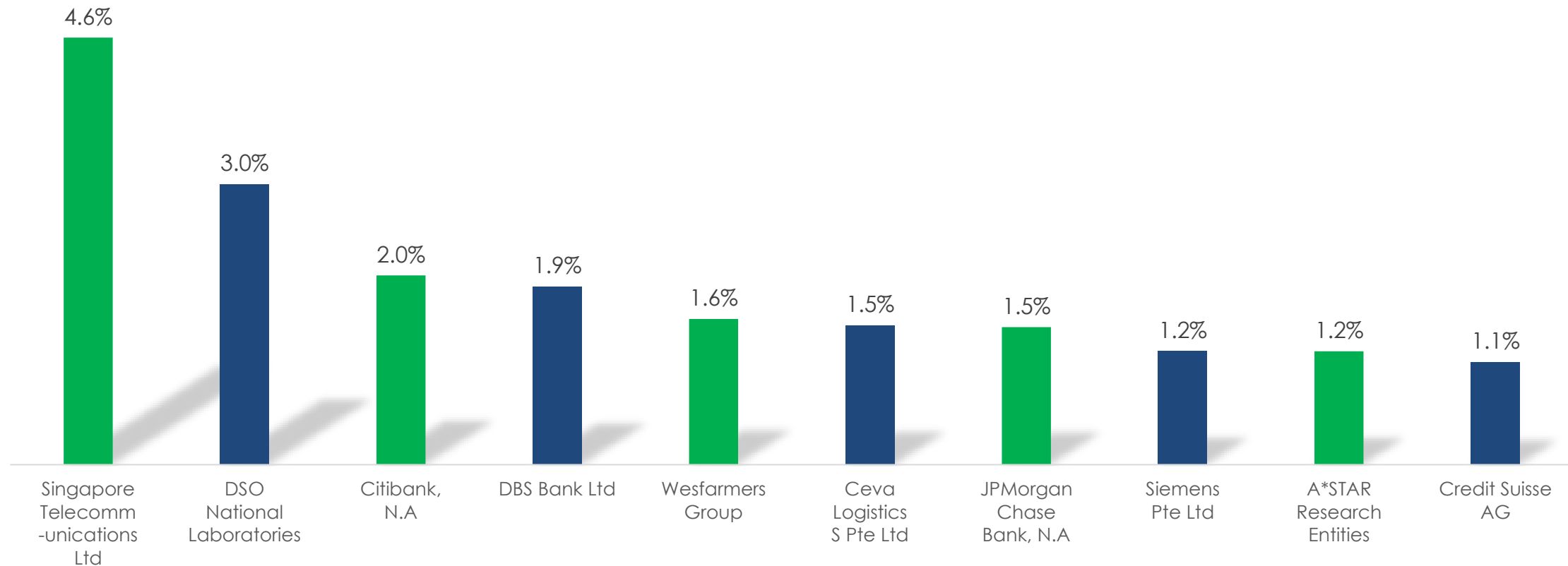
- Well-diversified customer base across more than 20 industries



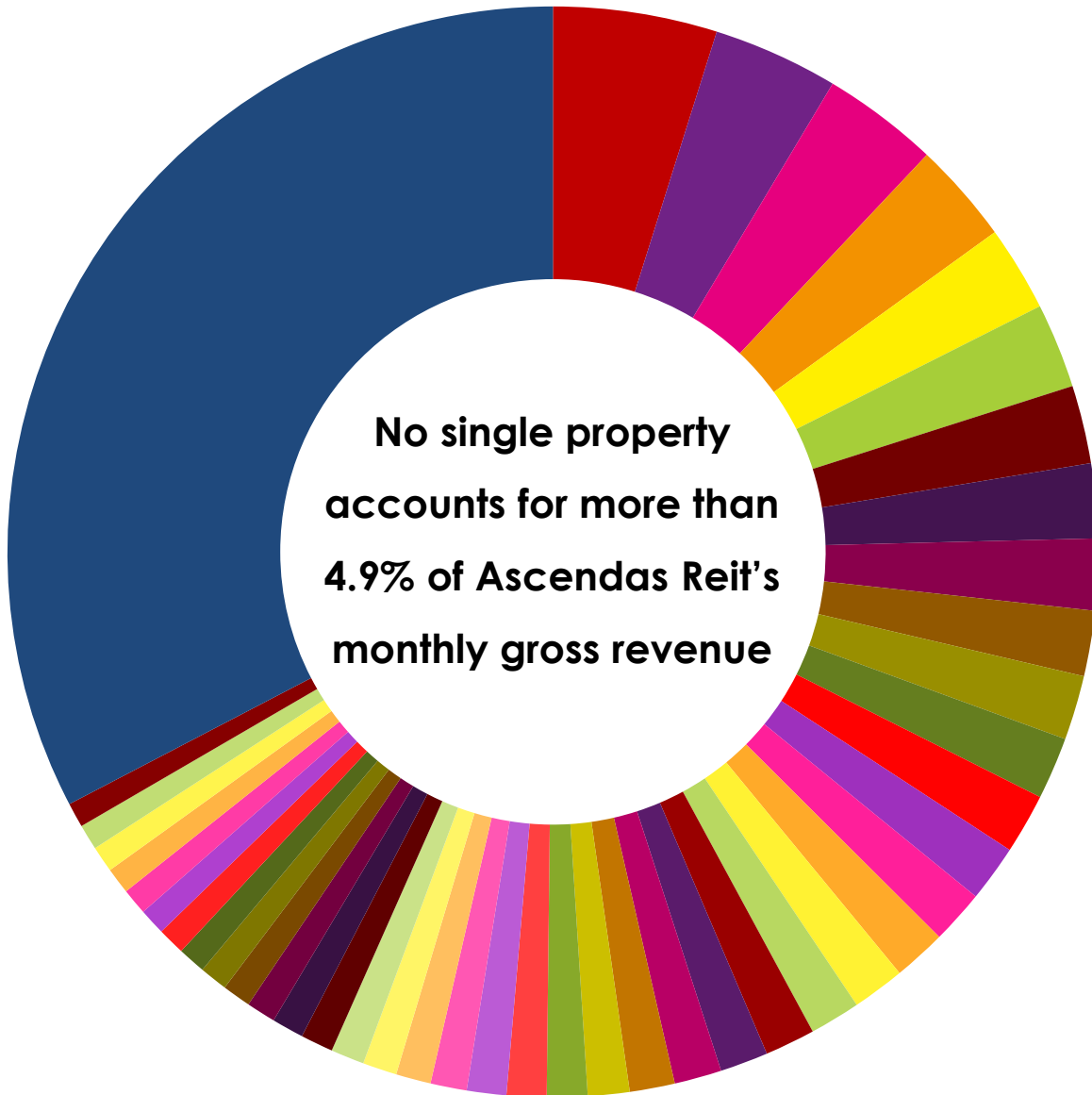
Note: Others include research & development, manufacturing, oil and gas, multi-media products etc.

Quality and Diversified Customer Base

- Total customer base of around 1,340 tenants
- Top 10 customers (as at 30 Sep 2019) account for about 19.6% of monthly portfolio gross revenue.
- On a portfolio basis, weighted average security deposit is about 5.3 months of rental income



Diversified Portfolio



- Aperia, 4.9%
- 12, 14 & 16 Science Park Drive, 3.5%
- Kim Chuan Telecommunication Complex, 2.5%
- Pioneer Hub, 2.3%
- Hyflux Innovation Centre, 2.1%
- TechPlace II, 1.9%
- TechPoint, 1.8%
- Corporation Place, 1.6%
- The Aries, Sparkle & Gemini, 1.6%
- The Kendall, 1.5%
- TechPlace I, 1.4%
- 10 Toh Guan Road, 1.2%
- Cintech III & IV, 1.2%
- HansaPoint @ CBP, 1.1%
- Nordic European Centre, 1.0%
- The Galen, 1.0%
- AkzoNobel House, 0.9%
- 19 & 21 Pandan Avenue, 0.8%
- Courts Megastore, 0.8%
- Acer Building, 0.8%
- 21 Jalan Buroh, 0.8%
- Changi Logistics Centre, 0.7%
- ONE @ Changi City, 3.7%
- 1, 3 & 5 Changi Business Park Crescent, 3.0%
- Neuros & Immunos, 2.5%
- TelePark, 2.2%
- 40 Penjuru Lane, 1.9%
- Nexus@One North, 1.8%
- Techview, 1.7%
- Techlink, 1.6%
- DBS Asia Hub (Phase I & II), 1.5%
- Siemens Centre, 1.4%
- 31 International Business Park, 1.3%
- FoodAxis @ Senoko, 1.2%
- 197-201 Coward Street, 1.2%
- Infineon Building, 1.0%
- The Capricorn, 1.0%
- Giant Hypermart, 0.9%
- 138 Depot Road, 0.8%
- The Alpha, 0.8%
- LogisTech, 0.8%
- 7 Grevillea Street, 0.8%
- Pacific Tech Centre, 0.8%
- Others, 32.6%

Market Outlook



Market Outlook

- The global growth outlook remains weak amid the protracted trade conflict between the United States and China, and other economic uncertainties. Recently, several central banks, including the US Federal Reserve, the European Central Bank, China and India have cut interest rates to shore up their economies.
- Singapore's economic growth was maintained at 0.1% y-o-y in 3Q 2019 (vs 2Q 2019). For 2019, GDP growth is expected to be between 0.0% to 1.0% (MTI)
 - On top of the excessive new supply of industrial property space that was built-up over the last 4-5 years, an additional 2.2 million sqm of new industrial space is expected to complete in the rest of 2019 and in 2020, representing 4.4% of the total stock of 49.6 million sqm as at 30 September 2019.
 - Against the above-mentioned backdrop, rental rates are expected to remain subdued.
- Australia's economy grew by 1.4% y-o-y in 2Q FY2019 and is expected to grow by 1.9% in 2019 (Bloomberg). To reduce unemployment and achieve its inflation target over time, the Reserve Bank of Australia lowered its cash rate from 1.0% to 0.75% (RBA)
 - Ascendas Reit's Australian properties continue to deliver a stable performance due to their good location, long weighted average lease to expiry of 4.3 years and average annual rent escalations of approximately 3% per annum.
- UK's economy grew by 1.3% y-o-y in 2Q 2019 and is forecasted to grow by 1.2% y-o-y in 2019 (Bloomberg)
 - The UK portfolio's long weighted average lease to expiry of 9.0 years and the high e-commerce penetration rate in the UK are factors that help to mitigate uncertainty surrounding Brexit negotiations.
- Given Ascendas Reit's well-diversified portfolio and customer base, the portfolio performance is expected to remain stable. The Manager will continue with its multi-pronged strategy to deliver sustained performance and complement it with disciplined and accretive investments in Singapore and other developed markets.

Additional Information

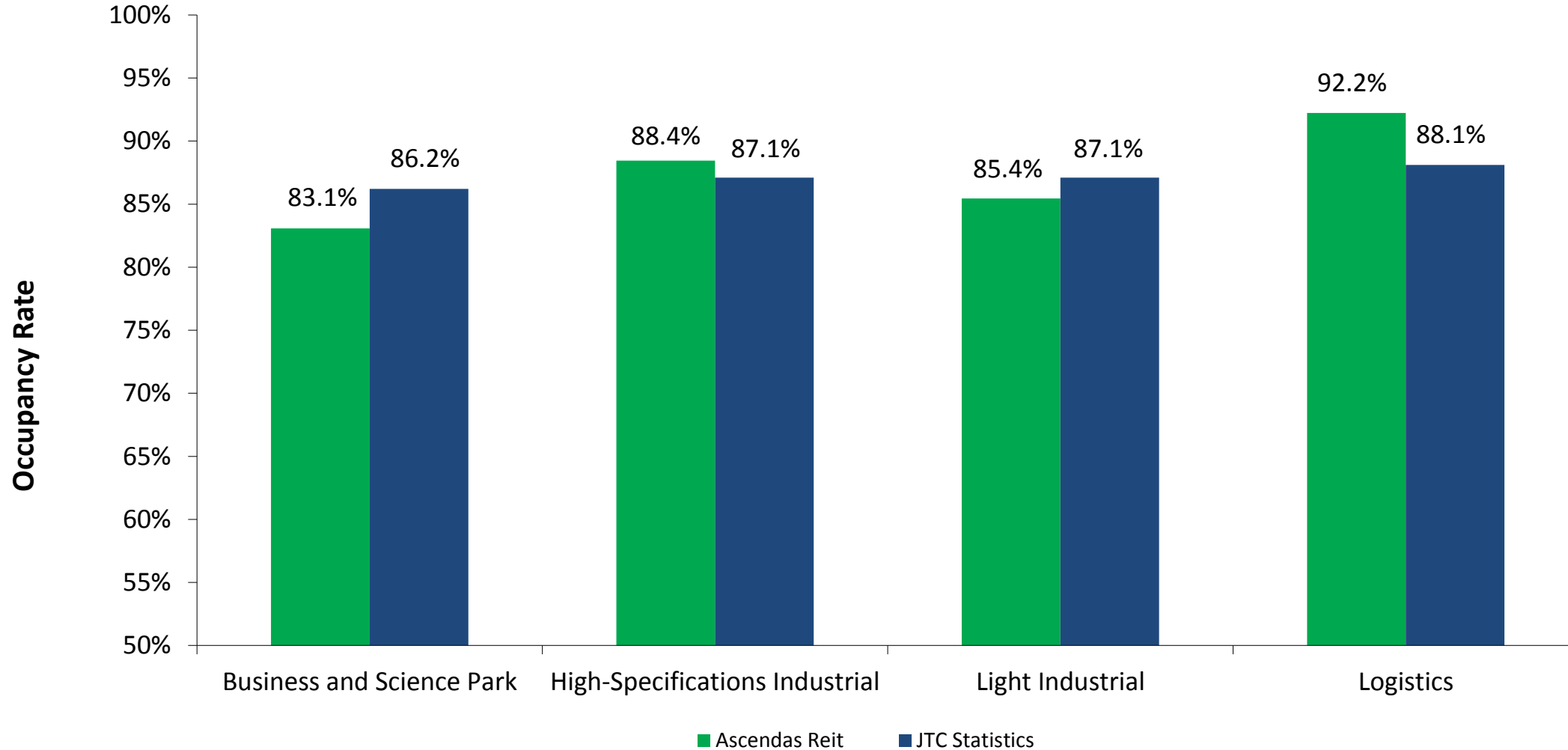
- 1 Historical Quarterly Results
- 2 Details on Investments and Capital Recycling
- 3 Ascendas Reit's Singapore Occupancy vs Industrial Average
- 4 Singapore Industrial Property Market
- 5 Singapore New Supply

Historical Quarterly Results

Financial Highlights (\$ m)	FY18/19					FY2019	
	1Q	2Q	3Q	4Q	Total	1Q	2Q
Gross Revenue	217	218	226	225	886	230	230
Net Property Income	159	159	168	164	650	177	178
Total Amount Available for Distribution	117	115	124	130	486	125	124
No. of Units in Issue (m)	2,930	3,108	3,111	3,111	3,111	3,113	3,113
Distribution Per Unit (cents)	4.002	3.887	3.998	4.148	16.035	4.005	3.978

Ascendas Reit's Singapore

Occupancy vs Industrial Average

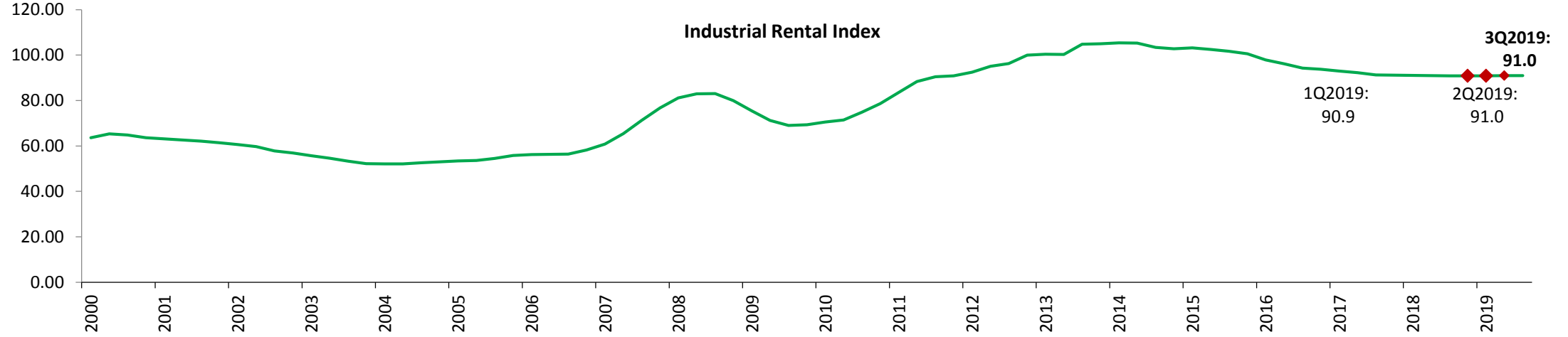


Source :

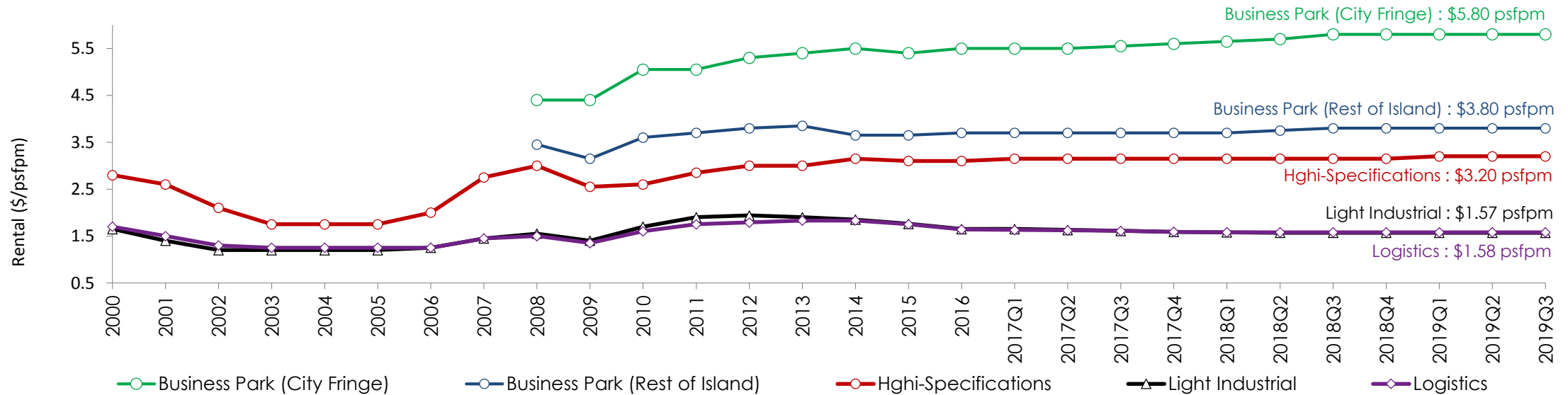
Ascendas Reit's Singapore portfolio as at 30 Sep 2019. Market: JTC statistics as at [24 Oct 2019] (3Q 2019).

JTC statistics do not breakdown High-Specifications Industrial and Light Industrial, ie they are treated as one category with occupancy of [87.1%]

Average Market Rents (Singapore) by Segment



Source : JTC's Third Quarter Market Report



Source :

CBRE Market View Report Q3 2019 for Business Park (City Fringe), Business Park (Rest of Island), High-Specifications, Light Industrial and Logistics.

Singapore Industrial Market:

New Supply

- Potential new supply of about 3.1 m sqm (~6.2% of existing stock) over next 3 years, of which 55% are pre-committed
- Island-wide occupancy was 89.3% as at 30 Sep 19 (vs. 89.3% as at 30 Jun 19)

Sector ('000 sqm)	2019	2020	2021	New Supply (Total)	Existing Supply (Total)	% of New/ Existing supply
Business & Science Park	18	171	41	230	2,200	10.5%
% of Pre-committed (est)	100%	56%	100%	67%		
High-Specifications Industrial	305	120	37	463	36,467	6.6%
% of Pre-committed (est)	100%	100%	100%	100%		
Light Industrial	331	1,226	378	1,935		
% of Pre-committed (est)	92%	35%	48%	47%	10,963	3.9%
Logistics & Distribution Centres	145	275	8	428		
% of Pre-committed (est)	64%	19%	100%	36%		
Total	799	1,792	465	3,055	49,630	6.2%
% Pre-committed (est)	90%	39%	58%	55%		

Note:
Excludes projects under 7,000 sqm. Based on gross floor area
Source:
URA Realis & Ascendas Reit internal research

Singapore Business & Science Parks: New Supply



Expected Completion	Location	Developer	GFA (sqm)	% Pre-committed (Estimated)
2019	International Business Park	Pension Real Estate Singapore Pte Ltd	17,730	100%
2020	One-north Crescent	Snakepit-BP LLP	16,410	100%
2020	Biopolis Road	Wilmar International Limited	16,580	100%
2020	One-north Avenue	Ascendas Reit	35,960	100%
2020	Cleantech Loop	JTC Corporation	74,760	0%
2020	Cleantech Heights	PBA Innovation Centre Pte Ltd	26,490	100%
2021	Cleantech Loop	SJ Capital (JID) Pte Ltd	41,350	100%
			229,280	67%

Note:
Excludes projects under 7,000 sqm. Based on gross floor area

Singapore High-Specifications & Light Industrial: New Supply ⁽¹⁾



Expected Completion	Location	Developer	GFA (sqm)	% Pre-committed (Estimated)
2019	Ang Mo Kio Street 64	United Engineers Limited	60,180	80%
2020	Senoko Drive/Senoko Road	Tee Yih Jia Food Manufacturing Pte Ltd	69,630	100%
2020	Bedok North Avenue 4	JTC Corporation	105,370	0%
2020	Lok Yang Way	Google Asia Pacific Pte Ltd	120,070	100%
2020	Kranji Loop/Kranji Road	JTC Corporation	143,270	0%
2020	Defu South Street 1	JTC Corporation	326,840	0%
2021	Kranji Loop	JTC Corporation	134,030	0%
2021	Sunview Way	Malkoha Pte Ltd	171,340	100%
			1,130,730	36%

(1) Projects that are above 50,000 sqm

Singapore Logistics: New Supply ⁽¹⁾

Expected Completion	Location	Developer	GFA (sqm)	% Pre-committed (Estimated)
2020	Tembusu Crescent	S H Cogent Logistics Pte Ltd	86,010	0%
2020	Gul Circle	JTC Corporation	134,320	0%
2021	Pandan Crescent	Pandan Crescent Pte Ltd (Logos)	120,200	0%
			340,530	0%



Thank you

