A-REIT FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

Ascendas Real Estate Investment Trust (A-REIT) is a real estate investment trust constituted by the Trust Deed entered into on 9 October 2002 between Ascendas Funds Management (S) Limited as the Manager of A-REIT and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of A-REIT, as amended and restated.

Units in A-REIT were allotted in November 2002 based on a prospectus dated 5 November 2002. These units were subsequently listed on the Singapore Exchange Securities Trading Limited on 19 November 2002.

A-REIT and its subsidiaries (the "Group") have a diversified portfolio of 105 properties in Singapore and 2 properties in China, with a tenant base of around 1,410 customers across the following segments: Business & Science Park, Hi-Specs Industrial, Light Industrial, Logistics & Distribution Centres and Integrated Development Amenities & Retail (previously known as Warehouse Retail Facilities).

The Group results include the consolidation of wholly owned subsidiaries and special purpose companies set up to grant loans to the Trust. The commentaries below are based on the Group results unless otherwise stated.

SUMMARY OF A-REIT GROUP RESULTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

	Group		
	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000 (Restated) (Note a)	Increase %
Gross revenue	**673,487**	**613,592**	**9.8%**
Net property income	**462,727**	**435,973**	**6.1%**
Total amount available for distribution:	**351,140**	**342,005**	**2.7%**
- from operations	344,823	336,907	2.3%
- tax-exempt income (Note b)	4,857	3,694	31.5%
- from capital (Note c)	1,460	1,404	4.0%
	Cents per Unit		
Distribution per Unit ("DPU") (Note d and e)	FY14/15	FY13/14	Increase %
For the quarter from 1 January to 31 March	**3.71**	**3.55**	**4.5%**
- from operations	3.61	3.47	4.0%
- tax-exempt income (Note b)	0.07	0.05	40.0%
- from capital (Note c)	0.03	0.03	-
<u>For information only</u>			
For the twelve months from 1 April to 31 March	**14.60**	**14.24**	**2.5%**
- from operations	14.34	14.04	2.1%
- tax-exempt income (Note b)	0.20	0.14	42.9%
- from capital (Note c)	0.06	0.06	-

Footnotes

(a) The Group adopted FRS 110 *Consolidated Financial Statements* with effect from 1 April 2014 which resulted in the Group consolidating Ruby Assets Pte. Ltd. ("Ruby Assets") and Emerald Assets Limited ("Emerald Assets") since 1Q FY14/15. The comparative figures for FY13/14 and 4Q FY13/14 have been restated on a similar basis for comparison. Please refer to Para 4 on page 22.

(b) This includes a distribution of finance lease interest income (net of Singapore corporate tax) received from a tenant. It also includes the distributions of net income and incentive payment (net of Singapore corporate tax) received as income support relating to the properties in China. As tax has been withheld on these income, the distribution is exempt from tax in the hands of Unitholders, except for Unitholders who are holding the units as trading assets.

(c) Distribution is deemed to be capital from a tax perspective until this income is remitted to A-REIT in Singapore. Such distribution is not taxable in the hands of Unitholders, except for Unitholders who are holding the units as trading assets.

(d) With effect from 1 April 2014, A-REIT adopted a semi-annual distribution frequency, with distributions being made for the quarters ending 30 September and 31 March in each year.

(e) As at 31 March 2015, none of the S$300 million Exchangeable Collateralised Securities ("ECS") with a maturity date of 1 February 2017 had been converted into A-REIT Units ("Units"). Accordingly, the actual quantum of DPU may differ if any of the ECS is converted into Units. For more details on the ECS, please refer to Para 1(b)(i)(m) on Page 14 and 15 and Para 1(d)(ii) on Page 22.

(f) DPU growth for FY14/15 is 2.5% over FY13/14. As announced on 17 January 2014, the Manager will unilaterally waive part of its performance fee to ensure equitable distribution of the growth in distributable income. No performance fee was paid/payable for FY13/14 and FY14/15.

(g) DPU for FY14/15 is calculated based on the summation of DPU for each quarter as follows:

	Q1 FY14/15 cents	**Q2 FY14/15 cents**	**Q3 FY14/15 cents**	**Q4 FY14/15 cents**	**FY14/15 cents**
Taxable	3.62	3.55	3.56	3.61	14.34
Tax-exempt	0.02	0.08	0.03	0.07	0.20
Capital	-	0.03	-	0.03	0.06
Total	**3.64**	**3.66**	**3.59**	**3.71**	**14.60**

DISTRIBUTION DETAILS

Distribution period	1 October 2014 to 31 March 2015			
Distribution type	Taxable	Tax-exempt	Capital	Total
Distribution amount per unit (cents)	7.17	0.10	0.03	7.30
Book closure date	04 May 2015			
Payment date	29 May 2015			

1(a) Statement of total return together with a comparative statement for the corresponding period of the immediate preceding financial year

1(a)(i) Statement of total return (Financial Year ended 31 March 2015 vs Financial Year ended 31 March 2014)

	Group			Trust		
	01/04/14 to 31/03/15 (Note a) S$'000	01/04/13 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000	Increase / (Decrease) %
Gross revenue	673,487	613,592	9.8%	655,370	605,692	8.2%
Property services fees	(25,875)	(20,986)	23.3%	(25,037)	(20,763)	20.6%
Property tax	(55,670)	(42,878)	29.8%	(54,590)	(42,525)	28.4%
Other property operating expenses	(129,215)	(113,755)	13.6%	(124,778)	(111,130)	12.3%
Property operating expenses	(210,760)	(177,619)	18.7%	(204,405)	(174,418)	17.2%
Net property income	462,727	435,973	6.1%	450,965	431,274	4.6%
Management fees (Note b)	(38,137)	(35,594)	7.1%	(38,137)	(35,594)	7.1%
Trust and other expenses	(5,629)	(5,188)	8.5%	(4,441)	(4,885)	(9.1%)
Finance income (Note c)	8,273	30,459	(72.8%)	8,362	30,353	(72.5%)
Finance costs (Note d)	(113,651)	(66,398)	71.2%	(112,857)	(65,734)	71.7%
Foreign exchange (loss)/gain (Note e)	(47,653)	(8,908)	nm	(492)	19,556	(102.5%)
Gain on disposal of investment properties (Note f)	2,023	12,057	(83.2%)	2,023	12,057	(83.2%)
Net non property expenses	(194,774)	(73,572)	164.7%	(145,542)	(44,247)	nm
Net income (*)	267,953	362,401	(26.1%)	305,423	387,027	(21.1%)
Net change in fair value of financial derivatives (Note g)	89,363	11,574	nm	36,805	(16,934)	nm
Net appreciation on revaluation of investment properties (Note h)	47,032	131,113	(64.1%)	2,711	58,272	(95.3%)
Total return for the year before tax	404,348	505,088	(19.9%)	344,939	428,365	(19.5%)
Tax expense (Note i)	(6,743)	(23,244)	(71.0%)	(2,434)	(1,703)	42.9%
Total return for the year	397,605	481,844	(17.5%)	342,505	426,662	(19.7%)
Attributable to:						
Unitholders	397,600	481,968	(17.5%)	342,505	426,662	(19.7%)
Non-controlling interests	5	(124)	(104.0%)	-	-	-
	397,605	481,844	(17.5%)	342,505	426,662	(19.7%)

Note: nm denotes "not meaningful"

(*) Excluding the impact of consolidating Ruby Assets and Emerald Assets, net income of the Group would have been $320.5 million and $391.0 million for FY14/15 and FY13/14 respectively.

1(a)(i) Statement of total return (Financial Year ended 31 March 2015 vs Financial Year ended 31 March 2014) (cont'd)

	Group			Trust		
	01/04/14 to 31/03/15 (Note a) S$'000	01/04/13 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000	Increase / (Decrease) %
Statement of distribution						
Total return for the period attributable to Unitholders	397,600	481,968	(17.5%)	342,505	426,662	(19.7%)
Net effect of non (taxable income)/tax deductible expenses and other adjustments (Note j)	(3,054)	(11,499)	(73.4%)	7,720	(29,034)	(126.6%)
Net appreciation on revaluation of investment properties (Note h)	(47,032)	(131,113)	(64.1%)	(2,711)	(58,272)	(95.3%)
Income available for distribution	347,514	339,356	2.4%	347,514	339,356	2.4%
Comprising:						
- Taxable income	344,823	336,907	2.3%	344,823	336,907	2.3%
- Tax-exempt income (Note k)	2,691	2,449	9.9%	2,691	2,449	9.9%
Income available for distribution	347,514	339,356	2.4%	347,514	339,356	2.4%
Tax-exempt income (prior periods) (Note l)	2,166	1,245	74.0%	2,166	1,245	74.0%
Distribution from capital (prior periods) (Note m)	1,460	1,404	4.0%	1,460	1,404	4.0%
Total amount available for distribution	351,140	342,005	2.7%	351,140	342,005	2.7%

The following items have been included in arriving at net income:

	01/04/14 to 31/03/15 (Note a) S$'000	01/04/13 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000	Increase / (Decrease) %
Gross rental income	596,145	545,992	9.2%	578,819	538,163	7.6%
Other income (Note n)	77,342	67,600	14.4%	76,551	67,529	13.4%
Allowance for impairment loss on doubtful receivables (Note o)	(609)	(172)	nm	(609)	(172)	nm
Depreciation of plant and equipment (Note p)	(367)	(695)	(47.2%)	(340)	(686)	(50.4%)

Note: nm denotes "not meaningful

Footnotes

(a) The Group adopted FRS 110 *Consolidated Financial Statements* with effect from 1 April 2014, which resulted in the Group consolidating Ruby Assets and Emerald Assets since 1Q FY14/15. The comparative figures for FY13/14 have been restated on a similar basis for comparison.

The Group had 107 properties and 105 properties as at 31 March 2015 and 31 March 2014 respectively. Since April 2014, the Group completed (i) the acquisition of Aperia through acquiring the share capital of PLC 8 Holdings Pte. Ltd. ("PLC8H") in August 2014 (ii) the acquisition of Hyflux Innovation Centre ("HIC") in June 2014, (iii) the acquisition of The Kendall in March 2015 and (iv) the divestment of the investment property located at 1 Kallang Place in May 2014.

(b) With effect from 19 November 2007, the Manager has elected to receive 20% of the base management fees in Units and the other 80% in cash; and with effect from 1 April 2014, the Manager has improved the basis of determining management fees by excluding derivative assets and investment properties under development from the computation of Deposited Property. This would result in lower management fees than it would have been under the previous computation method.

(c) Finance income comprises interest income from interest rate swaps, convertible bonds, bank deposits, accretion gains for refundable security deposits and fair value gain on ECS and convertible bonds.

(d) Finance costs comprise interest expenses on loans, interest rate swaps, amortised costs of establishing debt facilities (including the Medium Term Notes (“MTN”), Transferrable Loan Facilities and Committed Revolving Credit Facilities), accretion loss for refundable security deposits and fair value loss on ECS and convertible bonds.

(e) Foreign exchange (loss)/gain arose mainly from the revaluation of Euro, JPY and HKD denominated loans and included $52.5 million foreign exchange loss arising from the settlement of Euro denominated MTN. Cross currency swaps relating to these loans were entered into to hedge against the foreign exchange exposure. These foreign exchange loss/gain are largely offset by the fair value gain/loss from cross currency swaps. Please refer to note (g) below.

(f) This relates to the gain arising from the divestment of investment properties located at 1 Kallang Place, Block 5006 at Techplace II and 6 Pioneer Walk, which were completed in May 2014, March 2014 and June 2013 respectively.

(g) Net change in fair value of financial derivatives FY14/15 was made up of a $22.1 million fair value gain on interest rate swaps (FY13/14: loss of $2.5 million), a $14.8 million fair value gain on cross currency swaps (FY13/14: loss of $14.5 million) at Trust level and a reversal of fair value loss amounting to $52.5 million (FY13/14: gain of $28.6 million) on cross currency interest rate swap from Emerald Assets upon maturity of the swap. The fair value gain on cross currency swaps for FY14/15 was mainly due to the strengthening of HKD forward exchange rates against SGD relating to the HKD/SGD cross currency swaps, offset by the weakening of JPY forward exchange rates against SGD relating to the JPY/SGD cross currency swaps. Fair value loss on cross currency swaps in FY13/14 was mainly due to the weakening of JPY forward exchange rates against SGD. For further details, please refer to Para 1(b)(i)(m) on Page 14 and 15.

(h) Independent valuations for the 106 properties were undertaken by CBRE Pte. Ltd., DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle Property Consultants Pte Ltd, Cushman & Wakefield VHS Pte Ltd, Cushman & Wakefield Valuation Advisory Services (HK) Ltd., Colliers International Consultancy & Valuation (Singapore) Pte Ltd and Knight Frank Pte Ltd in March 2015. Net appreciation on revaluation of investment properties is not taxable and is excluded from the computation of total amount available for distribution. The Kendall was acquired on 30 March 2015 and was recorded based on the costs incurred upon acquisition.

(i) Tax expense includes income tax expense relating to a China subsidiary, income tax provided on interest income earned from investment in convertible bonds, finance lease interest income received from a tenant, income support relating to HIC and incentive payment received as income support in relation to both Ascendas Z-Link and A-REIT City @Jinqiao. In addition, income tax expenses for both years also included deferred taxation provided on appreciation on revaluation of investment properties held by the China subsidiaries.

(j) Net effect of non (taxable income)/tax deductible expenses and other adjustments comprises:

	Group			Trust		
	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000 (Restated)	Increase / (Decrease) %	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000	Increase / (Decrease) %
Management fees paid/payable in units	7,627	7,118	7.2%	7,627	7,118	7.2%
Trustee fee	2,323	2,146	8.2%	2,323	2,146	8.2%
Net change in fair value of financial derivatives	(36,805)	16,934	nm	(36,805)	16,934	nm
Other net non tax deductible expenses/ (taxable income) and other adjustments (Note A)	34,083	(35,676)	(195.5%)	34,083	(35,676)	(195.5%)
Transfer to general reserve	(343)	(107)	nm	-	-	-
Foreign exchange loss/(gain)	492	(19,730)	(102.5%)	492	(19,556)	(102.5%)
(Income)/loss from subsidiaries (Note B)	(10,431)	17,816	(158.5%)	-	-	-
Net effect of non (taxable income)/tax deductible expenses and other adjustments	(3,054)	(11,499)	(73.4%)	7,720	(29,034)	(126.6%)

Note: nm denotes "not meaningful"

A. Other net non tax deductible expenses/(taxable income) and other adjustments include mainly set-up costs on loan facilities, commitment fees paid on undrawn committed credit facilities, net change in fair value of ECS and convertible bonds, accretion adjustments for refundable security deposits, gain arising from the divestment of investment properties and incentive payment received as income support relating to Ascendas Z-Link, A-REIT City @Jinqiao and HIC. The income support relating to HIC has not been received by the Trust and the intention is to distribute such income support amount after receipt from the vendor.

B. This relates to income from Ascendas Hi-Tech Development (Beijing) Co., Limited ("AHTDBC"), A-REIT Shanghai Realty Co., Limited ("ASRC") and PLC8H, which has yet to be received by A-REIT as at 31 March 2015. The net income from subsidiaries, where available, will be distributed after relevant adjustments such as withholding tax payable.

(k) This relates to a distribution of finance lease interest income (net of Singapore corporate tax) received from a tenant. As tax has been withheld on this income, the distribution is exempt from tax in the hands of the Unitholders, except for Unitholders who are holding the Units as trading assets.

(l) This relates to the distribution of incentive payment (net of Singapore corporate tax) received as income support relating to the properties in China. As tax has been withheld on this income, such distribution is not taxable in the hands of Unitholders, except for Unitholders who are holding the Units as trading assets.

(m) This relates to the distribution of net income from the property in China. Income will be distributed after its annual audited financial statements is filed and corporate taxes paid. It is deemed to be capital distribution from a tax perspective until this income is remitted to A-REIT in Singapore. Such distribution is not taxable in the hands of Unitholders, except for Unitholders who are holding the Units as trading assets.

(n) Other income includes revenue from utilities charges, interest income from finance lease receivable, car park revenue, income support and claims on liquidated damages. Other income is higher in FY14/15 mainly due to income support relating to HIC, incentive payment received as income support in relation to A-REIT City @Jinqiao and higher car park income.

(o) Increase in allowance for doubtful debts was due to specific provision on outstanding debts in excess of security deposits.

(p) Lower depreciation in FY14/15 was mainly due to certain plant and equipment being fully depreciated, offset by the purchase of additional plant and equipment by a subsidiary in China and the installation of a point of sales management system in Aperia.

Gross revenue increased by 9.8% mainly due to the recognition of full year rental income earned from Nexus @one-north and A-REIT City @Jinqiao, contributions from the acquisition of HIC and Aperia in FY14/15, positive rental reversion on renewals, increased in occupancy at certain properties, income support relating to HIC and incentive payment received as income support in relation to A-REIT City @Jinqiao.

Property operating expenses increased by 18.7% mainly due to the full year impact of Nexus @one-north, A-REIT City @Jinqiao, new acquisitions such as HIC and Aperia in FY14/15 and changes in the lease structure arising from the conversion of certain properties from single-tenant to multi-tenants.

Property tax increased by 29.8% mainly due to changes in the lease structure arising from the conversion of certain properties from single-tenant to multi-tenants and the revision of annual value by IRAS at certain properties, in particular the property located at 38A Kim Chuan Road. Full year impact from Nexus @one-north, and the new acquisitions (HIC and Aperia) made in FY14/15 also contributed to the higher property tax. Property tax expense is net of vacancy refund of $1.0 million (or DPU impact of 0.04 cents) (FY13/14: $4.5 million, DPU impact of 0.19 cents). Following the IRAS announcement on the removal of the property tax refund concession on unoccupied spaces with effect from 1 January 2014, buildings with vacant periods starting from 1 January 2014 would not be able to make property vacancy claims. The vacancy refund received in FY14/15 related to unoccupied spaces during the period prior to 1 January 2014.

The differences between net non property expenses in FY14/15 and FY13/14 were as follows:

(i) higher net finance costs which included a fair value loss on convertible bonds of $16.6 million arising from reversal of fair value gain on convertible bonds upon acquisition of PLC8H Group (FY13/14: gain of $1.3 million) and a fair value loss on ECS of $24.9 million (FY13/14: gain of $18.4 million). The convertible bonds and ECS (with embedded derivatives) have been designated at fair value through profit or loss in accordance with FRS 39, where changes in fair value therein are recognised in the Statement of Total Return as finance income or finance costs;
(ii) higher management fees in FY14/15 were mainly due to higher Deposited Property value and new acquisitions (HIC and Aperia) made in FY14/15;
(iii) higher foreign exchange loss of $47.7 million (FY13/14: $8.9 million) was mainly due to the realisation of exchange loss from the repayment of Emerald Assets EURO-denominated MTN and from the strengthening of HKD spot exchange rate against SGD relating to the HKD-denominated MTN, offset by the weakening of JPY spot exchange rate against SGD relating to the JPY-denominated MTN. The foreign exchange loss is cushioned by the fair value gain recognised when Emerald Assets' cross currency interest rate swap entered into to hedge against the EURO-denominated MTN matured in May 2014;
(iv) lower gain on divestment of investment property located at 1 Kallang Place of $2.0 million (FY13/14: $12.1 million gain on divestment of investment property located at Pioneer Walk and Block 5006 at Techplace II); and
(v) lower finance income as FY13/14 included a fair value gain on ECS of $18.4 million and a fair value gain on convertible bonds of $1.3 million (FY14/15: loss of $24.9 million and $16.6 million respectively, recognized in finance costs).

1 (a)(ii) Statement of total return (4Q FY14/15 vs 4Q FY13/14)

	Group			Trust		
	01/01/15 to 31/03/15 (Note a) S$'000	01/01/14 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %	01/01/15 to 31/03/15 S$'000	01/01/14 to 31/03/14 S$'000	Increase / (Decrease) %
Gross revenue	173,794	156,539	11.0%	168,397	154,507	9.0%
Property services fees	(7,344)	(5,767)	27.3%	(7,105)	(5,674)	25.2%
Property tax	(14,345)	(9,747)	47.2%	(14,249)	(9,656)	47.6%
Other property operating expenses	(34,916)	(28,718)	21.6%	(33,798)	(27,864)	21.3%
Property operating expenses	(56,605)	(44,232)	28.0%	(55,152)	(43,194)	27.7%
Net property income	117,189	112,307	4.3%	113,245	111,313	1.7%
Management fees (Note b)	(9,654)	(8,890)	8.6%	(9,654)	(8,890)	8.6%
Trust and other expenses (Note c)	(2,023)	(1,006)	101.1%	(1,629)	(1,052)	54.8%
Finance income (Note d)	1,088	3,449	(68.5%)	1,122	3,395	(67.0%)
Finance costs (Note e)	(37,877)	(50,506)	(25.0%)	(37,652)	(50,334)	(25.2%)
Foreign exchange loss (Note f)	(15,579)	(1,188)	nm	(18,664)	(2,811)	nm
Gain on disposal of investment property (Note g)	-	4,852	(100.0%)	-	4,852	(100.0%)
Net non property expenses	(64,045)	(53,289)	20.2%	(66,477)	(54,840)	21.2%
Net income (*)	53,144	59,018	(10.0%)	46,768	56,473	(17.2%)
Net change in fair value of financial derivatives (Note h)	38,025	2,801	nm	38,025	4,449	nm
Net appreciation on revaluation of investment properties (Note i)	18,920	131,113	(85.6%)	2,711	58,272	(95.3%)
Total return for the period before tax	110,089	192,932	(42.9%)	87,504	119,194	(26.6%)
Tax expense (Note j)	(3,624)	(22,014)	(83.5%)	(348)	(802)	(56.6%)
Total return for the period	106,465	170,918	(37.7%)	87,156	118,392	(26.4%)
Attributable to:						
Unitholders	106,491	170,789	(37.6%)	87,156	118,392	(26.4%)
Non-controlling interests	(26)	129	(120.2%)	-	-	-
	106,465	170,918	(37.7%)	87,156	118,392	(26.4%)

Note: nm denotes “not meaningful”

(*) Excluding the impact of consolidating Ruby Assets and Emerald Assets, net income of the Group would have been $53.2 million and $57.2 million for 4Q FY14/15 and 4Q FY13/14 respectively.

1 (a)(ii) Statement of total return (4Q FY14/15 vs 4Q FY13/14) (cont'd)

	Group			Trust		
	01/01/15 to 31/03/15 (Note a) S$'000	01/01/14 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %	01/01/15 to 31/03/15 S$'000	01/01/14 to 31/03/14 S$'000	Increase / (Decrease) %
Statement of distribution						
Total return for the period attributable to Unitholders	106,491	170,789	(37.6%)	87,156	118,392	(26.4%)
Net effect of non (taxable income)/tax deductible expenses and other adjustments (Note k)	(136)	44,270	(100.3%)	2,990	23,826	(87.5%)
Net appreciation on revaluation of investment properties (Note i)	(18,920)	(131,113)	(85.6%)	(2,711)	(58,272)	(95.3%)
Income available for distribution	87,435	83,946	4.2%	87,435	83,946	4.2%
Comprising:						
- Taxable income	86,762	83,341	4.1%	86,762	83,341	4.1%
- Tax-exempt income (Note l)	673	605	11.2%	673	605	11.2%
Income available for distribution	87,435	83,946	4.2%	87,435	83,946	4.2%
Tax-exempt income (prior periods) (Note m)	1,083	623	73.8%	1,083	623	73.8%
Distribution from capital (prior periods) (Note n)	730	702	4.0%	730	702	4.0%
Total amount available for distribution	89,248	85,271	4.7%	89,248	85,271	4.7%

The following items have been included in arriving at net income:

	01/01/15 to 31/03/15 (Note a) S$'000	01/01/14 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %	01/01/15 to 31/03/15 S$'000	01/01/14 to 31/03/14 S$'000	Increase / (Decrease) %
Gross rental income	153,682	138,380	11.1%	148,642	136,388	9.0%
Other income (Note o)	20,112	18,159	10.8%	19,755	18,119	9.0%
(Allowance)/reversal of allowance for impairment loss on doubtful receivables (Note p)	(51)	116	(144.0%)	(51)	116	(144.0%)
Depreciation of plant and equipment (Note q)	(234)	(174)	34.5%	(226)	(171)	32.2%

Footnotes

(a) The Group adopted FRS 110 *Consolidated Financial Statements* with effect from 1 April 2014 and resulted in the Group consolidating Ruby Assets and Emerald Assets since 1Q FY14/15. The comparative figures for 4Q FY13/14 have been restated on a similar basis for comparison.

The Group had 107 properties and 105 properties as at 31 March 2015 and 31 March 2014 respectively. Since April 2014, the Group completed (i) the acquisition of Aperia through acquiring the share capital of PLC8H in August 2014 (ii) the acquisition of HIC in June 2014, (iii) the acquisition of The Kendall in March 2015 and (iv) divestment of the investment property located at 1 Kallang Place in May 2014.

(b) With effect from 19 November 2007, the Manager has elected to receive 20% of the base management fees in Units and the other 80% in cash; and with effect from 1 April 2014, the Manager has improved the basis of determining management fees by excluding derivative assets and investment properties under development from the computation of Deposited Property. This would result in lower management fees than it would have been under the previous computation method.

(c) Higher trust and other expenses in 4Q FY14/15 mainly due to higher professional and consultancy fees incurred by the China subsidiaries.

(d) Finance income comprises interest income from interest rate swaps, convertible bonds, bank deposits, accretion adjustments for refundable security deposits and fair value gain on convertible bonds.

(e) Finance costs comprise interest expenses on loans, interest rate swaps, amortised costs of establishing debt facilities (including MTN, Transferrable Loan Facilities, Committed Revolving Credit Facilities) and fair value loss on ECS.

(f) Foreign exchange loss arose mainly from the revaluation of JPY and HKD denominated loans. Cross currency swaps relating to these loans were entered into to hedge against the foreign exchange exposure. These foreign exchange loss/gain are largely offset by the fair value gain/loss from cross currency swaps. Please refer to note (h) below.

(g) This relates to the gain arising from the divestment of investment property at Block 5006 at Techplace II, which was completed in March 2014.

(h) Net change in fair value of financial derivatives 4Q FY14/15 was made up of a $10.2 million fair value gain on interest rate swaps (4Q FY13/14: $3.1 million) and a $27.8 million fair value gain on cross currency swaps (4Q FY13/14: $1.3 million) at Trust level, offset by a fair value loss of $1.6 million on cross currency interest rate swap from Emerald Assets in 4Q FY13/14 (4Q FY14/15: $Nil). The fair value gain on cross currency swaps in both periods was mainly due to the strengthening of JPY and HKD forward exchange rates against SGD relating to the JPY/SGD and HKD/SGD cross currency swaps. For further details, please refer to Para 1(b)(i)(m) on Page 14 and 15.

(i) Independent valuations for the 106 properties were undertaken by CBRE Pte. Ltd., DTZ Debenham Tie Leung (SEA) Pte Ltd, Jones Lang LaSalle Property Consultants Pte Ltd, Cushman & Wakefield VHS Pte Ltd, Cushman & Wakefield Valuation Advisory Services (HK) Ltd., Colliers International Consultancy & Valuation (Singapore) Pte Ltd and Knight Frank Pte Ltd in March 2015. Net appreciation on revaluation of the investment properties is not taxable and is excluded from the computation of total amount available for distribution. The Kendall was acquired on 30 March 2015 and was recorded based on the costs incurred upon acquisition.

(j) Tax expense includes income tax expense relating to a China subsidiary, income tax provided on interest income earned from investment in convertible bonds, finance lease interest income received from a tenant and income support relating to HIC. 4Q FY14/15 included taxes provided on incentive payment received as income support in relation to A-REIT City @Jinqiao while 4Q FY13/14 included taxes provided on incentive payment received as income support in relation to both Ascendas Z-Link and A-REIT City @Jinqiao. The last tranche of income payment received as income support in relation to Ascendas Z-Link had been fully recognised in September 2014. In addition, income tax expenses for both periods included deferred taxation provided on appreciation on revaluation of investment properties held by the China subsidiaries

(k) Net effect of non (taxable income)/tax deductible expenses and other adjustments comprises:

	Group			Trust		
	01/01/15 to 31/03/15 S$'000	01/01/14 to 31/03/14 S$'000 (Restated)	Increase / (Decrease) %	01/01/15 to 31/03/15 S$'000	01/01/14 to 31/03/14 S$'000	Increase / (Decrease) %
Management fees paid/payable in units	1,930	1,777	8.6%	1,930	1,777	8.6%
Trustee fee	593	539	10.0%	593	539	10.0%
Net change in fair value of financial derivatives	(38,025)	(4,449)	nm	(38,025)	(4,449)	nm
Other net non tax deductible expenses and other adjustments (Note A)	19,828	23,148	(14.3%)	19,828	23,148	(14.3%)
Transfer to general reserve	(109)	(1)	nm	-	-	-
Foreign exchange loss	18,664	2,965	nm	18,664	2,811	nm
(Income)/loss from subsidiaries (Note B)	(3,017)	20,291	(114.9%)	-	-	-
Net effect of non (taxable income)/tax deductible expenses and other adjustments	(136)	44,270	(100.3%)	2,990	23,826	(87.5%)

Note: nm denotes "not meaningful

A. Other net non tax deductible expenses and other adjustments include mainly set-up costs on loan facilities, commitment fees paid on undrawn committed credit facilities, net change in fair value of ECS and convertible bonds, accretion adjustments for refundable security deposits and incentive payment received as income support relating to A-REIT City @Jinqiao and HIC. The rental support from HIC has not been received by the Trust and the intention is to distribute such income support amount after receipt from the vendor.

B. This relates to income from AHTDBC, ASRC and PLC8H, which has yet to be received by A-REIT as at 31 March 2015. The net income from the subsidiaries, where available, will be distributed after relevant adjustments such as withholding tax payable.

(l) This relates to a distribution of finance lease interest income (net of Singapore corporate tax) received from a tenant. As tax has been withheld on this income, the distribution is exempt from tax in the hands of the Unitholders, except for Unitholders who are holding the Units as trading assets.

(m) This relates to the distribution of incentive payment (net of Singapore corporate tax) received as income support relating to the properties in China. As tax has been withheld on this income, such distribution is not taxable in the hands of Unitholders, except for Unitholders who are holding the Units as trading assets.

(n) This relates to the distribution of net income from the property in China. Income will be distributed after its annual audited financial statements is filed and corporate taxes paid. It is deemed to be capital distribution from a tax perspective until this income is remitted to A-REIT in Singapore. Such distribution is not taxable in the hands of Unitholders, except for Unitholders who are holding the Units as trading assets.

(o) Other income includes revenue from utilities charges, interest income from finance lease receivable, car park revenue, income support and claims on liquidated damages. Other income is higher in 4Q FY14/15 mainly due to income support relating to HIC, higher car park income and revenue from utilities charges that is in tandem with higher utilities expenses.

(p) Allowance for doubtful debts in 4Q FY14/15 relates to specific provision on outstanding debts in excess of security deposits. 4Q FY13/14 included recovery of certain doubtful debts that were previously provided for.

(q) Higher depreciation in 4Q FY14/15 was mainly due to the purchase of additional plant and equipment by a subsidiary in China and the installation of a point of sales management system in Aperia.

Gross revenue increased by 11.0% mainly due to the recognition of rental income earned from new acquisitions (HIC and Aperia) made in FY14/15, increase in occupancy at A-REIT City @Jinqiao and Nexus @one-north which were completed in FY13/14, positive rental reversion on renewals and increase in occupancy at certain properties.

Property operating expenses increased by 28.0% mainly due to new acquisitions (HIC and Aperia) made in FY14/15. Increase in occupancy at A-REIT City @Jinqiao and Nexus @one-north and changes in the lease structure arising from the conversion of certain properties from single-tenant to multi-tenants had also resulted in higher property operating expenses in 4Q FY14/15.

Property tax increased by 47.2% mainly due to the revision of annual value by IRAS at certain properties, in particular the property at 38A Kim Chuan Road. The changes in the lease structure arising from the conversion of certain properties from single-tenant to multi-tenants, new acquisitions (HIC and Aperia) made in FY14/15 also contributed to the increase in property tax in 4Q FY14/15. Property tax expense is net of vacancy refund of $0.02 million (or DPU impact of 0.001 cents) (4Q FY13/14: $3.0 million, DPU impact of 0.12 cents). Following the IRAS announcement on the removal of the property tax refund concession on unoccupied spaces with effect from 1 January 2014, buildings with vacant periods starting from 1 January 2014 would not be able to make property vacancy claims. The vacancy refund received in 4Q FY14/15 related to unoccupied spaces during the period prior to 1 January 2014.

The differences between net non property expenses in 4Q FY14/15 and 4Q FY13/14 was as follows:

(i) higher management fees in 4Q FY14/15 were in line with higher Deposited Property value contributed mainly by new acquisitions (HIC and Aperia) made in FY14/15 and net appreciation on revaluation of investment properties;
(ii) higher trust and other expenses in 4Q FY14/15 was mainly due to higher professional and consultancy fees incurred by the subsidiaries;
(iii) higher finance income in 4Q FY13/14 was due to higher interest income from interest rate swaps and interest income from investment in convertible bonds issued by PLC 8 Development Pte Ltd prior to the acquisition of shares in PLC8H in August 2014;
(iv) higher finance costs in 4Q FY13/14 which included fair value loss on convertible bonds of $26.6 million (4Q FY14/15: $Nil) and fair value loss on ECS of $7.4 million (4Q FY14/15: $19.4 million). The convertible bonds and ECS (with embedded derivatives) have been designated at fair value through profit or loss in accordance with FRS 39, where changes in fair value therein are recognised in the Statement of Total Return as finance income or finance costs;
(v) higher net foreign exchange loss of $15.6 million (4Q FY13/14: $1.2 million) was mainly due to the strengthening of HKD spot exchange rate against SGD relating to the HKD-denominated MTN and the strengthening of JPY spot exchange rate against SGD relating to the JPY-denominated MTN; and
(vi) gain arising from the divestment of investment property located at Block 5006 at Techplace II in 4Q FY13/14 (4Q FY14/15: $Nil).

1 (b)(i) Balance sheet, together with comparatives as at the end of the immediate preceding financial year

	Group		Trust	
	31/03/15 S$'000	31/03/14 S$'000 (Restated) (Note a)	31/03/15 S$'000	31/03/14 S$'000
Non-current assets				
Investment properties (Note b)	7,867,930	6,922,966	7,558,780	6,651,419
Investment in debt securities (Note c)	-	194,574	-	194,574
Plant and equipment (Note d)	260	418	152	303
Finance lease receivables	92,842	93,844	92,842	93,844
Interest in subsidiaries (Note e)	-	-	179,324	170,027
Other assets (Note f)	3,106	-	-	-
Derivative assets (Note g)	38,736	1,348	38,736	1,348
	8,002,874	**7,213,150**	**7,869,834**	**7,111,515**
Current assets				
Finance lease receivables	1,002	1,031	1,002	1,031
Trade and other receivables (Note h)	90,064	65,139	83,484	61,894
Derivative assets (Note g)	-	1,345	-	1,345
Cash and cash equivalents	41,590	67,328	14,389	57,952
Property held for sale (Note i)	24,800	10,500	24,800	10,500
	157,456	**145,343**	**123,675**	**132,722**
Current liabilities				
Trade and other payables (Note j)	188,548	128,366	163,064	120,755
Security deposits (Note k)	27,810	28,527	27,809	26,827
Derivative liabilities (Note l)	1,291	55,216	1,291	2,658
Short term borrowings (Note m)	270,000	209,790	270,000	209,790
Term loans (Note m)	15,525	342,451	-	394,986
Collateral loan (Note m)	-	-	-	341,091
Exchangeable Collateralised Securities (Note m)	-	341,091	-	-
Provision for taxation (Note n)	3,651	2,068	3,303	2,064
	506,825	**1,107,509**	**465,467**	**1,098,171**
Non-current liabilities				
Other payables	2,175	-	2,175	-
Security deposits (Note k)	79,504	57,435	75,838	56,982
Derivative liabilities (Note l)	87,484	90,185	87,484	90,185
Amount due to a subsidiary	-	-	44,473	-
Medium term notes (Note m)	797,129	499,157	797,129	499,157
Collateral loan (Note m)	-	-	366,024	-
Exchangeable Collateralised Securities (Note m)	366,024	-	-	-
Term loans and borrowings (Note m)	1,279,046	731,932	1,279,046	717,649
Deferred tax liabilities (Note o)	28,553	23,675	-	-
	2,639,915	**1,402,384**	**2,652,169**	**1,363,973**
Net assets	**5,013,590**	**4,848,600**	**4,875,873**	**4,782,093**
Represented by:				
Unitholders' funds	5,013,551	4,848,566	4,875,873	4,782,093
Non-controlling interests	39	34	**-**	**-**
	5,013,590	**4,848,600**	**4,875,873**	**4,782,093**

Gross borrowings	31/03/15 S$'000	31/03/14 S$'000 (Restated)	31/03/15 S$'000	31/03/14 S$'000
Secured borrowings				
Amount repayable after one year	366,024	-	366,024	-
Amount repayable within one year	-	683,556	-	736,091
Unsecured borrowings				
Amount repayable after one year	2,086,444	1,240,387	2,086,444	1,226,104
Amount repayable within one year	285,525	210,000	270,000	210,000
	2,737,993	2,133,943	2,722,468	2,172,195

Footnotes

(a) The Group's comparative balance sheet as at 31 March 2014 had been restated to take into account the retrospective adjustments relating to FRS 110 (please refer to Para 4 of page 22).

(b) The increase in value of investment properties was mainly due to the acquisition of HIC, Aperia and The Kendall in FY14/15, net appreciation on revaluation of the investment properties and asset enhancement works at various properties, offset by the reclassification of property located at 26 Senoko Way to property held for sale (please refer to note (i) below).

(c) The convertible bonds were fully redeemed in 2Q FY14/15.

(d) Plant and equipment was lower due to certain plant and equipment being fully depreciated, offset by the purchase of additional plant and equipment in a China subsidiary and the installation of a point of sale management system in Aperia.

(e) Interest in subsidiaries relates to A-REIT's investment in Ascendas ZPark (S) Pte. Ltd. and its subsidiary, AHTDBC; Shanghai (JQ) Investment Holdings Pte. Ltd and its subsidiary, ASRC and new investments in PLC8H and its subsidiary, PLC 8 Development Pte. Ltd ("PLC8D"), A-REIT J.W. Investment Pte. Ltd and its subsidiary, A-REIT J.W. Facilities Co. Ltd ("AJWFC") in FY14/15.

(f) Other assets relate to deposit paid for land acquisition for the development of a logistic facility in Jiashan, China.

(g) The increase in derivative assets was mainly due to a favourable change in the fair value of certain cross currency swaps.

(h) The increase in trade and other receivables was in tandem with higher gross revenue in FY14/15 and higher prepaid expenses.

(i) Property held for sale relates to the divestment of property located at 26 Senoko Way, which was completed in April 2015.

(j) Increase in trade and other payables was mainly due to accrual of costs on asset enhancement works and additional provision for property tax on upward adjustments of annual value for certain properties.

(k) The increase in security deposits was mainly contributed by HIC, Aperia and The Kendall which were acquired in FY14/15.

(l) Derivative liabilities at Group level decreased mainly due to favourable change in the fair value of certain interest rate swaps and the derecognition of derivative liability relating to the cross currency interest rate swap of Emerald Assets which matured in May 2014, partially offset by the unfavourable change in the fair value of certain cross currency swaps.

(m) **Details of borrowings**

Term loans
The Group had a secured term loan of S$395 million ("Commercial Mortgage Backed Securities") granted to the Trust through a special purpose company, Emerald Assets. The term loan was fully repaid on 14 May 2014. Accordingly, the collateral for the credit facilities has been fully discharged.

Collateral loan and Exchangeable Collateralised Securities
In March 2010, a collateral loan of S$300 million ("Collateral Loan") was granted by a special purpose company, Ruby Assets, to the Trust. The expected maturity date of the Collateral Loan is 1 February 2017 and it bears a fixed interest rate of 1.6% per annum.

As collateral for the Collateral Loan granted by Ruby Assets, the Trustee has granted in favour of Ruby Assets the following:

(i) a mortgage over the 19 properties in the Trust portfolio;

(ii) an assignment and charge of the rental proceeds and tenancy agreements of the above mentioned properties;

(iii) an assignment of the insurance policies relating to the above mentioned properties; and

(iv) a fixed and floating charge over certain assets of the Trust relating to the above mentioned properties.

In order to fund the Collateral Loan to the Trust, Ruby Assets issued $300.0 million ECS on 26 March 2010. The ECS bear a fixed coupon of 1.60% per annum and have a legal maturity date of 1 February 2019. The Collateral Loan has the same terms mirroring that of the ECS.

The ECS are exchangeable by the ECS Holders into new Units at the adjusted exchange price of $2.1394 (4Q FY13/14: $2.177) per Unit, at any time on and after 6 May 2010 up to the close of business on 23 January 2017 (subject to satisfaction of certain conditions). The Trust has the option to pay cash in lieu of delivering the Units. There has been no exchange of any of the ECS since the date of issue.

The ECS may be redeemed, in whole or in part, at the option of the ECS Holders, on 1 February 2015 at the early redemption amount of the ECS. The ECS may also be redeemed, in whole but not in part, at the option of Ruby Assets on or any time after 1 February 2015 but not less than 7 business days prior to 1 February 2017 at the early redemption amount if the Volume Weighted Average Price of the Units is at least 130% of the adjusted exchange price for 20 consecutive trading days (subject to the satisfaction of certain conditions). The early redemption amount represents the redemption price upon maturity which is equal to the principal amount, together with any accrued but unpaid interest up to but excluding the date of redemption.

Medium Term Notes
A-REIT established a S$1.0 billion Multicurrency MTN Programme in March 2009 ("MTN2009") and the programme limit of S$1.0 billion has been increased to S$5.0 billion with effect from 2 March 2015.

On 27 March 2014, A-REIT issued JPY5.0 billion floating rates notes, which will mature in March 2021. The notes bear a floating interest rate of 3-month JPY LIBOR + 0.50% per annum payable quarterly in arrear. On 16 May 2014 and 21 May 2014, A-REIT issued a total of S$95.0 million 2.50% fixed rate notes, which will mature in May 2019. On 26 August 2014, A-REIT issued HKD620.0 million, 1.67% fixed rate notes which will mature in February 2018. On 4 September 2014, A-REIT issued HKD640.0 million, 3.64% fixed rate notes, which will mature in September 2029.

As at the reporting date, S$862.2 million (S$295.0 million and JPY24.6 billion and HKD1,260.0 million) remain outstanding. A-REIT entered into cross currency swaps to hedge against the foreign exchange risk arising from the principal amount of the JPY-denominated MTN and HKD-denominated MTN. The amount reflected in the Balance Sheet relates to the carrying amount of the MTN translated using the rate at the reporting date, net of unamortised transaction costs.

In addition, the Group has various bilateral credit facilities with varying degrees of utilisation as at the balance sheet date.

As at 31 March 2015, 68.2% of the Group's interest rate exposure was fixed with an overall weighted average tenure of 3.7 years remaining (after taking into consideration effects of the interest rate swaps). The overall weighted average cost of borrowings as at 31 March 2015 was 2.7% (31 March 2014: 2.7%) (including amortised costs of borrowings). The Group adopts cash flow hedge accounting for some of its borrowings. The effective hedge portion of changes in the fair value of interest rate swaps for which hedge accounting is adopted is recognised in the Statement of Movement in Unitholders' Funds. The fair value changes of the remaining interest rate swaps, changes in fair value of the ECS and cross currency swaps are recognised in the Statement of Total Return in accordance with FRS 39.

(n) Provision for taxation comprises mainly of income tax payable from AHTDBC, interest income earned from the investment in convertible bonds and incentive payment received as income support in relation to Ascendas Z-Link, A-REIT City @Jinqiao and HIC. Higher provision for taxation in FY14/15 is due to higher amount of incentive payment received as income support in relation in A-REIT City @Jinqiao and income support relating to HIC. The Group recognised deferred tax in relation to the appreciation on revaluation of investment properties in China, using the corporate tax rate that would apply as a result of recovering its value through use.

(o) Deferred tax liabilities relate to deferred tax provided on the appreciation on revaluation of investment properties held by the China subsidiaries.

1(c) Cash flow statement together with a comparative statement for the corresponding period of the immediate preceding financial year.

1 (c)(i) Cash flow statement (Financial Year ended 31 March 2015 vs Financial Year ended 31 March 2014)

	Group	
	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000 (Restated)
Cash flows from operating activities		
Total return for the year before tax	404,348	505,088
Adjustments for		
Allowance for impairment loss on doubtful receivables	609	172
Depreciation of plant and equipment	367	695
Management fees paid/payable in units	7,627	7,118
Finance income	(8,273)	(30,459)
Finance costs	113,651	66,398
Foreign exchange (gain)/loss	(4,881)	8,908
Gain on disposal of investment properties	(2,023)	(12,057)
Net change in fair value of financial derivatives	(89,363)	(11,574)
Net appreciation on revaluation of investment properties	(47,032)	(131,113)
Operating income before working capital changes	375,030	403,176
Changes in working capital		
Trade and other receivables	(30,608)	(12,553)
Trade and other payables	20,379	11,140
Cash generated from operating activities	364,801	401,763
Income tax paid	(2,360)	(757)
Net cash generated from operating activities	362,441	401,006
Cash flows from investing activities		
Purchase of investment properties	(301,425)	-
Payment for investment properties and other assets under development	(2,202)	(50,873)
Payment for capital improvement on investment properties	(98,697)	(102,272)
Purchase of plant and equipment	(1,428)	(436)
Proceeds from sale of investment properties	12,600	70,000
Acquisition of subsidiary, net of cash acquired	(251,895)	(11,117)
Investment in debt securities	-	(47,750)
Interest received	5,502	7,519
Net cash used in investing activities	(637,545)	(134,929)
Cash flows from financing activities		
Equity issue costs paid	-	(130)
Distributions paid to Unitholders	(260,786)	(325,815)
Finance costs paid	(67,395)	(67,814)
Transaction costs paid in respect of borrowings	(673)	(3,025)
Proceeds from borrowings	1,565,860	783,410
Repayment of borrowings	(988,442)	(613,429)
Net cash generated from/(used in) financing activities	248,564	(226,803)
Net (decrease)/increase in cash and cash equivalents	(26,540)	39,274
Cash and cash equivalents at beginning of the financial year	67,328	27,766
Effect of exchange rate changes on cash balances	802	288
Cash and cash equivalents at end of the financial year	41,590	67,328

1 (c)(ii) Cash flow statement (4Q FY14/15 vs 4Q FY13/14)

	Group	
	01/01/15 to 31/03/15 S$'000	01/01/14 to 31/03/14 S$'000 (Restated)
Cash flows from operating activities		
Total return for the year before tax	110,089	192,932
Adjustments for		
Allowance/(reversal of allowance) for impairment loss on doubtful receivables	51	(116)
Depreciation of plant and equipment	234	174
Management fees paid/payable in units	1,930	1,777
Finance income	(1,088)	(3,449)
Finance costs	37,877	50,506
Foreign exchange loss	15,581	1,187
Gain on disposal of investment properties	-	(4,852)
Net change in fair value of financial derivatives	(38,025)	(2,801)
Net appreciation on revaluation of investment properties	(18,920)	(131,113)
Operating income before working capital changes	107,729	104,245
Changes in working capital		
Trade and other receivables	(10,406)	(1,362)
Trade and other payables	(2,260)	(3,053)
Cash generated from operating activities	95,063	99,830
Income tax paid	(455)	(147)
Net cash generated from operating activities	94,608	99,683
Cash flows from investing activities		
Purchase of investment properties	(110,041)	-
Payment for investment properties and other assets under development	-	(2,481)
Payment for capital improvement on investment properties	(29,668)	(26,112)
Purchase of plant and equipment	(77)	(59)
Proceeds from divestment of investment property	-	38,000
Interest received	1,833	2,755
Net cash (used in)/generated from investing activities	(137,953)	12,103
Cash flows from financing activities		
Distributions paid to Unitholders	-	(85,049)
Finance costs paid	(19,293)	(19,593)
Transaction costs paid in respect of borrowings	-	(3,025)
Proceeds from borrowings	120,000	226,310
Repayment of borrowings	(50,000)	(194,000)
Net cash generated from/(used in) financing activities	50,707	(75,357)
Net increase in cash and cash equivalents	7,362	36,429
Cash and cash equivalents at beginning of the period	33,712	30,911
Effect of exchange rate changes on cash balances	516	(12)
Cash and cash equivalents at end of the financial period	41,590	67,328

1 (d)(i) Statement of movement in unitholders' funds (Financial Year ended 31 March 2015 vs Financial Year ended 31 March 2014)

	Group		Trust	
	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000 (Restated)	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000
Balance at beginning of the financial year	4,848,566	4,661,149	4,782,093	4,652,902
Operations				
Total return for the year attributable to Unitholders of the Trust (Note a)	397,600	481,968	342,505	426,662
Hedging transactions				
Effective portion of changes in fair value of financial derivatives (Note b)	5,582	17,255	5,582	17,255
Changes in fair value of financial derivatives transferred to the Statement of Total Return (Note c)	(2,275)	3,971	(2,275)	3,971
Net increase in net assets from hedging transactions	3,307	21,226	3,307	21,226
Movement in foreign currency translation reserve (Note d)	16,110	2,920	-	-
Unitholders' transactions				
Acquisition fees (IPT acquisition) payable in units	1,120	-	1,120	-
Management fees paid/payable in units	7,627	7,118	7,627	7,118
Equity issue costs	7	-	7	-
Distributions to Unitholders (Note e)	(260,786)	(325,815)	(260,786)	(325,815)
Net decrease in net assets from Unitholders' transactions	(252,032)	(318,697)	(252,032)	(318,697)
Balance at end of the financial year	5,013,551	4,848,566	4,875,873	4,782,093

Footnotes

(a) Included in total return is the net appreciation on revaluation of investment properties of $47.0 million (FY13/14: $131.1 million).

(b) In both FY14/15 and FY13/14, the forward interest rates at the end of each period were higher than those at the beginning of the period. Hence, the aggregate fair values of the interest rate swaps registered a favourable change as compared to the beginning of the year.

(c) This relates to the transfer of fair value differences on expiry of interest rate swaps from the hedging reserve to the Statement of Total Return in accordance with FRS 39.

(d) This amount relates to the foreign exchange translation differences arising from translation of the financial statements of AHTDBC, ASRC and AJWFC.

(e) The distribution payment was higher in FY13/14 due to the change in distribution frequency from quarterly to semi-annually with effect from 1 April 2014.

Statement of movement in unitholders' funds (4Q FY14/15 vs 4Q FY13/14)

	Group		Trust	
	01/01/15 to 31/03/15 S$'000	01/01/14 to 31/03/14 S$'000 (Restated)	01/01/15 to 31/03/15 S$'000	01/01/14 to 31/03/14 S$'000
Balance at beginning of financial period	4,893,207	4,758,514	4,784,291	4,744,393
Operations				
Total return for the period attributable to Unitholders of the Trust (Note a)	106,491	170,789	87,156	118,392
Hedging transactions				
Effective portion of changes in fair value of financial derivatives (Note b)	1,369	2,580	1,369	2,580
Net increase in net assets resulting from hedging transactions	1,369	2,580	1,369	2,580
Movement in foreign currency translation reserve (Note c)	9,427	(45)	-	-
Unitholders' transactions				
Acquisition fees (IPT acquisition) payable in units	1,120	-	1,120	-
Management fees paid/payable in units	1,930	1,777	1,930	1,777
Equity issue costs	7	-	7	-
Distributions to Unitholders (Note d)	-	(85,049)	-	(85,049)
Net increase/(decrease) in net assets resulting from Unitholders' transactions	3,057	(83,272)	3,057	(83,272)
Balance at end of the financial period	5,013,551	4,848,566	4,875,873	4,782,093

Footnotes

(a) Included in total return is the net appreciation on revaluation of investment properties of $18.9 million (4Q FY13/14: gain of $131.1 million).

(b) In both 4Q FY14/15 and 4Q FY13/14, the forward interest rates at the end of each period were higher than those at the beginning of the period. Hence, the aggregate fair values of the interest rate swaps registered a favourable change as compared to the beginning of the period.

(c) This amount relates to the foreign exchange translation differences arising from translation of the financial statements of AHTDBC, ASRC and AJWFC.

(d) No distribution was made in 4Q FY14/15 due to the change in distribution frequency from quarterly to semi-annually with effect from 1 April 2014. Distribution for 3Q FY14/15 will be paid together with 4Q FY14/15 in May 2015.

1 (d)(ii) Details of any changes in the units (Financial Year ended 31 March 2015 vs Financial Year ended 31 March 2014)

	Trust	
	01/04/14 to 31/03/15 Units	01/04/13 to 31/03/14 Units
Units issued:		
At beginning of the financial year	2,402,521,658	2,398,946,090
Issue of new units:		
- Acquisition fees (IPT acquisition) paid in units	-	462,860
- Management fees paid in units	3,184,914	3,112,708
At end of the financial year	**2,405,706,572**	**2,402,521,658**
Units to be issued:		
Management fees payable in units	1,018,980	1,085,382
Acquisition fee payable in units	440,372	-
Units issued and issuable at end of the financial year	**2,407,165,924**	**2,403,607,040**

Details of any changes in the units (4Q FY14/15 vs 4Q FY13/14)

	Trust	
	01/01/15 to 31/03/15 Units	01/01/14 to 31/03/14 Units
Units issued:		
At beginning and end of the financial period	**2,405,706,572**	**2,402,521,658**
Units to be issued:		
Management fees payable in units	1,018,980	1,085,382
Acquisition fee payable in units	440,372	-
Units issued and issuable at end of the financial period	**2,407,165,924**	**2,403,607,040**

ECS of S$300 million with maturity date on 1 February 2017 was issued by Ruby Assets. Please refer to Para 1(b)(i)(m) Page 14 and 15 for further details of the ECS.

The ECS are exchangeable by the ECS Holders into Units at the adjusted exchange price of $2.1394 (4Q FY13/14: $2.177) per Unit, at any time on and after 6 May 2010 up to the close of business on 23 January 2017 (subject to satisfaction of certain conditions). There has been no exchange of any of the ECS since the date of issue.

Assuming the ECS is fully converted based on the adjusted conversion price of $2.1394 per Unit, the number of new Units to be issued would be 140,226,231 representing 5.8% of the total number of A-REIT Units in issue as at 31 March 2015.

2. Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed.

3. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The Group has applied the same accounting policies and method of computation in the preparation of the financial statements for the current financial period, which are consistent with those described in the audited financial statements for the year ended 31 March 2014, except for the adoption of the new and revised Financial Reporting Standards ("FRS") (including its consequential amendments) which became effective for financial period beginning on or after 1 April 2014.

The Group adopted FRS 110 *Consolidated Financial Statements*, which establishes a single control model as the basis for determining the entities that will be consolidated. It also requires management to exercise significant judgement to determine which investees are controlled, and therefore are required to be consolidated by the Group.

The Group has re-evaluated its involvement with Ruby Assets and Emerald Assets under the new control model. Although the Group does not own any equity interests in Ruby Assets and Emerald Assets, the Manager has determined that the Group has de facto control over both entities. Accordingly, the Group consolidates both entities with effect from 1 April 2014.

The comparative financial information has been restated to reflect the consolidation of both Ruby Assets and Emerald Assets.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Please refer to item 4 above.

6. Earnings per Unit ("EPU") and Distribution per Unit ("DPU") for the financial period

	Group		Trust	
6.1 EPU for 4Q FY14/15 compared to 3Q FY14/15	4Q FY14/15 01/01/15 to 31/03/15	3Q FY14/15 01/10/14 to 31/12/14	4Q FY14/15 01/01/15 to 31/03/15	3Q FY14/15 01/10/14 to 31/12/14
Basic EPU (Note a)				
Weighted average number of units	2,405,722,787	2,404,367,418	2,405,722,787	2,404,367,418
Earnings per unit in cents (EPU)	4.43	3.83	3.62	3.66
Dilutive EPU (Note b)				
Weighted average number of units	2,405,722,787	2,404,367,418	2,405,722,787	2,404,367,418
Earnings per unit in cents (Dilutive EPU)	4.43	3.83	3.62	3.66

	Group		Trust	
6.2 EPU for 4Q FY14/15 compared to 4Q FY13/14	4Q FY14/15 01/01/15 to 31/03/15	4Q FY13/14 01/01/14 to 31/03/14 (Restated)	4Q FY14/15 01/01/15 to 31/03/15	4Q FY13/14 01/01/14 to 31/03/14
Basic EPU (Note a)				
Weighted average number of units	2,405,722,787	2,402,533,717	2,405,722,787	2,402,533,717
Earnings per unit in cents (EPU)	4.43	7.11	3.62	4.93
Dilutive EPU (Note b)				
Weighted average number of units	2,405,722,787	2,540,338,035	2,405,722,787	2,402,533,717
Earnings per unit in cents (Dilutive EPU)	4.43	7.06	3.62	4.93

	Group		Trust	
6.3 EPU for FY14/15 compared to FY13/14	FY14/15 01/04/14 to 31/03/15	FY13/14 01/04/13 to 31/03/14 (Restated)	FY14/15 01/04/14 to 31/03/15	FY13/14 01/04/13 to 31/03/14
Basic EPU (Note a)				
Weighted average number of units	2,404,226,465	2,401,017,449	2,404,226,465	2,401,017,449
Earnings per unit in cents (EPU)	16.54	20.07	14.25	17.77
Dilutive EPU (Note b)				
Weighted average number of units	2,404,226,465	2,538,821,767	2,404,226,465	2,538,821,767
Earnings per unit in cents (Dilutive EPU)	16.54	18.45	14.25	16.27

Footnotes

(a) The EPU has been calculated using total return for the period and the weighted average number of Units issued and issuable during the period.

(b) For the financial year ended 31 March 2015, 4Q FY14/15 and 3Q FY14/15, the impact of the conversion of the ECS was anti-dilutive and was excluded from the calculation of dilutive EPU.

For the financial year ended 31 March 2014 and 4Q FY13/14, the dilutive EPU was computed on the basis that the ECS was converted at the beginning of the period. For 4Q FY13/14 at Trust level, the impact of the conversion of the ECS was anti-dilutive and was excluded from the calculation of dilutive EPU.

Dilutive EPU is determined by adjusting the total return for the period and the weighted average number of Units issued and issuable during that period for the effects of all potential dilutive Units. Potential Units shall be treated as dilutive when, and only when, their conversion to Units would decrease earnings per Unit. The disclosure of dilutive EPU is in relation to the issuance of ECS which has a convertible option to convert the convertible bonds into Units.

For the financial year ended 31 March 2014 and 4Q FY13/14 Group level, the dilutive EPU was computed based on the adjusted total return and the adjusted weighted average number of Units. The adjusted total return for the period was derived by adding back the interest expense on ECS of $4,800,000 and $1,184,000 respectively and deducting the gain on ECS of $18,426,000 and $12,657,000 respectively for financial year ended 31 March 2014 and adding back loss on ECS of $7,446,000 for 4Q FY13/14 Group level from the total return for the year/period after income tax. The adjusted weighted average number of Units took into account the potential dilutive Units of 137,804,318.

	Group		Trust	
6.4 DPU for 4Q FY14/15 compared to 3Q FY14/15	4Q FY14/15 01/01/15 to 31/03/15	3Q FY14/15 01/10/14 to 31/12/14	4Q FY14/15 01/01/15 to 31/03/15	3Q FY14/15 01/10/14 to 31/12/14
Number of units in issue	2,405,706,572	2,405,706,572	2,405,706,572	2,405,706,572
Distribution per unit in cents (Note a)	3.71	3.59	3.71	3.59

	Group		Trust	
6.5 DPU for 4Q FY14/15 compared to 4Q FY13/14	4Q FY14/15 01/01/15 to 31/03/15	4Q FY13/14 01/01/14 to 31/03/14	4Q FY14/15 01/01/15 to 31/03/15	4Q FY13/14 01/01/14 to 31/03/14
Number of units in issue	2,405,706,572	2,402,521,658	2,405,706,572	2,402,521,658
Distribution per unit in cents (Note a)	3.71	3.55	3.71	3.55

	Group		Trust	
6.6 DPU for FY14/15 compared to FY13/14	FY14/15 01/04/14 to 31/03/15	FY13/14 01/04/13 to 31/03/14	FY14/15 01/04/14 to 31/03/15	FY13/14 01/04/13 to 31/03/14
Number of units in issue	2,405,706,572	2,402,521,658	2,405,706,572	2,402,521,658
Distribution per unit in cents (Note a)	14.60	14.24	14.60	14.24

Footnotes

(a) As at book closure date, none of the S$300 million ECS had been converted into Units. Accordingly, the actual quantum of DPU may differ if any of these ECS has been converted into Units.

7. Net asset value per unit based on units issued and issuable at the end of the period

	Group		Trust	
	31/03/15 cents	31/03/14 cents (Restated)	31/03/15 cents	31/03/14 cents
Net asset value per unit	208	202	203	199
Adjusted net asset value per unit (Note a)	205	198	199	195

Footnote

(a) The adjusted net asset value per Unit excludes the amount to be distributed for the relevant period after the reporting date.

8. Review of Performance

Review of Performance 4Q FY14/15 vs 4Q FY13/14

	Group		
	4Q FY14/15 01/01/15 to 31/03/15 S$'000	4Q FY13/14 01/01/14 to 31/03/14 S$'000 (Restated)	Increase / (Decrease) %
Gross revenue	173,794	156,539	11.0%
Property operating expenses	(56,605)	(44,232)	28.0%
Net property income	117,189	112,307	4.3%
Non property expenses	(11,677)	(9,896)	18.0%
Net finance costs	(36,789)	(47,057)	(21.8%)
Foreign exchange loss	(15,579)	(1,188)	nm
Gain on disposal of investment property	-	4,852	(100.0%)
	(64,045)	(53,289)	20.2%
Net income (*)	53,144	59,018	(10.0%)
Net change in fair value of financial derivatives	38,025	2,801	nm
Net appreciation on revaluation of investment properties	18,920	131,113	(85.6%)
Total return for the period before tax	110,089	192,932	(42.9%)
Tax expense	(3,624)	(22,014)	(83.5%)
Total return for the period	106,465	170,918	(37.7%)
Attributable to:			
Unitholders	106,491	170,789	(37.6%)
Non-controlling interests	(26)	129	(120.2%)
Total return for the period	106,465	170,918	(37.7%)

Statement of distribution			
Total return for the period attributable to Unitholders	106,491	170,789	(37.6%)
Net effect of non (taxable income)/tax deductible expenses and other adjustments	(136)	44,270	(100.3%)
Net appreciation on revaluation of investment properties	(18,920)	(131,113)	(85.6%)
Income available for distribution	87,435	83,946	4.2%
Comprising:			
- Taxable income	86,762	83,341	4.1%
- Tax-exempt income	673	605	11.2%
Income available for distribution	87,435	83,946	4.2%
Tax-exempt income (prior periods)	1,083	623	73.8%
Distribution from capital (prior periods)	730	702	4.0%
Total amount available for distribution	89,248	85,271	4.7%
Earnings per unit (cents)	4.43	7.11	(37.7%)
Distribution per unit (cents)	3.71	3.55	4.5%

Note: nm denotes “not meaningful”

(*) Excluding the impact of consolidating Ruby Assets and Emerald Assets, net income would have been $53.2 million and $57.2 million for 4Q FY14/15 and 4Q FY13/14 respectively.

Gross revenue increased by 11.0% mainly due to the recognition of rental income earned from new acquisitions (HIC and Aperia) made in FY14/15, increase in occupancy at A-REIT City @Jinqiao and Nexus @one-north which was completed in FY13/14, positive rental reversion on renewals and increase in occupancy at certain properties.

The 28.0% increase in property operating expenses was largely due to:

(i) higher property tax mainly due to changes in the lease structure arising from the conversion of properties from single-tenant to multi-tenants and due to the revision of annual value by IRAS at certain properties, in particular the property at 38A Kim Chuan Road; partially offset by higher vacancy refund of $3.0 million received in 4Q FY13/14 (4Q FY14/15: $0.02 million);
(ii) expenses for new acquisitions (HIC and Aperia) made in FY14/15 and higher expenses due to an increase in occupancy at A-REIT City @Jinqiao and Nexus @one-north which were completed in FY13/14; and
(iii) higher other property operating expenses due to changes in the lease structure arising from the conversion of certain properties from single-tenant to multi-tenants.

Net finance costs were lower in 4Q FY14/15 mainly due to:

(i) fair value loss on convertible bonds of $26.6 million in 4Q FY13/14 (4Q FY14/15: $Nil);
(ii) accretion gain of $0.3 million on refundable security deposits in 4Q FY14/15 (4Q FY13/14: $0.7 million);

partially offset by:
(iii) fair value loss on ECS of $19.4 million (4Q FY13/14: $7.4 million);
(iv) higher interest expenses from higher borrowings and higher rates; and
(v) higher interest income in 4Q FY13/14 as it included interest income of $0.7 million (4Q FY14/15: $Nil) from investment in convertible bonds in PLC8D prior to the acquisition of the shares in PLC8H in August 2014.

Foreign exchange loss in 4Q FY14/15 was mainly due to the strengthening of JPY spot exchange rate against SGD relating to the JPY-denominated MTN and the strengthening of HKD spot exchange rate against SGD relating to the HKD-denominated MTN. The foreign exchange loss in 4Q FY13/14 mainly arose from the translation of JPY-denominated MTN offset by foreign exchange gain on translation of EURO-denominated MTN at Emerald Assets. These foreign exchange loss/gain are largely offset by the fair value gain/loss from cross currency swaps.

Net change in fair value of financial derivatives in 4Q FY14/15 was made up of a $10.2 million fair value gain on interest rates swaps (4Q FY13/14: $3.1 million), fair value gain on cross currency swaps of $27.8 million (4Q FY13/14: $1.3 million) offset by fair value loss of $1.6 million on cross currency interest rate swap from Emerald Assets in 4Q FY13/14 (4Q FY14/15: $Nil). The fair value gain on cross currency swaps in both financial periods was mainly due to the strengthening of the JPY and HKD forward exchange rates against SGD relating to the JPY/SGD and HKD/SGD cross currency swaps.

Tax expense in 4Q FY13/14 was higher mainly because of deferred tax provided on higher appreciation on revaluation of investment properties held by China subsidiaries.

The movement in net effect of non (taxable income)/tax deductible expenses and other adjustments between 4Q FY14/15 and 4Q FY13/14 was mainly due to:

(i) income from China subsidiaries in 4Q FY14/15 as compared to net losses from China subsidiaries in 4Q FY13/14;
(ii) higher net fair value gain on financial derivatives of $38.0 million (4Q FY13/14: $4.4 million);
(iii) fair value loss on convertible bonds of $26.6 million in 4Q FY13/14 (4Q FY14/15: $Nil);

partially offset by:
(iv) higher fair value loss on ECS of $19.4 million (4Q FY13/14: $7.4 million);
(v) higher foreign exchange loss of $18.7 million (4Q FY13/14: $2.8 million);
(vi) gain on divestment of investment property Block 5006 at Techplace II of $4.9 million in 4Q FY13/14 (4Q FY14/15: $Nil);
(vii) lower accretion gain of $0.3 million on refundable security deposits (4Q FY13/14: $0.7 million); and
(viii) deduction of upfront fee on new loans of $3.0 million in 4Q FY13/14 (4Q FY14/15: $Nil).

Review of Performance 4Q FY14/15 vs 3Q FY14/15

	Group		
	4Q FY14/15 01/01/15 to 31/03/15 S$'000	3Q FY14/15 01/10/14 to 31/12/14 S$'000	Increase / (Decrease) %
Gross revenue	173,794	171,734	1.2%
Property operating expenses	(56,605)	(57,135)	(0.9%)
Net property income	117,189	114,599	2.3%
Non property expenses	(11,677)	(10,328)	13.1%
Net finance costs	(36,789)	(25,647)	43.4%
Foreign exchange (loss)/gain	(15,579)	9,320	nm
	(64,045)	(26,655)	140.3%
Net income (*)	53,144	87,944	(39.6%)
Net change in fair value of financial derivatives	38,025	5,167	nm
Net appreciation on revaluation of investment properties	18,920	-	nm
Total return for the period before tax	110,089	93,111	18.2%
Tax expense	(3,624)	(945)	nm
Total return for the period	106,465	92,166	15.5%
Attributable to:			
Unitholders	106,491	92,165	15.5%
Non-controlling interests	(26)	1	nm
Total return for the period	106,465	92,166	15.5%
Statement of distribution			
Total return for the period attributable to Unitholders	106,491	92,165	15.5%
Net effect of non taxable income and other adjustments	(136)	(5,726)	(97.6%)
Net appreciation on revaluation of investment properties	(18,920)	-	nm
Income available for distribution	87,435	86,439	1.2%
Comprising:			
- Taxable income	86,762	85,766	1.2%
- Tax-exempt income	673	673	-
Income available for distribution	87,435	86,439	1.2%
Tax-exempt income (prior periods)	1,083	-	nm
Distribution from capital (prior periods)	730	-	nm
Total amount available for distribution	89,248	86,439	3.2%
Earnings per unit (cents)	4.43	3.83	15.7%
Distribution per unit (cents)	3.71	3.59	3.3%

Note: nm denotes “not meaningful

(*) Excluding the impact of consolidating Ruby Assets and Emerald Assets, net income would have been $53.2 million and $87.9 million for 4Q FY14/15 and 3Q FY14/15 respectively.

Gross revenue increased marginally by 1.2% mainly due to the contribution from Aperia which was acquired in August 2014 and higher occupancy at certain properties, partially offset by the impact from the changes in the lease structure arising from the conversion of some properties from single-tenant to multi-tenants.

Property operating expenses were lower in 4Q FY14/15 by 0.9% mainly contributed by higher property tax in 3Q FY14/15 due to the upward adjustment in annual value for certain properties, in particular the retrospective upward revision in the annual value of the property at 38A Kim Chuan Road.

Non property expenses were higher by 13.1% in 4Q FY14/15 mainly due to the write-back of accruals of prior year's trust and other expenses no longer required in 3Q FY14/15.

Net finance costs in 4Q FY14/15 were higher mainly due to:

(i) fair value loss on ECS of $19.4 million (3Q FY14/15: $8.3 million);
(ii) lower interest income from interest rate swaps by $0.5 million;

partially offset by:
(iii) accretion gain of $0.3 million on refundable security deposits (3Q FY14/15: loss of $0.1 million).

Foreign exchange movement in 4Q FY14/15 was mainly due to the strengthening of JPY and HKD spot exchange rate against SGD relating to the JPY and HKD-denominated MTN. These foreign exchange loss/gain are largely offset by the fair value gain/loss from cross currency swaps.

Net change in fair value of financial derivatives in 4Q FY14/15 was made up of a fair value gain on interest rate swaps of $10.2 million (3Q FY14/15: $5.3 million) and fair value gain on cross currency swaps of $27.8 million (3Q FY14/15: loss of $0.1 million). The fair value gain on cross currency swaps in 4Q FY14/15 was mainly due to the strengthening of the JPY and HKD forward exchange rates against SGD relating to the JPY/SGD and HKD/SGD cross currency swaps.

Higher tax expenses in 4Q FY14/15 were mainly due to deferred tax provided on appreciation on revaluation of investment properties held by China subsidiaries.

Lower net non taxable income and other adjustments in 4Q FY14/15 was mainly due to the following:

(i) higher fair value loss on ECS of $19.4 million (3Q FY14/15: $8.3 million);
(ii) foreign exchange loss of $18.7 million (3Q FY14/15: gain of $9.3 million);

partially offset by:
(iv) higher net fair value gain on financial derivatives of $38.0 million (3Q FY14/15: $5.2 million); and
(v) accretion gain on refundable security deposits of $0.3 million (3Q FY14/15: loss of $0.1 million).

9. Variance between forecast and the actual results

The current results are broadly in line with the Trust's commentary made in 3Q FY14/15 Financial Results Announcement under Paragraph 10 on page 31 and 32. The Trust has not disclosed any financial forecast to the market.

10. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Singapore

In 2014, the Singapore economy grew by 2.9%, slower than the 4.4% growth in 2013. The slowdown was mainly due to weaker growth in the construction sector, offset by an improvement in the manufacturing sector.

In 2015, the government expects the Singapore economy to grow at a modest pace of 2.0% to 4.0% amidst the uncertain global outlook. As the government continues to restructure Singapore's economy, the domestic labour market is likely to remain tight, weighing down on labour-intensive sectors. Growth in the US has picked up and should continue to support externally-oriented sectors in Singapore. However, the Eurozone remains weak and China's growth outlook is expected to ease further in 2015 on the back of the government's reforms.
Based on the Ministry of Trade and Industry's (MTI) advanced estimates, the Singapore economy grew by 2.1% year-on-year ("y-o-y") in 1Q 2015, the same rate of growth achieved in the previous quarter. The manufacturing sector, however, contracted by 3.4% y-o-y, following a 1.3% decline in the previous quarter. Growth in the sector was weighed down mainly by the transport engineering, electronics and precision engineering clusters.
Singapore's manufacturing Purchasing Managers' Index ("PMI"), a key barometer of the Singapore manufacturing economy, declined to 49.6 in March 2015 from 49.7 in February 2015. This is the fourth consecutive month that the PMI has posted a reading under 50, indicating that the manufacturing economy has contracted. The contraction of the PMI was attributable to a further decline in new orders and new export orders.

Non-oil domestic exports ("NODX") contracted by 0.7% in 2014 compared to a 6.0% decline in 2013. This was due to lower exports of electronic NODX which outweighed the increase in non-electronic NODX.

According to JTC Corporation ("JTC"), prices and rental rates increase of industrial space have slowed sharply in recent quarters, in tandem with the moderation in occupancy rates. In 1Q 2015, the industrial price and rental index rebounded slightly by 0.7% and 0.4% q-o-q respectively. The occupancy of island-wide industrial space declined by 0.2% points q-o-q to 90.7% on the back of a 0.8% increase in supply. Business park occupancy rate improved to 83.0% from 79.8% in 4Q 2014 despite a 2.1% increase in available space. Occupancy of single-user factory space held steady at 92.9% whilst occupancy of multiple-user factory space rose marginally by 0.3% points to 87.5%. Warehouse supply rose 1.2% leading to a 1.8% points decline in occupancy rate to 90.0%.

According to CBRE 1Q 2015 Market View, rental rates across the Business Park and Industrial sector remained unchanged from the previous quarter. Rental rates for Business Park space in the city fringe and rest of island was $5.50 and $3.65 psf per month respectively. Ground floor rental rates for factory space and warehouse space also maintained at $1.85 and $1.83 psf per month respectively. Overall vacancy rate of Business parks fell from 11.7% to 10.4% as a result of the high pre-commitment of new space added in 1Q 2015, further supported by expansion activity from the information and communications, pharmaceutical and technology sectors.

The Government announced that it will reduce its industrial land sales programme in the first half of 2015. A total of 9 sites with a combined area of 6.46ha will be placed on the Confirmed List under the Government Land Sales Programme. This is less than the 12.06ha placed on the same list in the second half of 2014.

China

China's GDP grew by 7.0% y-o-y in 1Q 2015, lower than the 7.3% achieved in the preceding quarter. The growth is in line with the government's forecast of around 7.0% GDP growth for 2015. China's manufacturing PMI rose to 50.1% in March 2015, a slight rebound after 2 months of contraction.

The Chinese government continues to implement policy changes to rebalance the economy towards a "new normal". The transition from a capital-intensive and export-oriented growth approach to a consumption-led model is expected to weigh on China's economic growth. Nevertheless, strong domestic demand supported by a growing middle class segment should continue to drive China's economic growth positively and ensure a sustained development of the Chinese economy in the longer run.

Outlook for the financial year ending 31 March 2016

As at 31 March 2015, leases for about 18.1% of A-REIT's property income were due for renewal. 3.8% were leases of single-tenant buildings and 14.3% were leases of multi-tenant buildings. The Manager is proactively working on the renewal of these leases.

With a customer base of around 1,410 tenants in a portfolio of 106 properties (as at 23 April 2015) in Singapore and 2 business park properties in China, A-REIT is well-diversified in terms of rental income. No single property accounts for more than 4.8% of A-REIT's monthly gross revenue. A-REIT's predictable earnings stream is underpinned by its diversified portfolio which has a weighted average lease to expiry of about 3.8 years.

With 12.3% vacant space in A-REIT's portfolio, there could be potential upside when some of the space is leased, the speed of which will largely depend on prevailing market conditions. In addition, the average passing rental rates of most of the leases in our portfolio due for renewal in FY15/16 are still below market spot rental rates; hence, moderate positive rental reversion can be expected when such leases are renewed.

However, the changing industrial property landscape in Singapore poses challenges. Stringent government policies, as well as the conversion of single-tenant to multi-tenant buildings, may still cause short term volatility in occupancy rates. The Manager will continue to improve and reposition A-REIT's assets to serve the needs of current and prospective tenants. Simultaneously, A-REIT will continue to evaluate and seek growth opportunities as and when they arise.

In China, the Manager will adopt a cautious approach while seeking opportunities in the business park and logistics segments. Over the longer term, demand for high quality business and logistics space should be strong as the Chinese Government reforms the economy towards a more sustainable growth driven by domestic consumption and private demand.

Barring any unforeseen events and any weakening of the economic environment, the Manager expects A-REIT to maintain a stable performance for the balance of the financial year ending 31 March 2016.

11. Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: 47th distribution for the period from 1 October 2014 to 31 March 2015

(With effect from 1 April 2014, A-REIT's distribution frequency has been changed from quarterly to semi-annual basis)

Distribution Type/ Rate	Taxable	Tax-exempt	Capital	Total
Amount (cents per units)	7.17	0.10	0.03	7.30

Par value of units: Not applicable

Tax Rate:

Taxable income distribution
Individuals who receive such distribution as investment income (excluding income received through partnership) will be exempted from tax.

Qualifying corporate investors will receive pre-tax distributions and pay tax on the distributions at their own marginal rate subsequently.

Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax exempt where the distributions received are returned to the respective CPF and SRS accounts.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-exempt income distribution

Tax-exempt income distribution is exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the trustee of A-REIT on the income of A-REIT against their Singapore income tax liability.

Capital distribution
Distributions out of capital are not taxable in the hands of all Unitholders provided that the Units are not held as trading assets. For Unitholders who hold the Units as trading or business assets and are liable to Singapore income tax on gains arising from disposal of the Units, the amount of such distributions will be applied to reduce the cost of the Units for the purpose of calculating the amount of taxable trading gain arising from a subsequent disposal of the Units. If the amount exceeds the cost of the Units, the excess will be subject to tax as trading income of such Unitholders.

Book closure date: 04 May 2015

Payment date: 29 May 2015

(b) Corresponding period of the immediately preceding year

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: 45th distribution for the period from 1 January 2014 to 31 March 2014

Distribution Type/ Rate	Taxable	Tax-exempt	Capital	Total
Amount (cents per units)	3.47	0.05	0.03	3.55

<u>Information for comparison purposes only (2H FY13/14):</u>

Distribution Type/ Rate	44th distribution for the period from 1 October 2013 to 31 December 2013	45th distribution for the period from 1 January 2014 to 31 March 2014	Total
Amount (cents per units)	3.54	3.55	7.09
Book closure date	27 January 2014	29 April 2014	
Payment date	27 February 2014	30 May 2014	

Par value of units: Not applicable

Tax Rate:

<u>Taxable income distribution</u>
Individuals who receive such distribution as investment income (excluding income received through partnership) will be exempted from tax.

Qualifying corporate investors will receive pre-tax distributions and pay tax on the distributions at their own marginal rate subsequently.

Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax exempt where the distributions received are returned to the respective CPF and SRS accounts.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

<u>Tax-exempt Income distribution</u>
Tax-exempt income distribution is exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the trustee of A-REIT on the income of A-REIT against their Singapore income tax liability.

<u>Capital distribution</u>
Distributions out of capital are not taxable in the hands of all Unitholders provided that the Units are not held as trading assets. For Unitholders who hold the Units as trading or business assets and are liable to Singapore income tax on gains arising from disposal of the Units, the amount of such distributions will be applied to reduce the cost of the Units for the purpose of calculating the amount of taxable trading gain arising from a subsequent disposal of the Units. If the amount exceeds the cost of the Units, the excess will be subject to tax as trading income of such Unitholders.

Book closure date: 29 April 2014

Payment date: 30 May 2014

12. If no distribution has been declared/(recommended), a statement to that effect

Not applicable.

13. If the Group has obtained a general mandate from unitholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

A-REIT has not obtained a general mandate from unitholders for interested parties transactions.

14. Certificate pursuant to Paragraph 7.3 of the Property Funds Guidelines

The Manager hereby certifies that in relation to the distribution to the Unitholders of A-REIT for the financial quarter ended 31 March 2015:

The Manager is satisfied on reasonable grounds that, immediately after making the distribution, A-REIT will be able to fulfill, from its deposited property, its liabilities as and when they fall due.

A-REIT's current distribution policy is to distribute 100% of its distributable income to Unitholders, other than gains on the sale of properties that are determined by IRAS to be trading gains, and unrealised surplus on revaluation of investment properties and investment properties under development on a semi-annual basis at the discretion of the Manager. In the case of its overseas subsidiaries, income from these subsidiaries will be distributed, after relevant adjustments (if any) such as withholding tax, on a semi-annual basis at the discretion of the Manager.

15. Directors confirmation pursuant to Rule 705(5) of the Listing Manual

Not applicable for announcement of full year results.

ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

16. Segmented revenue and results for business or geographical segments

(a) By Business segments

	Group		
	01/04/14 to 31/03/15 (Note a) S$'000	01/04/13 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %
Gross revenue			
Business & Science Park Properties (Note b)	247,609	219,481	12.8%
Hi-Specifications Industrial Properties (Note c)	173,015	159,267	8.6%
Light Industrial Properties (Note d)	96,154	93,860	2.4%
Logistics and Distributions Centres (Note e)	127,009	125,994	0.8%
Integrated Development, Amenities & Retail	29,700	14,990	98.1%
Total Gross revenue	673,487	613,592	9.8%

	Group		
	01/04/14 to 31/03/15 (Note a) S$'000	01/04/13 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %
Net property income			
Business & Science Park Properties (Note b)	163,836	143,592	14.1%
Hi-Specifications Industrial Properties (Note c)	119,266	113,506	5.1%
Light Industrial Properties (Note d)	70,236	70,875	(0.9%)
Logistics and Distributions Centres (Note e)	88,949	94,780	(6.2%)
Integrated Development, Amenities & Retail	20,440	13,220	54.6%
Total Net property income	462,727	435,973	6.1%

Footnotes

(a) There are 107 properties as at 31 March 2015 and 105 properties as at 31 March 2014.

(b) Increases in gross revenue and net property income in Business and Science Park Properties were mainly due to full year rental income from Nexus @one-north, A-REIT City @Jinqiao and higher occupancy rates achieved at Hansapoint, The Galen, A-REIT City @Jinqiao and Nexus @one-north. These were partially offset by full year operating expenses from A-REIT City @Jiniqao and Nexus @one-north, higher operating expenses at 31 International Business Park due to the conversion from single-tenant to multi-tenants lease structure and lower vacancy refunds received from IRAS in FY14/15.

(c) Increases in gross revenue and net property income in Hi-Specs Industrial properties were mainly due to the new acquisition of HIC in June 2014, higher revenue from higher occupancy and positive rental reversion on renewals at certain properties. The higher operating expenses were mainly contributed by higher property tax due to IRAS' retrospective upward revision in the annual value of 38A Kim Chuan and operating expenses from HIC, lower vacancy refunds received from IRAS in FY14/15, partially offset by lower utilities expenses at Techlink and Techpoint due to the upgraded chillers which are more energy efficient.

(d) Increases in gross revenue in Light Industrial Properties was mainly due to an increase in occupancy achieved in Techplace I, FoodAxis, MSL, Tampines Biz-Hub and higher renewal rates at certain buildings. The change in the lease structure arising from the conversion of certain properties from single-tenant to multi-tenants also contributed to an increase in both gross revenue and operating expenses.

(e) Increases in gross revenue in Logistics and Distributions Centres Properties was mainly due to increase in occupancy at 5 Toh Guan, 10 Toh Guan and Xilin Districentre Building D, positive rental reversion on renewals at Pioneer Hub, partially offset by loss of revenue from expiry of single-tenanted properties at 71 Alps Avenue, 21 Jalan Buroh and C&P Logistics Hub. Higher operating expenses mainly due to the conversion from single-tenant to multi-tenants lease structure and lower vacancy refunds received in FY14/15.

(b) By Geographical segments

	Group		
	01/04/14 to 31/03/15 (Note a) S$'000	01/04/13 to 31/03/14 (Note a) S$'000 (Restated)	Increase / (Decrease) %
Gross revenue			
Singapore (Note b)	649,854	605,692	7.3%
China (Note c)	23,633	7,900	199.2%
Total Gross revenue	673,487	613,592	9.8%
Net property income			
Singapore (Note b)	443,995	431,426	2.9%
China (Note c)	18,732	4,547	nm
Total Net property income	462,727	435,973	6.1%

Footnotes

(a) There are 107 properties as at 31 March 2015 and 105 properties as at 31 March 2014.

(b) Increases in gross revenue and net property income from properties located in Singapore were mainly due to new acquisitions (HIC and Aperia) made in FY14/15, full year rental income from Nexus @one-north, A-REIT City @Jinqiao and finance lease interest income received from a tenant. Positive rental reversion on renewals, higher occupancy rate from certain properties and the conversion of certain properties from single-tenant to multi-tenants also contributed to the higher revenue and net property income. These were partially offset by loss of revenue from expiry of single-tenanted properties and higher operating expenses due to the change in the lease structure arising from the conversion of certain properties from single-tenant to multi-tenants.

(c) Increases in gross revenue and net property income from properties located in China were mainly due to the higher occupancy rate at A-REIT City @Jinqiao and higher rental income contributed from Zink's positive rental reversion on renewals.

17. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Please refer to Para 8 on pages 25 to 29 for the review of the actual performance.

18. Breakdown of revenue

	Group		
	01/04/14 to 31/03/15 (Note a & b) S$'000	01/04/13 to 31/03/14 (Note a & b) S$'000 (Restated)	Increase / (Decrease) %
(a) Gross revenue reported for first half year	327,959	302,617	8.4%
(b) Net income after tax for first half year (Note c)	124,691	189,620	(34.2%)
(c) Gross revenue reported for second half year	345,528	310,975	11.1%
(d) Net income after tax for second half year (Note d)	136,519	149,537	(8.7%)

Footnotes

(a) There are 107 properties as at 31 March 2015 and 105 properties as at 31 March 2014.

(b) Increases in gross revenue and net income after tax in FY14/15 were mainly due to new acquisitions (HIC and Aperia) made in FY14/15, increased occupancy and positive rental reversion on renewals at certain properties.

(c) Lower net income after tax for first half year of FY14/15 was mainly due to foreign exchange loss of $41.4 million (FY13/14: $15.0 million), fair value loss on convertible bonds of $16.6 million (FY13/14: gain of $19.4 million), partially offset by fair value gain on ECS of $2.7 million (FY13/14: $13.2 million) and gain on disposal of investment property of $2.0 million (FY13/14: $7.2 million).

(d) Lower net income after tax for second half year of FY14/15 was mainly due to loss on ECS $27.6 million (FY13/14: gain of $5.2 million), foreign exchange loss of $6.3 million (FY13/14: gain of $6.1 million) and gain on disposal of investment property of $4.9 million in FY13/14 (FY14/15: $Nil), partially offset by fair value loss on convertible bonds of $Nil (FY13/14: $18.1 million) and deferred tax provision of $2.8 million (FY13/14: $21.1 million).

19. Breakdown of the total distribution for the financial years ended 31 March 2015 and 31 March 2014

	Group	
	01/04/14 to 31/03/15 S$'000	01/04/13 to 31/03/14 S$'000
01 Jan 15 to 31 Mar 15	89,248	-
01 Oct 14 to 31 Dec 14	86,439	-
01 July 14 to 30 Sep 14	87,847	-
01 Apr 14 to 30 Jun 14	87,607	-
01 Jan 14 to 31 Mar 14	-	85,271
01 Oct 13 to 31 Dec 13	-	85,049
01 July 13 to 30 Sep 13	-	86,431
01 Apr 13 to 30 Jun 13	-	85,231
Total distribution to unitholders	351,141	341,982

20. CONFIRMATION PURSUANT TO RULE 704(13) OF THE LISTING MANUAL

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Manager confirms that there is no person occupying a managerial position in Ascendas Funds Management (S) Limited (the “Company”) or in any of A-REIT’s principal subsidiaries who is a relative of a director, chief executive officer, substantial shareholder of the Company or substantial unitholder of A-REIT.

By order of the Board
Ascendas Funds Management (S) Limited

Mary Judith de Souza
Company Secretary
23 April 2015