



**Press release
For Immediate Release**

**Ascendas in S&P to acquire logistics center in Icheon, Gyeonggi
- Also expands Korea office fund, A-KOF, to KRW 181 billion
with injection of two more properties**

1. **Seoul, Korea, 7 May 2007** - Ascendas, Asia's leading business space solutions provider, has entered into a Sale and Purchase agreement to acquire the **Korea 2000 logistics center** located at Icheon, Gyeonggi.
2. Built over a 30,000 square meter land area, the Korea 2000 logistics center provides 40,400 square metres of quality space for cold storage use. Ascendas will acquire the property and lease back the space to logistics company Korea 2000 Co., Ltd. Ascendas expects to complete the acquisition by October 2007, subject to due diligence.
3. The Korea 2000 facility will be the second logistics center in Ascendas' stable of quality logistics space in South Korea. Its first is CJ GLS Logistics Center, located at Yong-In in Gyeonggi province, and acquired in October 2005.
4. On the real estate investment front, Ascendas has expanded the asset size of **A-KOF**, its first Korea Office Fund, to KRW 181 billion with the injection of two properties -- **CitiBank Center** and **Dadong Center**.
5. Both properties -- totalling KRW 128 billion -- are located in the heart of Seoul's prime business district for banks, financial institutions and corporate headquarters. Including the seed asset, Anam Tower, A-KOF now has 3 properties with a combined value constituting 36% of the total fund target size of KRW 500 billion. The Fund holds an 82% share of Anam Tower, which is located in the upscale Yeoksam-dong area of Gangnam district, on Teheran-ro.

6. A-KOF was launched in November 2006. Ascendas holds a significant 30% stake in the Fund, which is co-invested with renowned local insurers, Samsung Life, Korea Life and LIG.
7. Mr Shin Jiho, General Manger of Korea Life Insurance said: "CitiBank Center and Dadong Center will contribute positively to the Fund as these are top quality properties with a sterling clientele."
8. Mr Lee Ho Yeong, Senior Vice-President LIG Insurance said: "I believe that the Fund has the potential to create superior value for investors. We are very proud to be a partner in this venture and we hope to provide attractive investment opportunities to the investing community via this partnership with Ascendas."
9. Ms Chong Siak Ching, Ascendas President & CEO said: "We are actively seeking more value-added investments to meet our target size for the Korea office fund. In addition to quality office buildings, Ascendas is looking to offer a more diversified portfolio of business space to our customers in South Korea, with initial focus in the Seoul Metropolitan area, Gangnam and Gyeonggi."
10. A signing ceremony was held today at The Shilla, Seoul, to commemorate the A-KOF investment, with Mr Chua Thai Keong, Singapore's Ambassador to the Republic of Korea, gracing the event.
11. Mr Chua said at the event: "Today's celebration is not just about Ascendas' milestone. As Ascendas and its partners commemorate the KRW 500-billion Korea Office Fund investment, it also celebrates a milestone in the increasingly close relations between Singapore and South Korea. I would like to congratulate Ascendas for having found truly like-minded partners in Samsung Life, Korea Life, and LIG."

Growing a pan-Korea portfolio

12. During the event, Ascendas also celebrated the official opening of the new Ascendas Korea office to support its expansion plans in the country. Located at Youngpoong Building in Jongro-Gu, Seoul, the new and larger office will cater to the company's needs in anticipation of increasing activities in South Korea.

Ascendas also took the occasion to launch its new Korean language website, www.ascendas.com/home_kr/index.html.

13. Recent developments at Ascendas Korea include the signing of a memorandum of understanding in February 2007 with Jeju Development Center (JDC) to provide network and collaboration opportunities between the Singapore Science Park and JDC's Science and Technology Complex. A separate memorandum of understanding was inked with Gyeonggi Innovation Corporation a month later, in March, to explore collaboration opportunities in Gwanggyo Techno Valley.
14. Ms Lynette Leong, CEO of Ascendas Korea, said: "This year will be a year of exciting developments for Ascendas, as we grow our presence in South Korea. It is one of Singapore's top ten trading partners and Ascendas is proud to be part of this relationship. We are determined more than ever to continue to be proactive in providing high-quality business solutions in South Korea. We remain committed in the long term as a trusted partner for real estate solutions and investment in the country."
15. Ascendas' commitment to partnership extends to its vendors and service providers as well. Under the unique **Ascendas Partner Rewards Programme (APR)**, launched last year as a first in South Korea, Ascendas developed a mutually-beneficial relationship with real estate agents through the offer of attractive incentives and rewards to the agent for the successful closing of a lease deal. The APR programme is structured such that the property management contract for the building will be awarded to the agent that has successfully leased out the space. For example, the management of Dadong Center was awarded to real estate agent Shinyoung upon its successful leasing of the building to a single tenant, Hana Bank.
16. Ms Leong elaborated, "Building strategic partnerships has always been key to Ascendas' business. Strong collaboration with marketing partners is especially vital in extending our customer reach. The APR programme is a way to further strengthen our marketing network."

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For further information, please contact:

Korea

Richard Cho (Mr)

Senior Account Executive

KPR & Associates, Inc.

Tel: (02) 3406-2211

HP: 011-9091-7496

Fax: (02) 2273-9277/8

Email: richard@kpr.co.kr

Singapore

Sarah Wong (Ms)

Group Communications

Ascendas Pte Ltd

Tel: (65) 6774 9026

HP: (65) 9795 0859

Fax: (65) 6774 9852

Email: sarah.wong@ascendas.com

ABOUT ASCENDAS (www.ascendas.com/home_kr/index.html)

Ascendas Brings Advanced Business Space Concept to Korea

Ascendas is Asia's leading provider of business space solutions with key markets in Singapore, China, India, South Korea and the Philippines. Based in Singapore, Ascendas has built a strong regional presence from over 30 years of serving a global clientele of more than 1,300 customers.

Business Space solutions

Providing products and services that cover the full range of the real estate process, Ascendas is a customer-focused partner that assists clients through owning, planning, developing and managing real estate assets. Its range of products include acquisition of land and existing facilities, construction of Build-to-Suit space and the provision of financing solutions. Key services available from Asia's leader in this field include feasibility studies, design development, renovation, property management and marketing consultancy.

Ascendas specializes in developing, managing and marketing IT parks, industrial parks, (manufacturing, logistics and distribution centres), business parks, science parks, high-tech facilities, office and retail space.

Adding value at every stage, Ascendas customizes developments and bundles e-infrastructure as part of its seamless solutions, to create "plug- and-play" business environments.

In 2002, Ascendas launched Singapore's first business space trust, known as the Ascendas Real Estate Investment Trust, or A-REIT. In June 2005, Ascendas also launched the Ascendas India IT Parks Fund, a private real estate fund. In November 2006, Ascendas launched A-KOF, its first Korea Office Fund.

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