



Ascott Residence Trust

1Q 2010 Financial Results



30 APRIL 2010



Agenda

- **Results Highlights**
- **1Q 2010 Portfolio Performance**
- **Update on Asset Enhancements**
- **Portfolio Information**
- **Capital and Risk Management**
- **Prospects**



Disclaimer

IMPORTANT NOTICE

The value of units in Ascott Residence Trust (“Ascott Reit”) (the “Units”) and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager of Ascott Reit (the “Manager”) or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of Ascott Reit is not necessarily indicative of its future performance.

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Prospective investors and Unitholders are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager on future events.





Unitholders of Ascott Reit (the “Unitholders”) have no right to request the Manager to redeem their units in Ascott Reit while the units in Ascott Reit are listed. It is intended that Unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (“SGX-ST”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

Results Highlights





1Q 2010 vs 1Q 2009 Performance

	1Q 2010	1Q 2009	Change
Revenue (S\$m)	43.5	42.1	+3% 
Gross Profit (S\$m)	20.1	19.9	+1% 
Unitholders' Distribution (S\$m)	10.3 ⁽¹⁾	10.8	-5% 
Distribution Per Unit (S cents)	1.66	1.77	-6% 
Revenue Per Available Unit (S\$/day) – serviced residences	120	120	-

- (1) Unitholders' distribution for 1Q 2010 is lower than that for 1Q 2009 due to one-off expenses. The one-off expenses are (1) additional property tax expense in 1Q 2010 of S\$0.2m incurred for FY 2009 arising from a reassessment of property annual value by the Inland Revenue Authority of Singapore for one of the serviced residences in Singapore and (2) in 1Q 2009, there was a reversal of 2008 over provision of tax of S\$0.5m upon finalisation by the tax authority. Excluding the one-off expenses, the unitholders' distribution for 1Q 2010 is S\$0.2m or 2% higher than 1Q 2009.

1Q 2010 Portfolio Performance

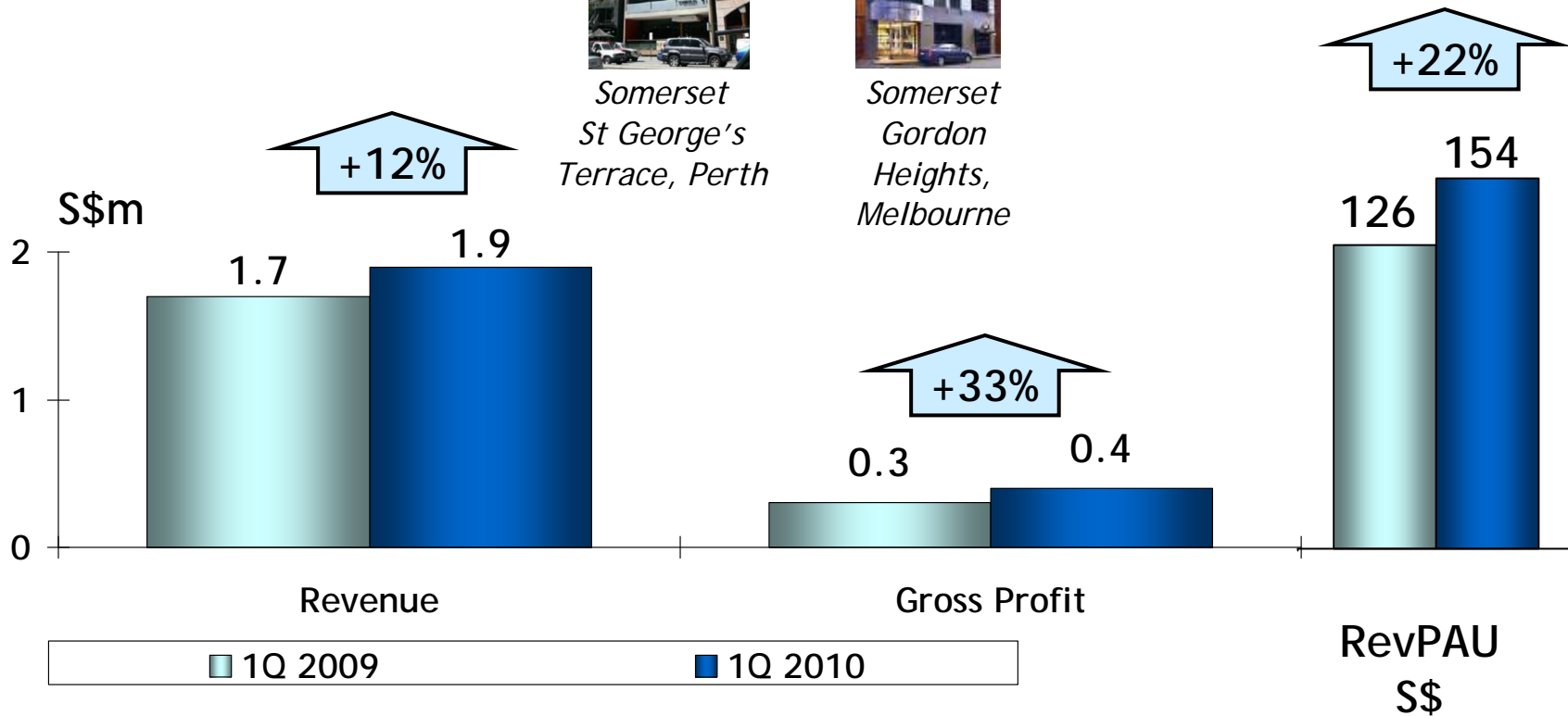




*Somerset
St George's
Terrace, Perth*



*Somerset
Gordon
Heights,
Melbourne*



**Improved performance due to appreciation of AUD against SGD
In AUD terms, RevPAU was 5% lower due to weaker demand in Perth**



Ascott Beijing



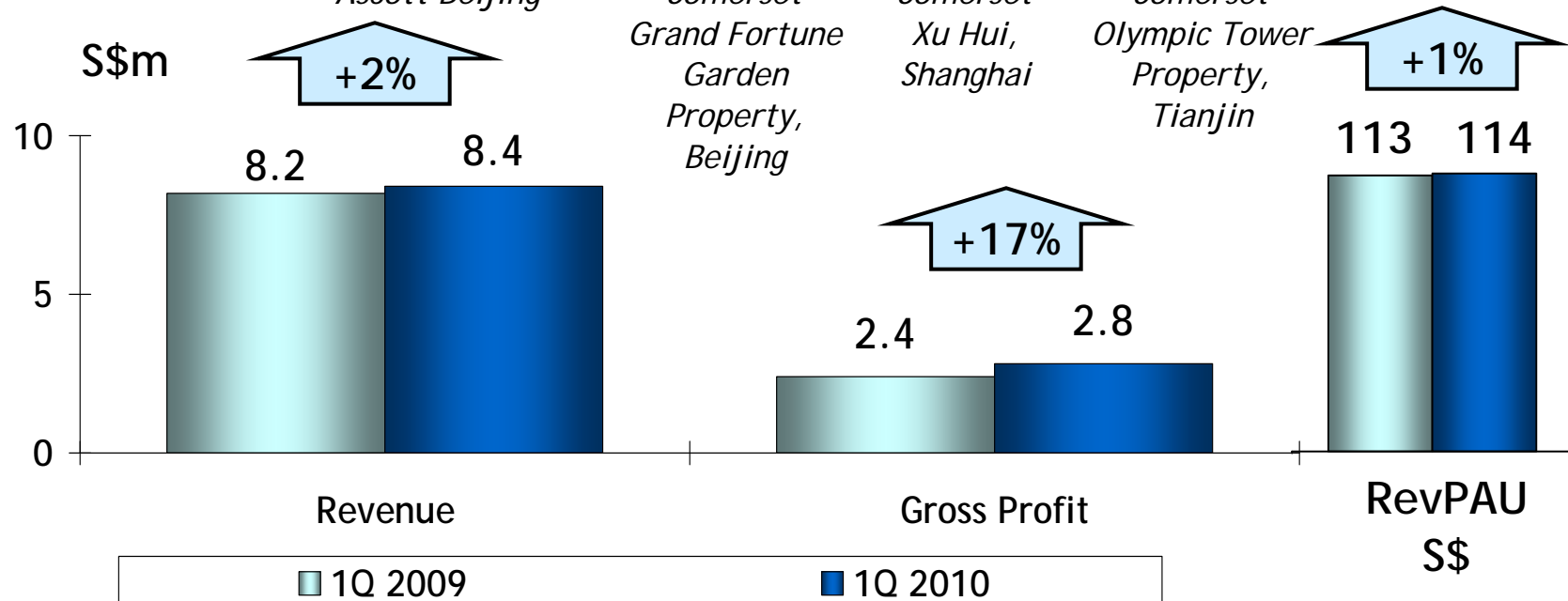
*Somerset
Grand Fortune
Garden
Property,
Beijing*



*Somerset
Xu Hui,
Shanghai*



*Somerset
Olympic Tower
Property,
Tianjin*



**Improved performance due to increased business activities in Beijing and Shanghai
Tianjin's performance has declined due to increased competition and reduction in
corporate accommodation budget**



Indonesia



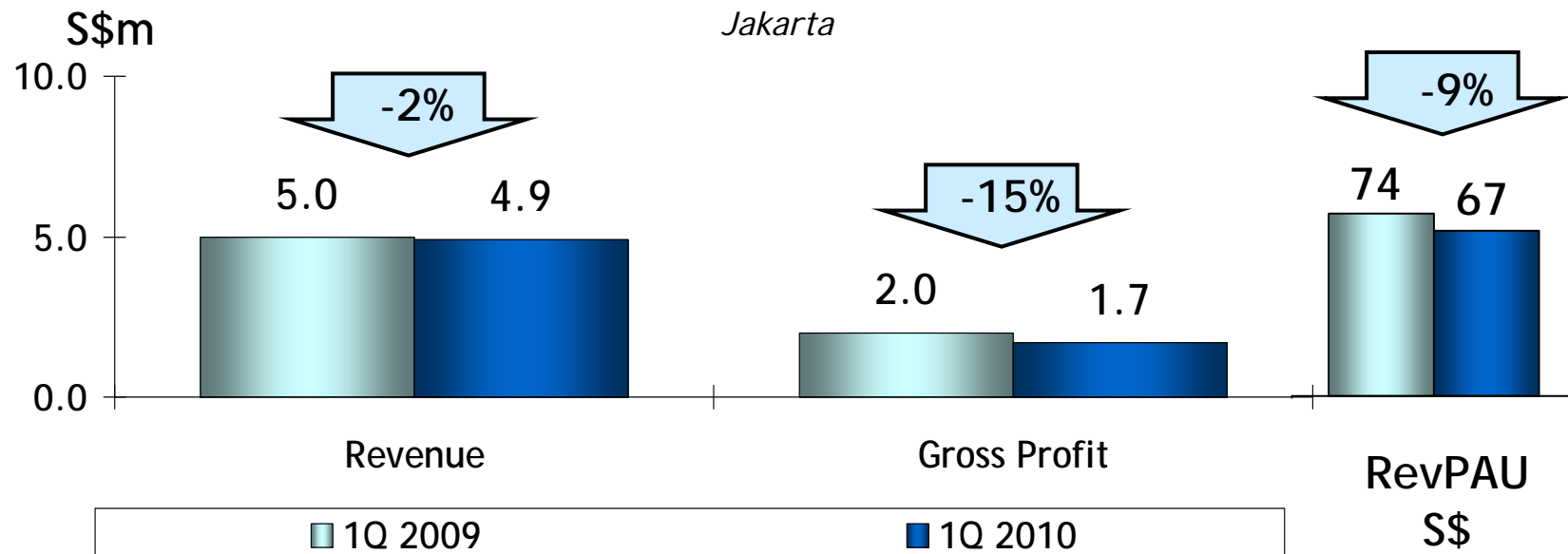
Ascott Jakarta



Somerset
Grand Citra,
Jakarta



Country
Woods, Jakarta



Lower performance due to rectification works at Somerset Grand Citra



Japan



Lower performance due to lower rental rates of serviced residences in view of weak market demand
Rental housing properties continued to achieve stable rental rates at lower occupancy of above 85%

*Revenue and Gross Profit includes contribution from serviced residence and rental housing properties.

#RevPAU for serviced residence properties.





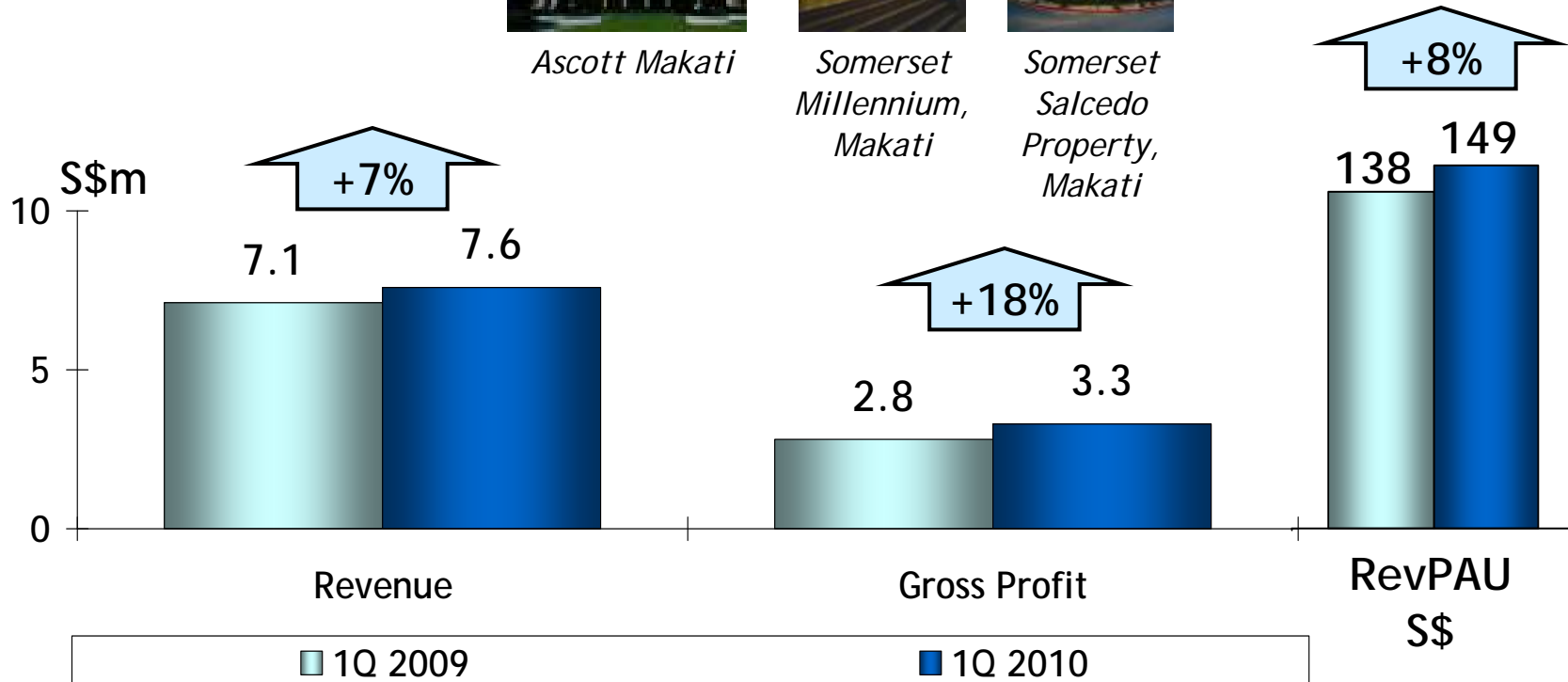
Ascott Makati



Somerset Millennium, Makati



Somerset Salcedo Property, Makati



Revenue and RevPAU increased due to higher demand by corporate project groups as a result of increased business activities



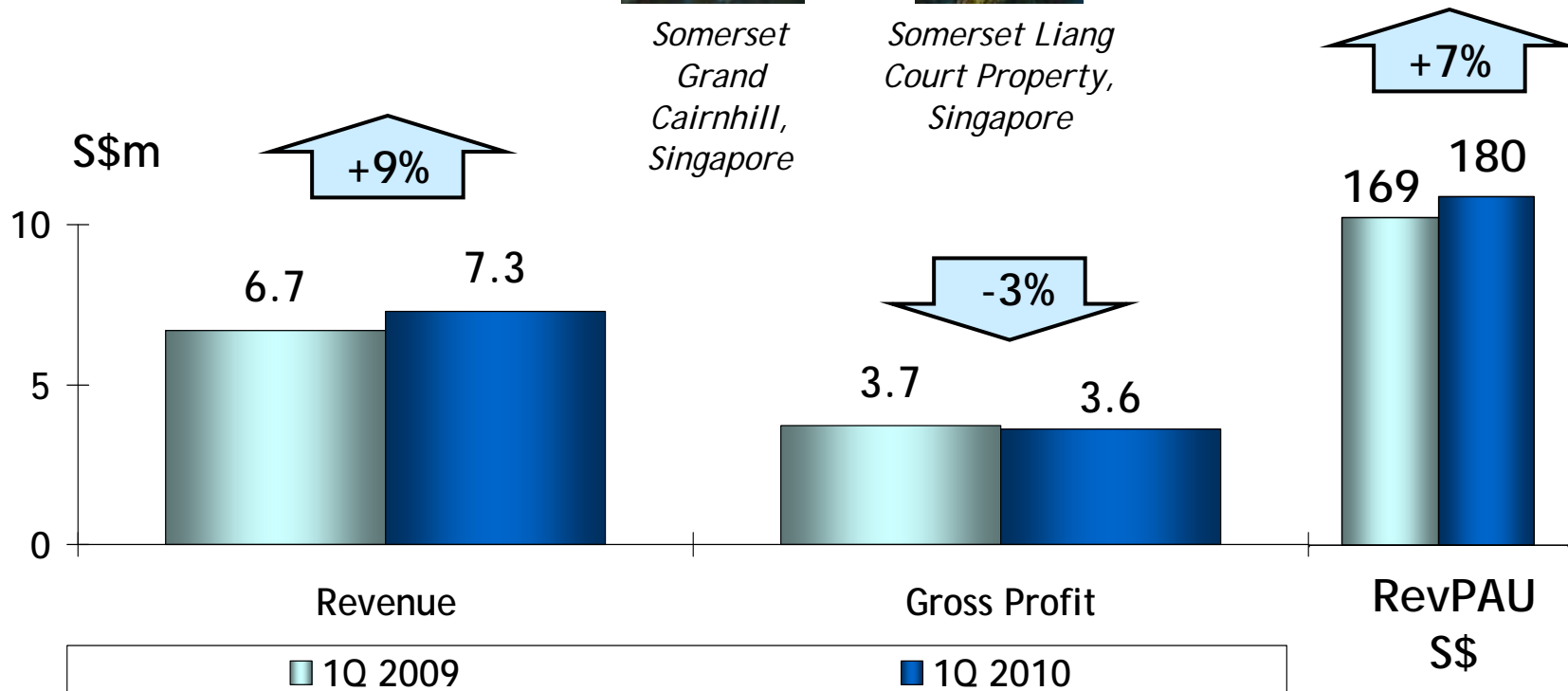
Singapore



Somerset Grand Cairnhill, Singapore



Somerset Liang Court Property, Singapore



**Revenue and RevPAU increased as a result of improved business conditions
Improvement not fully captured due to phased renovation of the properties
Lower gross profit due to additional property tax expense in 1Q 2010
incurred for FY 2009 arising from a reassessment of property annual value**



Somerset
Grand Hanoi



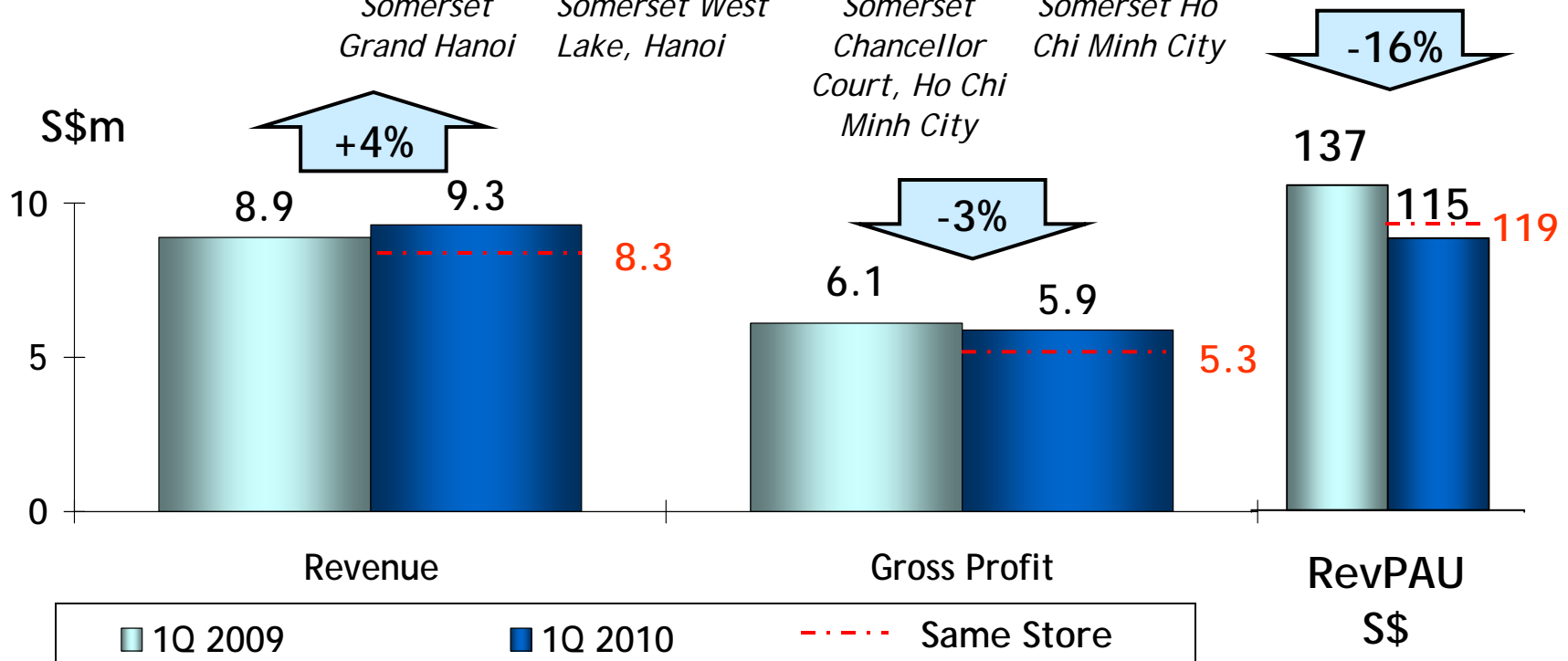
Somerset West
Lake, Hanoi



Somerset
Chancellor
Court, Ho Chi
Minh City



Somerset Ho
Chi Minh City



Higher revenue due to contribution from Somerset West Lake¹
Gross profit lower due to increase in utility rates
Lower RevPAU due to weaker demand and increase in supply in the market

¹ Somerset West Lake was acquired on 01 April 2009.

Update on Asset Enhancements





On-going AEs

Property	Somerset Grand Cairnhill, Singapore	Somerset Liang Court, Singapore
Asset Enhancements Planned	<ul style="list-style-type: none"> 144 apartment units to be renovated in phases 	<ul style="list-style-type: none"> 185 apartment units to be renovated in phases
Progress-to-date	<ul style="list-style-type: none"> Phase 1 - 36 units completed in 1Q 2010 Phase 2 - 60 units to be completed in 2Q 2010 	<ul style="list-style-type: none"> Phase 1 - 48 units completed in 4Q 2009 Phase 2 - 44 units completed in 1Q 2010 Phase 3 - 93 units to be completed in 2Q 2010
Renovation Cost	S\$5.5 million	S\$10.9 million
Payback Period	4 to 5 years	4 to 5 years



AEIs to Commence in 2Q 2010

Property	Somerset Grand Hanoi, Vietnam
Asset Enhancements Planned	<ul style="list-style-type: none">185 apartment units to be renovated in phases
Commencement Date	May 2010
Expected Completion	4Q 2011
Renovation Cost	US\$5.8 million
Payback Period	5 years



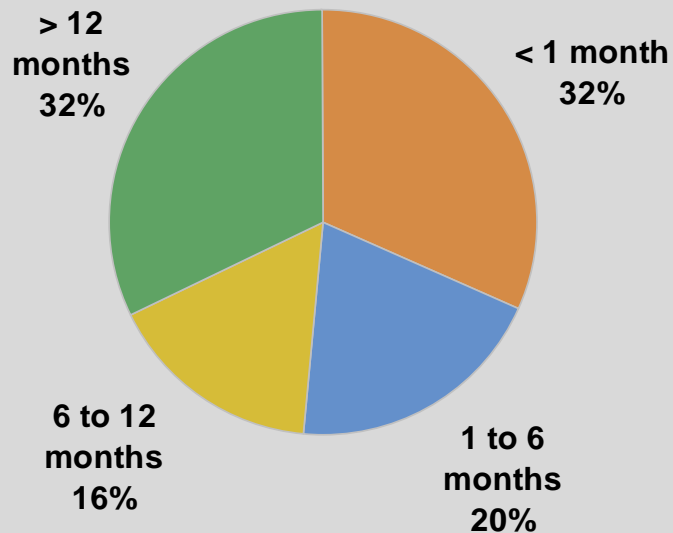
Portfolio Information



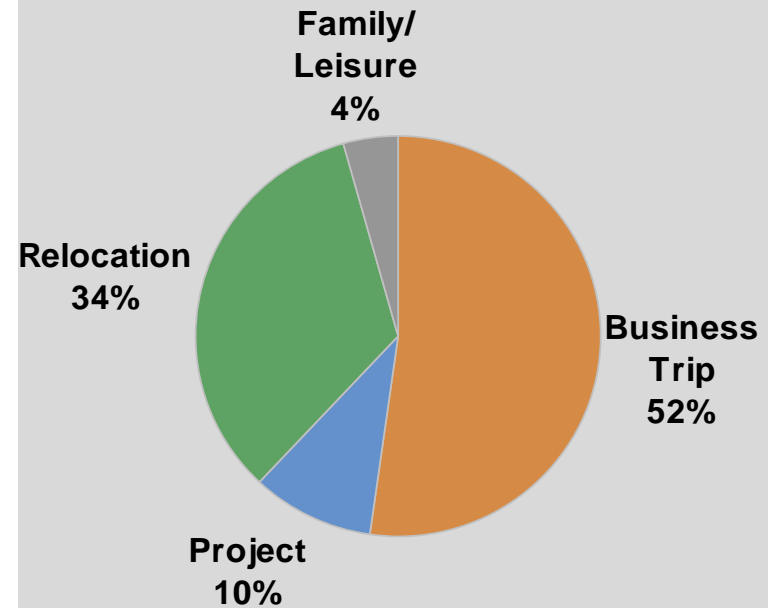


Length of Stay and Market Segment

Apartment Rental Income By Length of Stay¹



Apartment Rental Income By Market Segment¹

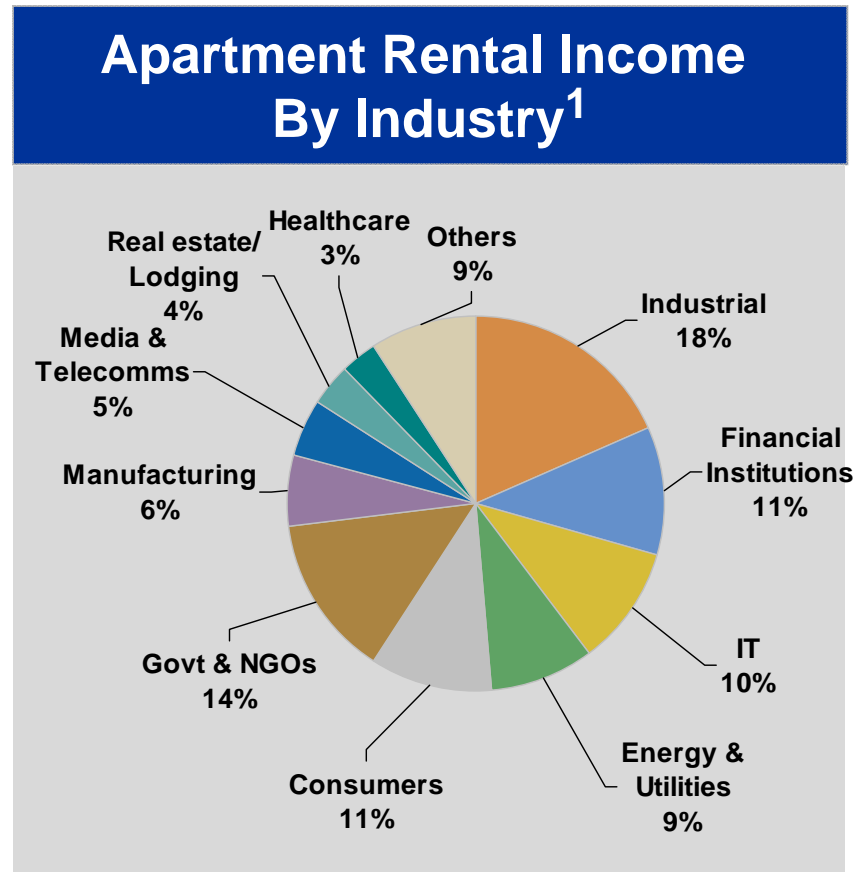


Average length of stay is 6.5 months²

¹ For YTD 31 March 2010

² Apartment rental income by length of stay

Diverse Tenant Mix



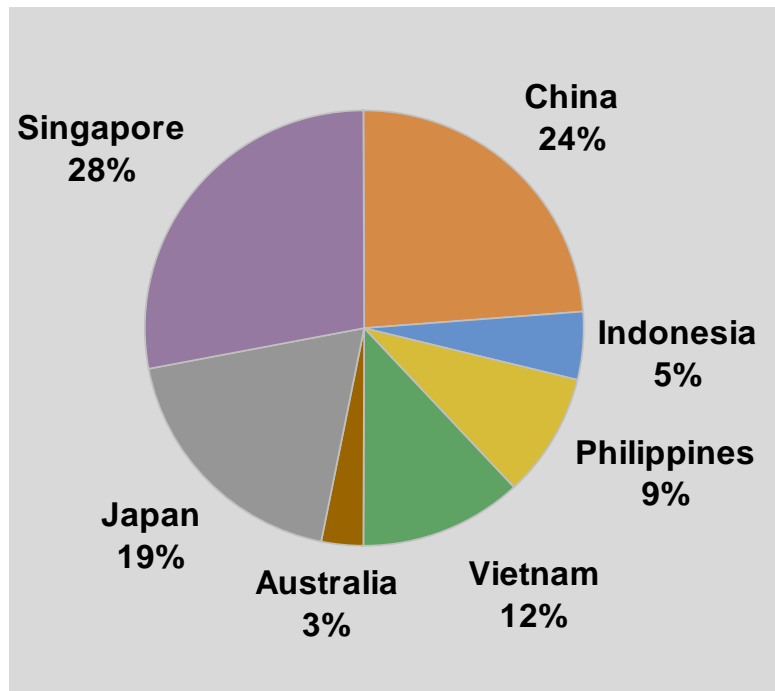
Earnings diversified, not reliant on any single industry

¹ Apartment rental income from corporate accounts for YTD 31 March 2010



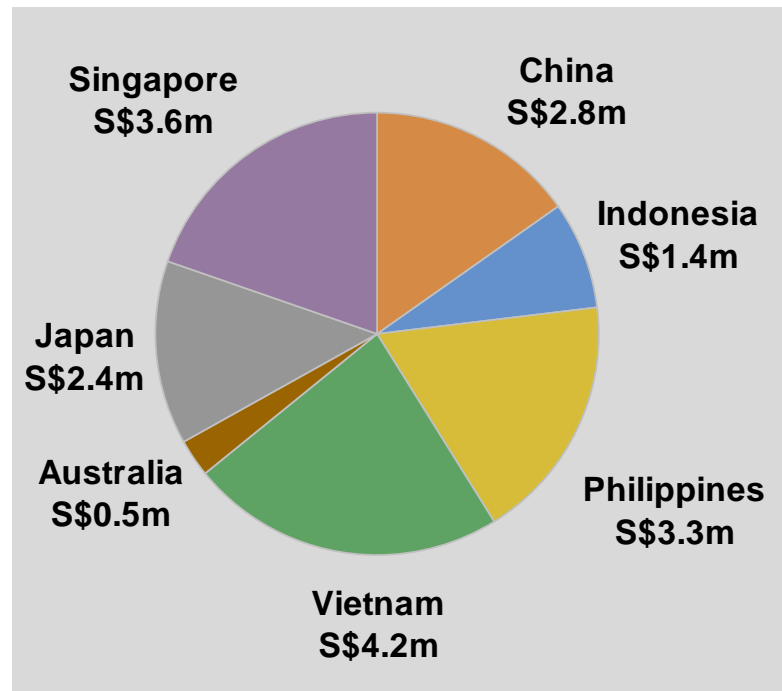
Geographical Diversification

**Ascott Reit's Share of Asset Values
As at 31 March 2010**



Total = S\$1.57 billion

**Ascott Reit's Share of Gross Profit
YTD 31 March 2010**



Total = S\$18.2 million

Note: Emerging markets include China, Indonesia, the Philippines and Vietnam. Stable economies include Australia, Japan and Singapore.



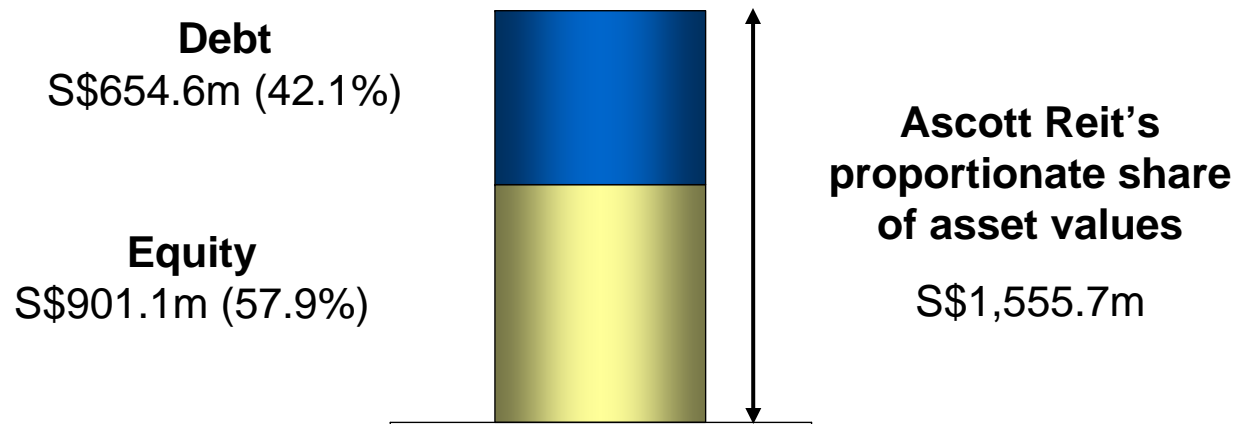
Capital & Risk Management



Healthy Balance Sheet

- **Gearing of 42.1%, well within the 60% gearing limit allowable under MAS property fund guidelines**

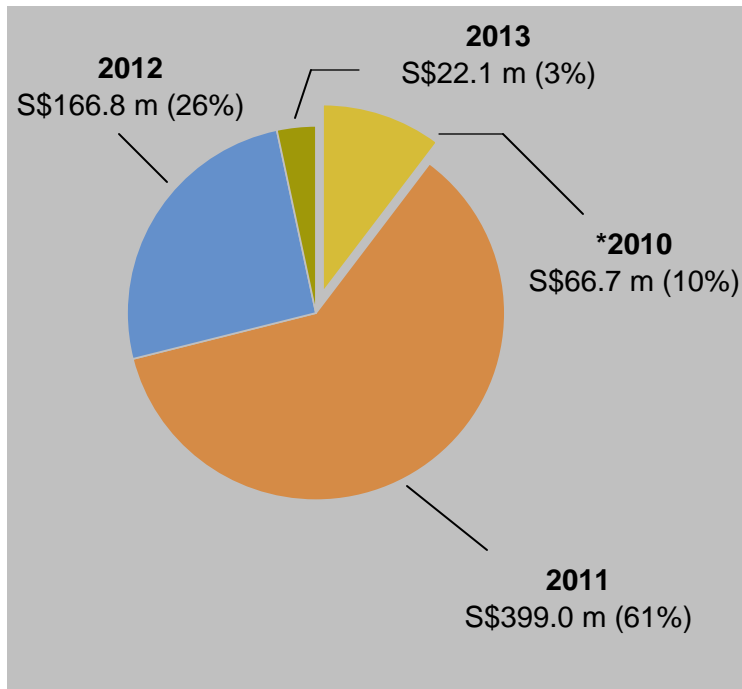
Ascott Reit Gearing Profile **As at 31 March 2010**



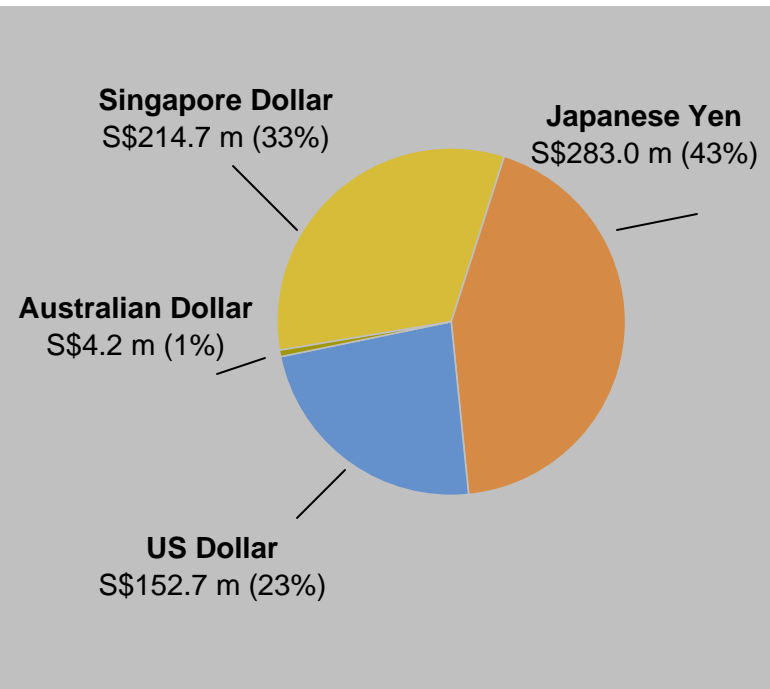


Debt Profile

Maturity Profile As at 31 March 2010



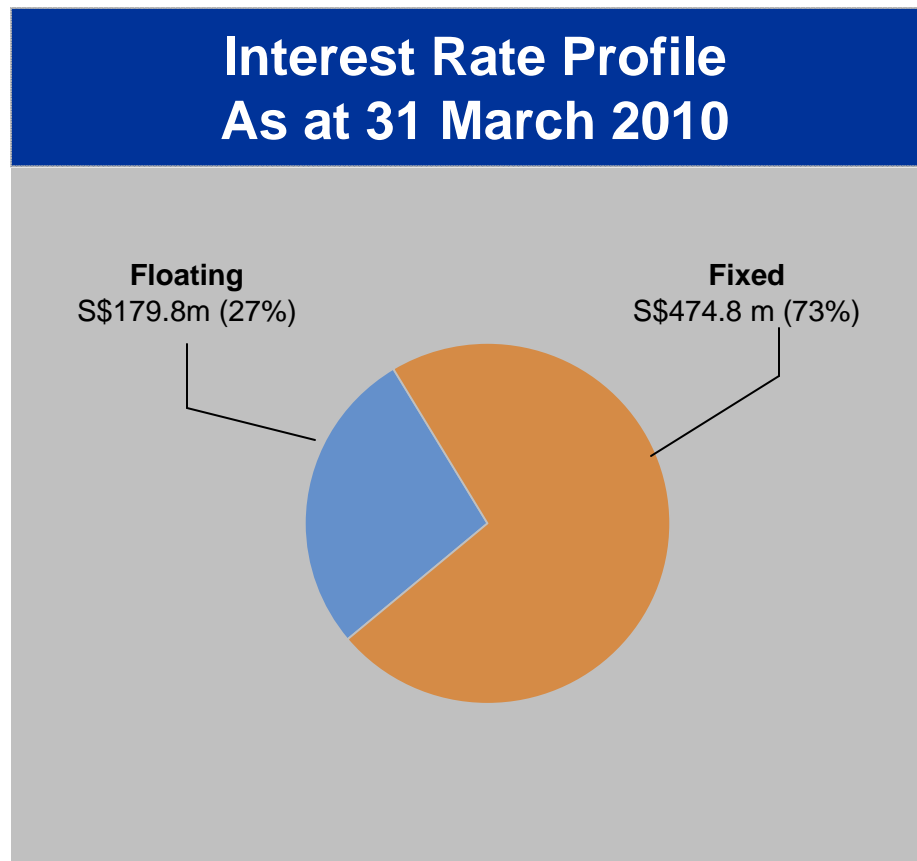
Currency Profile As at 31 March 2010



Ascott Reit's Share of Bank Loans = S\$654.6 m

* As at end April 2010, only S\$9.2 million of debt is due for refinancing in FY2010.

Interest Rate Profile



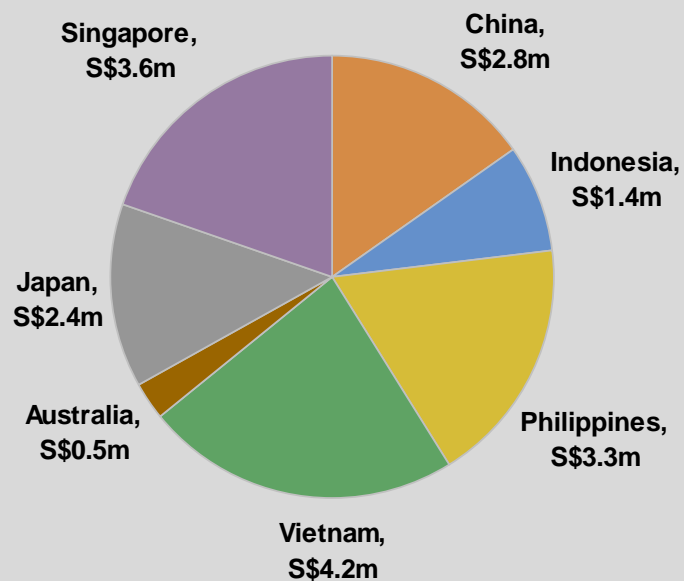
Effective Borrowing Rate of 3.3%

Interest Cover Ratio of 3.6x



Foreign Exchange Profile

Ascott Reit's Share of Gross Profit YTD 31 March 2010



Total = S\$18.2 million

Foreign Exchange Movements

Currency	Percentage of Ascott Reit's Share of Gross Profit YTD 31 Mar 2010	Foreign exchange rate movements from Dec'09 to Mar'10
SGD	20	-
USD	31	1.4%
PHP	18	3.1%
RMB	15	1.4%
JPY	13	-2.8%
AUD	3	-0.1%
Total	100	0.8%

Prospects





Prospects

We have seen differing pace of economic recovery in the markets where we operate. Our geographical diversification places us across different stages of economic cycles. This will continue to provide income stability for the Group.

In Singapore, China and Philippines, hospitality demand is expected to continue to improve in line with the more positive economic conditions. In Australia, Indonesia, Japan and Vietnam, we expect to see stability in performance for the remaining quarters, driven mainly by occupancy. We have accelerated asset enhancement initiatives to enhance the long term returns of the selected properties in Singapore, China and Vietnam.

We will also continue to look for opportunities to divest properties which have reached optimal yield and invest in yield-accretive acquisitions in existing and new markets to expand the portfolio.

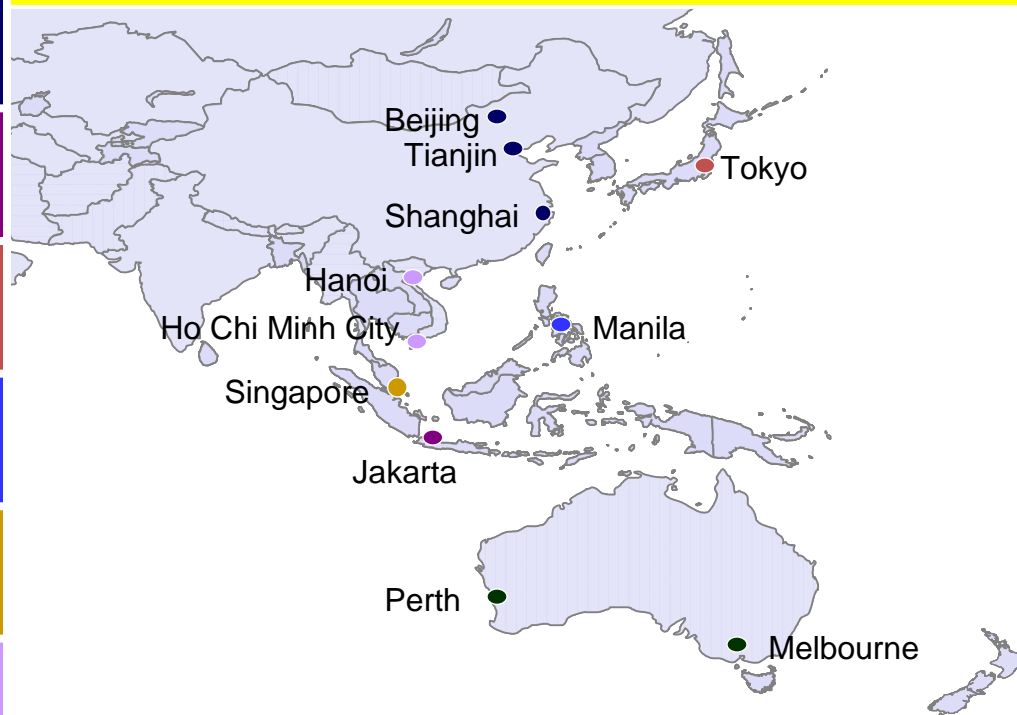
The Group remains confident of the longer term growth in the markets in which it operates and the operating performance in 2010 is expected to remain profitable.



World's First and Only Pan-Asian Serviced Residence REIT

Australia <i>2 properties with 127 units in Melbourne and Perth</i>
China <i>4 properties with 743 units in Beijing, Shanghai and Tianjin</i>
Indonesia <i>3 properties with 652 units in Jakarta</i>
Japan <i>20 properties with 652 units in Tokyo</i>
The Philippines <i>3 properties with 515 units in Manila</i>
Singapore <i>2 properties with 343 units</i>
Vietnam <i>4 properties with 612 units in Hanoi and Ho Chi Minh City</i>

S\$1.57 billion portfolio value
3,644 apartment units in 38 properties
11 Pan-Asian cities in 7 countries



As at 31 March 2010



Thank You

