

ASCOTT REIT'S 4Q 2010 UNITHOLDERS' DISTRIBUTION 108% ABOVE 4Q 2009

- **4Q 2010 DPU is 16% higher than the same period last year**

Singapore, 21 January 2011 – Ascott Residence Trust (Ascott Reit) achieved a unitholders' distribution of S\$23.9 million for 4Q 2010, a 108% increase from the same period last year. Distribution per unit (DPU) for the period is 2.16 cents, 16% higher than the same period last year. This is also 17% higher than the forecast¹ DPU of 1.84 cents as stated in the Offer Information Statement dated 13 September 2010.

Ascott Reit's revenue for 4Q 2010 increased by S\$26.7 million to S\$72.8 million, an increase of 58% compared to 4Q 2009. Gross profit was S\$39.3 million, 80% higher than 4Q 2009. The increase in revenue and gross profit were mainly due to the contribution of S\$30.3 million and S\$19.2 million respectively from the 28 properties acquired by Ascott Reit on 1 October 2010, partially offset by the decrease in revenue and gross profit of S\$4.6 million and S\$1.6 million respectively from the divestment of Ascott Beijing and Country Woods Jakarta.

Mr Lim Jit Poh, Ascott Residence Trust Management Limited's (ARTML) Chairman, said: "It was anticipated in the forecast¹ that following the yield accretive acquisition of the 28 Asia and Europe properties last year, Ascott Reit's performance would improve. Ascott Reit has returned a DPU that is 17% higher than the forecast¹. This performance entrenches our track record in acquiring quality and yield accretive assets for the benefit of our unitholders."

Mr Lim added, "The Group will continue to seek yield-accretive acquisitions in Singapore, China, Vietnam and the United Kingdom (UK). We will also explore opportunities in new emerging markets."

Mr Chong Kee Hiong, ARTML's Chief Executive Officer, "Ascott Reit's better performance in 4Q 2010 and FY 2010 were mainly led by the Singapore and UK markets. Both these markets also performed better than forecast¹ as the continued strength of the markets allowed our Singapore and UK properties to achieve higher rental rates than assumed in the forecast."

Mr Chong said, "For 4Q 2010, 41% of the Group's gross profit was from master lease rentals and minimum guaranteed income. This is mainly contributed by the Group's Europe properties and provides Ascott Reit with a base of stable income. Ascott Reit will continue to enjoy this enhanced income stability over an extended period as both the master leases and

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¹ Forecast refers to the forecast period for 4Q 2010, extracted from the Offer Information Statement dated 13 September 2010

management contracts with minimum income guarantee have average weighted remaining tenures of more than 7 years.”

Mr Chong added, “In 2011, we expect the Singapore properties to continue to benefit from the increasing demand for serviced apartments as a result of the robust economy. We also expect the UK properties to do well in the lead up to the 2012 London Olympics.”

DISTRIBUTION

On 13 September 2010, ARTML launched an equity fund raising by way of a private placement and non-renounceable preferential offering. In order to ensure fairness to holders of Ascott Reit units prior to the issuance of the private placement new units, ARTML declared, in lieu of the scheduled distribution, an advanced distribution of the distributable income for the period from 1 July 2010 up to 21 September 2010, the day immediately prior to the date on which the private placement new units were issued. The advanced distribution of 1.74 cent per unit was paid on 19 November 2010. The next distribution therefore will comprise the distributable income from 22 September 2010 to 31 December 2010. Semi-annual distributions will resume thereafter.

Distribution	For 22 September 2010 to 31 December 2010
Distribution Rate	2.27 cents
Book Closure Date	31 January 2011
Payment Date	28 February 2011

SUMMARY OF RESULTS

4Q 2010

	ACTUAL		
	4Q 2010	4Q 2009	Better/ (Worse) +/-
Revenue (S\$ million)	72.8	46.1	+58%
Gross Profit (S\$ million)	39.3	21.9	+80%
Unitholders' Distribution (S\$ million)	23.9	11.5	+108%
DPU (S cents)	2.16	1.87	+16%
Revenue Per Available Unit (RevPAU) S\$/day	137	123	+11%

SUMMARY OF RESULTS (CONTINUED)

	4Q 2010		
	Actual	Forecast	Better/ (Worse) +/-
Revenue (S\$ million)	72.8	68.8	+6%
Gross Profit (S\$ million)	39.3	36.3	+8%
Unitholders' Distribution (S\$ million)	23.9	20.6	+16%
DPU (S cents)	2.16	1.84	+17%
Revenue Per Available Unit (RevPAU) S\$/day	137	127	+8%

FY 2010

	ACTUAL		
	FY 2010	FY 2009	Better/ (Worse) +/-
Revenue (S\$ million)	207.2	175.5	+18%
Gross Profit (S\$ million)	101.4	84.6	+20%
Unitholders' Distribution (S\$ million)	57.7	45.2	+28%
DPU (S cents)	7.54	7.32	+3%
Revenue Per Available Unit (RevPAU) S\$/day	130	123	+6%

The increase in revenue and gross profit for FY 2010 were mainly due to the 28 properties injected into the portfolio on 1 October 2010. On a same store basis and excluding one-off items, revenue and gross profit for FY 2010 also showed an increase compared to FY 2009.

About Ascott Residence Trust

Ascott Residence Trust (Ascott Reit) was established with the objective of investing primarily in real estate and real estate-related assets which are income-producing and which are used or predominantly used, as serviced residences or rental housing properties.

Ascott Reit's asset size has more than tripled to about S\$2.71 billion as at 31 December 2010 since listing in March 2006. Its international portfolio comprises 64 properties with 6,431 units in 23 cities across 12 countries in Asia Pacific and Europe. Ascott Reit's serviced residence properties are operated under the Ascott, Citadines and Somerset brands, and are mainly located in key gateway cities such as Beijing, Hanoi, Ho Chi Minh City, Jakarta, Manila, Melbourne, Perth, Shanghai, Singapore, Tokyo, Barcelona, Berlin, Brussels, London, Munich and Paris.

Ascott Reit is managed by Ascott Residence Trust Management Limited, a wholly-owned subsidiary of The Ascott Limited and an indirect wholly-owned subsidiary of CapitaLand Limited, one of Asia's largest real estate companies.

For more information about Ascott Reit, please visit <http://www.ascottreit.com>.

Important Notice

The value of units in Ascott Reit and the income derived from them may fall as well as rise. Units in Ascott Reit are not obligations of, deposits in, or guaranteed by the Manager or any of its affiliates. An investment in the units in Ascott Reit 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 announcement 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. Investors 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.

Investors 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 in Ascott Reit through trading on the SGX-ST. Listing of the units in Ascott Reit on the SGX-ST does not guarantee a liquid market for the units in Ascott Reit.

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