



**ASCOTT**  
RESIDENCE  
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# Acquisition of Citadines Karasuma-Gojo Kyoto



**8 March 2012**



# Disclaimer

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*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.*



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# Acquisition of Citadines Karasuma-Gojo Kyoto

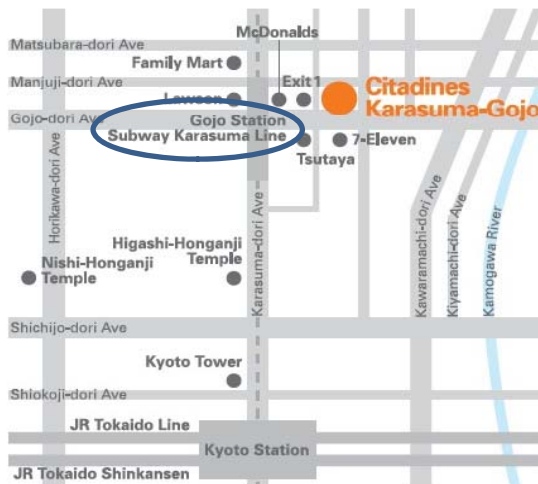
- Acquisition of 60% stake in the 124-unit Citadines Karasuma-Gojo Kyoto from Mitsubishi Estate Co. Ltd and Citadines Ippan Shandan Hojin for a total sum of ¥1.2billion, (or approximately S\$19.0 million). The balance 40% interest is held by The Ascott Limited.
- Acquisition is yield accretive to Ascott Reit at a implied property yield of 5.0%<sup>[1]</sup>.
- The acquisition will be funded by borrowings.
- Ascott Reit's gearing will be at 40.9%, which is still within optimal gearing level of 45%, with an interest cover ratio (ICR) of more than three times.



<sup>[1]</sup> Projected EBITDA yield for FY2012

# Property Highlights

Property Description	Citadines Karasuma-Gojo Kyoto is easily accessible to all scenic places and the tourist belt in Kyoto, and Gojo subway station is just outside the serviced residence. Restaurants, shopping and entertainment are close by as are many of the cultural heritage sites. The stylish residence provides comfort, convenience and security desired while living and working in Kyoto.
In Operation Since	March 2010
Number of Units	124
Independent Valuation commissioned by Trustee	¥3.1b (or approximately S\$48.2 million) by Savills Japan Co., Ltd
Tenure	Freehold





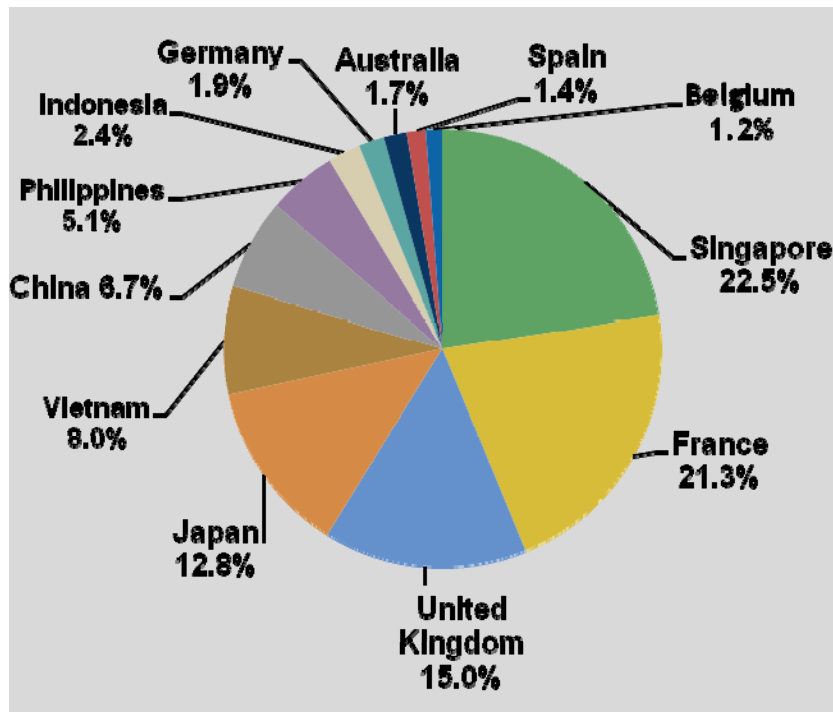
## Rationale for the Acquisition

- Kyoto is a key international city and receives about 50 million travellers annually.
- Excellent opportunity for Ascott Reit to establish a presence in Kyoto with acquisition of the first asset.
- Quality freehold asset in a prime city location in Central Kyoto which offer convenient access to city's business district and shopping belt.
- Diversification of our presence in Japan, and enable us to reach a larger customer base.

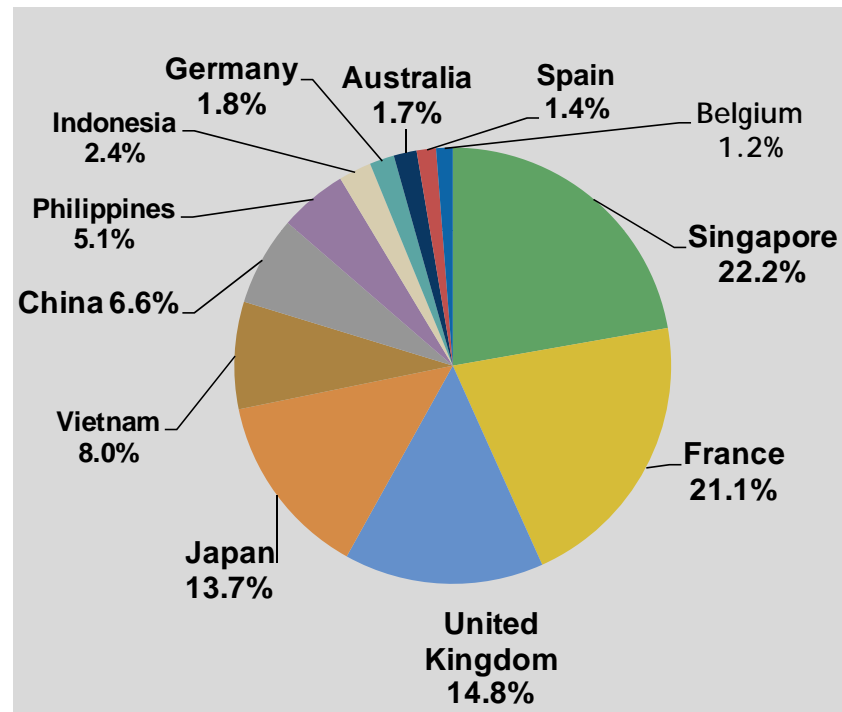


# Geographical Diversification

## Ascott Reit's Share of Asset Values



Pre-acquisition = S\$2.87 billion\*



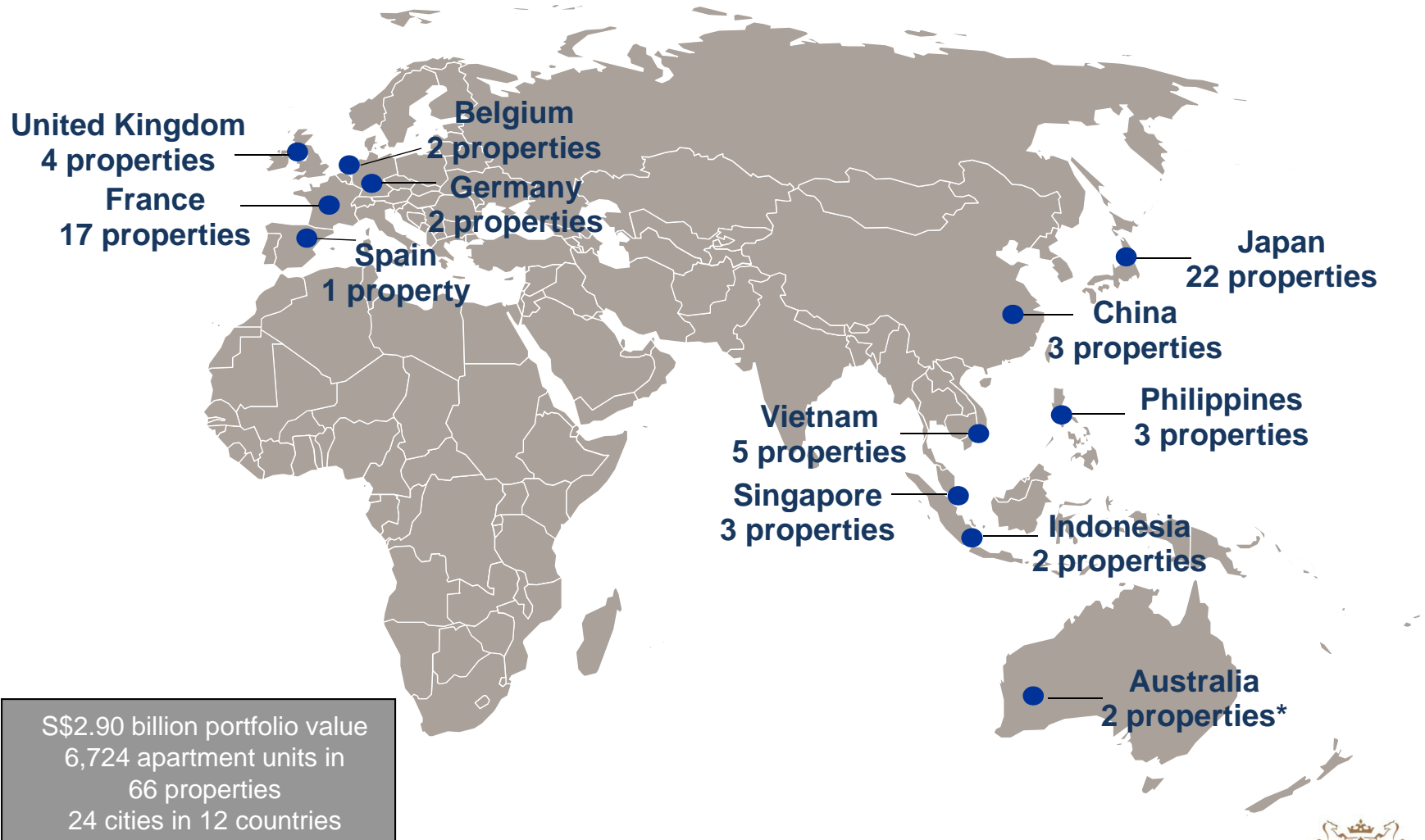
Post-acquisition = S\$2.90 billion

\* As at 31 December 2011





# Ascott Reit – Balanced and Diversified Portfolio



Portfolio diversified across economic cycles

\*Includes Somerset Gordon Heights Melbourne which will be divested in second quarter 2012.



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# Thank You

