



ASCOTT RESIDENCE TRUST

3Q 2007 Financial Results

24 October 2007

Agenda

- **Operating Performance**
- **Portfolio Updates**
- **Outlook & Prospects**

Disclaimer

IMPORTANT NOTICE

The value of units in Ascott Residence Trust (“ART”) (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 ART (the “Manager”) or any of its affiliates. An investment in the Units is subject to investment risks, include the possible loss of the principal amount invested. The past performance of ART 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.

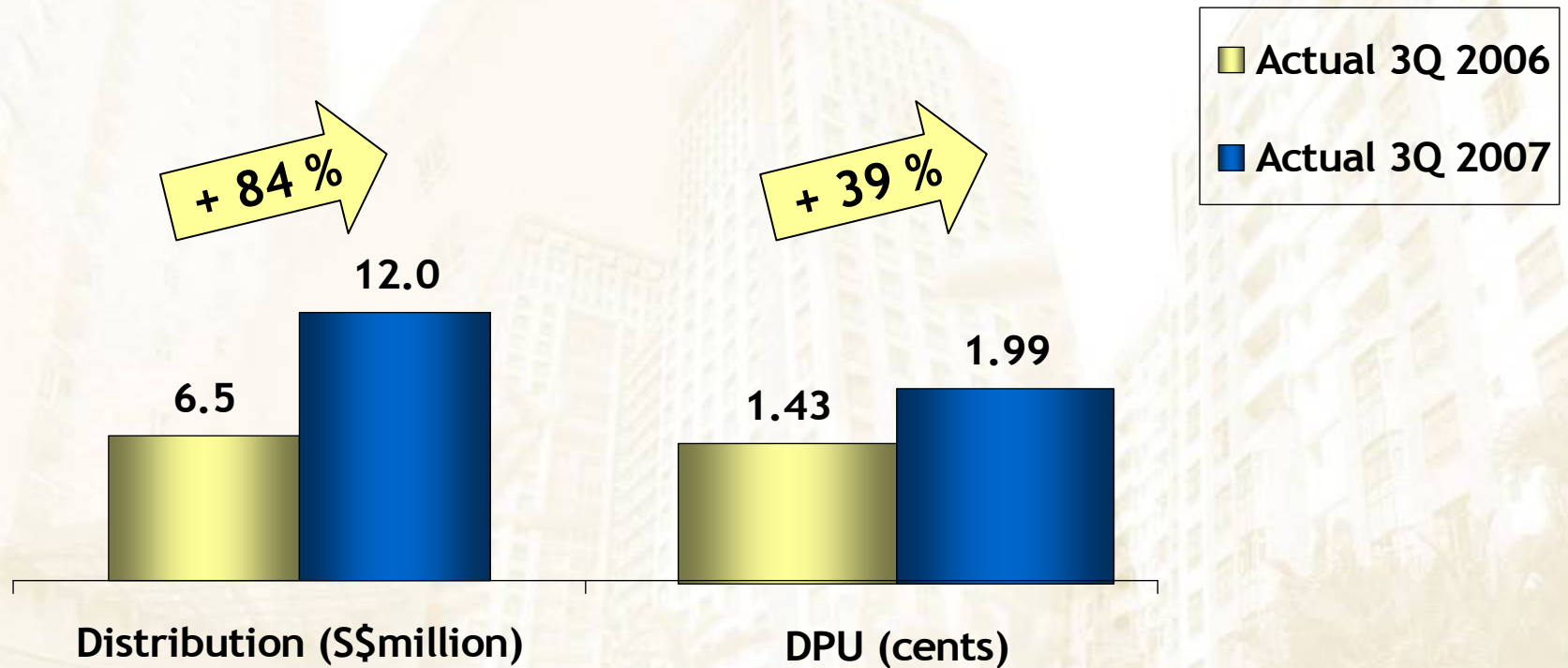
Unitholders of ART (the “Unitholders”) have no right to request the Manager to redeem their units in ART while the units in ART are listed. It is intended that Unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (“SGX-ST”). Listing of the Units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



Operating Performance

Unitholders' Distribution Increased 84%




DPU Increased 39%



Good operating performance and accretive acquisitions

Statement of Total Return




Actual 3Q 2007 vs Actual 3Q 2006

<u>S\$m</u>	<u>Actual</u> <u>3Q 2007</u>	<u>Actual</u> <u>3Q 2006</u>	<u>Growth (%)</u>
Revenue	42.3	25.8	+64% 
Gross Profit	18.7	12.2	+53% 
Unitholders' Distribution	12.0	6.5	+84% 

Unitholders' Distribution for 3Q 2007 Increased by S\$5.5 million

Statement of Total Return

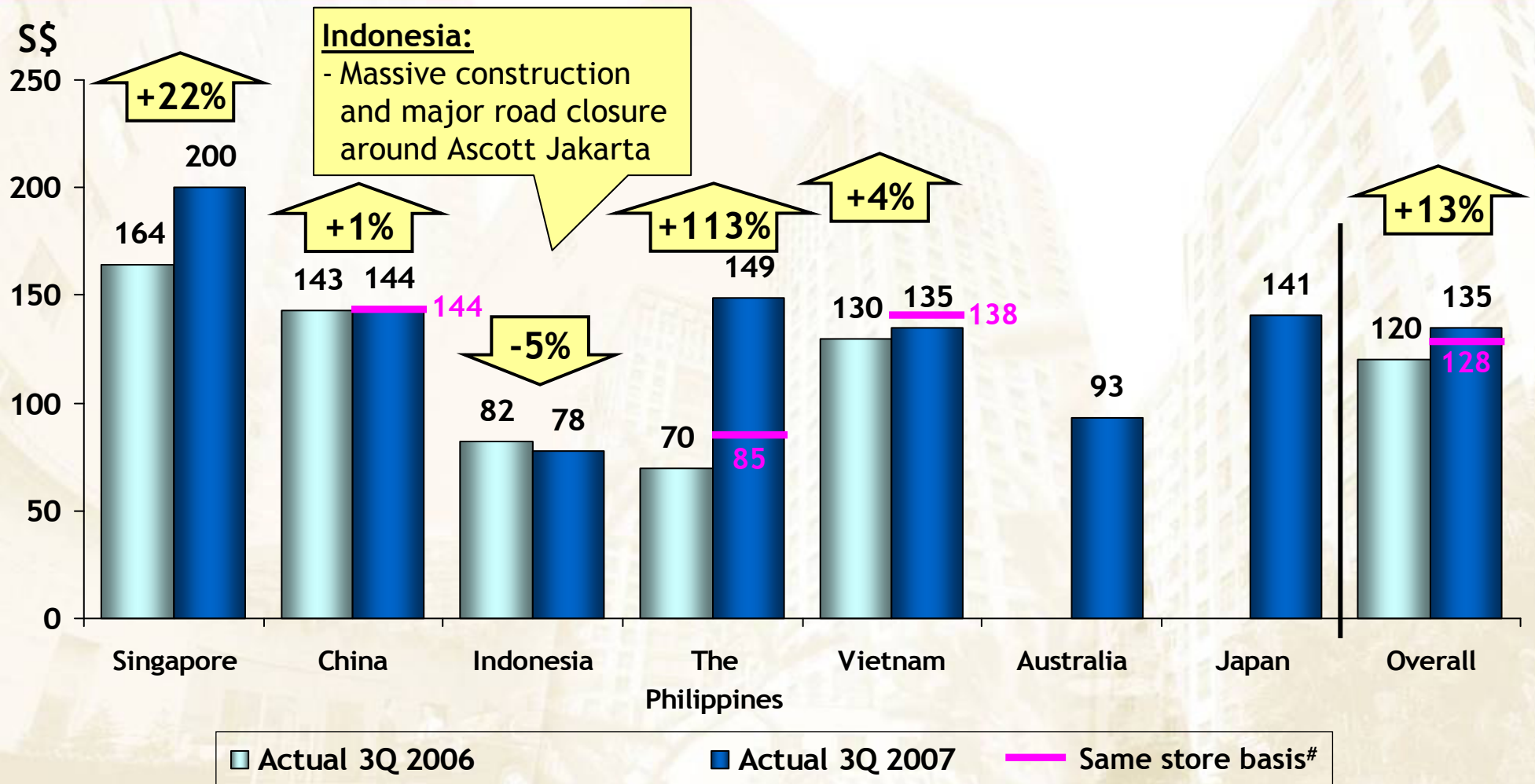
Actual 3Q 2007 vs Forecast 3Q 2007

<u>S\$m</u>	<u>Actual</u> <u>3Q 2007</u>	<u>Forecast#</u> <u>3Q 2007</u>	<u>Growth (%)</u>
Revenue	42.3	39.0	+9% 
Gross Profit	18.7	18.0	+4% 
Unitholders' Distribution	12.0	11.0	+9% 

**Unitholders' Distribution for 3Q 2007
Exceeds Forecast# by S\$1.0 million**

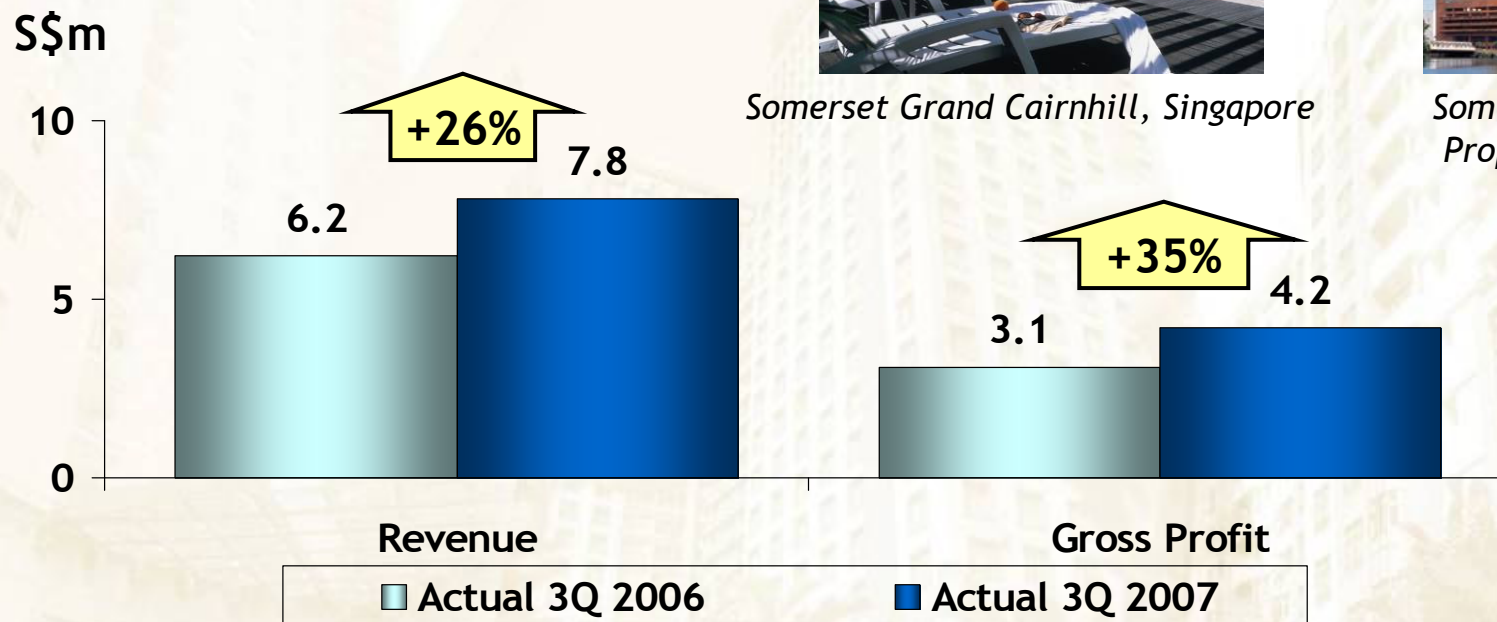
As disclosed in the Offer Information Statement dated 12 March 2007.

Strong 13% Portfolio RevPAU Growth



Excludes the acquisition of Somerset Olympic Tower Property, Tianjin in China, Ascott Makati in the Philippines, Somerset Chancellor Court, Ho Chi Minh City in Vietnam, Somerset Gordon Heights, Melbourne in Australia, and Somerset Roppongi, Tokyo and Somerset Azabu East, Tokyo in Japan.

Singapore



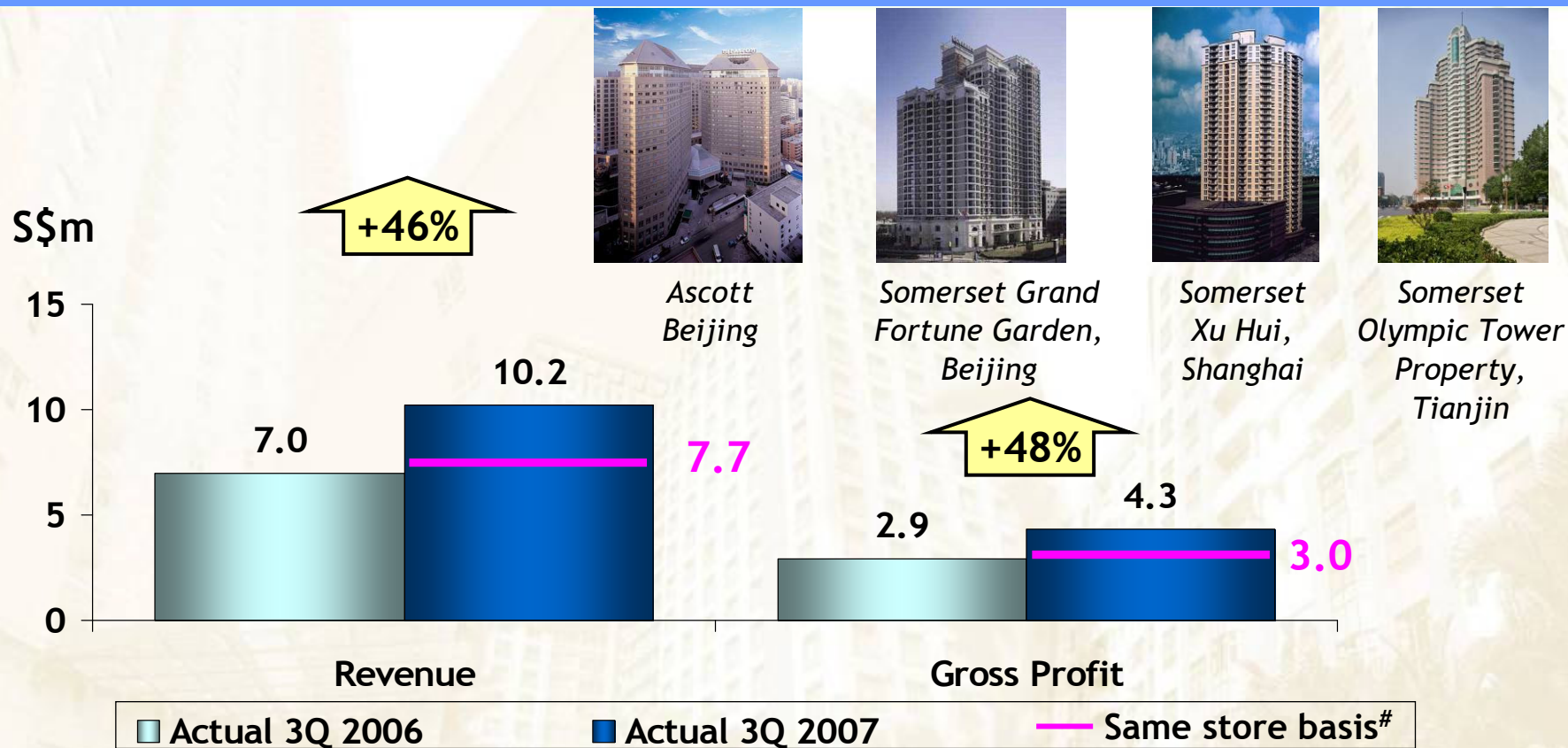
Somerset Grand Cairnhill, Singapore



Somerset Liang Court Property, Singapore

Higher ADR led to improved gross profit margins

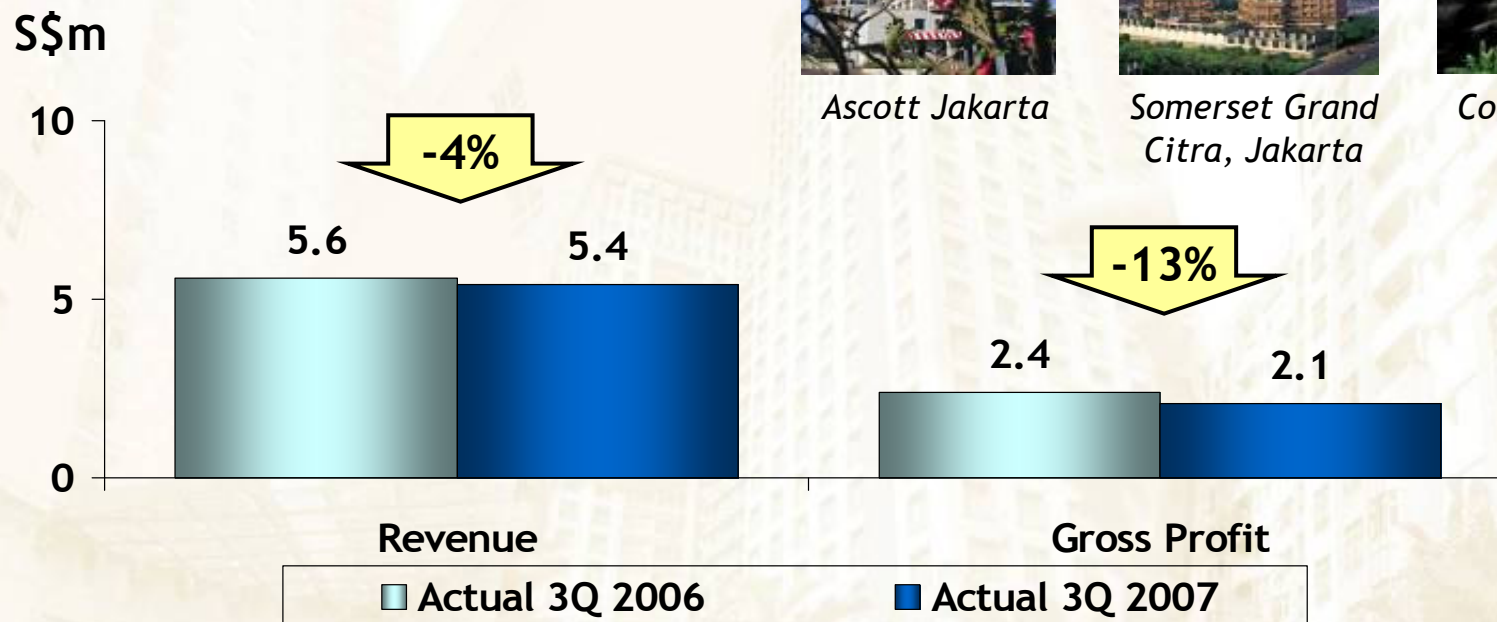
China



Contribution from Somerset Olympic Tower, Tianjin and completion of reconfiguration of Ascott Beijing

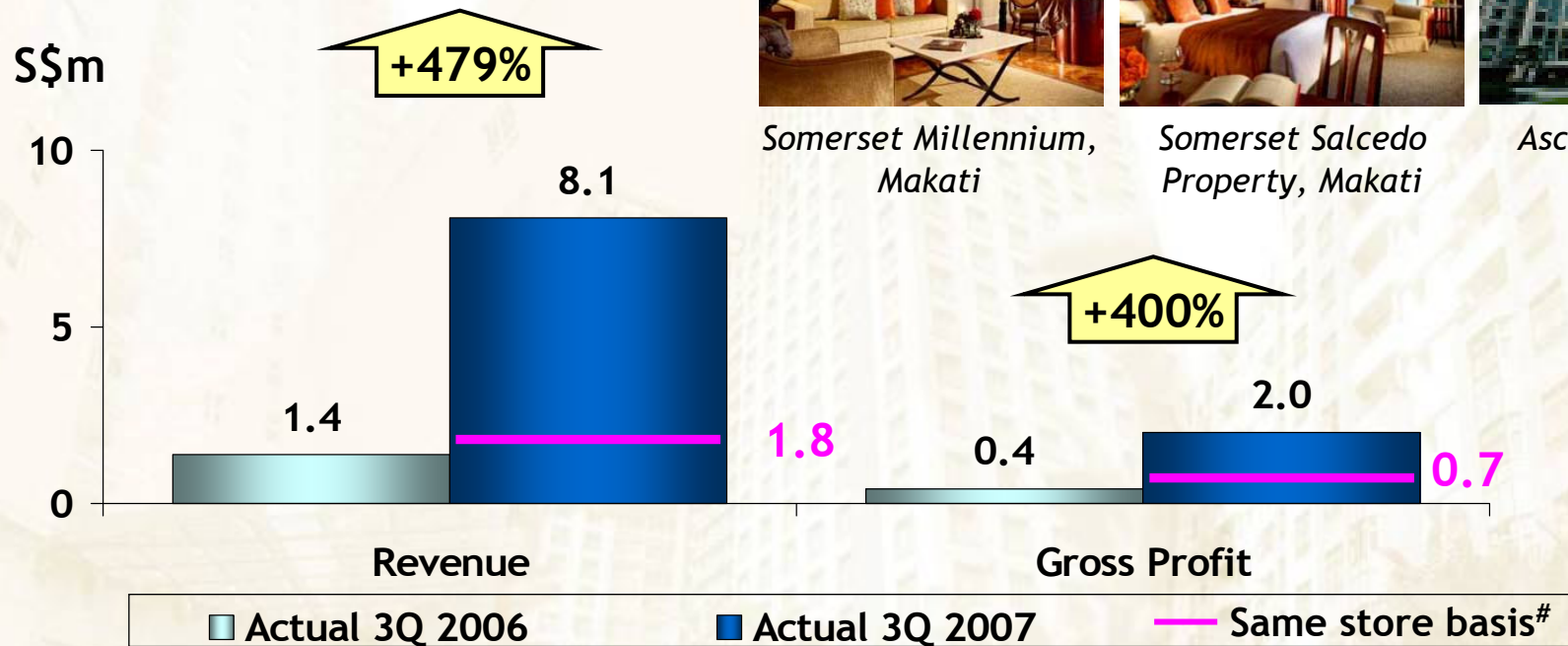
Excludes the acquisition of Somerset Olympic Tower Property, Tianjin.

Indonesia



Lower ADR and gross profit margins

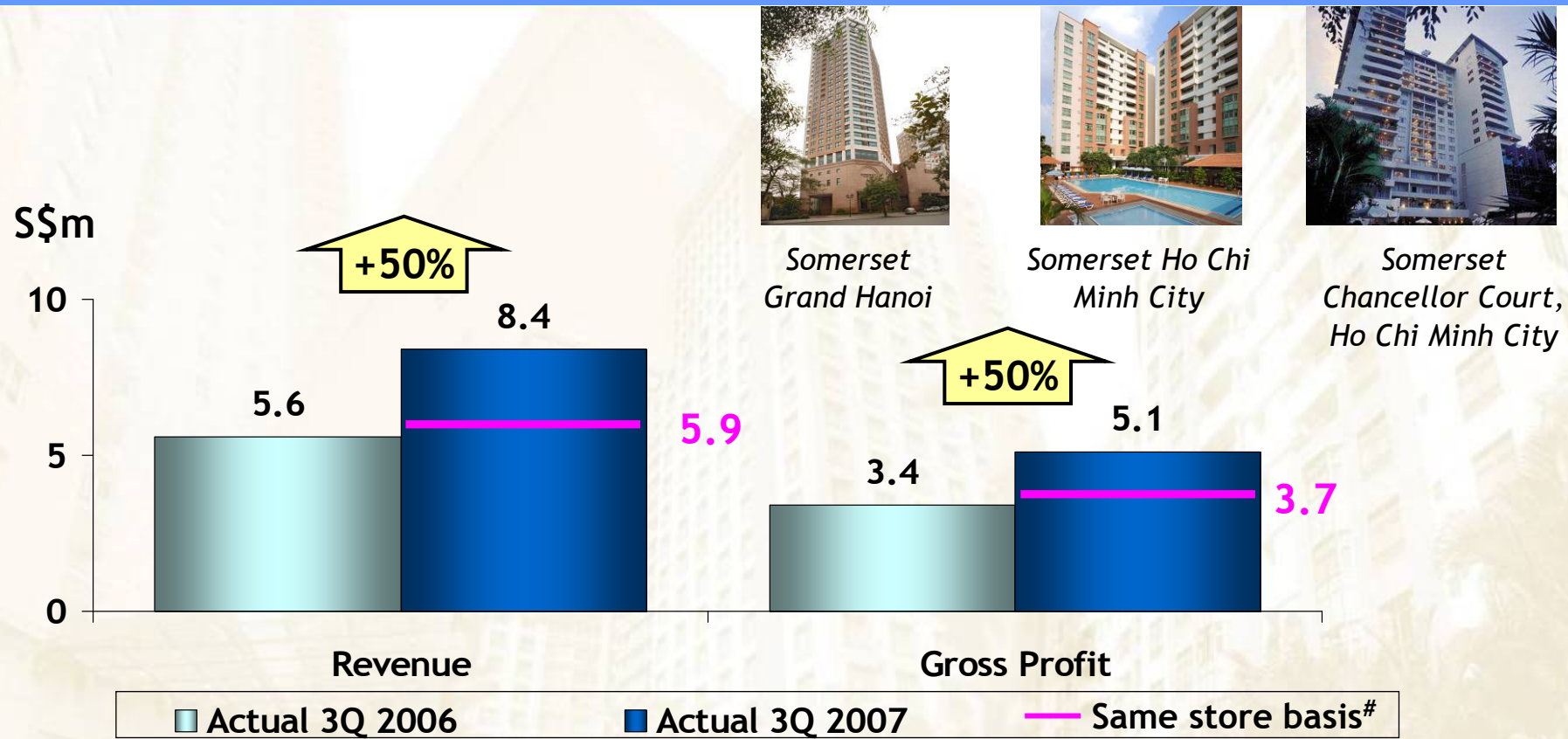
The Philippines



Contribution from Ascott Makati and higher ADR for all properties

Excludes the acquisition of Ascott Makati.

Vietnam



Strong ADR and high occupancies

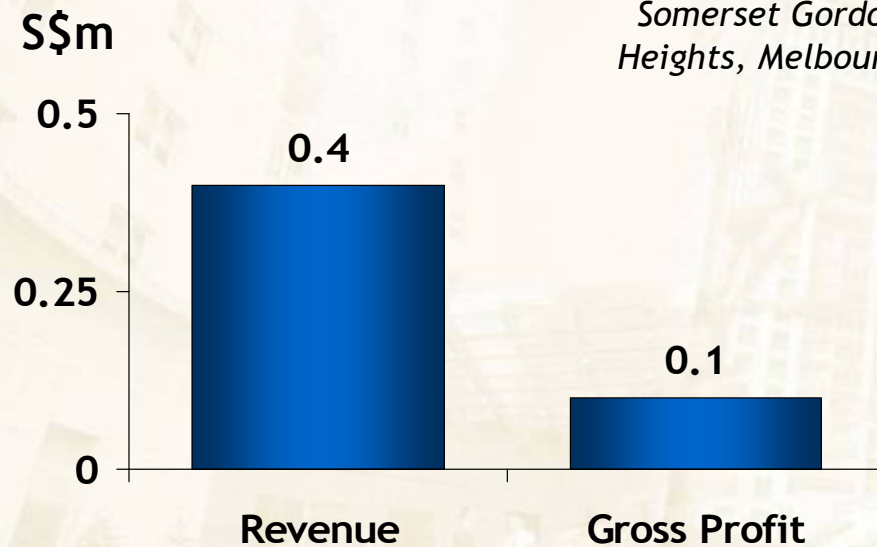
Excludes the acquisition of Somerset Chancellor Court, Ho Chi Minh City.

Australia and Japan Actual 3Q 2007

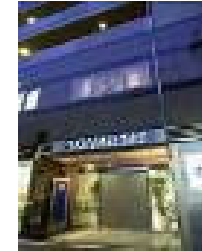
Australia



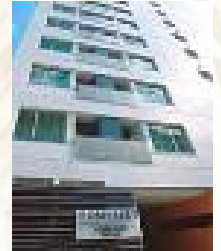
Somerset Gordon Heights, Melbourne



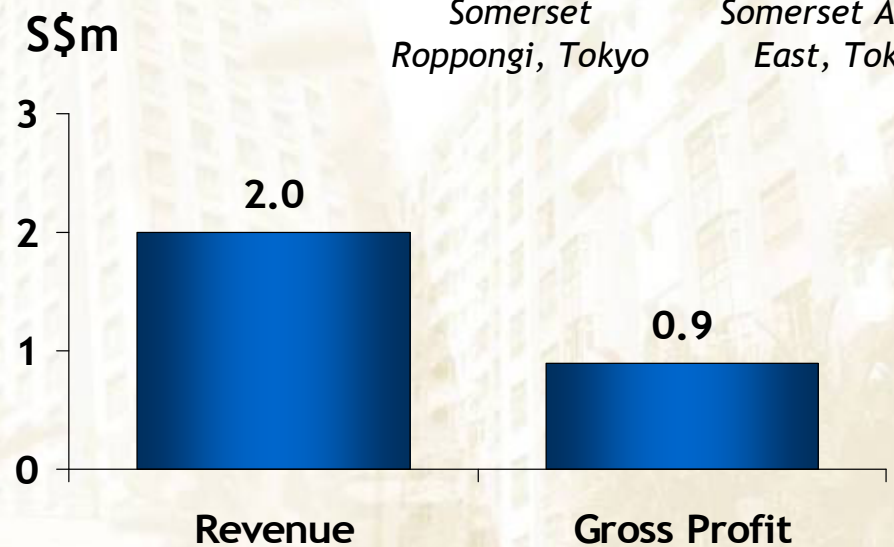
Japan



Somerset Roppongi, Tokyo

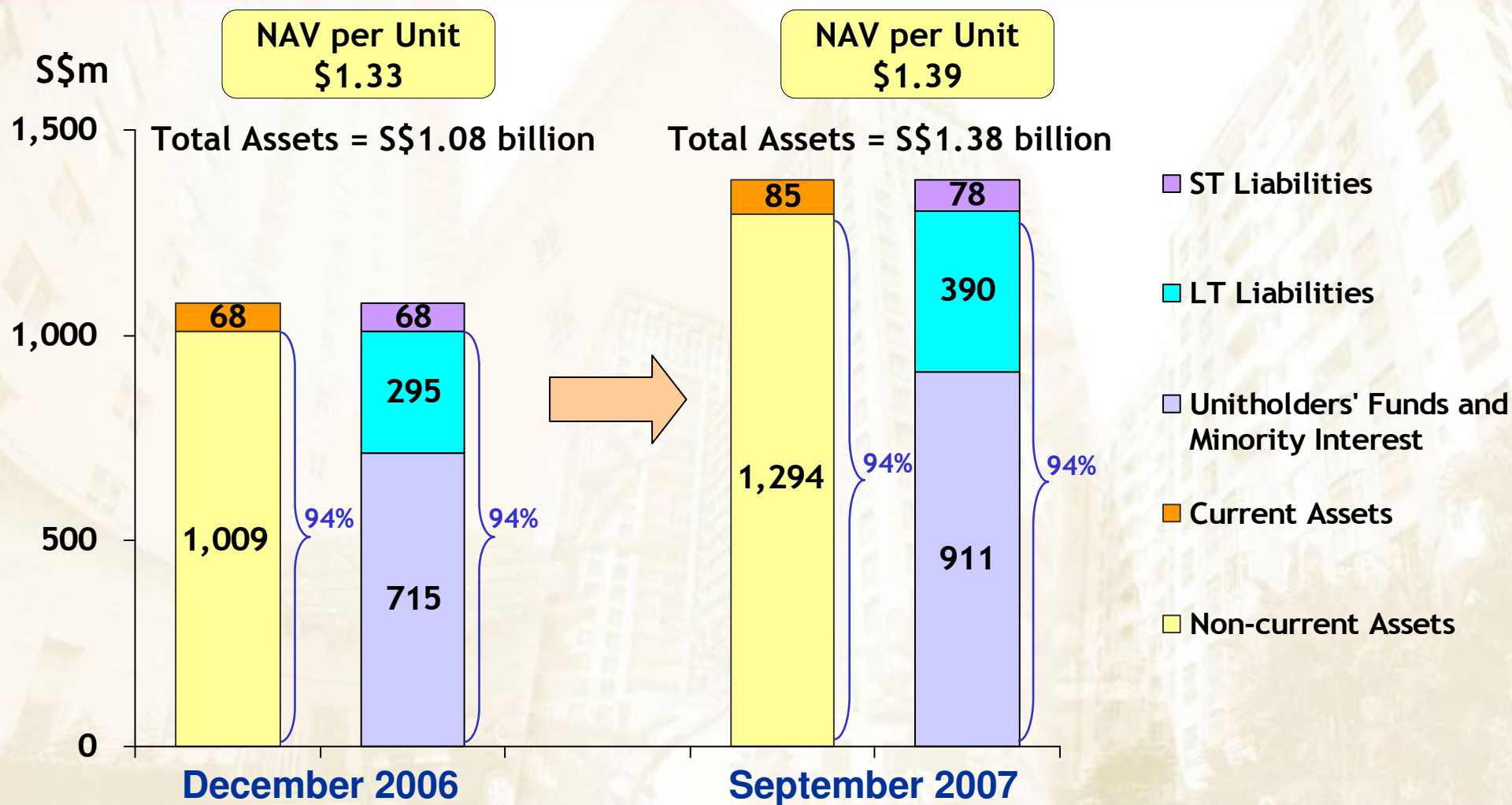


Somerset Azabu East, Tokyo



Acquisitions completed in 2Q 2007

Balance Sheet

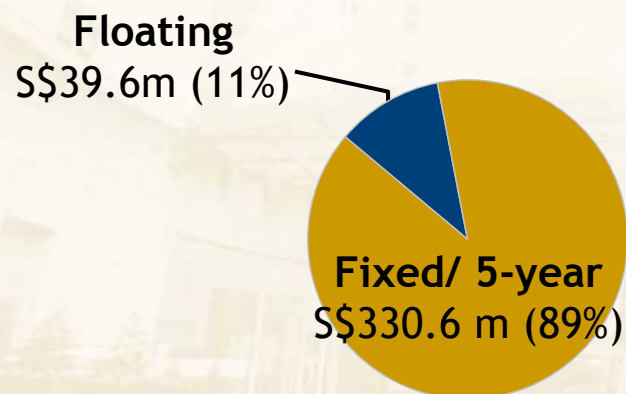


Investments Funded By Both Equity And Long Term Borrowings

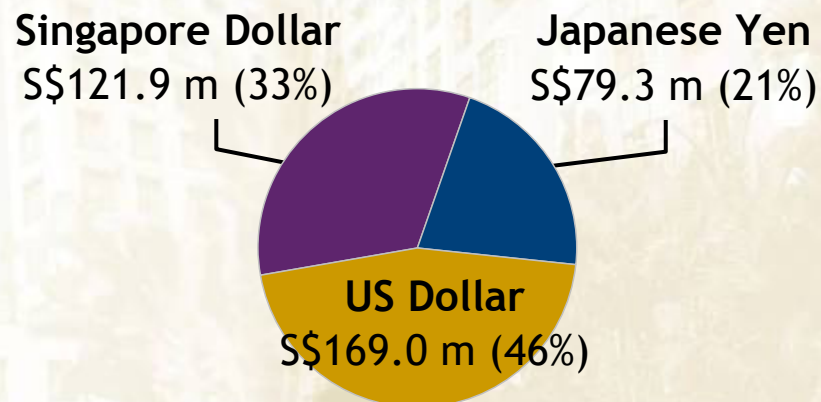
Gearing and Loan Profile

- **Maintain strong balance sheet and optimise gearing**
 - Gearing of 28.6%
 - Borrowing capacity of 60% with Moody's Baa2 investment grade rating
- **Adopt conservative interest rate management strategy**
 - Effective borrowing rate of 4.4%

Bank Loans



ART's Share of Debt



ART's Share of Bank Loans = S\$370.2 million

Key Financial Ratios

	3Q 2007	3Q 2006	Remarks
Unitholders' Distribution (S\$million)	12.0	6.5	↑ by 84%
DPU (cents)	1.99	1.43	↑ by 39%
Last Done Unit Price (S\$)	1.90 ¹	1.18 ²	↑ by 61%
Trading Yield	3.8%	5.2%	Based on forecast distribution per unit of 7.27 cents for 2007 ³ and forecast distribution per unit of 6.11 cents for 2006 ⁴ .
Gearing	28.6%	26.6%	Borrowing capacity of 60% with Moody's Baa2 investment grade rating.
Interest Cover Ratio (ICR)	4.9x	4.0x	ICR = EBITDA* / Net interest expenses

1. As at 28 September 2007.

2. As at 29 September 2006.

3. As disclosed in the Offer Information Statement dated 12 March 2007.

4. As disclosed in the Prospectus.

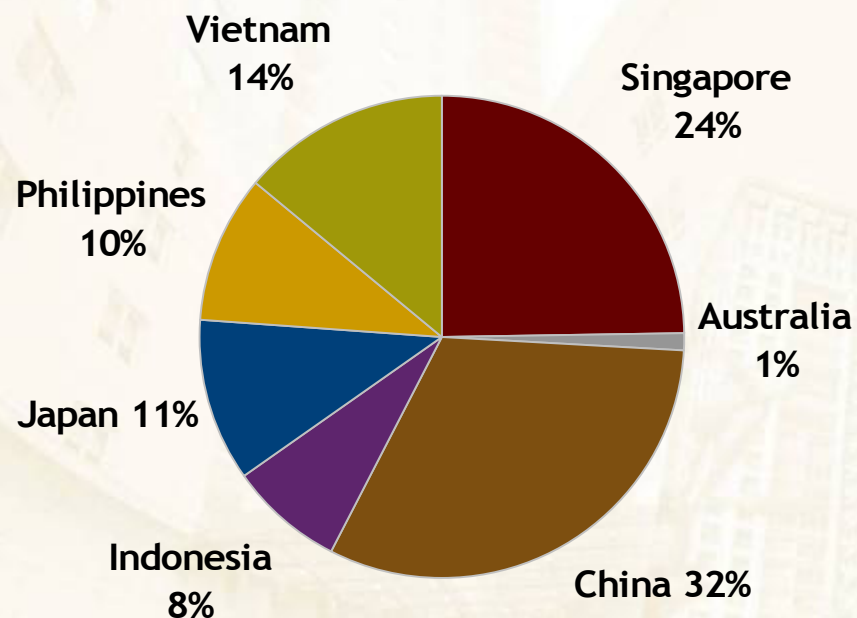
* Excludes foreign exchange differences and change in FV of financial instruments



3Q 2007 Portfolio Update

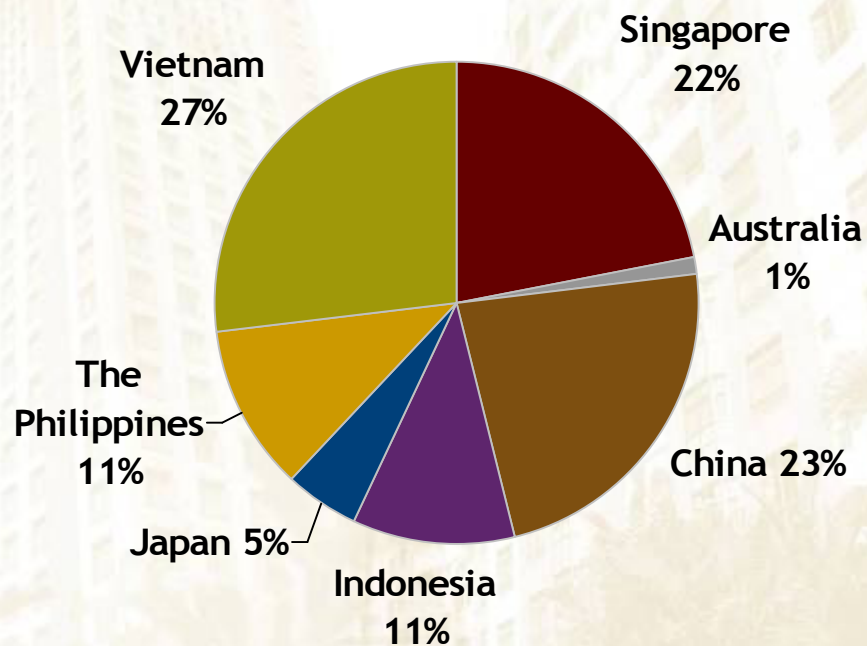
Portfolio Diversification

**ART's Share of Property Values
As at 30 September 2007**



Total = S\$1.2 billion

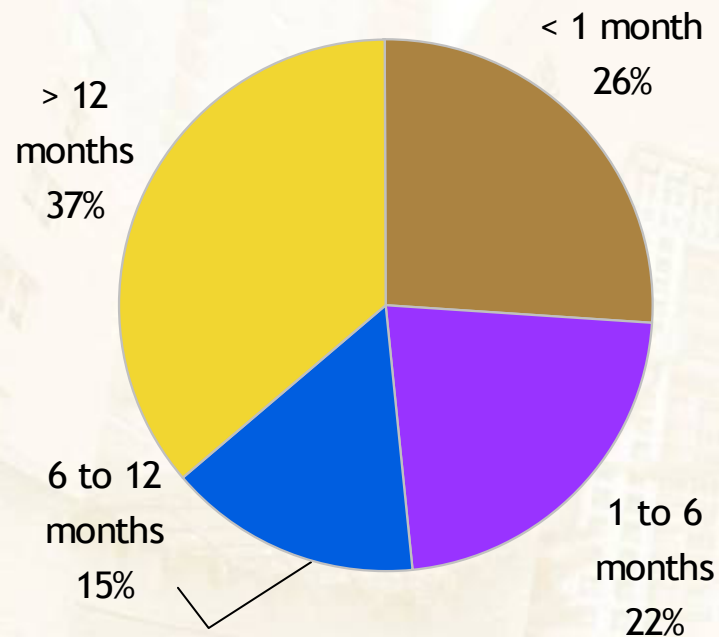
**ART's Share of Gross Profit
3Q 2007**



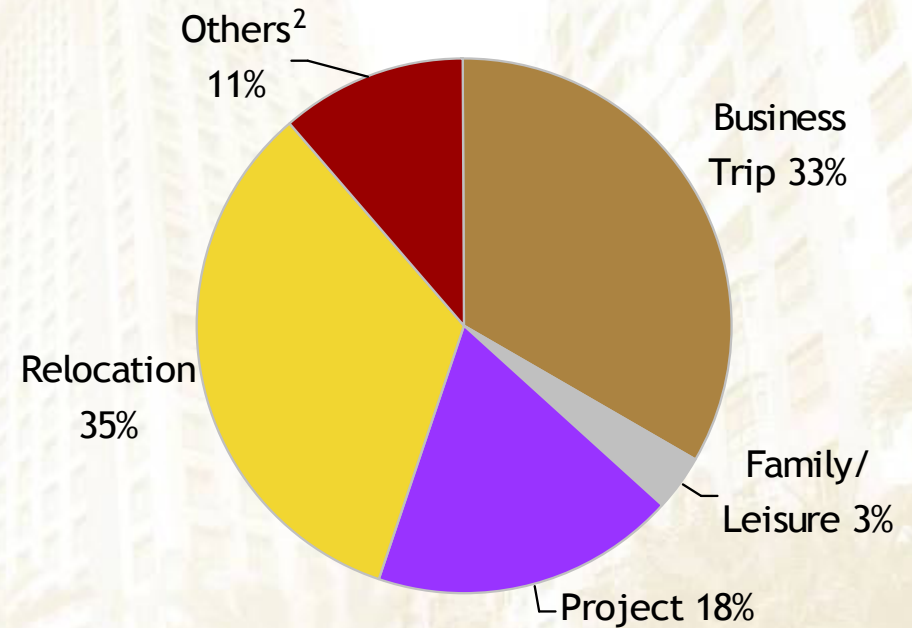
Total = S\$18.7 million

Diversified by Length of Stay and Market Segment

Apartment Rental Income By Length of Stay¹



Apartment Rental Income by Market Segment¹

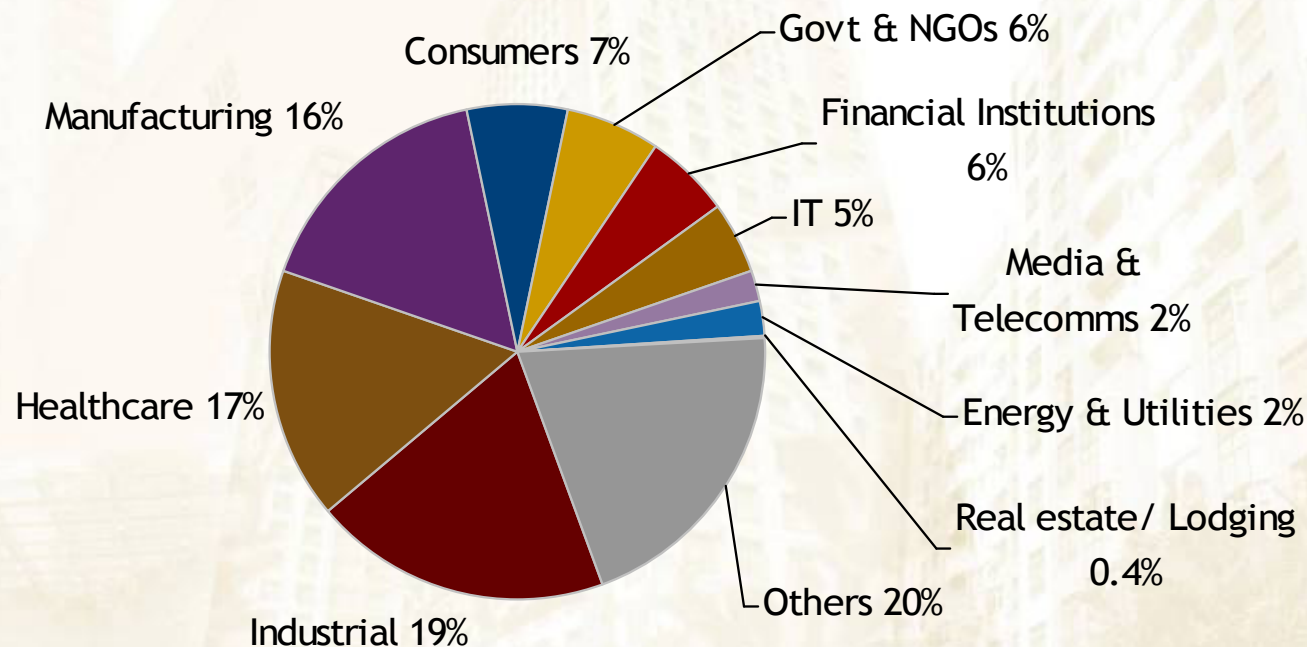


Stability in Earnings

1. For YTD September 2007.
2. Includes training, medical, etc.

Diverse Tenant Mix and Quality Clientele

Apartment Rental Income by Industry¹



Earnings diversified by industry

1. For YTD September 2007.

Asset Enhancements For Better Yield

- **Reconfiguration at Ascott Beijing**
 - All 73 new one-bedroom units released for rental by 3Q 2007
 - RevPAU has improved 25% to date for the converted units
- **Reconfiguration at Somerset Olympic Tower Property, Tianjin**
 - 20 new two-bedroom units created from 10 penthouse duplex units
 - All new two-bedroom units released for rental by October 2007
 - Ongoing reconfiguration of 12 two-bedroom units into 18 new one-bedroom units to be completed by mid 2008
 - Total inventory will be increased by 16 units to 188 units



*Somerset Olympic Tower
Property, Tianjin, China*



Prospects

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- ✓ ART is well-positioned to continue to benefit from the strong demand by business travellers for quality serviced residences in the Pan-Asian Region
- ✓ ART will continue to execute its strategy of acquiring quality serviced residences and rental housing that are yield accretive to the existing portfolio

For the full year 2007, the manager of ART is confident of delivering the forecast distribution per unit of 7.27 cents (on an annualised basis) as disclosed in the Offer Information Statement dated 12 March 2007.

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

Singapore

2 properties

- 1) Somerset Grand Cairnhill
- 2) Somerset Liang Court

Australia

1 property in 1 city

Melbourne

- 1) Somerset Gordon Heights

China

4 properties in 3 cities

Beijing

- 1) Ascott Beijing
- 2) Somerset Grand Fortune Garden

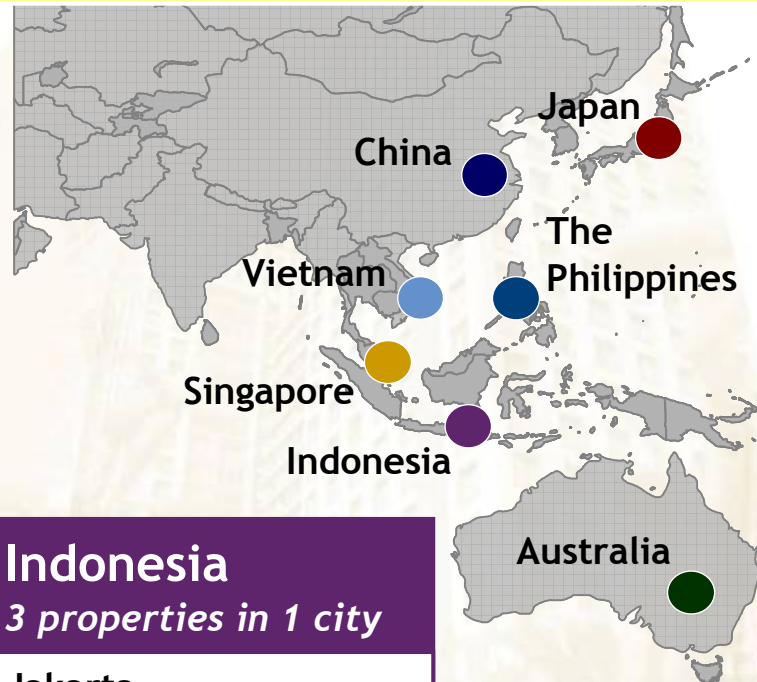
Shanghai

- 3) Somerset Xu Hui

Tianjin

- 4) Somerset Olympic Tower

\$S1.2 billion portfolio value
2,952 apartment units in 18 properties
10 Pan-Asian cities in 7 countries



Indonesia

3 properties in 1 city

Jakarta

- 1) Ascott Jakarta
- 2) Somerset Grand Citra
- 3) Country Woods

Japan

2 properties in 1 city

Tokyo

- 1) Somerset Azabu East
- 2) Somerset Roppongi

The Philippines

3 properties in 1 city

Manila

- 1) Ascott Makati
- 2) Somerset Millennium
- 3) Somerset Salcedo

Vietnam

3 properties in 2 cities

Hanoi

- 1) Somerset Grand Hanoi

Ho Chi Minh City

- 2) Somerset Chancellor Court
- 3) Somerset Ho Chi Minh City



Thank You