ASCOTT RESIDENCE TRUST
An Associate of CapitaLand

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ASCOTT REIT'S FY 2011 TOTAL UNITHOLDERS' DISTRIBUTION 67% HIGHER THAN LAST YEAR

- ***Distribution per unit (DPU) is 13% higher than last year and 10% higher than forecast[1]***
- ***Accretive contribution from 28 properties acquired in 2010***
- ***Better operating performance driven by strong Singapore and United Kingdom (UK) markets***
- ***Stronger balance sheet***

Singapore, 19 January 2012 – Ascott Residence Trust (Ascott Reit) achieved total unitholders' distribution of S$96.2 million for FY 2011, a 67% increase. DPU for FY 2011 at 8.53 cents increased 13%, and is 10% higher than forecast[1].

Ascott Reit's revenue for the FY 2011 increased by 39% to S$288.7 million. Revenue per available unit (RevPAU) achieved a 10% increase. In line with the increase in revenue, gross profit increased by 55% to S$101.3 million. The better operating performance was mainly due to strong performance from the Group's service residences in Singapore and UK.

Mr Lim Jit Poh, Ascott Residence Trust Management Limited's Chairman, said: "Despite global economic uncertainties, Ascott Reit has delivered another year of good returns to unitholders. This is a result of the strong overall performance of our properties as well as accretive contribution from the acquisition of 28 serviced residences in October 2010. The value of these 28 properties has also appreciated about 10% since acquisition."

Mr Lim added, "Ascott Reit's income will remain stable in view of our extended-stay business model and geographical spread. With properties located across 23 cities and 12 countries, the Group's exposure across different economic cycles will continue to enhance stability of income and asset value. With income stability and a strong balance sheet, we are confident that Ascott Reit will weather through the uncertainties and continue to deliver a profitable operating performance in 2012."

Mr Chong Kee Hiong, ARTML's Chief Executive Officer, said, "Ascott Reit enjoyed a 10% increase in RevPAU for FY 2011 driven by the strong performance of Singapore and UK serviced residences. Similarly, RevPAU for 4Q 2011 was also 7% higher than 4Q 2010 and 6% higher than forecast. The robust demand for serviced residences has contributed to higher revenue and gross profit for Ascott Reit for 4Q 2011 and FY 2011."

[1] Forecast refers to the forecast extracted from the Offer Information Statement dated 13 September 2010 and is based on the assumptions set out in the Offer Information Statement

Mr Chong added, "In line with our consistent practice to be pro-active and prudent in managing our balance sheet, in 4Q 2011 we established a US$2 billion Euro-Medium Term Note (Euro-MTN) programme to target an enlarged pool of investors. We have also raised S$250 million from our existing Medium Term Note (MTN) programme to refinance secured borrowings due in 2012, to extend our loan tenure and to free up encumbered assets for more financial flexibility. This has resulted in a stronger balance sheet with reduced debt refinancing exposure in 2012, and a healthy debt maturity of more than three years with close to four times interest cover."

"Ascott Reit continues to have the financial flexibility of diversified funding from bank borrowings and MTN issuance to ensure that we continue to be in a good position to weather unexpected turbulences in 2012, and capture opportunities that may present themselves."

DISTRIBUTION AND BOOK CLOSURE DATE

Distribution Period	**For 1 July 2011 to 31 December 2011**
Distribution Rate	4.063 cents per unit
Last Day of Trading on "cum" Basis	26 January 2012, 5 pm
Ex-Date	27 January 2012, 9 am
Book Closure Date	31 January 2012
Distribution Payment Date	27 February 2012

SUMMARY OF RESULTS

FY 2011 VS FY 2010

	FY 2011	**FY 2010**	**Better/ (Worse) +/-**
Revenue (S$ million)	288.7	207.2	+39%
Gross Profit (S$ million)	157.5	101.3	+55%
Unitholders' Distribution (S$ million)	96.2	57.7	+67%
Revenue Per Available Unit (RevPAU) S$/day	143	130	+10%
DPU (S cents)	8.53	7.54	+13%

- Increase in revenue and gross profit mainly due to additional contribution from the 28 serviced residences acquired on 1 October 2010, partially offset by divestment of Ascott Beijing and Country Woods.

- On a same store basis, FY 2011 revenue increased by S$3.0 million from S$162.3 million to S$165.3 million, and gross profit increased by S$3.1 million from S$78.0 million to S$81.1 million led by Singapore serviced residences.

- RevPAU increase is driven by strong performance of the Singapore and UK serviced residences.

4Q 2011 VS 4Q 2010

	4Q 2011	4Q 2010	Better/ (Worse) +/-
Revenue (S$ million)	75.3	72.8	+3%
Gross Profit (S$ million)	40.0	39.3	+2%
Unitholders' Distribution (S$ million)	20.6	23.9	-14%
Revenue Per Available Unit (RevPAU) S$/day	146	137	+7%
DPU (S cents)	1.83	2.16	-15%

- Increase in revenue and RevPAU mainly due to stronger performance from Group's serviced residences in UK, Singapore and Indonesia.

- In line with revenue, gross profit for 4Q 2011 increased by S$0.7 million or 2%.

- Unitholders' distribution was lower due to costs incurred for one-off events in 4Q 2011:

  i. Establishment of a US$2 billion Euro-MTN programme at a cost of S$0.5 million. This is in line with Ascott Reit's strategy of securing diversified funding sources and allows Ascott Reit to target an enlarged pool of investors; and
  ii. Issued S$250 million MTN. Higher loan related expenses and cash holding costs of S$0.8 million were incurred on early refinancing of secured borrowings due in 2012. The issuance of the MTN reduced the debt refinancing exposure in 2012, extended the average loan tenure of the Group's debt and increased the percentage of the Group's unencumbered assets for more financial flexibility.
  iii. Provision of S$2.1 million for licensing related matters for a serviced residence in China.

- Excluding these one–off costs, unitholders' distribution would have been S$24.0 million.

4Q 2011 VS FORECAST[1]

	4Q 2011	FORECAST[1]	Better/ (Worse) +/-
Revenue (S$ million)	75.3	73.9	+2%
Gross Profit (S$ million)	40.0	38.9	+3%
Unitholders' Distribution (S$ million)	20.6	22.5	-8%
Revenue Per Available Unit (RevPAU) S$/day	146	138	+6%
DPU (S cents)	1.83	1.99	-8%

- Revenue for 4Q 2011 included a BI claim of S$1.6 million. The forecast included a S$1.1 million contribution from Country Woods Jakarta, which was divested on 29 October 2010. On a same store basis, revenue for 4Q 2011 was higher than the forecast by S$0.9 million.

- Gross profit was higher by S$1.1 million or 3%. Gross profit for 4Q 2011 included recognition of BI claim of S$1.4 million which was not assumed in the forecast. On a same store basis (excluding BI claim and the S$0.3 million contribution from Country Wood in the forecast), gross profit was at the same level as the forecast.

- Unitholders' distribution was lower mainly due to one-off costs as explained in the earlier section. Excluding these one-off costs, unitholders' distribution would have been S$24.0 million.

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$2.87 billion since listing in March 2006. Its international portfolio comprises 65 properties with 6,600 units in 23 cities across 12 countries in Asia Pacific and Europe. Ascott Reit's serviced residences are operated under the Ascott, Citadines and Somerset brands, and are mainly located in key gateway cities such as Beijing, Shanghai, Singapore, Tokyo, London, Paris, Berlin, Brussels, Barcelona, Munich, Hanoi, Ho Chi Minh City, Jakarta, Manila, Melbourne and Perth.

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. ARTML is the winner of World Finance magazine's "Best Real Estate Investment Fund Manager 2011" in South Eastern Asia in their inaugural Real Estate Awards.

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 Ascott Residence Trust Management Limited, the Manager of Ascott Reit (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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