

NEWS RELEASE

ASCOTT REIT'S SECOND QUARTER 2010 DISTRIBUTION PER UNIT INCREASED 4%

Singapore, 23 July 2010 – Ascott Residence Trust (Ascott Reit) achieved a unitholders' distribution of S\$11.6 million for the period 1 April to 30 June 2010, 5% higher than the same period last year. Distribution per unit (DPU) in the second quarter increased by 4% to 1.87 cents.

Unitholders' distribution and DPU for the period 1 January to 30 June 2010 are S\$21.8 million and 3.53 cents respectively. The book closure date is Monday, 2 August 2010 and the distribution payment date is Friday, 27 August 2010.

Independent valuations of the Group's portfolio were conducted as at 30 June 2010. The portfolio was revalued at S\$1.56 billion, an increase of S\$31.7 million¹, or 2% compared to its last valuation on 31 December 2009. Ascott Reit's net asset value (NAV) per unit as at 30 June 2010 is S\$1.38.

Mr Lim Jit Poh, Ascott Residence Trust Management Limited's (ARTML) Chairman, said: "The pace of recovery of hospitality demand differs in the markets where we operate. Ascott Reit's geographical diversification will continue to provide income stability for the Group."

Mr Lim added, "Going forward, we will explore new and existing markets for opportunities to expand the portfolio for increased and stable income. We will also look for opportunities to divest properties which have reached optimal yield."

Mr Chong Kee Hiong, ARTML's Chief Executive Officer, said, "Ascott Reit's increase in revenue is primarily led by better performance in Singapore and China, with revenue per available unit (RevPAU) growth of 19% and 11% respectively in 2Q 2010 compared to 2Q 2009. The level of business activities in Singapore has increased in line with the strong economic growth, resulting in higher demand for serviced residences. The better performance of our Singapore properties is mainly driven by higher rental rates. In China, our Beijing properties are enjoying higher occupancies, whilst our Shanghai serviced residence is recording higher occupancy and rental rates due to increased demand in the city arising from the World Exposition 2010 Shanghai."

¹ Net of tax and non-controlling interests

ASCOTT RESIDENCE
TRUST MANAGEMENT
LIMITED
(Regn. No: 200516209Z)

N^o8 Shenton Way #13-01
Singapore 068811

Telephone
(65) 6389 9388

Facsimile
(65) 6389 9399

Website
www.ascottreit.com

A Member of CapitaLand



Mr Chong added, “Singapore’s performance would have been higher if not for the phased renovation of the two properties in 2Q 2010. We have since completed the refurbishment of the Singapore properties and have relaunched them in July amidst a buoyant market. The two properties are expected to continue to benefit from the strong demand, with renovated apartments enjoying premium rates. We have also embarked on refurbishments for selected properties in Vietnam and China. These asset enhancement initiatives will increase the returns of our portfolio in the long term.”

Summary of Results

2Q 2010 vs 2Q 2009

	2Q 2010	2Q 2009	Better/ (Worse) +/-
Revenue (S\$ million)	44.4	43.0	+3%
Gross Profit (S\$ million)	20.8	20.8	-
Unitholders’ Distribution (S\$ million)	11.6	11.0	+5%
DPU (S cents)	1.87	1.79	+4%
Revenue Per Available Unit (RevPAU) S\$/day	125	119	+5%

1H2010 vs 1H2009

	1H2010	1H2009	Better/ (Worse) +/-
Revenue (S\$ million)	87.9	85.1	+3%
Gross Profit (S\$ million)	40.9	40.7	+1%
Unitholders’ Distribution (S\$ million)	21.8	21.9	-
DPU (S cents)	3.53	3.55	-1%
Revenue Per Available Unit (RevPAU) S\$/day	123	120	+3%

About Ascott Residence Trust

Ascott Residence Trust (Ascott Reit) is the first Pan-Asian serviced residence real estate investment trust 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 in the Pan-Asian region.

Comprising an initial asset portfolio of 12 strategically located properties in seven Pan-Asian cities, Ascott Reit was listed with an asset size of about S\$856 million. Ascott Reit's portfolio has since expanded to a total asset value of S\$1.59 billion, comprising 38 properties with 3,644 units in 11 cities across seven countries.

Ascott Reit is managed by Ascott Residence Trust Management Limited, an indirect wholly-owned subsidiary of CapitaLand, 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.

Issued by:

Ascott Residence Trust Management Limited

8 Shenton Way, #13-01, Singapore 068811

Tel : (65) 6389 9388 Fax : (65) 6389 9399

Website: <http://www.ascottreit.com>

For more information, please contact:

Lilian Goh

Vice President, Investor Relations and Communications

Tel: (65) 6586 7231 Hp: (65) 9795 5225 Email: lilian.goh@the-ascott.com

Daphne Lim

Manager, Investor Relations and Communications

Tel: (65) 6389 9310 Hp: (65) 9873 2472 Email: daphne.lim@the-ascott.com