

5 December 2007

SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

2 Shenton Way
#19-00 SGX Centre One
Singapore 068804

Attention: **Mr YY Tang / Ms Leona Wong**
(Issuer Regulations Department)

Dear Sirs

STABILISING ACTION IN RELATION TO THE INITIAL PUBLIC OFFERING (THE "OFFERING") OF UNITS ("UNITS") REPRESENTING UNDIVIDED INTERESTS IN SAIZEN REAL ESTATE INVESTMENT TRUST ("SAIZEN REIT")

Pursuant to Regulation 3(13) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, we, Morgan Stanley & Co. International plc, the Stabilising Manager in respect of the Offering, hereby announce that we have, either as principal or through dealers on our behalf, purchased the following number of Units in Saizen REIT:

Date of Purchases : 5 December 2007

Total number of Units purchased : 76,000

Price Range of Purchases : SGD 0.935

Yours faithfully
For and on behalf of
Morgan Stanley & Co. International plc



Name: Rohit Sipahimalani
Designation: Managing Director