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Unitholders Information Meeting Presentation

11 November 2009

***Prepared by Japan Residential Assets Manager Limited
(Manager of Saizen REIT)***

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Key Highlights

➤ **Distribution**

- Expect to start accumulating cash for distribution in the last quarter (April 2010 to June 2010)
- Expect to resume distribution for current financial year ending 30 June 2010
- Not to be affected by YK Shintoku loan maturity default

➤ **Credit market and financing**

- Credit market has stabilised with banks more willing to discuss on new financing
- YK Shintoku Loan
 - Maturity default on 2 November 2009
 - Interest rate increased from 3.07% to 7.07% per annum
 - Do not expect immediate foreclosure by lender
 - Five properties divested to-date as part of deleveraging plan which will continue

Key Highlights

Company	Maturity date	Prevailing Interest Rate	Loan Amount JPY (million)	Property Value JPY (million)
YK Shinzan	-	-	-	4,796.8
YK Kokkei	Nov 2009	3.59%	787.2 - <i>CMBS</i>	1,427.0
YK Shingen	Dec 2009	3.00%	4,620.0 - <i>CMBS</i>	9,756.5
YK Keizan	Jan 2010	3.63%	1,536.3 - <i>CMBS</i>	2,754.5
			6,943.5	18,734.8
GK Chosei	May 2011	3.39625%	459.0 - <i>Orix Corporation</i>	552.1
GK Choan	Jun 2011	2.66%	5,900.0 - <i>Societe Generale</i>	10,766.1
YK JOF	Sep 2019	3.50%	1,000.0 - <i>Mizuho Bank Ltd</i>	2,268.0
GK Chogen	Mar 2023	3.075%	327.1 - <i>The Higo Bank, Ltd</i>	656.0
YK Shintoku	Maturity default	7.07%	7,253.2 - <i>CMBS</i>	9,074.1
			21,882.8	42,051.1

Key Highlights

➤ **Operations remain stable**

- Property operations remained stable despite severe economic downturn
- Average tenant turnover at 22% in FY2009 vs 21% in FY2008
- Rental reversion of new contracts entered into during leasing season (January to April 2009) were marginally lower by 6.5%
- Occupancy rate remained stable above 90% since FY2008

➤ **Investment opportunities**

- Attractive investment opportunities exist, including in central areas of Tokyo
- Such opportunities will be explored as appropriate

Key Financial Information

NAV per Unit ⁽¹⁾ at 30 June 2009	JPY26.05 S\$0.40
NAV per Unit (excluding YK Shintoku ⁽²⁾)	JPY23.49 S\$0.36
Diluted NAV per Unit ⁽³⁾ (adjusted for exercise of warrants)	JPY20.37 S\$0.31
Diluted NAV per Unit (adjusted for exercise of warrants and excluding YK Shintoku ⁽²⁾)	JPY18.69 S\$0.29
Gearing ⁽⁴⁾ as at 30 June 2009	43.5%
Gearing (excluding YK Shintoku ⁽²⁾)	36.8%
Gearing (excluding YK Shintoku and adjusted for repayment of all other CMBS loans ⁽²⁾)	23.3%
Gearing (excluding YK Shintoku and adjusted for repayment of all other CMBS loans and for exercise of warrants ⁽⁵⁾)	14.2%

1. NAV per Unit as at 30 June 2009 is based on 949,194,055 Units in issue
2. Adjusted for Mizuho loan and repayment of Star Finance loan and decrease in TK contribution
3. Diluted NAV per Unit is based on 1,446,357,417 Units and warrant proceeds of S\$44.7 million
4. Gearing is equal to the sum of total borrowings divided by the total value of assets
5. Assumed the use of warrant proceeds to pay down other loans



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