
EARTHQUAKE IN NORTHEASTERN JAPAN ON 11 MARCH 2011

It has been reported that an earthquake with magnitude of 8.9 on the Richter scale had struck Northeastern Japan on Friday, 11 March 2011 (the “**Earthquake**”). The affected region includes the cities of Sendai, Koriyama and Morioka where Saizen Real Estate Investment Trust (“**Saizen REIT**”) has made investments.

Japan Residential Assets Manager Limited, the manager of Saizen REIT (the “**Manager**”) and KK Tenyu Asset Management, the asset manager of Saizen REIT (the “**Asset Manager**”) are in the process of contacting the local property managers in Sendai, Koriyama and Morioka to find out their well being and to assess the impact of the Earthquake on Saizen REIT’s property portfolio. This has however been hampered by breakdown of telecommunications networks and power blackouts.

The Board of Directors of the Manager will continue to make appropriate announcements as and when it receives updates on the above matter.

As at the date hereof, Saizen REIT has 22 properties, 3 properties and 3 properties respectively in Sendai, Koriyama and Morioka. The valuations as at 30 June 2010 of these properties are JPY 4.26 billion (S\$65.38 million¹), JPY 1.09 billion (S\$16.73 million) and JPY 0.53 billion (S\$8.12 million) respectively.

As at the date hereof, Saizen REIT has 146 properties with aggregate valuation as at 30 June 2010 of JPY 37.93 billion (S\$581.79 million).

By Order of the Board
Japan Residential Assets Manager Limited
(Company Registration No. 200712125H)
As Manager of Saizen Real Estate Investment Trust

Chang Sean Pey (Mr.)
Co-Chief Executive Officer

11 March 2011

¹ Based on an exchange rate of S\$1.00 to JPY 65.2 as at 11 March 2011, which is applied throughout this announcement.

Important Notice

The value of units of Saizen REIT (“**Units**”) and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of Saizen REIT (the “**Unitholders**”) may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Saizen is not necessarily indicative of the future performance of Saizen REIT.