
UPDATE ON IMPACT OF EARTHQUAKE IN JAPAN

Further to Saizen Real Estate Investment Trust's ("**Saizen REIT**") announcements on 11 March 2011 and 14 March 2011, the Board of Directors of Japan Residential Assets Manager Limited, the manager of Saizen REIT (the "**Manager**"), would like to provide an update on the situation in Japan in respect of Saizen REIT's properties.

The property managers have managed to view a further 5 properties in Sendai and 3 properties in Morioka. In total, all 6 properties in Morioka and Koriyama, and 8 out of 22 properties in Sendai have been viewed by the property managers thus far, and preliminary reports have confirmed that these properties appear to have sustained only minor damage and are not in any imminent danger of collapse. However, the full extent of damage can only be ascertained after more detailed assessments.

The 14 properties yet to be viewed represent 5.1% of Saizen REIT's total investment property value¹ and 5.3% of annual rental income².

These properties belong to 3 out of 9 TK operators of Saizen REIT, viz. GK Choan (2 properties), YK Shingen (3) and YK Shintoku³ (9). They represent 0.6%, 1.4% and 3.1% respectively of Saizen REIT's investment property value, and 0.7%, 1.5% and 3.1% respectively of Saizen REIT's annual rental income.

To-date, we have not received any reports of tenant casualties, and none of the properties viewed appear to have been vacated.

All the 28 affected properties are located outside the evacuation zones surrounding the nuclear power plants at risk.

The Manager will continue to monitor the situation and will provide further updates when appropriate.

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

14 March 2011

¹ Based on the annual valuation of Saizen REIT's properties as at 30 June 2010.

² As reported in the annual report of Saizen REIT for the financial year ended 30 June 2010.

³ It should be noted that the loan to YK Shintoku is in maturity default and, consequently, income from the properties of YK Shintoku currently does not contribute to distributions.

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.