



Saizen Real Estate Investment Trust

(A real estate investment trust constituted on 27 September 2007 under the laws of the Republic of Singapore (as amended))

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DATE OF RELEASE OF THE QUARTERLY FINANCIAL RESULTS FOR THE PERIOD ENDED 31 MARCH 2011

The Board of Directors of Japan Residential Assets Manager Limited, the Manager of Saizen Real Estate Investment Trust ("**Saizen REIT**"), is pleased to announce that Saizen REIT's quarterly financial results for the period ended 31 March 2011 will be released before market opens on Thursday, 12 May 2011.

The results will be available on Saizen REIT's website at www.saizenreit.com.sg and on the website of the Singapore Exchange www.sgx.com.

By Order of the Board

Linus Koh Kia Meng (Mr.)
Co-Chief Executive Officer

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

28 April 2011

Important Notice

The value of units in 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 Singapore Exchange Securities Trading Limited (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 REIT is not necessarily indicative of the future performance of Saizen REIT.