
VALUATIONS OF KN 7 KIRIGAOKA AND MATSUI 38

Japan Residential Assets Manager Limited (the "**Manager**"), the manager of Saizen Real Estate Investment Trust ("**Saizen REIT**") wishes to announce that desktop valuations for the properties KN 7 Kirigaoka¹ ("**KN7**") and Matsui 38² ("**M38**") have been performed as at 31 December 2010 (each a "**Desktop Valuation**" or collectively, the "**Desktop Valuations**").

KN7's desktop valuation of JPY 327.0 million (S\$5.0 million³) represents a marginal increase of 3.2% to its value of JPY 317.0 million (S\$4.8 million) based on the annual valuation performed as at 30 June 2010.

M38's desktop valuation of JPY 130.0 million (S\$2.0 million) represents a marginal increase of 0.8% to its value of JPY 129.0 million (S\$2.0 million) based on the annual valuation performed as at 30 June 2010.

The Desktop Valuations were commissioned in connection with the divestment of KN7 and M38⁴ as the previous valuations of KN7 and M38 were performed more than 6 months ago⁵. The Desktop Valuations were conducted by the independent valuers, namely, KK Soken and Rich Appraisal Institute Co., Ltd respectively.

The valuation reports are available for inspection at the Manager's registered office at 3 Anson Road, #34-01 Springleaf Tower, Singapore 079909, during business hours for three months from the date hereof.

BY ORDER OF THE BOARD OF DIRECTORS

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

13 May 2011

¹ KN7 is located in Kitakyushu and comprises 32 residential units and 41 car parking units.

² M38 is located in Sapporo and comprises 20 residential units, 2 commercial units and 2 car parking units.

³ Based on an exchange rate of S\$1.00 to JPY 65.6 as at 12 May 2011, which is applied throughout this announcement unless stated otherwise.

⁴ The sale and purchase agreements for the divestment of KN7 and M38 were signed on 13 May 2011. Please refer to Saizen REIT's announcement "Divestment of KN 7 Kirigaoka and Matsui 38" on 13 May 2011 for more information on the divestment of KN7 and M38.

⁵ Under Appendix 6 of the Code on Collective Investment Schemes, valuations used for assessing the reasonableness of the property sale price should not be more than 6 months old.

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 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.