

ANNUAL VALUATION OF SAIZEN REIT'S PROPERTY PORTFOLIO

Japan Residential Assets Manager Limited (the "**Manager**"), the manager of Saizen Real Estate Investment Trust ("**Saizen REIT**") is pleased to announce that the annual valuation (the "**Annual Valuation**") of Saizen REIT's property portfolio for the financial year ended 30 June 2012 ("**FY2012**") has been completed.

A total of 134 properties held by Saizen REIT as at 30 June 2012¹ were subjected to the Annual Valuation.

The Annual Valuation was conducted by independent valuers namely, Real Estate Appraisal Aota Jimusho ("**Aota**"), Le Futur Corporation ("**LF**"), Prime Appraisal Institute Co, Ltd ("**Prime**"), Rich Appraisal Institute Co., Ltd ("**RH**"), Real Value Inc. ("**RV**"), KK Sakura Business Partners ("**Sakura**"), KK Soken ("**Soken**") and Success Solution Inc. ("**SS**").

Based on the Annual Valuation, the aggregate value of Saizen REIT's 134 properties amounted to JPY 36,443.1 million (S\$582.2 million²). Of these 134 properties, 130 properties were held by Saizen REIT since the previous financial year ended 30 June 2011 (the "**Previously Acquired Properties**"), while 4 properties were acquired in FY2012 (the "**Newly Acquired Properties**").

	No. of properties	Valuation as at 30 June 2012 (JPY)	Valuation as at 30 June 2011 (JPY)	Change
Previously Acquired Properties	130	33,265,100,000	32,995,420,000	+ 0.8%

	No. of properties	Valuation as at 30 June 2012 (JPY)	Valuation at acquisition (JPY)	Change
Newly Acquired Properties	4	3,178,000,000	3,178,000,000	-

The slight increase in the fair value of Saizen REIT's Previously Acquired Properties is in line with the stabilisation as observed in the overall property market. The local economies of certain cities, in particular Sendai and Fukuoka, have shown relatively stronger signs of improvement.

Details of the Annual Valuation are set out in the table below. These valuations will be reflected in the financial statements of Saizen REIT for FY2012.

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
1.	Arati Hakata South	Fukuoka	Prime	313,000,000	30-Jun-12
2.	Central Court Tenjin Higashi	Fukuoka	Sakura	117,000,000	30-Jun-12
3.	Chic Takaramachi	Fukuoka	Prime	200,000,000	30-Jun-12
4.	Gold Mansion Nakao	Fukuoka	Prime	116,000,000	30-Jun-12

¹ 2 more properties were acquired after 30 June 2012. As at the date hereof, Saizen REIT's portfolio comprises 136 properties valued at an aggregate of JPY 37,456.1 million (S\$598.3 million).

² Based on an exchange rate of S\$1.00 to JPY 62.6 as at 30 June 2012, which is applied throughout this announcement.

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
5.	La Finesse Hakataeki Minami	Fukuoka	Prime	447,000,000	30-Jun-12
6.	Le Pied Hirao	Fukuoka	Prime	230,000,000	30-Jun-12
7.	Orion Heim	Fukuoka	Prime	208,000,000	30-Jun-12
8.	Relief Ohorinishi	Fukuoka	Prime	104,000,000	30-Jun-12
9.	Saumur Meinohama II	Fukuoka	Sakura	50,100,000	30-Jun-12
10.	Wing Befu	Fukuoka	Prime	99,600,000	30-Jun-12
11.	Matsukaze Building	Hakodate	Aota	227,000,000	30-Jun-12
12.	Estate 18 Shinonome	Hiroshima	SS	251,000,000	30-Jun-12
13.	Fujimicho Building	Hiroshima	RH	338,000,000	30-Jun-12
14.	Grand Polestone Fujimi	Hiroshima	RH	155,000,000	30-Jun-12
15.	Grand Polestone Higashi Hiratsuka	Hiroshima	SS	384,000,000	30-Jun-12
16.	Grand Polestone Kinya	Hiroshima	SS	130,000,000	30-Jun-12
17.	Grand Polestone Otemachi	Hiroshima	RH	449,000,000	30-Jun-12
18.	Grand Polestone Otemachi II	Hiroshima	SS	364,000,000	30-Jun-12
19.	Grand Polestone Takeya	Hiroshima	SS	483,000,000	30-Jun-12
20.	Grand Polestone Tsurumi	Hiroshima	SS	338,000,000	30-Jun-12
21.	Kusatsu Higashi Heights	Hiroshima	RH	201,000,000	30-Jun-12
22.	Matoba Meijibashi II	Hiroshima	SS	271,000,000	30-Jun-12
23.	Quest Tower Noboricho	Hiroshima	SS	548,000,000	30-Jun-12
24.	Royal Shinonome	Hiroshima	SS	313,000,000	30-Jun-12
25.	Shinonome Heights	Hiroshima	SS	169,000,000	30-Jun-12
26.	Villa Kaita	Hiroshima	SS	303,000,000	30-Jun-12
27.	VOGA Minami Kannon	Hiroshima	RH	183,000,000	30-Jun-12
28.	Wing Nakahirodori	Hiroshima	SS	666,000,000	30-Jun-12
29.	Abitare Korimoto	Kagoshima	Soken	244,000,000	30-Jun-12
30.	Abitare Shimoarata I	Kagoshima	Soken	252,000,000	30-Jun-12
31.	Abitare Shinyashiki	Kagoshima	Soken	242,000,000	30-Jun-12
32.	Yamamoto Mansion	Kagoshima	Soken	539,000,000	30-Jun-12
33.	Alte Heim Kokura	Kitakyushu	Sakura	62,900,000	30-Jun-12
34.	Alte Heim Kokura II	Kitakyushu	Sakura	374,000,000	30-Jun-12
35.	Alte Heim Kokura IV	Kitakyushu	Sakura	85,900,000	30-Jun-12
36.	Alte Heim Mojekimae	Kitakyushu	Sakura	155,000,000	30-Jun-12
37.	Chalet Aoyama	Kitakyushu	Soken	234,000,000	30-Jun-12
38.	Chalet Einomaru II	Kitakyushu	Soken	98,000,000	30-Jun-12
39.	Chalet Harunomachi	Kitakyushu	Sakura	326,000,000	30-Jun-12
40.	Chalet Kanda II	Kitakyushu	Sakura	227,000,000	30-Jun-12
41.	Chalet Kishinoura	Kitakyushu	Soken	276,000,000	30-Jun-12
42.	Chalet Matsuo II	Kitakyushu	Sakura	49,600,000	30-Jun-12
43.	Chalet Numahon Machi II	Kitakyushu	Soken	132,000,000	30-Jun-12
44.	Chalet Shiragane	Kitakyushu	Sakura	199,000,000	30-Jun-12
45.	Chalet Suwamachi	Kitakyushu	Soken	250,000,000	30-Jun-12
46.	Chalet Tsudashin Machi	Kitakyushu	Soken	134,000,000	30-Jun-12
47.	City Room Nakai III	Kitakyushu	Sakura	147,000,000	30-Jun-12
48.	Katano Residential Building	Kitakyushu	Sakura	328,000,000	30-Jun-12
49.	Shinko Kokura Kogane Sky Mansion	Kitakyushu	Sakura	187,000,000	30-Jun-12
50.	Arioso Phrase	Kohriyama	RV	441,000,000	30-Jun-12
51.	Leggiero Viola	Kohriyama	RV	270,000,000	30-Jun-12
52.	Maestoso Figur	Kohriyama	RV	345,000,000	30-Jun-12
53.	EMYU Heisei Keyakidori Mansion	Kumamoto	Soken	674,000,000	30-Jun-12

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
54.	EMYU Honjo	Kumamoto	LF	850,000,000	30-Jun-12
55.	EMYU Shinmachi	Kumamoto	LF	586,000,000	30-Jun-12
56.	EMYU Suizenji	Kumamoto	LF	1,023,000,000	30-Jun-12
57.	Flour Mansion Jyosei	Kumamoto	RV	916,000,000	30-Jun-12
58.	KC Heights	Kumamoto	RV	97,500,000	30-Jun-12
59.	Mon Palais Toroku	Kumamoto	LF	210,000,000	30-Jun-12
60.	Rise Fujisaki Dai	Kumamoto	Soken	307,000,000	30-Jun-12
61.	Rise Heiseiekimae	Kumamoto	Prime	191,000,000	30-Jun-12
62.	Rise Kojo Horibata	Kumamoto	LF	73,300,000	30-Jun-12
63.	Rise Kuhonji II	Kumamoto	RV	349,000,000	30-Jun-12
64.	Rise Kumamoto Station South	Kumamoto	Soken	148,000,000	30-Jun-12
65.	Rise Oe	Kumamoto	Prime	233,000,000	30-Jun-12
66.	Rise Shimodori	Kumamoto	RV	280,000,000	30-Jun-12
67.	Romauge Kamidori Namikizaka	Kumamoto	RV	635,000,000	30-Jun-12
68.	Gardenia Kurashiki	Kurashiki	SS	115,000,000	30-Jun-12
69.	K2 Mansion Morioka	Morioka	Aota	289,000,000	30-Jun-12
70.	Senboku Heim I	Morioka	RV	158,000,000	30-Jun-12
71.	Senboku Heim II	Morioka	RV	76,800,000	30-Jun-12
72.	GEO Kamiokawamaedori 3	Niigata	Aota	368,000,000	30-Jun-12
73.	Hills Kawabata	Niigata	Aota	271,000,000	30-Jun-12
74.	Hills Nogizaka	Niigata	Aota	302,000,000	30-Jun-12
75.	Taisei Building III	Oita	Sakura	267,000,000	30-Jun-12
76.	Aster Yamahana	Sapporo	RH	130,000,000	30-Jun-12
77.	Bibress Tsukisamu Chuo Station	Sapporo	RV	550,000,000	30-Jun-12
78.	Casa Motomachi	Sapporo	LF	299,000,000	30-Jun-12
79.	Chateau 24	Sapporo	RH	391,000,000	30-Jun-12
80.	Chateau Nakanoshima	Sapporo	RH	200,000,000	30-Jun-12
81.	Dear Misono	Sapporo	RH	37,000,000	30-Jun-12
82.	Dominion Yamanote	Sapporo	RH	131,000,000	30-Jun-12
83.	Ebisu Building III	Sapporo	LF	66,000,000	30-Jun-12
84.	Estella 24-ken A	Sapporo	RH	67,000,000	30-Jun-12
85.	First Kotake Building	Sapporo	LF	830,000,000	30-Jun-12
86.	Glance Nishimachi	Sapporo	RH	328,000,000	30-Jun-12
87.	Heart Inn Hongou	Sapporo	LF	69,600,000	30-Jun-12
88.	Infinity Higashi Sapporo	Sapporo	LF	153,000,000	30-Jun-12
89.	Jeunes 23	Sapporo	RH	230,000,000	30-Jun-12
90.	Kohatsu 88	Sapporo	RH	45,000,000	30-Jun-12
91.	Kotoni 1-6 Mansion	Sapporo	RH	251,000,000	30-Jun-12
92.	Les Chambres	Sapporo	RH	62,000,000	30-Jun-12
93.	Luna Heights	Sapporo	RH	221,000,000	30-Jun-12
94.	Maison Towa	Sapporo	LF	142,000,000	30-Jun-12
95.	Matsui 53	Sapporo	RH	150,000,000	30-Jun-12
96.	Matsui 82	Sapporo	LF	301,000,000	30-Jun-12
97.	Misono	Sapporo	LF	282,000,000	30-Jun-12
98.	Park Crystal	Sapporo	RH	216,000,000	30-Jun-12
99.	Plaza Nakajima Park	Sapporo	RH	252,000,000	30-Jun-12
100.	Residence Shiroishi ABCD	Sapporo	RH	457,000,000	30-Jun-12
101.	S. Heim	Sapporo	LF	93,400,000	30-Jun-12
102.	Sec' As Blue II	Sapporo	RH	303,000,000	30-Jun-12

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
103.	Suien	Sapporo	RH	88,000,000	30-Jun-12
104.	Sun City	Sapporo	RH	278,000,000	30-Jun-12
105.	Three Tower	Sapporo	RH	758,000,000	30-Jun-12
106.	TOA Mansion	Sapporo	LF	570,000,000	30-Jun-12
107.	Towa Kita 7 Jo	Sapporo	LF	349,000,000	30-Jun-12
108.	Towa Koton	Sapporo	LF	290,000,000	30-Jun-12
109.	Treasure 15	Sapporo	RH	131,000,000	30-Jun-12
110.	Urban Yamahana	Sapporo	LF	107,000,000	30-Jun-12
111.	Aisho Plaza Hachiman	Sendai	RV	174,000,000	30-Jun-12
112.	Castle Kano	Sendai	Aota	189,000,000	30-Jun-12
113.	Clio Court	Sendai	Aota	192,000,000	30-Jun-12
114.	Core Life	Sendai	Aota	449,000,000	30-Jun-12
115.	Etoile Higashi Sendai	Sendai	RV	95,100,000	30-Jun-12
116.	Exceed Tsuchitai	Sendai	RV	75,700,000	30-Jun-12
117.	Fantage Yaotome	Sendai	Aota	214,000,000	30-Jun-12
118.	Florece Miyagino	Sendai	Aota	278,000,000	30-Jun-12
119.	High Grace II	Sendai	RV	288,000,000	30-Jun-12
120.	Liesse Wakabayashi	Sendai	RV	134,000,000	30-Jun-12
121.	Lively Kamisugi	Sendai	RV	65,500,000	30-Jun-12
122.	Maison d'Etoile II	Sendai	Aota	90,900,000	30-Jun-12
123.	Mansion Lilac	Sendai	RV	40,700,000	30-Jun-12
124.	Niken Chaya Grand Heights	Sendai	RV	359,000,000	30-Jun-12
125.	Royal Hills Katagiri	Sendai	RV	148,000,000	30-Jun-12
126.	Royal Hills Komatsushima	Sendai	RV	128,000,000	30-Jun-12
127.	Sun Hills Asahigaoka	Sendai	RV	51,500,000	30-Jun-12
128.	Sun Port 6	Sendai	RV	144,000,000	30-Jun-12
129.	Sun Rise Kashiwagi	Sendai	RV	166,000,000	30-Jun-12
130.	Sun Vario Shinden Eki Mae	Sendai	Aota	405,000,000	30-Jun-12
131.	Urban Hills Dainohara	Sendai	Aota	123,000,000	30-Jun-12
132.	YSK Co-op Saiwaicho	Sendai	Aota	417,000,000	30-Jun-12
133.	AMS Hatchobori I	Tokyo	RH	1,150,000,000	30-Jun-12
134.	The Palms Denenchofu	Tokyo	LF	562,000,000	30-Jun-12

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
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

22 August 2012

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.