



SaizenREIT) 最善

Presentation

March 2010

Prepared by
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(Manager of Saizen REIT)

www.saizenreit.com.sg

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Key Highlights

➤ **Distribution**

- Expect to start accumulating cash for distribution in the last quarter (April 2010 to June 2010)
- On track to resume distribution for current financial year ending 30 June 2010

➤ **Credit market and financing**

- Management Team is hopeful of making progress in securing new financing
 - Financing environment in Japan has stabilised
 - Unencumbered properties of about JPY 16 billion
 - Relatively low overall leverage
 - Saizen REIT's listing status
- YK Shintoku Loan (maturity default)
 - Interest rate increased from 3.07% to 7.07% per annum
 - Do not expect immediate foreclosure by lender
- YK Keizan Loan
 - New repayment terms (final payment in April 2010)

Key Highlights

Company	Maturity date	Prevailing Interest Rate	Loan Amount JPY (million)	Property Value JPY (million)
YK Shinzan	-	-	-	4,798.1
YK Kokkei	-	-	-	1,427.0
YK Shingen	-	-	-	9,758.1
YK Keizan	Apr 2010	3.63%	586.3 - <i>CMBS</i>	2,758.4
			586.3	18,741.6
GK Chosei	May 2011	3.30625%	454.8 - <i>Orix Corporation</i>	552.1
GK Choan	Jul 2011	2.66%	5,900.0 - <i>Societe Generale</i>	10,767.3
YK JOF	Sep 2019	3.50%	1,000.0 - <i>Mizuho Bank Ltd</i>	2,269.7
GK Chogen	Mar 2023	3.075%	317.4 - <i>The Higo Bank, Ltd</i>	656.0
YK Shintoku	Maturity default	7.07%	7,253.2 - <i>CMBS</i>	9,078.7
			15,511.7	42,065.4

Key Highlights

➤ **Operations remain stable**

- Property operations remain stable
- Average tenant turnover at 22% in FY2009 vs 21% in FY2008
- Rental reversion of new contracts entered into from July to December 2009 only marginally lower
- Occupancy rate remained stable above 90% since FY2008

➤ **Investment opportunities**

- Attractive investment opportunities exist, including in central areas of Tokyo
- Such opportunities will be explored as appropriate

Key Financial Information

NAV per Unit⁽¹⁾ as at 31 December 2009	JPY26.06 S\$0.40
NAV per Unit ⁽²⁾ as at 30 June 2009	JPY26.05 S\$0.40
NAV per Unit as at 30 June 2009 (excluding YK Shintoku ⁽³⁾)	JPY23.49 S\$0.36
Diluted NAV per Unit as at 30 June 2009 ⁽⁴⁾ (adjusted for exercise of warrants)	JPY20.37 S\$0.31
Diluted NAV per Unit as at 30 June 2009 (adjusted for exercise of warrants and excluding YK Shintoku ⁽³⁾)	JPY18.69 S\$0.28
Gearing ⁽⁵⁾ as at 30 June 2009	43.5%
Gearing as at 30 June 2009 (excluding YK Shintoku ⁽²⁾)	36.8%
Gearing as at 30 June 2009 (excluding YK Shintoku and adjusted for repayment of all other CMBS loans ⁽³⁾)	23.3%
Gearing as at 30 June 2009 (excluding YK Shintoku and adjusted for repayment of all other CMBS loans and for exercise of warrants ⁽⁶⁾)	14.2%

1. NAV per Unit as at 31 December 2009 is based on 952,782,055 Units in issue
2. NAV per Unit as at 30 June 2009 is based on 949,194,055 Units in issue
3. Adjusted for Mizuho loan and repayment of Star Finance loan and decrease in TK contribution
4. Diluted NAV per Unit is based on 1,446,357,417 Units and warrant proceeds of S\$44.7 million
5. Gearing is equal to the sum of total borrowings divided by the total value of assets
6. Assumed the use of warrant proceeds to pay down other loans
7. An exchange rate of JPY65.7 : S\$1.00 has been used in the computations above



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