

## 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))

### 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 2014 ("**FY2014**") has been completed.

A total of 138 properties held by Saizen REIT as at 30 June 2014 were subjected to the Annual Valuation.

The Annual Valuation was conducted by independent valuers namely, Real Estate Appraisal Aota Jimusho ("**Aota**"), Asset Research Inc. ("**AR**"), DTZ Debenham Tie Leung KK ("**DTZ**"), K.K. Halifax Associates dba Colliers International ("**HACI**"), International Appraisals Incorporated ("**IAI**"), 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 properties amounted to JPY 42,056.2 million (S\$517.3 million<sup>1</sup>). This represents an increase of 2.3% to the aggregate value of JPY 41,127.1 million<sup>2</sup> (S\$505.9 million) of the same 138 properties based on the valuation performed as at 30 June 2013.

The increase in the fair value of Saizen REIT's properties is in line with the improvement as observed in the overall property market, augmented by a compression of average capitalisation rates in many cities. The increase in property valuation had been more pronounced in cities such as Fukuoka, Hiroshima, Sapporo and Tokyo. On the other hand, valuations had been weighed down by an overall marginal 0.5% decrease in rental reversion of new contracts entered into in FY2014, increases in renovation expenses for older properties and challenging leasing conditions in Kitakyushu.

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 FY2014.

No.	Property Name	Location	Valuer	Annual Valuation (JPY)	Valuation Point
1.	Arati Hakata South	Fukuoka	Soken	357,000,000	30-Jun-14
2.	AS Residence Hakataekiminami	Fukuoka	RV	608,000,000	30-Jun-14
3.	Central Court Tenjin Higashi	Fukuoka	Soken	128,000,000	30-Jun-14
4.	Chic Takaramachi	Fukuoka	Soken	199,000,000	30-Jun-14
5.	Gold Mansion Nakao	Fukuoka	Soken	113,000,000	30-Jun-14
6.	La Finesse Hakataeki Minami	Fukuoka	Soken	474,000,000	30-Jun-14
7.	Le Pied Hirao	Fukuoka	Soken	247,000,000	30-Jun-14
8.	Orion Heim	Fukuoka	Soken	215,000,000	30-Jun-14

<sup>1</sup> Based on an exchange rate of JPY81.3/S\$ as at 30 June 2014.

<sup>2</sup> Excludes 1 property which was divested in May 2014.

No.	Property Name	Location	Valuer	Annual Valuation (JPY)	Valuation Point
9.	Relief Ohorinishi	Fukuoka	Soken	106,000,000	30-Jun-14
10.	Wing Befu	Fukuoka	Soken	114,000,000	30-Jun-14
11.	Matsukaze Building	Hakodate	AR	227,000,000	30-Jun-14
12.	Estate 18 Shinonome	Hiroshima	RV	254,000,000	30-Jun-14
13.	Fujimicho Building	Hiroshima	RV	363,000,000	30-Jun-14
14.	Grand Polestone Fujimi	Hiroshima	RV	181,000,000	30-Jun-14
15.	Grand Polestone Higashi Hiratsuka	Hiroshima	Soken	395,000,000	30-Jun-14
16.	Grand Polestone Kinya	Hiroshima	RV	141,000,000	30-Jun-14
17.	Grand Polestone Otemachi	Hiroshima	RV	467,000,000	30-Jun-14
18.	Grand Polestone Otemachi II	Hiroshima	Soken	381,000,000	30-Jun-14
19.	Grand Polestone Takeya	Hiroshima	Soken	529,000,000	30-Jun-14
20.	Grand Polestone Tsurumi	Hiroshima	RV	359,000,000	30-Jun-14
21.	Grand Polestone Tsurumi II	Hiroshima	RV	672,000,000	30-Jun-14
22.	Kusatsu Higashi Heights	Hiroshima	RV	214,000,000	30-Jun-14
23.	Matoba Meijibashi II	Hiroshima	RV	277,000,000	30-Jun-14
24.	Quest Tower Noboricho	Hiroshima	Soken	663,000,000	30-Jun-14
25.	Royal Shinonome	Hiroshima	RV	325,000,000	30-Jun-14
26.	Shinonome Heights	Hiroshima	RV	166,000,000	30-Jun-14
27.	Villa Kaita	Hiroshima	RV	328,000,000	30-Jun-14
28.	VOGA Minami Kannon	Hiroshima	RV	186,000,000	30-Jun-14
29.	Wing Nakahirodori	Hiroshima	Soken	723,000,000	30-Jun-14
30.	Abitare Korimoto	Kagoshima	RH	250,000,000	30-Jun-14
31.	Abitare Shimoarata I	Kagoshima	RH	258,000,000	30-Jun-14
32.	Abitare Shinyashiki	Kagoshima	RH	245,000,000	30-Jun-14
33.	Yamamoto Mansion	Kagoshima	RH	563,000,000	30-Jun-14
34.	Alte Heim Kokura	Kitakyushu	Prime	58,400,000	30-Jun-14
35.	Alte Heim Kokura II	Kitakyushu	Prime	372,000,000	30-Jun-14
36.	Alte Heim Kokura IV	Kitakyushu	Prime	73,900,000	30-Jun-14
37.	Alte Heim Mojekimae	Kitakyushu	Prime	147,000,000	30-Jun-14
38.	Chalet Aoyama	Kitakyushu	Sakura	238,000,000	30-Jun-14
39.	Chalet Einomaru II	Kitakyushu	RH	101,000,000	30-Jun-14
40.	Chalet Harunomachi	Kitakyushu	Prime	338,000,000	30-Jun-14
41.	Chalet Kanda II	Kitakyushu	Prime	202,000,000	30-Jun-14
42.	Chalet Kishinoura	Kitakyushu	RH	293,000,000	30-Jun-14
43.	Chalet Matsuo II	Kitakyushu	Prime	48,000,000	30-Jun-14
44.	Chalet Numahon Machi II	Kitakyushu	Prime	158,000,000	30-Jun-14
45.	Chalet Shiragane	Kitakyushu	RH	214,000,000	30-Jun-14
46.	Chalet Suwamachi	Kitakyushu	Prime	259,000,000	30-Jun-14
47.	Chalet Tsudashin Machi	Kitakyushu	Prime	126,000,000	30-Jun-14
48.	City Room Nakai III	Kitakyushu	RH	150,000,000	30-Jun-14
49.	Cosmos Kokura Eki Mae	Kitakyushu	RH	776,000,000	30-Jun-14
50.	Katano Residential Building	Kitakyushu	Prime	322,000,000	30-Jun-14
51.	Shinko Kokura Kogane Sky Mansion	Kitakyushu	prime	167,000,000	30-Jun-14
52.	Arioso Phrase	Koriyama	Aota	448,000,000	30-Jun-14
53.	Leggiero Viola	Koriyama	Aota	278,000,000	30-Jun-14
54.	Maestoso Figur	Koriyama	Aota	350,000,000	30-Jun-14
55.	EMYU Heisei Keyakidori Mansion	Kumamoto	Sakura	681,000,000	30-Jun-14
56.	EMYU Honjo	Kumamoto	HACI	892,000,000	30-Jun-14
57.	EMYU Shinmachi	Kumamoto	HACI	611,000,000	30-Jun-14

No.	Property Name	Location	Valuer	Annual Valuation (JPY)	Valuation Point
58.	EMYU Suizenji	Kumamoto	HACI	1,080,000,000	30-Jun-14
59.	Flour Mansion Jyosei	Kumamoto	Sakura	982,000,000	30-Jun-14
60.	KC Heights	Kumamoto	AR	107,000,000	30-Jun-14
61.	Mon Palais Toroku	Kumamoto	Sakura	201,000,000	30-Jun-14
62.	Rise Fujisaki Dai	Kumamoto	Sakura	312,000,000	30-Jun-14
63.	Rise Heiseiekimae	Kumamoto	Sakura	195,000,000	30-Jun-14
64.	Rise Kuhonji II	Kumamoto	AR	384,000,000	30-Jun-14
65.	Rise Kumamoto Station South	Kumamoto	Sakura	154,000,000	30-Jun-14
66.	Rise Oe	Kumamoto	Sakura	242,000,000	30-Jun-14
67.	Rise Shimodori	Kumamoto	AR	298,000,000	30-Jun-14
68.	Rise Shinoe	Kumamoto	RV	294,000,000	30-Jun-14
69.	Rise Yotsugibashi	Kumamoto	RV	445,000,000	30-Jun-14
70.	Romaage Kamidori Namikizaka	Kumamoto	Sakura	647,000,000	30-Jun-14
71.	Gardenia Kurashiki	Kurashiki	Soken	102,000,000	30-Jun-14
72.	K2 Mansion Morioka	Morioka	RH	301,000,000	30-Jun-14
73.	Senboku Heim I	Morioka	RH	153,000,000	30-Jun-14
74.	Senboku Heim II	Morioka	RH	76,000,000	30-Jun-14
75.	GEO Kamiokawamaedori 3	Niigata	RH	392,000,000	30-Jun-14
76.	Hills Kawabata	Niigata	RH	291,000,000	30-Jun-14
77.	Hills Nogizaka	Niigata	RH	328,000,000	30-Jun-14
78.	Taisei Building III	Oita	Soken	230,000,000	30-Jun-14
79.	Aster Yamahana	Sapporo	AR	131,000,000	30-Jun-14
80.	Bibress Tsukisamu Chuo Station	Sapporo	SS	613,000,000	30-Jun-14
81.	Casa Motomachi	Sapporo	SS	303,000,000	30-Jun-14
82.	Chateau 24	Sapporo	SS	391,000,000	30-Jun-14
83.	Chateau Nakanoshima	Sapporo	AR	204,000,000	30-Jun-14
84.	Dear Misono	Sapporo	RV	44,800,000	30-Jun-14
85.	Dominion Yamanote	Sapporo	SS	140,000,000	30-Jun-14
86.	Ebisu Building III	Sapporo	RH	71,000,000	30-Jun-14
87.	Estella 24-ken A	Sapporo	AR	73,600,000	30-Jun-14
88.	First Kotake Building	Sapporo	RH	850,000,000	30-Jun-14
89.	Glance Nishimachi	Sapporo	SS	348,000,000	30-Jun-14
90.	Heart Inn Hongou	Sapporo	RH	71,000,000	30-Jun-14
91.	Infinity Higashi Sapporo	Sapporo	RH	152,000,000	30-Jun-14
92.	Jeunes 23	Sapporo	AR	239,000,000	30-Jun-14
93.	Kohatsu 88	Sapporo	AR	47,700,000	30-Jun-14
94.	Kotoni 1-6 Mansion	Sapporo	SS	259,000,000	30-Jun-14
95.	Les Chambres	Sapporo	RV	69,600,000	30-Jun-14
96.	Luna Heights	Sapporo	AR	228,000,000	30-Jun-14
97.	Maison Towa	Sapporo	RH	161,000,000	30-Jun-14
98.	Matsui 53	Sapporo	AR	157,000,000	30-Jun-14
99.	Matsui 82	Sapporo	SS	287,000,000	30-Jun-14
100.	Misono	Sapporo	RH	301,000,000	30-Jun-14
101.	Park Crystal	Sapporo	AR	228,000,000	30-Jun-14
102.	Plaza Nakajima Park	Sapporo	SS	260,000,000	30-Jun-14
103.	Residence Shiroishi ABCD	Sapporo	SS	466,000,000	30-Jun-14
104.	S. Heim	Sapporo	RH	95,000,000	30-Jun-14
105.	Sec' As Blue II	Sapporo	RV	349,000,000	30-Jun-14
106.	Suien	Sapporo	AR	92,000,000	30-Jun-14

No.	Property Name	Location	Valuer	Annual Valuation (JPY)	Valuation Point
107.	Sun City	Sapporo	RV	309,000,000	30-Jun-14
108.	Three Tower	Sapporo	SS	775,000,000	30-Jun-14
109.	TOA Mansion	Sapporo	SS	601,000,000	30-Jun-14
110.	Towa Kita 7 Jo	Sapporo	RH	376,000,000	30-Jun-14
111.	Towa Kotoni	Sapporo	SS	311,000,000	30-Jun-14
112.	Treasure 15	Sapporo	SS	131,000,000	30-Jun-14
113.	Urban Yamahana	Sapporo	SS	97,000,000	30-Jun-14
114.	Aisho Plaza Hachiman	Sendai	Aota	176,000,000	30-Jun-14
115.	Castle Kano	Sendai	RH	190,000,000	30-Jun-14
116.	Clio Court	Sendai	RH	193,000,000	30-Jun-14
117.	Core Life	Sendai	RH	458,000,000	30-Jun-14
118.	Etoile Higashi Sendai	Sendai	Aota	99,400,000	30-Jun-14
119.	Exceed Tsuchitoui	Sendai	Aota	82,500,000	30-Jun-14
120.	Fantage Yaotome	Sendai	DTZ	230,000,000	30-Jun-14
121.	Floreceer Miyagino	Sendai	DTZ	307,000,000	30-Jun-14
122.	High Grace II	Sendai	Aota	316,000,000	30-Jun-14
123.	Liesse Wakabayashi	Sendai	AR	154,000,000	30-Jun-14
124.	Lively Kamisugi	Sendai	Aota	69,300,000	30-Jun-14
125.	Maison d'Etoile II	Sendai	RH	119,000,000	30-Jun-14
126.	Niken Chaya Grand Heights	Sendai	Aota	357,000,000	30-Jun-14
127.	Royal Hills Katagiri	Sendai	AR	157,000,000	30-Jun-14
128.	Royal Hills Komatsushima	Sendai	AR	145,000,000	30-Jun-14
129.	Sun Hills Asahigaoka	Sendai	Aota	53,000,000	30-Jun-14
130.	Sun Port 6	Sendai	Aota	149,000,000	30-Jun-14
131.	Sun Rise Kashiwagi	Sendai	Aota	170,000,000	30-Jun-14
132.	Sun Vario Shinden Eki Mae	Sendai	RH	419,000,000	30-Jun-14
133.	Urban Hills Dainohara	Sendai	AR	129,000,000	30-Jun-14
134.	YSK Co-op Saiwaicho	Sendai	RH	422,000,000	30-Jun-14
135.	AMS Hatchobori I	Tokyo	IAI	1,253,000,000	30-Jun-14
136.	Clair Court Roka Koen	Tokyo	IAI	754,000,000	30-Jun-14
137.	Cosmo Reveur Sangenjaya	Tokyo	DTZ	609,000,000	30-Jun-14
138.	The Palms Denenchofu	Tokyo	IAI	568,000,000	30-Jun-14

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

26 August 2014

## **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**”). The 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.