



ARA ASSET MANAGEMENT LIMITED



**RESULTS FOR THE FIRST QUARTER ENDED
31 MARCH 2008**



AGENDA



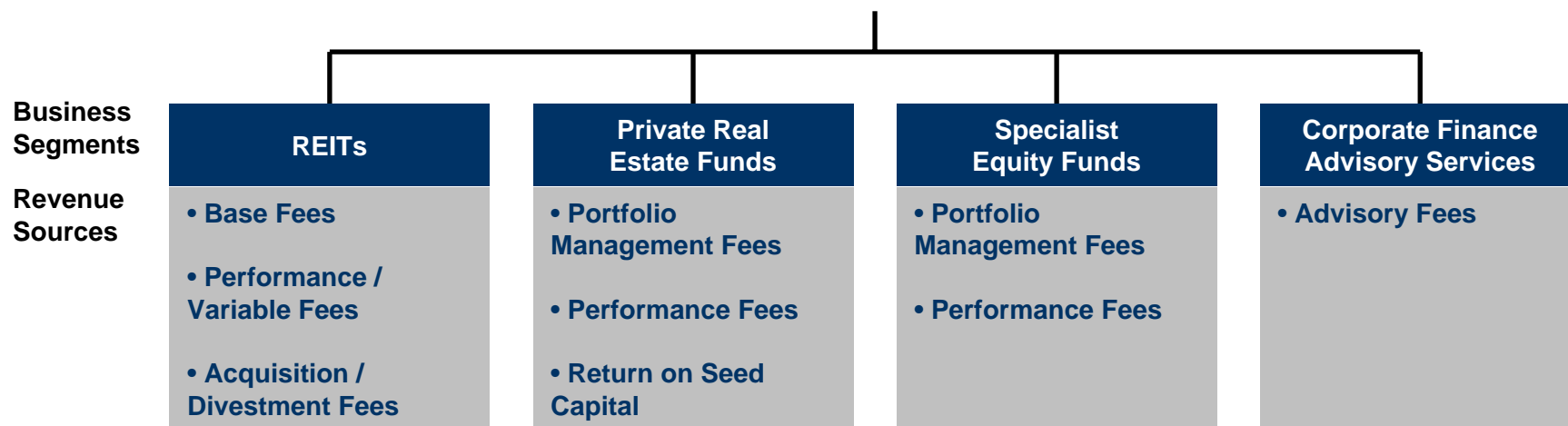
1. Overview of ARA
2. Highlights
3. Financial Review
4. Outlook

1. OVERVIEW OF ARA



Leading Asian real estate fund manager

ARA Asset Management Limited







<p>Notes:</p>	<p>For the REITs we manage, we earn:</p> <ul style="list-style-type: none"> • base fees based on the value of the properties of the REITs; • performance / variable fees based on the net property income of the REITs; and • acquisition / divestment fees based on the acquisition / divestment value of properties acquired / divested by the REITs. 	<p>For the private real estate funds we manage, we earn:</p> <ul style="list-style-type: none"> • portfolio management fees based on the committed / invested capital of the funds; • a share of the returns of the funds at the end of the funds' lives for performance beyond certain hurdle rates as performance fees; • we also invest a portion of our capital as seed capital for certain of our funds and are entitled to returns on such seed capital. 	<p>For the specialist equity funds we manage, we earn:</p> <ul style="list-style-type: none"> • portfolio management fees based on the NAV of the funds; and • a share of the returns of the funds periodically for performance beyond certain hurdle rates as performance fees. 	<p>We earn advisory fees for corporate finance advisory services rendered.</p>
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Fund Products



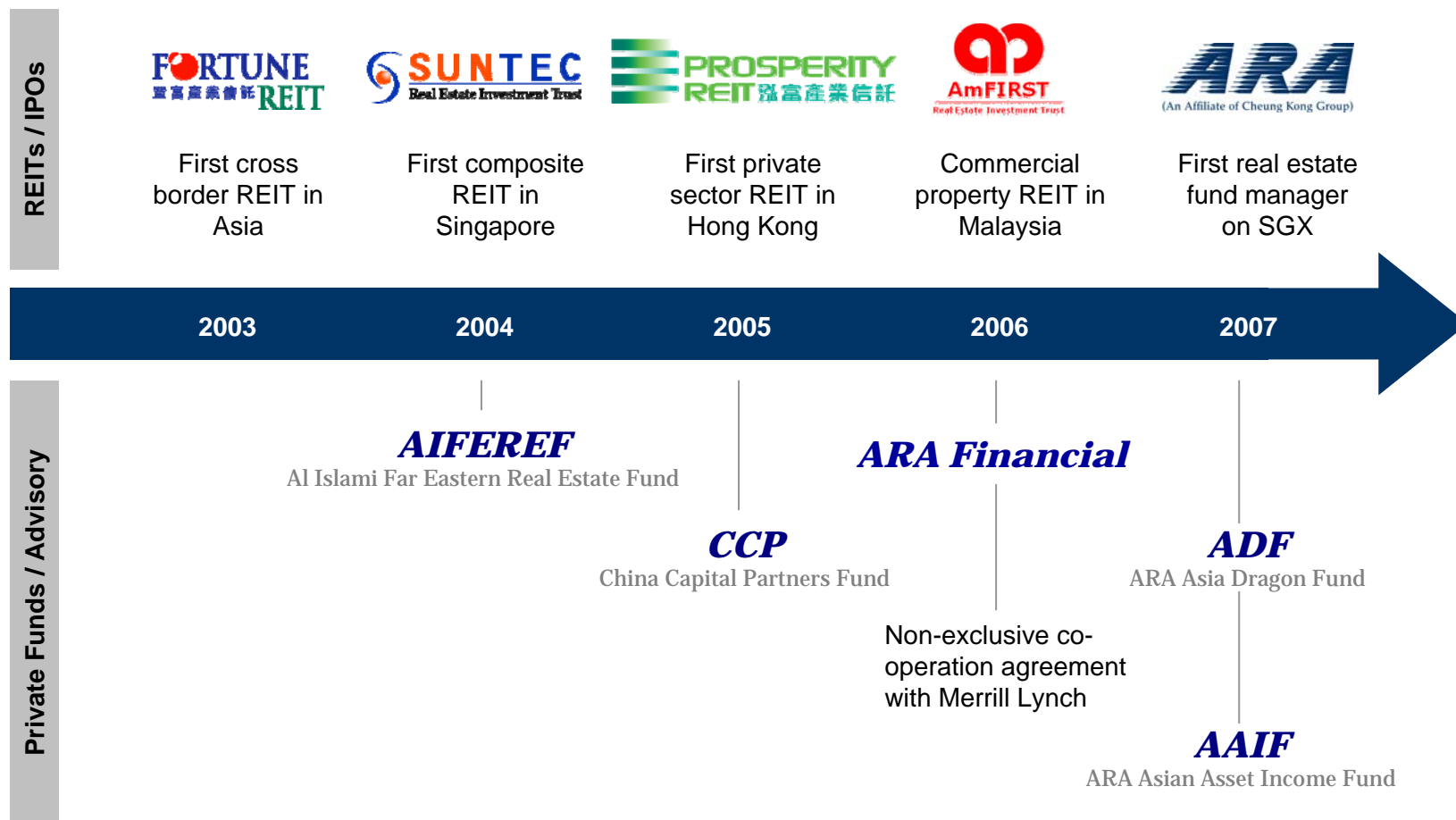
Diversified and complementary fund strategies

REITs	 FORTUNE REIT 豐亨置業信託	 SUNTEC Real Estate Investment Trust	 PROSPERITY REIT 強富產業信託	 AmFIRST Real Estate Investment Trust
Description	SGX-listed with Hong Kong retail assets	SGX-listed with Singapore retail and office assets	HKSE-listed with HK office and industrial assets	Bursa-listed with M'sian commercial assets
Property Value⁽¹⁾	HK\$9,717 mil	S\$5,728 mil	HK\$5,225 mil	RM836 mil
Rentable Area	1.7 mil sf	2.4 mil sf	1.2 mil sf	2.3 mil sf
Private Real Estate Funds	<i>ADF</i> ARA Asia Dragon Fund	<i>AIFEREF</i> Al Islami Far Eastern Real Estate Fund	<i>CCP</i> China Capital Partners Fund	
Description	Flagship strategic and opportunistic Asian private real estate fund	<i>Shariah-compliant fund invested in Singapore (Divested in Oct 07)</i>	JV with DLJ RECP for strategic real estate investments in China	
Specialist Equity Funds	<i>AAIF</i> ARA Asian Asset Income Fund			
Description	Open-ended private fund investing in REITs, listed infrastructure and utilities trusts in the Asia-Pacific			

Milestones



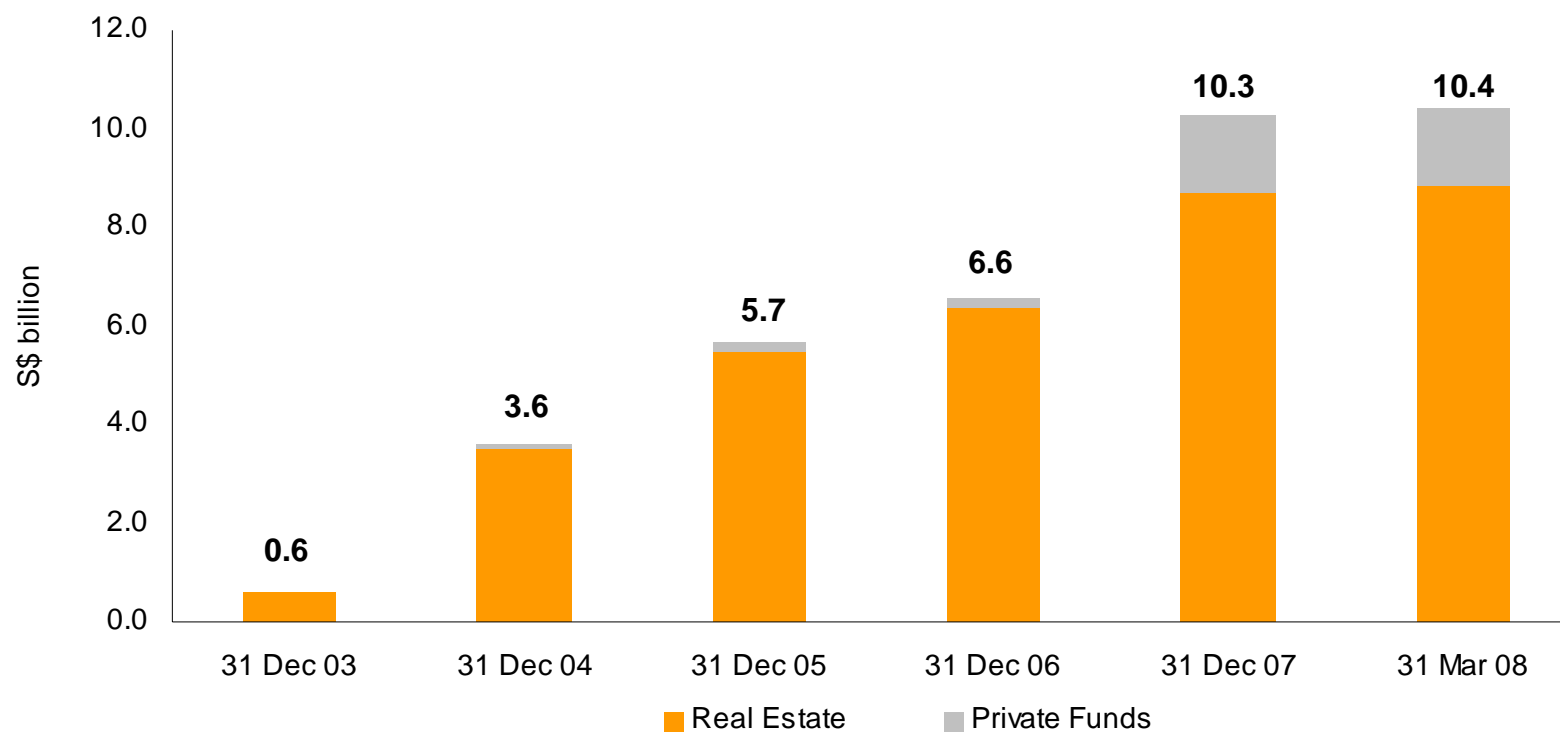
Track record of strong growth



Total Assets Under Management



S\$10.4 billion (US\$7.5 billion)⁽¹⁾ as at 31 Mar 08



Notes:

(1) Based on 31 Mar 08 exchange rates. Source: Bloomberg

2. HIGHLIGHTS



Revenue increased by 107%, net profit soared 137%

Consistent earnings

- 1Q08 net profit up by 137% to S\$9.2 mil from S\$3.9 mil in 1Q07
- Total revenue increased by 107% to S\$17.5 mil from S\$8.5 mil in 1Q08

Excellent financial strength

- Net cash position in excess of S\$50 mil⁽¹⁾
- Asset-light business model with low debt requirements
- Stable recurrent income from REIT and private real estate fund management with no redemption risks

REITs continue to see healthy rental reversions

- Expected to boost REIT management income in FY08.

Private funds on track for growth

- ARA Asia Dragon Fund making good progress on investments
- Launched second Shariah-compliant private real estate fund

3. FINANCIAL REVIEW



Financial Results



Consistent earnings

		1Q08	1Q07	Change
Total Revenue	(S\$'000)	17,488	8,459	107%
EBIT	(S\$'000)	10,263	4,406	133%
Net Profit	(S\$'000)	9,194	3,874	137%
Net Margin	(%)	53%	46%	+7%
EPS⁽¹⁾	(S cents)	1.58	0.76	108%
ROE⁽²⁾	(%)	35%	<i>n.m.</i>	<i>n.m.</i>

		31 Mar 08	31 Dec 07	Change
Real Estate⁽³⁾	(millions)	S\$8,839 (US\$6,405)	S\$8,685 (US\$6,294)	2%
Private Funds⁽⁴⁾	(millions)	S\$1,574 (US\$1,141)	S\$1,579 (US\$1,144)	<i>n.m.</i>
Total AUM⁽⁵⁾	(millions)	S\$10,413 (US\$7,546)	S\$10,264 (US\$7,438)	1%

Notes:

(1) Based on weighted average number of shares of 582,060,000 shares in issue as at 31 Mar 08 and 509,060,000 shares in issue as at 31 Mar 07

(2) Annualised figure

(3) Comprises property value of REITs and 3rd party real estate managed by ARA

(4) Comprises committed capital of private real estate funds and NAV of specialist equity funds managed by ARA

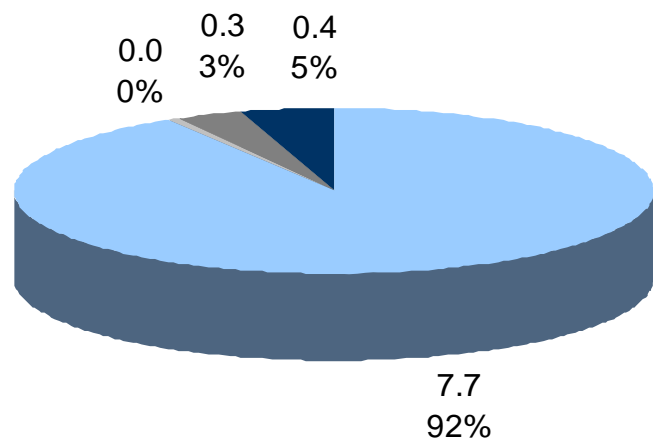
(5) Based on 31 Mar 08 exchange rates. Source: Bloomberg.

Revenue by Segments

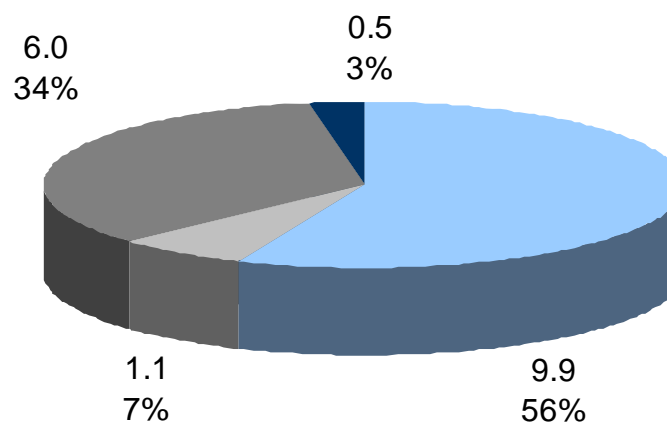


Strong growth in recurrent income

1Q07 Total Revenue (S\$ mil)
Total: S\$8.5 mil



1Q08 Total Revenue: (S\$ mil)
Total: S\$17.5 mil (+107%)



■ REIT base and performance fees
 ■ Acquisition fees
■ Portfolio management and service fees
 ■ Other income

- REIT base and performance fees increased in line with the Group’s enlarged REIT portfolio and higher net property income in managed REITs
- ARA Asia Dragon Fund provided significant boost to portfolio management fee income

4. OUTLOOK



Positioned for growth

REITs

- Continue to focus on pro-active asset management and asset enhancement to boost property income
- Actively exploring setting new REITs in new asset classes

Private Funds

- Seeking to complete 3rd closing for ADF in mid 08
- Targeting to close second Shariah-compliant private real estate fund by end 08

Strengthening our position

- Adhering to fee-based fund management business model
- Seeking to capitalise on opportunities that may arise

Continuing our growth towards becoming Asia's premier real estate fund manager

Disclaimer

These slides may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of uncertainties, risks and assumptions. Representative examples of these factors include but are not limited to general market and economic conditions, interest rate trends, competition from other real estate investors, changes in operating expenses including employee wages and benefits, changes in government policies, and the continued availability of financing in the amounts and terms necessary to support future business. You are cautioned not to place undue reliance on the forward-looking statements in these slides, which are based on the current view of management on future events. Information from external sources in these slides have not been independently verified by us. The external sources quoted in these slides have not consented to the inclusion of the information in these slides.

Credit Suisse (Singapore) Limited and DBS Bank Ltd. were the joint global coordinators, bookrunners and underwriters for the initial public offering of the Company.

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