

PRESS RELEASE

ARA FULL YEAR NET PROFIT SOARS 32% TO RECORD \$48.3 MILLION

- **Total revenue rose 23% to S\$86.3 million**
- **Proposed final dividend of S\$0.025 per share, total payout of S\$0.048 for FY2009**
- **Proposed 1-for-5 bonus issue to reward shareholders**
- **Total assets under management up 11% for the year to S\$13.5 billion (approximately US\$9.6 billion)**

FY2009 Results Highlights

		FY2009	FY2008	Change
Revenue				
Management fees	(S\$'000)	67,102	64,484	4%
Acquisition and performance fees	(S\$'000)	7,494	1,148	553%
Other income	(S\$'000)	11,683	4,407	165%
Total Revenue	(S\$'000)	86,279	70,039	23%
EBIT¹	(S\$'000)	54,509	40,326	35%
Net Profit	(S\$'000)	48,339	36,729	32%
EPS²	(S cents)	8.30	6.31	32%
Net Margin	(%)	56%	52%	4% pts

¹ Earnings before interest and tax

² Based on 582,060,000 shares in issue as at 31 December 2009 and 31 December 2008

22 February 2010 – ARA Asset Management Limited (“ARA” or the “Group”) is pleased to announce a record net profit of S\$48.3 million for the full year ended 31 December 2009 (“FY2009”), a 32% increase from the previous record of S\$36.7 million achieved in FY2008.

Despite challenging economic conditions in FY2009, recurrent management fees registered a 4% increase to S\$67.1 million. Acquisition and performance fees climbed 553% to S\$7.5 million on the back of fees received in relation to the establishment of the ARA Harmony Fund on 30 September 2009 and Fortune REIT’s acquisition of 3 retail properties in Hong Kong which was completed on 15 October 2009. Other income soared 165% to S\$11.7 million,

primarily from higher distribution income from the Group's financial assets and gains from the disposal of REIT units received as part payment of REIT management fees. All in, total revenue for the year rose by a commendable 23% to S\$86.3 million. As at 31 December 2009, the Group's assets under management stood at S\$13.5 billion (approximately US\$9.6 billion).

During the year, the Group completed a number of important initiatives which laid a firm foundation for the future growth of the Group. The ARA Harmony Fund and the recently established real estate management services business division comprising APM Property Management Pte. Ltd. ("APM") and Suntec Singapore International Convention & Exhibition Services Pte. Ltd. ("SSICES") will contribute materially to the Group's recurrent management fee income in FY2010, in addition to REIT management fee contribution from Fortune REIT's acquisition of 3 retail properties in Hong Kong. Suntec REIT and Fortune REIT have also strengthened their balance sheets through the refinancing of their loans due in 2009 and 2010 respectively, and equity fund raisings. This puts the two REITs on a firm footing to capitalize on improving market conditions to make value-adding acquisitions going forward.

To thank shareholders for their continued support of the Company, the Board has proposed a final cash dividend of S\$0.025 per share for FY2009 and a bonus issue of up to 116,412,000 new ordinary shares of S\$0.002 each in the capital of the Company on the basis of one (1) bonus share credited as fully paid for every five (5) existing shares held in the capital of the Company.

ARA Group CEO, John Lim commented, "2009 has been a fantastic year for ARA. Despite the very challenging external environment, the Group achieved yet another year of record profits. More significantly, we have laid the foundation for continued growth in 2010 and beyond with the establishment of the ARA Harmony Fund and the acquisition of APM and SSICES. ARA has grown from strength to strength through the financial crisis and the Group is now firmly established as one of the leading real estate fund managers in Asia. With the impending listing of Cache Logistics Trust, the Group will also be venturing into the industrial logistics sector in the Asia Pacific region."

Mr Lim added, "To thank shareholders for keeping faith with ARA through this difficult period, the Board is pleased to propose a final cash dividend of 2.5 Singapore cents per share as well as a 1-for-5 bonus issue. Barring unforeseen circumstances, we believe that with the continued expansion of the Group, we will be able to maintain the current cash dividend per share, notwithstanding the increased number of shares post the bonus issue. As Asia powers ahead

as the engine of global economic growth, ARA is well-positioned to tap on the region's emergence to continue our growth.”

The proposed final cash dividend and bonus issue are subject to shareholders' approval at the Company's Annual General Meeting / Special General Meeting to be held on 26 April 2010. Inclusive of the interim cash dividend of S\$0.023 per share, the total cash dividend for FY2009 amounts to S\$0.048 per share.

About ARA Asset Management Limited

ARA, an affiliate of the Cheung Kong group, is a real estate fund management company listed on the main board of the Singapore Exchange. ARA's business is focused on the following primary segments:

- (a) REITs – The Group is one of the largest REIT managers in Asia ex-Japan and currently manages four REITs listed in three countries namely, Fortune REIT and Suntec REIT listed in Singapore, Prosperity REIT listed in Hong Kong and AmFIRST REIT listed in Malaysia;
- (b) Private funds – The Group manages several private funds investing in real estate and real estate-related securities in Asia;
- (c) Real estate management services – The Group provides various real estate management services including property management services and convention & exhibition services; and
- (d) Corporate finance advisory services – The Group has an in-house advisory arm providing corporate finance advisory services to the Group and the various REITs we manage.

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