

PRESS RELEASE

ARA REPORTS 11% INCREASE IN YTD 3Q2010 NET PROFIT TO S\$38.1 MILLION

- Total revenue rose 19% to S\$70.8 million
- Recurrent management fees increased 28% to S\$62.4 million
- Total assets under management of S\$14.7 billion (approximately US\$11.1 billion)

YTD 3Q2010 Results Highlights

		YTD 3Q2010	YTD 3Q2009	Change
Revenue				
Management fees	(S\$'000)	62,443	48,770	28%
Acquisition and performance fees	(S\$'000)	1,094	2,447	(55%)
Other income	(S\$'000)	7,287	8,179	(11%)
Total Revenue	(S\$'000)	70,824	59,396	19%
EBIT ¹	(S\$'000)	43,442	38,012	14%
Net Profit	(S\$'000)	38,059	34,261	11%
EPS ²	(S cents)	5.45	4.91	11%
Net Margin	(%)	54%	58%	-4% pts

¹ Earnings before interest and tax

² Based on 698,471,997 shares in issue after the issue of bonus shares on 10 May 2010

10 November 2010 – ARA Asset Management Limited (“ARA” or the “Group”) is pleased to report an 11% increase in net profit for the nine months ended 30 September 2010 (“YTD 3Q2010”) to S\$38.1 million.

Total revenue rose 19% to S\$70.8 million during the period, driven by a 28% jump in recurrent management fees from S\$48.8 million in YTD 3Q2009 to S\$62.4 million in YTD 3Q2010. The increase was primarily due to contributions from the Group’s real estate management services business division and the ARA Harmony Fund which were established in 4Q2009 and Cache Logistics Trust (“Cache”), which was listed on the SGX-ST¹ on 12 April 2010.

¹ Singapore Exchange Securities Trading Limited

The Group received acquisition and performance fees of S\$1.1 million in YTD 3Q2010 from the ARA Harmony Fund. In YTD 3Q2009, the Group received S\$2.4 million in relation to the establishment of the ARA Harmony Fund. Other income decreased 11% to S\$7.3 million in YTD 3Q2010 primarily due to lower net gains on disposal / fair valuation of REIT units received by the Group as part payment for REIT management fees.

As at 30 September 2010, the property portfolios of Suntec REIT and Cache were revalued upwards by 4.0% and 1.5% respectively while the Suntec Singapore International Convention & Exhibition Centre, owned by the ARA Harmony Fund, was revalued with a valuation gain of 20%. Together with acquisitions by the ARA Asia Dragon Fund, these valuation gains pushed the Group's total assets under management ("AUM") to a record S\$14.7 billion (approximately US\$11.1 billion).

On 26 October 2010, Suntec REIT announced that it has entered into a conditional share purchase agreement to acquire a one-third interest in Marina Bay Financial Centre Towers 1 and 2, the Marina Bay Link Mall and 695 car park lots ("MBFC"). If approved by Suntec REIT's unitholders, the acquisition of this prime landmark commercial development will add a further S\$1.5 billion to ARA's AUM and contribute materially to the Group's income in FY2010 and beyond.

ARA Group CEO, John Lim commented, "FY2010 is shaping up to be another tremendous year for ARA. The new business divisions established over the past year namely real estate management services, the ARA Harmony Fund and Cache are now well integrated into the Group and contributing nicely to the Group's income. In addition, we are pursuing growth on multiple fronts with the targeted launch of the ARA Asia Dragon Fund II in 1H2011, collaborations with our new strategic partner APN Property Group in Australia, and REIT acquisitions, in particular the MBFC acquisition by Suntec REIT. As one of the largest specialist real estate fund managers in Asia and with a network spanning Singapore, Hong Kong, China, Malaysia and Australia, ARA is uniquely positioned to take advantage of the growth opportunities in the region."

"ARA has also been included by Forbes Asia Magazine in its "Asia's 200 Best Under a Billion" list in September this year. Chosen from approximately 13,000 publicly-listed companies in the Asia Pacific, this accolade is a sterling recognition of the remarkable progress and growth achieved by the Group since our establishment in 2002. We are very honoured by this award and will continue to strive towards becoming *the* premier real estate fund manager in Asia."

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 five REITs listed in three countries namely, Fortune REIT dual-listed in Singapore and Hong Kong, Suntec REIT and Cache Logistics Trust listed in Singapore, Prosperity REIT listed in Hong Kong and AmFIRST REIT listed in Malaysia;
- (b) Private real estate 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 property management services and manages the award-winning Suntec Singapore International Convention & Exhibition Centre; and
- (d) Corporate finance advisory services – The Group has an in-house advisory arm providing corporate finance advisory services to related corporations.

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