

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))

DRAWDOWN OF SHORT-TERM BRIDGING LOAN

The Board of Directors of Japan Residential Assets Manager Limited, the manager ("**Manager**") of Saizen Real Estate Investment Trust ("**Saizen REIT**"), wishes to announce that the Management Team has successfully drawn down a JPY 400 million (S\$ 6.0 million¹) short-term bridging loan ("**Loan**") from a Japanese financial institution, Star Finance Co., Ltd, on 29 May 2009.

As previously disclosed, the Management Team has been working on, among others, short-term bridging facilities to enable the repayment of loans funded by commercial mortgage-backed securities. The Loan, which carries an annual interest rate of 15%, is for a term of up to end October 2010 but can be partially or fully repaid at any time after August 2009. The Management Team intends to repay the Loan with internal cash resources as soon as practicable given its high interest costs.

The property portfolio of Saizen REIT's TK operator, Yugen Kaisha JOF, has been pledged as security for the Loan. This property portfolio was valued at JPY 2.32 billion (S\$34.7 million¹) based on a desktop valuation as at 31 January 2009.

1. Based on exchange rate of S\$1 to JPY66.8, which is applied throughout this announcement.

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.)
Chief Executive Officer

4 June 2009

In relation to the initial public offering of Saizen REIT, the financial adviser and issue manager was Morgan Stanley Asia (Singapore) Pte. The joint bookrunners and underwriters were Morgan Stanley Asia (Singapore) Pte., Morgan Stanley & Co. International plc and Credit Suisse (Singapore) Limited.

Important Notice

The value of 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement 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 is not necessarily indicative of the future performance of Saizen REIT.