

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))

DEPLOYMENT OF RIGHTS ISSUE PROCEEDS

Pursuant to Rule 815 of the Listing Manual of the Singapore Exchange Securities Trading Limited (which requires significant disbursements of the proceeds raised from a rights issue to be announced), the Board of Directors of Japan Residential Assets Manager Limited (the “**Manager**”), as manager of Saizen Real Estate Investment Trust (“**Saizen REIT**”), wishes to announce that the Manager has fully deployed the net proceeds of approximately S\$41.1 million from the rights issue of Saizen REIT which was completed in June 2009, together with internal cash resources, towards the repayment of the JPY4.62 billion (S\$71.3 million¹) loan of Yugen Kaisha Shingen on 25 December 2009.

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

28 December 2009

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.

¹ Based on exchange rate of S\$1.00 to JPY64.8 as at 24 December 2009