
ANNUAL VALUATION OF PROPERTIES OF SAIZEN REIT'S PROPERTY PORTFOLIO

Japan Residential Assets Manager Limited (the "**Manager**"), the manager of Saizen Real Estate Investment Trust ("**Saizen REIT**") is pleased to announce that the annual valuation for the financial year ended 30 June 2010 (the "**Annual Valuation**") for all properties of Saizen REIT's property portfolio has been completed.

As at the date hereof, Saizen REIT's portfolio comprises 161 properties located in 13 regional cities in Japan.

The Annual Valuation was conducted by independent valuers namely, Advance Appraisers Co., Ltd ("**AA**"), Real Estate Appraisal Aota Jimusho ("**Aota**"), KK Asset Research ("**AR**"), Prime Appraisal Institute Co, Ltd ("**Prime**"), Rich Appraisal Institute Co., Ltd ("**RH**"), Real Value Inc. ("**RV**"), KK Sakura Business Partners ("**Sakura**"), KK Soken ("**Soken**") and Success Solution Inc. ("**SS**").

Based on the Annual Valuation, the aggregate value of Saizen REIT's properties amounted to JPY 40,381.7 million (S\$636.9 million¹). This represents a decrease of 4.0% to the aggregate value of JPY 42,051.1 million² (S\$663.3 million) of these 161 properties based on the valuation performed as at 30 June 2009.

The fair value of Saizen REIT's properties decreased because the independent valuers had adopted slightly higher capitalisation rates, in view that while the property and credit markets have stabilised, property buyers and lenders still tend to adopt a cautious approach. The slight decrease in rental rates of new contracts entered into in FY2010 for Saizen REIT's properties also contributed to the decrease in valuations.

Details of the Annual Valuation are set out in the table below. These valuations will be reflected in the financial statements of Saizen REIT for the year ended 30 June 2010.

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
1.	Arati Hakata South	Fukuoka	Soken	315,000	30-Jun-10
2.	Central Court Tenjin Higashi	Fukuoka	RH	122,000	30-Jun-10
3.	Chic Takaramachi	Fukuoka	Soken	204,000	30-Jun-10
4.	Gold Mansion Nakao	Fukuoka	RH	128,000	30-Jun-10
5.	Johnan Building III	Fukuoka	Soken	316,000	30-Jun-10
6.	La Finesse Hakataeki Minami	Fukuoka	Soken	424,000	30-Jun-10
7.	Le Pied Hirao	Fukuoka	RH	244,000	30-Jun-10
8.	Orion Heim	Fukuoka	Soken	202,000	30-Jun-10
9.	Patios Ohashi	Fukuoka	Prime	82,000	30-Jun-10
10.	Relief Ohorinishi	Fukuoka	AA	108,000	30-Jun-10
11.	Saumur Meinohama II	Fukuoka	Prime	53,000	30-Jun-10

¹ Based on an exchange rate of S\$1.00 to JPY63.4 as at 30 June 2010, which is applied throughout this announcement.

² Excludes the aggregate value of five properties which were divested between August 2009 and October 2009.

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
12.	Wealth Meinohama	Fukuoka	AA	59,100	30-Jun-10
13.	Wing Befu	Fukuoka	Soken	115,000	30-Jun-10
14.	Jewel Town Suehiro	Hakodate	AR	143,000	30-Jun-10
15.	Matsukaze Building	Hakodate	AR	238,000	30-Jun-10
16.	Villa Kaigancho	Hakodate	AR	261,000	30-Jun-10
17.	Aistage Ushita Minami	Hiroshima	SS	270,000	30-Jun-10
18.	Alpha Shinonome	Hiroshima	SS	81,700	30-Jun-10
19.	Estate 18 Shinonome	Hiroshima	RH	259,000	30-Jun-10
20.	Fujimicho Building	Hiroshima	AA	346,000	30-Jun-10
21.	Funairi Honmachi 54	Hiroshima	SS	164,000	30-Jun-10
22.	Global Matsukawa Building	Hiroshima	SS	215,000	30-Jun-10
23.	Grand Polestone Fujimi	Hiroshima	AA	174,000	30-Jun-10
24.	Grand Polestone Higashi Hiratsuka	Hiroshima	AA	406,000	30-Jun-10
25.	Grand Polestone Kinya	Hiroshima	RH	154,000	30-Jun-10
26.	Grand Polestone Otemachi	Hiroshima	SS	441,000	30-Jun-10
27.	Grand Polestone Otemachi II	Hiroshima	AA	369,000	30-Jun-10
28.	Grand Polestone Takeya	Hiroshima	RH	552,000	30-Jun-10
29.	Grand Polestone Tsurumi	Hiroshima	AA	362,000	30-Jun-10
30.	Higashi Hakushima Y Building	Hiroshima	SS	156,000	30-Jun-10
31.	Kamei Five	Hiroshima	SS	74,900	30-Jun-10
32.	Kinyacho Grande	Hiroshima	SS	420,000	30-Jun-10
33.	Kinyacho Y Building	Hiroshima	AA	188,000	30-Jun-10
34.	Kusatsu Higashi Heights	Hiroshima	RH	202,000	30-Jun-10
35.	Matoba Meijibashi II	Hiroshima	RH	288,000	30-Jun-10
36.	Matoba Y Building	Hiroshima	AA	173,000	30-Jun-10
37.	Otemachi Y Building	Hiroshima	AA	180,000	30-Jun-10
38.	Quest Tower Noboricho	Hiroshima	AR	540,000	30-Jun-10
39.	Residence II Yasuda	Hiroshima	SS	90,000	30-Jun-10
40.	Royal Shinonome	Hiroshima	RH	325,000	30-Jun-10
41.	Shinonome Heights	Hiroshima	RH	170,000	30-Jun-10
42.	Sun Park Yokokawa	Hiroshima	SS	55,100	30-Jun-10
43.	Villa Kaita	Hiroshima	RH	312,000	30-Jun-10
44.	VOGA Minami Kannon	Hiroshima	RH	193,000	30-Jun-10
45.	Wing Nakahirodori	Hiroshima	AA	704,000	30-Jun-10
46.	Abitare Korimoto	Kagoshima	Prime	261,000	30-Jun-10
47.	Abitare Shimoarata I	Kagoshima	AR	282,000	30-Jun-10
48.	Abitare Shinyashiki	Kagoshima	AR	252,000	30-Jun-10
49.	Yamamoto Mansion	Kagoshima	AR	565,000	30-Jun-10
50.	Alte Heim Kokura	Kitakyushu	Prime	75,000	30-Jun-10
51.	Alte Heim Kokura II	Kitakyushu	Prime	400,000	30-Jun-10
52.	Alte Heim Kokura IV	Kitakyushu	Prime	95,000	30-Jun-10
53.	Alte Heim Mojekimae	Kitakyushu	Prime	157,000	30-Jun-10
54.	Alte Heim Orio	Kitakyushu	Prime	272,000	30-Jun-10
55.	Chalet Aoyama	Kitakyushu	RH	224,000	30-Jun-10
56.	Chalet Einomaru II	Kitakyushu	Sakura	108,000	30-Jun-10
57.	Chalet Harunomachi	Kitakyushu	Soken	347,000	30-Jun-10
58.	Chalet Kanda II	Kitakyushu	Soken	250,000	30-Jun-10
59.	Chalet Kishinoura	Kitakyushu	Sakura	290,000	30-Jun-10
60.	Chalet Matsuo II	Kitakyushu	Soken	59,600	30-Jun-10

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
61.	Chalet Numahon Machi II	Kitakyushu	Sakura	144,000	30-Jun-10
62.	Chalet Shiragane	Kitakyushu	Soken	213,000	30-Jun-10
63.	Chalet Suwamachi	Kitakyushu	Sakura	280,000	30-Jun-10
64.	Chalet Tsudashin Machi	Kitakyushu	Sakura	137,000	30-Jun-10
65.	City Room Nakai III	Kitakyushu	Soken	152,000	30-Jun-10
66.	Club House Kikugaoka	Kitakyushu	AA	234,000	30-Jun-10
67.	Katano Residential Building	Kitakyushu	Soken	356,000	30-Jun-10
68.	KN 21 Shiragane	Kitakyushu	RH	229,000	30-Jun-10
69.	KN 7 Kirigaoka	Kitakyushu	RH	317,000	30-Jun-10
70.	Shinko Kokura Kogane Sky Mansion	Kitakyushu	Soken	213,000	30-Jun-10
71.	Arioso Phrase	Kohriyama	RH	444,000	30-Jun-10
72.	Leggiero Viola	Kohriyama	Aota	282,000	30-Jun-10
73.	Maestoso Figur	Kohriyama	Aota	365,000	30-Jun-10
74.	EMYU Heisei Keyakidori Mansion	Kumamoto	Sakura	666,000	30-Jun-10
75.	EMYU Honjo	Kumamoto	Sakura	826,000	30-Jun-10
76.	EMYU Shinmachi	Kumamoto	Sakura	571,000	30-Jun-10
77.	EMYU Suizenji	Kumamoto	Sakura	1,030,000	30-Jun-10
78.	KC Heights	Kumamoto	Sakura	92,100	30-Jun-10
79.	Mon Palais Toroku	Kumamoto	RH	227,000	30-Jun-10
80.	Rise Fujisaki Dai	Kumamoto	Sakura	292,000	30-Jun-10
81.	Rise Gofuku	Kumamoto	RH	248,000	30-Jun-10
82.	Rise Heiseiekimae	Kumamoto	Sakura	191,000	30-Jun-10
83.	Rise Kojo Horibata	Kumamoto	Sakura	69,900	30-Jun-10
84.	Rise Kuhonji II	Kumamoto	Sakura	353,000	30-Jun-10
85.	Rise Kumadai Hospital II	Kumamoto	Sakura	536,000	30-Jun-10
86.	Rise Kumamoto Station South	Kumamoto	Sakura	153,000	30-Jun-10
87.	Rise Oe	Kumamoto	Sakura	240,000	30-Jun-10
88.	Rise Shimodori	Kumamoto	Sakura	265,000	30-Jun-10
89.	Romaugé Kamidori Namikizaka	Kumamoto	Soken	629,000	30-Jun-10
90.	Gardenia Kurashiki	Kurashiki	AA	123,000	30-Jun-10
91.	K1 Mansion Morioka	Morioka	AR	60,000	30-Jun-10
92.	K2 Mansion Morioka	Morioka	AR	291,000	30-Jun-10
93.	Senboku Heim I	Morioka	Aota	160,000	30-Jun-10
94.	Senboku Heim II	Morioka	Aota	78,200	30-Jun-10
95.	GEO Kamiokawamaedori 3	Niigata	AA	371,000	30-Jun-10
96.	Hills Kawabata	Niigata	AA	274,000	30-Jun-10
97.	Hills Nogizaka	Niigata	AA	312,000	30-Jun-10
98.	Taisei Building III	Oita	Prime	266,000	30-Jun-10
99.	Art Side Terrace	Sapporo	RV	444,000	30-Jun-10
100.	Aster Yamahana	Sapporo	RV	136,000	30-Jun-10
101.	Casa Motomachi	Sapporo	RV	292,000	30-Jun-10
102.	Chateau 24	Sapporo	RV	453,000	30-Jun-10
103.	Chateau Nakanoshima	Sapporo	RV	204,000	30-Jun-10
104.	Dear Misono	Sapporo	AA	39,900	30-Jun-10
105.	Dominion Yamanote	Sapporo	RV	135,000	30-Jun-10
106.	Ebisu Building III	Sapporo	RV	68,100	30-Jun-10
107.	Escort South 11	Sapporo	RV	48,000	30-Jun-10
108.	Estella 24-ken A	Sapporo	RV	68,800	30-Jun-10
109.	Estaille S12	Sapporo	RV	158,000	30-Jun-10

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
110.	First Kotake Building	Sapporo	RV	847,000	30-Jun-10
111.	Glance Nishimachi	Sapporo	RV	381,000	30-Jun-10
112.	Heart Inn Hongou	Sapporo	RV	66,500	30-Jun-10
113.	Infinity Higashi Sapporo	Sapporo	RV	156,000	30-Jun-10
114.	Jeunes 23	Sapporo	RV	236,000	30-Jun-10
115.	Kohatsu 88	Sapporo	RV	47,900	30-Jun-10
116.	Kotoni 1-6 Mansion	Sapporo	RV	253,000	30-Jun-10
117.	Les Chambres	Sapporo	RV	65,600	30-Jun-10
118.	Lumiere et vent	Sapporo	RV	45,000	30-Jun-10
119.	Luna Heights	Sapporo	RV	236,000	30-Jun-10
120.	Maison Towa	Sapporo	AR	166,000	30-Jun-10
121.	Matsui 38	Sapporo	RV	129,000	30-Jun-10
122.	Matsui 53	Sapporo	RV	165,000	30-Jun-10
123.	Matsui 82	Sapporo	AR	328,000	30-Jun-10
124.	Misono	Sapporo	AR	280,000	30-Jun-10
125.	Park Crystal	Sapporo	RV	236,000	30-Jun-10
126.	Plaza Nakajima Park	Sapporo	RV	285,000	30-Jun-10
127.	Reef Suite	Sapporo	RV	132,000	30-Jun-10
128.	Residence Shiroishi ABCD	Sapporo	AA	487,000	30-Jun-10
129.	S. Heim	Sapporo	RV	104,000	30-Jun-10
130.	Sec' As Blue II	Sapporo	RV	331,000	30-Jun-10
131.	Studio City	Sapporo	RV	194,000	30-Jun-10
132.	Suien	Sapporo	RV	92,300	30-Jun-10
133.	Sun City	Sapporo	RV	280,000	30-Jun-10
134.	Three Tower	Sapporo	RV	855,000	30-Jun-10
135.	TOA Mansion	Sapporo	RV	588,000	30-Jun-10
136.	Towa Kita 7 Jo	Sapporo	AA	333,000	30-Jun-10
137.	Towa Kotoni	Sapporo	AA	294,000	30-Jun-10
138.	Treasure 15	Sapporo	RV	145,000	30-Jun-10
139.	Urban Yamahana	Sapporo	AR	107,000	30-Jun-10
140.	Aisho Plaza Hachiman	Sendai	RH	184,000	30-Jun-10
141.	Castle Kano	Sendai	RH	185,000	30-Jun-10
142.	Clio Court	Sendai	RH	187,000	30-Jun-10
143.	Core Life	Sendai	RH	432,000	30-Jun-10
144.	Etoile Higashi Sendai	Sendai	Aota	99,000	30-Jun-10
145.	Exceed Tsuchitoui	Sendai	RH	86,000	30-Jun-10
146.	Fantage Yaotome	Sendai	Prime	210,000	30-Jun-10
147.	Floreceer Miyagino	Sendai	Prime	244,000	30-Jun-10
148.	High Grace II	Sendai	RH	307,000	30-Jun-10
149.	Liesse Wakabayashi	Sendai	Aota	131,000	30-Jun-10
150.	Lively Kamisugi	Sendai	RH	64,000	30-Jun-10
151.	Maison d'Etoile II	Sendai	Prime	82,000	30-Jun-10
152.	Mansion Lilac	Sendai	RH	42,000	30-Jun-10
153.	Niken Chaya Grand Heights	Sendai	RH	365,000	30-Jun-10
154.	Royal Hills Katagiri	Sendai	Aota	157,000	30-Jun-10
155.	Royal Hills Komatsushima	Sendai	Aota	129,000	30-Jun-10
156.	Sun Hills Asahigaoka	Sendai	RH	52,000	30-Jun-10
157.	Sun Port 6	Sendai	RH	153,000	30-Jun-10
158.	Sun Rise Kashiwagi	Sendai	RH	178,000	30-Jun-10

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
159.	Sun Vario Shinden Eki Mae	Sendai	RH	419,000	30-Jun-10
160.	Urban Hills Dainohara	Sendai	RH	132,000	30-Jun-10
161.	YSK Co-op Saiwaicho	Sendai	RH	425,000	30-Jun-10

The valuation reports are available for inspection at the Manager's registered office at 3 Anson Road, #34-01 Springleaf Tower, Singapore 079909, during business hours for three months from the date hereof.

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

26 August 2010

Important Notice

The value of units of Saizen REIT ("**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 of Saizen REIT (the "**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 publication 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.