
VALUATION OF RISE KUMADAI HOSPITAL II

Japan Residential Assets Manager Limited (the "**Manager**"), the manager of Saizen Real Estate Investment Trust ("**Saizen REIT**") wishes to announce that desktop valuation for the property Rise Kumadai Hospital II¹ ("**RKH**") has been performed as at 31 January 2011 (the "**Desktop Valuation**").

RKH's desktop valuation of JPY 534.0 million (S\$8.2 million²) represents a marginal decrease of 0.4% to its value of JPY 536.0 million (S\$8.2 million) based on the annual valuation performed as at 30 June 2010.

The Desktop Valuation was commissioned in connection with the divestment of RKH³ as the previous valuation of RKH was performed more than 6 months ago⁴. The Desktop Valuation was conducted by an independent valuer, Le Futur Corporation.

The valuation report is 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 OF DIRECTORS

Chang Sean Pey (Mr.)
Co-Chief Executive Officer

Japan Residential Assets Manager Limited
(Company Registration No. 200712125H)
As Manager of Saizen Real Estate Investment Trust

7 June 2011

¹ *RKH is located in Kumamoto and comprises 54 residential units and 18 car parking units.*

² *Based on an exchange rate of S\$1.00 to JPY 65.4 as at 6 June 2011, which is applied throughout this announcement unless stated otherwise.*

³ *The sale and purchase agreement for the divestment of RKH was signed on 7 June 2011. Please refer to Saizen REIT's announcement "Divestment of Rise Kumadai Hospital II to replenish reserves deployed for YK Shintoku Loan Repayment" on 7 June 2011 for more information on the divestment of RKH.*

⁴ *Under Appendix 6 of the Code on Collective Investment Schemes, valuation used for assessing the reasonableness of the property sale price should not be more than 6 months old.*

Important Notice

The value of units in 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 may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (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 REIT is not necessarily indicative of the future performance of Saizen REIT.