3 Anson Road
#34-01 Springleaf Tower
Singapore 079909
Tel: 65-6327-8163
Fax: 65-6327-8092

SaizenREIT 最善

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))

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 2011 (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 130 properties located in 13 regional cities in Japan.

The Annual Valuation was conducted by independent valuers namely, Real Estate Appraisal Aota Jimusho ("**Aota**"), Prime Appraisal Institute Co, Ltd ("**Prime**"), Rich Appraisal Institute Co., Ltd ("**RH**"), Real Value Inc. ("**RV**"), KK Sakura Business Partners ("**Sakura**"), KK Soken ("**Soken**"), Le Futur Corporation ("**LF**") and Success Solution Inc. ("**SS**").

Based on the Annual Valuation, the aggregate value of Saizen REIT's properties amounted to JPY 32,995.4 million (S$503.7 million[1]). This represents a decrease of 4.1% to the aggregate value of JPY 34,406.9 million[2] (S$525.3 million) of these 130 properties based on the valuation performed as at 30 June 2010.

The fair value of Saizen REIT's properties decreased as at 30 June 2011 because, while the property and credit markets have stabilised, the independent valuers had generally adopted a more cautious approach that reflects the sentiment of buyers and lenders following the March 2011 earthquake in north-eastern Japan. This was more evident for properties in the affected cities of Sendai and Koriyama, where valuations decreased by an average of 5.2%. The slight decrease in rental rates of new contracts entered into in FY2011 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 2011.

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
1.	Arati Hakata South	Fukuoka	Prime	309,000	30-Jun-11
2.	Central Court Tenjin Higashi	Fukuoka	Sakura	120,000	30-Jun-11
3.	Chic Takaramachi	Fukuoka	Prime	201,000	30-Jun-11
4.	Gold Mansion Nakao	Fukuoka	Prime	123,000	30-Jun-11
5.	La Finesse Hakataeki Minami	Fukuoka	Prime	428,000	30-Jun-11
6.	Le Pied Hirao	Fukuoka	Prime	231,000	30-Jun-11
7.	Orion Heim	Fukuoka	Prime	202,000	30-Jun-11
8.	Relief Ohorinishi	Fukuoka	Prime	108,000	30-Jun-11
9.	Saumur Meinohama II	Fukuoka	Prime	51,000	30-Jun-11
10.	Wing Befu	Fukuoka	Prime	100,000	30-Jun-11

1 *Based on an exchange rate of S$1.00 to JPY 65.5 as at 30 June 2011, which is applied throughout this announcement.*

2 *Excludes the aggregate value of 31 properties which were divested between September 2010 and June 2011.*

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
11.	Matsukaze Building	Hakodate	Aota	227,000	30-Jun-11
12.	Estate 18 Shinonome	Hiroshima	RH	251,000	30-Jun-11
13.	Fujimicho Building	Hiroshima	SS	340,000	30-Jun-11
14.	Grand Polestone Fujimi	Hiroshima	SS	160,000	30-Jun-11
15.	Grand Polestone Higashi Hiratsuka	Hiroshima	SS	384,000	30-Jun-11
16.	Grand Polestone Kinya	Hiroshima	SS	131,000	30-Jun-11
17.	Grand Polestone Otemachi	Hiroshima	SS	441,000	30-Jun-11
18.	Grand Polestone Otemachi II	Hiroshima	SS	358,000	30-Jun-11
19.	Grand Polestone Takeya	Hiroshima	SS	491,000	30-Jun-11
20.	Grand Polestone Tsurumi	Hiroshima	SS	339,000	30-Jun-11
21.	Kusatsu Higashi Heights	Hiroshima	SS	200,000	30-Jun-11
22.	Matoba Meijibashi II	Hiroshima	SS	276,000	30-Jun-11
23.	Quest Tower Noboricho	Hiroshima	SS	540,000	30-Jun-11
24.	Royal Shinonome	Hiroshima	SS	314,000	30-Jun-11
25.	Shinonome Heights	Hiroshima	SS	169,000	30-Jun-11
26.	Villa Kaita	Hiroshima	SS	308,000	30-Jun-11
27.	VOGA Minami Kannon	Hiroshima	SS	184,000	30-Jun-11
28.	Wing Nakahirodori	Hiroshima	SS	670,000	30-Jun-11
29.	Abitare Korimoto	Kagoshima	Soken	245,000	30-Jun-11
30.	Abitare Shimoarata I	Kagoshima	Soken	255,000	30-Jun-11
31.	Abitare Shinyashiki	Kagoshima	Soken	239,000	30-Jun-11
32.	Yamamoto Mansion	Kagoshima	Soken	537,000	30-Jun-11
33.	Alte Heim Kokura	Kitakyushu	Sakura	68,600	30-Jun-11
34.	Alte Heim Kokura II	Kitakyushu	Sakura	375,000	30-Jun-11
35.	Alte Heim Kokura IV	Kitakyushu	Sakura	86,900	30-Jun-11
36.	Alte Heim Mojiekimae	Kitakyushu	Sakura	155,000	30-Jun-11
37.	Chalet Aoyama	Kitakyushu	Soken	228,000	30-Jun-11
38.	Chalet Einomaru II	Kitakyushu	Sakura	102,000	30-Jun-11
39.	Chalet Harunomachi	Kitakyushu	Sakura	340,000	30-Jun-11
40.	Chalet Kanda II	Kitakyushu	Sakura	241,000	30-Jun-11
41.	Chalet Kishinoura	Kitakyushu	Soken	269,000	30-Jun-11
42.	Chalet Matsuo II	Kitakyushu	Sakura	51,300	30-Jun-11
43.	Chalet Numahon Machi II	Kitakyushu	Soken	137,000	30-Jun-11
44.	Chalet Shiragane	Kitakyushu	Sakura	205,000	30-Jun-11
45.	Chalet Suwamachi	Kitakyushu	Sakura	260,000	30-Jun-11
46.	Chalet Tsudashin Machi	Kitakyushu	Sakura	126,000	30-Jun-11
47.	City Room Nakai III	Kitakyushu	Soken	147,000	30-Jun-11
48.	Katano Residential Building	Kitakyushu	Sakura	325,000	30-Jun-11
49.	Shinko Kokura Kogane Sky Mansion	Kitakyushu	Soken	197,000	30-Jun-11
50.	Arioso Phrase	Kohriyama	RV	431,000	30-Jun-11
51.	Leggiero Viola	Kohriyama	RV	263,000	30-Jun-11
52.	Maestoso Figur	Kohriyama	RV	340,000	30-Jun-11
53.	EMYU Heisei Keyakidori Mansion	Kumamoto	Soken	679,000	30-Jun-11
54.	EMYU Honjo	Kumamoto	RV	847,000	30-Jun-11
55.	EMYU Shinmachi	Kumamoto	RV	580,000	30-Jun-11
56.	EMYU Suizenji	Kumamoto	RV	1,033,000	30-Jun-11
57.	KC Heights	Kumamoto	RV	97,400	30-Jun-11
58.	Mon Palais Toroku	Kumamoto	RV	210,000	30-Jun-11
59.	Rise Fujisaki Dai	Kumamoto	Soken	299,000	30-Jun-11

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
60.	Rise Heiseiekimae	Kumamoto	Prime	189,000	30-Jun-11
61.	Rise Kojo Horibata	Kumamoto	RV	69,000	30-Jun-11
62.	Rise Kuhonji II	Kumamoto	RV	344,000	30-Jun-11
63.	Rise Kumamoto Station South	Kumamoto	Soken	150,000	30-Jun-11
64.	Rise Oe	Kumamoto	Prime	237,000	30-Jun-11
65.	Rise Shimodori	Kumamoto	RV	268,000	30-Jun-11
66.	Romauge Kamidori Namikizaka	Kumamoto	RV	638,000	30-Jun-11
67.	Gardenia Kurashiki	Kurashiki	SS	120,000	30-Jun-11
68.	K2 Mansion Morioka	Morioka	Aota	289,000	30-Jun-11
69.	Senboku Heim I	Morioka	Aota	158,000	30-Jun-11
70.	Senboku Heim II	Morioka	Aota	76,600	30-Jun-11
71.	GEO Kamiokawamaedori 3	Niigata	Aota	366,000	30-Jun-11
72.	Hills Kawabata	Niigata	Aota	269,000	30-Jun-11
73.	Hills Nogizaka	Niigata	Aota	302,000	30-Jun-11
74.	Taisei Building III	Oita	Sakura	263,000	30-Jun-11
75.	Aster Yamahana	Sapporo	RH	128,000	30-Jun-11
76.	Casa Motomachi	Sapporo	LF	291,000	30-Jun-11
77.	Chateau 24	Sapporo	RH	394,000	30-Jun-11
78.	Chateau Nakanoshima	Sapporo	RH	194,000	30-Jun-11
79.	Dear Misono	Sapporo	RH	37,000	30-Jun-11
80.	Dominion Yamanote	Sapporo	RH	134,000	30-Jun-11
81.	Ebisu Building III	Sapporo	LF	65,000	30-Jun-11
82.	Estella 24-ken A	Sapporo	RH	66,000	30-Jun-11
83.	First Kotake Building	Sapporo	LF	824,000	30-Jun-11
84.	Glance Nishimachi	Sapporo	RH	323,000	30-Jun-11
85.	Heart Inn Hongou	Sapporo	LF	69,600	30-Jun-11
86.	Infinity Higashi Sapporo	Sapporo	LF	149,000	30-Jun-11
87.	Jeunes 23	Sapporo	RH	226,000	30-Jun-11
88.	Kohatsu 88	Sapporo	RH	44,000	30-Jun-11
89.	Kotoni 1-6 Mansion	Sapporo	RH	249,000	30-Jun-11
90.	Les Chambres	Sapporo	RH	61,000	30-Jun-11
91.	Luna Heights	Sapporo	RH	220,000	30-Jun-11
92.	Maison Towa	Sapporo	LF	150,000	30-Jun-11
93.	Matsui 53	Sapporo	RH	150,000	30-Jun-11
94.	Matsui 82	Sapporo	LF	315,000	30-Jun-11
95.	Misono	Sapporo	LF	274,000	30-Jun-11
96.	Park Crystal	Sapporo	RH	218,000	30-Jun-11
97.	Plaza Nakajima Park	Sapporo	RH	249,000	30-Jun-11
98.	Residence Shiroishi ABCD	Sapporo	RH	456,000	30-Jun-11
99.	S. Heim	Sapporo	LF	93,900	30-Jun-11
100.	Sec' As Blue II	Sapporo	RH	299,000	30-Jun-11
101.	Suien	Sapporo	RH	88,000	30-Jun-11
102.	Sun City	Sapporo	RH	275,000	30-Jun-11
103.	Three Tower	Sapporo	RH	720,000	30-Jun-11
104.	TOA Mansion	Sapporo	LF	570,000	30-Jun-11
105.	Towa Kita 7 Jo	Sapporo	LF	339,000	30-Jun-11
106.	Towa Kotoni	Sapporo	LF	282,000	30-Jun-11
107.	Treasure 15	Sapporo	RH	134,000	30-Jun-11
108.	Urban Yamahana	Sapporo	LF	104,000	30-Jun-11

No.	Property Name	Location	Valuer	Annual Valuation (JPY'000)	Valuation Point
109.	Aisho Plaza Hachiman	Sendai	RV	175,900	30-Jun-11
110.	Castle Kano	Sendai	Aota	179,000	30-Jun-11
111.	Clio Court	Sendai	Aota	182,000	30-Jun-11
112.	Core Life	Sendai	Aota	424,000	30-Jun-11
113.	Etoile Higashi Sendai	Sendai	RV	90,600	30-Jun-11
114.	Exceed Tsuchitoi	Sendai	RV	73,400	30-Jun-11
115.	Fantage Yaotome	Sendai	Aota	203,000	30-Jun-11
116.	Florecer Miyagino	Sendai	Aota	242,000	30-Jun-11
117.	High Grace II	Sendai	RV	265,050	30-Jun-11
118.	Liesse Wakabayashi	Sendai	Aota	128,000	30-Jun-11
119.	Lively Kamisugi	Sendai	RV	63,900	30-Jun-11
120.	Maison d'Etoile II	Sendai	Aota	79,000	30-Jun-11
121.	Mansion Lilac	Sendai	RV	38,000	30-Jun-11
122.	Niken Chaya Grand Heights	Sendai	RV	338,850	30-Jun-11
123.	Royal Hills Katagiri	Sendai	Aota	153,000	30-Jun-11
124.	Royal Hills Komatsushima	Sendai	Aota	127,000	30-Jun-11
125.	Sun Hills Asahigaoka	Sendai	RV	49,670	30-Jun-11
126.	Sun Port 6	Sendai	RV	141,800	30-Jun-11
127.	Sun Rise Kashiwagi	Sendai	RV	162,600	30-Jun-11
128.	Sun Vario Shinden Eki Mae	Sendai	Aota	389,000	30-Jun-11
129.	Urban Hills Dainohara	Sendai	RV	120,350	30-Jun-11
130.	YSK Co-op Saiwaicho	Sendai	Aota	414,000	30-Jun-11

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.)
Co-Chief Executive Officer

23 August 2011

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.

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