



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))

PRESS RELEASE

UNUSUAL PRICE MOVEMENTS

Singapore, 13 October 2008 – Japan Residential Assets Manager Limited (the “**Manager**”), the Manager of Saizen Real Estate Investment Trust (“**Saizen REIT**”), Singapore’s first REIT with purely Japanese regional residential properties, has noted the rapid and substantial decrease in the trading price of the units of Saizen REIT on 10 October 2008. The Manager wishes to state that it is not aware of any reasons for such a decrease other than the general price weakness of real estate securities listed in Japan, the country where all of Saizen REIT’s property assets are located in.

The Manager wishes to inform that there have been no material changes in the financial position and operations of Saizen REIT since the results announcement for the financial year ended 30 June 2008.

Public market valuation of Japan-listed REIT’s had been impacted by refinancing risk. In this respect, loans of Saizen REIT which will be maturing within the next 12 months consist of JPY 3.92 billion (S\$58.5 million¹) and JPY 1.36 billion (S\$20.3 million¹) which are due in January 2009 and April 2009 respectively. Said Mr. Chang Sean Pey, Chief Executive Officer of the Manager, “As at the date hereof, Saizen REIT has sufficient cash on hand and committed credit facility available to fully repay the aforesaid loans. There will not be any further loan maturities until November 2009.”

1. Based on exchange rate of S\$1.00 to JPY67.0.

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For media queries, please contact:

Sharon Seetho, Gavin Anderson & Company, Tel: (65) 6339 9110 / Mob: (65) 9009 8495

About Saizen REIT

Saizen REIT was listed on the Main Board of the Singapore Exchange on 9 November 2007. It is a Singapore-based real estate investment trust established with the principle objective of investing in a diversified portfolio of income-producing real estate located in Japan, which is used primarily for residential and residential-related purposes, and real estate-related assets in connection with the foregoing.

Morgan Stanley is the Financial Adviser to the Offering, and together with Credit Suisse, is Joint Bookrunner and Underwriter. Nomura Singapore Limited is the Sub-underwriter and UOB Asia Limited is the Co-ordinator of the Public Offer in Singapore.

About the Sponsor

Japan Regional Assets Manager Limited is an investment management company specialising in the investment management of real estate assets in regional cities across Japan. It is one of the largest operators in the Japanese regional residential property market. Over the last three years, the property portfolio managed by its key personnel has grown from 25 as at 30 June 2004 to more than 200 today.

About the Manager

Japan Residential Assets Manager Limited is a wholly-owned subsidiary of the Sponsor, responsible for Saizen REIT's investment and financing strategies, asset acquisition and divestment policies, and the overall management of Saizen REIT's real estate and real estate-related assets. The Management Team possesses extensive experience and expertise in managing investments in the Japanese regional residential property markets.