

2Q2008 Financial Results

29 July 2008

partnership / determination / ingenuity

Allco Commercial REIT



Disclaimer



This presentation is focused on comparing actual results versus forecast for Allco REIT's properties. All references to forecast in this presentation are defined as follows:

The forecast for 2Q2008 is based on management's forecast for FY2008 shown in the Circular dated 26 June 2007, pro-rated for the period from 1 April 2008 to 30 June 2008.

The forecast for 1H2008 is based on management's forecast for FY2008 shown in the Circular dated 26 June 2007, pro-rated for the period from 1 January 2008 to 30 June 2008.

This document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

The value of Allco REIT units ("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 Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Allco REIT and the Manager is not necessarily indicative of the future performance of Allco REIT and the Manager.

FY2008 Key Highlights



“A year of consolidation and organic growth”

- Continued positive **leasing and rent review outcomes** – capitalising on favourable market fundamentals
- Development of **KeyPoint Refurbishment & Enhancement Plan**
- Strategic review of portfolio with enhanced focus on Asia
- Announced **extension** of short term debt maturity to 31 December 2009
- **URA provisional permission** received for an additional **16,000 sqm (172,223 sq ft)** of GFA for hotel use at **China Square Central**
- **Sale of the Manager of Allco REIT**, Allco (Singapore) Limited and the **Sponsor’s 17.7% holding** of Allco REIT to **Frasers Centrepoint Limited**
- **Moody’s rating** Ba2 on review for **possible upgrade**

Implementing asset plan and strategic portfolio review to deliver continued organic growth of portfolio

FY2008 Key Highlights



Sale of Manager of Allco REIT

- 8 July 2008 - **S&P agreement** with **Frasers Centrepoint Limited (FCL)** for **sale of the Manager and 17.7% of Units In Issue of Allco REIT** for **S\$180.0 million**
- The Sale comprises:
 - **Allco’s 17.7% interest in Units on Issue of Allco REIT** for a consideration of **approximately S\$104.3 million or S\$0.83 per Unit**; and
 - **100.0% interest in the Manager** of Allco REIT, Allco (Singapore) Limited (ASL)
- Expected **date of completion** of the Sale to take place on or around **6 August 2008**
- Completion of Sale is subject to **MAS not raising an objection to FCL acquiring ASL**, **approval** of the **Foreign Investment Review Board** in Australia and the satisfaction of **other closing conditions** as outlined in the **SGX announcement** dated 8 July 2008

2Q2008 Key Highlights



	Actual 2Q2008	Forecast 2Q2008		Actual 2Q2007	
Gross Revenue (S\$'000)	27,624	16,119	↑ 71.4%	17,498	↑ 57.9%
Net Property Income (S\$'000)	20,809	13,608	↑ 52.9%	15,122	↑ 37.6%
Distributable income (S\$'000)	17,173	10,643	↑ 61.4%	12,900	↑ 33.1%
DPU (cents per Unit)	2.40	1.50	↑ 60.0%	1.85	↑ 29.7%
Total Assets (S\$ million)	1,998	-	-	1,267	↑ 57.7%
Net Assets attributable to Unitholders (S\$ million)	1,023	-	-	757	↑ 35.1%
NAV (S\$ per Unit) *	S\$1.43	-	-	S\$1.38	↑ 3.6%
Gearing **	44.4%	-	-	24.1%	
Portfolio Occupancy (by net lettable area)	95.1%	-	-	98.8%	

* NAV includes distributable income. 2Q2007 includes adjustments for proceeds from the Rights Issue units
 ** Gearing is calculated as gross borrowings as a percentage of total assets.

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1H2008 Distribution



Record DPU: 3.99 cents per Unit for 1H2008, up 32.7% on 1H2008 forecast
Annualised DPU: 6.92 cents per Unit for FY2008, up 14.6% on 1H2008 forecast *

Distribution Period	1 January 2008 to 30 June 2008
Distribution Rate	Distribution of 3.99 cents per Unit comprising: a) taxable income distribution of 2.07 cents; b) tax exempt income distribution of 0.76 cents; and c) capital distribution of 1.16 cents
Notice of Books Closure Date	Tuesday, 29 July 2008
Last day of Trading on "cum" basis	Monday, 4 August 2008
Ex-Date	Tuesday, 5 August 2008
Distribution Books Closure Date	Thursday, 7 August 2008
Payment of Distribution	Friday, 29 August 2008

* Annualised 1H2008 DPU based on the amount available for distribution less the one-off gains on derivative financial instruments of S\$3.9 million realised in 2Q2008.

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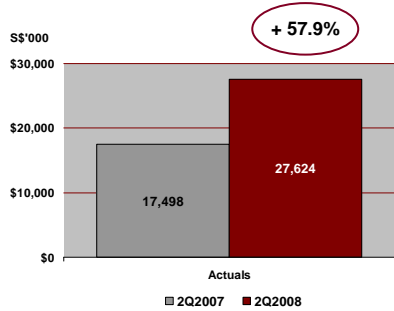
Gross Revenue



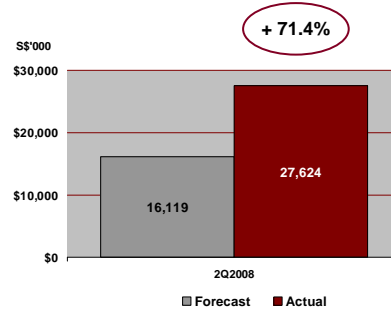
Gross Revenue: 71.4% up on 2Q2008 forecast, 57.9% up on 2Q2007

- Outperformed forecast with additional asset contributions (KeyPoint and Japanese assets) and higher rental income from Central Park

Actual 2Q2007 to 2Q2008



2Q2008 Forecast to Actual



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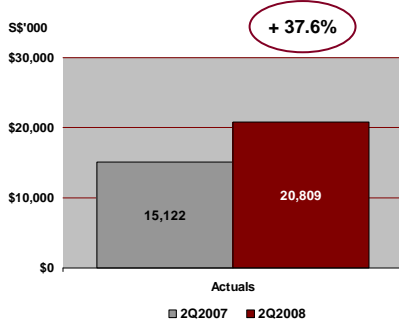
Net Property Income



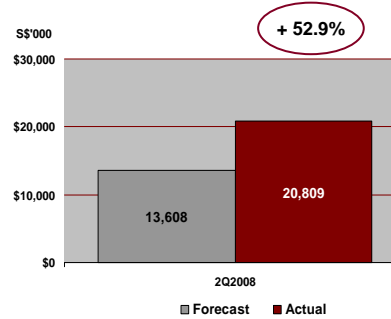
Net Property Income: 52.9% up on 2Q2008 forecast, 37.6% up on 2Q2007

- Continued NPI enhancement via positive rental reversions, new lease signings and impact of property acquisitions made after 2Q2007

Actual 2Q2007 to 2Q2008



2Q2008 Forecast to Actual



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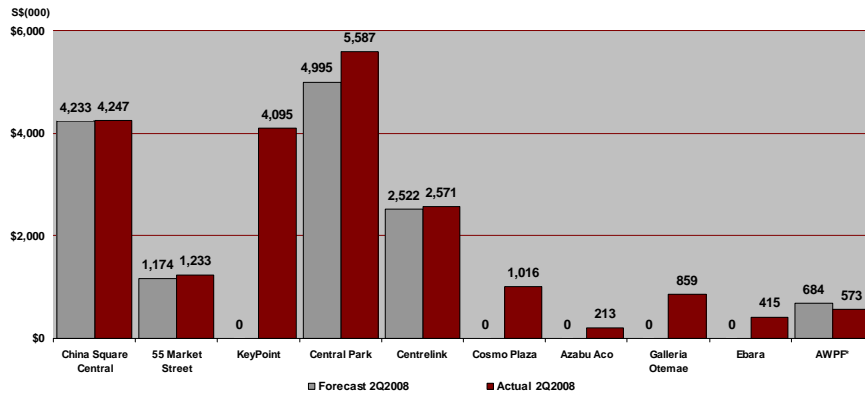
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Net Property Income by asset



NPI exceeds 2Q2008 forecast by 52.9%

- Pro-active asset management combined with 2H2007 property acquisitions driving continued NPI out-performance



* 17.2% of AWPFF units redeemed in January 2008, representing a redemption of S\$11.5 million. As at 30 June 2008, 39,758,513 units in AWPFF were held by Allco REIT. The forecast was based on a holding of 48,000,000 units in AWPFF.

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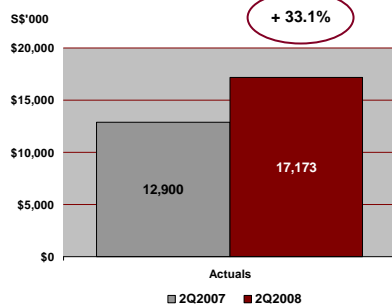
Distributable Income*



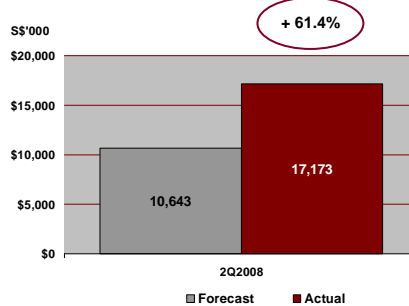
Distributable Income*: 61.4% up on 2Q2008 forecast

- Resulting from strong gross revenue growth through 2H2007 acquisitions and organic growth, partially diluted by higher property operating, trust and finance expenses incurred through funding and managing the new acquisitions

Actual 2Q2007 to 2Q2008



2Q2008 Forecast to Actual



* Amount available for distribution to Unitholders. Allco REIT pays distributions on a semi-annual basis.

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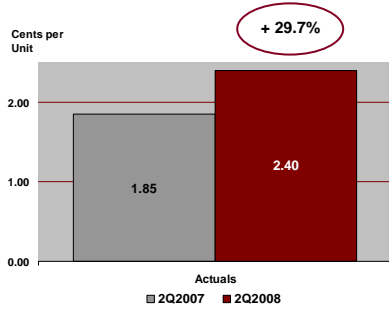
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Distribution per Unit*

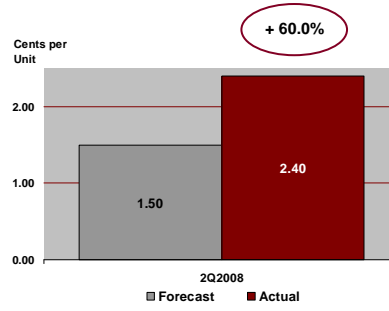


2Q2008 DPU: outperformed forecast by 60.0%

Actual 2Q2007 vs 2Q2008 **



2Q2008 Forecast to Actual ***



* Amount available for distribution to Unitholders. Allco REIT pays distributions on a semi-annual basis.

** An additional 17,327,352 Units are on issue as at 30 June 2008 over 2Q2007 actual.

*** Approximately 6,379,958 additional Units are on issue as at 30 June 2008 over 2Q2008 forecast.

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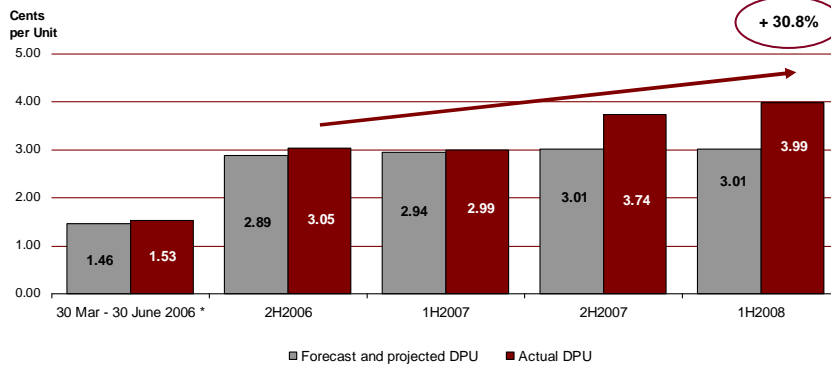
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Distribution per Unit



Consistently outperforming forecast DPU since IPO



* IPO completed on 30 March 2006

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Balance Sheet



Unitholders' funds up S\$266.5m year-on-year

	As at 30 June 2008 S\$'000	As at 30 June 2007 S\$'000	
Total Assets	1,998,211	1,267,213	+ 57.7%
Total Liabilities	975,076	510,542	
Net Assets attributable to Unitholders	1,023,135	756,671	+ 35.2%
Units on Issue	714,641,958	697,314,606	
NAV per Unit *	S\$1.43	S\$1.38	+3.6%
Gearing **	44.4%	24.1%	

* NAV includes distributable income, 2Q2007 includes adjustments for proceeds from the Rights Issue units

** Calculated as gross borrowings as a percentage of total assets

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Debt Profile



	As at 30 June 2008 S\$'000	As at 30 June 2007 S\$'000
Gross Borrowings	887,583	306,000
Gearing *	44.4%	24.1%
Interest coverage ratio **	3.41 times	4.77 times
Corporate Rating (Moody's)	Ba2 on review for possible upgrade	Baa3

* Calculated as gross borrowing as a percentage of total assets

** Calculated as (net income before changes in fair values of investment properties, interest, other investment and derivative financial instruments, income tax and distribution Adding back non-cash items)/cash finance costs

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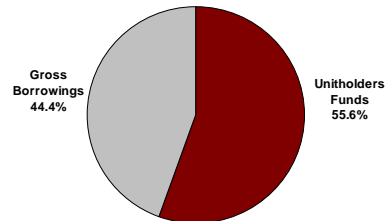
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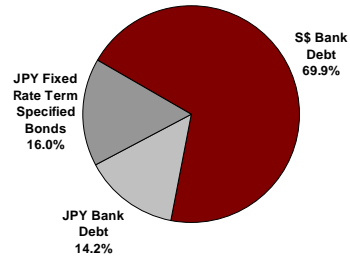
Debt Profile



Sources of Funding



Sources of Debt



- S\$550.0 million maturing during 2009*
- S\$70.0 million maturing 22 November 2008
- S\$267.6 million (JPY denominated debt) maturing during 2H2012

* See accompanying 2Q2008 Financial Statements announcement for more details.

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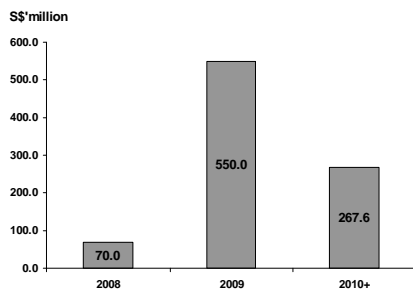
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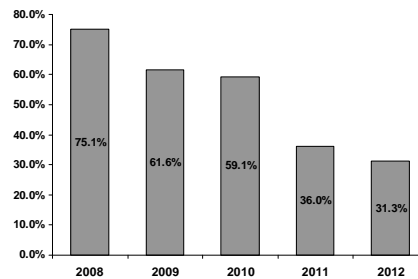
Debt Profile



Debt Maturity Profile



Average Fixed Interest Rate Exposure*



- As at 30 June 2008, 69.5% of total debt was at fixed rates; comprising 100% fixed rate JPY Term Specific Bonds, 100% fixed rate JPY Bank Debt and 56.3% fixed rate S\$ Bank Debt (following termination of interest rate swaps in June 2008).**
- Combined, 63.7% of floating rate S\$ Bank Debt (SOR reference rate) and JPY Bank Debt facilities (JPY LIBOR reference rate) was fixed as at 30 June 2008.

* Weighted by volume of debt and interest rate swaps per annum.

** See accompanying 2Q2008 Financial Statements announcement for more details.

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Capital Management



Debt

- Gearing of 44.4% as at 30 June 2008, within stated long term target leverage range of between 40% - 45%
- Weighted average debt term 2.1 years as at 30 June 2008
 - S\$ debt weighted average term of 1.1 years
 - JPY debt weighted average term of 4.2 years

Interest Rate Hedging

- JPY debt 100.0% fixed at weighted average base rate of 1.40% until maturity
- S\$ debt shows average base rate for FY2008 of 2.13%, through a combination of fixed and floating exposure
- 45.0% of S\$ debt fixed at weighted average base rate of 2.83% from November 2008 to end October 2010, with balance of debt exposure to the floating SOR
- Weighted average base interest rate of 1.91% fixed for FY2008 (both JPY and S\$ debt included)

Income Hedging

- Australian currency income hedged for FY2008 at A\$1.00 = S\$1.1904

Portfolio Overview



Growth since IPO: like-for-like assets up S\$355.9m or 52.0%¹

Assets	Date of Most Recent Independent Valuation	Local Currency Value (millions)	Converted at 30 June 2008 ² (\$'million)	As at 30 March 2006 ³ (\$'million)	Increase in Value (\$'million)
China Square Central, Singapore	28 Dec 2007	S\$567.5	567.5	390.0	177.5
55 Market Street, Singapore	28 Dec 2007	S\$148.0	148.0	-	-
KeyPoint, Singapore	1 Oct 2007	S\$374.4	374.4	-	-
Cosmo Plaza, Osaka	30 June 2008	¥5,988.0	76.9	-	-
Galleria Otemae, Osaka	1 July 2007	¥6,750.0	86.7	-	-
Azabu Aco, Tokyo	1 July 2007	¥2,020.0	26.0	-	-
Ebara Techno-Serve, Tokyo	1 July 2007	¥3,070.0	39.4	-	-
Central Park, Perth	28 Dec 2007	A\$324.0	424.8	234.6	190.2
Centrelink Headquarters, Canberra	30 June 2008	A\$93.8	122.9	-	-
AWPF Units ⁴	30 June 2008	A\$36.2	47.5	59.3	-11.8
Total			1,914.1	683.9	355.9

¹ Calculation based on the S\$ translations of the Central Park and AWPF acquisition prices and valuations and the acquisition price and valuation of China Square Central as at 30 March 2006 and 30 June 2008.

² Translated at ¥1.00 = S\$0.01285 and A\$1.00 = S\$1.311

³ Translated at A\$1.00 = S\$1.2346

⁴ 17.2% of AWPF units redeemed in January 2008. As at 30 June 2008, holding was 39,758,513 units in AWPF. IPO holding was 48,000,000 units in AWPF.

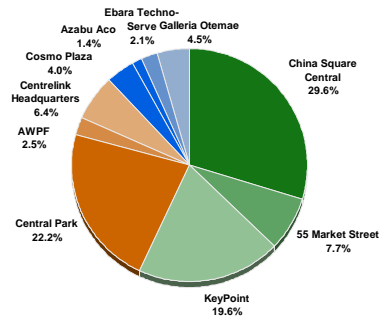
Portfolio Overview



Diversification in terms of assets and geography

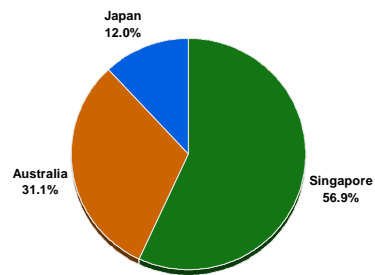
30 June 2008¹

Total: S\$1,914.1 million



30 June 2008¹

Total: S\$1,914.1 million



¹ Based on the most recent valuation prior to and converted to Singapore dollars as at 30 June 2008.

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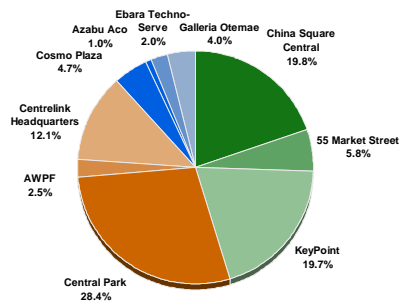
Portfolio Overview



Diversification in sources of Net Property Income

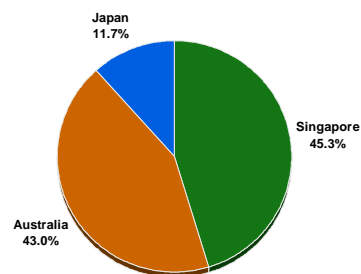
30 June 2008

Total: S\$42.9 million



30 June 2008

Total: S\$42.9 million



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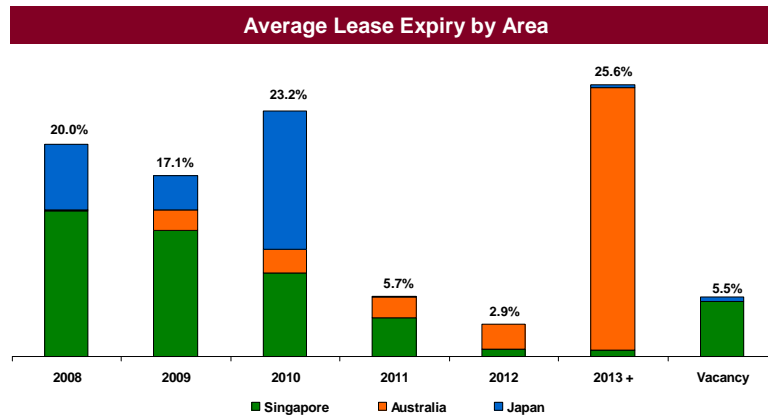
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Portfolio Lease Expiry Profile



Weighted Average Lease Expiry (WALE) is 4.68 years



Capitalising on the increased market rents – 37.1% of leases expire before 2010

As at 30 June 2008

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China Square Central, Singapore



URA has granted Provisional Permission for an additional 16,000 sqm of GFA for hotel use at China Square Central as announced on SGX-ST on 30 June 2008. Allco REIT has proposed additions and alterations (“A&A”) to the existing property. The A&A proposal is inclusive of:

- An additional 10-storey hotel tower of approximately 350 rooms;
- Conversion of existing car parks to office space; and
- A refurbishment of the existing retail space.



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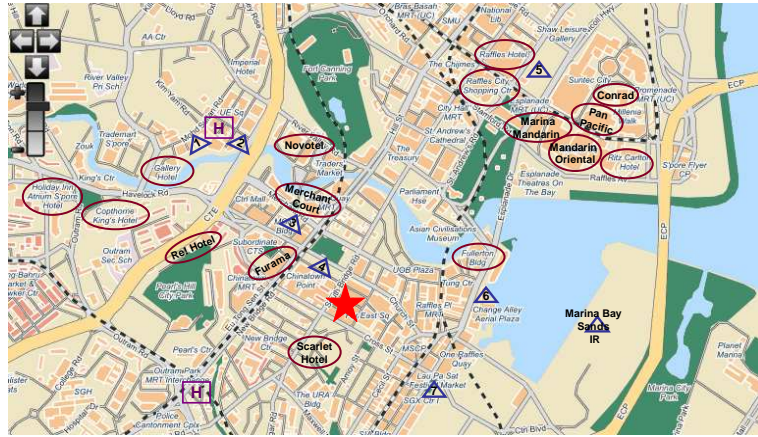
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China Square Central, Singapore



Hotel* sites in the Central region



- ★ China Square Central
 - Existing hotel developments
 - △ Upcoming hotel developments
 - H URA Land Sale – Hotel development
- 1 – Republic Hotel 2 – Park Hotel 3 – Park Regis
 4 – Hotel Plaza 5 – South Beach 6 – Fullerton Bay Hotel
 7 – MGP Berth

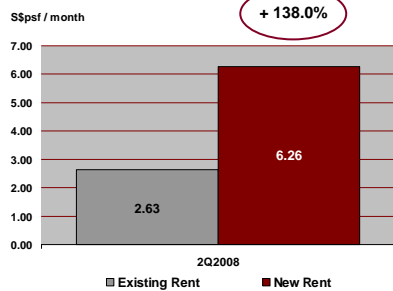
* Feature ratings of three star hotels and above only

KeyPoint Asset Management

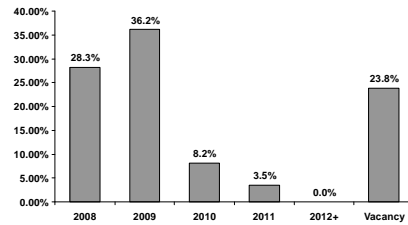


Pro-actively managing tenancies and asset enhancement

2Q2008 Rental Activity*



Lease Expiry by Area



Capitalising on the growth corridor of Beach Road

* Renewals, new leases and committed leases covering 40,342 sqft of NLA (12.93% of total NLA of KeyPoint, Singapore)

Appendix

Portfolio Detail

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Portfolio Management



Continued growth and active management –
enhancing portfolio and providing attractive diversification

	June 2006	Dec 2006	June 2007	Dec 2007	June 2008
Property Diversification - No. of properties	2	3	4	9	9
Tenant Diversification - No. of leases *	135	135	157	411	376
Geographic Diversification - No. of markets	2	2	3	5	5

* Inclusive of sub-leases under the Master Lease over China Square Central

China Square Central, Singapore



China Square Central is an office and retail development located in the financial district of Singapore. The property is a grade "A" 15-storey office tower and a retail complex. It is well-served by both Raffles Place and Chinatown MRT stations, located within 500 metres of the property. Its accessibility will be further enhanced by the upcoming Cross Street MRT station (2nd last station before the Integrated Resort), expected to be completed around 2012.



Key Property Statistics

Address	18,20 & 22 Cross Street, Marsh & McLennan Centre & China Square Central, Singapore
Tenure	Leasehold 99 years commencing February 1997
Net Lettable Area (NLA)	368,238 sq ft (34,210 sqm)
Car Spaces	394
Date Completed	June 2002
Occupancy Rate	95.9%
Purchase Price	S\$390.0 million
PP per sq ft	S\$1,059/sq ft of NLA
WALE (Master Lease)	3.8 years
WALE (Underlying Leases)	1.1 years

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55 Market Street, Singapore



55 Market Street is a high quality commercial property located in the heart of the financial district at Raffles Place. It was acquired on 22 November 2006 with vacant possession and had committed occupancy of 100.0% in May 2007. The property comprises 15 office levels and two floors of retail (including basement).



Key Property Statistics

Address	55 Market Street, Singapore 048941
Tenure	Leasehold 999 years commencing April 1826
Net Lettable Area (NLA)	72,109 sq ft (6,699 sqm)
Car Spaces	Nil
Date Refurbishment Completed	November 2006
Occupancy Rate	100.0%
Purchase Price	S\$72.5 million
PP per sq ft	S\$1,005/sq ft of NLA
WALE	2.7 years

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KeyPoint, Singapore



KeyPoint is an integrated 25-storey commercial development located at the junction of Beach Road and Jalan Sultan, Singapore. The property comprises a three-storey podium and a 22-storey office tower. KeyPoint also has a four-storey car park block containing 227 car bays. It is well-served by both the Bugis and Lavender MRT stations, which are each located within 600 metres of the property. Its accessibility will be further enhanced by the Nicoll Highway MRT station on the Circle Line, approximately 200 metres from KeyPoint and expected to be fully operational from 2010.



Key Property Statistics

Address	371 Beach Road, Singapore 199597
Tenure	Leasehold 99 years commencing January 1976
Net Lettable Area (NLA)	311,892 sq ft (28,976 sqm) Office - 89.4% Retail - 10.6%
Car Spaces	227
Date Completed	Constructed in 1978. Refurbishment of approx. S\$35.0 million completed early 2000
Occupancy Rate	76.1%
Purchase Price	S\$370.0 million
PP per sq ft	S\$1,186/sq ft of NLA
WALE	0.7 years

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Central Park, Perth



Central Park is a "premium" grade office tower and the tallest building in Perth. Located on St Georges Terrace, Central Park is a pre-eminent business address, in the heart of the CBD and shopping precinct. The property comprises a 47-level office tower with on-site tenant parking and a public car park. Central Park has a strong tenant profile which includes Australian and multinational companies.



Key Property Statistics

Address	152-158 St Georges Terrace Perth, Australia
Tenure	Freehold
Net Lettable Area (NLA) (50.0% interest)	356,865 sq ft (33,154 sqm)
Car Spaces	421
Date Completed	1992
Occupancy Rate	100.0%
Purchase Price (50.0% interest)	A\$190.0 million (S\$234.6 million)
PP per sq ft	S\$657/sq ft of NLA
WALE	5.7 years

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Centrelink Headquarters, Canberra



Centrelink Headquarters is a new contemporary-designed, five storey "Grade A" office complex. The property is strategically located within the core of the Tuggeranong Town Centre, one of four town centres within the city of Canberra, Australia's capital city and the location of the Federal Parliament House. It is wholly let to the Commonwealth Government of Australia, represented by Centrelink, for an initial lease term of 18 years commenced 4 July 2007.



Key Property Statistics

Address	Block 4 Section 13, Tuggeranong ACT 2900
Tenure	Leasehold 99 years commencing June 2002
Net Lettable Area (NLA) (50.0% interest)	215,278 sq ft (20,000 sqm)
Car Spaces	1,093
Date Completed	June 2007
Occupancy Rate	100.0%
Purchase Price (50.0% interest)	A\$108.75 million (S\$136.3 million)
PP per sq ft	S\$633/sq ft of NLA
WALE	17.0 years

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Cosmo Plaza, Osaka



Cosmo Plaza is a 14-storey building, comprising 11 levels of high quality commercial office space, one level of retail space, two levels of auditorium and conferencing facilities and 234 car spaces. The property is located in Nanko Cosmo Square, within Suminoe Ward, Osaka and is linked by undercover sheltered walkways to the Nanko Port Town line train station and surrounding buildings including the adjacent Hyatt Regency Hotel. Key tenants include Mitsubishi UFJ NICOS Co., Ltd., Schick Japan KK and Obayashi Corporation.



Key Property Statistics

Address	15, Nankokita 1-chome, Suminoe-ku, Osaka, Japan
Tenure	Shoyu-ken*
Net Lettable Area (NLA)	224,470 sq ft (20,854 sqm)
Car Spaces	234
Date Completed	January 1998
Occupancy Rate	100.0%
Purchase Price	¥6.5 billion (S\$82.4 million)
PP per sq ft	S\$367/sq ft of NLA
PML	6.6%
WALE	1.7 years

* Ownership rights under Japanese law

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Galleria Otemae, Osaka



Galleria Otemae is a 12-storey building, comprising commercial office space, ground floor and basement retail space and 48 car spaces. It is prominently located in the Chuo Ward, an administration and financial district of Osaka. Galleria Otemae is within a short walking distance of the Tenmabashi Station (300 metres), one of the major train terminals of Osaka.



Key Property Statistics	
Address	Number 2, Tanimachi 2-chome, Chuo-ku, Osaka-shi, Osaka-fu
Tenure	Shoyu-ken*
Net Lettable Area (NLA)	108,735 sq ft (10,101 sqm)
Car Spaces	48
Date Completed	28 February 1978
Occupancy Rate	93.8%
Purchase Price	¥6.56 billion (S\$86.18 million)
PP per sq ft	S\$788/sq ft of NLA
PML	19%
WALE	1.1 years

* Ownership rights under Japanese law

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Azabu Aco, Tokyo



Azabu Aco comprises three levels of commercial office space, basement office/studio space and two car spaces and is located in the Minato-ku ward of Tokyo, a central commercial and residential district in Tokyo. The property is situated approximately 250 metres northwest of the Akabanebashi Station on the Toei Subway Oedo Line. Azabu Aco is occupied by two tenants – a Japanese multimedia creation and editing company and an international medical technology group.



Key Property Statistics	
Address	Number 32-7, Higashi-Azabu 2 Chome, Minato-Ku, Tokyo
Tenure	Shoyu-ken*
Net Lettable Area (NLA)	15,944 sq ft (1,481 sqm)
Car Spaces	2
Date Completed	14 May 1992
Occupancy Rate	100.0%
Purchase Price	¥2.02 billion (S\$26.54 million)
PP per sq ft	S\$1,664/sq ft NLA
PML	9%
WALE	0.8 years

* Ownership rights under Japanese law

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Ebara Techno-Serve, Tokyo



Ebara Techno-Serve comprises five levels of high quality commercial office space and is located within Ota Ward, a southern ward of Tokyo. It is located approximately two kilometres from Tokyo International Airport (Haneda), the main domestic airport for the greater Tokyo area. Ebara Techno-Serve is leased to a single tenant, Ebara Corporation, which has a manufacturing plant across the road from the property. Ebara is listed on the Tokyo Stock Exchange and is one of the world's principal manufacturers of transfer machinery for fluids and gaseous substances such as pumps, compressors, fans and chillers.



Key Property Statistics

Address	Number 1-1, Haneda 5 Chome, Ota-ku, Tokyo
Tenure	Shoyu-ken*
Net Lettable Area (NLA)	52,050 sq ft (4,836 sqm)
Car Spaces	20
Date Completed	27 April 2001
Occupancy Rate	100.0%
Purchase Price	¥3.07 billion (S\$40.33 million)
PP per sq ft	S\$690/sq ft NLA
PML	14%
WALE	1.9 years

* Ownership rights under Japanese law

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Allco Wholesale Property Fund



- Diversified Australian property portfolio
- Exposure to property market growth in Sydney
- No 'fees on fees'
- Partial withdrawal offer completed in January 2008 for reduction in holding by 8.2m units
- Manager of AWPf currently conducting orderly sale of property assets with intention of winding up vehicle



Sydney
Ernst &
Young Centre

Sydney
World Square
Retail Complex
and Public Car Park

Sydney
Neeta
Shopping Centre
Fairfield

Key Investment Statistics

Initial unit holding	48,000,000
Initial investment	A\$48.0m (S\$59.3m)
Initial investment per unit	A\$1.00 (S\$1.23)
Current unit holding	39,758,513
Current investment	A\$36.2m (S\$47.5m)
Current investment per unit	A\$0.911 (S\$1.19)

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