

**Press Release**

**Embargoed till 4:30pm 11 Sep 2009**



**Ascendas launches Phase III of its flagship  
integrated park in Dalian  
- *Unveils new leisure hub within its IT Park***

1. **Dalian, China (11 September 2009)** - Ascendas, Asia's leading business space solutions provider, launched today the third phase (Phase III) of Dalian Ascendas IT Park (DAITP) and unveiled plans for a new leisure hub that will become a key feature of Ascendas' first new-generation Integrated Park in China. The event was graced by the Senior Minister of Singapore, Mr Goh Chok Tong, who was also the Guest-of-Honour at the Park's official opening two years ago.
2. The 35-hectare DAITP is modelled after Singapore's renowned one-north project to create a global talent hub for knowledge professionals in IT, BPO and R&D to work, live and play within a socially integrated community.
3. Phase III comprises an 11-storey office building with 50,000 sq metres of top-quality business space that will be completed by 2011. DAITP will also feature a new low-rise leisure hub to be developed at the centre of DAITP to become the most happening new destination in Dalian City, with a vibrant mix of retail, entertainment, recreational/spa, F&B, convention/exhibition spaces and a cultural event plaza that can be enjoyed by knowledge professionals and Dalian residents alike.
4. The unique integrated design concept at DAITP will create within a single location, a highly interactive leisure hub and event plaza brimming with energy and activity just steps away from a serene campus environment. Subsequent phases are being masterplanned to include customised office buildings and service apartments in the coming years.
5. DAITP is a joint-venture project between Ascendas and Dalian Software Park. Sited along Lushun South Road within the proposed Dalian Green Silicon Valley, DAITP's hilltop location offers panoramic views of mountain and ocean, yet is within walking distance of the future subway station and the regional Central Business District (Hekou Bay Dalian Tian Di).

6. Phase I, comprising 100,000 sq metres, enjoys an occupancy rate of 80 percent with some 20 corporate tenants including Konica Minolta, Toyota and Netapp. By end-September, Phase II will provide another 100,000 sq metres of high quality space for knowledge-based companies.
7. Ms Chong Siak Ching, President & CEO of Ascendas Pte Ltd, said, "DAITP is the first of Ascendas' new generation of integrated parks in China. Just like Singapore's one-north development, DAITP will create a world-class environment where a socially integrated community of expatriates and locals working in knowledge-based industries can gather to live, work and relax together. It joins Ascendas' other centres of excellence in Asia, such as the Singapore Science Park and International Tech Park Bangalore.
8. "DAITP will exemplify the Ascendas brand concept of 'Space to be', of the unlimited possibilities in real estate for companies and their employees," said Ms Chong.
9. Mr Sun Yin Huan, Chairman of the Yida Group and Dalian Software Park, said, "DAITP is very significant as it is the first development project to be located along Lushun South Road. We believe that the Park will be a strong contributor to the growth of Dalian City as a leading global hub for IT software and outsourcing services."
10. DAITP is one of the Singapore projects supported by the Singapore-Liaoning Economic and Trade Council<sup>1</sup> (SLETC), of which International Enterprise (IE) Singapore serves as the secretariat.
11. Said Mr Chong Lit Cheong, Chief Executive Officer of IE Singapore, "This project by Ascendas showcases how Singapore companies can integrate solutions, customised according to the needs of different customers in China. With the support of the Singapore-Liaoning Economic and Trade Council, we are confident that the project will help enhance the close bilateral relations between Singapore and Dalian."

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<sup>1</sup> The SLETC is co-chaired by Mr Gan Kim Yong, Minister for Manpower and Mr Chen Zhenggao, Governor of Liaoning Province.

## **Ascendas in Asia**

Ascendas is Asia's leading provider of business space solutions with key markets in Singapore, China, India, South Korea and the Philippines. Based in Singapore, Ascendas has built a strong regional presence and serves a global clientele of over 1,800 customers.

Ascendas specializes in developing, managing and marketing IT parks, industrial & logistics parks, business parks, science parks, hi-tech facilities, office and retail space. Its flagships include the Singapore Science Park, International Tech Park Bangalore in India, Dalian-Ascendas IT Park in China and Carmelray Industrial Park II in the Philippines. Ascendas provides end-to-end real estate solutions, assisting corporate customers through the entire real estate process.

In November 2002, Ascendas launched Singapore's first business space trust, the Ascendas Real Estate Investment Trust (A-REIT). In August 2007, the Ascendas India Trust (a-iTrust) was launched as Singapore's first listed Indian property trust. Ascendas also demonstrated its strength in real estate fund management with a series of private real estate funds established across Asia.

## **Ascendas in China**

In China, Ascendas' operations span 9 cities, covering Shanghai, Suzhou, Beijing, Shenzhen, Dalian, Nanjing, Xi'an, Tianjin and Hangzhou. Ascendas owns, manages and markets a variety of business space that cater to companies from a host of industries – from industrial, science, IT, office to retail. The company pioneered the ready-built facility (RBF) concept in Suzhou through Ascendas-Xinsu. These RBFs formed the catalyst for businesses to invest and operate in the renowned Suzhou Industrial Park, now a model of quality for other local park developers.

Ascendas' five IT park projects in China are the Dalian Ascendas IT Park, Ascendas Innovation Hub Xian, Ascendas iHub Nanjing, Singapore-Hangzhou Science & Technology Park and the upcoming Ascendas iHub Suzhou.

Ascendas' property portfolio in China includes:

- Ascendas-Xinsu in Suzhou Industrial Park
- Ascendas iHub Suzhou in Suzhou Industrial Park
- Ascendas Linhu Industrial Square, Suzhou
- Ascendas Plaza, Shanghai
- Ascendas Ocean Towers, Shanghai
- Ascendas Z-Link, Beijing
- Dalian Ascendas IT Park, Dalian
- Singapore-Hangzhou Science & Technology Park, Hangzhou
- Ascendas iHub Nanjing
- Ascendas Innovation Hub Xi'an
- Vision (Shenzhen) Business Park, Shenzhen
- Vision International Centre, Beijing
- Build-&-Lease projects in the Beijing Economical & Technological Development Area, e.g. Exel Logistics, Friwo, YUM
- Build-&-Lease projects in other parts of China, e.g. Hitachi, Knowles, Metrologic, Saginaw, Foseco