

3Q FY2019 Factsheet

Corporate profile

Ascendas India Trust (“a-iTrust”) was listed in August 2007 as the first Indian property trust in Asia.

Its principal objective is to own income-producing real estate used primarily as business space in India. a-iTrust may also develop and acquire land or uncompleted developments primarily to be used as business space, with the objective of holding the properties upon completion.

a-iTrust is managed by Ascendas Property Fund Trustee Pte Ltd, a wholly owned subsidiary of CapitaLand.

REIT-like characteristics

a-iTrust voluntarily adopted the following regulations governing SREITs to enhance the stability of its distributions:

- **Permissible investment:** Adherence to Property Fund Appendix’s definition.
- **Investment restrictions:** Invests at least 75% of the Trust property in income-producing real estate².
- **Development limit:** Development limit at 20%.
- **Distributable income:** Minimum 90% to be distributed.
- **Tax-exempt distributions:** Distributions exempt from Singapore tax.
- **Gearing limit:** Gearing limit at 45%.

Portfolio

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	• Intl Tech Park Bangalore	• Intl Tech Park Chennai • CyberVale	• The V • CyberPearl • aVance Hyderabad	• aVance Pune	• Arshiya warehouses
Type	IT Park	IT Park	IT Park	IT Park	Warehouse
Site area (acres)	68.3	33.2	51.2 ⁵	5.4	24.5
Completed area ⁶ (million sq ft)	4.5	2.8	3.4	1.5	0.8
No. of buildings	11	6	11	3	6
Park population	49,600	35,500	31,600	13,800	-
Land bank (devt. potential)	3.8m sq ft ³	0.4m sq ft	3.5m sq ft	-	-

1. Excludes deferred income tax liabilities on capital gains due to fair value revaluation of investment properties.

2. As defined in a-iTrust’s Trust Deed.

3. Includes buildings under construction and additional development potential due to the widening of the road in front of International Tech Park Bangalore and revised government regulation.

4. Includes a 7th warehouse under construction (0.3 million sq ft).

5. Includes land not held by a-iTrust.

6. Only includes floor area owned by a-iTrust. Excludes the leasable area of Auriga Building (0.2 million sq ft) in The V, which has been demolished.

Notes:

i. All information dated as at 31 December 2019 unless stated otherwise.

ii. All measurements of floor area are defined as “Super Built-up Area” or “SBA”, which is the sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, toilets and staircases of that property, and in respect of which rent is payable.

iii. Any discrepancy between individual amounts and total shown is due to rounding.

Key facts (as at 31 December 2019)

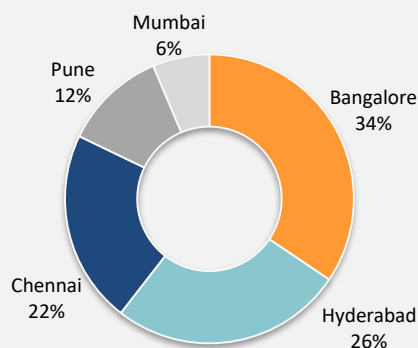
- Portfolio: 7 IT Parks and 1 logistics park
- Portfolio floor area: 13.1 million sq ft
- Committed portfolio occupancy: 99%
- Tenants: 344
- Weighted average lease term: 6.7 years
- Weighted average lease expiry: 3.8 years
- Gearing: 28%
- Weighted average cost of debt: 6.3%
- Adjusted NAV¹: S\$1.38 per unit

Strategy

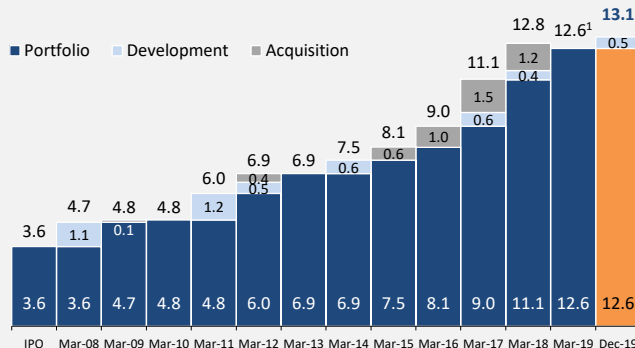
- **Development pipeline**
 - 3.8 million sq ft³ in Bangalore
 - 3.5 million sq ft in Hyderabad
 - 0.4 million sq ft in Chennai
- **Sponsor asset**
 - 2.3 million sq ft in Pune
- **3rd party pipeline**
 - 1.8 million sq ft aVance Hyderabad
 - 2.1 million sq ft aVance Business Hub 2
 - 1.4 million sq ft AURUM IT SEZ
 - 1.8 million sq ft BlueRidge 3
- **Logistics**
 - 2.8 million sq ft⁴ Arshiya warehouses

Portfolio

Composition (by floor area)

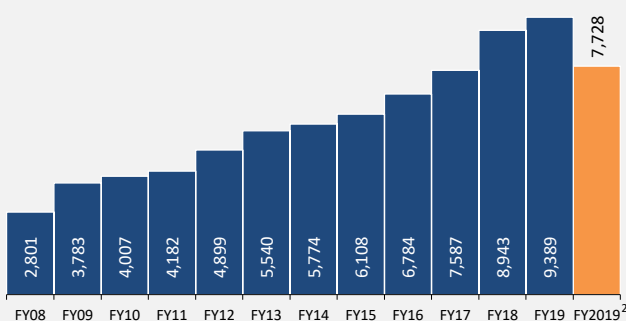


Floor area (million sq ft)

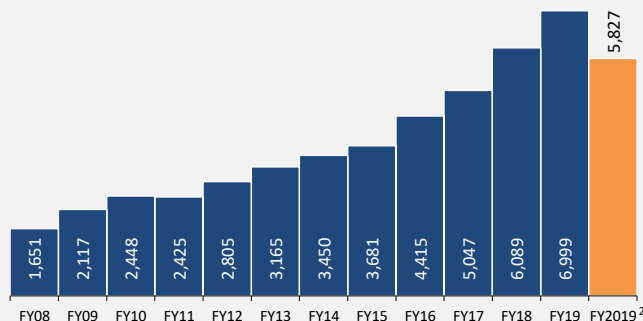


Financial performance

Revenue (INR million)

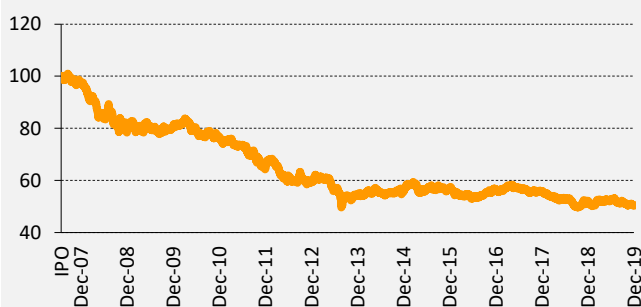


Net property income (INR million)

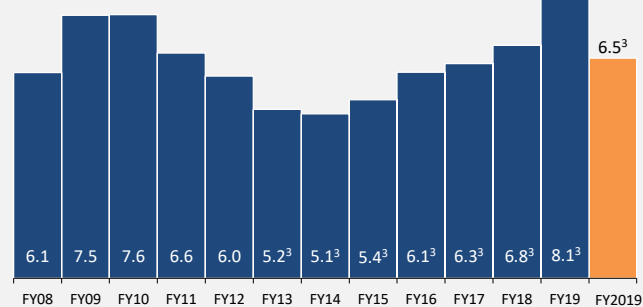


Currency & income distribution

INR/SGD exchange rate (indexed)



Distribution per unit (S¢)



Corporate information

- Bloomberg ticker: AIT.SP
- Reuters ticker: AINT.SI
- SGX-ST ticker: CY6U
- Financial year: January to December²
- Trustee-Manager: Ascendas Property Fund Trustee Pte. Ltd.
- Unit registrar: Boardroom Corporate & Advisory Services Pte. Ltd.

Contacts

Website: www.a-itrust.com
 Email: enquiries@a-itrust.com
 Address:
 1 Fusionopolis Place, #10-10, Galaxis, Singapore 138522
 Phone: +65 6774 1033
 Fax: +65 6774 9563

Investor Relations

Contact: Tan Choon Siang
 Email: choonsiang.tan@a-itrust.com
 Phone: +65 6774 1033

1. Reduction in floor area due to the demolition of Auriga Building (0.2m sq ft) in The V as part of the redevelopment.
 2. a-iTrust financial year end has changed from 31 March to 31 December as announced on 19th July 2019. FY2019 is 9-month period from 1st April to 31st December 2019. Hence the numbers presented in FY2019 are not comparable to those for FY19 and before.
 3. Assumes 100% income payout ratio.