

## 1H FY2020 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 estate<sup>2</sup>.
- **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 50%<sup>3</sup>.

### Portfolio

| City  | Bangalore                  | Chennai                                 | Hyderabad  | Pune          | Mumbai                      |
|---|----------------------------|---|--|---------------|-----------------------------|
| Property                                    | • Intl Tech Park Bangalore | • Intl Tech Park Chennai<br>• CyberVale | • Intl Tech Park Hyderabad<br>• CyberPearl<br>• aVance Hyderabad | • aVance Pune | • Arshiya Panvel warehouses |
| Type  | IT Park                    | IT Park                                 | IT Park  | IT Park       | Warehouse                   |
| Site area (acres)                           | 68.3                       | 33.2                                    | 51.2 <sup>5</sup>  | 5.4           | 24.5                        |
| Completed area <sup>6</sup> (million sq ft) | 4.5                        | 2.8                                     | 3.4  | 1.5           | 0.8                         |
| No. of buildings                            | 11                         | 6                                       | 11   | 3             | 6                           |
| Park population                             | 48,900                     | 35,400                                  | 31,600   | 13,800        | -                           |
| Land bank (devt. potential) <sup>7</sup>    | 3.8m sq ft                 | 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. As announced by MAS on 16 April 2020, the gearing limit was increased from 45% to 50% with immediate effect.

4. Includes a 7<sup>th</sup> warehouse under construction (0.3 million sq ft) in Arshiya Panvel and a warehouse to be acquired upon completion of Conditions Precedent (0.2 million sq ft) in Arshiya Khurja.

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 ITPH, which has been demolished.

7. Includes buildings under construction.

Notes:

i. All information dated as at 30 June 2020 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 30 June 2020)

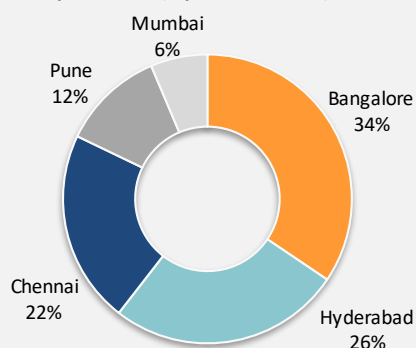
- Portfolio: 7 IT Parks and 1 logistics park
- Portfolio floor area: 13.1 million sq ft
- Committed portfolio occupancy: 98%
- Tenants: 326
- Weighted average lease term: 6.6 years
- Weighted average lease expiry: 3.6 years
- Gearing: 29%
- Weighted average cost of debt: 5.7%
- Adjusted NAV<sup>1</sup>: S\$1.40 per unit

### Strategy

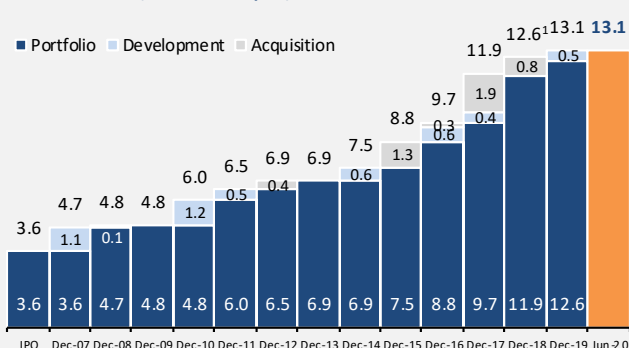
- **Development pipeline**
  - 3.8 million sq ft in Bangalore
  - 3.5 million sq ft in Hyderabad
  - 0.4 million sq ft in Chennai
- **Sponsor asset**
  - 2.3 million sq ft in Pune
- **3<sup>rd</sup> party pipeline**
  - 1.8 million sq ft aVance Hyderabad
  - 2.1 million sq ft aVance Business Hub 2
  - 1.4 million sq ft AURUM IT SEZ
  - 1.8 million sq ft BlueRidge 3
- **Logistics**
  - 2.8 million sq ft<sup>4</sup> Arshiya Panvel warehouses
  - 3.9 million sq ft<sup>4</sup> Arshiya Khurja warehouse

## Portfolio

### Composition (by floor area)

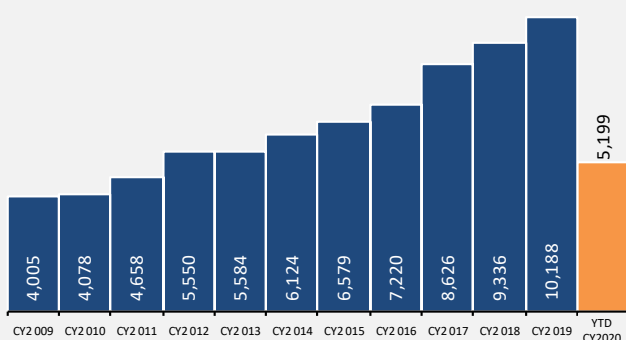


### Floor area (million sq ft)

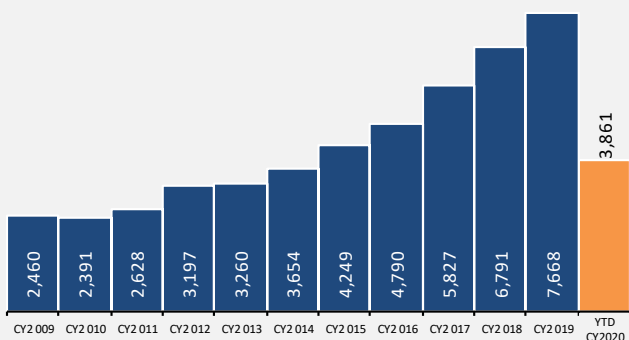


## Financial performance

### Revenue (INR million)

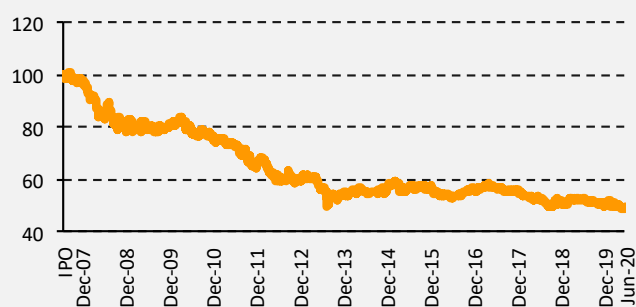


### Net property income (INR million)

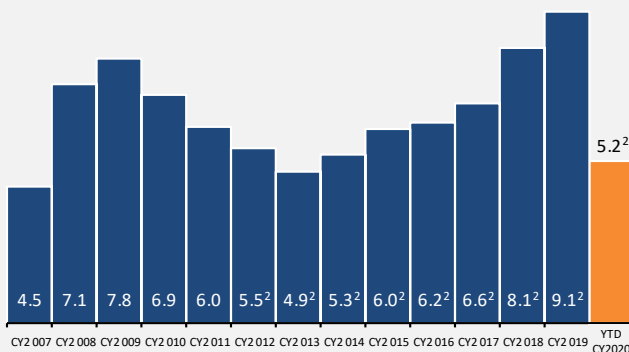


## Currency & income distribution

### 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 December<sup>3</sup>
- Trustee-Manager:  
Ascendas Property Fund Trustee Pte. Ltd.
- Unit registrar:  
Boardroom Corporate & Advisory Services Pte. Ltd.

## Contacts

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## Investor Relations

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1. Includes reduction in floor area due to the demolition of Auriga Building (0.2 million sq ft) in ITPH as part of the redevelopment.  
 2. Assumes 100% income payout ratio.  
 3. a-iTrust financial year end has changed from 31 March to 31 December as announced on 19 July 2019.