

1H FY2021 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 CapitalLand.

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 50%.

Portfolio

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	• Intl Tech Park Bangalore	• Intl Tech Park Chennai • CyberVale	• Intl Tech Park Hyderabad • CyberPearl • 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 ⁴	5.4	24.5
Completed area ⁵ (million sqft)	5.2	2.8	4.0	1.5	0.8
No. of buildings	12	6	12	3	6
Park population	55,000	21,600	38,000	13,100	-
Land bank (development potential)	3.1m sqft	0.4m sqft	4.2m sqft ⁶	-	-

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 a 7th warehouse under construction (0.3 million sqft) in Arshiya Panvel and a warehouse to be acquired upon completion of Conditions Precedent (0.2 million sqft) in Arshiya Khurja.

4. Includes land not held by a-iTrust.

5. Only includes floor area owned by a-iTrust.

6. Includes buildings under construction and additional development potential.

Notes:

i. All information dated as at 30 June 2021 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 2021)

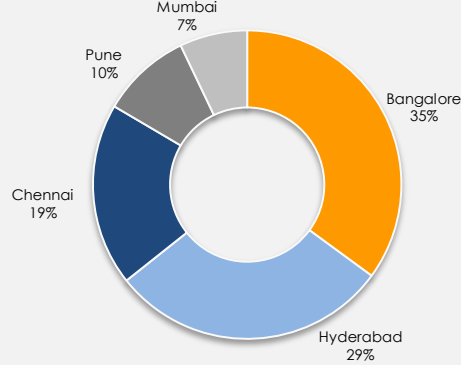
- Portfolio: 7 IT Parks and 1 logistics park
- Portfolio floor area: 14.4 million sqft
- Committed portfolio occupancy: 90%
- Tenants: 264
- Weighted average lease term: 6.6 years
- Weighted average lease expiry: 3.5 years
- Gearing: 33%
- Weighted average cost of debt: 5.3%
- Adjusted NAV¹: \$S\$1.40 per unit

Strategy

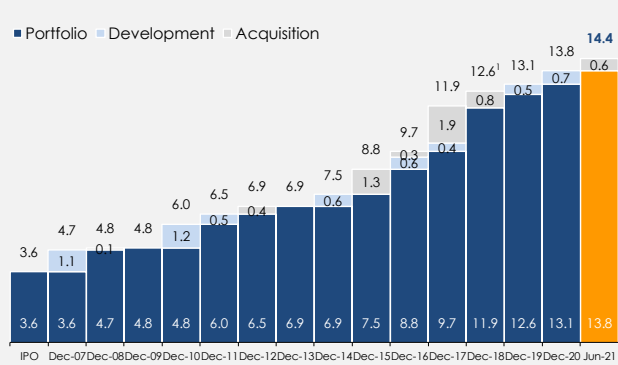
- **Development pipeline**
 - 3.1 million sqft in Bangalore
 - 4.2 million sqft in Hyderabad
 - 0.4 million sqft in Chennai
- **Sponsor asset**
 - 2.3 million sqft in Pune
- **3rd party pipeline**
 - 1.2 million sqft aVance Hyderabad
 - 2.1 million sqft aVance Business Hub 2
 - 1.4 million sqft AURUM IT SEZ
 - 1.8 million sqft BlueRidge 3
 - 1.7 million sqft Gardencity
- **Logistics/Industrial/Data Centre**
 - 2.8 million sqft³ Arshiya Panvel warehouses
 - 3.9 million sqft³ Arshiya Khurja warehouse
 - 0.4 million sqft Casa Grande
 - 0.6 million sqft Data Centre Campus in Navi Mumbai

Portfolio

Composition (by base rental)

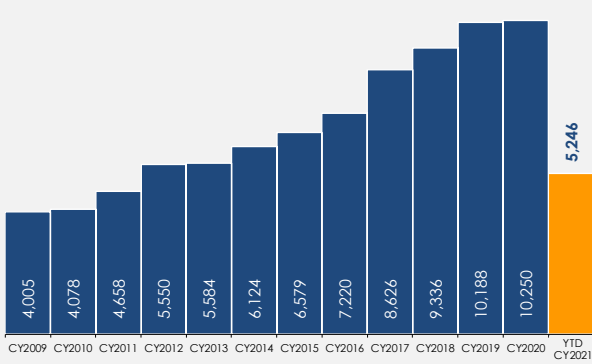


Floor area (million sqft)

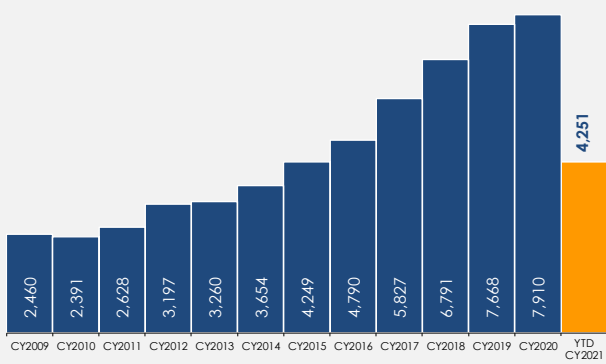


Financial Performance

Revenue (INR million)

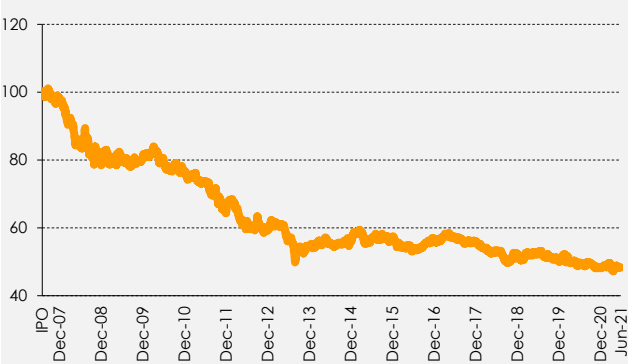


Net property income (INR million)

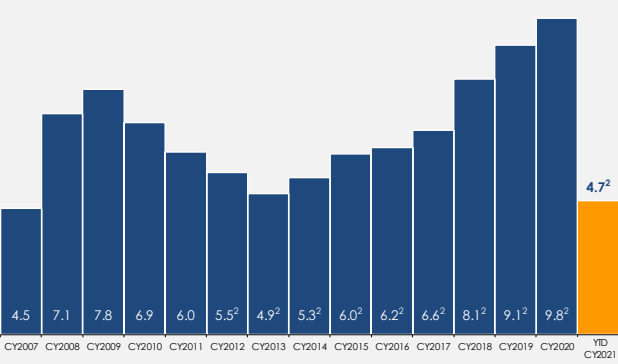


Currency & Income Distribution

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
- Trustee-Manager:
Ascendas Property Fund Trustee Pte. Ltd.
- Unit registrar:
Boardroom Corporate & Advisory Services Pte. Ltd.

Contacts

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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.