

CAPITAL MANAGEMENT

FUNDING AND BORROWINGS

The Group has fully drawn down an 18-month term loan facility from Citibank and DBS for the sum of S\$ 50 million, secured by pledge over the shares of the Singapore SPV. The proceeds are utilised to fund development projects, buy-back of office space at ITPL, Bangalore and working capital requirement.

In addition, ITPL has a ¥1.8 billion (Rs. 700 million) term loan facility by DBS Bank Ltd. The proceeds from the facility were applied towards construction of building and related infrastructure upgrading, which has been completed previously. The facility will mature on 25 April 2011.

The Group has established a S\$500 million Multicurrency Medium Term Note Programme (the "MTN Programme"). Under the MTN Programme, the Issuer may from time to time issue notes (the "Notes") in Singapore dollars, United States dollars or any other currency as may be agreed between the relevant dealer of the Notes and the Issuer. The MTN Programme will be an additional source of debt funding. The net proceeds arising from the issue of the Notes under the MTN Programme will be used for the purpose of refinancing existing borrowings, financing asset enhancement or construction works and general working capital of the group.

In summary, the total borrowings of the Group as at 31 March 2009 are S\$ 79 million and the gearing ratio is 9%. The gearing ratio is calculated as total borrowing divided by market value of asset.

DEBT MATURITY PROFILE

	FY0910	FY1011	FY1112
JPY Loan	\$ 7.3 m	\$ 14.6 m	\$ 7.3 m
SGD Loan	\$ -	\$ 50.0 m	\$ -
Total	\$ 7.3 m	\$ 64.6 m	\$ 7.3 m

KEY RATIOS AS AT 31 MARCH 09

24

Times

INTEREST COVER

7.1%

Average Cost of Debt

9%

Gearing Ratio (Loan to Value)

9 times

Debt Cover (Debt / Unitholder's Fund)

CASH MANAGEMENT

The Group monitors and maintains a level of cash and cash equivalents deemed adequate to meet the Group's operations as well as to meet any short term liabilities. The cash generated from operations at VCUs are placed in bank fixed deposits to maximise interest income prior to the intended repatriation.

OPERATING ACTIVITIES

Net Property Income for the FY ended 31 March 2009 grew 9% from S\$ 60.5 million in the preceding year to S\$ 66.2 million.

INVESTING ACTIVITIES

The Group has a unique growth model comprising organic growth with an "in-built" development pipeline of existing land the Trust already owns. As at 31 March 2009, the following properties were at various stages of construction:

- Ascendas Retail Mall at ITPB;
- Zenith at ITPC.

Bulk of the cash outflow under investing activities represents development cost of the above properties and addition to investment properties at ITPB.

FINANCING ACTIVITIES

During the year, the group received loan of S\$ 50 million and re-paid S\$ 15 million. The Group constantly monitors the cash position and deploys surplus cash in interest yielding bank fixed deposits.

CASH AND CASH EQUIVALENTS

As at 31 March 2009, the value of cash and cash equivalents of the Group stood at S\$ 59.6 million compared with S\$ 63.3 million as at 31 March 2008. The net increase of S\$ 3.8 million in cash and cash equivalents during the year is offset by S\$ 7.5 million reduction due to effect of exchange rate changes, resulting in net decrease of S\$ 3.7 million in cash and cash equivalents.

