



23 July 2010

a-iTrust achieves 4% year-on-year growth in Total Property Income for first quarter of FY 2010/11

23 July 2010, Singapore – Ascendas Property Fund Trustee Pte Ltd, the Trustee-Manager of Ascendas India Trust (“a-iTrust”), today reported the results of a-iTrust for the first quarter (ended 30 June 2010) of the financial year 2010/11 (“1Q FY2010/11”).

Summary of a-iTrust Results (For 1Q FY2010/11 ended 30 June 2010)

	1Q FY2010/11	Growth over 1Q FY2009/10
Total Property Income, S\$ million	30.9	4%
Net Property Income, S\$ million	18.9	3%
Distributable Income, S\$ million	12.7	(19%)
Distribution per Unit (“DPU”), S\$ cents	1.66	(19%)

Total property income for 1Q FY2010/11 was S\$ 30.9 million, an increase of 4% from the corresponding quarter last year. Net property income was S\$ 18.9 million or 3% higher.

Chief Executive Officer of the Trustee-Manager, Mr Jonathan Yap said, “Property income this quarter grew year-on-year, despite total income-producing space in the portfolio remaining stable over this period. We had a healthy level of leasing activities in the first quarter, when 230,000 sq ft worth of leases were finalised, exceeding the 190,000 sq ft of space which expired during this period. Such efforts had ensured that portfolio occupancy rate remain high, at 97%.

Upcoming addition of 1.2 million sq ft of new space later this year is expected to further contribute to the expansion of the portfolio income base. The space addition is from Park Square (a retail mall in International Tech Park Bangalore (“ITPB”)) and Zenith (an IT Multi-tenanted Building (“MTB”) in International Tech Park Chennai (“ITPC”)), for which pre-leasing is in progress.”

Distributable income for the quarter was S\$ 12.7 million, registering a decrease of 19% over the same period last year. This was mainly due to realised gains in 1Q last year of S\$ 4.1 million, from settlement of forward foreign exchange contracts. In contrast, there was a realised loss of S\$ 0.7 million in 1Q FY2010/11. The forward contracts were entered into to hedge repatriation of distributable income, as part of a-iTrust's policy to mitigate the risk of unexpected exchange rate changes at the time of repatriation, which could adversely affect distribution to Unitholders.¹ The decrease in distributable income was also partly the result of higher tax expense, due to increases in tax rates in India applicable to the reporting period.

As a result, DPU for the quarter amounted to 1.66 Singapore cents, down 19% from the same quarter last year. This represents an annualised yield of 7.1% and 6.7% respectively over the closing prices of S\$ 0.94 and S\$ 0.995 per unit on 30 June 2010 and 22 July 2010. Distribution is semi-annual, hence the first quarter's distribution will be made with next quarter's.

Gearing remained low at 21% as at 30 June 2010. Net asset value attributable to Unitholders was S\$ 0.85 per unit.

Mr Yap added, "No additional debt is required for the ongoing developments, including the MTB within ITPB's Special Economic Zone ("SEZ") scheduled for completion in mid 2011, as they have been fully funded. Therefore, our current gearing level of 21% leaves significant room for the continuous implementation of our growth strategy, whether through development or acquisition."

A Well-Diversified Portfolio with High Occupancy

a-iTrust's portfolio of 4.8 million sq ft of completed space is fairly evenly distributed among Bangalore, Chennai and Hyderabad.

a-iTrust's properties are today home to a total working population of 57,000 people from 247 corporate tenants operating in various IT sub-sectors such as software development, business process off-shoring, research and development, and data centres. While their operations in our properties are IT-related, our tenants' underlying businesses are diverse, such as pharmaceuticals and manufacturing. As at 30 June 2010, the largest tenant contributed about 4.6% of the portfolio base rent, while the top 10 tenants collectively accounted for about 31% of portfolio base rent, further demonstrating the low client concentration and high income stability.

¹ Gains from forward foreign exchange contracts at settlement in FY2008/09 and 1Q FY2009/10 were for contracts entered into when a-iTrust was listed in 2007, at very favourable exchange rates. Losses were realised on contracts settled in 1Q FY2010/11, which were entered into more recently at the prevailing rates.

Occupancy rate for the portfolio as at 30 June 2010 was 97%. This exceeds market occupancy rates of 63% to 92%² for the micro-markets in which the portfolio's properties are located.

92% of our tenants are multi-national corporations. Our tenants appreciate the "Ascendas Advantage" that comes with the portfolio being managed by the Ascendas Group. By that, we refer to quality space, reliable solution and international business lifestyle. Hence, in addition to ensuring that the space continues to meet our customers' requirements, a host of services and amenities are provided to develop a sense of community belonging within each park. For instance, 14 events were organised during the quarter for the users at our parks, such as the ITPB Ethnic Day held in April 2010 and the Eco Drive Week held in June 2010 at all parks.

Three-Pronged Acquisition Strategy

As at 30 June 2010, a-iTrust's total borrowing stood at S\$ 197.1 million, reflecting a 21% gearing (loan-to-value). The low gearing allows a-iTrust to fund growth via development or acquisition using debt initially. At the current gearing level, the trust has an additional debt capacity of S\$ 120 million or S\$ 350 million before its gearing reaches 35% or 60% (loan to value) respectively³.

a-iTrust enjoys a Right of First Refusal ("ROFR") granted by Ascendas Land International Pte Ltd ("ALI") to acquire its substantially income-producing business space. ALI owns CyberVale, an IT SEZ in Chennai, and under the ROFR, 535,000 sq ft of income-producing space and 4.4 acres of land⁴ could be offered to a-iTrust for acquisition.

a-iTrust also has a ROFR from Ascendas India Development Trust ("AIDT"). With S\$ 500 million of committed equity, AIDT's target investment size is S\$ 1 billion. AIDT has invested in development projects with about 10 million sq ft of business space development potential in India. This ROFR represents a significant acquisition pipeline of quality space for a-iTrust in the mid-term, as AIDT progressively develop the land.

In addition to acquiring via ROFR, the Trustee-manager seeks to also acquire from the market.

² Source: Jones Lang LaSalle Property Consultants Pvt. Ltd. These are occupancy rates of the micro-markets in Bangalore, Chennai and Hyderabad within which a-iTrust's properties are located.

³ a-iTrust has voluntarily adopted, and incorporated in its Trust Deed, the gearing limit of 35%, or 60% if a credit rating or Unitholders' approval is obtained.

⁴ The land could be developed into a 280,000 sq ft building.

Portfolio to Grow through Organic Growth

a-iTrust has proposed to develop about 1.7 million sq ft of new space on land it owns within its portfolio. About 1.2 million sq ft are due for completion in 2010, being Park Square (450,000-sq ft retail mall in ITPB)⁵ and Zenith (742,000-sq ft IT MTB in ITPC). A third building, which is a 535,000-sq ft MTB in ITPB's SEZ, is expected to complete in 2011. When completed, the proposed 1.7 million sq ft of space will increase the current 4.8 million sq ft of income-producing space by about 35%.

In addition to the above-mentioned 1.7 million sq ft of proposed space, a further 2.5 million sq ft of space could be developed within the portfolio, which is largely within the SEZ in ITPB.

Looking Forward

The India economy grew impressively by 7.4% in FY2009/10, and the India Government had estimated this to accelerate to around 8.5%⁶ in FY2010/11. We are focused on positioning the trust to further create value for Unitholders by leveraging on India's growth.

The Trustee-Manager will continue to focus on growing the operating earnings of its assets by actively managing the portfolio, optimising its capital structure, and further growing the portfolio through developing the land it owns and pursuing yield accretive acquisitions.

A copy of the full result announcement is available at www.sgx.com and www.a-iTrust.com.

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⁵ ITPB houses a 25,000 working population and has further capacity to grow by developing its vacant land. Its existing 100,000-sq ft mall is inadequate to cope with the retail needs of the park population. This, and the opportunity to serve the retail needs of the population that live or work in close proximity to ITPB, is the rationale behind the development of Park Square.

⁶ India Finance Ministry's Economic Survey 2009-2010.

Ascendas India Trust (a-iTrust) www.a-iTrust.com

a-iTrust was launched in August 2007 as the first listed Indian property trust in Asia. It has the principal objective of owning income-producing real estate used primarily as business space in India. a-iTrust may also acquire and develop land or uncompleted developments, with the objective of holding the properties upon completion.

The trust is seeded by four world-class IT parks in India, namely the International Tech Park Bangalore, International Tech Park Chennai, and CyberPearl and The V in Hyderabad.

a-iTrust is structured as a business trust while offering stable income distributions akin to a Real Estate Investment Trust (REIT). Its unique growth model provides strong organic growth and growth from a development pipeline of existing land within its portfolio, and a three-pronged external acquisitions strategy. This strategy includes a right of first refusal over substantially income-producing business space, each from Ascendas Land International and Ascendas India Development Trust, as well as the acquisition of third-party properties across India.

a-iTrust is managed by Ascendas Property Fund Trustee Pte Ltd, an Ascendas Group entity.

About the Ascendas Group (www.ascendas.com)

Ascendas is Asia's premier provider of business space solutions with a significant presence in the region. Ascendas develops, manages and markets IT Parks, industrial parks (manufacturing, logistics and distribution centres), business parks, science parks, hi-tech facilities, office and retail space. Among its flagships are the Singapore Science Park, International Tech Park Bangalore, Ascendas-Xinsu in Suzhou and Dalian-Ascendas IT Park. More than 1,800 of the world's leading companies, many in the Fortune 500 list, have made Ascendas properties their preferred address in Asia.

Ascendas is also a leading real estate fund management player focused on the management of public-listed property trusts and private real estate funds, investing in a diverse range of industrial and commercial real estate properties across Asia. Listed on the main board of Singapore Exchange Securities Trading Limited are Ascendas Real Estate Investment Trust (A-REIT), Singapore's first business space trust, and Ascendas India Trust (a-iTrust), Asia's first Indian property trust. The Ascendas Group also manages a range of private real estate funds which invest in business space in India, China, South Korea and ASEAN. All the funds are supported by Ascendas' strong fund

management and real estate expertise, and are testament to its commitment to each of its markets.

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Important Notice

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Trustee-Manager to redeem their Units while the Units are listed. It is intended that Unitholders of a-iTrust may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of a-iTrust is not necessarily indicative of the future performance of a-iTrust.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of property rental income and occupancy rate, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Trustee-Manager's current view on future events.