



22 October 2010

a-iTrust Reports Stable Property Income in the First Half of FY2010/11

22 October 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 second quarter (ended 30 September 2010) of the financial year 2010/11 (“2Q FY2010/11”).

Summary of a-iTrust Results (For 2Q FY2010/11 ended 30 September 2010)

	2Q FY2010/11	Growth over 2Q FY2009/10	Growth over 1Q FY2010/11	1H FY2010/11	Growth over 1H FY2009/10
Total Property Income, S\$ million	29.6	(3%)	(4%)	60.5	1%
Net Property Income, S\$ million	18.2	(5%)	(4%)	37.1	(1%)
Distributable Income, S\$ million	13.0	(8%)	3%	25.7	(14%)
Distribution per Unit ("DPU"), S\$ cents	1.70	(8%)	2%	3.36	(14%)

The performance of a-iTrust’s portfolio remained stable for 1H FY2010/11. Total property income for 1H FY2010/11 was S\$ 60.5 million, an increase of 1% from the same period last year. Net property income was S\$ 37.1 million, or marginally lower by 1%. In Indian Rupee terms, total property income was 2% higher, while net property income was unchanged in 1H FY2010/11, compared to the year before.

For 2Q FY2010/11, total and net property income were S\$ 29.6 million and S\$ 18.2 million respectively, or 4% lower than the preceding quarter in both cases.

Distributable income for 2Q FY2010/11 was S\$ 13.0 million, which was an increase of 3% over the preceding quarter. Distributable income for 1H FY2010/11 was S\$ 25.7 million, which was 14% lower than the same period last year. This was largely the result of realised loss of S\$ 0.7 million from the settlement of forward foreign exchange contracts

in 1H FY2010/11, compared to a corresponding gain of S\$ 4.1 million last year. 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 Unitholders¹.

DPU for 2Q FY2010/11 was 1.70 Singapore cents, representing a 2% increase from the quarter before. Taking into account the DPU of 1.66 Singapore cents for the preceding quarter, DPU for the first half of the financial year was 3.36 Singapore cents. On an annualised basis, the 6-month DPU represents a yield of 6.7% and 6.4% respectively over the closing prices of S\$ 1.00 and S\$ 1.04 per unit on 30 September 2010 and 21 October 2010. DPU for the first half of the financial year is payable on 22 November 2010 and units will be traded ex-date on 4 November 2010.

Gearing remained low at 21% as at 30 September 2010. Net asset value attributable to Unitholders was S\$ 0.83 per unit.

Chief Executive Officer of the Trustee-Manager, Mr Jonathan Yap said, "We are pleased to report that a total of 562,000 sq ft of new, renewed and forward leasing contracts were finalised during 2Q FY2010/11, representing 12% of a-iTrust's portfolio. As a result, total space due for renewal for the rest of the current financial year had been significantly reduced to 19% of the portfolio as at 30 September 2010, from 31% at the end of last quarter.

The encouraging level of demand for our existing space from new and current customers is a strong validation of the quality and desirability of our properties, supporting amenities and value-added services.

In addition to the existing portfolio, pre-leasing of the ongoing developments has also been progressing. We look forward to the addition of 1.7m sq ft of space 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")), which are expected to be completed later this year, and Voyager (MTB within ITPB's Special Economic Zone ("SEZ")), scheduled for completion in mid 2011."

Mr Yap added, "Our gearing remained unchanged from the last quarter at 21%. Having fully funded all 3 ongoing developments, substantial debt capacity remains for a-iTrust

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 eventually very favourable exchange rates. Losses were realised on contracts settled in 1Q FY2010/11, which were entered into more recently at the prevailing rates.

to continue growing, through yield-accretive development projects and third-party acquisitions, as and when such opportunities arise.”

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 246 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 financial services, pharmaceuticals and manufacturing. As at 30 September 2010, the largest tenant contributed about 4.8% 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.

Occupancy rate for the portfolio as at 30 September 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.

91% 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, 8 events were organised during the quarter for the users at our parks, such as the ITPC Sports Meet held in July 2010 and ITPB Talents Day held in September 2010.

Three-Pronged Acquisition Strategy

As at 30 September 2010, a-iTrust’s total borrowing stood at S\$ 194.7 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

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.

an additional debt capacity of S\$ 120 million or S\$ 340 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 develops the land.

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

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 end-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, Voyager (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.

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.

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.

Looking Forward

The India economy grew impressively by 8.8% in 1Q FY2010/11, and the India Government had estimated GDP growth to be 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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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 primarily to be used as business space, 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.