

ASCENDAS INDIA TRUST

Corporate Profile

Ascendas India Trust (“a-iTrust” or the “Trust”) is a Singapore-listed business trust established with the principal objective of owning income-producing real estate used primarily as business space in India. a-iTrust may also acquire, hold and develop land or uncompleted developments to be used for business space with the objective of holding the properties upon completion. Although a-iTrust is a business trust, it has voluntarily adopted certain regulations governing Real Estate Investment Trusts (“REITs”) to enhance the stability of its distributions to unitholders.

As at 30 September 2014, a-iTrust has a diversified portfolio of five IT Parks (“Properties”) across the primary IT centres of India, comprising:

1. International Tech Park Bangalore (“ITPB”);
2. International Tech Park Chennai (“ITPC”);
3. The V, Hyderabad (“The V”);
4. CyberPearl, Hyderabad (“CyberPearl”); and
5. aVance Business Hub, Hyderabad (“aVance”).

The portfolio comprises 7.5 million sq ft of completed properties as at 30 September 2014. In addition, the Trust holds vacant land with potential built up area of another 2.9 million sq ft.

a-iTrust is managed by Ascendas Property Fund Trustee Pte. Ltd. (the “Trustee-Manager”), which is a part of the Ascendas group that manages a portfolio of more than 55 million sq ft of business space across Asia.

Functional and Reporting Currency

a-iTrust’s functional currency is the Indian Rupee, which is the currency that its earnings are denominated in. The reporting currency for the Trust is Singapore Dollar as distribution to unitholders is made in Singapore dollar.

Income available for distribution

As a business trust, a-iTrust computes distribution to unitholders based on cash flow generated from operations, rather than accounting profit. To derive the income available for distribution, adjustments are made to ordinary profit before tax to remove primarily non-cash accounting entries.

Distribution Policy

a-iTrust’s policy is to distribute at least 90% of its income available for distribution. a-iTrust has retained 10% of its income available for distribution to provide greater flexibility in growing the Trust. a-iTrust makes distributions to unitholders on a half-yearly basis for every six-month period ending 30 September and 31 March.

Executive Summary**INR¹ Results**

	FY14/15 2Q ₹'000	Y-on-Y Change %	FY14/15 1H ₹'000	Y-on-Y Change %
Total property income	1,552,906	10	3,072,713	10
Total property expense	(624,357)	(2)	(1,245,482)	(5)
Net property income	928,549	16	1,827,231	13
Income available for distribution	625,676	15	1,186,324	12
Income to be distributed	563,108	15	1,067,692	12
DPU ² (Income to be distributed) (Indian Rupee)	0.62	16	1.16	11

SGD³ Results

	FY14/15 2Q S\$'000	Y-on-Y Change %	FY14/15 1H S\$'000	Y-on-Y Change %
Total property income	32,095	11	63,960	6
Total property expense	(12,907)	(3)	(25,928)	(2)
Net property income	19,188	17	38,032	9
Income available for distribution	12,931	16	24,681	9
Income to be distributed	11,638	16	22,213	9
DPU (Income to be distributed) (Singapore Cents)	1.25	14	2.40	7

Distribution Details

Distribution period	1 April 2014 to 30 September 2014
Distribution amount	2.40 Singapore cents per unit
Ex-distribution date	9.00 am, 20 November 2014
Books closure date	5.00 pm, 24 November 2014
Payment date	10 December 2014

2Q FY14/15 vs 2Q FY13/14

Total property income for the quarter ended 30 September 2014 ("2Q FY14/15") increased by 10% to ₹1.6 billion. This was mainly due to rental income from Aviator and positive rental reversions at ITPC, The V and aVance Business Hub. In SGD terms, total property income increased by 11% to S\$32.1 million as the SGD had depreciated by 1% against the INR over the same period last year.

Total property expense for 2Q FY14/15 increased marginally at ₹624 million (S\$12.9 million).

Net property income for 2Q FY14/15 grew by 16% to ₹929 million as revenue grew faster than expenses. In SGD terms, net property income grew by 17% to S\$19.2 million.

Income available for distribution for 2Q FY14/15 grew by 15% to ₹626 million, mainly due to the growth in net property income. In SGD terms, income available for distribution grew by 16% to S\$12.9 million.

¹ Indian Rupee is defined herein as INR or ₹.

² Distribution per unit.

³ Singapore Dollar is defined herein as SGD or S\$.

DPU (income to be distributed) increased by 16% to ₹0.62. In SGD terms, DPU (income to be distributed) increased by 14% to 1.25 S¢⁴.

Foreign Exchange Movement

The FX rate used in the income statement was the average rate for 2Q FY14/15 at ₹48.4:S\$1. This represented a year-on-year decrease of 1%.

The closing FX rate used in the balance sheet at the end of the period, as at 30 September 2014, was ₹48.1:S\$1. This represented a year-on-year decrease of 4%.

INR/SGD Average FX rate for Income Statement

	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Average</u>
2Q FY14/15	48.3	48.8	48.1	48.4
2Q FY13/14	47.2	48.8	50.8	48.9
Y-on-Y Change				-1.0%
	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Average</u>
1Q FY14/15	48.1	47.4	47.6	47.7
Q-on-Q Change				1.5%
	<u>YTD FY14/15</u>	<u>YTD FY13/14</u>	<u>Change</u>	
YTD Average	48.0	46.7	2.8%	

INR/SGD closing rate for Balance Sheets as at

<u>30-Sep-14</u>	<u>30-Sep-13</u>	<u>Y-on-Y Change</u>
48.1	50.0	-3.8%
<u>30-Sep-14</u>	<u>30-Jun-14</u>	<u>Q-on-Q Change</u>
48.1	48.1	0.0%
<u>30-Sep-14</u>	<u>31-Mar-14</u>	<u>YTD Change</u>
48.1	47.8	0.5%

Operational and Financial Statistics

Portfolio committed occupancy was 97%⁵ as at 30 September 2014. High occupancy levels were sustained as the Trust's stabilised properties continued to attract and retain tenants. From 1 April 2014 to 30 September 2014, 1,031,130 sq ft became available via lease expiry or pre-termination, of which 88% were renewed. Including committed leases and forward leasing, a total of 1,194,096 sq ft of leasing transactions were concluded during the quarter.

Gearing as at 30 September 2014 was 22%. Gearing is calculated by dividing effective borrowings⁶ by the value of trust properties.

The Trust has debt headroom of S\$326.2 million or S\$1.0 billion, before gearing reaches 40% or 60% (on a loan-to-value basis) respectively⁷.

Net Asset Value ("NAV") per unit as at 30 September 2014 remained stable at ₹29.60 (S\$0.62) compared to 31 March 2014.

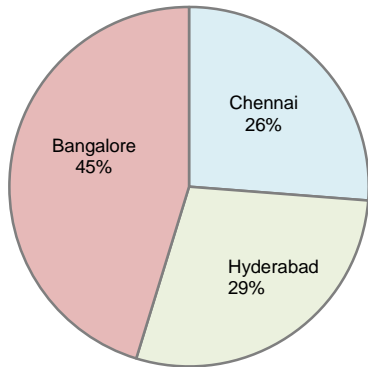
⁴ Singapore Cent is defined herein as S¢.

⁵ Includes 96% of space leased as at 30 September 2014 and 1% with leases committed which would commence after 30 September 2014.

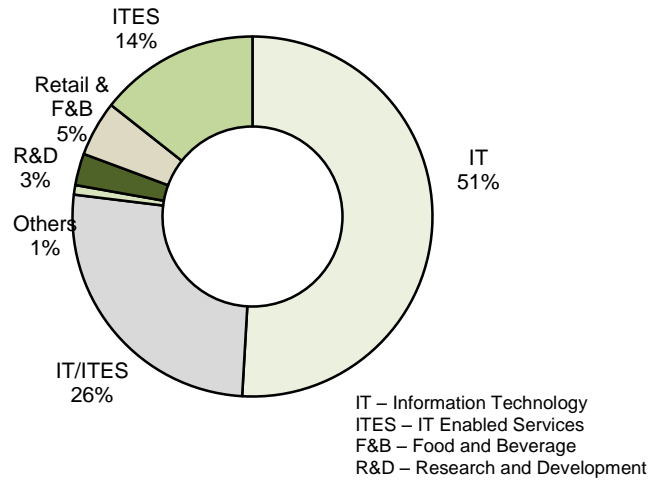
⁶ Calculated by adding / deducting derivative financial instruments liabilities / assets, entered to hedge SGD borrowings to INR, to / from gross borrowings.

⁷ a-iTrust has voluntarily adopted a gearing limit of 40%, or 60% if a credit rating or unitholders' approval is obtained. Calculation of debt headroom assumes further gearing capacity on new assets acquired.

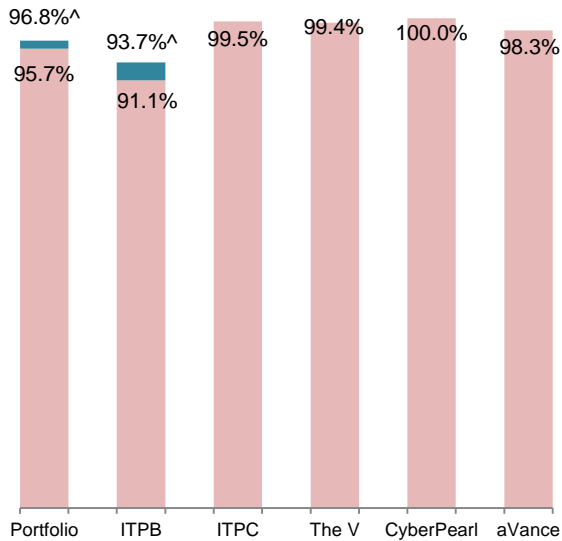
Geographical Diversification of Operating Buildings (As at 30 Sep 2014)



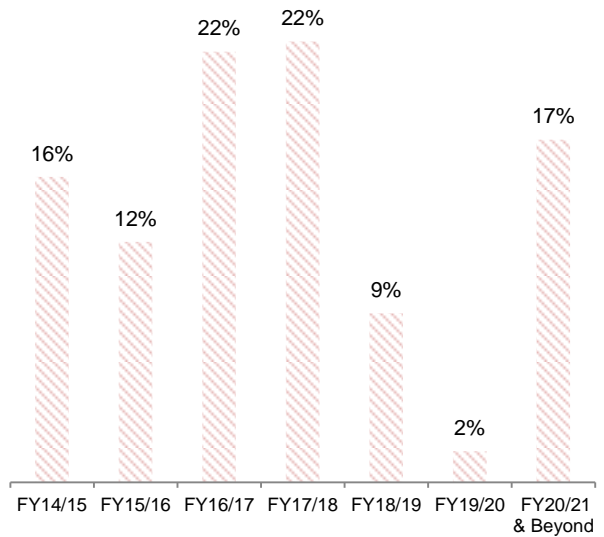
Tenant Sectors by Base Rent (As at 30 Sep 2014)



Portfolio Occupancy (as at 30 Sep 2014)



Portfolio Lease Expiry Profile (as at 30 Sep 2014)



[^]Includes committed leases which will commence after 30 Sep 2014

FINANCIAL REVIEW OF A-ITRUST FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2014

1(a)(i) Consolidated Income Statement and Distribution Statement

	Note	FY14/15 2Q S\$'000	FY13/14 2Q S\$'000	Y-on-Y Change %	FY14/15 1H S\$'000	FY13/14 1H S\$'000	Y-on-Y Change %
Base rent		18,975	16,843	13	37,867	35,293	7
Amenities income		490	456	7	992	969	2
Fit-out rental income		450	420	7	912	859	6
Operations, maintenance and utilities income		10,861	9,922	9	21,564	20,477	5
Car park and other income		1,319	1,294	2	2,625	2,587	1
Total property income		32,095	28,935	11	63,960	60,185	6
Operations, maintenance and utilities expenses		(9,666)	(8,980)	(8)	(18,325)	(18,277)	(0)
Service and property taxes		(656)	(611)	(7)	(1,322)	(1,290)	(2)
Property management fees		(1,482)	(1,552)	5	(3,076)	(3,114)	1
Other property operating expenses	(1)	(1,103)	(1,373)	20	(3,205)	(2,771)	(16)
Total property expenses		(12,907)	(12,516)	(3)	(25,928)	(25,452)	(2)
Net property income		19,188	16,419	17	38,032	34,733	9
Trustee-manager's fees		(1,791)	(1,575)	(14)	(3,545)	(3,304)	(7)
Other trust operating expenses		(274)	(250)	(10)	(581)	(571)	(2)
Finance costs		(4,022)	(3,075)	(31)	(7,954)	(6,253)	(27)
Interest income		4,020	2,270	77	6,898	4,484	54
Fair value gain/(loss) on derivative financial instruments - realised	(2)	3,699	-	N.M.	2,620	(489)	N.M.
Exchange (loss)/gain - realised	(3)	(8,408)	364	N.M.	(7,990)	498	N.M.
Ordinary profit before tax		12,412	14,153	(12)	27,480	29,098	(6)
Fair value gain on derivative financial instruments - unrealised	(4)	213	206	3	1,203	911	32
Exchange gain/(loss) - unrealised	(5)	4,578	(5,567)	N.M.	4,276	(11,417)	N.M.
Profit before income tax		17,203	8,792	96	32,959	18,592	77
Income tax expenses		(4,248)	(3,203)	(33)	(7,576)	(7,330)	(3)
Net profit		12,955	5,589	132	25,383	11,262	125
Attributable to:							
Unitholders of the trust		12,047	4,863	148	23,578	9,776	141
Non-controlling interest		908	726	25	1,805	1,486	21
		12,955	5,589	132	25,383	11,262	125

Distribution Statement

Note	FY14/15	FY13/14	Y-on-Y	FY14/15	FY13/14	Y-on-Y
	2Q	2Q	Change	1H	1H	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Ordinary profit before tax	12,412	14,153	(12)	27,480	29,098	(6)
Current income tax expenses	(4,196)	(3,075)	(36)	(7,485)	(6,524)	(15)
Trustee-manager's fee payable in units	876	769	14	1,732	1,613	7
Depreciation	21	32	(34)	42	60	(30)
Amortisation of marketing commission	-	8	N.M.	-	24	N.M.
Realised loss on settlement of loans	4,712	-	N.M.	4,712	-	N.M.
Non-controlling interest	(894)	(737)	(21)	(1,800)	(1,549)	(16)
Distribution adjustments	519	(3,003)	N.M.	(2,799)	(6,376)	56
Income available for distribution	12,931	11,150	16	24,681	22,722	9
Income to be distributed	11,638	10,035	16	22,213	20,450	9
(6)						
DPU (Income available for distribution) (cts)	1.40	1.22	14	2.68	2.49	7
DPU (Income to be distributed) (cts)	1.25	1.10	14	2.40	2.24	7
(6)						

Notes

- (1) Other operating expenses include general management fees, depreciation, advertising and promotion expenses, provision for rental in arrears and professional fees.
- (2) The derivative financial instruments include foreign exchange forward contracts entered into to hedge SGD-denominated loans. Gain or loss is realised when loans are settled.
- (3) The functional currency for the Trust and Group is INR. Realised foreign exchange gain or loss arises mainly from SGD-denominated loan settlement and cash balances not denominated in INR.
- (4) This relates to the fair value change on re-measurement of forward foreign exchange contracts, in accordance with Financial Reporting Standards ("FRS") 39.
- (5) This relates mainly to the revaluation of SGD-denominated loans, which are classified as unhedged exposure under FRS 21 which are offset by cumulative gain or loss transferred to realised gain or loss when loans are settled.
- (6) 10% of the income available for distribution was retained to provide a-iTrust with greater flexibility to grow.

Please refer to item 8 for performance review.

1(a)(ii) Statement of Comprehensive Income

	FY14/15 2Q	FY13/14 2Q	FY14/15 1H	FY13/14 1H
	S\$'000	S\$'000	S\$'000	S\$'000
Net profit for the period	12,955	5,589	25,383	11,262
Other comprehensive income:				
Items that may be reclassified subsequently to profit or loss:				
- Cash flow hedges	(828)	2,297	(1,409)	257
- Translation differences arising from the conversion of functional currency into presentation currency	77	(38,714)	(3,144)	(82,786)
Total comprehensive income for the period	12,204	(30,828)	20,830	(71,267)
Total comprehensive income attributable to:				
Unitholders of the Trust	11,290	(29,001)	19,222	(67,318)
Non-controlling interests	914	(1,827)	1,608	(3,949)
	12,204	(30,828)	20,830	(71,267)

1(b)(i) Balance Sheets (Group⁸ and Trust)

	Note	Group		Trust	
		30 September 2014 S\$'000	31 March 2014 S\$'000	30 September 2014 S\$'000	31 March 2014 S\$'000
ASSETS					
Current assets					
Cash and cash equivalents		96,680	74,376	8,037	2,864
Inventories		766	706	-	-
Other assets		4,780	690	42	92
Loans to subsidiaries		-	-	358,834	375,817
Trade and other receivables		18,889	20,324	4,836	4,891
Derivative financial instruments	(1)	4,301	3,928	4,301	3,928
Current income tax recoverable		5,841	9,260	-	-
Total current assets		131,257	109,284	376,050	387,592
Non-current assets					
Other assets		5,739	8,293	-	-
Trade and other receivables		795	-	-	-
Investment in available-for-sale financial asset		45,136	45,353	-	-
Equipment		373	413	-	-
Investment properties under construction		397	-	-	-
Investment properties		866,597	869,085	-	-
Goodwill		15,920	15,997	-	-
Investment in subsidiary companies		-	-	10,712	10,764
Derivative financial instruments	(1)	13,379	14,220	13,379	14,220
		948,336	953,361	24,091	24,984
Total assets		1,079,593	1,062,645	400,141	412,576
LIABILITIES					
Current liabilities					
Trade and other payables		43,901	39,343	8,438	9,414
Borrowings		26,947	49,937	26,947	49,937
Derivative financial instruments	(1)	526	967	526	967
Total current liabilities		71,374	90,247	35,911	60,318
Non-current liabilities					
Trade and other payables		40,281	45,106	-	-
Borrowings		224,410	184,426	224,410	184,426
Derivative financial instruments	(1)	1,868	2,199	1,868	2,199
Deferred income tax liabilities		132,013	132,556	-	-
Total non-current liabilities		398,572	364,287	226,278	186,625
Total liabilities		469,946	454,534	262,189	246,943
NET ASSETS		609,647	608,111	137,952	165,633
UNITHOLDERS' FUNDS					
Units on issue		705,410	703,050	705,410	703,050
Foreign currency translation reserve		(363,637)	(360,690)	(208,712)	(207,704)
Hedging reserve		253	1,662	253	1,662
Other reserves	(2)	57,576	57,173	-	-
Retained earnings		166,853	164,971	(358,999)	(331,375)
Net assets attributable to unitholders		566,455	566,166	137,952	165,633
Non-controlling interests		43,192	41,945	-	-
		609,647	608,111	137,952	165,633

⁸ Ascendas India Trust and its subsidiaries.

Notes

- (1) The changes in derivative financial instruments (assets and liabilities) are related to fair value changes upon re-measurement of cross currency swaps, interest rate swaps and forward foreign exchange contracts.
- (2) The increase in other reserves was due to retained earnings being transferred to the statutory reserves of the Indian subsidiaries under Indian regulatory provisions.

1(b)(ii) Gross Borrowings (Group)

	Group	
	30 September 2014	31 March 2014
	S\$'000	S\$'000
Amount payable within one year		
Secured bank loans	24,947	-
Unsecured bank loans	2,000	49,937
	26,947	49,937
Amount payable after one year		
Secured bank loans	-	24,907
Unsecured bank loans	84,820	69,815
Unsecured medium term notes	139,590	89,704
	224,410	184,426
Total	251,357	234,363

The Trust has entered into derivative financial instruments to hedge 61% of its gross SGD borrowings into INR. The fair value of those derivative financial instruments was S\$15.3 million as at 30 September 2014, which reduces the Trust's effective borrowings to S\$236.0 million.

As at 30 September 2014, the secured bank loan was secured by a pledge over the total issued share capital of a wholly-owned subsidiary of the Trust, Ascendas Property Fund (India) Pte. Ltd. ("APFI") and a negative pledge over the shares of the subsidiaries held by APFI.

During the quarter, the Trust issued S\$50.0 million 3.80% notes due 2019. The proceeds from the notes issued were used to prepay unsecured bank loans due within this financial year.

1(c) Consolidated Statement of Cash Flows

	FY14/15 2Q S\$'000	FY13/14 2Q S\$'000	FY14/15 1H S\$'000	FY13/14 1H S\$'000
Cash flows from operating activities				
Net profit after tax	12,955	5,589	25,383	11,262
Adjustments for :				
Income tax expenses	4,248	3,203	7,576	7,330
Depreciation of equipment	21	32	42	60
Interest income	(4,020)	(2,270)	(6,898)	(4,484)
Finance costs	4,022	3,075	7,954	6,253
Unrealised gain on derivative financial instruments	(213)	(206)	(1,203)	(911)
(Write back of)/allowance for doubtful receivables	(2)	211	624	95
Trustee-Manager's fees payable in units	876	769	1,732	1,613
Unrealised exchange (gain)/loss	(4,578)	5,567	(4,276)	11,417
Currency realignment	4,861	1,005	4,679	2,552
Operating cash flow before working capital changes	18,170	16,975	35,613	35,187
Changes in working capital				
Inventories	(33)	(69)	(64)	(155)
Other assets	534	551	(1,579)	(553)
Trade and other receivables	4,027	(3,544)	1,147	(4,247)
Trade and other payables	643	2,562	608	3,497
Cash generated from operations	23,341	16,475	35,725	33,729
Interest received	2,511	768	5,692	2,485
Income tax refunded/(paid) (net)	509	(1,081)	(4,162)	(5,283)
Net cash generated from operating activities	26,361	16,162	37,255	30,931
Cash flows from investing activities				
Purchase of equipment	(1)	(3)	(3)	(3)
Additions to investment properties under construction	(51)	(4,984)	(399)	(12,041)
Additions to investment properties	(727)	(1,056)	(1,676)	(3,253)
Net cash (used in) investing activities	(779)	(6,043)	(2,078)	(15,297)
Cash flows from financing activities				
Repayment of borrowings	(48,000)	-	(48,000)	-
Distribution to unitholders	-	-	(21,293)	(19,638)
Distribution to non-controlling interests	-	-	(361)	-
Interest paid	(896)	-	(7,668)	(5,543)
Proceeds from borrowings	-	-	14,955	-
Proceeds from medium term notes	49,850	-	49,850	-
Net cash generated from/(used in) financing activities	954	-	(12,517)	(25,181)
Net increase/(decrease) in cash and cash equivalents	26,536	10,119	22,660	(9,547)
Cash and cash equivalents at beginning of financial period	70,144	45,331	74,376	69,856
Effects of exchange rate changes on cash and cash equivalents	-	(4,252)	(356)	(9,111)
Cash and cash equivalents at end of financial period	96,680	51,198	96,680	51,198

1(d)(i) Consolidated Statement of Changes in Unitholders' Funds (Group)

	<----- Attributable to unitholders of the Trust ----->						Total
	Units on issue	Foreign currency translation reserve	Hedging reserve	Other reserves	Retained earnings	Non- controlling interests	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
2014							
Balance at 1 April 2014	703,050	(360,690)	1,662	57,173	164,971	41,945	608,111
Profit for the period	-	-	-	-	11,531	897	12,428
Other comprehensive income for the period	-	(3,018)	(581)	-	-	(203)	(3,802)
Transfer to other reserves	-	-	-	403	(403)	-	-
Issue of new units	1,851	-	-	-	-	-	1,851
Distribution to unitholders	-	-	-	-	(21,293)	-	(21,293)
Dividends paid to non-controlling interests	-	-	-	-	-	(361)	(361)
Balance at 30 June 2014	704,901	(363,708)	1,081	57,576	154,806	42,278	596,934
Profit for the period	-	-	-	-	12,047	908	12,955
Other comprehensive income for the period	-	71	(828)	-	-	6	(751)
Issue of new units	509	-	-	-	-	-	509
Balance at 30 September 2014	705,410	(363,637)	253	57,576	166,853	43,192	609,647
2013							
Balance at 1 April 2013	699,768	(306,913)	2,639	52,406	159,799	40,899	648,598
Profit for the period	-	-	-	-	4,913	760	5,673
Other comprehensive income for the period	-	(41,190)	(2,040)	-	-	(2,882)	(46,112)
Transfer to other reserves	-	-	-	4,767	(4,767)	-	-
Issue of new units	1,864	-	-	-	-	-	1,864
Distribution to unitholders	-	-	-	-	(19,638)	-	(19,638)
Balance at 30 June 2013	701,632	(348,103)	599	57,173	140,307	38,777	590,385
Profit for the period	-	-	-	-	4,863	726	5,589
Other comprehensive income for the period	-	(36,161)	2,297	-	-	(2,553)	(36,417)
Issue of new units	500	-	-	-	-	-	500
Balance at 30 September 2013	702,132	(384,264)	2,896	57,173	145,170	36,950	560,057

1(d)(ii) Statement of Changes in Unitholders' Funds (a-iTrust)

	<----- Attributable to unitholders of the Trust ----->				
	Units on issue	Foreign currency translation reserve	Hedging reserve	Retained earnings	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
2014					
Balance at 1 April 2014	703,050	(207,704)	1,662	(331,375)	165,633
Loss for the period	-	-	-	(3,157)	(3,157)
Other comprehensive income for the period	-	(979)	(581)	-	(1,560)
Issue of new units	1,851	-	-	-	1,851
Distribution to unitholders	-	-	-	(21,293)	(21,293)
Balance at 30 June 2014	704,901	(208,683)	1,081	(355,825)	141,474
Loss for the period	-	-	-	(3,174)	(3,174)
Other comprehensive income for the period	-	(29)	(828)	-	(857)
Issue of new units	509	-	-	-	509
Balance at 30 September 2014	705,410	(208,712)	253	(358,999)	137,952
2013					
Balance at 1 April 2013	699,768	(186,746)	2,639	(271,952)	243,709
Loss for the period	-	-	-	(7,532)	(7,532)
Other comprehensive income for the period	-	(15,279)	(2,040)	-	(17,319)
Issue of new units	1,864	-	-	-	1,864
Distribution to unitholders	-	-	-	(19,638)	(19,638)
Balance at 30 June 2013	701,632	(202,025)	599	(299,122)	201,084
Loss for the period	-	-	-	(6,937)	(6,937)
Other comprehensive income for the period	-	(12,954)	2,297	-	(10,657)
Issue of new units	500	-	-	-	500
Balance at 30 September 2013	702,132	(214,979)	2,896	(306,059)	183,990

1(d)(iii) Details of any changes in the units (a-iTrust)**Movement for the quarter**

	30 September 2014		30 September 2013	
	Number of units (in thousands)	S\$'000	Number of units (in thousands)	S\$'000
Balance as at 1 July	919,536	704,901	915,052	701,632
Issue of new units:				
- base fee paid in units	631	509	702	500
Balance as at 30 September	920,167	705,410	915,754	702,132

Movement for the year to date

	30 September 2014		30 September 2013	
	Number of units (in thousands)	S\$'000	Number of units (in thousands)	S\$'000
Balance as at 1 April	917,139	703,050	912,791	699,768
Issue of new units:				
- base fee paid in units	1,275	1,006	1,316	1,006
- performance fee paid in units	1,753	1,354	1,647	1,358
Balance as at 30 September	920,167	705,410	915,754	702,132

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The financial information as set out in paragraphs 1(a)(i), 1(a)(ii), 1(b)(i), 1(b)(ii), 1(c), 1(d)(i), 1(d)(ii), 1(d)(iii) and 7 of this announcement has been extracted from the interim financial report, which has been reviewed in accordance with Singapore Standard on Review Engagement 2410, Review of Interim Financial Information, performed by the independent auditor of the Group.

3 Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

The auditor's review report dated 27 October 2014 on the interim financial report of the Group for the period ended 30 September 2014 is enclosed in Appendix 2.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as compared with the audited financial statements for the financial year ended 31 March 2014.

The following Financial Reporting Standards became effective for the Group on 1 April 2014:

- *FRS 110 Condensed Financial Statements and revised FRS 27 Separate Financial Statements*
- *FRS 111 Joint Arrangements and revised FRS 28 Investments in Associates and Joint Venture*
- *FRS 112 Disclosure of Interests in Other Entities*
- *Amendments to FRS 32 Offsetting Financial Assets and Financial Liabilities*

- *Amendments to FRS 36 Recoverable Amount Disclosures for Non-financial Assets*
- *Amendments to FRS 39 Novation of Derivatives and Continuation of Hedge Accounting*

The Group does not expect the adoption of the above standards to have any impact on the financial position or financial results of the Group.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed as well as the reasons for, and the effect of, the change

Not applicable.

6 Earnings per unit (“EPU”) and DPU for the financial period (Group)

	FY14/15 2Q	FY13/14 2Q	FY14/15 1H	FY13/14 1H
Weighted average number of units for calculation of EPU ('000)	920,003	915,594	919,177	914,800
EPU (SGD cents)	1.31	0.53	2.57	1.07
DPU (income available for distribution) (SGD cents)	1.40	1.22	2.68	2.49
DPU (income to be distributed) (SGD cents)	1.25	1.10	2.40	2.24

Diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the financial period.

7 NAV backing per unit based on existing units on issue as at the end of the period

	As at	
	30 September 2014	31 March 2014
No. of units on issue at end of period ('000)	920,167	917,139
NAV per unit of the Group (S\$)	0.62	0.62
NAV per unit of the Trust (S\$)	0.15	0.18

8 Review of performance

2Q FY14/15 vs 2Q FY13/14

Total property income for the quarter ended 30 September 2014 (“2Q FY14/15”) increased by 10% to ₹1.6 billion. This was mainly due to rental income from Aviator, which became operational in January 2014 and positive rental reversions at ITPC, The V and aVance Business Hub. In SGD terms, total property income increased by 11% to S\$32.1 million.

Total property expense for 2Q FY14/15 increased marginally at ₹624 million (S\$12.9 million). As a result, **net property income** for 2Q FY14/15 grew by 16% to ₹929 million. In SGD terms, net property income grew by 17% to S\$19.2 million.

Finance costs increased by ₹44 million (30%) or S\$0.9 million (31%) mainly due to an increase in borrowing levels. Total loans increased from S\$205.4 million in 2Q FY13/14 to S\$251.4 million in 2Q FY14/15 due to additional loans taken to invest in Fully and Compulsorily Convertible Debentures on third aVance Business Hub property (“aVance FCCDs”), a 690,520 sq ft IT building in Hyderabad and fund the construction of Aviator.

Interest income increased by ₹83 million (74%) or S\$1.8 million (77%) mainly due to (i) interest from aVance FCCDs, (ii) one-off interest on income tax refunds of ₹46 million (S\$0.9 million) received by ITPB, ITPC and The V in 2Q FY14/15 and (iii) higher interest rates on cash deposits in India.

Realised gain on derivative financial instruments for 2Q FY14/15 of ₹180 million (S\$3.7 million) arose from the refinancing of an SGD-denominated loan facility in August 2014. Cumulative fair value gain/loss on derivative financial instruments is transferred from hedging reserve when the corresponding loan is settled.

Realised exchange loss for 2Q FY14/15 of ₹410 million (S\$8.4 million) mainly arose from the refinancing of an SGD-denominated loan facility in August 2014. Exchange gain/loss is recognised when borrowings that are denominated in currencies other than the INR are revalued. The exchange gain/loss is realised when the borrowing is settled. Such exchange loss, net of the realised gain on derivative financial instruments (as noted in the paragraph above), does not affect cash flow and hence is adjusted in the distribution statement.

Income tax expenses increased by ₹49 million (S\$1.0 million) mainly due to higher net property income in Q2 FY14/15 and higher interest income.

Ordinary profit before tax was ₹599 million (S\$12.4 million) in 2Q FY14/15, a decrease of 13% as compared to ₹691 million (S\$14.2 million) last year mainly due to realised exchange loss on loan settlement which is added back in distribution.

Distribution adjustments:

- **Current income tax expense** at ₹203 million (S\$4.2 million) on higher net property income and interest income.
- **Trustee-Manager fees** to be paid in units at ₹42 million (S\$0.9 million). The Trustee-Manager has elected to receive 50% of its base fee and performance fee in units and 50% in cash; hence 50% of the fees are added back to the income available for distribution.
- **Realised loss on settlement of loans** at ₹230 million (S\$4.7 million) arose from the refinancing of an SGD-denominated loan facility in August 2014. This includes realised exchange loss of ₹410 million (S\$8.4 million) offset by realised fair value gain on derivative financial instruments of ₹180 million (S\$3.7 million) that are added back to income available for distribution.
- Income due to **non-controlling interest** of ₹43 million (S\$0.9 million) is deducted from income available for distribution.

Income available for distribution for 2Q FY14/15 grew by 15% to ₹626 million, mainly due to the growth in net property income and one-off interest income on tax refunds. In SGD terms, income available for distribution grew by 16% to S\$12.9 million.

DPU (income available for distribution) for 2Q FY14/15 was ₹0.68, or 1.40 S¢. **DPU (income to be distributed)** was ₹0.62 or 1.25 S¢ post retaining 10% of income available for distribution.

1H FY14/15 vs 1H FY13/14

Total property income for the period ended 30 September 2014 (“1H FY14/15”) increased by 10% to ₹3.1 billion. This was mainly due to rental income from Aviator, which became operational in January 2014 and positive rental reversions at ITPC, The V and aVance Business Hub during the year. In SGD terms, total property income increased by 6% to S\$64.0 million as the SGD had appreciated by 3% against the INR over the same period last year.

Total property expense for 1H FY14/15 increased by 5% to ₹1.2 billion (S\$25.9 million), mainly due to expenses from Aviator.

As a result, **net property income** for 1H FY14/15 grew by 13% to ₹1.8 billion. In SGD terms, net property income grew by 9% to S\$38.0 million.

Finance costs increased by ₹91 million (31%) or S\$1.7 million (27%) mainly due to an increase in borrowing levels. Total loans increased from S\$205.4 million in 1H FY13/14 to S\$251.4 million in 1H FY14/15 due to additional loans taken to invest in Fully and Compulsorily Convertible Debentures on third aVance Business Hub property (“aVance FCCDs”), a 690,520 sq ft IT building in Hyderabad, and to fund the construction of Aviator.

Interest income increased by ₹122 million (58%) or S\$2.4 million (54%) mainly due to (i) interest from aVance FCCDs, (ii) one-off interest on income tax refunds of ₹46 million (S\$0.9 million) received by ITPB, ITPC and The V in 2Q FY14/15 and (iii) higher interest rates on cash deposits in India.

Realised gain on derivative financial instruments for 1H FY14/15 of ₹129 million (S\$2.6 million) is mainly due to:

- (i) realised gain of ₹180 million (S\$3.7 million) from the refinancing of an SGD-denominated loan facility in August 2014 as explained in the paragraph below on realised exchange loss; and
- (ii) offset by realised loss of ₹51 million (S\$1.1 million) on foreign exchange forward contracts entered into to hedge income repatriated from India to Singapore. The Trust maintains a policy of hedging distribution as it is earned, by entering into forward contracts to be settled just prior to each 6-monthly distribution. The loss was realised as the contracted rates were unfavourable compared to the prevailing exchange rates on settlement in May 2014.

Realised exchange loss for 1H FY14/15 of ₹390 million (S\$8.0 million) mainly arose from the refinancing of an SGD-denominated loan facility in August 2014, offset by exchange gains on cash balances that are not denominated in INR.

Ordinary profit before tax remained stable at ₹1.3 billion (S\$27.5 million).

Distribution adjustments:

- **Current income tax expense** at ₹360 million (S\$7.5 million) on higher net property income and interest income.
- **Trustee-Manager fees** to be paid in units at ₹83 million (S\$1.7 million). The Trustee-Manager has elected to receive 50% of its base fee and performance fee in units and 50% in cash; hence 50% of the fees are added back to the income available for distribution.

- **Realised loss on settlement of loans** at ₹230 million (S\$4.7 million) arose from the refinancing of an SGD-denominated loan facility in August 2014. This includes realised exchange loss of ₹410 million (S\$8.4 million) offset by realised fair value gain on derivative financial instruments of ₹180 million (S\$3.7 million) that are added back to income available for distribution.
- Income due to **non-controlling interest** of ₹86 million (S\$1.8 million) is deducted from income available for distribution.

Income available for distribution for 1H FY14/15 grew by 12% to ₹1.2 billion. In SGD terms, income available for distribution grew by 9% to S\$24.7 million.

DPU (income available for distribution) for 1H FY14/15 was ₹1.28, or 2.68 S¢. **DPU (income to be distributed)** was ₹1.16 or 2.40 S¢ post retaining 10% of income available for distribution.

2Q FY14/15 vs 1Q FY14/15

	FY14/15 2Q S\$'000	FY14/15 1Q S\$'000	Change %
Total property income	32,095	31,865	1
Net property income	19,188	18,844	2
Ordinary profit before tax	12,412	15,068	(18)
Distribution adjustments	519	(3,318)	N.M.
Income available for distribution	12,931	11,750	10
Income to be distributed	11,638	10,575	10
DPU (income available for distribution) (Singapore Cents)	1.40	1.28	9
DPU (income to be distributed) (Singapore Cents)	1.25	1.15	9

Total property income and **net property income** for 2Q FY14/15 remained stable at ₹1.6 billion (S\$32.1 million) and ₹929 million (S\$19.2 million) respectively.

Ordinary profit before tax decreased by ₹120 million (S\$2.7 million) to ₹599 million (S\$12.4 million) mainly due to net exchange loss on refinancing of an SGD-denominated loan facility in August 2014 amounting to ₹230 million (S\$4.7 million). This is partially offset by increase in one-off interest on income tax refunds of ₹46 million (S\$0.9 million) received by ITPB, ITPC and The V in 2Q FY14/15, and realised loss on derivative financial instruments of ₹51 million (S\$1.1 million) incurred in 1Q FY14/15 upon settlement of contracts in May 2014.

In 2Q FY14/15, **distribution adjustments** added back ₹27 million (S\$0.5 million) to ordinary profit before tax, compared to a deduction of ₹158 million (S\$3.3 million). This was mainly due to the adding back of realised exchange loss of ₹230 million (S\$4.7 million) on settlement of loans in 2Q FY14/15 which arose from the refinancing of an SGD-denominated loan facility.

As a result, **income available for distribution** increased by 12% to ₹626 million (S\$12.9 million) from 1Q FY14/15.

9 Variance between forecast and the actual results

No forecast has been disclosed.

10 Interested person transactions

Interested person transactions mandate was not sought.

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders mandate pursuant to Rule 920)	
	YTD FY14/15 S\$'000	YTD FY13/14 S\$'000
Ascendas Property Fund Trustee Pte. Ltd. - Trustee Manager fees paid/payable	3,545	3,304
Ascendas Services (India) Pvt Ltd ("ASIPL") Fees received/receivable by ASIPL from a-iTrust		
- Property management services	1,226	1,184
- Lease management services	613	613
- Marketing services	1,104	1,485
- Project management services	-	65
- General management services	1,559	1,626
Office rental income received/receivable by a-iTrust from ASIPL	160	158
Jurong Consultants (India) Pvt Ltd Procurement of consultancy services, including architecture & landscape, civil & structural, M&E engineering design rendered to ITPB	-	15

11 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

Based on the market research report by Jones Lang LaSalle Meghraj ("JLL") for the quarter ended 30 September 2014:

- In Bangalore, overall vacancy rates decreased from the prior quarter's 8.6% to 8.3%. In Whitefield (the micro-market where ITPB is located), vacancy stood at 15.6%. JLL expects rental values in Whitefield to be stable in 2014.
- In Chennai, overall vacancy decreased from 20.4% in the previous quarter to 18.7%. In Old Mahabalipuram Road (OMR, the micro-market where ITPC is located) area, vacancy stood at 9.5%. JLL expects the rental values in OMR to remain stable or improve in 2014.
- In Hyderabad, overall vacancy decreased from 10.0% to 9.8% from the previous quarter. In Hitec City (the micro-market where The V, CP and aVance are located), vacancy stood at 5.3%. JLL expects rental values in Hitec City to remain stable or improve in 2014.

The performance of a-iTrust is influenced by its tenants' business performance and outlook, and condition of each city's real estate market. a-iTrust will continue to focus on enhancing the competitiveness of its properties to distinguish itself from competitors, maintaining financial discipline, and seeking growth opportunities.

12 Distributions

(a) Current financial period - Any distributions declared for the current financial period?

Yes. A distribution of 2.40 Singapore cents has been declared for the period from 1 April 2014 to 30 September 2014.

(b) Corresponding period of the immediately preceding year - Any distributions declared for the corresponding period of the immediate preceding financial period?

Yes. A distribution of 2.24 Singapore cents was declared for the period from 1 April 2013 to 30 September 2013.

13 If no distribution has been declared/recommended, a statement to the effect

Refer to paragraph 12.

14 Disclosure pursuant to Rule 705(5) of the Listing Manual

The Board of Directors has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material aspect.

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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

By order of the Board

Ascendas Property Fund Trustee Pte. Ltd.

Mary Judith de Souza / Edwin Kung Wee Tack
Joint Company Secretaries
27 October 2014

Consolidated Income Statement and Distribution Statement (INR)

	FY14/15 2Q ₹'000	FY13/14 2Q ₹'000	Y-on-Y Change %	FY14/15 1H ₹'000	FY13/14 1H ₹'000	Y-on-Y Change %
Base rent	918,158	823,082	12	1,819,188	1,644,313	11
Amenities income	23,712	22,292	6	47,650	45,133	6
Fit-out rental income	21,784	20,542	6	43,828	40,086	9
Operations, maintenance and utilities income	525,563	484,633	8	1,035,975	954,949	8
Car park and other income	63,689	62,960	1	126,072	120,545	5
Total property income	1,552,906	1,413,509	10	3,072,713	2,805,026	10
Operations, maintenance and utilities expenses	(467,650)	(438,465)	(7)	(880,616)	(852,592)	(3)
Service and property taxes	(31,714)	(29,853)	(6)	(63,510)	(60,066)	(6)
Property management fees	(71,696)	(76,051)	6	(147,869)	(145,460)	(2)
Other property operating expenses	(53,297)	(67,596)	21	(153,487)	(130,230)	(18)
Total property expenses	(624,357)	(611,965)	(2)	(1,245,482)	(1,188,348)	(5)
Net property income	928,549	801,544	16	1,827,231	1,616,678	13
Trustee-manager's fees	(86,630)	(76,902)	(13)	(170,279)	(153,913)	(11)
Other trust operating expenses	(13,246)	(12,159)	(9)	(27,880)	(26,283)	(6)
Finance costs	(194,636)	(150,225)	(30)	(382,184)	(291,629)	(31)
Interest income	194,434	111,553	74	331,725	209,954	58
Fair value gain/(loss) on derivative financial instruments - realised	180,437	-	N.M.	129,277	(21,419)	N.M.
Exchange (loss)/gain - realised	(410,169)	17,516	N.M.	(390,271)	24,082	N.M.
Ordinary profit before tax	598,739	691,327	(13)	1,317,619	1,357,470	(3)
Fair value gain on derivative financial instruments - unrealised	10,174	9,528	7	57,314	40,922	40
Exchange gain/(loss) - unrealised	223,170	(269,486)	N.M.	207,206	(535,718)	N.M.
Profit before income tax	832,083	431,369	93	1,582,139	862,674	83
Income tax expenses	(205,579)	(156,752)	(31)	(364,328)	(340,314)	(7)
Net profit	626,504	274,617	128	1,217,811	522,360	133
Attributable to:						
Unitholders of the trust	582,558	239,143	144	1,131,112	453,096	150
Non-controlling interest	43,946	35,474	24	86,699	69,264	25
	626,504	274,617	128	1,217,811	522,360	133
Distribution statement						
Ordinary profit before tax	598,739	691,327	(13)	1,317,619	1,357,470	(3)
Current income tax expenses	(203,020)	(150,518)	(35)	(359,966)	(303,329)	(19)
Trustee-manager's fee payable in units	42,334	37,547	13	83,188	75,159	11
Depreciation	1,007	1,533	(34)	2,020	2,775	(27)
Amortisation of marketing commission	-	408	N.M.	-	1,143	N.M.
Realised loss on settlement of loans	229,866	-	N.M.	229,866	-	N.M.
Non-controlling interest	(43,250)	(35,995)	(20)	(86,403)	(72,128)	(20)
Distribution adjustments	26,937	(147,025)	N.M.	(131,295)	(296,380)	56
Income available for distribution	625,676	544,302	15	1,186,324	1,061,090	12
Income to be distributed	563,108	489,872	15	1,067,692	954,981	12
DPU (Income available for distribution) (₹)	0.68	0.59	16	1.28	1.16	11
DPU (Income to be distributed) (₹)	0.62	0.53	16	1.16	1.04	11
DPU (Income available for distribution) (cts)	1.40	1.22	14	2.68	2.49	7
DPU (Income to be distributed) (cts)	1.25	1.10	14	2.40	2.24	7

Balance Sheets (Group and Trust) (INR)

	Group		Trust	
	30 September 2014	31 March 2014	30 September 2014	31 March 2014
	₹'000	₹'000	₹'000	₹'000
ASSETS				
Current assets				
Cash and cash equivalents	4,648,074	3,558,651	386,404	137,039
Inventories	36,847	33,777	-	-
Other assets	229,794	33,005	2,010	4,397
Loans to subsidiaries	-	-	17,251,621	17,981,659
Trade and other receivables	908,069	972,386	232,526	233,971
Derivative financial instruments	206,765	187,950	206,765	187,950
Current income tax recoverable	280,796	443,070	-	-
Total current assets	6,310,345	5,228,839	18,079,326	18,545,016
Non-current assets				
Other assets	275,900	396,772	-	-
Trade and other receivables	38,291	-	-	-
Investment in available-for-sale financial asset	2,170,000	2,170,000	-	-
Equipment	17,923	19,777	-	-
Investment properties under construction	19,074	-	-	-
Investment properties	41,663,304	41,583,000	-	-
Goodwill	765,408	765,408	-	-
Investment in subsidiary companies	-	-	515,012	515,012
Derivative financial instruments	643,240	680,403	643,240	680,403
	45,593,140	45,615,360	1,158,252	1,195,415
Total assets	51,903,485	50,844,199	19,237,578	19,740,431
LIABILITIES				
Current liabilities				
Trade and other payables	2,110,589	1,882,426	405,643	450,411
Borrowings	1,295,552	2,389,308	1,295,552	2,389,308
Derivative financial instruments	25,293	46,287	25,293	46,287
Total current liabilities	3,431,434	4,318,021	1,726,488	2,886,006
Non-current liabilities				
Trade and other payables	1,936,581	2,158,167	-	-
Borrowings	10,788,926	8,824,191	10,788,926	8,824,191
Derivative financial instruments	89,829	105,195	89,829	105,195
Deferred income tax liabilities	6,346,761	6,342,398	-	-
Total non-current liabilities	19,162,097	17,429,951	10,878,755	8,929,386
Total liabilities	22,593,531	21,747,972	12,605,243	11,815,392
NET ASSETS	29,309,954	29,096,227	6,632,335	7,925,039
UNITHOLDERS' FUNDS				
Units on issue	20,684,068	20,570,071	20,684,068	20,570,071
Hedging reserve	12,186	79,534	12,186	79,534
Other reserves	2,119,677	2,100,274	-	-
Retained earnings	4,417,492	4,339,404	(14,063,919)	(12,724,566)
Net assets attributable to unitholders	27,233,423	27,089,283	6,632,335	7,925,039
Non-controlling interests	2,076,531	2,006,944	-	-
	29,309,954	29,096,227	6,632,335	7,925,039



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27 October 2014

The Board of Directors
Ascendas Property Fund Trustee Pte. Ltd.
(as Trustee-Manager of Ascendas India Trust) (the "Trustee-
Manager")
61 Science Park Road
#04-01 The Galen
Singapore 117525

Report on Review of Interim Condensed Financial Statements

Introduction

We have reviewed the accompanying interim condensed financial statements of Ascendas India Trust (the "Trust") and its subsidiaries (collectively, the "Group"), which comprise the balance sheets of the Group and the Trust as at 30 September 2014, and the related interim condensed statements of changes in unitholders' funds of the Group and the Trust and the interim condensed consolidated income statement, consolidated statement of comprehensive income, the distribution statement and consolidated statement of cash flows of the Group for the quarter and six-month period then ended and explanatory notes. The Trustee-Manager is responsible for the preparation and presentation of these interim condensed financial statements in accordance with Singapore Financial Reporting Standard FRS 34 *Interim Financial Reporting* (FRS 34). Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

Scope of Review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial statements are not prepared, in all material respects, in accordance with FRS 34.

Yours faithfully


ERNST & YOUNG LLP
Public Accountants and
Chartered Accountants
Singapore