

ASCENDAS INDIA TRUST

(Registration Number: 2007004)

(a business trust registered under the Business Trusts Act, Chapter 31A of Singapore)

To: Unitholders of Ascendas India Trust

Dear Sir/Madam

**NOTICE OF BOOKS CLOSURE AND PAYMENT DATE FOR DISTRIBUTION
FOR THE PERIOD FROM 1 APRIL 2008 TO 30 SEPTEMBER 2008**

1. Distribution Details

We are pleased to inform you that Ascendas India Trust (“a-iTrust”) will distribute **3.47 Singapore cents per unit** for the half-year period from 1 April 2008 to 30 September 2008 (the “Distribution”).

The Transfer Books and Register of unitholders of a-iTrust will be closed at **5.00 pm on Friday, 14 November 2008** (the “Books Closure Date”) for the purpose of determining unitholders’ entitlements to the Distribution. Unitholders whose securities accounts with the Central Depository (Pte) Limited are credited with a-iTrust units on the Books Closure Date will be entitled to the Distribution to be paid on **25 November 2008**.

The Distribution will be tax exempt in the hands of all unitholders, regardless of their nationality, corporate identity or tax residence status. The unitholders are not entitled to tax credits for any taxes paid by Ascendas Property Fund Trustee Pte. Ltd. (“APFT”), the Trustee-Manager of a-iTrust.

Distribution period	1 April 2008 to 30 September 2008
Distribution amount	3.47 Singapore cents per unit
Ex-date	9.00 am, 12 November 2008
Books closure date	5.00 pm, 14 November 2008
Payment date	25 November 2008

2. Distribution Policy

The Distributable Income of a-iTrust is substantially based on the cash flow generated from the operations undertaken by the Venture Capital Undertakings (“VCUs”) in India, being mainly the letting of completed properties and the provision of property-related services.

- At the VCU Level, the consolidated net profit from operations is arrived at after deducting all expenses incurred and earnings reserves required to be set aside under Indian regulations from the consolidated net property income.

**Ascendas Property Fund Trustee Pte Ltd
(Trustee-Manager of a-iTrust)**

Co. Reg. No: 200412730D
61 Science Park Road
#04-01 The Galen
Singapore Science Park III
Singapore 117525
Tel +65 6774 1033
Fax +65 6774 9563
Website www.aitrust.com

- At the Trust and Singapore SPV Levels, the distributable income is derived after deducting all expenses incurred and adding any income earned at the Trust and Singapore SPV levels. Non cash items (eg payment of Trustee-Manager's fees in units, unrealised gains or losses on foreign exchange or on fair value of investment properties and derivatives,) are also adjusted.
- For full details of how the distributable income is arrived at, please refer to our prospectus (page 76 to 77) which can be found at our website www.aitrust.com.

a-iTrust will distribute 100% of its distributable income for the period from the 1 August 2007 (Listing Date) to 31 March 2009. Thereafter, a-iTrust will distribute at least 90% of its distributable income, with the actual level of distribution to be determined at the Trustee-Manager's discretion. Distributions, when paid, will be in Singapore dollars.

Distributions are made on a semi-annual basis, with the amount calculated as at 31 March and 30 September each year for the six-month period ending on each of the said dates.

3. Directors' Responsibility Statement

The Board of Directors of APFT is satisfied on reasonable grounds that, immediately after making the distribution, the Trustee-Manager will be able to fulfill from the Trust Property (as defined in the Business Trust Act) of a-iTrust, the liabilities of a-iTrust as these liabilities fall due.

4. Documents Available for Inspection

A copy of the Directors' responsibility statement and the distribution policy are available to Unitholders for inspection during normal business hours at APFT's office at 61 Science Park Road, #04-01 The Galen, Singapore 117525.

By Order of the Board
Ascendas Property Fund Trustee Pte Ltd
as Trustee-Manager of a-iTrust


Chong Siak Ching
Director

30 October 2008


Jonathan Yap Neng Tong
Director

Ascendas Land International Pte Ltd. is the sponsor. J.P. Morgan (S.E.A.) Limited ("JPM") is the sole financial adviser to the Offering. JPM, Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd are the Joint Underwriters and Bookrunners.