

Ascendas India Trust Supplementary Information As at 31 March 2016

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Note:

An excel version of this file is available on a-iTrust's website:

http://aitrust.listedcompany.com/financials.html

Any discrepancy between individual amounts and total shown in this document is due to rounding.

ASCENDAS INDIA TRUST OVERVIEW AS AT 31 MARCH 2016

Portfolio breakdown

Property	City	Floor area (mil sq ft)
International Tech Park Bangalore (ITPB)	Bangalore	3.4
International Tech Park Chennai (ITPC)	Chennai	2.0
CyberVale (CV)	Chennai	0.8
The V	Hyderabad	1.3
CyberPearl (CP)	Hyderabad	0.4
aVance Business Hub (aVance)	Hyderabad	1.1
Total		9.0

Portfolio history

Date	Property	Building	Floor area	Portfolio floor area	Tuno	
Date	Property	building	(mil sq ft)	(mil sq ft)	Туре	
Aug-07	-	-	-	3.6	At IPO	
Dec-07	The V	Vega	0.4	4.0	Development	
Dec-07	ITPC	Crest	0.7	4.7	Development	
Sep-08	ITPB	Strata units	0.1	4.8	Acquisition	
Dec-10	ITPB	Park Square	0.5	5.3	Development	
Dec-10	ITPC	Zenith	0.7	6.0	Development	
Jun-11	ITPB	Voyager	0.5	6.5	Development	
Mar-12	aVance Business Hub	aVance 1 & 2	0.4	6.9	Acquisition	
Jan-14	ITPB	Aviator	0.6	7.5	Development	
Mar-15	CyberVale	Lakeview & Springfield	0.6	8.1	Acquisition	
Jul-15	aVance Business Hub	aVance 3	0.7	8.8	Acquisition	
Mar-16	CyberVale	Building - 3	0.3	9.0	Acquisition	

Lease expiry profile (Sq ft)

Citv	FY16/17 FY17/18 FY18/19 FY19/20		FY19/20	FY20/21 &	Total	
			, 20		beyond	
Bangalore	631,500	1,045,300	380,200	53,800	1,068,900	3,179,700
Chennai	795,700	1,161,400	300,300	134,500	260,600	2,652,500
Hyderabad	232,900	457,200	759,800	351,700	915,900	2,717,600
Total	1,660,100	2,663,900	1,440,300	540,000	2,245,400	8,549,800

Note:

All measurements of floor area are defined herein as Super Built-up Area (SBA), which is the sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, toilets and staircases of that property, and in respect of which rent is payable.

ASCENDAS INDIA TRUST PORTFOLIO INFORMATION AS AT 31 March 2016

·	Mar-08	Mar-09	Mar-10	Mar-11	Mar-12	Mar-13	Mar-14	Mar-15	Mar-16
Floor area (mil sq ft)									
Portfolio	3.6	4.7	4.8	4.8	6.0	6.9	6.9	7.5	8.8
Development	1.1	-	-	1.2	0.5	-	0.6	-	-
Acquisition	-	0.1	-	-	0.4	-	-	0.6	0.3
Total	4.7	4.8	4.8	6.0	6.9	6.9	7.5	8.1	9.0
Portfolio by city (%)									
Bangalore	36%	38%	38%	38%	40%	40%	45%	42%	38%
Chennai	28%	27%	27%	33%	29%	29%	26%	31%	31%
Hyderabad	36%	36%	36%	29%	31%	31%	29%	27%	31%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%
Physical occupancy (%) ¹									
ITPB	100%	99%	98%	99%	97%	94%	90%	92%	94%
ITPC	100%	99%	98%	97%	98%	99%	99%	100%	100%
CyberVale	-	-	-	-	-	-	-	100%	79% ²
The V	94%	98%	95%	93%	94%	93%	99%	98%	100%
CyberPearl	95%	97%	99%	100%	100%	100%	100%	100%	100%
aVance	-	-	-	-	100%	96%	96%	98%	98%
Portfolio	98%	98%	97%	97%	97%	96%	95%	96%	95%
Retention rate (%)	92%	89%	77%	63%	78%	77%	94%	86%	86%
Weighted average lease term (years)	3.9	3.9	3.9	4.1	4.8	4.8	5.1	5.3	5.5

Note:

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 $^{^{\}rm 1}$ Comprises stabilised buildings (excludes buildings that were completed recently).

² Includes third building acquired in March 2016. CyberVale committed occupancy declined as the third building which was acquired in March 2016 has pre-committed occupancy of 61%. Excluding the third building, the average occupancy at CyberVale was 100%.

	Mar-08	Mar-09	Mar-10	Mar-11	Mar-12	Mar-13	Mar-14	Mar-15	Mar-16
Number of tenants	234	239	248	266	309	337	345	324	297
Tenant activity (By base rental)									
IT	61%	64%	63%	62%	59%	58%	54%	50%	43%
IT/ITES	10%	10%	12%	13%	17%	19%	25%	31%	40%
ITES	18%	15%	16%	13%	11%	12%	12%	12%	8%
R&D	6%	6%	5%	6%	4%	3%	3%	2%	4%
Retail and F&B	1%	1%	1%	4%	7%	7%	5%	4%	3%
Others	5%	4%	3%	2%	1%	1%	1%	1%	2%
Tenant industry (By base rental)									
Automobile	N.A.	N.A.	N.A.	N.A.	3%	3%	3%	8%	8%
Banking & Financial Services	N.A.	N.A.	N.A.	N.A.	19%	19%	18%	19%	16%
Design, Gaming and Media	N.A.	N.A.	N.A.	N.A.	8%	10%	9%	8%	7%
Electronics, Semiconductor & Engineering	N.A.	N.A.	N.A.	N.A.	6%	5%	4%	9%	7%
F&B	N.A.	N.A.	N.A.	N.A.	2%	2%	2%	2%	2%
Healthcare & Pharmaceutical	N.A.	N.A.	N.A.	N.A.	4%	2%	2%	2%	4%
IT, Software & Application Devt & Service Support	N.A.	N.A.	N.A.	N.A.	40%	46%	53%	43%	45%
Oil & Gas	N.A.	N.A.	N.A.	N.A.	1%	2%	2%	1%	2%
Retail	N.A.	N.A.	N.A.	N.A.	5%	5%	3%	2%	2%
Telecommunication & Network	N.A.	N.A.	N.A.	N.A.	5%	4%	2%	4%	4%
Others	N.A.	N.A.	N.A.	N.A.	7%	2%	2%	2%	3%
Country of origin									
US	N.A.	69%	70%	68%	65%	66%	71%	68%	67%
India ¹	N.A.	14%	14%	16%	15%	15%	13%	13%	13%
Germany	N.A.	4%	3%	4%	3%	3%	1%	1%	0%
UK	N.A.	5%	5%	5%	4%	4%	4%	3%	2%
Netherlands	N.A.	1%	1%	1%	1%	1%	1%	0%	1%
Singapore	N.A.	1%	1%	2%	2%	2%	2%	1%	1%
France	N.A.	2%	2%	2%	8%	6%	6%	9%	11%
Japan	N.A.	-	-	-	-	-	-	3%	3%
Others	N.A.	4%	4%	2%	1%	3%	2%	2%	2%
Company structure									
Indian company ²	N.A.	9%	8%	11%	12%	12%	10%	10%	9%
Multinational corporations ³	N.A.	91%	92%	89%	88%	88%	90%	90%	91%
Matanational corporations	IN.A.	31/0	JZ/0	03/0	0070	0070	3070	3070	31/0

Note:

 $^{^{\}rm 1}$ Comprises Indian companies with local and overseas operations.

² Comprises Indian companies with local operations only.

³ Multinational corporations, including Indian companies with local and overseas operations.

ASCENDAS INDIA TRUST TOP 10 TENANTS INFORMATION AS AT 31 MARCH 2016

(In alphabetical order)

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General Motors India Pvt. Ltd. iNautix Technologies India Pvt. Ltd. Renault Nissan iNautix Technologies India Pvt. Ltd. Societe Generale Mu Sigma Business Solutions Pvt. Ltd. Societe Generale Mu Sigma Business Solutions Pvt. Ltd. Renault Nissan Technology & Business Centre Pvt. Ltd. The Bank of New York Mellon Societe Generale Global Solution Centre Pvt. Ltd. UnitedHealth Group	ļ	Bally Technologies India Pvt. Ltd.	Cognizant Technology Solution (India) Pvt. Ltd.	General Motors
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Societe Generale Global Solution Centre Pvt. Ltd. Societe Generale Global Solution Centre Pvt. Ltd. UnitedHealth Group	7	iNautix Technologies India Pvt. Ltd.	Mu Sigma Business Solutions Pvt. Ltd.	Societe Generale
·	8	Mu Sigma Business Solutions Pvt. Ltd.	Renault Nissan Technology & Business Centre Pvt. Ltd.	The Bank of New York Mellon
0 Technicolor India Pvt. Ltd. Technicolor India Pvt. Ltd. Xerox	9	Societe Generale Global Solution Centre Pvt. Ltd.	Societe Generale Global Solution Centre Pvt. Ltd.	UnitedHealth Group
	10	Technicolor India Pvt. Ltd.	Technicolor India Pvt. Ltd.	Xerox

Note

Starting from March 2016, the parent company is shown instead of the operating entity.

ASCENDAS INDIA TRUST BALANCE SHEET INFORMATION AS AT 31 MARCH 2016

	Mar-08	Mar-09	Mar-10	Mar-11	Mar-12	Mar-13	Mar-14	Mar-15	Mar-16
SGD/INR closing FX rate (for balance sheet)	29.4	33.3	32.3	35.7	40.0	43.5	47.8	45.2	49.0
Valuation (₹ mil)									
ITPB	13,623	13,858	15,476	16,917	17,868	18,535	20,318	20,671	23,761
ITPC	7,088	6,611	8,146	8,879	9,060	9,574	10,740	11,809	13,332
Cybervale	-	-	-	-	-	-	-	1,653	2,522
The V	6,544	5,646	5,940	5,941	5,973	6,263	6,450	6,875	8,126
CyberPearl	2,043	1,810	1,922	1,921	1,924	1,959	2,024	2,145	2,384
aVance	-	-	-	-	1,882	1,911	2,051	2,149	5,637
Total	29,298	27,925	31,484	33,658	36,707	38,242	41,583	45,302	55,762
Net asset value per unit (S\$)	1.08	0.89	0.90	0.80	0.71	0.67	0.62	0.68	0.69
Adjusted NAV per unit (\$\$) ¹	N.A.	0.85	0.87						
Gearing (LTV basis) ²	4%	9%	19%	18%	29%	22%	22%	25%	26%
Effective borrowings (S\$ mil) ³	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	218	312	353
Gross borrowings (S\$ mil)	40	79	172	160	250	205	234	315	363
Effective weighted average cost of debt	N.A.	N.A.	6.2%	5.6%	6.2%	5.9%	6.1%	6.7%	6.9%
Percentage of fixed rate debt	N.A.	N.A.	43%	70%	100%	100%	100%	100%	100%
Breakdown of loans by currency (S\$ mil)									
SGD denominated	N.A.	N.A.	110	110	110	83	83	103	101
INR denominated	N.A.	N.A.	62	50	140	122	135	209	244
Total	N.A.	N.A.	172	160	250	205	218	312	345

Note:

¹ Excludes deferred income tax liabilities on capital gains due to fair value revaluation of investment properties.

² From FY07/08 to FY12/13, gearing was computed as gross borrowings divided by asset values, excluding minority interests. From FY13/14 onwards, gearing was computed as effective borrowings divided by Trust property.

³ Effective borrowings is calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, inclusive of deferred consideration.

	FY07/08	FY08/09	FY09/10	FY10/11	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16
	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Base rent	61,726	71,820	71,416	69,886	73,657	73,855	70,066	76,692	89,613
Amenities income	2,416	2,552	2,487	2,505	2,378	2,098	1,920	1,986	2,036
Fit-out rental income	4,972	4,799	4,241	3,832	2,687	1,861	1,795	1,659	1,476
Operations, maintenance and utilities income	30,850	34,882	37,847	39,937	43,692	43,298	41,908	42,894	44,386
Car park and other income	2,749	4,026	4,871	5,346	5,101	5,154	5,020	5,528	6,448
Total property income	102,713	118,079	120,862	121,506	127,515	126,266	120,709	128,759	143,959
Operations, maintenance and utilities expenses	(29,584)	(35,394)	(32,333)	(36,532)	(39,215)	(37,239)	(34,755)	(35,949)	(34,487)
Service and property taxes	(1,164)	(1,608)	(1,839)	(2,300)	(3,052)	(2,743)	(2,506)	(2,679)	(2,940)
Property management fees	(5,137)	(6,054)	(6,461)	(6,216)	(6,698)	(6,794)	(6,254)	(6,261)	(6,762)
Other property operating expenses	(6,292)	(8,862)	(6,436)	(5,882)	(5,521)	(7,341)	(5,088)	(6,268)	(6,050)
Total property expenses	(42,177)	(51,918)	(47,069)	(50,930)	(54,485)	(54,117)	(48,603)	(51,157)	(50,239)
Net property income	60,536	66,161	73,793	70,576	73,030	72,149	72,106	77,602	93,720
Trustee-manager's fees	(7,349)	(7,103)	(7,015)	(7,254)	(7,196)	(6,815)	(6,692)	(7,271)	(8,705)
Other trust operating expenses	(1,413)	(1,529)	(1,738)	(1,456)	(1,029)	(1,125)	(1,182)	(1,084)	(1,092)
Finance costs	(10,565)	(2,646)	(5,051)	(5,956)	(14,489)	(13,936)	(13,306)	(16,457)	(23,551)
Interest income	3,121	3,867	2,442	3,484	4,288	4,227	9,372	13,620	14,325
Fair value (loss)/gain on derivative financial	(0)	4 400	0.700	(700)	740	44.057	47	0.000	5.004
instruments - realised	(6)	4,436	2,799	(763)	749	11,857	17	2,202	5,091
Exchange (loss)/gain - realised	2,286 38,567	(2,010) 55,828	(76) 65,154	(208) 58,423	1,177 56,530	(33,538) 32,819	(912) 59,403	(8,773) 59,839	(11,395) 68,393
Ordinary profit before tax	30,307	33,828	03,134	36,423	30,330	32,019	39,403	33,033	00,333
Fair value (loss)/gain on derivative financial									
instruments - unrealised	2,470	9,488	(9,348)	(663)	(1,434)	222	(420)	303	960
Exchange gain/(loss) - unrealised	(2,272)	(7,023)	5,869	(9,044)	(9,909)	9,044	(6,772)	10,576	(1,706)
Fair Value Gain on Investment Properties	59,124	(53,904)	7,501	15,407	26,395	18,619	33,013	38,596	96,136
Profit before income tax	97,889	4,389	69,176	64,123	71,582	60,704	85,224	109,314	163,783
Income tax expenses	(31,499)	(1,990)	(16,558)	(23,600)	(20,434)	(15,416)	(30,364)	(38,297)	(51,089)
Net profit	66,390	2,399	52,618	40,523	51,148	45,288	54,860	71,017	112,694
Attributable to:									
Unitholders of the Trust	61,866	1,835	49,560	36,717	46,391	41,518	50,107	65,911	104,732
Non-controlling interest	4,524	564	3,058	3,806	4,757	3,770	4,753	5,106	7,962
	66,390	2,399	52,618	40,523	51,148	45,288	54,860	71,017	112,694
<u>Distributions</u>									
Ordinary profit before tax	38,567	55,828	65,154	58,423	56,530	32,819	59,403	59,839	68,393
Distribution adjustment	7,231	1,242	(7,619)	(8,093)	(10,451)	10,463	(13,272)	(10,019)	(11,938)
Income available for distribution	45,798	57,070	57,535	50,330	46,079	43,282	46,131	49,820	56,455
Income to be distributed 1	45,798	57,070	57,535	50,330	46,079	38,954	41,518	44,838	50,809
Income available for distribution per unit (cts)	6.09	7.54	7.55	6.58	6.00	5.16	5.05	5.41	6.11
Income to be distributed (DPU) (cts) ¹	6.09	7.54	7.55	6.58	6.00	4.65	4.56	4.86	5.50
		1	1	1	1	1	1		1
SGD/INR average FX rate (for income statement)	27.2	32.0	33.2	34.4	38.4	43.9	47.9	47.5	47.1

Note:

¹ 10% of income available for distribution was retained from FY12/13 onwards.

ASCENDAS INDIA TRUST INDIAN RUPEE INCOME STATEMENT AS AT 31 MARCH 2016

FY12/13 FY13/14 FY14/15 FY15/16
INR 'mil INR 'mil INR 'mil INR 'mil INR 'mil Base rent 3,240,748 3,349,723 3,636,932 4,222,700 Amenities income 92,087 91,830 94,221 95,934 Fit-out rental income 81,614 85,981 78,854 69,607 Operations, maintenance and utilities income 1,900,122 2,006,176 2,035,798 2,091,310 Car park and other income 225,855 240,104 262,079 303,994
Base rent 3,240,748 3,349,723 3,636,932 4,222,700 Amenities income 92,087 91,830 94,221 95,934 Fit-out rental income 81,614 85,981 78,854 69,607 Operations, maintenance and utilities income 1,900,122 2,006,176 2,035,798 2,091,310 Car park and other income 225,855 240,104 262,079 303,994
Amenities income 92,087 91,830 94,221 95,934 Fit-out rental income 81,614 85,981 78,854 69,607 Operations, maintenance and utilities income 1,900,122 2,006,176 2,035,798 2,091,310 Car park and other income 225,855 240,104 262,079 303,994
Fit-out rental income 81,614 85,981 78,854 69,607 Operations, maintenance and utilities income 1,900,122 2,006,176 2,035,798 2,091,310 Car park and other income 225,855 240,104 262,079 303,994
Operations, maintenance and utilities income 1,900,122 2,006,176 2,035,798 2,091,310 Car park and other income 225,855 240,104 262,079 303,994
Car park and other income 225,855 240,104 262,079 303,994
Total property income 5,540,426 5,773,814 6,107,884 6,783,545
Operations, maintenance and utilities expenses (1,633,376) (1,661,282) (1,707,732) (1,625,254)
Service and property taxes (120,328) (119,740) (127,052) (138,568)
Property management fees (298,084) (299,439) (296,751) (318,697)
Other property operating expenses (324,127) (243,483) (295,837) (285,923)
Total property expenses (2,375,915) (2,323,944) (2,427,372) (2,368,442)
Net property income 3,164,511 3,449,870 3,680,512 4,415,103
Trustee-manager's fees (299,137) (319,995) (344,651) (410,961)
Other trust operating expenses (49,357) (56,195) (51,663) (51,716)
Finance costs (610,704) (637,385) (780,245) (1,110,176)
Interest income 185,207 449,508 645,865 674,819
Provision for impairment loss 0 0 0 0
Fair value (loss)/gain on derivative financial instruments - realised 511,376 3,976 109,398 244,966
Exchange (loss)/gain - realised (1,464,584) (44,864) (427,019) (532,874)
Ordinary profit before tax 1,437,312 2,844,915 2,832,197 3,229,161
Fair value (loss)/gain on derivative financial
instruments - unrealised 9,400 (24,201) 14,250 45,569
Exchange gain/(loss) - unrealised 401,804 (310,601) 500,676 (92,361)
Fair Value Gain on Investment Properties 813,041 1,601,424 1,746,432 4,684,418
Profit before income tax 2,661,557 4,111,537 5,093,555 7,866,787
Income tax expenses (669,822) (1,459,490) (1,766,147) (2,449,874)
Net profit 1,991,735 2,652,047 3,327,408 5,416,913
Attributable to:
Unitholders of the Trust 1,826,505 2,423,321 3,088,403 5,034,867
Non-controlling interest 165,230 228,726 239,005 382,046
1,991,735 2,652,047 3,327,408 5,416,913
<u>Distributions</u>
Ordinary profit before tax 1,437,312 2,844,915 2,832,197 3,229,161
Distribution adjustment 459,097 (635,160) (469,811) (570,014)
Income available for distribution 1,896,409 2,209,755 2,362,386 2,659,147
Income to be distributed 1,706,768 1,988,779 2,126,147 2,393,232
Income available for distribution per unit (INR) 2.25 2.42 2.56 2.88
Income to be distributed (DPU) (INR) 2.03 2.18 2.31 2.59

Note:

The Income Statement in India Rupee was disclosed from FY12/13 onwards.

GLOSSARY

aVance	aVance Business Hub, located at IT corridor of Madhapur and Gachibowli, Hyderabad
СР	CyberPearl, Hyderabad, located at Hitec City Layout, Madhapur, Hyderabad 500081
CV	CyberVale, located at Mahindra World City, Chennai 603002
F&B	Food and beverage
IT	Information technology
ITES	IT enabled services (includes various services ranging from call centres, claims processing, medical transcription, e-CRM, SCM to back-office operations such as accounting, data processing, and data mining)
ITPB	International Tech Park, Bangalore, located at Whitefield Road, Bangalore 560066
ITPC	International Tech Park, Chennai, located at Tharamani Road, Chennai 600013
R&D	Research and development
The V	The V, Hyderabad, located at IT Park, Software Units Layout, Madhapur, Hyderabad 500081
UK	United Kingdom
USA	United States of America

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