

28 July 2016

a-iTrust invests in fourth aVance Business Hub building

- aVance 4 is a 390,000 sq ft¹ IT building located in Hyderabad, India

Ascendas Property Fund Trustee Pte Ltd (“Trustee-Manager”), in its capacity as trustee-manager for Ascendas India Trust (“a-iTrust”), is pleased to announce its investment in the fourth aVance Business Hub property (“aVance 4”) that is being constructed by Phoenix Infocity Pvt Ltd (“Vendor”). aVance 4, an IT building with a total floor area of 390,000 sq ft¹, is located in Hyderabad India.

On 27 July 2016, a-iTrust, through its subsidiary, subscribed to INR 1,100 million (S\$22.2 million²) of new interest-bearing Fully Compulsorily Convertible Debentures (“FCCD”) issued by the investment holding vehicle of the Vendor. The investment in FCCD was fully debt funded, and the coupon rate of the FCCD exceeds a-iTrust’s cost of debt.

For the acquisition of aVance 4, a-iTrust is providing a construction loan to the Vendor through the subscription of FCCD and may increase the loan as further leasing conditions are met. a-iTrust would complete the acquisition of aVance 4, upon the building’s completion and satisfaction of all conditions precedent, by purchasing 100% equity stake in the investment vehicle. The total purchase consideration for aVance 4 would depend on the final rentals achieved, and is currently estimated at INR 1,800 million (S\$36.4 million²).

As at 27 July 2016, the leasing commitment level at aVance 4 was 46.3% and construction of the building is expected to be completed by 31 March 2017.

Additional information on aVance Business Hub

In February 2012, a-iTrust had completed the acquisition of two aVance Business Hub buildings (0.43 million sq ft¹) and in July 2015, a-iTrust had completed the acquisition of the third aVance Business Hub building (0.68 million sq ft¹) from the Vendor.

¹ In Super Built-up Area terms, 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.

² Based on the exchange rate of S\$1: INR 49.5, for illustrative purposes.

Besides aVance 4 (0.39 million sq ft¹), a-iTrust has the rights to acquire another IT building (0.85 million sq ft¹) to be constructed by the Vendor. Through the Vendor, a-iTrust separately obtained a right of first refusal to acquire up to four other buildings (1.16 million sq ft¹).

Media and investor queries:

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

Ascendas India Trust (“a-iTrust” or the “Trust”) was listed in August 2007 as the first Indian property trust in Asia. Its principal objective is to own income-producing real estate used primarily as business space in India. a-iTrust may also develop and acquire land or uncompleted developments primarily to be used as business space, with the objective of holding the properties upon completion. The portfolio comprises six world-class IT business parks in India, namely the International Tech Park Bangalore, International Tech Park Chennai and CyberVale in Chennai, and CyberPearl, The V and aVance Business Hub in Hyderabad. a-iTrust is structured as a business trust, offering stable income distributions similar to a Real Estate Investment Trust. The Trust focuses on enhancing shareholder value by actively managing existing properties, developing vacant land in its portfolio, and acquiring new properties. a-iTrust is managed by Ascendas Property Fund Trustee Pte. Ltd., a subsidiary of Ascendas-Singbridge Group.

About Ascendas-Singbridge Group (www.ascendas-singbridge.com)

Ascendas-Singbridge Group is Asia’s leading provider of sustainable urban solutions. With the combined capabilities of Ascendas and Singbridge, the group is uniquely placed to undertake urbanisation projects spanning townships, mixed-use developments and business/industrial parks. Headquartered in Singapore, Ascendas-Singbridge has projects in 29 cities across 10 countries in Asia, including Australia, China, India, Indonesia, Singapore and South Korea.

Ascendas-Singbridge Group has a substantial interest in and also manages three Singapore-listed funds under its subsidiary Ascendas. Besides these listed funds – Ascendas REIT, Ascendas India Trust and Ascendas Hospitality Trust, Ascendas also manages a series of private real estate funds, which hold commercial and industrial assets across Asia.

Jointly owned by Temasek and JTC Corporation (“JTC”) through a 51:49 partnership, Ascendas-Singbridge Group is the asset and investment holding arm of the integrated urban solutions platform formed by Temasek and JTC to capitalise on urbanisation trends in the region.

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.