ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Ascendas Property Fund Trustee Pte. Ltd. (the "**Trustee-Manager**"), in its capacity as Trustee-Manager for Ascendas India Trust ("**a-iTrust**"), wishes to announce that it had obtained independent valuations, as of 31 March 2018, for all eight properties in a-iTrust's portfolio. All of the valuations were certified by Cushman & Wakefield (India) Pvt. Ltd.

The valuations as of 31 March 2018 are listed below:

Name of Property	Valuation (INR million)
International Tech Park Bangalore	27,516
International Tech Park Chennai	16,867
CyberVale	3,539
CyberPearl	3,077
The V	13,102
aVance Business Hub	9,657
BlueRidge 2	7,668
Arshiya	4,762
Total portfolio	**86,188**

The valuation reports are available for inspection by prior appointment at the Trustee-Manager's registered office during business hours for 3 months from today.

By Order of the Board

Mary J. de Souza
Company Secretary

25 April 2018

Important Notice
The value of a-iTrust units ("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.