

Ascendas India Trust  
Extraordinary General Meeting

17<sup>th</sup> July 2012

# a-iTrust's capital structure

Indicator	As at 31 Mar 2012
Interest service coverage (EBITDA <sup>1</sup> / Interest expenses <sup>2</sup> )	4.0 times (FY11/12)
Percentage of fixed rate debt	100%
Secured borrowings / Asset value	5.8% <sup>3</sup>
Effective weighted average cost of debt (Net of tax shield benefits)	6.2%

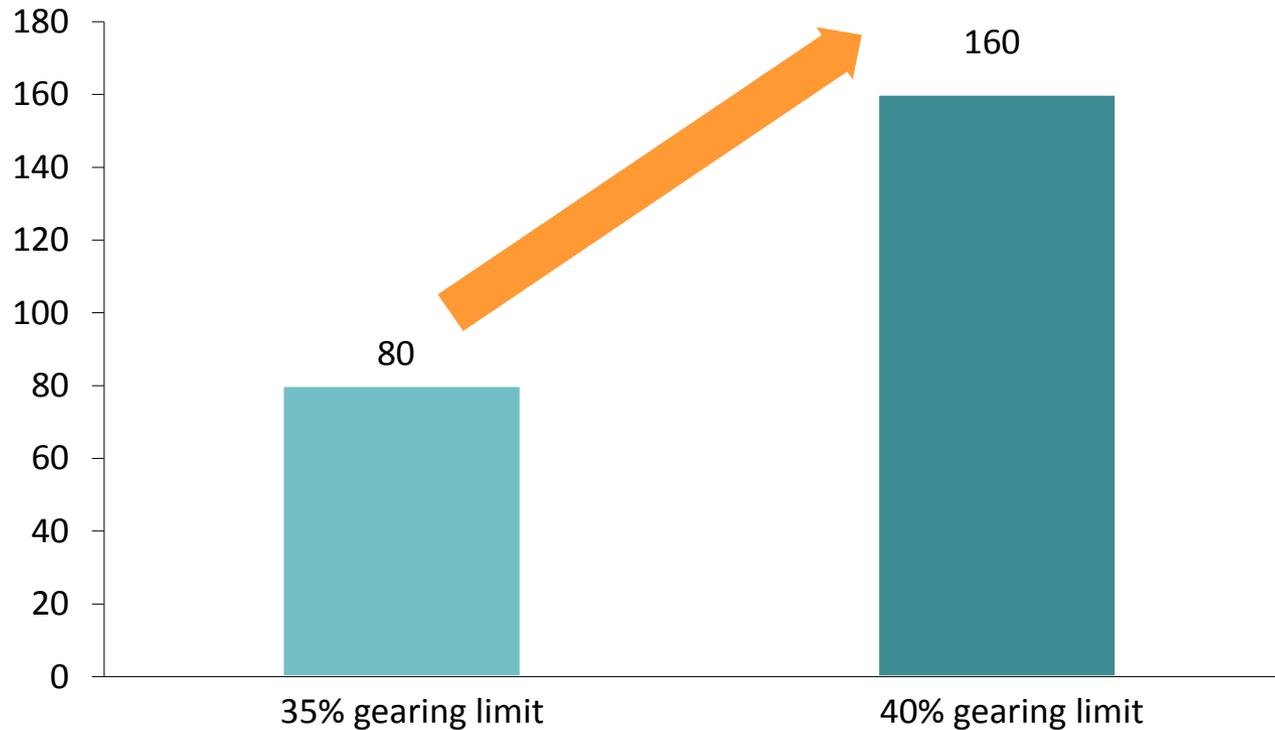
**Gearing: 29%<sup>4</sup>**

1. Earnings before interest, tax, depreciation & amortisation.
2. Including capitalised interest.
3. Excluding minority interests.
4. Total borrowings divided by asset values, excluding minority interests as at 31 March 2012.

# Increase a-iTrust's funding capacity

- Doubles debt headroom from approximately S\$80m to S\$160m.

Debt headroom (S\$ Million)



# No need to obtain and maintain a credit rating

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- Credit rating depends on many factors, some of which are beyond Trust's control:
  - For example, India's sovereign risk has negative implications for a-iTrust.
- a-iTrust currently secures lower interest rates than its implied rating due to:
  - Strong backing by Ascendas as the Trust's sponsor; and
  - Good relationships between a-iTrust and banks.
- Obtaining and maintaining a credit rating will incur additional costs.

# Protecting Unitholders' interests

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- Unitholders' interests are protected even with the raised gearing limit as a-iTrust is subject to strict obligations under the Business Trust Act ("BTA").
- Under the BTA, the Trustee-Manager is:
  - Required to act honestly and exercise reasonable diligence at all times;
  - Responsible for safeguarding the interests of Unitholders; and
  - Required to give priority to the interests of Unitholders as a whole in the event of a conflict of interests.

# Allow a-iTrust to grow via an optimised capital structure

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- Raising the gearing limit does not mean that a-iTrust will gear up to the maximum 40% gearing level, but it provides:
  - More options in managing capital structure to minimise cost of capital; and
  - Funding flexibility in accessing the debt market, especially during volatile market conditions.
- Any increase in borrowings will only be undertaken after careful consideration of the overall financial effects on a-iTrust.

**Thank you!**