

ASCENDAS INDIA TRUST

Corporate Profile

Ascendas India Trust (“a-iTrust” or the “Trust”) is a Singapore-listed business trust established with the principal objective of owning income-producing real estate used primarily as business space in India. a-iTrust may also acquire, hold and develop land or uncompleted developments to be used for business space with the objective of holding the properties upon completion. Although a-iTrust is a business trust, it has voluntarily adopted certain regulations governing Real Estate Investment Trusts (“REITs”) to enhance the stability of its distributions to unitholders.

As at 30 June 2018, a-iTrust has a diversified portfolio of seven IT Parks and six operating warehouses across the primary IT and logistic centres of India, comprising:

1. International Tech Park Bangalore (“ITPB”);
2. International Tech Park Chennai (“ITPC”);
3. CyberVale, Chennai (“CyberVale”);
4. The V, Hyderabad (“The V”);
5. CyberPearl, Hyderabad (“CyberPearl”);
6. aVance Business Hub, Hyderabad (“aVance”);
7. Blueridge Special Economic Zone Phase II, Pune (“BlueRidge 2”); and
8. warehouses at Arshiya Free Trade Warehousing Zone, Panvel (“Arshiya Warehouses”).

As at 30 June 2018, the portfolio comprises 12.6 million sq ft of completed properties. In addition, the Trust holds land with potential built-up area of 5.6 million sq ft.

About Ascendas-Singbridge Group

a-iTrust is managed by Ascendas Property Fund Trustee Pte. Ltd. (the “Trustee-manager”), which is part of Ascendas-Singbridge Group. Ascendas-Singbridge Group is Asia’s leading sustainable urban and business space solutions provider with Assets Under Management exceeding S\$20 billion. Jointly owned by Temasek Holdings and JTC Corporation through a 51:49 partnership, the Group undertakes urbanisation projects spanning townships, mixed-use developments and business/industrial parks. Headquartered in Singapore, Ascendas-Singbridge has projects in 28 cities across 9 countries in Asia, including Australia, China, India, Indonesia, Singapore and South Korea. Ascendas-Singbridge holds commercial, hospitality and industrial assets across Asia Pacific. It has a substantial interest in and also manages three Singapore-listed funds under its subsidiary Ascendas, namely Ascendas Reit (a Straits Times Index component stock), Ascendas India Trust and Ascendas Hospitality Trust. Besides these listed funds, it also manages a series of private real estate funds.

Functional and Reporting Currency

a-iTrust’s functional currency is the Indian Rupee, which is the currency that its earnings are denominated in. The reporting currency for the Trust is Singapore Dollar as distribution to unitholders is made in Singapore Dollar.

Income Available for Distribution

As a business trust, a-iTrust computes distribution to unitholders based on cash flow generated from operations, rather than accounting profit. To derive the income available for distribution, adjustments are made to ordinary profit before tax to remove primarily non-cash accounting entries.

Distribution Policy

a-iTrust's policy is to distribute at least 90% of its income available for distribution. a-iTrust retains 10% of its income available for distribution to provide greater flexibility in growing the Trust. a-iTrust makes distributions to unitholders on a half-yearly basis for every six-month period ending 30 September and 31 March.

Executive Summary**INR¹ Results**

	FY18/19 1Q ₹'000	Y-on-Y Change %
Total property income	2,253,712	6
Total property expenses	(569,511)	(21)
Net property income	1,684,201	20
Income available for distribution	925,150	48
Income to be distributed	832,635	48
Income to be distributed (DPU ²) (Indian Rupee)	0.80	33

SGD³ Results

	FY18/19 1Q S\$'000	Y-on-Y Change %
Total property income	44,924	(3)
Total property expenses	(11,348)	(28)
Net property income	33,576	10
Income available for distribution	18,446	36
Income to be distributed	16,601	36
Income to be distributed (DPU) (S¢ ⁴)	1.60	23

1Q FY18/19 vs 1Q FY17/18

Total property income for the quarter ended 30 June 2018 ("1Q FY18/19") increased by 6% to ₹2.3 billion due to:

- incremental income from BlueRidge 2, which was leased out in phases after it was acquired in February 2017;
- income from Atria at The V, which was completed in September 2017;
- Arshiya Warehouses, which were acquired in February 2018;
- positive rental reversions; and
- partially offset by lower utilities income with the phasing out of the Dedicated Power Plant ("DPP") in ITPB.

In SGD terms, total property income decreased by 3% to S\$44.9 million. The SGD appreciated by about 8% against the INR over the same period last year.

¹ Indian Rupee is defined herein as INR or ₹.

² Distribution per unit.

³ Singapore Dollar is defined herein as SGD or S\$.

⁴ Singapore Cent is defined herein as S¢.

Total property expenses for 1Q FY18/19 decreased by 21% to ₹570 million (S\$11.3 million) mainly due to lower utilities expenses with the phasing out of the DPP in ITPB, partially offset by property expenses from new properties.

Net property income for 1Q FY18/19 increased by 20% to ₹1.7 billion due to the above factors. In SGD terms, net property income grew by 10% to S\$33.6 million.

Income available for distribution for 1Q FY18/19 increased by 48% to ₹925 million, mainly due to higher net property income and interest income from investments in AURUM IT SEZ, Navi Mumbai and aVance 5 & 6, Hyderabad via construction funding in June 2018. In SGD terms, income available for distribution increased by 36% to S\$18.4 million.

Income to be distributed (DPU) increased by 33% to ₹0.80. In SGD terms, DPU increased by 23% to 1.60 S¢, despite the increase in equity base of 97.4 million units through the private placement in February 2018.

Foreign Exchange Movement

The FX rate of ₹50.2:S\$1 used in the income statement was the average rate for 1Q FY18/19. This represented a year-on-year appreciation of the SGD against INR of about 8%.

The closing FX rate used in the balance sheet, as at 30 June 2018, was ₹50.0:S\$1.

SGD/INR average rate for Income Statement

	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Average</u>
1Q FY18/19	49.8	50.5	50.3	50.2
1Q FY17/18	46.3	46.1	46.5	46.3
Y-on-Y Change				8.4%
	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Average</u>
4Q FY17/18	48.1	48.8	49.5	48.8
Q-on-Q Change				2.9%

SGD/INR closing rate for Balance Sheets as at

<u>30-Jun-18</u>	<u>31-Mar-18</u>	<u>Change</u>
50.0	49.5	1.0%

Operational and Financial Statistics

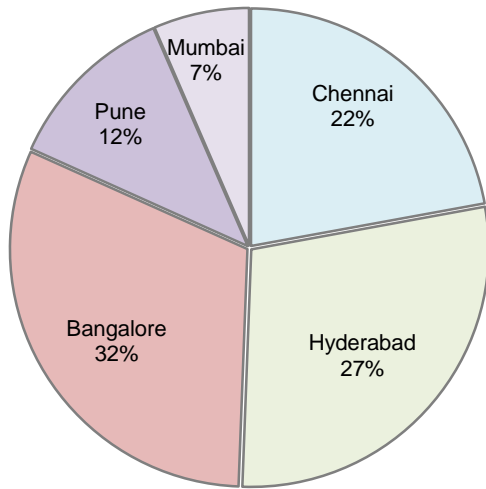
Committed portfolio occupancy was 96% as at 30 June 2018. The weighted average lease term and weighted average lease expiry stood at 6.6 years and 4.5 years respectively.

Gearing as at 30 June 2018 was 31% on a loan-to-value basis. Gearing is calculated by dividing effective borrowings⁵ by the value of Trust properties. At 45% gearing limit, the debt headroom was S\$522.5 million.

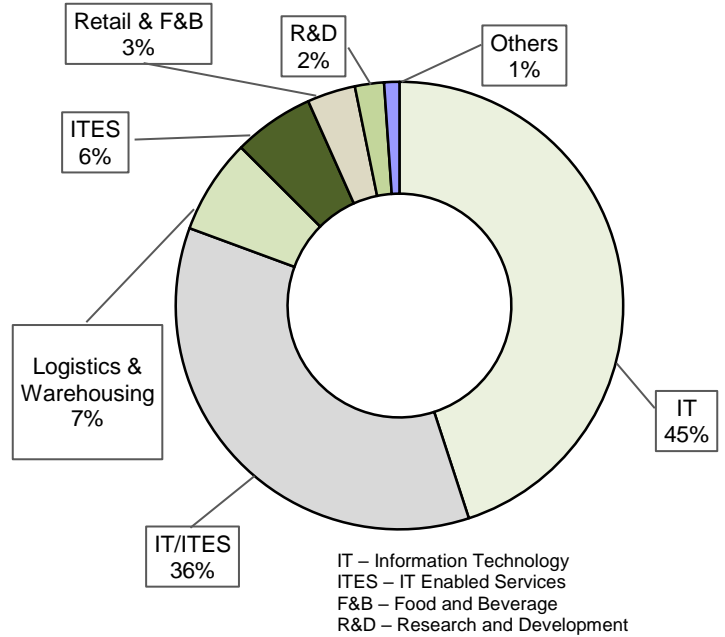
Net Asset Value ("NAV") per unit as at 30 June 2018 increased by 1% to S\$0.91 as compared to 31 March 2018. Excluding deferred tax liabilities arising from fair value adjustments on properties, the adjusted NAV per unit was S\$1.15.

⁵ Calculated by adding/deducting derivative financial instruments liabilities/assets, entered to hedge SGD/JPY borrowings to INR, to/from gross borrowings, including deferred consideration.

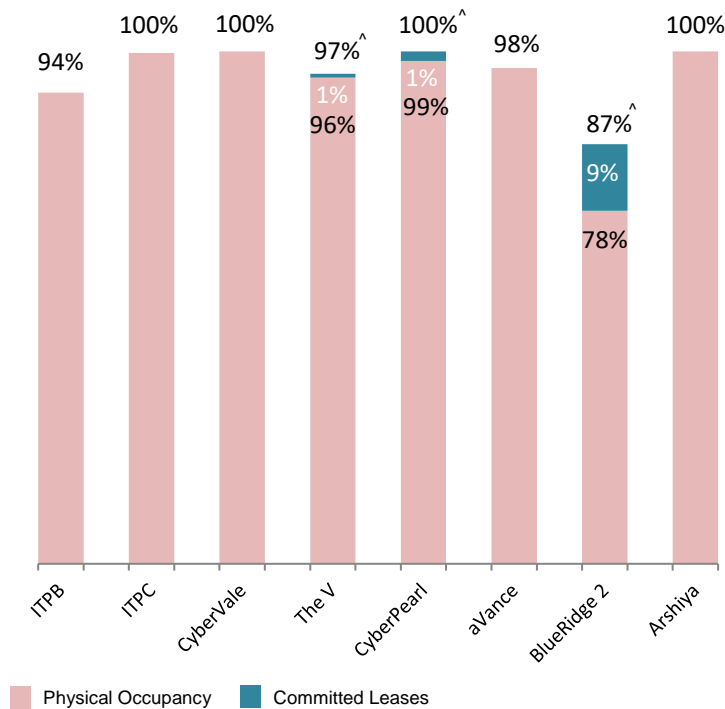
**Geographical Diversification of Operating Buildings
(as at 30 June 2018)**



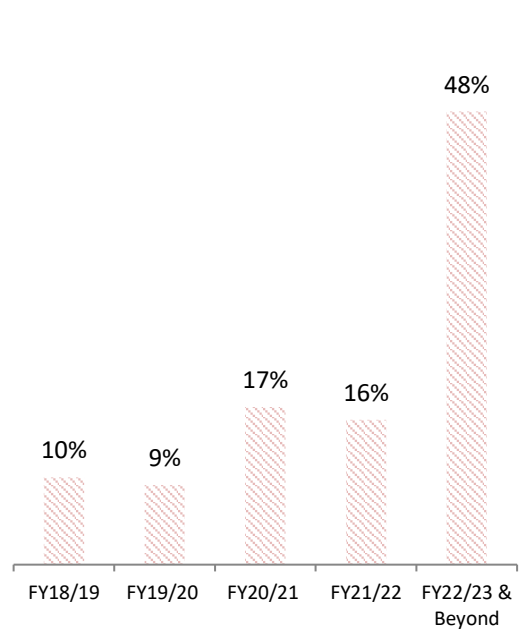
**Tenant Sectors by Base Rent
(as at 30 June 2018)**



**Portfolio Occupancy
(as at 30 June 2018)**



**Portfolio Lease Expiry Profile
(as at 30 June 2018)**



^ Includes committed leases which will commence after 30 June 2018.

FINANCIAL REVIEW FOR THE FIRST QUARTER ENDED 30 JUNE 2018

1(a)(i) Consolidated Income and Distribution Statement

	Note	FY18/19 1Q S\$'000	FY17/18 1Q S\$'000	Y-on-Y Change %
Base rent		33,585	30,657	10
Amenities income		562	524	7
Fit-out rental income		371	419	(11)
Operations, maintenance and utilities income		8,756	12,610	(31)
Car park and other income		1,650	1,878	(12)
Total property income		44,924	46,088	(3)
Operations, maintenance and utilities expenses		(5,554)	(9,596)	(42)
Service and property taxes		(1,203)	(1,268)	(5)
Property management fees		(2,180)	(2,183)	-
Other property operating expenses	(1)	(2,411)	(2,625)	(8)
Total property expenses		(11,348)	(15,672)	(28)
Net property income		33,576	30,416	10
Trustee-manager's fees		(3,450)	(2,981)	16
Other operating expenses		(470)	(353)	33
Finance costs		(7,872)	(8,165)	(4)
Interest income		2,903	1,064	173
Fair value gain/(loss) on derivative financial instruments - realised	(2)	1,593	(1,046)	N.M. ⁶
Exchange loss - realised	(3)	(2,695)	(44)	N.M.
Ordinary profit before tax		23,585	18,891	25
Fair value gain on derivative financial instruments - unrealised	(4)	17	766	(98)
Exchange gain - unrealised	(5)	909	475	91
Fair value (loss)/gain on investment properties		(25)	383	N.M.
Profit before tax		24,486	20,515	19
Income tax expenses		(6,354)	(3,226)	97
Net profit after tax		18,132	17,289	5
Attributable to:				
Unitholders of the Trust		16,799	15,838	6
Non-controlling interests		1,333	1,451	(8)
		18,132	17,289	5

⁶ N.M – Not meaningful or not material

Distribution Statement

	FY18/19 1Q S\$'000	FY17/18 1Q S\$'000	Y-on-Y Change %
Ordinary profit before tax	23,585	18,891	25
Income tax expenses - current	(6,566)	(5,531)	19
Trustee-manager's fee payable in units	1,684	1,455	16
Depreciation of equipment	23	16	44
Realised exchange loss	957	-	N.M.
Non-controlling interests	(1,237)	(1,301)	(5)
Distribution adjustments	(5,139)	(5,361)	(4)
Income available for distribution	18,446	13,530	36
10% retention	(1,845)	(1,353)	36
Income to be distributed	16,601	12,177	36
Income available for distribution per unit (S¢)	1.78	1.45	23
Income to be distributed (DPU) (S¢)	1.60	1.31	23

Note

(6)

Notes

- (1) Other property operating expenses include general management fees, depreciation, advertising and promotion expenses, provision for rental in arrears and professional fees.
- (2) The derivative financial instruments include foreign exchange forward contracts entered into to hedge income to be repatriated from India to Singapore and also swap contracts on SGD-denominated loans, where gains or losses are realised when contracts are settled.
- (3) The functional currency for the Trust and Group is INR. Realised foreign exchange gain or loss arises mainly from SGD-denominated loan settlement and cash balances not denominated in INR.
- (4) This relates to the fair value change on re-measurement of forward foreign exchange contracts, in accordance with Financial Reporting Standards ("FRS") 109.
- (5) This relates mainly to the revaluation of SGD-denominated loans, which are classified as unhedged exposure under FRS 21.
- (6) 10% of the income available for distribution was retained to provide a-iTrust with greater flexibility to grow.

Please refer to item 8 for review of performance.

1(a)(ii) Statement of Comprehensive Income

	FY18/19 1Q	FY17/18 1Q
	<u>S\$'000</u>	<u>S\$'000</u>
Net profit after tax	18,132	17,289
Other Comprehensive Income:		
Items that may be reclassified subsequently to profit or loss:		
- Cash flow hedges	6,938	2,920
- Translation differences arising from the conversion of functional currency into presentation currency	<u>(9,983)</u>	<u>3,745</u>
Total comprehensive income	<u>15,087</u>	<u>23,954</u>
Total comprehensive income attributable to:		
Unitholders of the Trust	14,435	22,215
Non-controlling interests	652	1,739
	<u>15,087</u>	<u>23,954</u>

1(b)(i) Balance Sheets

Note	Group ⁷		Trust		
	30 June 2018	31 March 2018	30 June 2018	31 March 2018	
	S\$'000	S\$'000	S\$'000	Restated S\$'000	
ASSETS					
Current assets					
	Cash and cash equivalents	66,329	109,807	2,772	723
	Inventories	481	479	-	-
	Other assets	8,421	6,157	7	14
	Loans to subsidiaries	-	-	676,909	554,528
	Trade and other receivables	18,151	16,914	16,452	3,733
(1)	Derivative financial instruments	4,682	5,521	4,682	5,521
	Current income tax recoverable	3,466	7,240	-	-
(3)	Total current assets	101,530	146,118	700,822	564,519
Non-current assets					
	Other assets	5,884	5,508	-	-
(2)	Long term receivables	186,898	-	-	-
	Equipment	373	385	-	-
	Investment properties under construction	16,383	14,706	-	-
	Investment properties	1,711,407	1,726,292	-	-
	Goodwill	15,308	15,461	-	-
(4)	Investment in subsidiaries	-	-	667,954	674,633
(1)	Derivative financial instruments	16,795	9,555	16,795	9,555
	Total non-current assets	1,953,048	1,771,907	684,749	684,188
	Total assets	2,054,578	1,918,025	1,385,571	1,248,707
LIABILITIES					
Current liabilities					
	Trade and other payables	68,759	85,042	29,447	20,375
	Income tax payables	24	-	-	-
	Borrowings	217,594	135,569	217,594	135,569
(1)	Derivative financial instruments	-	2	-	2
(3)	Total current liabilities	286,377	220,613	247,041	155,946
Non-current liabilities					
	Trade and other payables	68,396	63,835	1,209	1,492
	Borrowings	438,701	376,909	438,701	376,909
(1)	Derivative financial instruments	556	3,193	556	3,193
	Deferred income tax liabilities	247,220	249,906	-	-
	Total non-current liabilities	754,873	693,843	440,466	381,594
	Total liabilities	1,041,250	914,456	687,507	537,540
	NET ASSETS	1,013,328	1,003,569	698,064	711,167
UNITHOLDERS' FUNDS					
	Units in issue	822,261	818,802	822,261	818,802
(4)	Foreign currency translation reserve	(398,851)	(389,549)	(254,632)	(247,461)
	Hedging reserve	7,766	828	7,766	828
	Other reserves	68,404	67,947	-	-
(4)	Retained earnings	443,843	436,288	122,669	138,998
	Net assets attributable to unitholders	943,423	934,316	698,064	711,167
	Non-controlling interests	69,905	69,253	-	-
	Total unitholders' funds	1,013,328	1,003,569	698,064	711,167

⁷ Ascendas India Trust and its subsidiaries.

Notes

- (1) The changes in derivative financial instruments (assets and liabilities) are related to fair value changes upon re-measurement of cross currency swaps, interest rate swaps and forward foreign exchange contracts.
- (2) The increase in long term receivables relates to the investment in AURUM IT SEZ, Navi Mumbai and aVance 5 & 6, Hyderabad via construction funding in June 2018.
- (3) Notwithstanding the net current liability position, based on the Group's existing financial resources, the Trustee-manager is of the opinion that the Group will be able to refinance its borrowings and meet its current obligations as and when they fall due.
- (4) *Restatement of financials at Trust level: Investment in subsidiaries at deemed cost*

Under optional exemption in SFRS(I), the Group has elected to use the fair value as the deemed cost as at the date of transition. As such, the carrying value of investment in subsidiaries increase with a corresponding increase in retained earnings as at 1 April 2017.

1(b)(ii) Gross Borrowings

	Group and Trust	
	30 June 2018	31 March 2018
	S\$'000	S\$'000
Amount payable within one year		
Bank loans	152,500	70,600
Medium term notes	65,094	64,969
	217,594	135,569
Amount payable after one year		
Bank loans	247,504	247,242
Medium term notes	191,197	129,667
	438,701	376,909
Total	656,295	512,478

All borrowings are unsecured. The Trust has entered into derivative financial instruments to hedge 51% of its gross SGD/JPY borrowings into INR. The fair value of those derivative financial instruments was at a net asset position of S\$20.9 million as at 30 June 2018, which decreases the Trust's effective borrowings to S\$635.4 million.

1(c) Consolidated Statement of Cash Flows

	FY18/19 1Q S\$'000	FY17/18 1Q S\$'000
Cash flows from operating activities		
Net profit after tax	18,132	17,289
Adjustments for:		
Income tax expenses	6,354	3,226
Depreciation of equipment	23	16
Finance costs	7,872	8,165
Interest income	(2,903)	(1,064)
Fair value gain on derivative financial instruments - unrealised	(17)	(766)
Fair value loss/(gain) on investment properties	25	(383)
(Write back)/allowance for impairment of receivables	(112)	242
Trustee-manager's fees paid and payable in units	1,684	1,455
Exchange differences	48	(475)
Others	1,279	112
Operating cash flows before changes in working capital	32,385	27,817
Changes in working capital		
Inventories	(7)	(46)
Other assets	(2,755)	(3,184)
Trade and other receivables	(1,251)	(710)
Trade and other payables	749	(410)
Cash flows from operations	29,121	23,467
Interest received	2,322	1,681
Income tax paid (net)	(2,877)	(4,598)
Net cash flows from operating activities	28,566	20,550
Cash flows from investing activities		
Purchase of equipment	(15)	(5)
Advance payment of expenditure on investment properties	-	(596)
Additions to investment properties under construction	(1,935)	(696)
Additions to investment properties	(1,655)	(2,773)
Net cash outflow from acquisition of subsidiary	-	(10,145)
Payment towards deferred consideration of investment properties	(9,992)	(5,408)
Long term receivables	(185,796)	-
Net cash flows used in investing activities	(199,393)	(19,623)
Cash flows from financing activities		
Repayment of borrowings	(59,500)	(2,600)
Distribution to unitholders	(8,787)	(27,565)
Interest paid	(6,419)	(7,006)
Proceeds from borrowings	203,142	19,251
Net cash flows from/(used in) financing activities	128,436	(17,920)
Net decrease in cash and cash equivalents	(42,391)	(16,993)
Cash and cash equivalents at beginning of financial period	109,807	74,997
Effects of exchange rate changes on cash and cash equivalents	(1,087)	350
Cash and cash equivalents at end of financial period	66,329	58,354

1(d)(i) Consolidated Statement of Changes in Unitholders' Funds (Group)

	<----- Attributable to unitholders of the Trust ----->						Total
	Units in issue	Foreign currency translation reserve	Hedging reserve	Other reserves	Retained earnings	Non- controlling interests	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
FY18/19							
Balance at 1 April 2018	818,802	(389,549)	828	67,947	436,288	69,253	1,003,569
Profit for the period	-	-	-	-	16,799	1,333	18,132
Other comprehensive income for the period	-	(9,302)	6,938	-	-	(681)	(3,045)
Transfer to other reserves	-	-	-	457	(457)	-	-
Issue of new units	3,459	-	-	-	-	-	3,459
Distribution to Unitholders	-	-	-	-	(8,787)	-	(8,787)
Balance at 30 June 2018	822,261	(398,851)	7,766	68,404	443,843	69,905	1,013,328
FY17/18							
Balance at 1 April 2017	714,712	(345,255)	(4,903)	66,026	323,548	63,055	817,183
Profit for the period	-	-	-	-	15,838	1,451	17,289
Other comprehensive income for the period	-	3,457	2,920	-	-	288	6,665
Transfer to other reserves	-	-	-	491	(491)	-	-
Issue of new units	2,771	-	-	-	-	-	2,771
Distribution to Unitholders	-	-	-	-	(27,565)	-	(27,565)
Balance at 30 June 2017	717,483	(341,798)	(1,983)	66,517	311,330	64,794	816,343

1(d)(ii) Statement of Changes in Unitholders' Funds (Trust)

	<----- Attributable to unitholders of the Trust ----->				
	Units in issue	Foreign currency translation reserve	Hedging reserve	Retained earnings	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
FY18/19					
Balance at 1 April 2018	818,802	(208,001)	828	(564,692)	46,937
Net effect of SFRS (I) adoption	-	(39,460)	-	703,690	664,230
Restated Balance at 1 April 2018	818,802	(247,461)	828	138,998	711,167
Loss for the period	-	-	-	(7,542)	(7,542)
Other comprehensive income for the period	-	(7,171)	6,938	-	(233)
Issue of new units	3,459	-	-	-	3,459
Distribution to Unitholders	-	-	-	(8,787)	(8,787)
Balance at 30 June 2018	822,261	(254,632)	7,766	122,669	698,064
FY17/18					
Balance at 1 April 2017	714,712	(206,709)	(4,903)	(452,658)	50,442
Net effect of SFRS (I) adoption	-	-	-	703,690	703,690
Restated Balance at 1 April 2017	714,712	(206,709)	(4,903)	251,032	754,132
Loss for the period	-	-	-	(6,310)	(6,310)
Other comprehensive income for the period	-	3,692	2,920	-	6,612
Issue of new units	2,771	-	-	-	2,771
Distribution to Unitholders	-	-	-	(27,565)	(27,565)
Balance at 30 June 2017	717,483	(203,017)	(1,983)	217,157	729,640

1(d)(iii) Details of any changes in the units (a-iTrust)**Movement for the quarter and year-to-date**

	2018		2017	
	Number of units (in thousands)	S\$'000	Number of units (in thousands)	S\$'000
Balance as at 1 April	1,032,765	818,802	930,531	714,712
Issue of new units:				
- base fee paid in units	1,023	1,026	734	803
- performance fee paid in units	2,427	2,433	1,799	1,968
Balance as at 30 June	1,036,215	822,261	933,064	717,483

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable.

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The financial information as set out in paragraphs 1(a)(i), 1(a)(ii), 1(b)(i), 1(b)(ii), 1(c), 1(d)(i), 1(d)(ii), 1(d)(iii) and 7 of this announcement has been extracted from the interim financial report, which has been reviewed in accordance with Singapore Standard on Review Engagement 2410, Review of Interim Financial Information, performed by the independent auditor of the Group.

3 Where the figures have been audited, or reviewed, the auditor's report (including any qualifications or emphasis of matter)

The auditor's review report dated 25 July 2018 on the interim financial report of the Group for the period ended 30 June 2018 is enclosed in Appendix 2.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as compared with the audited financial statements for the financial year ended 31 March 2018.

The following Financial Reporting Standards became effective for the Group on 1 April 2018:

- *Amendments to FRS 40: Transfers of Investment Property*
- *Amendments to FRS 102: Classification and Measurement of Share-based Payment Transactions*
- *FRS 109: Financial Instruments*
- *FRS 115: Revenue from Contracts with Customers*
- *Amendments to FRS 28: Investments in Associates and Joint Ventures*

Convergence with International Financial Reporting Standards

For annual financial period beginning on or after 1 January 2018, Singapore-incorporated companies and business trusts listed on the Singapore Exchange will apply Singapore Financial Reporting Framework (International) (“SFRS(I)”), a new financial reporting framework identical to International Financial Reporting Standards. The Group has adopted SFRS(I) on 1 April 2018.

Investment in subsidiaries at deemed cost

Under optional exemption in SFRS(I), the Group has elected to use the fair value as the deemed cost as at the date of transition. As such, the carrying value of investment in subsidiaries increase with a corresponding increase in retained earnings as at 1 April 2017.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed as well as the reasons for, and the effect of, the change

Not applicable.

6 Earnings per unit (“EPU”) and DPU for the financial period (Group)

	FY18/19 1Q	FY17/18 1Q
Weighted average number of units for calculation of EPU ('000)	1,034,349	931,680
EPU (S¢)	1.62	1.70
Income available for distribution per unit (S¢)	1.78	1.45
Income to be distributed (DPU) (S¢)	1.60	1.31

Diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the financial period.

7 NAV backing per unit

	30 June 2018	31 March 2018 Restated
No. of units in issue at end of period ('000)	1,036,215	1,032,765
NAV per unit of the Group (S\$)	0.91	0.90
NAV per unit of the Trust (S\$)	0.67	0.69

8 Review of performance

1Q FY18/19 vs 1Q FY17/18

Total property income for the quarter ended 30 June 2018 (“1Q FY18/19”) increased by ₹120 million (6%) to ₹2.3 billion. This was mainly due to income contribution of ₹303 million (S\$6.0 million) from:

- incremental income from BlueRidge 2, which was leased out in phases after it was acquired in February 2017;
- income from Atria at The V, which was completed in September 2017;
- Arshiya Warehouses, which were acquired in February 2018;

- positive rental reversions; and

partially offset by lower utilities income of ₹168 million (S\$3.3 million) with the phasing out of the DPP in ITPB.

In SGD terms, total property income decreased by 3% to S\$44.9 million. The SGD appreciated by about 8% against the INR over the same period last year.

Total property expenses for 1Q FY18/19 decreased by 21% to ₹570 million (S\$11.3 million) mainly due to lower utilities expenses with the phasing out of the DPP in ITPB, partially offset by property expenses from new properties.

Net property income for 1Q FY18/19 increased by 20% to ₹1.7 billion due to the above factors. In SGD terms, net property income grew by 10% to S\$33.6 million.

Trustee-manager's fees increased by ₹35 million (25%) to ₹173 million (S\$3.5 million) in line with higher net property income and portfolio value as of 30 June 2018.

Finance costs increased by ₹17 million (4%) to ₹395 million (S\$7.9 million) mainly due to an increase in borrowing levels. Bridging loans were taken in June 2018 towards investments in:

- AURUM IT SEZ, a 1.4 million sq ft IT park in Navi Mumbai, via construction funding ("AURUM Debentures"); and
- aVance 5 & 6, with a combined floor area of 1.8 million sq ft at aVance Business Hub, Hyderabad, via construction funding ("aVance Debentures").

Interest income increased by ₹96 million (196%) or S\$1.8 million (173%) mainly due to interest income pertaining to AURUM and aVance Debentures.

Realised gain on derivative financial instruments for 1Q FY18/19 of ₹79 million (S\$1.6 million) arose mainly from the refinancing of SGD-denominated loans that have been hedged into INR, and gains from the settlement of foreign exchange forward contracts entered into to hedge income repatriated from India to Singapore.

Realised exchange loss for 1Q FY18/19 of ₹134 million (S\$2.7 million) arose mainly from settlement of SGD-denominated loan facilities. Realised exchange gain or loss is recognised when borrowings that are denominated in currencies other than the INR are settled.

As a result, **ordinary profit before tax** was ₹1.2 billion in 1Q FY18/19, an increase of 35% as compared to ₹875 million in 1Q FY17/18. In SGD terms, ordinary profit before tax increased by 25% to S\$23.6 million.

Unrealised exchange gain for 1Q FY18/19 of ₹46 million (S\$0.9 million) relates mainly to the revaluation of SGD-denominated loans.

Income tax expenses increased by ₹170 million (S\$3.1 million) mainly due to:

- one-off recognition of deferred tax assets of ₹84 million (S\$1.8 million) at BlueRidge 2 in the previous year mainly from unabsorbed capital allowance; and
- higher current income tax of ₹73 million (S\$1.5 million) from higher net property income and interest income.

Distribution adjustments:

- **Current income tax expenses** of ₹329 million (S\$6.6 million).

- **Trustee-manager fees** to be paid in units at ₹84 million (S\$1.7 million). The Trustee-manager has elected to receive 50% of its base fee and performance fee in units and 50% in cash; hence 50% of the fees are added back to the income available for distribution.
- **Realised loss on settlement of loans** at ₹48 million (S\$1.0 million) was added back for distribution purpose. This pertains to refinancing of SGD-denominated loans that have not been hedged into INR. Exchange gain/loss is recognised when borrowings that are denominated in currencies other than the INR are revalued. The exchange gain/loss is realised when the borrowing matures, is prepaid, or swapped to INR denomination. Such exchange gain/loss does not affect cash flow.
- Income due to **non-controlling interests** of ₹62 million (S\$1.2 million) is deducted from income available for distribution.

Income available for distribution for 1Q FY18/19 increased by 48% to ₹925 million, mainly due to higher net property income and interest income from investments in AURUM IT SEZ and aVance 5 & 6 via construction funding in June 2018. In SGD terms, income available for distribution increased by 36% to S\$18.4 million.

Income available for distribution per unit for 1Q FY18/19 was ₹0.89, or 1.78 S¢. **DPU** was ₹0.80 or 1.60 S¢ after retaining 10% of income available for distribution. This amounts to an increase of 33% over 1Q FY17/18 in INR terms and 23% in SGD terms.

1Q FY18/19 vs 4Q FY17/18

INR

	FY18/19 1Q ₹'000	FY17/18 4Q ₹'000	Q-on-Q Change %
Total property income	2,253,712	2,406,424	(6)
Total property expenses	(569,511)	(773,689)	(26)
Net property income	1,684,201	1,632,735	3
Ordinary profit before tax	1,183,432	1,118,839	6
Income available for distribution	925,150	887,569	4
Income to be distributed	832,635	798,812	4
Income available for distribution per unit (Indian Rupee)	0.89	0.90	(1)
Income to be distributed (DPU) (Indian Rupee)	0.80	0.81	(1)

SGD

	FY18/19 1Q S\$'000	FY17/18 4Q S\$'000	Q-on-Q Change %
Total property income	44,924	49,312	(9)
Total property expenses	(11,348)	(15,862)	(28)
Net property income	33,576	33,450	-
Ordinary profit before tax	23,585	22,813	3
Income available for distribution	18,446	18,075	2
Income to be distributed	16,601	16,267	2
Income available for distribution per unit (S¢)	1.78	1.84	(3)
Income to be distributed (DPU) (S¢)	1.60	1.65	(3)

Total property income for 1Q FY18/19 decreased by 6% to ₹2.3 billion (S\$44.9 million) mainly on account of lower utilities income from the phasing out of the DPP in ITPB.

Total property expenses for 1Q FY18/19 decreased by 26% to ₹570 million (S\$11.3 million) mainly due to lower utilities expenses with the phasing out of the DPP in ITPB and a decrease in ad-hoc operation and maintenance expenses across the properties.

As a result, **net property income** for 1Q FY18/19 increased by 3% to ₹1.7 billion. In SGD terms, net property income remained stable at S\$33.6 million.

Income available for distribution increased by 4% to ₹925 million, mainly due to higher net property income. In SGD terms, income available for distribution increased by 2% to S\$18.4 million.

9 Variance between forecast and the actual results

No forecast has been disclosed.

10 If the Group has obtained a general mandate from shareholders for Interested Person Transactions (“IPT”), the aggregate value of each transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

a-iTrust has not obtained a general mandate from unitholders for any Interested Person Transactions.

11 Update on development projects

Redevelopment at The V

a-iTrust has received in-principle approval to redevelop The V in Hyderabad. The V will be redeveloped in phases over the next 7 to 10 years to increase the leasable area from 1.5⁸ million sq ft to 4.5⁹ million sq ft.

MTB 4 and 5 at ITPB

MTB 4, a 0.5 million sq ft IT SEZ building, is being developed in ITPB. Construction has commenced in July 2017 and is expected to be completed by 2H 2019.

The construction of MTB 5, a 0.7 million sq ft IT SEZ building is expected to commence in 2H 2018 and is expected to be completed by 2H 2020.

Both buildings have been fully pre-leased to a leading IT Services company.

12 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

Based on the market research report by CBRE South Asia Pvt Ltd (“CBRE”) for the quarter ended 30 June 2018, some of the key highlights (compared to quarter ended 31 March 2018) include:

⁸ Excludes the leasable area of Auriga building (0.2m sq ft) which is slated for demolition.

⁹ Subject to final approval of the building permit from MSB Committee.

Bangalore

- In Whitefield (the micro-market where ITPB is located), vacancy rates dropped marginally to 6.8%, from 6.9% last quarter, while rental values climbed approximately 2-3% on a q-o-q basis. CBRE expects rental values to increase over the next few quarters due to sustained demand.

Chennai

- In Old Mahabalipuram Road (“OMR”, the micro-market where ITPC is located), vacancy rates dropped marginally to 3.1%, from 3.2% last quarter, while rental values climbed 2.4% on a q-o-q basis. CBRE expects rental values to increase further in the coming quarters due to limited supply in this micro-market. In Grand Southern Trunk (“GST”, the micro-market where CyberVale is located), rental values remained stable despite an increase in vacancy rates from 6.2% to 11.9% on a q-o-q basis. CBRE expects rental values in GST to remain largely stable over the coming quarters.

Hyderabad

- In IT Corridor I¹⁰ (the district where The V, CyberPearl and aVance are located), rents remained stable on a q-o-q basis, despite a marginal increase in vacancy to 4.9%, from 4.4% last quarter. With sustained demand for space, CBRE expects rental values in IT Corridor I to improve in the coming quarters.

Pune

- In Hinjewadi (the micro-market where BlueRidge 2 is located), vacancy rates dropped to 11.5%, from 12.5% last quarter, while rental values remained stable. CBRE expects rental values in Hinjewadi to remain largely stable over the coming quarters.

The performance of a-iTrust is influenced by its tenants’ business performance and outlook, condition of each city’s real estate market and global economic conditions. a-iTrust will continue to focus on enhancing the competitiveness of its properties to distinguish itself from competitors, while maintaining financial discipline, and seeking growth opportunities.

13 Distributions

- (a) Current financial period - Any distributions declared for the current financial period?

No.

- (b) Corresponding period of the immediately preceding year - Any distributions declared for the corresponding period of the immediate preceding financial period?

No.

14 If no distribution has been declared/recommended, a statement to the effect

Refer to paragraph 13. a-iTrust makes distributions to unitholders on a semi-annual basis for every six-month period ending 30 September and 31 March.

15 Disclosure pursuant to Rule 705(5) of the Listing Manual

The Board of Directors has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material aspect.

¹⁰ Includes Hitec City and Madhapur.

16 Disclosure pursuant to Rule 720(1) of the Listing Manual

The Trustee-manager confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

By order of the Board

Ascendas Property Fund Trustee Pte. Ltd.

(Company registration no. 200412730D)

(as Trustee-manager of Ascendas India Trust)

Mary Judith de Souza / Hon Wei Seng

Joint Company Secretaries

25 July 2018

Consolidated Income and Distribution Statement (INR)

	FY18/19 1Q ₹'000	FY17/18 1Q ₹'000	Y-on-Y Change %
Base rent	1,684,885	1,419,218	19
Amenities income	28,201	24,243	16
Fit-out rental income	18,598	19,411	(4)
Operations, maintenance and utilities income	439,261	583,790	(25)
Car park and other income	82,767	86,927	(5)
Total property income	2,253,712	2,133,589	6
Operations, maintenance and utilities expenses	(278,688)	(444,325)	(37)
Service and property taxes	(60,341)	(58,696)	3
Property management fees	(109,382)	(101,057)	8
Other property operating expenses	(121,100)	(121,375)	-
Total property expenses	(569,511)	(725,453)	(21)
Net property income	1,684,201	1,408,136	20
Trustee-manager's fees	(173,063)	(138,019)	25
Other operating expenses	(23,605)	(16,344)	44
Finance costs	(394,868)	(377,975)	4
Interest income	145,713	49,226	196
Fair value gain/(loss) on derivative financial instruments - realised	79,317	(48,212)	N.M.
Exchange loss - realised	(134,263)	(1,986)	N.M.
Ordinary profit before tax	1,183,432	874,826	35
Fair value gain on derivative financial instruments - unrealised	831	35,624	(98)
Exchange gain - unrealised	45,536	22,104	106
Fair value (loss)/gain on investment properties	(1,295)	17,750	N.M.
Profit before tax	1,228,504	950,304	29
Income tax expenses	(318,826)	(148,966)	114
Net profit	909,678	801,338	14
Attributable to:			
Unitholders of the Trust	842,808	734,155	15
Non-controlling interests	66,870	67,183	-
	909,678	801,338	14
Distribution statement			
Ordinary profit before tax	1,183,432	874,826	35
Income tax expenses - current	(329,405)	(256,162)	29
Trustee-manager's fee payable in units	84,461	67,369	25
Depreciation of equipment	1,141	724	58
Realised exchange loss	47,589	-	N.M.
Non-controlling interests	(62,068)	(60,267)	3
Distribution adjustments	(258,282)	(248,336)	4
Income available for distribution	925,150	626,490	48
10% retention	(92,515)	(62,649)	48
Income to be distributed	832,635	563,841	48
Income available for distribution per unit (₹)	0.89	0.67	33
Income to be distributed (DPU) (₹)	0.80	0.60	33
Income available for distribution per unit (S¢)	1.78	1.45	23
Income to be distributed (DPU) (S¢)	1.60	1.31	23

Balance Sheets (INR)

	Group		Trust	
	30 June 2018	31 March 2018	30 June 2018	31 March 2018 Restated
	₹'000	₹'000	₹'000	₹'000
ASSETS				
Current assets				
Cash and cash equivalents	3,316,460	5,436,006	138,585	35,816
Inventories	24,038	23,704	-	-
Other assets	421,046	304,790	329	709
Loans to subsidiaries	-	-	33,845,443	27,451,905
Trade and other receivables	907,531	837,341	822,604	184,784
Derivative financial instruments	234,093	273,319	234,093	273,319
Current income tax recoverable	173,303	358,401	-	-
Total current assets	5,076,471	7,233,561	35,041,054	27,946,533
Non-current assets				
Other assets	294,182	272,697	-	-
Long term receivables	9,344,892	-	-	-
Equipment	18,642	19,046	-	-
Investment properties under construction	819,169	728,000	-	-
Investment properties	85,570,371	85,460,000	-	-
Goodwill	765,408	765,408	-	-
Investment in subsidiaries	-	-	33,397,689	33,397,689
Derivative financial instruments	839,747	473,009	839,747	473,009
Total non-current assets	97,652,411	87,718,160	34,237,436	33,870,698
Total assets	102,728,882	94,951,721	69,278,490	61,817,231
LIABILITIES				
Current liabilities				
Trade and other payables	3,437,931	4,209,904	1,472,368	1,008,653
Income tax payables	1,176	-	-	-
Borrowings	10,879,686	6,711,356	10,879,686	6,711,356
Derivative financial instruments	-	104	-	104
Total current liabilities	14,318,793	10,921,364	12,352,054	7,720,113
Non-current liabilities				
Trade and other payables	3,419,857	3,160,122	60,374	73,920
Borrowings	21,935,052	18,658,811	21,935,052	18,658,811
Derivative financial instruments	27,803	158,083	27,803	158,083
Deferred income tax liabilities	12,360,987	12,371,566	-	-
Total non-current liabilities	37,743,699	34,348,582	22,023,229	18,890,814
Total liabilities	52,062,492	45,269,946	34,375,283	26,610,927
NET ASSETS	50,666,390	49,681,775	34,903,207	35,206,304
UNITHOLDERS' FUNDS				
Units in issue	26,341,553	26,169,471	26,341,553	26,169,471
Hedging reserve	385,460	36,558	385,460	36,558
Other reserves	2,636,119	2,613,198	-	-
Retained earnings	17,808,019	17,434,180	8,176,194	9,000,275
Net assets attributable to unitholders	47,171,151	46,253,407	34,903,207	35,206,304
Non-controlling interests	3,495,239	3,428,368	-	-
	50,666,390	49,681,775	34,903,207	35,206,304



Ernst & Young LLP
One Raffles Quay
North Tower, Level 18
Singapore 048583

Mailing address:
Robinson Road
PO Box 384
Singapore 900734

Tel: +65 6535 7777
Fax: +65 6532 7662
ey.com

25 July 2018

The Board of Directors
Ascendas Property Fund Trustee Pte. Ltd.
(as Trustee-Manager of Ascendas India Trust) (the "Trustee-Manager")
1 Fusionopolis Place
#10-10, Galaxis
Singapore 138522

Report on Review of Interim Condensed Financial Statements

Introduction

We have reviewed the accompanying interim condensed financial statements of Ascendas India Trust (the "Trust") and its subsidiaries (collectively, the "Group"), which comprise the balance sheets of the Group and the Trust as at 30 June 2018, and the related interim condensed statements of changes in unitholders' funds of the Group and the Trust and the interim condensed consolidated income statement, consolidated statement of comprehensive income and consolidated statement of cash flows of the Group for the three-month period then ended and explanatory notes. The Trustee-Manager is responsible for the preparation and presentation of these interim condensed financial statements in accordance with Singapore Financial Reporting Standard FRS 34 *Interim Financial Reporting* (FRS 34). Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

Scope of Review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Ernst & Young LLP
One Raffles Quay
North Tower, Level 18
Singapore 048583

Mailing address:
Robinson Road
PO Box 384
Singapore 900734

Tel: +65 6535 7777
Fax: +65 6532 7662
ey.com

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial statements are not prepared, in all material respects, in accordance with FRS 34.

Yours faithfully

A handwritten signature in black ink that reads 'Ernst & Young LLP'.

ERNST & YOUNG LLP
Public Accountants and
Chartered Accountants
Singapore