

Acquisition of Additional Building
in CyberVale, Chennai

16 March 2016

Disclaimer

This presentation should be read in conjunction with a-iTrust’s announcement, “Acquisition of Additional Building in CyberVale, Chennai”, released to the SGX-ST on the same day.

This presentation 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, property expenses), 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.

All measurements of floor area are defined herein as “Super Built-up Area” or “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.

The Indian Rupee and Singapore Dollar are defined herein as “INR/₹” and “SGD/S\$” respectively.

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

CyberVale site plan



1. Buildings acquired by a-iTrust on 31 March 2015.

Third Building in CyberVale, Chennai



Location	Mahindra World City SEZ , Chennai
Total Land Area	4.28 acres
Super Built-Up Area	280,000 sq ft
Land Tenure	Leasehold (99 years from 2006/2007)

Transaction details

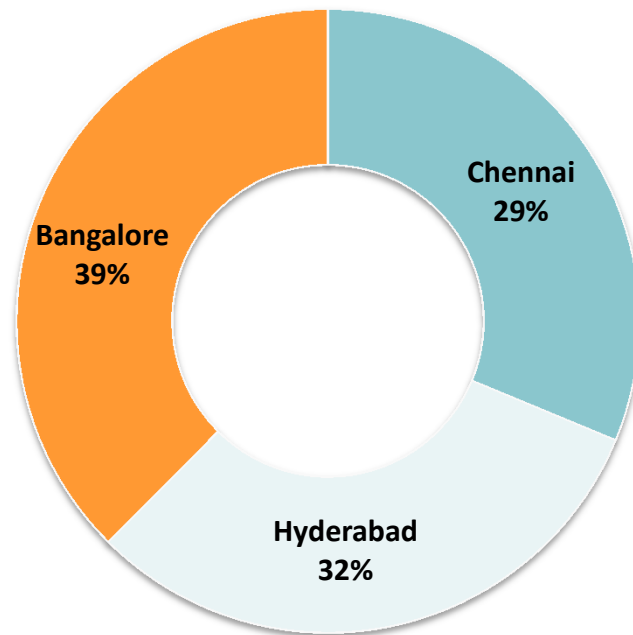
- Renault Nissan, an anchor tenant in CyberVale, has committed to lease 61% of the building.
- Aggregate purchase consideration for the building is INR 642.7 million (S\$13.2 million¹).
- Payment will be made in tranches, with the relevant consideration to be paid when Renault Nissan takes over the committed space (subject to a deadline of May 2019 for payment of full consideration).
- Balance consideration will be paid as and when the remaining vacant space is leased.
- Payment structure minimizes the leasing risk and income drag arising from the vacant space.

1. Converted into SGD using exchange rate of S\$1 to INR 48.8.

Portfolio diversification & growth

**Current portfolio
(by floor area)**

8.8 million sq ft



**New portfolio
(by floor area)**

9.0 million sq ft

