GEARED FOR **GROWTH**

ANNUAL REPORT
2018/2019

ascendas
India Trust

CONTENTS

WHY GO ONLINE?

Our corporate website contains detailed information about the Trust and is frequently updated as additional details become available.

You can sign up for email alerts of our latest news and keep track of the latest events on the Event Calendar page.

Our corporate website:
www.a-itrust.com

Notes:

- All information in this annual report is dated as at 31st March 2019 unless otherwise stated.
- 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, 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 the individual amounts and total shown in this annual report is due to rounding.

ASCENDAS INDIA TRUST
IS ABOUT GROWING WITH INDIA

Ascendas India Trust ('a-iTrust' or the 'Trust') is a property trust which owns seven IT parks and six modern warehouses in India valued at S$1.9 billion as at 31st March 2019. With a portfolio of close to 13 million square feet spread across Bangalore, Chennai, Hyderabad, Pune and Mumbai, a-iTrust is well positioned to capitalise on the growing IT and logistics industries in India.

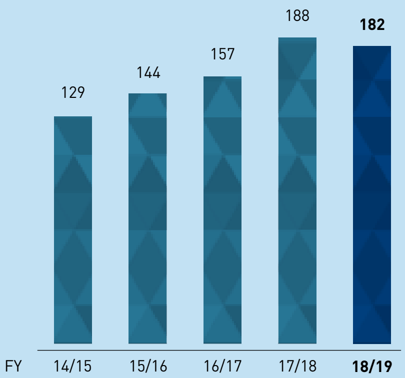
Our strategy is simple – to generate attractive portfolio returns for Unitholders by investing in income-producing real estate used primarily as business space in India. Our properties provide quality and reliable business space to our discerning tenants. This differentiation helps us attract and retain prominent tenants that commit to long leases, thereby fostering a stable income profile for the Trust.

Our growth is founded on a prudent approach to capital management. We are geared towards maintaining a strong balance sheet that meets the liquidity needs of the business.

AT A GLANCE

7 IT PARKS AND
6 WAREHOUSES ACROSS
5 KEY INDIAN CITIES

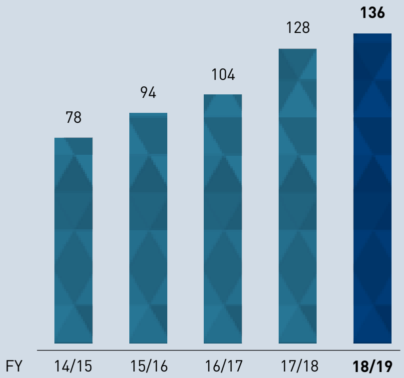
REVENUE
(S$ million)



S$182[1]
MILLION

9%
CAGR

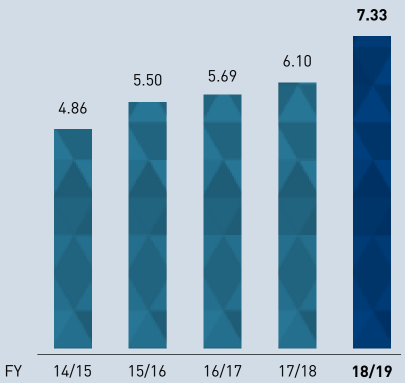
NET PROPERTY INCOME
(S$ million)



S$136
MILLION

15%
CAGR

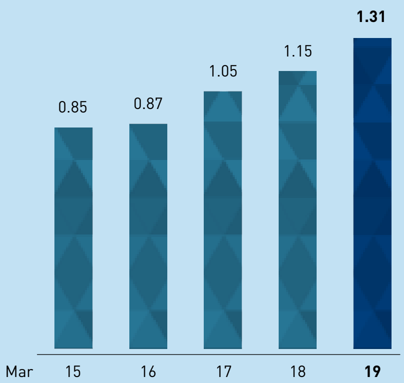
DPU[2]
(S¢)



S¢7.33

11%
CAGR

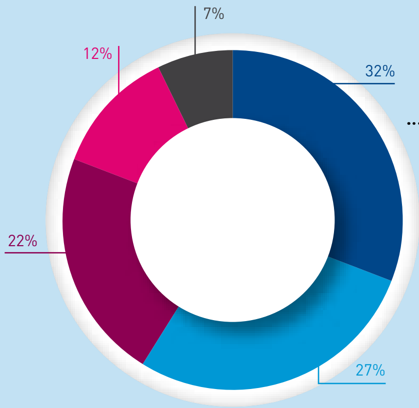
ADJUSTED NAV[3]
(S$)



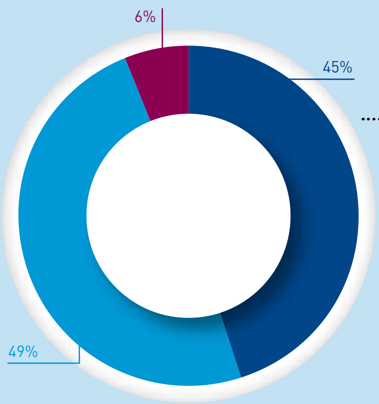
S$1.31

11%
CAGR

1 Impacted by lower utilities income with the phasing out of the Dedicated Power Plant in International Tech Park Bangalore. Property expenses will also reflect a corresponding decrease due to lower utilities expenses.
2 Refers to distribution per unit post retention of 10% of income.
3 Adjusted net asset value per unit. Excludes deferred income tax liabilities on capital gains due to fair value revaluation of investment properties.

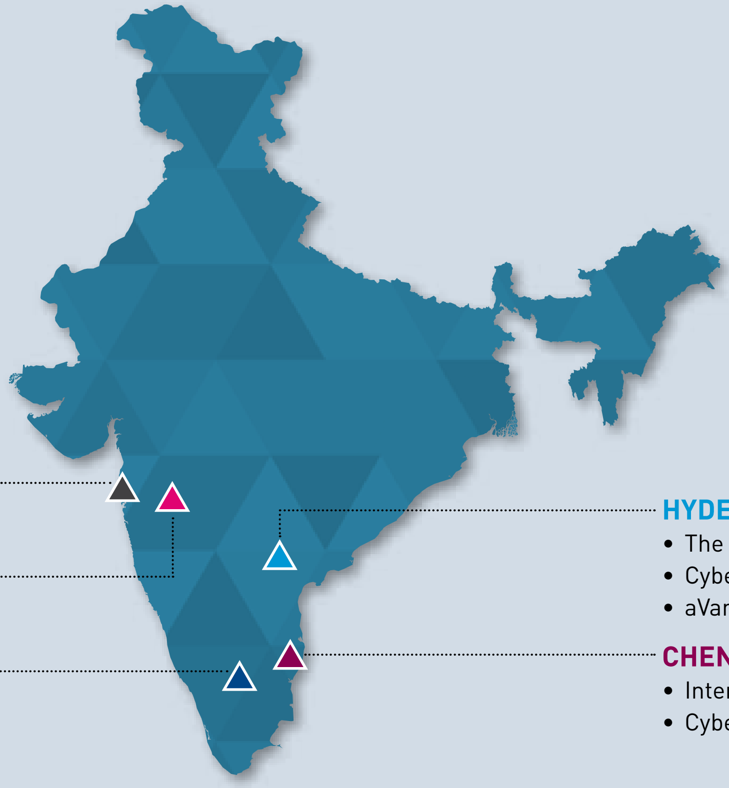


12.6[4]
MILLION SQ FT
OF COMPLETED FLOOR AREA



7.1[5]
MILLION SQ FT
OF POTENTIAL FLOOR AREA

Bangalore Hyderabad Chennai Pune Mumbai



MUMBAI (PANVEL)
- Arshiya warehouses

PUNE
- BlueRidge 2

BANGALORE
- International Tech Park Bangalore

HYDERABAD
- The V
- CyberPearl
- aVance Business Hub

CHENNAI
- International Tech Park Chennai
- CyberVale

4 Excludes a 0.5 million sq ft multi-tenanted building in Bangalore which was subsequently completed in May 2019.
5 Includes a 0.5 million sq ft multi-tenanted building in Bangalore which was subsequently completed in May 2019.

» For more details on our portfolio, go to pages 44 – 47.

CHAIRMAN'S MESSAGE

> In line with our growth strategy, we work hard on a healthy pipeline of deals, which include forward purchases and quality acquisitions that are income accretive.

Dear Unitholder

I am pleased to report another good set of results for the financial year ended 31st March 2019 (FY18/19). Net property income (NPI) and DPU[1] in Singapore Dollar terms have both grown at a healthy pace despite unfavourable currency movements in the Indian Rupee over the past year.

In FY18/19, NPI increased by 6% over the previous year to S$136 million, while the Trust's DPU grew by 20% to 7.33 Singapore cents. We seek to acquire assets at more attractive yields by providing development funding with an option to buy the assets upon completion. As a result, interest income from such funding contributed strongly to DPU growth this year. Upon completion and acquisition, these developments shall start contributing to the NPI of the portfolio.

Additionally, healthy organic growth and a one-off tax benefit from the merger between the legal entities of The V and BlueRidge 2 further contributed to the growth. While our strong performance in FY18/19 validates our investment strategy and reflects our asset management efforts, we had also benefitted from some one-off items, which may not be repeated in the next financial year.

While our business is performing well, we are cognisant of global uncertainties that could potentially change the business environment we operate in. Global policies and trends, such as rising protectionism, trade wars and technological disruptions etc. could create uncertainty for our business. In line with the tenant strategy outlined last year to mitigate such risks, we continue to focus our leasing efforts on captives[2] and IT services companies to add resilience to our tenant portfolio. We also continue to diversify our portfolio to avoid any concentration risk to any single major tenant. As of 31st March 2019, the top 10 tenants accounted for 33% of our total base rent, compared to 35% last year. The Indian economy continues to be among the world's fastest growing major economies, with a GDP growth rate of 7.1%[3] in FY18/19. In the near term, GDP growth rate is expected to remain strong, with forecasts of 7.3%[3] in FY19/20 and 7.5%[3] in FY20/21, supported by the continued recovery of investments and robust domestic consumption. Driven by strong domestic consumption and the implementation of Goods and Services Tax (GST) in FY17/18, the logistics sector is expected to see robust growth. Even as competition for logistics assets intensifies, this sector remains a priority for the Trust as we endeavour to diversify our portfolio into the logistics space.

The listing of the first Indian REIT in 2019 has created another avenue for Indian commercial real estate investment. The sector and the Trust will benefit from increased research coverage, higher investor interest and institutional funding. We remain confident that our differentiated development and acquisition strategy will enable us to continue to grow our business.

In line with our growth strategy, we work hard on a healthy pipeline of deals, which include forward purchases and quality acquisitions that are income accretive. In the past year, we entered into forward purchase agreements with a few vendors to acquire 1.4 million square feet of buildings in Navi Mumbai and another 3.7 million square feet of buildings in Hyderabad. This pipeline will allow the Trust to tap on the strong demand in these markets and further diversify its presence into Mumbai.

As for our existing portfolio, we continue to develop and enhance the value of our properties. The rejuvenation of The V is currently under way, with Phase I of the redevelopment under construction. Phase I entails the construction of a new 1.4 million square feet building on land previously occupied by the old Auditorium and Auriga buildings. In Bangalore, within our property at ITPB[4], we completed a 0.5 million square feet multi-tenanted building in May 2019. Construction of another 0.7 million square feet multi-tenanted building has commenced and is expected to be completed by the second half of 2020. Both buildings in Bangalore have been 100% pre-leased to a leading IT Services company.

1 Refers to distribution per unit post retention of 10% of income.
2 Refers to companies that have established their own Indian offices, typically in IT parks, as part of their offshoring business model. Many of these offices function as technology and offshoring centres for their global operations.
3 Source: International Monetary Fund World Economic Outlook Update, April 2019
4 International Tech Park Bangalore

CHAIRMAN'S MESSAGE

In 2018, leasing momentum for office space remained stable, with 38 million square feet of net office space absorption for the top seven cities in India[5]. For the four cities in which our IT parks are located, net absorption reached 24 million square feet, making up 63% of overall absorption across the top seven cities.

As we work to position the Trust for continued growth, the Board and Management remain focused on our commitment towards sustainability. We incorporate Environmental, Social and Governance (ESG) elements into our business practices to secure the future of our business. In line with the Singapore Exchange (SGX) sustainability reporting requirements, we are pleased to present our Sustainability Report for FY18/19 on pages 58 to 82 of this Annual Report. The report provides information on sustainability practices that have been implemented and highlights the progress made by both the Trustee-Manager and the Property Manager to drive sustainable growth.

Good governance has always been a key priority for the Trust. We make it a point to strengthen our internal programmes to ensure that we operate in a fair, transparent and responsible manner. For instance, in FY18/19, the Board has adopted a formal Board Diversity Policy, which enhances the decision-making process of the Board through more diversified perspectives. Our focus on good governance continues to be recognised externally. In FY18/19, in recognition of the efforts the Trust made towards corporate governance and open communication with investors, the Trust garnered prestigious awards such as the Gold Award for Best Investor Relations (REITs & Business Trust Category) at the Singapore Corporate Awards 2018 and Most Transparent Company Award (Properties Category) at the SIAS[6] Investors' Choice Awards 2018.

Finally, on behalf of the Board and Management, we would like to sincerely thank our Unitholders, customers and business associates, for their continued support and confidence in Ascendas India Trust. I would like to thank my fellow Directors for their valued and insightful contributions, and our staff for their commitment to excellence and their commendable efforts in growing the business over the past years. This has placed the Trust in a strong position for further success.

CHIANG CHIE FOO
Chairman & Independent Director

5 Cushman & Wakefield Research (Cities include National Capital Region (NCR), Mumbai, Bangalore, Chennai, Hyderabad, Pune and Kolkata).
6 Securities Investors Association (Singapore)

CEO'S REVIEW

> We continuously invest in our properties to ensure that they remain competitive and relevant to our discerning tenants, who have come to expect a high level of quality from us.

Dear Unitholder

I am pleased to share with you a review of Ascendas India Trust's progress and performance in FY18/19.

OPERATIONAL REVIEW

We employ a proactive approach to asset management to maximise the operational and financial performance of our properties. This has helped us to improve our net property income (NPI) margin to 75% in FY18/19 from 68% in FY17/18. We continuously invest in our properties to ensure that they remain competitive and relevant to our discerning tenants, who have come to expect a high level of quality from us. In FY18/19, we invested close to S$21 million in capital expenditure to rejuvenate and upgrade our building specifications and park facilities.

We have also been able to foster strong relationships with our tenants through various programmes such as regular networking events with their management teams and specially curated events and activities for their employees. These measures helped us achieve tenant retention rate of 71%[1] in FY18/19. Portfolio committed occupancy remained robust, at 99% as at 31st March 2019.

In FY18/19, we saw positive rental reversions across our properties in Bangalore, Chennai and Hyderabad on the back of healthy demand for quality office space in our micro-markets. We have also successfully leased out BlueRidge 2, a 1.5 million square feet IT park in Pune, which has attained occupancy of 98% as at 31st March 2019, compared to 55% as at 31st March 2017 when we just acquired the building.

INVESTMENT REVIEW

Our growth strategy is supported by our development and acquisition pipeline. We grow by developing the Trust's land bank progressively and by acquiring assets, from third parties and our sponsor, that are accretive to our Unitholders. In Bangalore, we completed the development of MTB 4, a 0.5 million square feet multi-tenanted building within the Special Economic Zone (SEZ) of ITPB, in May 2019. We also

COMMITTED OCCUPANCY

99%

AS AT 31ST MARCH 2019

commenced construction on MTB 5, a 0.7 million square feet multi-tenanted building, which is expected to complete by the second half of 2020. Both buildings have been 100% pre-leased to the same IT Services company.

On the rejuvenation front, we have commenced construction for Phase I of the redevelopment at The V with a new 1.4 million square feet building, which we expect to complete by second half of 2021. The entire rejuvenation of The V will happen in phases over the next seven to ten years, providing the Trust with a net increase of 3.5 million square feet of leasable area. The development potential in ITPB has also increased from 2.2 million square feet to 3.2 million square feet. The increase in development potential represents good profit potential for the Trust as no additional land cost is being incurred.

On the acquisition front, we have diversified into the Navi Mumbai region by entering into a forward purchase agreement to fund the construction and subsequent acquisition of two buildings totalling 1.4 million square feet at AURUM IT SEZ. In Hyderabad, on the back of strong leasing demand, we continue to deepen our presence by entering into forward purchase agreements for four buildings totalling 3.7 million square feet at aVance Business Hub and aVance Business Hub 2.

BALANCE SHEET REVIEW

As we grow, we continue to maintain a prudent and disciplined stance on capital management. In FY18/19, the Trust secured a S$100 million committed term loan and further tapped the debt capital market to raise S$110 million[2] through two separate JPY corporate bond issuances at

1 Excludes leases in The V that were affected by the redevelopment of Auriga building.
2 Based on exchange rate at time of transaction.

CEO'S REVIEW

attractive pricing. This went towards disbursements of construction funding for buildings in AURUM IT SEZ, aVance Business Hub and aVance Business Hub 2 and also to refinance loans due in the last financial year. Our total effective borrowings[3] stood at S$717 million with a weighted average debt maturity[4] of 2.8 years while gearing remained healthy at 31% as at 31st March 2019.

To mitigate currency risk, the Trust has a policy to hedge at least 50% of its borrowings into Indian Rupee. As at 31st March 2019, 62% of total borrowings were denominated in Indian Rupee and 38% in Singapore Dollars. The effective weighted average cost of debt was 6% and interest service coverage remained comfortable at 4.0 times. All of the Trust's borrowings are unsecured, while most have fixed interest rates. This allows us to maintain financial flexibility and minimise exposure to interest rate risk.

As we move forward, to prepare for the expected growth pipeline of the Trust, we announced an increase to the programme limit of our multicurrency debt issuance programme from S$500 million to S$1.5 billion in April 2019.

FINANCIAL REVIEW

In FY18/19, Ascendas India Trust recognised total fair value gains on investment properties of S$185 million. A combination of new developments and higher rentals led to the gains in valuation. As a result, the Trust's adjusted net asset value per unit[5] increased by 14% to S$1.31 as at 31st March 2019. The Trust recorded a 6% growth in FY18/19 NPI to S$136 million as compared to the previous year. The increase was supported by incremental income from BlueRidge 2 which was leased out in phases after it was acquired in February 2017, Atria building in Hyderabad (which was completed in September 2017), the Arshiya warehouses (which were acquired in February 2018), and positive rental reversions. The Trust's DPU[6] grew by 20% to 7.33 cents on account of growth in NPI, new acquisitions and interest income from construction funding projects.

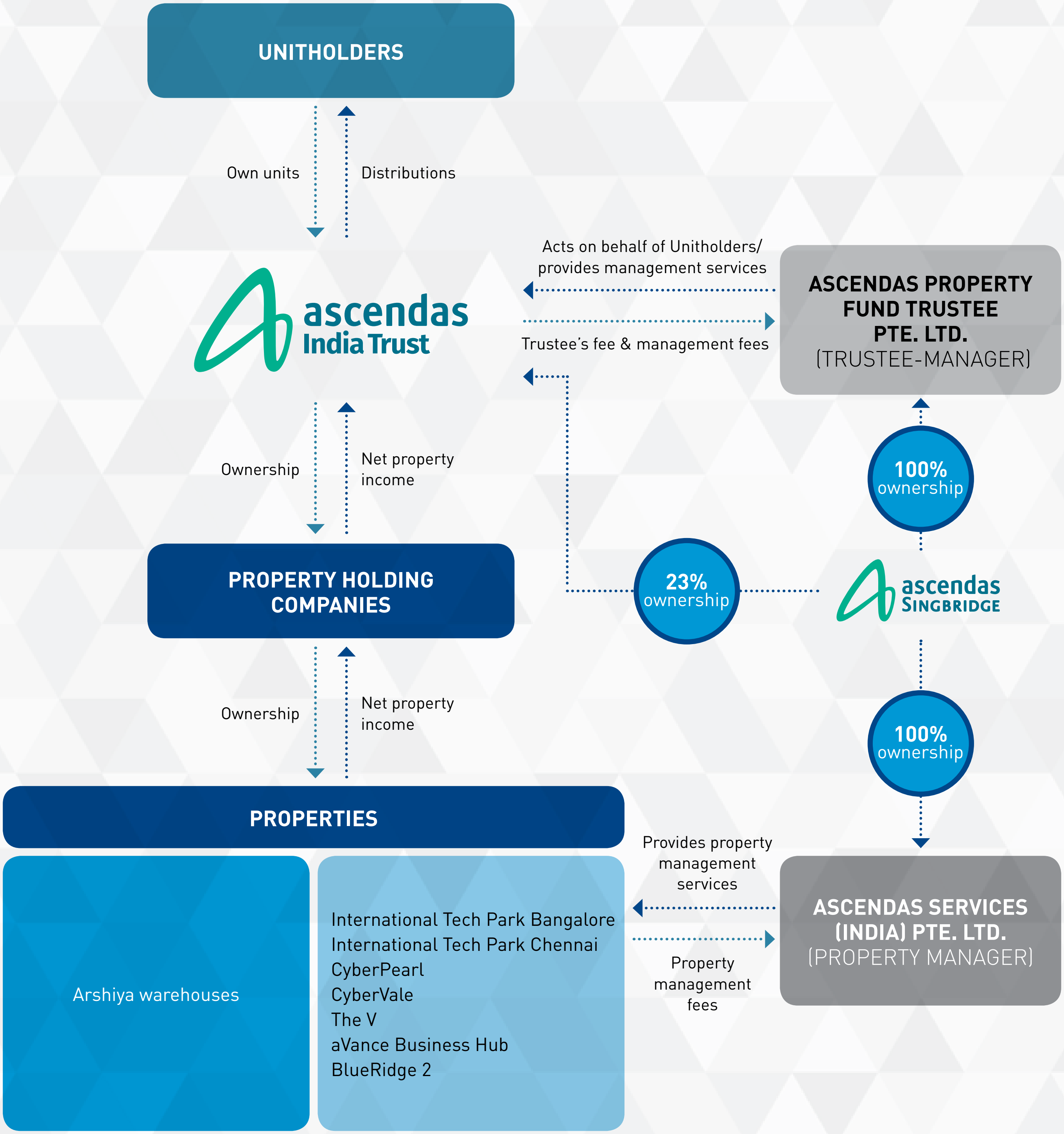
OUTLOOK

We continue to be optimistic about India's office and logistics market in 2019. Property consultants expect vacancy rates in our markets to remain low, which may spur rental growth. The completion of MTB 4 in May 2019 is also expected to contribute to the Trust's income in the coming financial year.

SANJEEV DASGUPTA
Executive Director and CEO

3 Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings.
4 Excludes impact of short-term revolving credit facilities.
5 Excludes deferred income tax liabilities of ₹15.5 billion (S$304 million) on capital gains due to fair value revaluation of investment properties.
6 Refers to distribution per unit post retention of 10% of income.

TRUST & ORGANISATION STRUCTURE



TRUST OVERVIEW

Enhanced stability

Although a-iTrust is structured as a business trust, we have voluntarily adopted the following restrictions to enhance the stability of distributions to Unitholders:

- adherence to safeguarding provisions on allowable investments as defined under Monetary Authority of Singapore's Property Funds Appendix;
- gearing ratio capped at 45%;
- property development activities limited to 20% of Trust property; and
- minimum 90% of distributable income to be distributed.

Tax-exempt distributions

Distributions made by a-iTrust, being a registered business trust, are not subjected to Singapore income tax in the hands of all Unitholders, i.e. regardless of whether they are corporates or individuals, foreign or local. Our distributions are free of Singapore withholding tax or tax deducted at source.

Asset and property management

a-iTrust is managed by Ascendas Property Fund Trustee Pte. Ltd. (Trustee-Manager), a wholly-owned subsidiary of Ascendas-Singbridge Group. The Trustee-Manager has the dual responsibility of safeguarding the interests of Unitholders, and managing the business conducted by a-iTrust. Ascendas Services (India) Pte. Ltd. (Property Manager) is responsible for managing the daily operations and maintenance of our properties.

ASCENDAS PROPERTY FUND TRUSTEE PTE. LTD.
(TRUSTEE-MANAGER)

For more details on the Board of Directors, go to pages 14 – 19.
For more details on the Trustee-Manager, go to pages 20 – 21.

BOARD OF DIRECTORS

MR CHIANG CHIE FOO

Chairman and Independent Director
Chairman, Nominating and Remuneration Committee

Mr Chiang was appointed Independent Director on 1st April 2016. He was subsequently appointed Chairman of the Board of Directors on 8th July 2016.

Mr Chiang retired in September 2013, after an illustrious career with the Singapore civil service spanning 32 years. He has held numerous leadership positions within the civil service, including in the Ministry of Home Affairs, Ministry of Education, Prime Minister's Office and Ministry of Defence.

Mr Chiang was previously Chairman of Rowsley Ltd.. He is currently Chairman of the Central Provident Fund Board and Public Utilities Board, Singapore's National Water Agency, and Senior Advisor to the Ministry of Defence. He is also a Director of Lee Kuan Yew Exchange Fellowship and Valencia Club de Fútbol and an Independent Director of ComfortDelGro Corporation Limited. He serves as a Member of the Asia Pacific Breweries Foundation's Board of Trustees and the Epworth Management Committee of the Epworth Community Services.

Mr Chiang holds a Bachelor of Electronic Engineering (First Class Honours) from the University of Western Australia and a Master in Public Administration from the Harvard University.

MR MANOHAR KHIATANI

Deputy Chairman and Non-Executive Director
Chairman, Investment Committee
Member, Nominating and Remuneration Committee

Mr Khiatani was appointed Non-Executive Director on 1st June 2013. He was subsequently appointed Deputy Chairman on 8th July 2016.

Mr Khiatani is the Deputy Group Chief Executive Officer (CEO) of Ascendas-Singbridge. Before joining Ascendas in 2013, he served as the CEO of JTC Corporation (JTC), where he spearheaded the development of specialised infrastructure solutions for various sectors and positioned the organisation as an industrial infrastructure innovator. Prior to joining JTC in 2009, Mr Khiatani was the Deputy Managing Director at the Singapore Economic Development Board where he played an instrumental role in the development and transformation of important sectors in Singapore's economy. Between 1994 and 1999, he was the Managing Director of Preussag SEA, a diversified German conglomerate, where he was responsible for developing the group's business in Southeast Asia.

Mr Khiatani is a Board Member of several companies listed on the Singapore Stock Exchange. This includes Ascendas Funds Management (S) Limited (the Manager of Ascendas Real Estate Investment Trust), Ascendas Hospitality Fund Management Pte. Ltd./Ascendas Hospitality Trust Management Pte. Ltd. (the Managers of Ascendas Hospitality Trust) and SIA Engineering Company Limited.

Mr Khiatani's previous Board Directorships include JTC, Jurong International, Jurong Port, SPRING Singapore and Media Development Authority.

Mr Khiatani holds a Master's Degree (Naval Architecture) from the University of Hamburg, Germany. He also attended the Advanced Management Program at the Harvard Business School in 2006.

MR JONATHAN YAP NENG TONG
Non-Executive Director
Member, Investment Committee

Mr Yap was appointed Non-Executive Director on 8th July 2016.

Mr Yap is the Group Chief Operating Officer (COO) and Group Chief Financial Officer (CFO) of Ascendas-Singbridge. As COO, Mr Yap oversees Ascendas-Singbridge's operations in Korea and expansion in new markets. He also works closely with the teams involved in the Group's new businesses. In the capacity of Group CFO, Mr Yap supervises the finance, enterprise risk management and corporate strategy and development functions of Ascendas-Singbridge Group.

Mr Yap was Chief Investment Officer and Head of Real Estate Funds, both roles which he performed since the formation of Ascendas-Singbridge and before his appointment as Group CFO and COO in 2017 and 2018 respectively.

Mr Yap was CEO, India from 2010 to 2015, CEO, India Funds from 2007 to 2014 and CEO, India Operations from 2004 to 2007. During which, he led the listing of the award-winning Ascendas India Trust on the Singapore Stock Exchange. He was also Assistant Group CEO for Overseas Funds & India of Ascendas Pte. Ltd. from 2012 to 2015.

Prior to joining Ascendas, Mr Yap was with the Australian Securities Exchange-listed Lend Lease Corporation from 1997 to 2004. He last held the concurrent positions of Investment Director of its Asia business, and Deputy Fund Manager of Asia Pacific Investment Companies I and II. During his term, he was based in Singapore and Australia, and had regional investment, asset and development management roles.

From 1992 to 1997, Mr Yap was with Tan Chong Realty (the real estate arm of Hong Kong Stock Exchange-listed Tan Chong Group) and Inland Revenue Authority of Singapore, having held positions in asset management, property development and valuation.

Mr Yap graduated from the National University of Singapore with a Bachelor of Science in Estate Management (Honours). He also holds a Master of Science in Project Management, National University of Singapore.

BOARD OF DIRECTORS

MR SANJEEV DASGUPTA

Executive Director and Chief Executive Officer

Mr Dasgupta was appointed Executive Director and Chief Executive Officer on 1st October 2014.

Mr Dasgupta has around 23 years of experience in the areas of real estate fund management, corporate finance, strategy and financial control. Prior to joining Ascendas, he was President of Real Estate at ICICI Venture Funds Management Co. Ltd., a leading private equity fund manager in India. In that role, he was responsible for investments and portfolio management of the real estate funds of around USD 600 million. Before joining ICICI Venture, he managed real estate investments of around USD 430 million as Managing Director at Future Capital Real Estate, a leading real estate development-oriented fund manager. He led several landmark investments in metros such as Mumbai and Bangalore and in high-growth tier 2 cities. His prior work experience included stints with organisations such as Tata Group and Merrill Lynch across India, Hong Kong and London.

Mr Dasgupta holds a Bachelor of Commerce from the Mumbai University, India and a Master of Business Administration from the London Business School, United Kingdom. He is a qualified Chartered Accountant and a Graduate Company Secretary, India.

MR ALAN RUPERT NISBET

Lead Independent Director
Chairman, Audit and Risk Committee
Member, Nominating and Remuneration Committee

Mr Nisbet was appointed Independent Director on 30th September 2015. He was subsequently appointed Lead Independent Director on 24th January 2019.

Prior to his retirement after a 38-year international career with Deloitte in 2011, Mr Nisbet was the leader of Audit & Assurance Services for Deloitte Southeast Asia with responsibilities for the overall audit and assurance operations, business development and quality control. Whilst at Deloitte, he also established the Deloitte Enterprise Risk Service (ERS) function in Singapore. He led that practice division for four years and was responsible for the delivery of Corporate Governance, Risk Management, Internal Audit and IT Security services. He has worked in Australia, the United States and the Asia Pacific region and has experience in multiple industries including energy and resources, aviation and transport services, manufacturing, life sciences and healthcare, and real estate.

Mr Nisbet is an Independent Director of Standard Chartered Bank (Singapore) Limited, KrisEnergy Ltd. and Keppel REIT Management Limited (Manager of Keppel REIT), and the Lead Independent Director of Halcyon Agri Corporation Limited. He is also a Director of several private companies in Singapore.

Mr Nisbet holds a Diploma in Business Studies, Accounting from the Caulfield Institute of Technology, Melbourne. He is a Member of the Institute of Singapore Chartered Accountants.

MR T.V. MOHANDAS PAI
Independent Director
Member, Audit and Risk Committee
Member, Investment Committee

Mr Pai was appointed Independent Director on 1st December 2011.

Mr Pai is Chairman of Manipal Global Education Services Private Limited. Before joining Manipal Global, he was a Member of the Board of Directors of Infosys and Head – Administration, Education & Research, Finance, Human Resources and Infosys Leadership Institute. He joined Infosys in 1994 and served on its Board from May 2000 to June 2011. He was the CFO from 1994 to 2006 and was instrumental in transforming Infosys into one of the world's most respected and widely known software service companies. In 2006, he voluntarily stepped down from the office of CFO to lead efforts in the areas of human resources, education and research. Mr Pai was an integral part of the Infosys team that enabled the first listing of an India-registered company on NASDAQ and the first sponsored secondary offering of American Depositary Shares by an Indian company. He was voted the 'CFO of the Year' in 2001 by IMA India. He won the 'Best CFO in India' award from Finance Asia in 2002, and 'Best Chief Financial Officer in India' in the Best Managed Companies poll conducted by Asia Money in 2004.

Mr Pai is a Non-Executive Non-Independent Director of Havells India Limited, and a Director on the boards of various private companies and Higher Education Institutions. He serves as a Director of the International Tax Research and Analysis Foundation, the Invest Karnataka Forum and the National Stock Exchange India Limited. He is also a Designated Partner of Aarin Asset Advisors LLP, Co-Founder and Partner of Aarin Capital, Partner of 3one4capital Advisors LLP and 3one4 Holdings LLP, Beneficiary of the 3one4 Meridian Trust, Nominee-Body Corp Partner of Neev Assets Advisors LLP and Ideaspring Advisors LLP and Proprietor of Mohan Pai & Co..

Mr Pai holds a Bachelor of Commerce from St Joseph's College of Commerce, Bangalore and a Bachelor of Laws from the Bangalore University. He is also a Fellow of the Institute of Chartered Accountants of India and was a Trustee of the IFRS Foundation, the body that oversees the International Accounting Standards Board.

BOARD OF DIRECTORS

MR GIRIJA PRASAD PANDE
Independent Director
Member, Investment Committee

Mr Pande was appointed Independent Director on 15th January 2013.

Mr Pande is Chairman of Apex Avalon Consulting Pte. Ltd.. He has over three decades of experiences in senior positions with ANZ Banking Group across three countries in Asia and then in Tata Consultancy Services (TCS) Ltd. where he spent over 11 years. In his last role as Chairman of TCS, he grew its APAC business from scratch to over 11,000 associates in 14 countries. He was conferred the best CEO award from Singapore HR Institute. He was also Vice Chairman of TCS's joint venture with the Chinese Government and instrumental in building the business to over 2,500 associates in six cities in China. He served as Economic Advisor to the Mayor of Guangzhou and was a Member of the Singapore Government's Manpower Council set up by the Infocomm Media Development Authority.

Mr Pande is an Independent Director of Micro-Mechanics (Holdings) Ltd., National Healthcare Group Pte. Ltd. and several private companies. He is also a Director of the National Council of Social Services and the Singapore International Chamber of Commerce, as well as a Trustee of the Singapore Indian Development Association and a Member of the Management Board of the Institute of South Asia Studies – National University of Singapore.

Mr Pande holds a Bachelor of Engineering from the Birla Institute of Technology and Science at the Pilani Campus (BITS Pilani) and a Master of Business Administration from the Indian Institute of Management, Ahmedabad.

MR NG ENG LENG
Independent Director
Member, Audit and Risk Committee

Mr Ng was appointed Independent Director on 1st April 2013.

A partner with Dentons Rodyk & Davidson LLP since October 2011, Mr Ng leads and specialises in mergers and acquisitions and corporate work, and runs an active practice in domestic, regional and cross-border private and public mergers and acquisitions, privatisations, takeovers, corporate commercial, corporate finance, corporate restructurings, securities law, private equity and general corporate law work. His breadth and depth of experience and expertise extend across several industries and sectors including financial institutions, healthcare and technology.

Mr Ng's work in public and private mergers and acquisitions and corporate and commercial transactions include acting for both the sell-side and the buy-side (bilateral as well as by way of auction). He advises on and is also active in solvent and insolvent corporate restructurings, schemes of arrangement, investments, joint ventures, shareholder arrangements, and listed companies work. Clients include domestic and international corporates (listed and unlisted), private equity firms and family offices.

Mr Ng is an Independent Director of Hyphens Pharma International Limited.

Mr Ng holds a Bachelor of Laws (Honours) and a Master of Laws from the National University of Singapore. He is an Advocate and Solicitor, Singapore, and is admitted to the Roll of Solicitors, England & Wales.

MRS ZIA MODY

Independent Director
Member, Audit and Risk Committee

Mrs Mody was appointed Independent Director on 1st February 2018.

Mrs Mody is the Founder and Senior Partner of top Indian law firm, AZB & Partners. She stands widely respected as one of India's top corporate lawyers and has advised several International and Indian clients in significant M&A transactions. Among her many awards, she has received 'India Managing Partner of the Year', 'India's 10 Most Powerful Women' and 'Asia's 50 Power Businesswomen'. She is hailed as one of the 'Market Leading Lawyers' in the fields of Corporate Mergers & Acquisition, Banking & Finance, Private Equity and Investment Funds.

Mrs Mody is the Deputy Chairman of the Board and a Member of the Risk Committee of The Hongkong and Shanghai Banking Corporation Limited (Asia-Pacific Board), and an Independent Non-Executive Director and a Member of Human Resources & Remuneration Committee of the Board of CLP Holdings Limited (listed on the Stock Exchange of Hong Kong). She also serves as a Director of London Court of International Arbitration (India) Private Limited, Non-Executive Director of Cambridge India Research Foundation, Non-Executive Member of ICCA Foundation, Inc. (the Governing Board), and Non-Executive Trustee of Observer Research Foundation. In addition, she is a director on the board of a few family-owned unlisted companies.

Mrs Mody holds a Bachelor of Laws from the University of Cambridge and a Master of Laws from the Harvard University. She is admitted to the New York State Bar and the Bar Council of Maharashtra and Goa.

TRUSTEE - MANAGER

MR SANJEEV DASGUPTA

Executive Director and Chief Executive Officer

Mr Dasgupta is both an Executive Director and the Chief Executive Officer of the Trustee-Manager. His experience can be found under the Board of Directors section.

MR TAN CHOON SIANG

Chief Financial Officer

As Chief Financial Officer, Mr Tan is responsible for financial and regulatory reporting, treasury, investor relations, taxation, risk management and compliance.

Mr Tan has more than 18 years of experience in financial management, investments, corporate finance, treasury and investment banking. Immediately prior to joining the Trustee-Manager, he was the Head of Corporate Finance & Treasury at Ascendas-Singbridge Pte. Ltd., where he oversaw Ascendas-Singbridge Group's corporate finance and treasury activities across the region. Prior to that, he was Vice President of Corporate Finance at Genting Singapore PLC, a company listed on the Main Board of the Singapore Exchange Securities Trading Limited. At Genting Singapore, he was responsible for the company's investments, financing and treasury functions. Mr Tan joined Genting Singapore in 2011 and held various positions within the company, including Vice President of Investments and Director of Corporate Planning. Between 2006 and 2011, Mr Tan was at Goldman Sachs in Hong Kong and Singapore where he was an Executive Director in the Securities Division. Before Goldman Sachs, Mr Tan's experience also included stints in the Investment Banking Division at Deutsche Bank and the Ministry of Finance, Singapore.

Mr Tan holds a Master's Degree in Economics from Massachusetts Institute of Technology and a Bachelor of Science in Economics from Massachusetts Institute of Technology.

MR ROHITH BHANDARY

Head, Investments

Mr Bhandary was appointed Head, Investments with effect from 9th May 2019. Mr Bhandary is responsible for developing and executing Ascendas India Trust's investment and business development strategy. He leads the team in seeking asset acquisitions and development opportunities.

Mr Bhandary has over 20 years of work experience across real estate, private equity and corporate finance. His real estate experience spans across private equity, project finance and advisory. Prior to joining Ascendas Property Fund Trustee Pte. Ltd., Mr Bhandary was co-head of Real Estate Investment Practice at ICICI Venture where he managed investments of about INR 13 billion across multiple equity and debt real estate funds. His track record includes funds which have delivered a gross Internal Rate of Return of over 22%. Prior to joining ICICI Venture, Mr Bhandary was an Investment Principal at Actis India Real Estate Fund. Earlier, he worked with ICICI Bank in the Construction Realty & Funding (CRFG) group where he managed lending relationships with large real estate developers.

Mr Bhandary holds a Bachelor's degree in Mechanical Engineering from Mysore University, India and a Master of Business Administration from the Indian Institute of Management, Calcutta.

MR SUMIT GERA

Vice President, Portfolio and Asset Management

Mr Gera has over 13 years of experience in pan-Asia real estate investments, fund and portfolio management. Prior to joining Ascendas Property Fund Trustee, Mr Gera was Head of India Investments and Capital Partnerships at Ascendas-Singbridge Group. In this role, he was responsible for managing India-focused private equity partnerships, and portfolio and investment management for the Group's India investments.

Before joining Ascendas-Singbridge in 2016, Mr Gera was Vice President at Partners Group AG, a global private markets investment manager. At Partners Group, Mr Gera worked in Switzerland and Singapore and was responsible for over USD 400 million of real estate investments across Asia Pacific, with a focus on the Indian and Australian markets. He has also worked briefly at ICICI Bank and McKinsey & Company.

Mr Gera holds a Master's Degree in Business Administration from National University of Singapore and a Bachelor's Degree in Commerce from Shri Ram College of Commerce, University of Delhi, India.

MS MARY JUDITH DE SOUZA
Joint Company Secretary

Ms de Souza joined Ascendas-Singbridge in 2005 and has more than 18 years of practice as a corporate and commercial lawyer.

Ms de Souza's experience was acquired during her appointment as a legal counsel with a government-linked technology group and thereafter, while in practice in a local law firm based in Singapore with several branches in the region. Ms de Souza has worked with both local and foreign companies and has acquired a broad-based understanding of concerns and needs of investors in Southeast Asia. As a result of her regional exposure while in legal practice, Ms de Souza has been able to acquire first-hand knowledge of the commercial, business, cultural, and operational issues encountered in doing business outside Singapore.

Ms de Souza currently heads Ascendas-Singbridge's Legal team. She holds an LL.B. (Hons) degree from the National University of Singapore and is an advocate and solicitor of the Supreme Court of Singapore.

MR HON WEI SENG
Joint Company Secretary

Mr Hon joined Ascendas-Singbridge in 2015 and has more than 18 years of practice as a corporate and commercial lawyer.

Prior to that, Mr Hon served as a corporate counsel for Genting Singapore PLC, Stamford Land Corporation, Singapore Power, ST Telemedia and Frontline Technologies (since merged with BT Group).

Admitted as an Advocate & Solicitor of the Supreme Court of Singapore, Mr Hon holds LL.B. (Hons) and LL.M. degrees from National University of Singapore, and a MTM degree from the University of Queensland, Australia.

PROPERTY MANAGER

MR VINAMRA SRIVASTAVA
Chief Executive Officer, ASIPL

Mr Srivastava was appointed Chief Executive Officer of ASIPL with effect from 1st April 2018.

In this role, Mr Srivastava oversees operations, business development, strategic planning and leads expanding and enhancing the Group's portfolio of assets in India.

Mr Srivastava was previously based in Singapore heading Group Corporate Strategy & Development. He contributed to the successful Ascendas-Singbridge post-merger integration process and has played a key leadership role to develop the India strategy for the Group across investment, development, operations and asset management.

Prior to joining Ascendas-Singbridge, Mr Srivastava was a Principal Consultant with Roland Berger Strategy Consultants where he led projects primarily in Singapore, India, Southeast Asia, Europe and the Middle East.

He graduated with a Bachelor's degree in Engineering from the University of Pune and a Master of Business Administration from the Indian Institute of Management Ahmedabad.

MR ANANTH NAYAK
Chief Financial Officer, ASIPL

Mr Nayak oversees the Finance function for Ascendas-Singbridge's India operations which includes accounting and reporting, financial strategy and analysis, funding, treasury, tax matters and other key aspects.

He joined Ascendas-Singbridge in November 2018. He has spent over 22 years working in India across a diverse set of industries and has handled Finance for the most of his career.

He graduated with a Bachelor's degree in Engineering from the National Institute of Technology, Surathkal and holds a Master of Business Administration from the Indian Institute of Management, Calcutta.

Prior to joining Ascendas-Singbridge, he was Chief Financial Officer with KEF Infra & Total Environment based out of Bangalore. In his prior corporate experience, he has handled the roles of Vice President – Finance in Patni Computer Systems, Manager – Finance at Asian Paints apart from other assignments.

STRATEGY

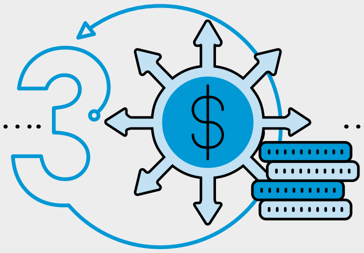
MISSION

Generate attractive portfolio returns for Unitholders by investing in quality IT parks, warehouses, and other real estate used primarily as business space in India

STRATEGY

INVESTMENT MANAGEMENT

ASSET MANAGEMENT



CAPITAL MANAGEMENT

OBJECTIVE:

Investment Management: To develop or acquire quality assets which provide attractive cash flows, enhance earnings, and improve the diversification of the portfolio.

Asset Management: To maximise the financial and operational performance of the properties.

Capital Management: To maintain a strong financial position as we grow the portfolio.

WHAT WE DO:

Investment Management: We grow by developing our land bank and acquiring stabilised properties from third parties and our sponsor.

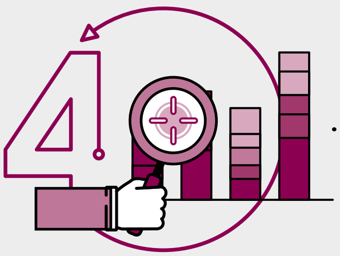
To read more, go to pages 28 - 33

Asset Management: We provide distinctive spaces and nurture strong tenant relationships to attract and retain quality tenants.

To read more, go to pages 34 - 37

Capital Management: We diversify our funding sources. We consider raising equity and debt to fund our growth, to maintain the Trust's gearing at an appropriate level. We also employ strategies to manage our exposure to interest rate, currency and liquidity risks.

To read more, go to pages 38 - 39



RISK MANAGEMENT

To protect and optimise returns for Unitholders.

We maintain an enterprise-wide risk management process that identifies material risks and implements key controls to mitigate those risks.

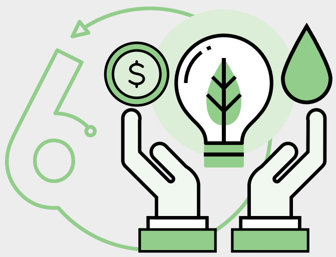
To read more, go to pages 40 - 41

INVESTOR RELATIONS

To help investors make informed investment decisions on a-iTrust.

We provide timely and transparent information to the investment community to apprise them of significant developments regarding the Trust.

To read more, go to pages 42 - 43



BUSINESS SUSTAINABILITY

To run our business in a sustainable and responsible manner.

We incorporate sound environmental, social and governance practices into our business.

To read more, go to pages 58 - 82

MARKET REVIEW

Source: Cushman & Wakefield Research

MARKET REVIEW

Economic Overview

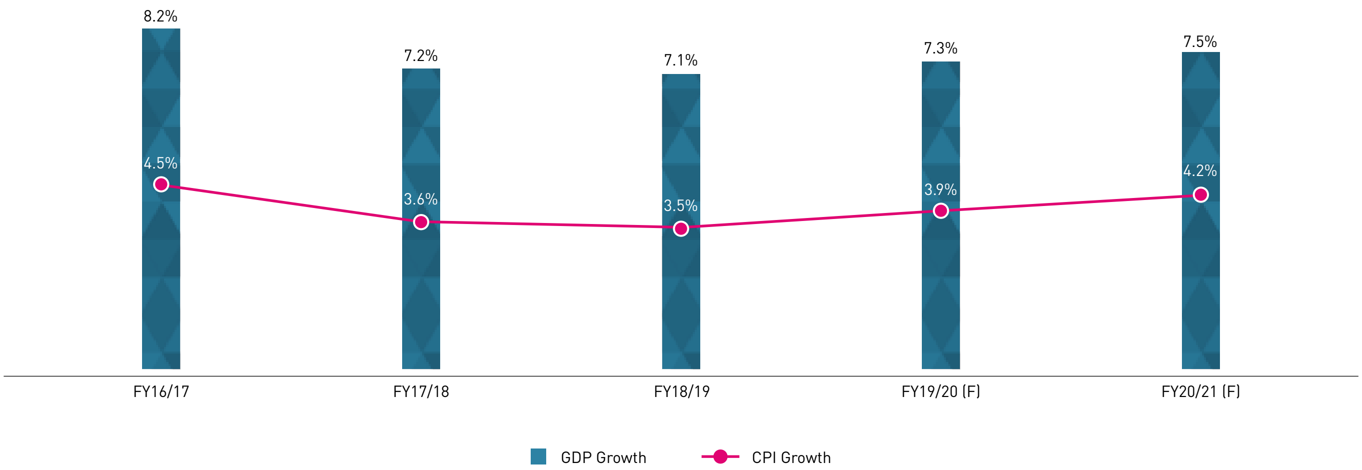
The Indian economy is one of the fastest growing economies in the world. It ranks as the sixth largest economy at market exchange rates, and the third largest economy when adjusted for purchasing power parity[1]. India is also making it easier for businesses to operate, as is reflected in the World Bank's Ease of Doing Business Rankings, where India jumped 23 spots to the 77th position in 2018. This marked a total improvement of 53 spots in the last two years. The jump was underpinned by significant improvements in cross border trade, access to credit and ease of starting a business.

Key policy reforms (such as GST, RERA, IBC) implemented in the last few years, improvement in fiscal discipline, efficient delivery of services and financial inclusion initiatives have contributed to economic stability and long term growth potential. Going forward, the outlook for the Indian economy looks positive with expected GDP growth of 7.3% in FY19/20 and 7.5% in FY20/21.

Consumer Price Index (CPI) remained stable at 3.5% in FY18/19 as compared to 3.6% in FY17/18. CPI forecast for FY19/20 is estimated to be 3.9%, marginally higher than FY18/19 due to higher expected food inflation, oil prices as well as health and education costs.

The chart below highlights India's GDP growth rate and CPI growth from FY16/17.

India's GDP and Inflation
(Year-on-Year growth)



Source: IMF Data

1 World Bank, 2018

IT Industry Overview

The table below highlights the IT industry performance over the last few years:

Particulars	Unit	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
IT-BPM Revenues*	USD billion	109	119	132	143	154	167	177
Growth in IT-BPM Revenues	%	8.0	9.7	10.4	8.5	8.6	8.0	6.1
Exports	USD billion	77	86	98	108	116	126	136
Growth in Exports	%	11.6	11.6	12.3	10.3	7.6	8.6	8.3
Exports as % of Total Revenues	%	71	72	74	76	75	75	77
Employment	in million	3.0	3.3	3.5	3.7	3.9	4.0	4.1
Increase in Employment	Number	191,000	323,000	231,000	200,000	170,000	105,000	135,000

* Values exclude revenue from e-commerce sector
Source: National Association of Software and Services Companies (NASSCOM)

The IT industry in India continues to be a growth engine for the economy, contributing substantially to GDP, urban employment and export growth. The Indian Information Technology and Business Process Management (IT-BPM) segment, as defined by NASSCOM, has seen revenue growth at CAGR of 18% from USD 9 billion in FY00/01 to USD 177 billion[2] in FY18/19.

According to NASSCOM, the IT-BPM sector registered a lower growth of 6.1%[2] in FY18/19 as compared to 8.0%[3] in FY17/18 due to forex volatility. Growth in FY18/19 was due to upskilling of employees and resulting advancements in digital transformation, industrial automation, robotics, cloud technology, augmented reality/ virtual reality and blockchain technologies. These technologies are expected to drive growth further over the coming years. Furthermore, the IT-BPM sector has added 135,000[2] jobs in FY18/19, compared to 105,000[3] in FY17/18.

Key emerging challenges for the IT-BPM sector include political and regulatory uncertainty, currency fluctuations as well as the introduction of newer technologies.

2 NASSCOM Strategic Review 2019
3 NASSCOM Strategic Review 2018

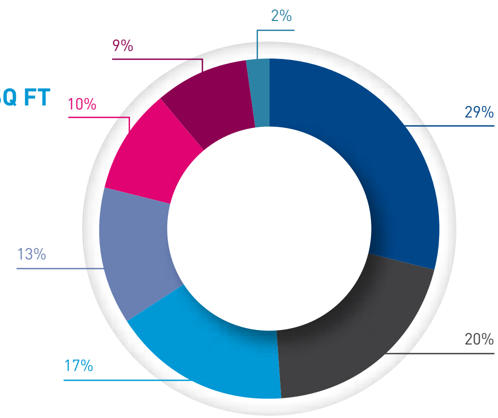
MARKET REVIEW

Office Market Overview

The India office market is concentrated in seven key cities in India, which contribute to the majority of investment-grade office stock in the country.

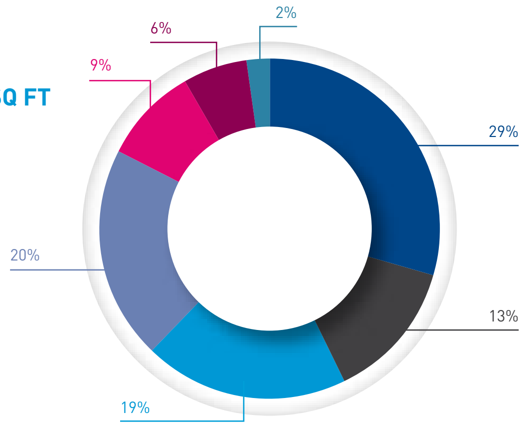
Grade-A Office Supply CY2018

TOTAL
32
MILLION SQ FT IN CY2018



Grade-A Office Absorption CY2018

TOTAL
38
MILLION SQ FT IN CY2018



Bangalore · Mumbai · Hyderabad · NCR · Pune · Chennai · Kolkata

Source: Cushman & Wakefield Research

Supply Trend

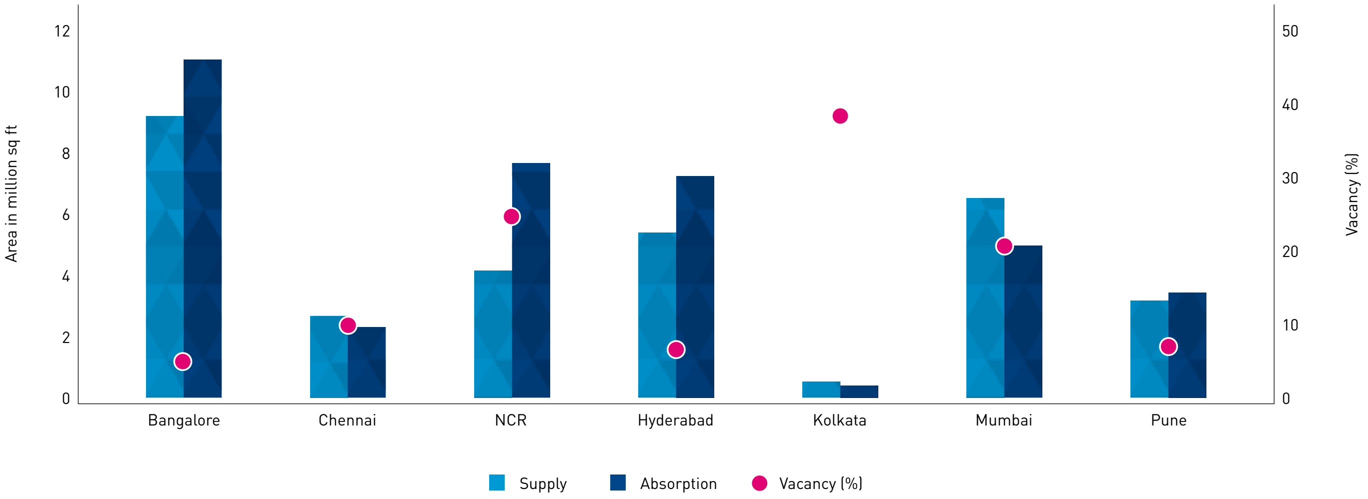
The Indian commercial office sector saw 32 million sq ft of Grade-A supply across the top seven cities (Bangalore, Hyderabad, Mumbai, Kolkata, NCR, Chennai and Pune) during CY2018. This represented an increase of 22% as compared to CY2017 as several projects were completed in Bangalore, NCR, Mumbai and Pune. Bangalore witnessed the highest supply of office space of 9 million sq ft followed by Mumbai and Hyderabad with a supply of 7 million sq ft and 6 million sq ft, respectively. Bangalore, Chennai, Hyderabad and Pune, cities where the Trust properties are located, collectively accounted for approximately 64% of the supply in CY2018. Quality supply continues to draw in occupiers who are willing to pre-commit space, especially in cities like Bangalore, Hyderabad and Pune where vacancies continue to remain in single digits.

Absorption Trend

CY2018 has been one of the best years in terms of office sector demand in India with gross absorption totalling 38 million sq ft. This strong demand is led by expansionary activity by occupiers in the technology and IT-BPM space, ramp-up by co-working players and investments into global capability centres. Bangalore saw the highest quantum of gross office space absorption, at 11 million sq ft, which is approximately 29% of India's total gross absorption, followed by NCR region and Hyderabad with absorption of 8 million sq ft and 7 million sq ft respectively. This rapid expansionary activity by occupiers has led to the resurgence of large deals (above 100,000 sq ft) in the market. Total space leased through large deals rose to 27 million sq ft during the year, and is a sign that occupiers have increased focus on their expansion plans in India.

In CY2018, a record 16 million sq ft of space was pre-leased across the top seven cities, of which, Bangalore contributed 6 million sq ft, followed by Hyderabad at 5 million sq ft, and Pune at 3 million sq ft. Bangalore, Chennai, Hyderabad and Pune, cities where the Trust properties are located, collectively accounted for approximately 65% of the total absorption in CY2018.

Supply, Absorption and Vacancy in CY2018



Source: Cushman & Wakefield Research

Vacancy Trend

The weighted average vacancy level across the top seven cities, was 15% as of December 2018. This is due to the higher levels of absorption registered in cities like Bangalore, NCR, Hyderabad and Pune. Bangalore had the lowest vacancy level among the top seven cities, at 5%, followed by Hyderabad at 8% and Pune at 8%.

OUTLOOK

A strong macro-economic environment and robust business support ecosystem have led to the strong commercial real estate demand in CY2018. The IT-BPM, BFSI and co-working sectors were the main contributors to the commercial real estate demand during the year. Due to the limited availability of office space in key cities such as Bangalore, Hyderabad and Pune, pre-leasing in CY2018 was at a record high at 15 million sq ft.

Going forward, construction activity is expected to accelerate further as several ongoing projects are at advanced stages of construction and expected to be completed during the year. The market has strengthened to pre-global financial crisis levels as reflected by robust demand in CY2018. Approximately 50 million sq ft of fresh supply is expected to be added in CY2019 across the top seven cities. Hyderabad and Bangalore will have the major share in the upcoming supply while significant supply is also expected in NCR and Mumbai. Meanwhile, demand is expected to remain robust as well.

Leasing momentum is likely to pick up in the second half of CY2019, due to the expansion in technology, banking, financial and co-working sectors. Tech markets such as Bangalore, Hyderabad, Pune and Chennai which accounted for nearly 65% of the office leasing in CY2018, will likely continue to drive the momentum as well.

The year also saw the listing of India's first REIT, sponsored by Embassy Group and Blackstone. This will likely increase investor interest into the Indian commercial sector and encourage more REIT listings in the future, further adding depth and transparency to the sector. According to the SEZ Sunset clause proposed in the budget FY17/18, SEZ units which commence activity post March 2020 will not be eligible for direct tax benefits. Further clarity on SEZ Sunset policy is expected in CY2019.

INVESTMENT MANAGEMENT

OVERVIEW

Objective

Our investment management objectives include:

- progressively developing the Trust's land bank, taking into consideration market conditions and leasing demand, so as to reduce risks and maximise returns; and
- acquiring quality assets which provide attractive cash flows, enhance earnings, and diversification of the portfolio.

DEVELOPMENT STRATEGY

Since listing, a-iTrust has developed 4.9 million sq ft[1] of commercial space from its land bank. The Trust continues to hold substantial land in Hyderabad, Bangalore and Chennai, with total development potential of 6.6 million sq ft[2].

In Hyderabad, we will be redeveloping The V to maximise the leasable space, rejuvenate the park, and leverage on the strong demand in Hyderabad. The redevelopment of The V would unlock significant value for Unitholders as it increases the development potential without incurring incremental land cost. We will be redeveloping The V in phases over the next seven to ten years to increase the leasable area from 1.5 million sq ft[3] to 5.0 million sq ft. We have commenced Phase I of the redevelopment, a new 1.4 million sq ft multi-tenanted building. The construction is expected to be completed by second half of 2021.

In Bangalore, we have completed the construction of a new 0.5 million sq ft IT SEZ building in International Tech Park Bangalore in May 2019. This building has been fully leased and handed over to the tenant. Additionally, we have commenced the construction of another 0.7 million sq ft IT SEZ building which has been fully pre-leased. This building is expected to be completed by second half of 2020. After the completion of these two buildings, we have an additional 2.0 million sq ft[4] of development potential within International Tech Park Bangalore that will be developed in phases over the coming years.

In Chennai, CyberVale has a 4.4 acres vacant plot with the potential to build a 0.4 million sq ft IT building. Construction will commence when we have clear visibility of leasing demand in that micro-market.

1 Includes a 0.5 million sq ft multi-tenanted building in Bangalore which was subsequently completed in May 2019.
2 Includes a 0.7 million sq ft multi-tenanted building in Bangalore which is currently under construction and an additional 3.5 million sq ft at The V of which Phase I of 1.4 million sq ft is currently under construction. Excludes a 0.5 million sq ft multi-tenanted building in Bangalore which was subsequently completed in May 2019.
3 Excludes Auriga building of 0.2 million sq ft which was demolished.
4 Includes an increase in development potential of 1.0 million sq ft due to the widening of road in front of the park.

ACQUISITION STRATEGY

We pursue acquisitions that offer attractive cash flows and returns relative to a-iTrust's weighted average cost of capital. We seek acquisitions that enhance the diversification of the portfolio and optimise risk-adjusted returns to Unitholders.

IT/ITES office space will continue to be our principal focus. After our first investment in the logistics sector in Arshiya Free Trade Warehousing Zone (FTWZ) located at Panvel, near Mumbai, we continue to evaluate acquisitions in the logistics/ warehousing segment. Also, we are actively evaluating acquisitions in the corporate office segment to enhance the diversification of the portfolio.

We have targeted Bangalore, Chennai, Hyderabad, Mumbai, NCR (comprising Delhi, Gurgaon and Noida) and Pune for new acquisitions. These cities were chosen because of their sound infrastructure, sizeable pool of talented workforce and substantial economic base.

When sourcing for third-party properties, we leverage Ascendas-Singbridge Group's presence in India and access to market information to gain a competitive advantage.

We focus on the following criteria when evaluating new acquisitions:

- Location – its proximity to residential developments, social infrastructure, and access to public transportation and skilled workforce.
- Tenancy profile – the credit standing of its tenants and diversification of tenant base.
- Design and specification – the quality of the property, including its size, age, and state of maintenance.
- Land title and land tenure – to ensure clear and marketable title, and reasonably high residual land tenure.
- Rental and capital growth prospects – its passing rent and capital value compared to comparable properties; the overall market outlook.
- Opportunity to add value – the potential to increase rental/ occupancy rates or enhance value through selective renovations and/or other enhancement works.

INVESTMENT MANAGEMENT

CASE STUDY

Third-party acquisitions

AVANCE BUSINESS HUB 2

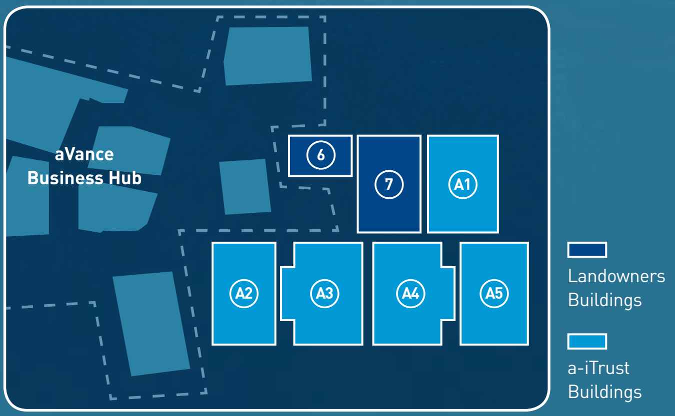
In February 2011, a-iTrust had entered into an agreement with the Phoenix Group to acquire six buildings as and when they were completed. Out of these six buildings in aVance Business Hub, a-iTrust has completed the acquisition of four buildings till date and acquisition of remaining two buildings is expected in the second half of 2020.

Expanding our existing relationship, a-iTrust has entered into a master agreement with the Phoenix Group in May 2018 to acquire an additional five buildings in aVance Business Hub 2. aVance Business Hub 2 comprises of seven buildings to be developed on approximately 14.4 acres of land and is located adjacent to aVance Business Hub in HITEC City.

Out of the five buildings, a-iTrust has executed transaction documents to fund the construction of the first two buildings (aVance A1 & A2) in aVance Business Hub 2, with aVance A1 having a leasable area of 0.9 million sq ft and aVance A2 having a leasable area of 1.0 million sq ft.

To ensure that new buildings constructed by the Phoenix Group meet our requirements, a-iTrust and the Phoenix Group have jointly set up a committee to oversee the design and development of new buildings. The committee is also responsible for securing the desired tenant profile by pre-qualifying the tenant list, setting the rental range, and specifying other material terms of the lease contracts.

aVance Business Hub 2 Site Map



aVance Business Hub 2 Rendering

INVESTMENT MANAGEMENT

Sponsor pipeline

Ascendas-Singbridge Group has granted a-iTrust the Right of First Refusal (ROFR) to acquire income-producing properties from the following entities:

- Ascendas Land International Pte. Ltd., which holds International Tech Park Pune, an IT SEZ in Pune, with 1.9 million sq ft of completed space and 0.4 million sq ft under development; and
- Ascendas India Growth Programme (AIGP), a real estate investment programme that targets business space developments and pre-stabilised completed business space assets. It has a target asset size of S$600 million.

Additional deal flow is also expected from the Ascendas-Firstspace platform (ASB FS). ASB FS is a joint venture between Ascendas-Singbridge and Firstspace Realty for investments in logistics and industrial infrastructure which targets to develop close to 15.0 million sq ft of space over the next few years.

Panvel FTWZ pipeline

In February 2018, a-iTrust diversified into the Indian warehousing sector through the acquisition of 6 operating warehouses (total leasable area of 0.8 million sq ft) at the Arshiya Free Trade Warehousing Zone located at Panvel, Navi Mumbai (Panvel FTWZ) from the Arshiya Group. The upfront consideration for the acquisition was ₹4.3 billion (S$91 million[5]). An additional deferred consideration of up to of ₹1.0 billion[6] (S$21 million[5]) would also be paid over four years, contingent on the achievement of certain performance milestones by the Arshiya Group.

The transaction also provides a-iTrust with the right to extend construction funding and acquire future development within the Panvel FTWZ, subject to fulfilment of certain terms and conditions by Arshiya Group. As at 31st March 2019, the estimated future development potential of the Panvel FTWZ is approximately 2.8 million sq ft.

The warehouses are strategically located in Panvel, which is an established warehousing destination owning to its proximity to Jawaharlal Nehru Port Trust (India's largest container port) and access to the industrial centres of Mumbai, Vashi and Thane. As at 31st March 2019, the six operating warehouses are operating at near full occupancy.

AURUM IT SEZ pipeline

In May 2018, a-iTrust entered into a construction funding and forward purchase agreement to acquire two buildings (combined floor area of 1.4 million sq ft) in AURUM IT SEZ, located in Navi Mumbai. The transaction also provides the Trust a ROFR on the remaining two buildings (with total estimated floor area of 1.5 million sq ft). Occupancy certificate has been received for Building 1. Building 1 has attained occupancy of approximately 0.2 million sq ft. Building 2 is expected to be completed by first half of 2020.

Upon completion of each building, and within a period of up to two years post completion, a-iTrust will acquire the building by paying the vendor a top-up consideration based on the leasing commitment at the time of acquisition. The total purchase price (including the top-up consideration) is not expected to exceed ₹9.3 billion (S$186 million[5]).

The acquisition marks our first foray into Navi Mumbai, which is an important market for large multi-national companies. The property is strategically located close to the Thane-Belapur Expressway, and is in close proximity to the Mumbai suburban network train station and other large corporate campuses.

aVance Business Hub pipeline

Our agreement with the Phoenix Group provides us the right to acquire six buildings individually as and when they are completed. The buildings are part of an IT park located in Hitec City, Hyderabad, named aVance Business Hub. Additionally, a-iTrust also has the ROFR to acquire four buildings constructed as part of the landowners share.

In February 2012, a-iTrust acquired aVance 1 & 2 for ₹1.8 billion (S$45 million[5]). These two buildings have a total floor area of 0.4 million sq ft, and were fully occupied at the point of acquisition.

5 Based on exchange rate at the time of investment/announcement.
6 As at 31st March 2019, deferred consideration of ₹39 million has been paid to Arshiya Group.

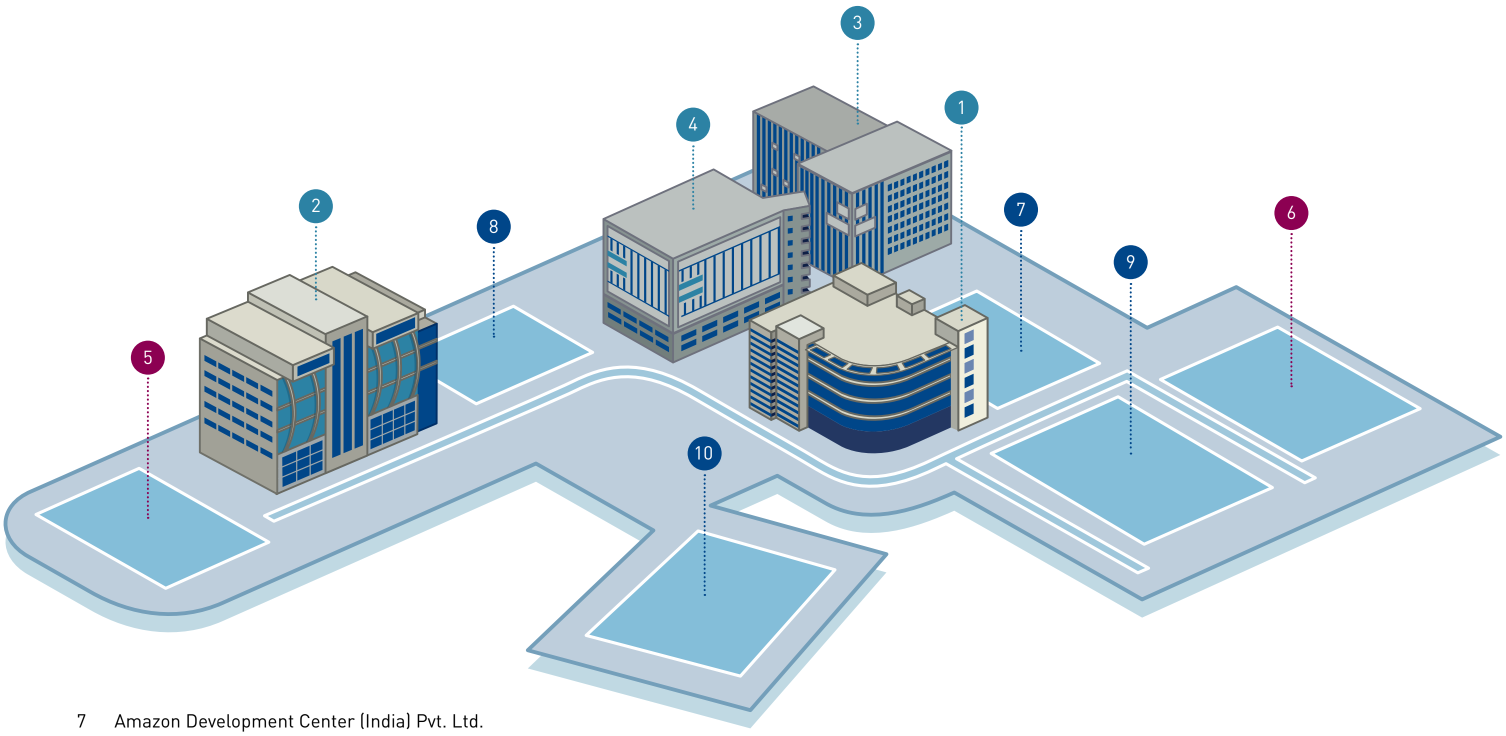
In July 2015, we completed the acquisition of aVance 3 for an aggregate consideration of ₹2.9 billion (S$63 million[5]). The building is currently fully leased with multi-national companies such as UnitedHealth Group and ValueLabs as anchor tenants.

In April 2017, we completed the acquisition of aVance 4. The aggregate consideration (including deferred component for vacant space) is estimated to be ₹2.0 billion (S$43 million[5]). The building has attained a leasing commitment of 94% with IBM India as the anchor tenant.

In addition to the above four buildings already acquired, a-iTrust has entered into an agreement to provide construction funding for two additional buildings, aVance 5 (estimated floor area of 1.2 million sq ft) and aVance 6 (estimated floor area of 0.6 million sq ft). a-iTrust will acquire both buildings together on the completion of aVance 5, subject to required leasing levels being met, amongst other conditions. Construction of aVance 5 is expected to be completed by first quarter of 2020. Construction of aVance 6 is already completed and has attained a leasing commitment of 98% with Amazon[7] as the anchor tenant.

Summary of aVance Business Hub

	Building	Floor area (million sq ft)	Status
a-iTrust Properties	aVance 1	0.2	Acquired
	aVance 2	0.2	Acquired
	aVance 3	0.7	Acquired
	aVance 4	0.4	Acquired
	Total	**1.5**	
Right to acquire	aVance 5	1.2	Construction work in progress
	aVance 6	0.6	Construction completed; ~98% of the building has been leased to Amazon[7]
	Total	**1.8**	
Right of first refusal to acquire	aVance 7	0.2	Completed
	aVance 8	0.3	Completed
	aVance 9	0.2	Completed
	aVance 10	0.4	Completed
	Total	**1.2**	



7 Amazon Development Center (India) Pvt. Ltd.

ASSET MANAGEMENT

OVERVIEW

Objective

Our asset management objectives include:

- providing distinctive spaces and quality solutions to tenants;
- nurturing strong and long-standing relationships with tenants; and
- maximising the financial and operational performance of the properties.

PRODUCT STRATEGY

We offer distinctive spaces that are built to international specifications and standards. Our properties have won multiple awards for their distinguished quality; foremost amongst them are two Gold awards from the FIABCI Prix d' Excellence Award. Both International Tech Park Bangalore and International Tech Park Chennai have received this top accolade, affirming our ability to construct and manage world-class properties. We also place great emphasis on incorporating sound environmental practices into our business. Most of our buildings have green certifications, as shown in the list below.

Year	Building	Property	City	Award
2011	Pinnacle	ITPC	Chennai	USGBC LEED[1] Silver
	Voyager	ITPB	Bangalore	IGBC[2] Silver
2012	Crest	ITPC	Chennai	USGBC LEED Gold
2014	Aviator	ITPB	Bangalore	IGBC Platinum
	Zenith	ITPC	Chennai	USGBC LEED Platinum
2015	Auriga, Capella, Mariner, Orion & Vega	The V	Hyderabad	IGBC Green Building, Platinum
2016	Discoverer, Innovator & Creator	ITPB	Bangalore	USGBC LEED Gold
	Explorer, Inventor & Navigator	ITPB	Bangalore	IGBC Gold
2017	Buildings 1 – 3	BlueRidge 2	Pune	IGBC Silver
	Victor	ITPB	Bangalore	USGBC LEED Platinum
	Pinnacle	ITPC	Chennai	USGBC ARC Gold
2018	Victor	ITPB	Bangalore	IGBC Platinum
	The Crest	ITPC	Chennai	USGBC PEER Gold
	Lakeview	CyberVale	Chennai	USGBC Gold
	Building 3	CyberVale	Chennai	USGBC Gold
	Springfield	CyberVale	Chennai	USGBC Gold
	Block A	CyberPearl	Hyderabad	IGBC Gold
	Block B	CyberPearl	Hyderabad	IGBC Gold
	Vega	The V	Hyderabad	IGBC Platinum

1 U.S. Green Building Council Leadership in Energy and Environmental Design
2 Indian Green Building Council

We differentiate our properties by providing reliable solutions to customers. Our tenants are assured of smooth and uninterrupted infrastructure support within our properties. We have installed backup generators to provide continual power to our facilities. We also implement best practices and processes in key areas of safety, fire, utilities and security systems as part of our business continuity plan.

With the rising threat of terrorism, our properties are fitted with a combination of security features to provide tenants with a peace of mind. Our security officers are trained to handle different threats and contingency situations. Armed guards, vehicle arrestors at main entrances and power fencing lining the boundary walls are added precautions provided in our properties. In addition, we work closely with and regularly receive intelligence inputs from the local police, the State Intelligence Bureau and the Centre for Counter Terrorism.

We provide an international business lifestyle within our properties that inspires knowledge workers. Extensive amenities are provided within aesthetically landscaped settings incorporating lush gardens and artworks. Amenities in our IT parks include gymnasium and fitness facilities, co-working and flexi-office space, food courts, restaurants and cafes. Conveniences include automated teller machines, banks, gift shops, travel agencies and pharmacies.

TENANT STRATEGY

To attract quality customers that are willing to commit to long leases, we offer innovative and quality solutions that go beyond meeting their basic requirements. Throughout their tenure with us, we maintain open communication to ensure smooth operations, and in the process, forge enduring relationships with our customers. This way, our customers can take their minds off their real estate needs and be able to focus on, and compete more effectively in their business.

We actively engage our partners and customers through various networking events and meetings. 'Ascendas Interface' is one such event that allows us to socialise and interact with our partner property agents. The Property Manager gave out awards and prizes to the top performing agents. In this financial year, over 200 property agents attended this event in Bangalore and Chennai. In addition, we regularly organise activities including festive celebrations and sporting and charity events to create a vibrant and balanced lifestyle for our tenants. We have received constant feedback from our tenants that such events help keep their employees engaged and satisfied, which in turn lowers their staff attrition rate.

ITPB Livewire

Financial Quarter	Location	Event
1	Chennai	ITPC The Biggest Loser Challenge
	Hyderabad	Hyderabad Interface 2018
2	Bangalore	ITPB Livewire 2018 Battle for the Queen ITPB FM Connect
	Chennai	Healthy Lifestyle Meet ITPC and CV Livewire 2018
	Hyderabad	Hyderabad Livewire 2018
3	Bangalore	ITPB CEO Connect ITPB Carnival
4	Bangalore	Ascendas-Singbridge Cookout Challenge
	Chennai	ITPC CEO Connect ITPC Interface ITPC Service Fiesta

ASSET MANAGEMENT

CASE STUDY

ASSET ENHANCEMENT AT BLUERIDGE 2

BlueRidge 2 is the preferred destination for IT companies in Hinjewadi. The park is part of an integrated township, which includes residential apartments, retail outlets and other amenities. The site, which spans 5.4 acres, has a total floor area of 1.5 million sq ft and comprises three multi-tenanted buildings.

In January 2017, the Trust announced the acquisition of BlueRidge 2, which had a committed occupancy of 53% at the time. Over a period of 24 months, the Trust ramped up leasing activities and has since embarked on an asset enhancement initiative to create a vibrant atmosphere and ultimately foster a thriving community within the park. The comprehensive asset enhancement plan includes construction of a rooftop terrace and food court, refurbishment of lift lobbies and common restrooms, landscape improvement works, and repainting of the external facade.

These activities have enabled BlueRidge 2 to attract top-tier IT companies and, to date, realise 100% committed occupancy of office space. The average signing rents for the last 12 months are 15% higher than in place rents at the time of acquisition, and valuation is up 16% from acquisition date, in Indian Rupee terms.

CAPITAL MANAGEMENT

OVERVIEW

Objective

Our capital management objectives include:

- employing the appropriate strategy to manage currency risk;
- diversifying our funding sources;
- maintaining a healthy balance sheet by keeping gearing at a sensible level; and
- ensuring sufficient liquidity to meet our business requirements.

Key Indicators

Indicator	As at 31st March 2019	As at 31st March 2018
Gearing ratio[1]	31%	26%
Interest service coverage (Adjusted EBITDA[2]/Interest expenses)	4.0 times	3.6 times
Percentage of Indian Rupee debt	62%	65%
Percentage of fixed rate debt	77%	86%
Percentage of unsecured borrowings	100%	100%
Effective weighted average cost of debt	6.0%	6.3%
Available debt headroom[3]	S$593 million	S$649 million
Net asset value	S$1.02 per unit	S$0.90 per unit
Adjusted net asset value[4]	S$1.31 per unit	S$1.15 per unit

1 Ratio of effective borrowings to the value of Trust properties.
2 Earnings before interest expense, tax, depreciation & amortisation (excluding gains/losses from foreign exchange translation and mark-to-market revaluation from settlement of loans). Earnings include interest income.
3 Available debt headroom is based on approved gearing limit of 45% in accordance with the Trust Deed.
4 Excludes deferred income tax liabilities on capital gains due to fair value revaluation of investment properties.

FUNDING STRATEGY

Our strategy is to diversify funding sources from financial institutions and capital markets to reduce the Trust's reliance on any single source of funding. The Trust has grown significantly since the inception of the original S$500 million Medium Term Note (MTN) Programme. To continue to grow the Trust and provide for more flexibility in the Trust's funding requirements, the existing MTN Programme was upsized to S$1.5 billion in April 2019. Its principal bankers also include DBS Bank, UOB, Mizuho Bank, Citibank, J.P. Morgan, HSBC, BEA and Standard Chartered Bank. As at 31st March 2019, the Trust has total effective borrowings[5] of S$717 million, comprising S$239 million of MTN notes, S$477 million of bilateral loans and S$1 million of deferred consideration[6].

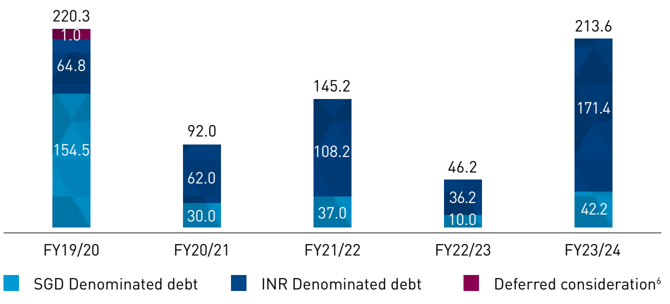
Our approach to equity raising is predicated on maintaining a strong balance sheet by keeping the Trust's gearing ratio at an appropriate level. We will carefully consider the impact on a-iTrust's DPU and net asset value before making any decision on raising equity.

We lower the Trust's borrowing cost by having a mix of Indian Rupee and Singapore Dollar borrowings. As at 31st March 2019, 62% of the Trust's borrowings were denominated in Indian Rupee with the remaining 38% in Singapore Dollar. The weighted average interest cost of Singapore Dollar and Indian Rupee borrowings were 3.1% and 7.8% respectively as at 31st March 2019. a-iTrust's overall weighted average cost of debt was 6.0% as at 31st March 2019.

We do not borrow Indian Rupee loans onshore in India as it costs less to hedge Singapore Dollar borrowings to Indian Rupee-denominated borrowings using cross-currency swaps and derivatives.

Debt expiry profile

(S$ million)



Debt headroom

As at 31st March 2019, the Trust may increase its borrowings by S$593 million before reaching the gearing limit of 45% as provided for under the Trust Deed of a-iTrust. This provides the Trust with significant resources to fund potential acquisitions and developments using additional borrowings.

CASH MANAGEMENT

The Trust monitors and maintains a level of cash and cash equivalents deemed adequate to meet the Trust's operations as well as to meet any short-term liabilities. The cash generated from operations at Indian entities are placed in bank fixed deposits to maximise interest income prior to the intended repatriation event.

INCOME HEDGING STRATEGY

We hedge the Trust's distributable income. Income is repatriated semi-annually from India to Singapore. The Trust enters into forward contracts on a monthly basis to hedge a substantial portion of income. This mitigates the risk of large currency fluctuations in the period before income is repatriated to Singapore.

The gain or loss associated with the forward contract before its maturity is recognised as unrealised fair value gain or loss on derivative financial instruments in the income statement. On maturity of the forward contract, the gain or loss is recognised as realised fair value gain or loss on derivative financial instruments in the income statement.

DISTRIBUTION POLICY

The Trust's policy is to distribute at least 90% of its distributable income. Since April 2012, a-iTrust has retained 10% of its distributable income to provide greater flexibility in growing the Trust. a-iTrust makes distributions to Unitholders on a semi-annual basis for every six-month period ending 30th September and 31st March. Post the change in financial year end[7] of a-iTrust from 31st March to 31st December, distributions to Unitholders will be made for every six-month period ending 30th June and 31st December.

5 Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration.
6 Deferred consideration refers to the remaining purchase consideration pertaining to the acquisition of BlueRidge 2 in Pune.
7 Subject to approval from Unitholders on Extraordinary Resolution 4 as set out in the Notice of Annual General Meeting, FY2019 will be a 9-month period from 1st April 2019 to 31st December 2019. Please refer to the Notice of Annual General Meeting on page 261 for further information.

RISK MANAGEMENT

It is our policy that a-iTrust implements a consistent risk management approach and methodology across its entities, recognising that risk management is integral and essential to achieving our strategic goals and business outcomes.

a-iTrust has no direct employees. Ascendas Property Fund Trustee Pte. Ltd. and Ascendas Services (India) Pte. Ltd. act as the Trustee-Manager and Property Manager respectively. Hence the risk management processes and practices are executed by the Trustee-Manager, Property Manager and such other parties providing services to a-iTrust, for or on behalf of a-iTrust.

a-iTrust accepts, as an organisational philosophy, that:

- management of risk is critical to governance and forms part of Management's responsibilities at all levels within the Trust (Board, senior management and, ultimately, all staff);
- guidance for discharge of these responsibilities will be provided via key strategic and operational risk management principles applicable throughout the Trust; and
- external assistance may be engaged periodically to independently verify implementation of this policy and review key risk management principles.

Enterprise-wide risk management process is put in place to ensure potential risks are identified and key controls to mitigate these risks are established and implemented. This is continuously assessed, monitored and reviewed in light of changing circumstances and regulatory requirements, and realigned as required.

ENTERPRISE-WIDE RISK MANAGEMENT PROCESS

BOARD

- Approves overall risk framework.
- Identifies key risks with Management.
- Regularly reviews business risks.
- Examines liability management and risks.

AUDIT AND RISK COMMITTEE

- Assists the Board in examining the effectiveness of risk management policies.
- Reviews and guides Management in the formulation of risk policies and processes.
- Ensures that a robust risk management system is maintained.

MANAGEMENT

- Reports to Audit and Risk Committee.
- Performs risk management and internal control functions.
- Maintains an internal control system which covers key strategic, financial, investment, operational and compliance risks.
- Completes a checklist verifying that adequate internal controls are in place at the end of each financial year.

Risk	Details	Mitigation
Operational risk	Operational risk encompasses risks associated with the day-to-day operations of the Trust.	Risk management measures are integrated into the day-to-day activities of the Trustee-Manager and Property Manager across all functions. These include comprehensive operating, reporting and monitoring controls put in place to manage risks arising from leasing, management and maintenance activities of the Trust. These controls are closely monitored and regularly reviewed, and improvements are made whenever necessary.
Investment risk	Investment risk arises when the Trust develops existing land within the portfolio, acquires new properties, or does not divest existing investments when it is timely to do so. Such risks encompass market risk as well as the impact of the investment on the existing portfolio.	The following measures are implemented to mitigate investment risk: • a research-driven investment approach focusing on the relevant national macroeconomic outlook, analysis of the relevant micro real estate markets (including supply and demand, vacancy and rental), and detailed asset analysis; • detailed property and technical due diligence prior to any new acquisition; • independent valuation as a guide to the purchase price; • detailed evaluation of the impact of the proposed acquisition on the portfolio income, geographical and tenant diversification, and lease expiry profile; and • review and approval of the investment by the Investment Committee and Board of Directors.
Credit risk	Credit risk is the potential financial loss resulting from the failure of a customer or counterparty to settle its financial and contractual obligations to the Group, as and when they fall due.	The Property Manager conducts financial assessments on tenants before entering into lease agreements. Tenants are required to place significant amount of security deposits for lease and fit-out rentals. The Property Manager monitors their account receivable balances on an ongoing basis to minimise the impact of a defaulting customer on the performance of the property. Accounting provision for impairment is made when rental in arrears exceed the security deposits.
Tenant concentration risk	Tenant concentration risk arises when a single tenant or a small group of tenants contributes a disproportionate percentage of rental income to the Trust.	Tenant concentration risk is mitigated by diversifying the Trust's tenant base, which included 337 tenants as at 31st March 2019. On average, a single tenant occupied 36,500 sq ft of space. The largest tenant accounted for 7% of portfolio base rents. Collectively, the top 10 tenants contributed 33% of portfolio base rents.
Currency risk	The Trust is exposed to foreign currency risk as a result of having operations in two countries; it earns income in Indian Rupee (its functional currency), but makes distribution to Unitholders in Singapore Dollar (its reporting currency).	To mitigate the risk of large currency fluctuations in the period before income is repatriated to Singapore, the Trust enters into monthly forward contracts to hedge income that will be repatriated. The currency exposure as a result of borrowing in Singapore Dollar and Japanese Yen to fund developments and/or acquisitions in India is managed through cross-currency swaps and derivatives. The Trust's policy is to hedge at least 50% of its borrowings to Indian Rupee. As at 31st March 2019, 12% of the Trust's asset value was exposed to currency risk[1] as a result of its exposure to Singapore Dollar borrowings.
Interest rate risk	The Trust's exposure to changes in interest rates relates primarily to interest-earning financial assets and interest-bearing financial liabilities.	The Trust enters into interest rate swaps to hedge its floating-rate borrowings into fixed-rate obligations. As at 31st March 2019, 77% of the Trust's borrowings carry fixed-rate interest.
Refinancing risk	The inability to refinance borrowings when they are due.	The Trust maintains a well-spread out debt maturity profile, and has S$106.5 million of available revolving credit facilities as at 31st March 2019 to meet short-term refinancing requirements.
Liquidity risk	The risk that the Trust does not have sufficient cash and cash equivalents to meet its immediate business requirements.	The Trust maintains sufficient cash and cash equivalents to meet the normal operating cash requirement. In addition, the Trust regularly monitors its bank covenants for borrowings to ensure that it does not default on any borrowings.

1 Value-at-risk is calculated by multiplying (i) Singapore Dollar borrowings as a percentage of total effective borrowings, and (ii) gearing ratio; 38% X 31% = 12%

INVESTOR RELATIONS

OVERVIEW

We value our relationships with all analysts and investors. We are committed to timely and transparent communications to keep the investment community apprised of significant developments of a-iTrust.

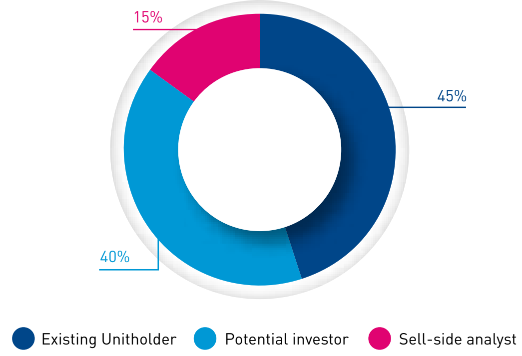
Care is exercised to ensure that we avoid selective disclosure of material information. All price-sensitive information is released to investors at the same time via the Singapore Exchange (SGX-ST) and a-iTrust's corporate website, in accordance with regulatory requirements.

We closely monitor investors' perceptions and expectations of a-iTrust and actively convey that information to our Board of Directors. Major Unitholders' views are canvassed in a detailed investor survey which is conducted by an external consultant every two years. The investor perception report is sent in its entirety to Directors so that they may take into consideration investors' views when reviewing our performance and planning our strategy.

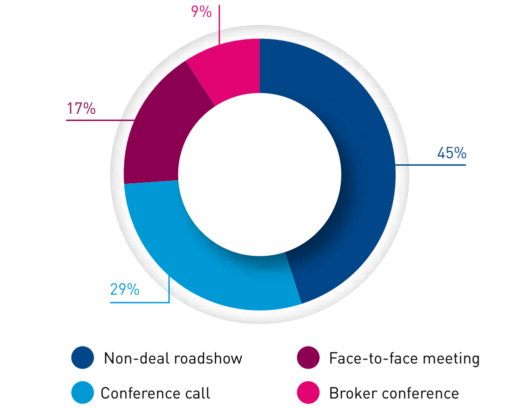
We actively engage sell-side analysts and institutional investors via face-to-face meetings and conference calls. All requests from institutional investors to meet Management are met insofar as our schedules permit. Besides quarterly earnings conference calls, we participate in local and overseas investor conferences and non-deal roadshows to meet Unitholders and potential investors. Apart from such discussions, we also conduct site visits to our properties in India for fund managers and analysts. These visits provide them with first-hand insight into the overall quality of a-iTrust's portfolio. Individual Unitholders are given the opportunity to meet and seek clarification from Directors and Management at each annual general meeting. We focus on responding to all queries from individual Unitholders in a timely fashion.

In FY18/19, we met or spoke to 228 analysts and investors. The charts show the breakdown in terms of the investor type, meeting type and location that we met them.

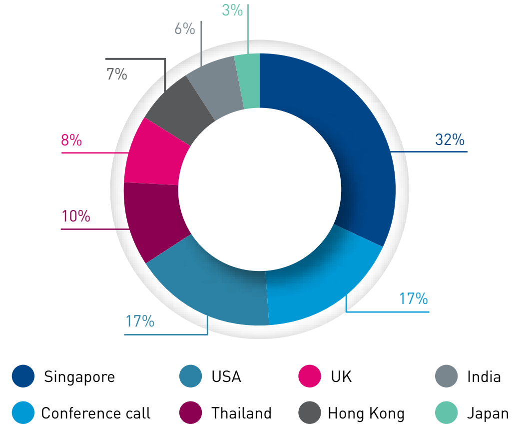
Investor type



Meeting type



Meeting location



WEBSITE

Our corporate website is constantly updated to ensure that investors can access relevant and up-to-date information about a-iTrust. All information uploaded on SGX-ST's website is made available on our website. Investors may also view webcasts of our half and full year results presentation online.

URL: www.a-itrust.com
Webcast: http://aitrust.listedcompany.com/webcast.html

SUPPLEMENTARY INFORMATION

An excel spreadsheet with detailed financial and operational information may be downloaded from our website. The contents include portfolio, tenant, and balance sheet data, as well as the full annual income statements in Singapore Dollar and Indian Rupee.

Go online to download the supplementary information file:
http://aitrust.listedcompany.com/financials.html

RESEARCH COVERAGE

Four brokerage firms cover a-iTrust as at 31st March 2019. We maintain open channels of communication to ensure that the analysts understand and are kept updated on our performance and strategy.

Brokerage firm

1. Citigroup
2. DBS Vickers
3. Jefferies
4. JP Morgan

Go online for details of analysts who cover a-iTrust:
http://aitrust.listedcompany.com/research.html

MEDIA

We focus on increasing a-iTrust's media exposure by ensuring all press releases are distributed to key media agencies, including print, online and broadcast medium, in Singapore and India. In addition, we maintain good relationships with media agencies and respond promptly to media requests for information or interviews.

Go online to view our press releases and announcements:
http://aitrust.listedcompany.com/newsroom.html

FINANCIAL CALENDAR (TENTATIVE)[1]

Month	Event
July 2019	Results announcement for quarter ended 30 June 2019
October 2019	Results announcement for quarter ended 30 September 2019
November 2019	Distribution to Unitholders
January 2020	Results announcement for quarter ended 31 December 2019
February 2020	Distribution to Unitholders
April 2020	Annual General Meeting

Go online to view the dates of upcoming events:
http://aitrust.listedcompany.com/financial_calendar.html

ENQUIRIES

Unitholders with queries relating to a-iTrust or their unitholding may contact:

The Trustee-Manager
Ascendas Property Fund Trustee Pte. Ltd.
Tan Choon Siang
Chief Financial Officer
Phone: (65) 6774 1033
Email: choonsiang.tan@a-itrust.com

Unit Registrar
Boardroom Corporate & Advisory Services Pte. Ltd.
Phone: (65) 6536 5355
Fax: (65) 6536 1360
Website: www.boardroomlimited.com

Go online to sign up for free email alerts:
http://aitrust.listedcompany.com/email_alerts.html

1 Subject to approval from Unitholders on Extraordinary Resolution 4 as set out in the Notice of Annual General Meeting, FY2019 will be a 9-month period from 1st April 2019 to 31st December 2019. Please refer to the Notice of Annual General Meeting on page 261 for further information.

PORTFOLIO

PROPERTY	INTERNATIONAL TECH PARK BANGALORE (ITPB)	INTERNATIONAL TECH PARK CHENNAI (ITPC)
City	Bangalore	Chennai
Site area (acres)	68.5	15.0
Land tenure	Freehold	Freehold
Stake	93%[2]	89%[3]
Type	IT Park	IT Park
Floor area owned by a-iTrust ('m sq ft)	4.0	2.0
Number of buildings	10	3
Park population	43,200	22,000
Development potential of land bank ('m sq ft)	3.2[4]	–
Committed occupancy	99%	100%
Purchase price		
(₹'m)	13,670	5,533
(S$ 'm)[5]	478.5	193.7
March 2018 valuation		
(₹'m)	27,516	16,867
(S$ 'm)[6]	555.8	340.7
March 2019 valuation		
(₹'m)	32,687	18,559
(S$ 'm)[7]	640.9	363.9

1 99-year lease commencing on 12th January 2006, renewable for a further 99 year as provided in the lease deed.
2 Remaining 7.2% owned by Karnataka Industrial Area Development Board.
3 Remaining 11.0% owned by Tamil Nadu Industrial Development Corporation Limited.
4 There is an increase in development potential from 2.2 million sq ft to 3.2 million sq ft due to the widening of the road in front of ITPB. Includes a 0.5 million sq ft multi-tenanted building which was subsequently completed in May 2019.

CYBERVALE (CV)	**CYBERPEARL (CP)**
Chennai	Hyderabad
18.2	6.1
99 years[1]	Freehold
100%	100%
IT Park	IT Park
0.8	0.4
3	2
12,400	4,300
0.4	–
100%	96%
2,286	2,001
49.2	70.0
3,539	3,077
71.5	62.2
3,693	3,247
72.4	63.7

5 Based on exchange rate of S$1:₹28.6 for ITPB, ITPC, The V and CP, S$1:₹39.4 for aVance 1 and 2, S$1:₹46.7 for aVance 3, S$1:₹46.0 for aVance 4, Lakeview and Springfield in CV, S$1:₹48.8 for the third building in CV, S$1:₹47.0 for BlueRidge 2 and S$1:₹47.5 for Arshiya warehouses.
6 Based on exchange rate of S$1:₹49.5.
7 Based on exchange rate of S$1:₹51.0.

PORTFOLIO

PROPERTY	THE V	AVANCE BUSINESS HUB (aVance)
City	Hyderabad	Hyderabad
Site area (acres)	19.4	25.7
Land tenure	Freehold	Freehold[8]
Stake	100%	100%
Type	IT Park	IT Park
Floor area owned by a-iTrust ('m sq ft)	1.5[11]	1.5
Number of buildings	5	4
Park population	11,500	14,300
Development potential of land bank ('m sq ft)	3.5	–
Committed occupancy	99%	98%
Purchase price		
(₹'m)	5,439	6,658
(S$ 'm)[5]	190.4	150.2
March 2018 valuation		
(₹'m)	13,102	9,657
(S$ 'm)[6]	264.7	195.1
March 2019 valuation		
(₹'m)	16,333	10,146
(S$ 'm)[7]	320.3	198.9

8 33-year lease renewable for further 33 year leases at the Trust's option at nominal lease rentals.
9 99-year lease renewable for further 99 year leases at the Trust's option at nominal lease rentals.
10 30-year lease renewable for further 30 year leases at the Trust's option at nominal lease rentals.
11 Excludes Auriga building of 0.2 million sq ft which was demolished.

BLUERIDGE 2	ARSHIYA WAREHOUSES
Pune	Panvel, Mumbai
5.4	24.5
Freehold[9]	Freehold[10]
100%	100%
IT Park	Warehouse
1.5	0.8
3	6
11,500	–
–	–
98%	100%[12]
6,373[13]	4,379[14]
135.6[13]	92.2[14]
7,668	4,762
154.9	96.2
8,198	4,984
160.7	97.7

12 Master lease to Arshiya Lifestyle Limited (part of Arshiya Group) for operation and management of the warehouse for a six-year term.
13 Estimated purchase price, inclusive of deferred consideration to be paid after 31st March 2019.
14 Includes deferred consideration of ₹39 million paid in November 2018. Balance of ₹961 million payable over four years, subject to achievement of performance milestones.

OPERATIONAL REVIEW

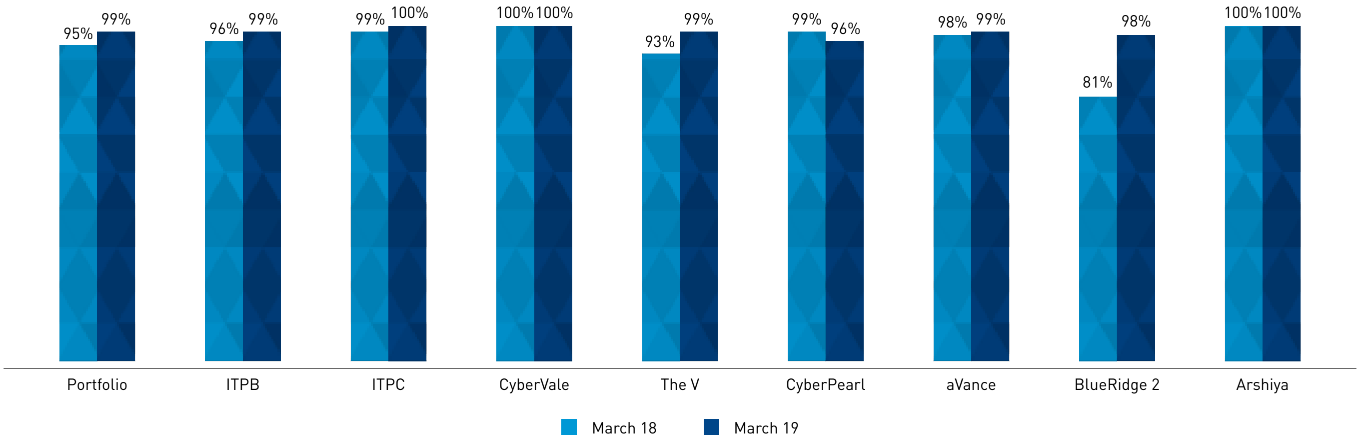
ASSET REVIEW

Leasing report

As at 31st March 2019, a-iTrust's committed portfolio occupancy had increased by 5% y-o-y to 99% due to the increase in committed occupancy at ITPB, The V and BlueRidge 2.

Close to 2.1 million sq ft of floor space was leased or renewed in FY18/19 and we retained 71%[1] of tenants whose leases expired during the financial year. Approximately 9%, or 1.1 million sq ft, of leases would expire in FY19/20. We commence lease renewal negotiations with our tenants six months prior to the expiry of their leases. This gives us time to secure a replacement tenant if the existing customer does not renew their lease.

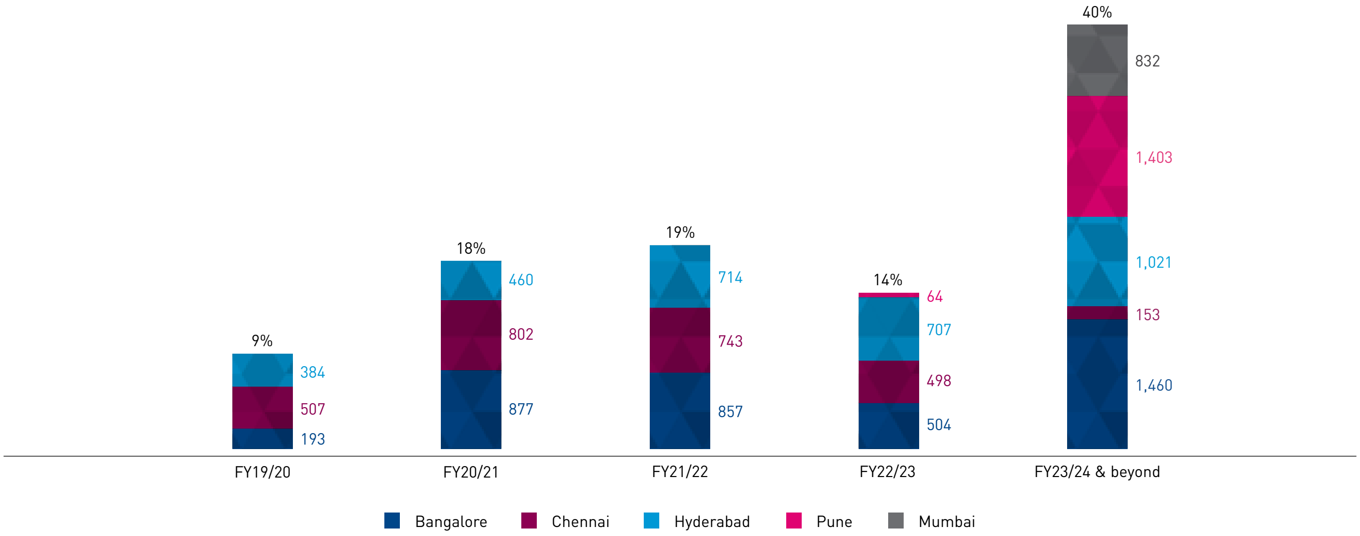
Committed Occupancy



Lease Expiry Profile

Floor Area
('000 sq ft) (Percentage of portfolio)

Weighted Average Lease Term: **6.6 years**



1 Retention rate for the period 1st April 2018 to 31st March 2019 was 71%. This excludes leases in The V which are affected by the redevelopment of Auriga Building.

Tenant profile

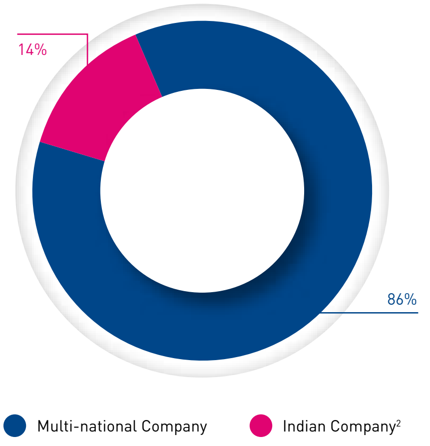
Many of our top ten tenants are on the Fortune 500 list, and most are multi-national companies with excellent credit standing.

We had in total 337 tenants as at 31st March 2019. About 86% of our tenants are multi-national companies, 59% of whom are from the US. Indian and mainly European companies make up the rest of our portfolio.

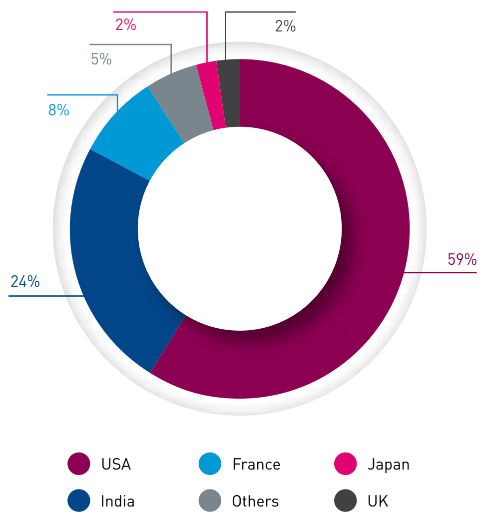
Top 10 tenants (in alphabetical order)	
1	Applied Materials
2	Arshiya
3	Bank of America
4	Cognizant
5	Mu Sigma
6	Renault Nissan
7	Societe Generale
8	Tata Consultancy Services
9	Technicolor
10	The Bank of New York Mellon

Top 5 sub-tenants of Arshiya (in alphabetical order)	
1	APMC FZE
2	DHL Logistics
3	Huawei Telecommunications
4	Rolex Logistics (CISCO)
5	UPL

Tenant Company Structure
(by Base Rental)



Tenant Country of Origin
(by Base Rental)



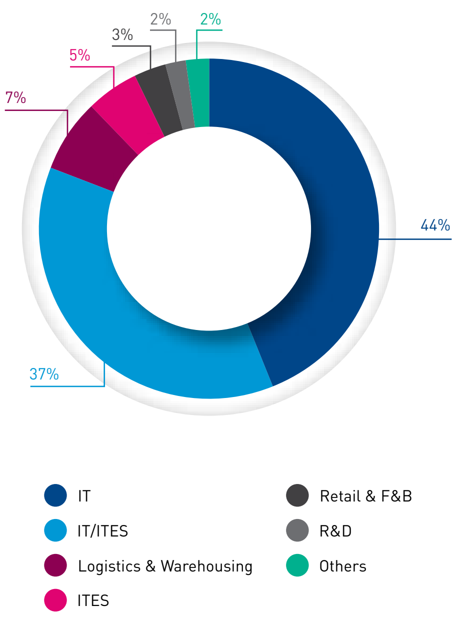
2 Comprises Indian companies with local operations only.

OPERATIONAL REVIEW

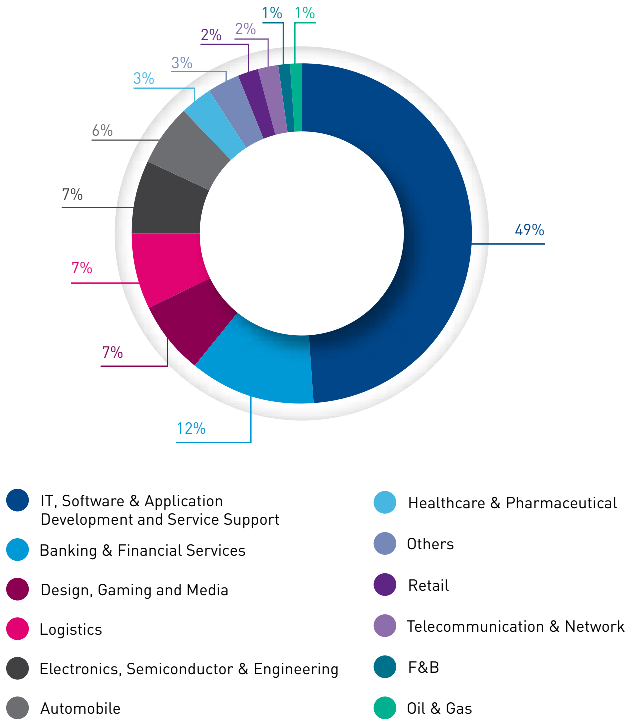
In terms of business activity, IT-related work remains the largest contributor to base rental at 86%, followed by the logistics sector at 7%. The proportion of tenants undertaking mainly ITES work decreased to 5%, from 6% a year ago.

Since listing, we have been reducing our reliance on ITES customers as they tend to be more cost conscious and require office space with lower specifications. The segment IT/ITES refers to tenants which undertake both types of activities within their premises.

Tenant Activity
(by Base Rental)



Tenant Core Business
(by Base Rental)



FINANCIAL REVIEW

FY18/19 COMPARED TO FY17/18

OVERVIEW

a-iTrust Results	FY18/19 ₹ million	Change	FY18/19 S$ million	Change
Total property income	9,389	5%	182.0	(3%)
Total property expenses	(2,390)	(16%)	(46.3)	(23%)
Net property income	6,999	15%	135.7	6%
Finance costs	(1,911)	23%	(37.0)	13%
Interest income	1,483	533%	28.7	483%
Ordinary profit before tax	5,164	27%	100.4	18%
Distribution adjustments	(807)	(20%)	(15.9)	(25%)
Income available for distribution	4,357	42%	84.5	32%
Income to be distributed	3,921	42%	76.1	32%

Exchange Rate Movement	FY18/19	FY17/18	Change
Average SGD/INR exchange rate	51.5	47.5	9%[1]

TOTAL PROPERTY INCOME

FY18/19 vs FY17/18	₹ million	Change	S$ million	Change
Base rent	6,953	16%	134.7	7%
Amenities income	114	13%	2.2	4%
Fit-out rental income	88	16%	1.7	7%
Operations, maintenance and utilities income	1,823	(22%)	35.4	(28%)
Car park and other operating income	410	(12%)	7.9	(18%)
Total property income	**9,389**	**5%**	**182.0**	**(3%)**

Total property income for FY18/19 increased by 5% (₹446 million) to ₹9,389 million. This was mainly due to incremental property income of ₹1.0 billion (S$19.8 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 ₹616 million (S$12.0 million) with the phasing out of the Dedicated Power Plant (DPP) in ITPB.

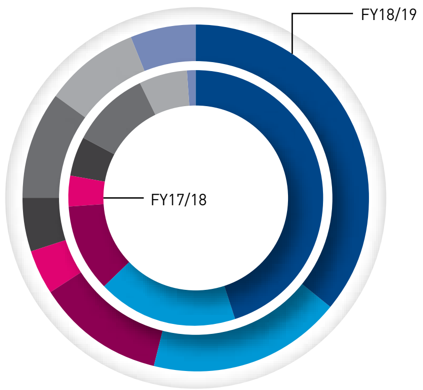
In Singapore Dollar terms, total property income decreased by 3% (S$6.2 million) to S$182.0 million.

The Singapore Dollar appreciated by about 9% against the Indian Rupee over the same period last year.

1 The Singapore Dollar appreciated by 9% against the Indian Rupee.

FINANCIAL REVIEW

Total Property Income



Property (₹million)	FY18/19		FY17/18	
ITPB	3,398	36%	4,001	45%
ITPC	1,724	18%	1,595	18%
The V	1,165	12%	1,015	11%
CP	349	4%	336	4%
CV	426	5%	406	5%
aVance	971	10%	929	10%
BlueRidge 2	830	9%	579	6%
Arshiya warehouses	526	6%	82	1%
Total	**9,389**	**100%**	**8,943**	**100%**

TOTAL PROPERTY EXPENSES

FY18/19 vs FY17/18	₹ million	Change	S$ million	Change
Operations, maintenance and utilities expenses	(1,152)	(33%)	(22.3)	(38%)
Service and property taxes	(261)	1%	(5.1)	(7%)
Property management fees	(476)	13%	(9.2)	4%
Other property operating expenses	(501)	7%	(9.7)	(1%)
Total property expenses	**(2,390)**	**(16%)**	**(46.3)**	**(23%)**

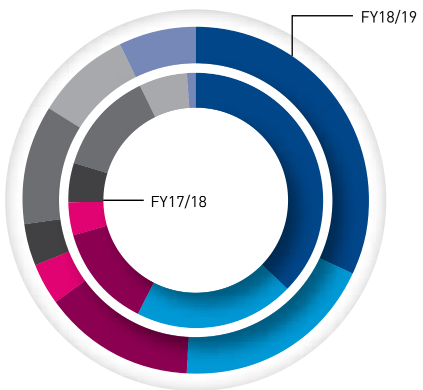
Total property expenses decreased by 16% (₹464 million) to ₹2,390 million mainly due to lower utilities expenses with the phasing out of the DPP in ITPB and a one-off gain from the scrap sale of the DPP, partially offset by higher property operating expenses on account of the new properties; and one-off provision for water supply and sanitary connection charges in ITPB.

In Singapore Dollar terms, total property expenses decreased by 23% (S$13.8 million) to S$46.3 million.

NET PROPERTY INCOME

Net property income grew by 15% (₹910 million) to ₹6,999 million, due to the above factors. In Singapore Dollar terms, net property income grew by 6% (S$7.6 million) to S$135.7 million.

Net Property Income



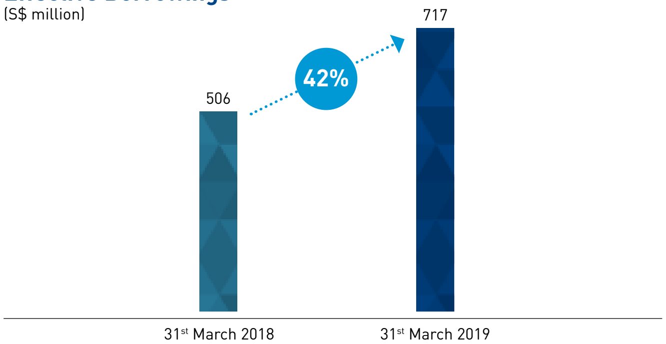
Property (₹ million)	FY18/19		FY17/18	
ITPB	2,221	32%	2,279	37%
ITPC	1,332	19%	1,244	20%
The V	950	14%	813	13%
CP	261	4%	241	4%
CV	302	4%	284	5%
aVance	799	11%	764	13%
BlueRidge 2	613	9%	385	6%
Arshiya warehouses	521	7%	79	1%
Total	**6,999**	**100%**	**6,089**	**100%**

FINANCE COSTS

Finance costs increased by 23% (₹355 million) to ₹1,911 million mainly due to an increase in borrowings. These additional loans were taken to invest in AURUM IT SEZ, aVance 5 & 6 and aVance A1 & A2.

In Singapore Dollar terms, finance costs increased by 13% (S$4.3 million) to S$37.0 million.

Effective Borrowings[2]
(S$ million)



INTEREST INCOME

Interest income increased by 533% (₹1,249 million) to ₹1,483 million mainly from interest income pertaining to development funding in AURUM IT SEZ, aVance 5 & 6 and aVance A1 & A2.

In Singapore Dollar terms, interest income increased by 483% (S$23.7 million) to S$28.7 million.

INCOME AVAILABLE FOR DISTRIBUTION

After accounting for distribution adjustments, income available for distribution for FY18/19 grew by 42% (₹1,294 million) to ₹4,357 million. In Singapore Dollar terms, income available for distribution increased by 32% (S$20.3 million) to S$84.5 million.

INCOME TO BE DISTRIBUTED

a-iTrust's distribution policy is to distribute at least 90% of its income available for distribution. The remaining 10% of its income available for distribution is retained to provide greater flexibility in growing the Trust. Post retention, income to be distributed for FY18/19 grew by 42% (₹1,165 million) to ₹3,921 million. In Singapore Dollar terms, income to be distributed increased by 32% ($18.3 million) to S$76.1 million. This translates to a DPU of 7.33 Singapore cents, which is a 20% increase compared to FY17/18.

a-iTrust makes distributions to Unitholders on a half-yearly basis for every six-month period ending 30th September and 31st March.

Financial Year	Period	Payment Date	Semi-Annual DPU (S¢)	Full Year DPU (S¢)
FY18/19	1st Oct 2018 – 31st Mar 2019	27th May 2019	3.75	7.33
	1st Apr 2018 – 30th Sep 2018	26th Nov 2018	3.58	
FY17/18	14th Feb 2018 – 31st Mar 2018	25th May 2018	0.85	6.10
	1st Oct 2017 – 13th Feb 2018	12th Mar 2018	2.44	
	1st Apr 2017 – 30th Sep 2017	27th Nov 2017	2.81	

VALUATION AND NET ASSET VALUE

As at 31st March 2019, a-iTrust's properties were valued at ₹97,847 million by Cushman & Wakefield (India) Private Limited, which was approximately 14% (₹11,659 million) higher than FY17/18's valuation of ₹86,188 million. In Singapore Dollar terms, portfolio valuation grew by 10% (S$176.8 million) to S$1,917.8 million. The increase was mainly due to annual fair value revaluation of investment properties and development additions such as MTB 4 and MTB 5, ITPB and Phase I redevelopment at The V. In FY18/19, a-iTrust recognised fair value gain on investment properties of ₹9,530 million (S$184.9 million). Revaluation gains are non-cash in nature and do not have an impact on income available for distribution.

Net asset value (NAV) per unit as at 31st March 2019 increased by 13% to S$1.02 as compared to 31st March 2018. Excluding deferred tax liabilities arising from fair value adjustments on properties, the adjusted NAV per unit was S$1.31.

2 Calculated by adding/deducting derivative financial instrument liabilities/(assets) to/from gross borrowings, including deferred consideration.

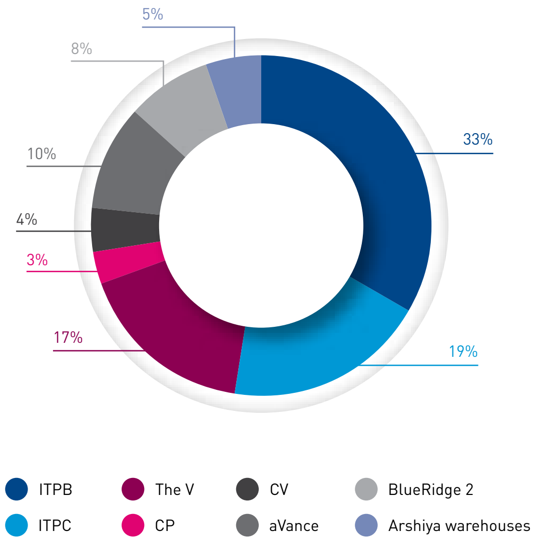
FINANCIAL REVIEW

Valuation of Properties

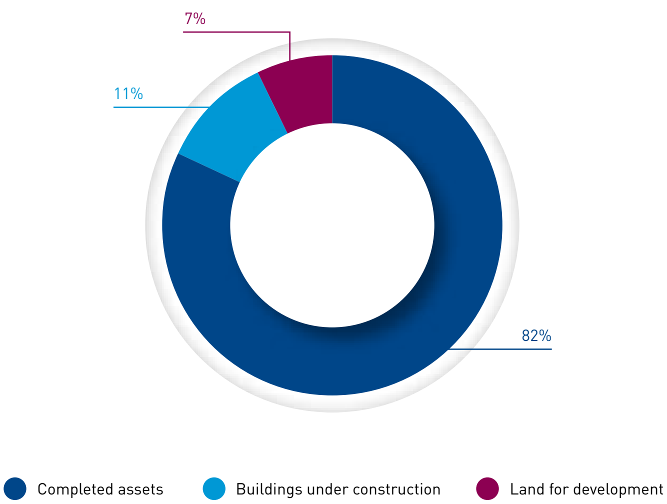
Property (₹ mil)	31st March 2019 Valuation	31st March 2018 Valuation	Change
International Tech Park Bangalore	32,687	27,516	19%
International Tech Park Chennai	18,559	16,867	10%
CyberVale	3,693	3,539	4%
CyberPearl	3,247	3,077	6%
The V	16,333	13,102	25%
aVance Business Hub	10,146	9,657	5%
BlueRidge 2	8,198	7,668	7%
Arshiya warehouses, Mumbai	4,984	4,762	5%
Portfolio (in ₹ million)	**97,847**	**86,188**	**14%**
Portfolio (in S$ million)	**1,917.8[3]**	**1,741.0[4]**	**10%**

For more details on the valuation, go to page 196.

Portfolio Valuation by Property



Portfolio Valuation by Type



3 Based on the exchange rate of S$1: ₹51.0
4 Based on the exchange rate of S$1: ₹49.5

CASH FLOWS AND LIQUIDITY

Operating Activities

Net cash generated from operating activities for FY18/19 increased by 21% (S$26.0 million) to S$148.6 million, compared to S$122.6 million in the previous financial year, mainly on account of higher net property income and interest income from development funding.

Investing Activities

During the year, S$20.1 million was invested to fund the development of MTB 4 and MTB 5 in ITPB, and Phase I redevelopment at The V. An additional S$20.7 million worth of capital expenditure was spent on upgrading and maintaining existing properties.

In terms of third-party investments, S$224.4 million was invested towards development funding in AURUM IT SEZ, aVance 5 & 6 and aVance A1 & A2. This would allow a-iTrust to fund the construction and subsequent acquisition of six buildings totalling 5.1 million sq ft. In addition, S$10.8 million was also paid in FY18/19 as deferred consideration towards earlier investments in Arshiya warehouses and aVance 4.

In the previous financial year, S$17.8 million was invested to fund the development of Victor in ITPB and Atria in The V. The acquisition of aVance 4 and Arshiya warehouses was also completed with a net payment of S$94.8 million. On capital expenditure, S$9.1 million was invested to refurbish existing properties.

Financing Activities

During the year, a-iTrust raised loans of S$484.2 million. Of the funds raised, S$271.6 million went towards the refinancing of existing loans, with the remaining being invested towards development funding for AURUM IT SEZ, aVance 5 & 6 and aVance A1 & A2.

SENSITIVITY ANALYSIS

Interest Rate Risk

As at 31st March 2019, 77% of a-iTrust's total borrowings are on fixed-rate basis, which significantly reduces interest rate volatility. Consequently, income available for distribution is substantially independent of changes in market interest rates, hence interest rate risk is minimal.

Foreign Exchange Risk

In terms of operating cash flows, which are denominated substantially in Indian Rupees, an estimated 10% appreciation or depreciation of the Indian Rupee would result in a corresponding 7% increase or decrease in a-iTrust's income available for distribution.

Capital Risk

a-iTrust has a gearing ratio of 31% as at 31st March 2019. A 10% increase or decrease in portfolio valuation would reduce the gearing to 29% or increase the gearing to 34% respectively.

QUARTERLY RESULTS

	₹ million			S$ million		
	FY18/19	FY17/18	Y-o-Y Change	FY18/19	FY17/18	Y-o-Y Change
Total property income						
Quarter 1	2,254	2,164	4%	44.9	46.7	(4%)
Quarter 2	2,315	2,152	8%	44.9	45.6	(2%)
Quarter 3	2,361	2,221	6%	44.9	46.5	(3%)
Quarter 4	2,459	2,406	2%	47.2	49.3	(4%)
Full Year	**9,389**	**8,943**	**5%**	**182.0**	**188.2**	**(3%)**
Net property income						
Quarter 1	1,684	1,408	20%	33.6	30.4	10%
Quarter 2	1,695	1,492	14%	32.9	31.6	4%
Quarter 3	1,779	1,556	14%	33.9	32.6	4%
Quarter 4	1,840	1,633	13%	35.3	33.5	5%
Full Year	**6,999**	**6,089**	**15%**	**135.7**	**128.1**	**6%**
Income available for distribution						
Quarter 1	925	626	48%	18.4	13.5	36%
Quarter 2	1,170	737	59%	22.9	15.6	46%
Quarter 3	1,239	812	53%	23.6	17.0	39%
Quarter 4	1,023	888	15%	19.6	18.1	9%
Full Year	**4,357**	**3,062**	**42%**	**84.5**	**64.2**	**32%**
Income to be distributed						
Quarter 1	833	564	48%	16.6	12.2	36%
Quarter 2	1,053	663	59%	20.6	14.1	46%
Quarter 3	1,115	731	53%	21.2	15.3	39%
Quarter 4	920	799	15%	17.7	16.3	9%
Full Year	**3,921**	**2,756**	**42%**	**76.1**	**57.8**	**32%**

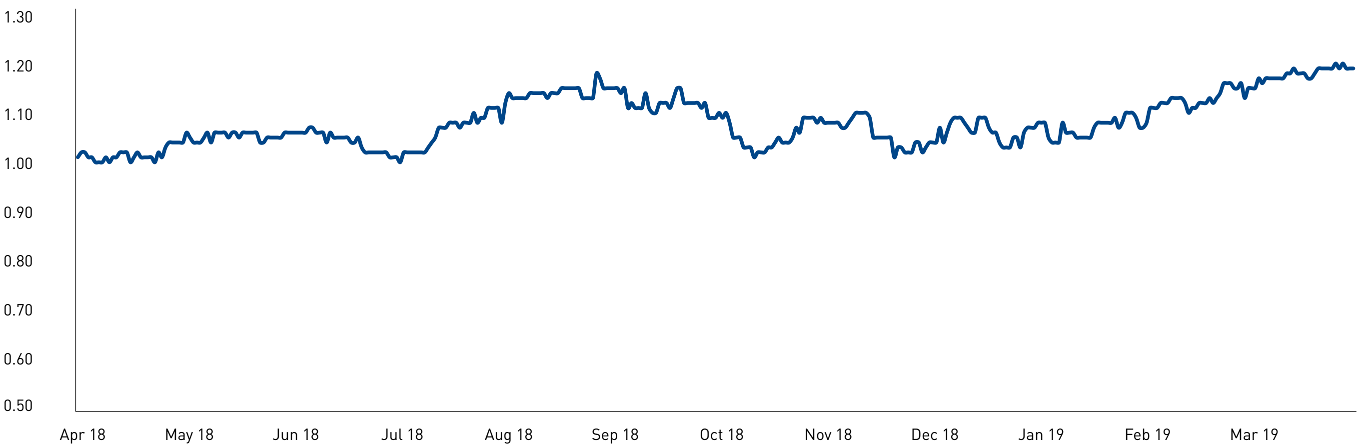
	₹			S¢		
	FY18/19	FY17/18	Y-o-Y Change	FY18/19	FY17/18	Y-o-Y Change
Income to be distributed (DPU)[1]						
Quarter 1	0.80	0.60	33%	1.60	1.31	23%
Quarter 2	1.02	0.71	43%	1.98	1.50	32%
Quarter 3	1.07	0.79	36%	2.05	1.64	25%
Quarter 4	0.89	0.81	9%	1.70	1.65	3%
Full Year	**3.78**	**2.91**	**30%**	**7.33**	**6.10**	**20%**

1 Refers to distribution per unit post retention of 10% of income.

UNIT PRICE REVIEW

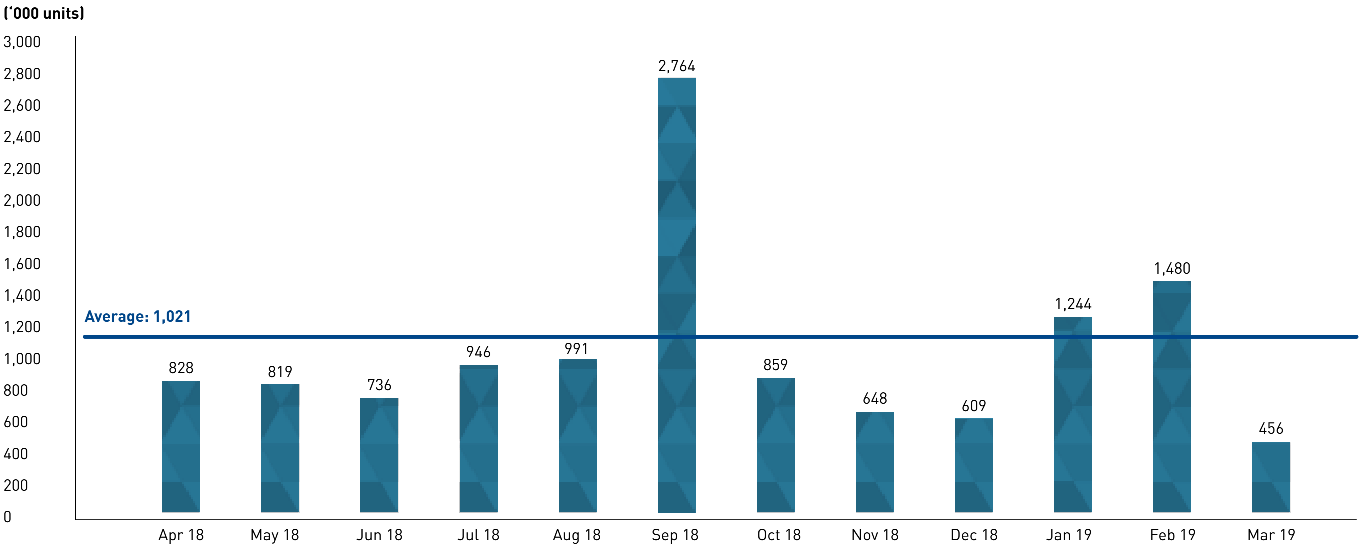
UNIT PRICE AND VOLUME

a-iTrust Unit Price (1st April 2018 to 31st March 2019)



Period open | S$1.01 **Period close** | S$1.19 **Period high** | S$1.20 **Period low** | S$1.00

AVERAGE MONTHLY TRADING VOLUME



Go online to download a-iTrust's historical trading price and volume data:
http://aitrust.listedcompany.com/historical_price.html

SUSTAINABILITY REPORT

ABOUT THIS REPORT

Ascendas India Trust ("a-iTrust" or the "Trust") is pleased to present its third annual Sustainability Report, which seeks to reaffirm the Trust's commitment towards sustainability for its stakeholders. This report highlights a-iTrust's sustainability strategies, policies, goals and performance on material Environmental, Social and Governance (ESG) matters and the Trust's continuous efforts in achieving sustainable management of its portfolio.

Reporting Period and Scope

This report covers a-iTrust's sustainability performance for the period 1st April 2018 to 31st March 2019 (FY18/19), with relevant prior year data (FY17/18) included for comparison where possible. The scope of this report covers a-iTrust's portfolio[1], comprising the seven IT parks listed in Figure 1 below.

Figure 1: Portfolio in Reporting Scope for FY18/19

City	Portfolio
Hyderabad	The V
	CyberPearl
	aVance Business Hub
Bangalore	International Tech Park Bangalore (ITPB)
Chennai	International Tech Park Chennai (ITPC)
	CyberVale
Pune	BlueRidge 2

REPORTING STANDARDS

This report has been prepared in accordance with the Global Reporting Initiative (GRI) Standards: Core option and the GRI Construction and Real Estate Sector Supplement (CRESS). The GRI Reporting Principles for Report Content and Report Quality has also been applied in the overall preparation of this report. The GRI framework was adopted because it represents global best practices for reporting on significant ESG matters and encourages consistency in the report to stakeholders.

This report is published in accordance with the SGX Sustainability Reporting requirements set out in Listing Rule 711A and 711B. Reference has also been made to the SGX Sustainability Reporting Guide of Practice Note 7.6.

ASSURANCE

External assurance has not been sought for this report. a-iTrust may consider external assurance as the sustainability reporting process matures over time.

1 This report excludes the six operating warehouses at Arshiya Free Trade Warehousing Zone in Panvel, as the Trust does not have operational control of the facilities.

STAKEHOLDER ENGAGEMENT

Stakeholder Communications

The Trustee-Manager and Property Manager (Managers) remain committed to actively engage and foster relationships with all stakeholders. The influence and interests of all stakeholders are taken into account when identifying and prioritising the key stakeholder groups. Regular engagements are undertaken to identify relevant sustainability matters that are of interest to the key stakeholders so as to provide solutions that deliver sustainable value. The Managers connect with key stakeholders through various modes of engagement as detailed in Figure 2 below.

Figure 2: Stakeholder engagement

Key Stakeholder Groups	Needs and Expectations of Stakeholder Groups	Key Engagement Modes		Actions and Goals
Investment Community	• Strategic and sustainable growth, total returns • Timely and transparent communications and updates	• Annual General Meeting • Annual Report & Sustainability Report • Investor perception survey • Meetings and conference calls • Non-deal roadshows	Yearly Yearly Every two years Throughout the year Regular	The Trustee-Manager aims to provide timely and transparent communications to keep the investment community apprised of significant topics relating to corporate developments, portfolio performance, asset and capital management, acquisitions and divestments.
Employees	• Active engagement • Career progression, job security and stability • Competitive remuneration, employee benefits • Learning and development opportunities • Workplace safety, health and wellness	• Employee townhalls • Employee survey, "Our Voice @ ASB" • Induction programmes • Internal communication through Intranet portal • Performance appraisals • Training and workshops • Wellness, sports and social activities	Throughout the year Yearly Regular Regular Throughout the year Regular Regular	The Managers strive to create a cohesive and healthy workplace based on trust, mutual respect and active communication. With that, great emphasis is placed on employee empowerment and equal opportunity for all. The Human Resources team continuously reviews employment practices and engagement methods to improve the welfare and team culture.
Tenants	• Competitive rental rates • Quality of facilities • Safety and security practices	• Active communication • Networking events • Tenant engagement activities	Throughout the year Throughout the year Throughout the year	The Managers are committed to providing premium quality solutions of business infrastructure and services to meet the needs of tenants. In addition, securing properties from threats and ensuring the health and hygiene of tenants and visitors is of paramount importance.
Local Communities	• Creation of employment opportunities • Operate in a responsible manner • Support social development and community activities	• Corporate social responsibility (CSR) activities through the non-profit charitable foundation, the "Ascendas-Singbridge Gives Foundation" • Participation in social and community activities	Ad hoc Ad hoc	The Managers advocate the spirit of caring and sharing for the communities they operate in. Carefully managing and minimising the societal and environmental impacts of its operations is critical in fulfilling its duties as a responsible corporate citizen.

SUSTAINABILITY REPORT

CORPORATE SOCIAL RESPONSIBILITY

As a leading sustainable urban and business space solutions provider, we recognise our responsibility towards the local communities in which we operate in. Ascendas-Singbridge Group ("ASB" or the "Group") established Ascendas-Singbridge GIVES Foundation (GIVES Foundation) to promote philanthropic activities across key pillars of Community, Arts, and Environment where we believe we can add value to the communities.

In India, across our operations in Bangalore, Chennai, Hyderabad and Pune, ASB provides scholarships, vocational skill development and employment through local charities. The Group also sponsored lab equipment for a state cancer institute, equipment for a village community centre and collaborated with a state education department to develop a local neighbourhood school, including classrooms, assembly area and related infrastructure.

CASE STUDY

WE CREATE SPACES NOT JUST FOR BUSINESSES, BUT FOR THE GREATER COMMUNITY AS WELL

Marking its 25th year of operations in India, our International Tech Park Bangalore (ITPB) team has collaborated with the Education Department in Karnataka to develop a Higher Primary School for children in the Whitefield area. The foundation-stone laying ceremony was held recently to commence the development of the school.

Occupying a land area of more than 23,000 sq ft, the school will be developed by ITPB, under its School Adoption Programme, in two phases. First phase development includes six fully-equipped classrooms, an expansive playground and assembly area, audio-visual room, science laboratory, multi-purpose hall and other supporting infrastructure.

Through this programme, ITPB has also adopted four other schools located in Bellathur, Mahadevapura and Doddanahalli, benefiting over 2,500 children in the past year. From providing teaching aids such as tablets and projectors, to the installation of water dispensers with reverse osmosis filters and construction of walls, fences and gates to enhance security measures, Ascendas-Singbridge Group has been providing children in India a safe and conducive environment to learn and play in.

SUSTAINABILITY REPORT

MATERIALITY ASSESSMENT

The Trustee-Manager defines material sustainability matters as matters that have significant ESG impacts to the Trust and substantively influences the decision-making process of key stakeholders. In prioritising the sustainability matters that merit inclusion in this report, the Trustee-Manager conducted a rigorous materiality assessment to examine and identify material sustainability matters from a comprehensive list of material ESG matters. The material sustainability matters are then reviewed on an annual basis to ensure their relevance to the Trust.

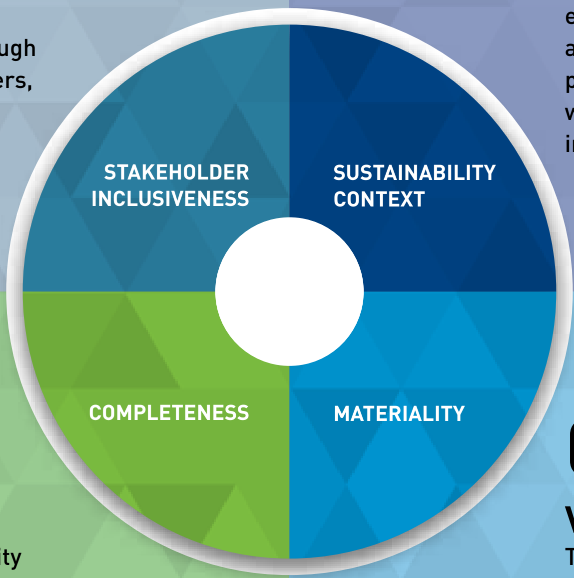
Figure 3: Materiality Assessment Process

01 IDENTIFICATION

The Trustee-Manager frequently identifies, compiles, and updates a comprehensive list of potentially material sustainability matters through regular interactions with stakeholders, peer reviews, assessment of internal and external factors.

02 PRIORITISATION

The Trustee-Manager conducted a formal materiality assessment exercise in FY16/17. Guided by an independent organisation, potential sustainability matters were prioritised based on their importance to the stakeholders.



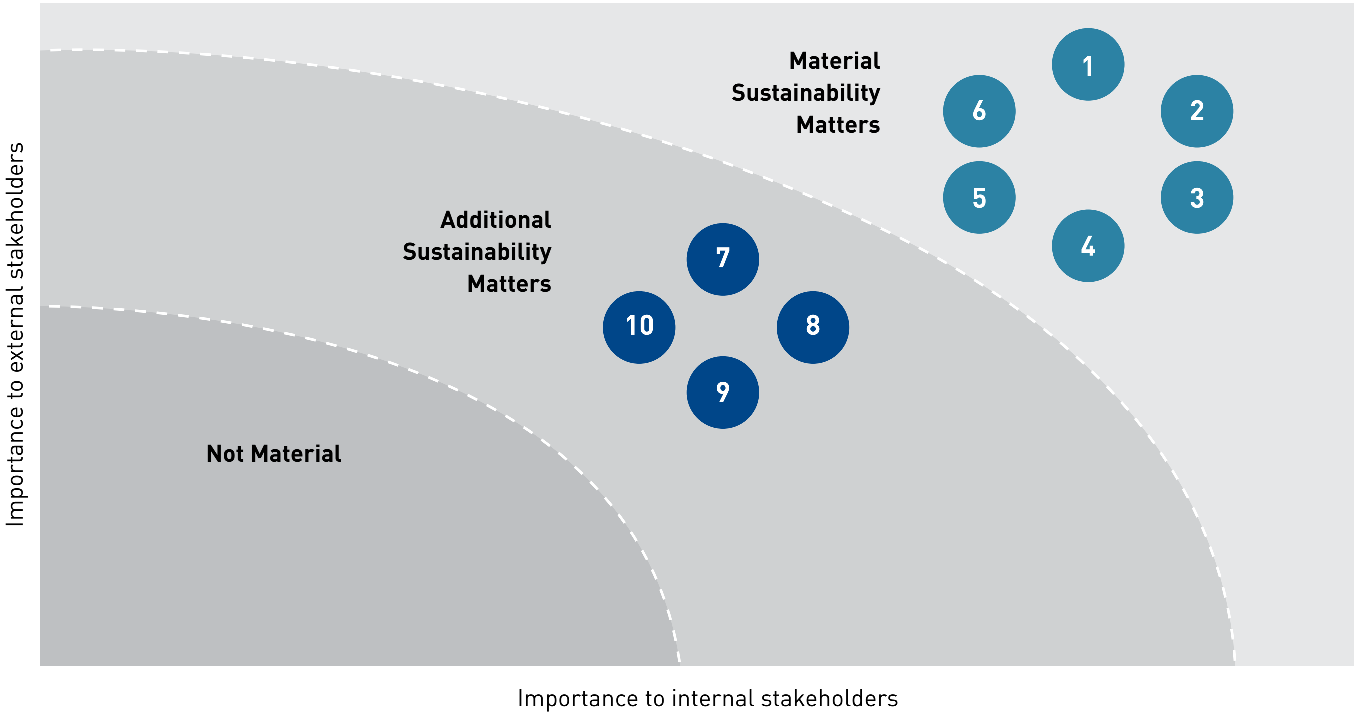
04 REVIEW

In FY18/19, the material sustainability matters and additional sustainability matters were reviewed by the Trustee-Manager to ensure their relevance. The Trustee-Manager and the Board reaffirmed that there were no changes to the materiality matrix identified in FY17/18.

03 VALIDATION

The Board validates material ESG matters identified in the materiality assessment process. A total of six material sustainability matters and four additional sustainability matters were validated in FY17/18.

Figure 4: a-iTrust's Materiality Matrix



No.		ESG Matters
1	G	High Standards of Corporate Governance
2	G	Business Ethics and Employee Conduct
3	G	Regulatory Compliance
4	S	Stakeholder Communications
5	S	Security of Business Parks and Properties
6	S	Premium Quality Solutions
7	E	Reducing Energy and Carbon Footprint
8	S	Fair Employment Practices
9	S	Health, Hygiene and Safety of General Public and Adjacent Communities
10	E	Water Management

SUSTAINABILITY REPORT

GOVERNANCE AND ETHICS

High Standards of Corporate Governance and Business Ethics[2]

The Trust firmly believes that sound corporate governance is a crucial foundation in delivering sustainable value to its stakeholders. The Trust's success is underpinned by a strong commitment to uphold the highest standard of transparency and accountability. A comprehensive and robust corporate governance framework has been put in place to guide the evaluation of strategies, policies and practices which drives the long-term growth of the Trust.

As part of Ascendas-Singbridge Group, the Managers are aligned to the Group's established corporate governance framework. They comply with the respective corporate policies and guidelines with consideration towards local regulations, where applicable. The Group's Board provides overall management and corporate governance oversight of the Trust and the Trustee-Manager, with support from Group Legal and in-house compliance counsels.

The newly established Sustainability Steering Committee, which comprises of members from the Group's top management, is responsible for managing the Group's sustainability performance. The committee is supported by the Working Committee comprising senior management from the Group and its entities (including a-iTrust) to ensure continued progress and improvement in the areas of ESG.

The policies, as summarised in Figure 5 below, are regularly reviewed for relevance and alignment with renewed regulations. In FY18/19, the Anti-Bribery and Corruption and Anti-Money Laundering policy were updated. Review of the Personal Data Protection Act (PDPA) for the Trust is also ongoing. Through briefings and computer-based e-learning courses, updates on corporate policies and guidelines have been communicated to all employees.

Figure 5: Ascendas-Singbridge Group's Corporate Policies and Guidelines

Policy	Summary
Anti-Bribery and Corruption	• Zero tolerance for acts of bribery and corruption • Guidelines and procedures for providing and/or receiving gifts, donations and sponsorships
Anti-Money Laundering	• Identifies the principles and procedures by which suspected cases of money laundering, terrorism financing and other suspicious activities should be prevented, detected and reported
Code of Ethics and Conduct	• High standards of employee conduct • Zero tolerance towards any forms of workplace harassment, fraud, gratification, corruption and bribery
Conflict of Interest	• Guidelines to prevent conflict of interest, including corporate opportunities, subsequent acquisition of interest and disclosure of confidential information
Employment of Relatives	• Guidelines and procedures on hiring and placement of relatives of current employees
External Directorships	• Guidelines and procedures on external directorships and interests
Misconduct and Disciplinary Action	• Guidelines and procedures for handling misconduct and to ensure fair inquiry and disciplinary processes
Outside Employment	• Guidelines and procedures for outside employment
Personal Data Protection Act	• Governs the collection, use and disclosure of individuals' personal data
Whistleblowing	• Facilitates confidential reporting and objective management of misdeeds through structured channels

2 The Corporate Governance Report, found in pages 83 to 106 of the Annual Report, further sets out the corporate governance practices for FY18/19 with reference to the principles of the Code of Corporate Governance 2012.

A zero tolerance stance towards any breaches of business ethics such as bribery and corruption has been communicated to all directors, employees and officers to ensure common understanding and compliance with the policies. The Managers expect all employees to uphold high standards of ethical principles in the course of performing their business activities. In FY18/19, there were no reported cases involving such breaches or lapses.

Focus Area	Perpetual Targets	FY18/19 Performance
Breaches or lapses of business ethics and employee conduct	0 reported breaches or lapses	0 reported breaches or lapses

REGULATORY COMPLIANCE

The Trust recognises the importance of complying with all relevant laws and regulations and understands that non-compliance could impact its reputation, entail fines and even revocation of its licenses. The laws that apply to the Trust include the Prevention of Corruption Act, Chapter 241 of the Singapore Statutes, the U.S Foreign Corrupt Practices Act, the U.K. Bribery Act 2010 and the Prevention of Corruption Act,1988 in India.

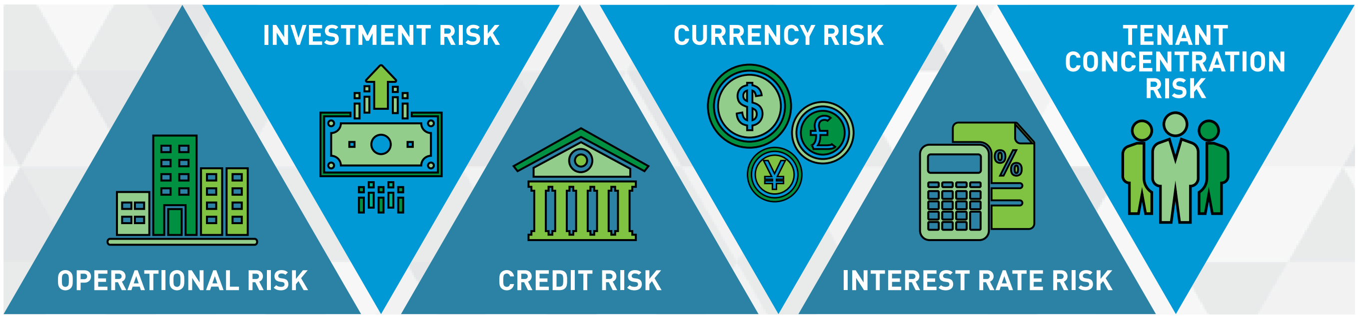
The Managers have been working closely with a dedicated Compliance function, which was established by the Group's legal department, to oversee the implementation of corporate governance and regulatory compliance matters. Regular updates on applicable guidelines and best practices have been conducted to ensure that employees keep abreast of these guidelines. In FY18/19, there were no breaches or lapses of corporate best practices and there were no confirmed cases of non-compliance with applicable laws and regulations by the Trustee-Manager.

Focus Area	Perpetual Targets	FY18/19 Performance
Breaches or lapses of corporate governance best practices and principles	0 reported breaches or lapses	0 reported breaches or lapses
Compliance to applicable laws and regulations	100% compliance	100% compliance

ENTERPRISE RISK MANAGEMENT

The Trustee-Manager has established a consistent enterprise-wide risk management (ERM) process that anticipates and identifies material risks and implements key controls to mitigate those risks. Due to the constantly evolving operating environment and regulatory landscape, key risks and processes are continually monitored and assessed for necessary adjustments. For more information on ERM, please refer to pages 40 – 41 of the Annual Report.

Figure 6: Risks faced by the Trust



SUSTAINABILITY REPORT

PROPERTY

Premium Quality Solutions

Awards and Certifications

The real estate industry is increasingly focused on innovation in design and development. There is growing emphasis on the use of conforming and compliant building materials, promotion of sustainable architecture and design, conscious and regulated use of environmentally-compatible resources and the incorporation of smart technologies. Smart technologies, in particular, drive innovations that increase energy efficiency across the portfolio.

The Managers are committed to adoption of best-in-class sustainability policies and practices. As part of the Ascendas-Singbridge Group, the Trust has embedded the Group's Green Policy in managing its portfolio. The policy outlines the Group's commitment to certify all new and existing high-value buildings[3] with green certifications.

With regards to this commitment, the Managers aim to achieve U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) or Indian Green Building Council (IGBC) Gold certification for all new buildings. LEED is a green building certification programme that recognises best-in-class building strategies and practices. To receive the LEED certification, building projects must satisfy prerequisites and accumulate points to achieve different levels of certifications.

As a testament to the Trust's effort in managing sustainability practices within its portfolio, the Trust has won various awards in FY18/19.

Figure 7: Sustainability Certifications

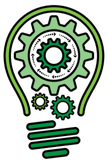
Year	Building	Award
2011	Pinnacle, International Tech Park Chennai	USGBC LEED Silver, Operations and Maintenance
	Voyager, International Tech Park Bangalore	IGBC Silver, Core and Shell
2012	Crest, International Tech Park Chennai	USGBC LEED Gold, Operations and Maintenance
2014	Aviator, International Tech Park Bangalore	IGBC Platinum, Core and Shell
	Zenith, International Tech Park Chennai	USGBC LEED Platinum, Operations and Maintenance
2015	Auriga, Capella, Mariner, Orion & Vega, The V Hyderabad	IGBC Green Building, Platinum
2016	Discover, International Tech Park Bangalore	USGBC LEED Gold
	Innovator, International Tech Park Bangalore	USGBC LEED Gold
	Creator, International Tech Park Bangalore	USGBC LEED Gold
	Explorer, International Tech Park Bangalore	IGBC Gold
	Inventor, International Tech Park Bangalore	IGBC Gold
	Navigator, International Tech Park Bangalore	IGBC Gold
2017	Buildings 1-3, BlueRidge 2	IGBC Silver
	Victor, International Tech Park Bangalore	USGBC LEED Platinum
	Pinnacle, International Tech Park Chennai	USGBC ARC Gold
2018	Victor, International Tech Park Chennai	IGBC Platinum
	The Crest, International Tech Park Chennai	USGBC LEED Gold
	Lakeview, CyberVale Chennai	USGBC LEED Gold
	Building 3, CyberVale Chennai	USGBC LEED Gold
	Springfield, CyberVale Chennai	USGBC LEED Gold
	Block A, CyberPearl Hyderabad	IGBC Gold
	Block B, CyberPearl Hyderabad	IGBC Gold
	Vega, The V Hyderabad	USGBC Platinum

3 High-value building refers to Commercial, Business Park and Hi-Spec buildings.

Figure 8: Sustainability Awards in FY18/19

EXTERNAL AWARDS

Winners for iNFHRA Award in Innovation & Technology
ITPB, VITP-Hyd, ITPC



Winners for iNFHRA Award in Safety & Security
VITP-Pune

Winners for Mysore Horticulture Award
ITPB

Winners for Telangana Horticulture Award
VITP-Hyd, CP

INTERNAL AWARDS

Winners for ASB Innovation Award in Most Green & Sustainable Excellence Award

Winners for ASB Innovation Award in Best Customer Service Excellence Award

To emphasise on the importance of building a green and sustainable property portfolio, the Managers wish to highlight the below targets.

Focus Area	Perpetual Targets	FY18/19 Performance
Achieve Green Ratings for 100% existing high-value buildings by 2022	Attain minimum "Green" rating[4] certification for all high-value buildings[3] in properties under the Trust's FY18/19 portfolio	✔ on-track
	Recertify all buildings with "expired" Green certifications as required	✔ on-track

3 High-value building refers to Commercial, Business Park and Hi-Spec buildings.
4 The minimum "Green" ratings are defined as IGBC Green Rating or LEED Green Rating.

SUSTAINABILITY REPORT

CASE STUDY

PERFORMANCE EXCELLENCE IN ELECTRICITY RENEWAL (PEER) CERTIFICATIONS FOR INTERNATIONAL TECH PARK CHENNAI (ITPC)

The Green Business Certifications Institute (GBCI) has adopted a new rating system called PEER which is a certification system modelled after the LEED rating for buildings and neighbourhoods.

PEER is the world's first certification program that measures and improves power system performance and electricity infrastructure using 36 different parameters. Through certification, PEER recognises industry leaders for improving efficiency, day-to-day reliability and overall resilience when it comes to severe events, such as flooding and hurricanes.

ITPC successfully obtained Gold certification rating in October 2018 after it underwent a rigorous review process. Scoring exceptionally high in reliability and resilience, ITPC has demonstrated its commitment in providing resilient and reliable power infrastructure for its tenants. This certification serves as evidence of the Trust's strong commitment towards sustainable development.

CASE STUDY

WINNER OF ASCENDAS-SINGBRIDGE GROUP INNOVATION AWARDS

Ascendas-Singbridge Group rolled out ASB Innovation Awards to recognise project teams across the Group for their efforts in improving existing business processes. Awards are given based on originality, impact, scalability, and cost-effectiveness of the shortlisted projects. Apart from being assessed based on the said criteria, the projects were also evaluated based on the number of votes cast by the Group's employees.

In 2018, a-iTrust's project teams managed to obtain two awards in this event. Selected as the winner for the Most Green and Sustainable Excellence Award, the Trust's Smart Retrofit of Cooling Tower with Electronically Commutated Fans project demonstrated that the project team has been successfully elevating the organisation's effort in green practices and achieving resource conservation through the reduction of consumption.

Additionally, two other initiatives from the Trust shared the award for Most Customer Excellence categories. Along with the Group's IT team, the project teams showcased an exceptional customer experience by implementing innovative use of QR code to digitise the customer experience and to gather constructive feedback for restroom usage.

Tenant Satisfaction

The enhancement of tenant satisfaction levels is vital to the provision of comprehensive quality solutions. Apart from strengthening the reputation of a-iTrust in the real estate industry, increased tenant satisfaction also motivates the Managers to deliver on better services for tenants continually. The Managers regularly engage tenants through surveys and events by which tenants can express their comments and objections. The Managers gather relevant information from the surveys and utilise the data in identifying scope for improvement in various fields.

Some improvements over recent years include the provision of value-added services such as development of cafeterias, day care clinics and other amenities as well as the introduction of new facilities in parks such as bicycles and buggies for park visitors to commute within the park. Over the years, the Manager has also developed integral reporting mechanisms to ensure that all tenants' concerns are resolved promptly. Tenants can raise their concerns to the Managers through helpdesk and direct email channels. These mechanisms also aid in tracking the Trust's performance. In FY18/19, all tenant concerns reported during the year were addressed and resolved effectively.

CASE STUDY

ENHANCING MOBILITY AND CONNECTIVITY WITH GREEN VEHICLES AT ITPB

Located in the outskirt of Bangalore, ITPB is an integrated development that spreads over a 69-acre (28 ha) area. It was built with a unique concept which offers office space, retail mall, hotel and a host of amenities within a community environment.

In a large complex such as ITPB, mobility and connectivity hold a pivotal role in ensuring a positive experience for the park population. Effective transportation within the complex will not only present a pleasant experience to the tenants and guests but also support their productivity.

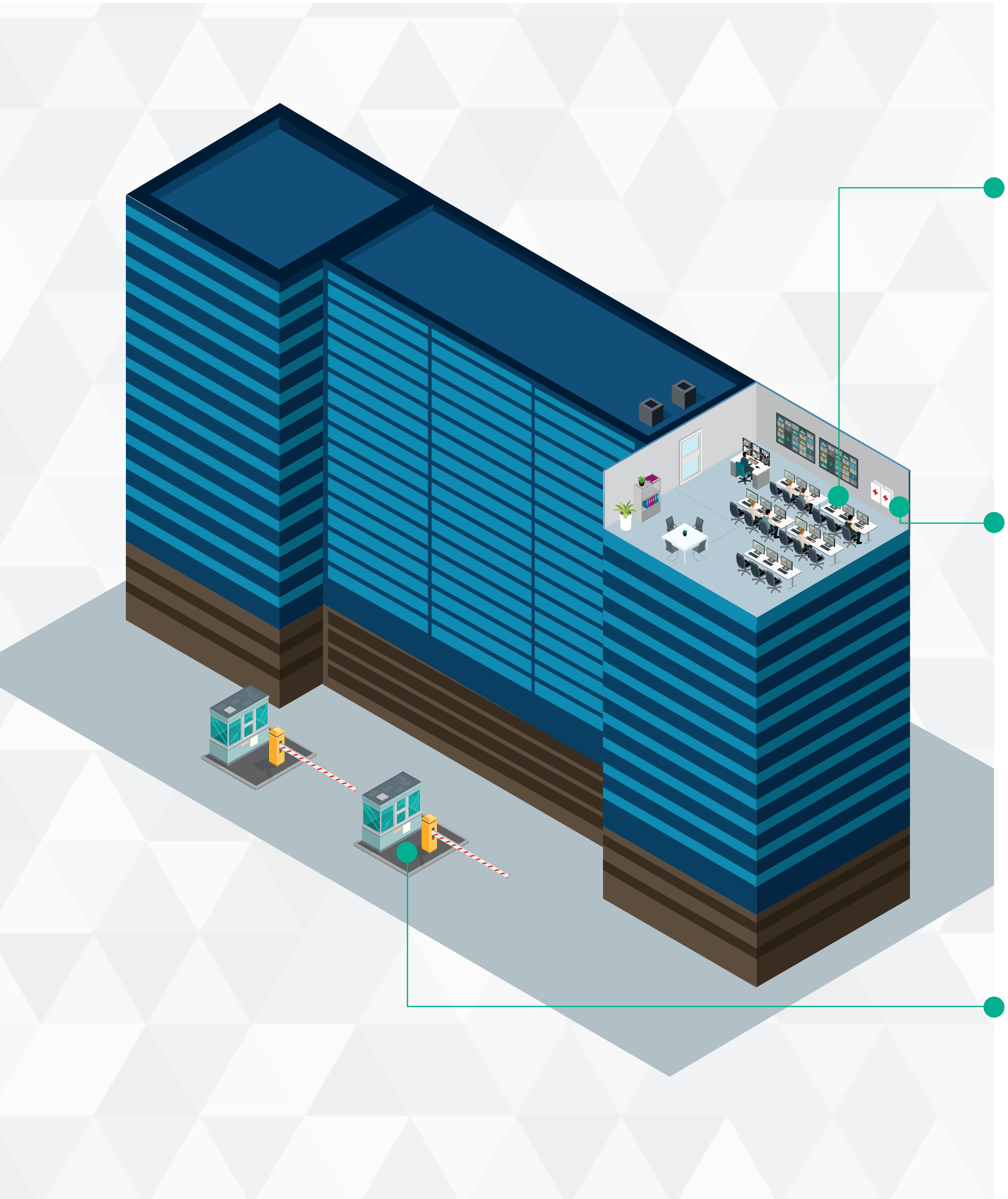
As such, the Managers are committed to enhance mobility and connectivity within ITPB. With a sustainable approach in mind, several environmentally-friendly transportation facilities are provided in the complex. Battery-operated buggies will get users to their destination in an eco-friendlier way. Bicycles are available at multiple points across the park. With such amenities, the Managers aim to create a positive experience for all who come to the park.

SUSTAINABILITY REPORT

Security, Health and Safety at Business Parks

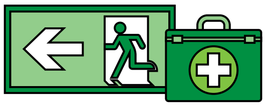
As a business space provider of predominantly IT parks, the Managers have placed emphasis on the importance of security and safety on its premises. These are especially relevant in an increasingly turbulent environment, with cybersecurity continually ranked as one of the top security concerns in recent years. The Trust is proactive in managing these aspects by implementing various pragmatic security measures, physical protection practices and security technology into its building's security plans across these areas, as illustrated in Figure 9 below.

Figure 9: Examples of Security, Health and Safety practices at the IT parks



INFORMATION SECURITY

- Penetration Testing
- Data Loss Prevention software
- Information Technology audits
- Next Generation End-point Protection
- Privilege Account Management System



HEALTH, HYGIENE & SAFETY

- Emergency preparedness
- Public health management
- Safety training and awareness campaigns
- Safety risk assessments
- Incident reporting and investigation
- Safety performance monitoring
- First aid and personal protective equipment

PROPERTY SECURITY

- Power fencing along boundary walls of parks
- Armed guards deployment
- Use of unique hologram identification sticker for vehicles and personnel
- Closed-circuit television (CCTV)

Property Security

Physical property security is crucial for the safekeeping of its occupants and their possessions. In addition to potential safety implications on human lives, there are business costs involved in the rebuilding of property, insurance payouts and loss in reputation and stakeholder confidence. Security breaches may happen in stealth, requiring the Managers to propagate constant vigilance and readiness on the ground. The Managers interact closely with the external security vendors to review procedures and ensure they are equipped with the skills to anticipate, spot and manage security threats. Standard procedures such as building evacuation, video surveillance backup and visitor identification checks are in place. The Property Manager liaises with the local police, the State Intelligence Bureau and the Centre for Counter-Terrorism to stay abreast of any recent developments that may require them to intensify their security plans.

Focus Area	Perpetual Targets	FY18/19 Performance
Terrorism threats, trespassing violations and incidences of theft	0 reported cases	✓ 0 reported cases

Information Security

Cyberattacks have grown significantly, in terms of both their prevalence and disruptive impact in recent years. The World Economic Forum published The Global Risks Report 2018 which identified cyberattacks as a top three global risk. The Managers are aware of this trend and are shoring up the Trust's cyber resilience by increasing investments in staff education and software infrastructure.

The Managers take references from The Group's Integrated Technology Risk Framework (AITRF) in managing technological risks and reducing the probability of data breaches. The Managers also work with external vendors to conduct Vulnerability Assessment and Penetration Testing (VAPT) on an annual basis. To bolster information security awareness in the workplace, monthly newsletters are circulated, along with mandatory e-learning courses on information security for all employees.

The Managers are also committed to maintain full compliance with various regulations such as Personal Data Protection Act (PDPA) and MAS Technology Risk Management Guidelines (MAS TRMG), where applicable.

In FY18/19, a new IT policy pertaining to Cybersecurity Incident Reporting was published. This policy sets out the procedure to report suspected or confirmed cybersecurity incidents. Figure 10 summarises the Group's information security policies.

Figure 10: Information Security Policies

Policies
Information Security Policy
Bring Your Own Device Policy
Personal Data Protection Policy
Password Policy
Authorised Hardware Policy
Authorised Software Policy
Enterprise Mobility Policy
Cybersecurity Incident Reporting Policy

Focus Area	Perpetual Targets	FY18/19 Performance
Enhancing information security	Zero incidents of hacking, website defacement or loss of data that has a huge negative impact on the corporation in terms of big financial loss or reputational loss	✓ Achieved
	Response & Recovery: Achieve optimal data recovery test results	✓ Achieved by developing a disaster recovery plan and a comprehensive disaster recovery exercise
Substantiated complaints regarding breaches of tenant privacy and loss of tenant data	0 reported cases	✓ 0 reported cases

SUSTAINABILITY REPORT

Health, Hygiene and Safety

In addition to external threats, safety concerns can also arise from within the properties. To manage such matters, the Managers have implemented a safety management framework guided by the Group's newly certified Integrated Management System (IMS). The IMS conforms to the requirements of ISO 9001 (Quality Management), ISO 14001 (Environmental Management System) and ISO 45001 (Occupational Health & Safety) Standards. It allows a unified approach in managing various previously-isolated systems, promoting optimal and less-conflicting resource allocation. Safety trainings for all employees were organised to introduce the new safety framework, which was guided by IMS. Figure 11 provides an overview of the new IMS system.

Workplace, Safety and Health (WSH) Committee and IMS Steering Committee oversee the implementation of IMS across the Group. These committees also evaluate the effectiveness of the system and provide improvement plans for the Group.

Additionally, annual preparedness exercises and fire evacuation drills are conducted at all properties. The exercises are organised to familiarise all tenants and property management staff with emergency response procedures for contingencies such as fire or bomb threats. Measures to respond to public health situations such as dengue fever outbreaks, flu pandemics among others has also been implemented.

Figure 11: Integrated Management System

Objectives:

1. Achieve customer satisfaction through prompt and friendly service, innovative solutions and high standard of maintenance;
2. Protect the health and safety of our employees, interested parties, the environment and the community from security threats;
3. Comply with all applicable legislation and regulations and will commit the resources to achieve this end;
4. Value and recognise contractors or vendors who are committed to environmental protection and encourage the use of eco-friendly and recycled materials and products; and
5. Preserve the value of our properties through continual improvement on the effectiveness of our IMS

Focus Area	Perpetual Targets	FY18/19 Performance
Health and safety incidents[5] for contractors, tenants and visitors	0 reported incidents	✓ 0 reported incidents

5 Incidents are defined as cases of injuries, occupational diseases, or fatalities of contractors, tenants and visitors at the properties.

PEOPLE

Team Profile

The Trust values its employees and the contributions they make towards its progress. The Trustee-Manager commits resources to develop its employees and ensures they are given optimal support and environment to perform their best.

In FY18/19, the Trustee-Manager has a total team member strength of 16 employees, all of whom are in Singapore. Most of our employees are hired on permanent contract and work on a full-time basis. Figure 12 illustrates the Trustee-Manager's employees profile.

Culture and Values

All employees of the Group, including the Trust, are guided by the POWER of ONE and H.O.S.T values in their conduct and actions. All employee engagement efforts including communication, training, recognition and awards are anchored in these values. They drive employees to exhibit their best behaviours and create enriching experiences that deliver value for the business, communities and people.

The Management also strives to motivate the team to live out these values at employee forums, townhall meetings, department meetings and team bonding sessions. Further, the Group has also organised The ASB POWER of ONE Ambassador Award to encourage employees to embrace the POWER of ONE values.

OUR VALUES

Our **POWER** of **ONE** values guide us on our journey towards achieving our vision.

PASSION	OPEN	WIN	EXCEL	RESPECT
Be passionate. Love what we do. Have fun at work.	Be open. Share information to help each other. Seek new ideas.	Having a winning mindset. Work with speed. Deliver quality.	Be the best we can be. Have courage to challenge limits.	Respect each other. Show appreciation. Be humble.

ONE TEAM

We are ONE team. We break down walls that stand between us. Do the right thing for the company.

Figure 12: Employees Profile

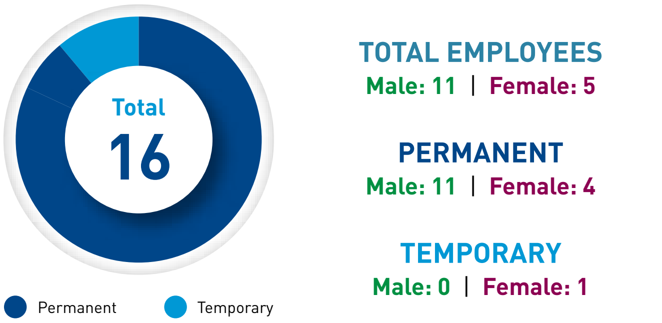
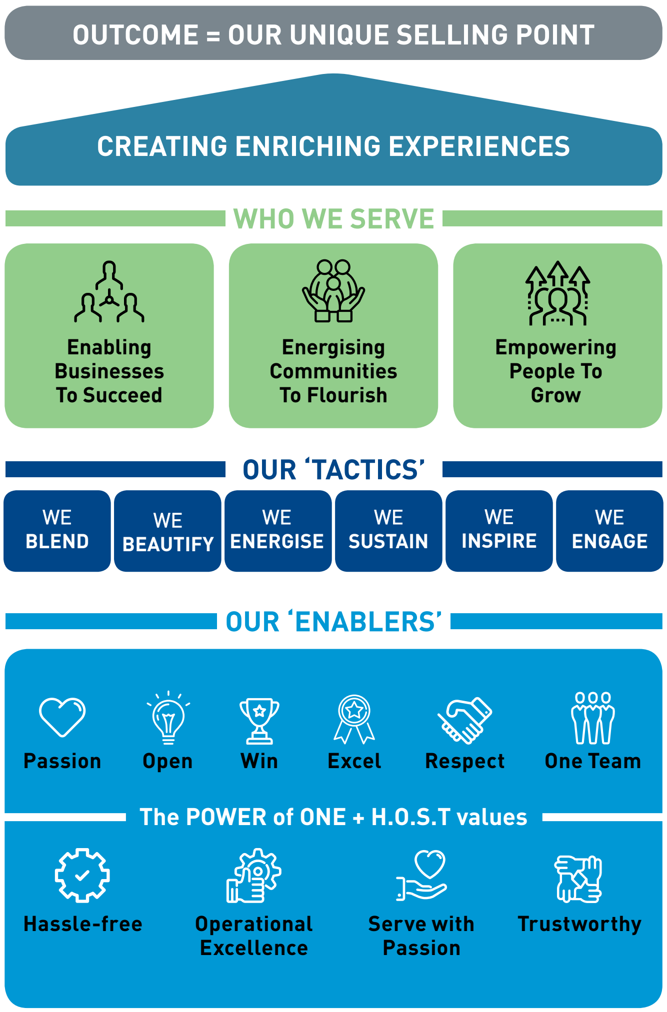


Figure 13: Creating enriching experiences



SUSTAINABILITY REPORT

Health and Wellness of Employees

As employees typically spend around a third of their day at work in the office, the Trustee-Manager recognises the direct influence that the work environment has on their health and well-being. Focusing primarily on four areas – Active Living, Mental Well-being, Chronic Disease Management and Healthy Eating, the Trustee-Manager employs a series of strategies to encourage employees to work and live healthily.

Figure 14: Health strategies at a-iTrust

09:00
Access to end-of-trip facilities
Jen cycles to work, parks her bicycle at the building and takes a shower at the office

11:00
Meet at collaboration area
Jen gets up from her seat, walks to the collaboration corner and interacts with her colleagues

12:00
Healthy lunchtime
Jen grabs her lunch at nearby eateries onboard the Healthier Dining Programme

15:30
Taking a quick break
Jen rests her mind and eyes by looking out the window at surrounding greenery

18:00
Workplace yoga
Jen joins her colleagues for a mindful end to the day with yoga at the office

A DAY IN THE LIFE OF AN EMPLOYEE AT ASCENDAS INDIA TRUST

Access
Providing opportunities for:
- healthy lunch and snacking options
- subsidised health screening and medical checkups
- subsidised gym membership

Design
Promoting healthy habits and movement through passive design such as:
- indoor greenery
- cozy collaboration corners

Programmes
Organising health promotion initiatives throughout the year:
- sports interest group
- group fitness sessions
- health talks
- Health & Wellness Day

Policies
Institutionalising health commitment by having policies for:
- flexible work arrangements
- screen breaks
- nursing mothers

Fair Employment Practices

Hiring fairly and inclusively is the first step towards building trust and mutual respect with employees. Furthermore, it creates a diverse workforce that can bring varied perspectives and experiences to the table. This, in turn, helps the Trust better meet customer expectations, foster strong customer relationships and ultimately contribute towards generating growth and long-term value for the shareholders. As a signatory of the Employers' Pledge for Fair Practices with the Tripartite Alliance for Fair & Progressive Employment Practices (TAFEP[6]), the Trustee-Manager adheres to the TAFEP 5 Principles of Fair Employment Practices and strives to ensure that all employees are treated with respect and without discrimination, regardless of nationality, gender, ethnic origin, religious background and any other status.

Focus Area	Perpetual Targets	FY18/19 Performance
Substantiated cases of discrimination at the workplace	0 reported incidents	✓ 0 reported incidents

6 The TAFEP works with employers, unions and the government to create awareness and facilitate adoption of fair employment practices. For more information, please refer to https://www.tafep.sg/

PLANET

Reducing Energy and Carbon Footprint

In 2018, global carbon emissions rose to an all-time high, increasing by more than 2% compared to 2017 levels[7]. While a significant number of countries contributed to this unprecedented rise, emissions in India increased by 6% from 2017 and is expected to approach 2.62 billion tonnes in total. A World Bank report[8] released in June 2018 highlighted how climate change could cost India 3% of its GDP and ultimately lower the living standards of nearly 50% of its population by 2050.

Recognising the risk of climate change, India has ratified the Paris Agreement[9] and committed to reducing 33-35% of the carbon intensity of its GDP by 2030 from the 2005 level. In line with this commitment, the Managers are progressively implementing green initiatives across its properties to contribute to the country's emission reduction target. Figure 15 below illustrates the Trust's efforts in managing energy and emissions across its operations.

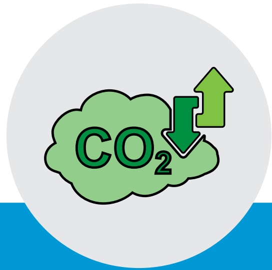
Figure 15: a-iTrust's Energy Management

ENERGY SOURCE

a-iTrust has been progressively increasing the proportion of renewable energy in the Trust's energy supply mix over the years. Figure 16 illustrates its renewable journey.

ENERGY USE

To reduce energy consumption, a-iTrust has been proactively implementing energy savings initiatives across its portfolio in FY18/19. Figure 17 provides the summary of the Trust's energy savings initiatives



EMISSIONS

As testament to the Trust's efforts in managing energy consumption, its carbon emissions and intensity in FY18/19 has decreased as compared to FY17/18 as shown in Figure 18 and 19.

7 The Global carbon Project, "Global Carbon Budget 2018"
8 The World Bank, "South Asia's Hotspots: The Impact of Temperature and Precipitation Changes on Living Standards"
9 For more information on The Paris Agreement, please refer to: https://unfccc.int/process-and-meetings/the-paris-agreement/what-is-the-paris-agreement

SUSTAINABILITY REPORT

Significant efforts to increase the portion of renewable energy in the Trust's energy supply mix have been intensively conducted. In FY18/19, all electricity consumption for common areas and air conditioning at ITPB was fully sourced from solar energy from an off-site solar farm. Amounting to around 26 million kWh, purchased solar energy accounted for approximately 33% of the total purchased electricity in all properties. The Trust also completed two solar rooftop installations in ITPC and CyberVale. This addition has contributed to an increase of more than three-fold of self-generated renewable energy as compared to the previous year.

Figure 16: Renewable Energy Journey

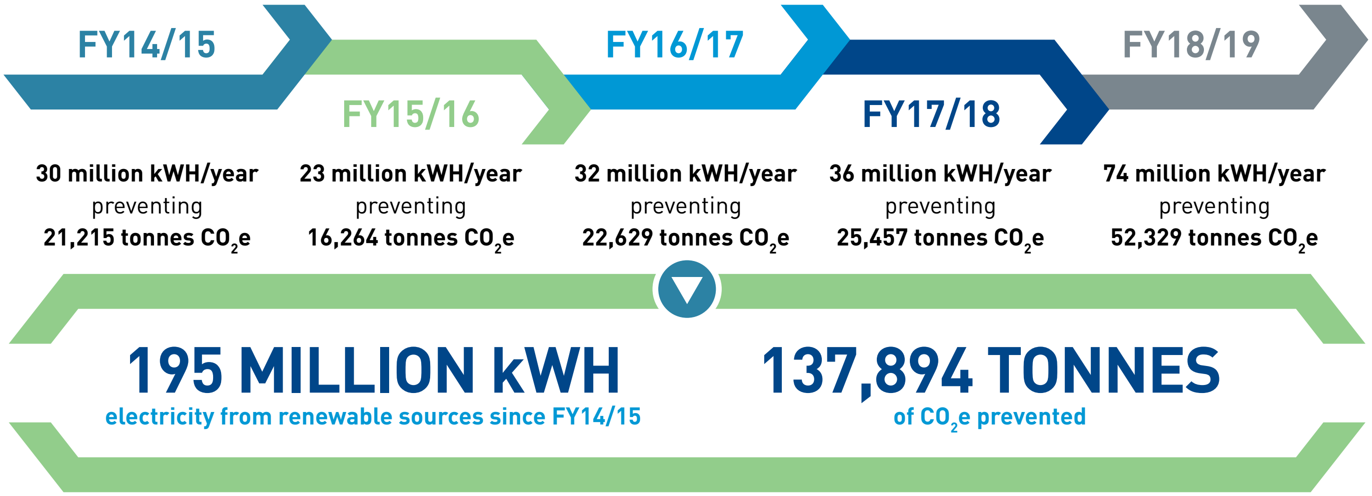


Figure 17: Energy saving initiatives

Energy Saving Initiatives
Implementing weather modeling and predictive analytics at ITPB, ITPC, CyberVale and CyberPearl provides more than 99% accuracy in predicting electricity consumption figures.
Implementing advanced Building Management System for Heating, Ventilation, and Air Condition (HVAC) units at ITPB and CyberVale improves energy efficiency of the HVAC units.
Retrofitting of Electronically Commutated (EC) fans in Air Handling Unit (AHU) at ITPB, ITPC and CyberVale ensures better control of airflow thus increasing efficiency.
Replacement of conventional rubber belts with Polyurethane belts in AHU fan motor assembly at ITPB, ITPC, CyberVale and BlueRidge 2 provides better transmission of power thus increasing efficiency.
Retrofitting of conventional aerators with Original Hydrodynamics Reaction (OHR) aerators in Sewage Treatment Plant (STP) at ITPC improves aeration in the STP, hence increasing energy efficiency.
Smart retrofitting of Cooling tower with EC fans at BlueRidge 2 provides 70% reduction in electricity consumption and 4% reduction in condenser water inlet temperature.
Commissioning of Cloud based IOT Platform at ITPB enables data analytics based insights towards equipment performance.
Installation of photocell based control of exterior lights at ITPB automates the operation of exterior lights based on real-time external illumination levels thus avoiding energy leakage.

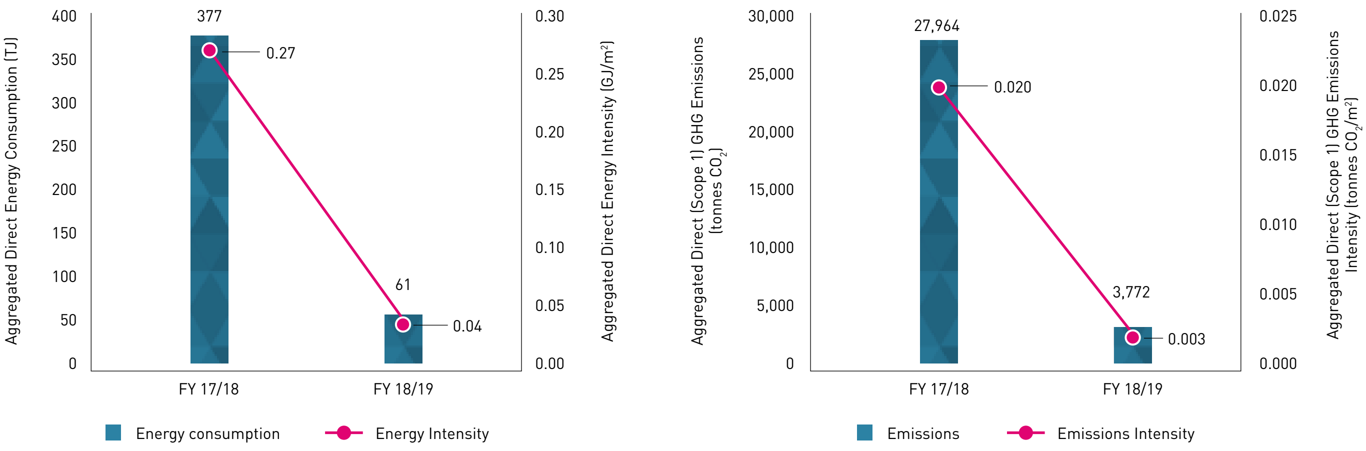
The overall CO_2 emissions (Scope 1 and Scope 2) has reduced by 33% from 83,736 tonnes of CO_2 in FY17/18 to 56,400 tonnes of CO_2 in FY18/19. Significant portions of the Trust's emissions reduction are derived from the decrease in direct energy consumption. The detailed breakdown of a-iTrust's emissions are presented in the following sections.

Direct energy consumption and Greenhouse gas (GHG) emissions

The Trust's direct energy consumption comprises of fuel consumption for emergency genset testing, fuel consumption for diesel generator and the energy generated from solar rooftop installations in ITPB, ITPC and CyberVale. In this reporting period, the Trust used a total of 61 TJ of direct energy which resulted in 3,772 tonnes of CO_2 emissions. This is a reduction of more than 83% as compared to its direct energy consumption in FY17/18. a-iTrust's direct CO_2 emissions and emissions intensity is shown in Figure 18 below.

The significant decrease in direct energy consumption and emissions are mainly attributed to the decommissioning of the fossil fuel-based captive power plant in ITPB, which accounted for more than 80% of total fuel consumption in FY17/18. The decommissioning of this power plant reflects the Trust's commitment to switch its energy supply to greener sources.

Figure 18: Aggregated Direct Energy Consumption & Intensity and Direct (Scope 1) GHG Emissions and Intensity



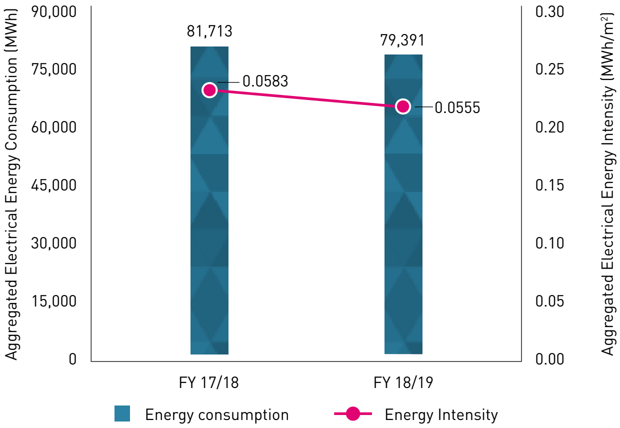
SUSTAINABILITY REPORT

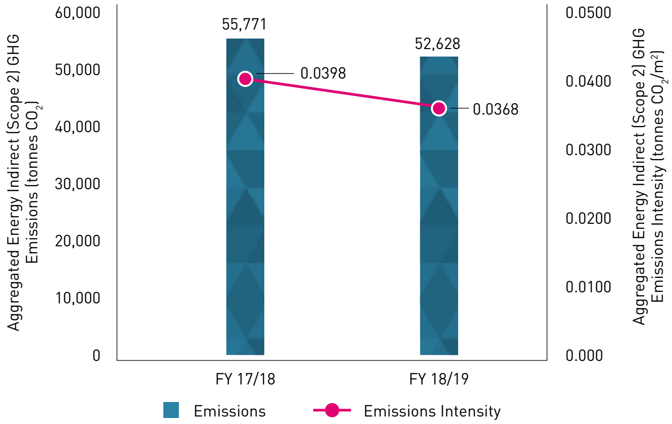
Electrical energy consumption and GHG emissions

The Trust's electrical energy consumption was derived from grid electricity and off-site solar farms. For the purpose of calculating energy consumption and GHG emissions, the energy consumption for common areas and air-conditioning were considered.

During this reporting period, a total of 79,391 MWh of electricity was consumed, contributing to around 52,628 tonnes of CO_2 emissions. In FY18/19, the Trust achieved 2% reduction in energy consumption and 5% reduction in energy intensity as compared to FY17/18[10]. Correspondingly, the Trust managed to reduce 5% of its indirect GHG Emissions and 7% of its indirect GHG Intensity. The reduction of carbon emissions from electrical consumption was mainly attributed to the increase in supply of electricity from renewable energy sources in a-iTrust's electricity mix.

Figure 19: Aggregated Electrical Energy Consumption & Intensity and Indirect (Scope 2) GHG Emissions and Intensity





10 To accommodate the renewable power procurement that the Trust has been progressively pursuing, electrical energy from off-site solar farm has been included in the electrical energy intensity calculation. The data for FY17/18 has been revised accordingly to reflect this improvement.

CASE STUDY

SOLAR ROOFTOP PLANTS AT ITPC AND CYBERVALE

In a bid to increase the ratio of clean energy in its electricity mix, the Trust has been consistently expanding its renewable energy portfolio over the years. In FY18/19, solar rooftop installations were completed in ITPC and CyberVale, expanding renewable energy capacity for the Trust. The installation of these rooftop solar panels were implemented in accordance with the Trust's sustainability roadmap.

With a total installed capacity of 517kW in ITPC and 768kW in CyberVale, both solar rooftop installations generated approximately 1.56 Million kWh of electricity – leading to a reduction of 1,108 tonnes of CO_2 equivalent.

In ITPC, the energy generated from the rooftop solar panels is utilised solely for electricity in the common areas, whereas energy generated from the rooftop solar panels at CyberVale is utilised for both common areas and also by tenants.

Water Management

Water remains a scarce resource in India. The country's demand for water is consistently increasing along with its rapidly growing population and rising urbanisation. In 2018, the premier think-tank of the Indian Government, National Institution for Transforming India (NITI) Aayog, acknowledged that the nation is undergoing "the worst water crisis" in its history. NITI published a report[11] which warned that 21 cities in India are likely to run out of groundwater by 2020. The organisation also predicted that water scarcity would possibly account for a 6% loss in India's GDP by 2030.

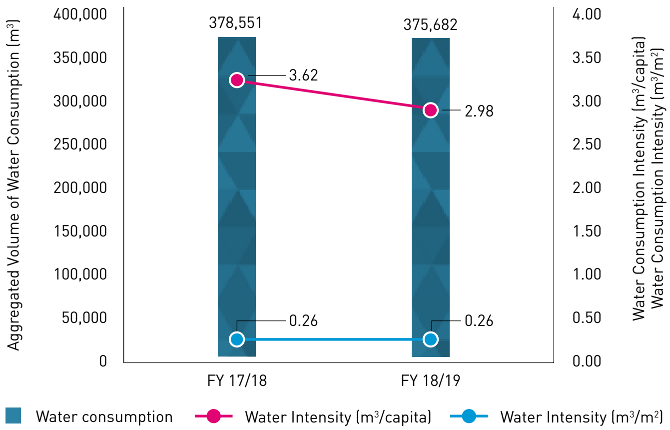
The Trust recognises the importance of implementing responsible water consumption practices in ensuring the long-term availability of water for the Trust and its communities. As its core activities heavily depend on a reliable supply of water, the Trust constantly strives to optimise its water consumption. Figure 20 presents some water saving initiatives implemented in FY18/19.

Figure 20: Water Saving Initiatives

Water Saving Initiatives
Usage of subsoil ground water for landscape, utilities, & flushing at The V
Implementation of water system automation towards remote monitoring and control at ITPB

During this reporting period, the Trust's water consumption decreased slightly to 375,682 m^3 as compared to FY17/18, while water consumption intensity per m^2 remained fairly stable at 0.26 m^3/m^2. Water consumption intensity per capita decreased to 2.98 m^3/capita despite the rise in occupancy by 21%. This reduction was achieved because of the implementation of water saving initiatives in several properties. The Managers remain committed to manage water consumption and to promote water saving practices across its portfolio and will continue to innovate in this regard.

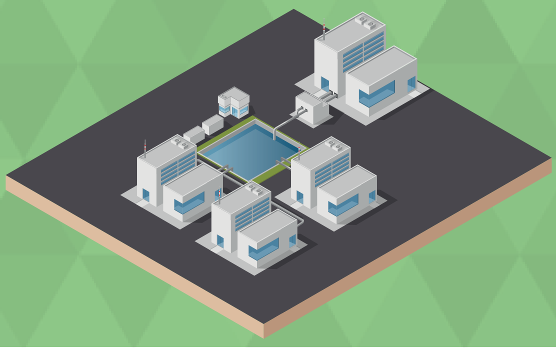
Figure 21: Water consumption and intensity



11 NITI Aayog, "Composite Water Management Index, A Tool for Water Management", June 2018

CASE STUDY

IMPLEMENTATION OF WATER SYSTEM AUTOMATION TOWARDS REMOTE MONITORING AND CONTROL AT ITPB



At ITPB, a total of 87 water tanks have been installed in various buildings for storage purposes. These tanks aid in the storage of all forms of water supplied to the properties. Prior to the implementation of automated water level monitoring, water was manually filled into the tanks. This manual approach led to numerous challenges and inefficiencies such as water overflow, increased energy consumption in pumps and other mechanical devices.

To overcome these challenges, the Trust installed water level sensors and motorised valves in every water tank. This automated system was then integrated with the existing Building Management System (BMS) and incorporated with control logic for monitoring, switching on/off of pumps based on recorded hours of operation, high and low-level alerts, and automatic activation of transfer pumps.

The implementation of this automated water system at ITPB has eliminated the requirement for manual intervention in managing the water level in all 87 water tanks. This has resulted in higher efficiency and more effective monitoring and control of water consumption at the park.

SUSTAINABILITY REPORT

GRI CONTENT INDEX

Disclosure		Reference(s) or Reasons for Omission
General Disclosures		
Organisational Profile		
102-1	Name of the organisation	Trust & Organisation Structure (Page 12)
102-2	Activities, brands, products, and services	Trust & Organisation Structure (Page 12), Strategy (Pages 22 – 23), Portfolio (Pages 44 – 47)
102-3	Location of headquarters	Corporate Information (inside back cover)
102-4	Location of operations	Trust & Organisation Structure (Page 12)
102-5	Ownership and legal form	Trust & Organisation Structure (Page 12)
102-6	Markets served	Operational Review (Pages 48 – 50)
102-7	Scale of the organisation	At a Glance (Pages 2 – 3), Portfolio (Pages 44 – 47), Operational Review (Pages 48 – 50), Financial Review (Pages 51 – 55)
102-8	Information on employee and other workers	Team Profile (Page 73)
102-9	Supply chain	Trust & Organisation Structure (Page 12), Strategy (Pages 22 – 23)
102-10	Significant changes to the organisation and its supply chain	Trust & Organisation Structure (Page 12), Investment Management (Pages 28 – 33)
102-11	Precautionary principle and approach	Risk Management (Pages 40 – 41), Governance and Ethics (Pages 64 – 65), Risk Management and Internal Controls (Pages 94 – 95)
102-12	External initiatives	Fair Employment Practices (Page 74), Reducing Energy and Carbon Footprint (Pages 75 – 78)
102-13	Membership of associations	REIT Association of Singapore (REITAS)
Strategy		
102-14	Statement from senior decision-maker	Chairman's Message (Pages 4 – 7)
Ethics and Integrity		
102-16	Values, principles, standards, and norms of behavior	Governance and Ethics (Pages 64 – 65), Culture and Values (Page 73), Dealings in Units (Page 98), Dealing with Conflicts of Interest (Page 99), Dealing with Interested Person Transactions (Pages 99 – 100)
102-17	Mechanisms for advice and concerns about ethics	Governance and Ethics (Pages 64 – 65)
Governance		
102-18	Governance structure	Trust & Organisation Structure (Page 12), Board of Directors (Pages 14 – 19), Trustee-Manager and Property Manager (Pages 20 – 21), The Board's Conduct of Affairs (Pages 84 – 86)
102-20	Executive-level responsibility for economic, environmental, and social topics	Chairman and Chief Executive Officer (Pages 88 – 89), Access to Information (Pages 90 – 91)
102-22	Composition of the highest governance body and its committees	Board of Directors (Pages 14 – 19), The Board's Conduct of Affairs (Pages 84 – 86), Board Composition and Guidance (Pages 86 – 88)
102-23	Chair of the highest governance body	Chairman and Chief Executive Officer (Pages 88 – 89)
102-24	Nominating and selecting the highest governance body	Board Membership (Pages 89 – 90)
102-25	Conflicts of interest	Dealings in Units (Page 98), Dealing with Conflicts of Interest (Page 99), Dealing with Interested Person Transactions (Pages 99 – 100)
102-32	Highest governance body's role in sustainability reporting	Materiality Assessment (Pages 62 – 63), The Board's Conduct of Affairs (Pages 84 – 86), Access to Information (Pages 90 – 91)
102-33	Communicating critical concerns	The Board's Conduct of Affairs (Pages 84 – 86), Access to Information (Pages 90 – 91)
102-35	Remuneration policies	Remuneration Matters (Pages 91 – 93)
102-36	Process for determining remuneration	Remuneration Matters (Pages 91 – 93)

Disclosure		Reference(s) or Reasons for Omission
Stakeholder Engagement		
102-40	List of stakeholder groups	Stakeholder Engagement (Page 59)
102-41	Collective bargaining agreements	All employees within the scope of this report are not covered by collective bargaining agreements, as they are professionals.
102-42	Identifying and selecting stakeholders	Stakeholder Engagement (Page 59)
102-43	Approach to stakeholder engagement	Stakeholder Engagement (Page 59)
102-44	Key topics and concerns raised	Stakeholder Engagement (Page 59)
Reporting Practice		
102-45	Entities included in the consolidated financial statements	Investment in Subsidiaries (Pages 169 – 170), Reporting Period and Scope (Page 58)
102-46	Defining report content and topic boundaries	About this Report (Page 58)
102-47	List of material topics	Materiality Assessment (Pages 62 – 63)
102-48	Restatements of information	Reducing Energy and Carbon Footprint (Page 78)
102-49	Changes in reporting	Materiality Assessment (Page 62 – 63)
102-50	Reporting period	About this Report (Page 58)
102-51	Date of most recent report (if any)	Sustainability Report 2017/2018
102-52	Reporting cycle	About this Report (Page 58)
102-53	Contact point for questions regarding the report	Enquiries (Page 43)
102-54	Claims of reporting in accordance with the GRI Standards	About this Report (Page 58)
102-55	GRI content index	GRI Content Index (Page 80)
102-56	External assurance	Assurance (Page 58)
Material Topics: High Standards of Corporate Governance; Business Ethics and Employee Conduct; Regulatory Compliance		
Management Approach		
103-1	Explanation of the material topic and its Boundary	Governance and Ethics (Pages 64)
103-2	The management approach and its components	Governance and Ethics (Pages 64)
103-3	Evaluation of the management approach	Governance and Ethics (Pages 64 - 65)
Anti-Corruption		
205-1	Operations assessed for risks related to corruption	Governance and Ethics (Pages 64)
205-2	Communication and training about anti-corruption policies and procedures	Governance and Ethics (Pages 64)
205-3	Confirmed incidents of corruption and actions taken	Governance and Ethics (Pages 64 – 65)
Environmental Compliance		
307-1	Non-compliance with environmental laws and regulations	Regulatory Compliance (Page 65)
Socioeconomic Compliance		
419-1	Non-compliance with laws and regulations in the social and economic area	Regulatory Compliance (Page 65)
Material Topic: Premium Quality Solutions		
Management Approach		
103-1	Explanation of the material topic and its Boundary	Premium Quality Solutions (Page 66)
103-2	The management approach and its components	Premium Quality Solutions (Pages 66)
103-3	Evaluation of the management approach	Premium Quality Solutions (Pages 66 – 67)

SUSTAINABILITY REPORT

Disclosure		Reference(s) or Reasons for Omission
Product and Service Labeling		
CRE8	Type and number of sustainability certification, rating and labeling schemes for new construction, management, occupation and redevelopment	Premium Quality Solutions (Pages 66)
Material Topic: Security of Business Parks and Properties		
Additional Topic: Health, Hygiene and Safety of General Public and Adjacent Communities		
Management Approach		
103-1	Explanation of the material topic and its Boundary	Security, Health and Safety at Business Parks (Page 70)
103-2	The management approach and its components	Security, Health and Safety at Business Parks (Pages 70 – 72)
103-3	Evaluation of the management approach	Security, Health and Safety at Business Parks (Pages 70 – 72)
Customer Health and Safety		
416-1	Assessment of the health and safety impacts of product and service categories	Security, Health and Safety at Business Parks (Pages 70 – 72)
Additional Topic: Reducing Energy and Carbon Footprint		
Management Approach		
103-1	Explanation of the material topic and its Boundary	Reducing Energy and Carbon Footprint (Page 75)
103-2	The management approach and its components	Reducing Energy and Carbon Footprint (Pages 75 – 78)
103-3	Evaluation of the management approach	Reducing Energy and Carbon Footprint (Pages 75 – 78)
Energy		
302-1	Energy Consumption within the organisation	Reducing Energy and Carbon Footprint (Pages 75 – 78)
302-3	Energy intensity	Reducing Energy and Carbon Footprint (Pages 77 – 78)
302-4	Reduction of energy consumption	Reducing Energy and Carbon Footprint (Pages 75 – 78)
Emissions		
305-1	Direct (Scope 1) GHG emissions	Reducing Energy and Carbon Footprint (Page 77)
305-2	Indirect (Scope 2) GHG emissions	Reducing Energy and Carbon Footprint (Page 78)
305-4	GHG emissions intensity	Reducing Energy and Carbon Footprint (Pages 77 – 78)
Additional Topic: Fair Employment Practices		
Management Approach		
103-1	Explanation of the material topic and its Boundary	Fair Employment Practices (Page 74)
103-2	The management approach and its components	Fair Employment Practices (Page 74)
103-3	Evaluation of the management approach	Fair Employment Practices (Page 74)
Additional Topic: Water Management		
Management Approach		
103-1	Explanation of the material topic and its Boundary	Water Management (Page 79)
103-2	The management approach and its components	Water Management (Page 79)
103-3	Evaluation of the management approach	Water Management (Page 79)
Water		
303-1	Water withdrawal by source	Water Management (Page 79)

CORPORATE GOVERNANCE REPORT

INTRODUCTION

One of the Trust's core values is good corporate governance, and this goes beyond the implementation of best practices and structures, internal checks and balances, transparency and compliance.

The Trustee-Manager believes that effective corporate governance is critical to the performance and success of the Trust. The Trustee-Manager is committed to keep improving its corporate governance practices. It develops and maintains adequate policies and practices to meet the specific business needs of the Trust on an ongoing basis.

This section sets out the corporate governance practices adopted by the Trust in FY18/19, with reference to the Code of Corporate Governance 2012 (Code) and relevant regulations. The Trustee-Manager remains focused on complying with the principles of the Code. Where there are deviations from the principles and guidelines of the Code and relevant regulations, an explanation has been provided within this section.

THE TRUSTEE-MANAGER

The Trust is a business trust constituted under the Singapore Business Trusts Act, Chapter 31A, and is listed on the Main Board of the Singapore Exchange Securities Trading Limited (SGX-ST). It is principally regulated by:

(i) the Securities and Futures Act, Chapter 289 (SFA);

(ii) the Business Trusts Act, Chapter 31A (BTA);

(iii) the Listing Manual of SGX-ST (Listing Manual); and

(iv) the Trust Deed.

The Trust has also voluntarily adopted certain key provisions of the Code on Collective Investment Schemes (CIS Code), issued by the Monetary Authority of Singapore (MAS), in particular, the Property Funds Appendix under Appendix 6 of the CIS Code.

The Trustee-Manager was appointed in accordance with the terms of the Trust Deed. Pursuant to the Trust Deed, the Trustee-Manager's main responsibility is to manage the Trust's assets and liabilities for the benefit of the Unitholders of the Trust. The Trustee-Manager sets the strategic business direction of the Trust and is also responsible for the capital and risk management of the Trust. Other key functions and responsibilities of the Trustee-Manager include:

(i) conducting all transactions on behalf of the Trust at arm's length, using best endeavours;

(ii) developing and implementing the Trust's business plan and budget;

(iii) ensuring compliance with all applicable prevailing laws and regulations, such as those contained in the Listing Manual, the adopted key provisions of the CIS Code including the Property Funds Appendix issued by the MAS, the SFA, the BTA, as well as the Trustee-Manager's obligations under the Trust Deed;

(iv) ensuring the execution of works by the appointed Property Manager that provides property management, marketing and project management services for the properties held by the Trust, pursuant to the relevant property management agreement;

(v) maintaining a framework of prudent and effective controls which enables financial, operational and compliance risks to be assessed and managed; and

(vi) managing regular communications with Unitholders and any necessary announcements in accordance with the Listing Manual.

CORPORATE GOVERNANCE REPORT

In executing its responsibilities to the Trust, the Trustee-Manager has adopted a set of internal guidelines and financial regulations which sets out the approval limits for, amongst others, capital expenditure, foreign exchange management, procurement of goods and services, new investments and divestments, and the operation of bank accounts.

The Trustee-Manager has also considered sustainability issues (including environmental and social factors) as part of its responsibilities. The Trust's environmental sustainability and community outreach programmes are set out on pages 58 to 82 of this Annual Report.

The Board of Directors of the Trustee-Manager (Board) comprises competent and experienced individuals who have considerable experience in the real estate industry and/or other relevant fields of business. The Board oversees the Trustee-Manager and ensures primarily, that the interests of the Unitholders are always upheld above the interests of the Trustee-Manager and its shareholder/sponsor.

The Trust Deed outlines the circumstances where the Trustee-Manager can be retired/removed, which include the proposal and passing of a resolution by a majority being greater than 75.0% of the total number of votes cast at a meeting of Unitholders duly convened in accordance with the provisions of the Trust Deed.

(A) BOARD MATTERS

PRINCIPLE 1: THE BOARD'S CONDUCT OF AFFAIRS

Primary Functions of the Board of Directors of the Trustee-Manager

The Board is responsible for the overall management and corporate governance of the Trustee-Manager and the Trust, including establishing and monitoring the goals for the management team of the Trustee-Manager (Management), reviewing Management's performance, setting directions for the Trustee-Manager and the Trust, ensuring that necessary financial and human resources are in place for the Trustee-Manager to meet its objectives and that Unitholders' interests are safeguarded. In addition, the Board has established an oversight framework for the Trustee-Manager and the Trust, including a system of internal controls, which enables risks to be assessed and managed.

Each Director of the Board has objectively discharged his or her duties and responsibilities at all times as fiduciaries in the interests of the Trustee-Manager and the Trust.

Delegation by the Board

The Trust is externally managed by the Trustee-Manager and accordingly, it has no employees. The Trustee-Manager appoints experienced and well-qualified executives to handle its day-to-day operations and administration in accordance with the policies and strategy set by the Board.

The financial regulations of the Trust provide for clear and written guidelines, including setting forth the various approval limits and directions on matters that require the Board's approval. The Board approves transactions exceeding certain limits, while delegating authority for transactions below those limits to the Investment Committee (IC). The IC currently comprises four Directors, two of whom are Independent Directors. The four members currently on the IC are Mr Manohar Khiatani (IC Chairman), Mr Jonathan Yap Neng Tong, Mr Girija Prasad Pande and Mr T.V. Mohandas Pai. The authority for the approval of operating transactions below a certain level is further delegated to the Management, to facilitate operational efficiency.

CORPORATE GOVERNANCE REPORT

Some of the matters which are reserved for the Board's approval, in accordance with the financial regulations of the Trust, include the following:

(i) acquisition, development and disposal of properties that exceed the IC's limits;

(ii) corporate and financial transactions that exceed the IC's limits;

(iii) remuneration for the Chief Executive Officer (CEO) and key executive officers of the Trustee-Manager for its shareholder's approval; and

(iv) division of responsibilities between the Chairman and the CEO.

The Management monitors changes to regulations, policies and financial reporting standards and any changes that have significant impact on the Trust and such changes are promptly brought to the attention of the Board, either during Board meetings or via circulation of Board papers.

The Board has, without abdicating its responsibility, established various committees to assist it in discharging its oversight function. These committees have been constituted with clear written terms of reference and they are actively engaged to ensure that the Trustee-Manager is in compliance with good corporate governance. The committees established by the Board are:

- Audit and Risk Committee (ARC);
- Investment Committee; and
- Nominating and Remuneration Committee (NRC).

Each of these Board Committees has its own terms of reference and operates under delegated authority from the Board, with the Board retaining overall oversight.

Board and Committee Meetings

The Board meets every quarter to review the financial performance of the Trust. The Board also reviews the risks relating to the assets of the Trust, examines liabilities and comments from the auditors of the Trust and ensures that measures are implemented to address any concern. In each meeting where matters requiring the Board's approval are to be considered, all members of the Board (with the exception of Directors who are required to recuse themselves due to actual or potential conflict of interest) participate in the discussions and deliberations, and resolutions in writing are circulated to all Directors for their consideration and approval. In addition, the Board meets and reviews the Trust's business plan and strategy on an annual basis. When necessary, additional Board meetings are held to approve transactions or resolve any issue.

The Constitution of the Trustee-Manager allows the Directors to participate at meetings through telephone conference, video conference or by means of similar communication equipment.

CORPORATE GOVERNANCE REPORT

A record of Directors' attendance at Board and Committee meetings for FY18/19 is shown below:

Name of Director	Board	Audit and Risk Committee	Investment Committee	Nominating and Remuneration Committee
Number of Meetings Held	**5**	**4**	**5**	**2**
Mr Chiang Chie Foo	5	–	–	2
Mr Manohar Khiatani	5	–	5	2
Mr Jonathan Yap Neng Tong	5	3[i]	5	–
Mr Sanjeev Dasgupta	5	4[i]	5[i]	2[i]
Mr Alan Rupert Nisbet	5	4	–	2
Mr T.V. Mohandas Pai	5	4	5	–
Mr Girija Prasad Pande	3	–	4	–
Mr Ng Eng Leng	5	4	–	–
Mrs Zia Mody	5	4	–	–

Notes:

[i] By invitation.

PRINCIPLE 2: BOARD COMPOSITION AND GUIDANCE

Board Composition

The Board reviews from time to time the size and composition of the Board, with a view to ensure that the size of the Board is appropriate in facilitating effective decision-making, and that the Board has a strong independent element and diversity of thought and background in its composition. The review takes into account the scope and nature of the operations of the Trust.

The Board has a strong independent element and it presently comprises nine Directors, six of whom (including the Chairman of the Board, Mr Chiang Chie Foo) are Independent Directors. Non-executive Directors also make up a majority of the Board.

Although the recommendation under the Code for a Lead Independent Director is not applicable, the Board has approved the appointment of a Lead Independent Director, on the basis that such Lead Independent Director would provide leadership for the other independent directors only in the limited situation(s) where the Chairman is conflicted. This was done with a view to further strengthen the independence of the Board.

The Lead Independent Director is Mr Alan Rupert Nisbet.

Profiles of the Directors are provided on pages 14 to 19 of this Annual Report.

The Board assesses the independence of each Director as guided by the Code, the Business Trusts Regulations (BTR) and the Listing Manual.

The Statement on the Composition of the Board of Directors of the Trustee-Manager pursuant to Regulation 12 (8) of the Business Trusts Regulations 2005 can be found on page 119 of this Annual Report.

The Board has conducted an annual review of the independence of the Independent Directors.

CORPORATE GOVERNANCE REPORT

An Independent Director should be (a) independent from management and business relationships with the Trustee-Manager, and independent from every substantial shareholder of the Trustee-Manager; and (b) independent in conduct, character and judgement and:

(i) has no management relationships with the Trustee-Manager or with any of its subsidiaries;

(ii) has no business relationships with the Trustee-Manager or with any of its related corporations, or with any officer of the Trustee-Manager or any of its related corporations; and

(iii) who is not the substantial shareholder of the Trustee-Manager, and is not connected/has no connection to the substantial shareholder(s) of the Trustee-Manager;

that could interfere with the exercise of independent judgment with regard to the interests of all Unitholders as a whole.

The Board has established a process for assessing the independence of its Directors.

As part of the process:

(a) each relevant non-executive Director provides information on his or her business interests and confirms, upon appointment, as well as on an annual basis, that there are no relationships which interfere with the exercise of his or her independent business judgement in the best interests of the Unitholders as a whole; such information is then reviewed by the Board; and

(b) the Board also reflects on the respective Directors' conduct and contributions at Board and Board Committee meetings, specifically, if they have exercised independent judgement in discharging their responsibilities.

The Board has carried out the assessment of each of its Directors for FY18/19 and the paragraphs below set out the outcome of the assessment.

Mr Alan Rupert Nisbet is a non-executive director of two associated corporations of Temasek Holdings (Private) Limited ("Temasek"). Temasek is a substantial shareholder of the Trustee-Manager. Mr Alan Rupert Nisbet's role is non-executive in nature and he is not involved in the day-to-day conduct of the business of the relevant entities.

Mrs Zia Mody is currently a partner of AZB & Partners, which is one of the law firms that the Trust and the Trustee-Manager engage to provide legal services in India. Mrs Zia Mody is neither involved in the relevant professional engagements, nor the provision of such legal services, which were provided by separate teams of lawyers within AZB & Partners in the ordinary course of business, on arms' length basis and based on normal commercial terms.

The Board also considered the conduct of Mr Alan Rupert Nisbet and Mrs Zia Mody in the discharge of their responsibilities as directors, and is of the view that the relationships set out above did not impair their ability to act with independent judgement in the discharge of their responsibilities as directors, and that as at the last day of FY18/19, they were able to act in the best interests of all the Unitholders as a whole in respect of FY18/19. Save for the relationships stated above, they do not have any other relationships and are not faced with any of the circumstances identified in the Code, BTR and Listing Manual, or any other relationships which may affect their independent judgement.

CORPORATE GOVERNANCE REPORT

Mr Chiang Chie Foo, Mr T.V. Mohandas Pai, Mr Girija Prasad Pande and Mr Ng Eng Leng do not have any relationships (and are not faced with any of the circumstances identified in the Code, BTR and Listing Manual, or any other relationships) which may affect their independent judgement. The Board considered whether each of them had demonstrated independence in character and judgement in the discharge of his or her responsibilities as a director and concluded that each of them had acted with independent judgement.

On the basis of the declarations of independence provided by the relevant non-executive Directors and the guidance in the Code, the BTR and the Listing Manual, the Board arrived at the determination that each of Mr Chiang Chie Foo, Mr Alan Rupert Nisbet, Mr T.V. Mohandas Pai, Mr Girija Prasad Pande, Mr Ng Eng Leng and Mrs Zia Mody is an independent director.

Whenever required, each of the above Directors had abstained himself or herself from the Board's deliberations on his or her independence.

Each of Mr Chiang Chie Foo, Mr Alan Rupert Nisbet, Mr T.V. Mohandas Pai, Mr Girija Prasad Pande, Mr Ng Eng Leng and Mrs Zia Mody will recuse themselves from participating in any Board deliberation on any transactions that could potentially give rise to a conflict of interest.

It is noted that all of the current Directors have served on the Board for fewer than nine years.

At all times, the Directors as fiduciaries are collectively and individually obliged to act honestly and with diligence, and in the best interests of a-iTrust. The Manager has established a policy that its Directors disclose their interests in transactions and recuse themselves from the deliberations on any matter in which they may have a conflict of interest. Every Director has complied with this policy. Compliance by the relevant Director is duly minuted in the proceedings of the relevant meeting.

The Board comprises Directors with diverse backgrounds, including governance, real estate, accounting and finance, legal, business, management and strategic planning. The Board actively participates in developing and setting the strategies and goals for Management and reviewing and monitoring Management's performance in driving agreed goals and objectives. The Management benefits from the Board's invaluable and objective perspectives on issues brought before the Board. Members of the Board engage in open and constructive debate and challenge the Management on its assumptions and proposals. The Trustee-Manager has put in place processes to ensure that the Board is well-supported by accurate, complete and timely information. All Directors have unrestricted access to the Management and have sufficient time and resources to effectively discharge their oversight function. In FY18/19, the Directors have provided valuable inputs on business strategies and also reviewed and evaluated the performance of the Management.

PRINCIPLE 3: CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The Chairman and CEO are two separate persons and are not related to each other. This ensures a balance of power and authority, clear accountability and greater capacity of the Board for independent decision-making. The recommendation in the Code for a Lead Independent Director to be appointed does not apply to the Trustee-Manager as the Chairman is an independent director and is not related to the CEO.

The role of the Chairman includes leading the Board to ensure its effectiveness, encouraging openness and active debate at the Board, facilitating effective contribution of Directors, and ensuring that the Board works together with the Management in a constructive manner to address strategic, business, operational, capital management, risk, corporate governance and financial issues. For Board meetings, the Chairman ensures that agenda is set, Directors receive complete, adequate and timely information and adequate time is available for discussion of all agenda items and strategic issues. At Annual General Meetings (AGM) and other Unitholders' meetings, the Chairman also ensures that there is constructive dialogue between Unitholders, the Board and the Management. In addition, the Chairman promotes high standards of corporate governance in the Trustee-Manager and the Trust.

CORPORATE GOVERNANCE REPORT

The CEO of the Trustee-Manager has full executive responsibilities over the business direction and operational decisions in managing the Trust.

PRINCIPLE 4: BOARD MEMBERSHIP

The Trustee-Manager has established the NRC which comprises three Directors, the majority of whom, including the Chairman, are independent. The NRC comprises Mr Chiang Chie Foo, an Independent Director, as Chairman, Mr Alan Rupert Nisbet, who is also the Lead Independent Director, and Mr Manohar Khiatani.

In accordance with its written terms of reference, the NRC is responsible for reviewing all Board appointments and re-appointments and oversees the succession and leadership development plans of the Trustee-Manager, with a view to align with the Trust's objectives and growth plans. The NRC also reviews annually, and as and when the circumstances require, the independence of Directors, and the structure, size and composition of the Board and makes recommendations to the Board on any changes, in line with the Trust's prevailing business requirements. In addition, the NRC reviews training and professional development programmes for the Board. The NRC has access to expert advice, including but not limited to trends on market practice, from external consultants where required.

Candidates for new Directors may be shortlisted through a search. They may also be nominated by the Trustee-Manager or Ascendas Investment Pte. Ltd. (AIPL), the sole shareholder of the Trustee-Manager, for endorsement by the NRC.

The Board has adopted a formal Board Diversity Policy setting out its policy and framework for promoting diversity on the Board. The Board recognises that a diverse Board of Directors is an important element which will better support the Trustee-Manager's achievement of the Trust's strategic objectives for sustainable growth, by enhancing the decision-making process of the Board through the perspectives derived from the various skills, business experience, industry discipline, gender, age, ethnicity and culture, geographical background and nationalities, tenure of service and other distinguishing qualities of the Directors. In recommending or endorsing the appointment of new Directors, the NRC takes into consideration the current Board size and composition, including the diversity of skills, experience and knowledge which the new Director can provide to the Trust. The NRC will also meet with the candidates to understand and assess how they can contribute effectively and commit their time to the Trustee-Manager and the Trust.

New Directors are appointed by way of a Board resolution after the NRC recommends or endorses their appointments to the Board for approval. Upon their appointments to the Board, the newly appointed Directors are given a formal letter setting out their duties, obligations and responsibilities, together with a Board Manual containing the Trust Deed and other relevant information and documentation relating to the Trust and the Trustee-Manager. They are also briefed on the business activities of the Trust, its business plan, the regulatory environment in which it operates, its corporate governance practices and their statutory duties and responsibilities as Directors. Independent Directors are also invited to attend professional development courses conducted by organisations such as the Singapore Institute of Directors, covering areas such as regulatory compliance to enhance their capabilities.

Directors are also updated regularly on revisions to relevant laws and regulations as well as relevant areas that may impact the business, through presentations and briefing sessions. The Trustee-Manager supports Directors who receive further relevant training in connection with their duties.

In the financial year under review, and upon the recommendation of the Code, none of the Independent Directors has served on the Board for more than nine years from the date of their first appointment.

The NRC has adopted internal guidelines addressing competing time commitments that are faced when Directors serve on multiple Boards and/or have other principal commitments. As a guide, Directors should not have more than six listed company Board representations so that they are able to commit time and effort to carry out their duties and responsibilities effectively.

In determining whether to re-nominate a Director, the NRC considers the following:

- whether the Director has given sufficient time and attention to the affairs of the Trustee-Manager and the Trust, in particular, when a Director holds other directorships; and
- whether the Director is able to and has been adequately carrying out his/her duties as Director.

PRINCIPLE 5: BOARD PERFORMANCE

The Board's performance is reviewed annually to assess the effectiveness of the Board as a whole and its Board Committees and the contributions of each Director to the effectiveness of the Board.

The performance criteria includes assessing the individual Director's commitment, attendance and ability to contribute effectively at meetings, the Board composition, access to information, processes, risk management, Board Committees, strategic planning, accountability and oversight, and standards of conduct.

Each Director is required to complete a Board Performance Evaluation Questionnaire (Questionnaire) and is allowed to individually express his personal and confidential assessment of the Board's overall effectiveness in accomplishing its goals and discharging its responsibilities. It provides insights into the functioning of the Board, whilst identifying areas that might need strengthening and development. Based on the Questionnaire returned by each Director, a consolidated report is prepared and presented to the NRC and the Board. The NRC evaluates the responses and provides its comments and recommendations to the Board on any changes that should be made to help the Board discharge its duties more effectively.

Accordingly, the annual review of the Board's performance was carried out for FY18/19. All the Directors had completed the Questionnaire for FY18/19. Based on the results of the Board assessment exercise, the Board is of the view that it has met its performance objectives and each of its members is contributing to the overall effectiveness of the Board and Board Committees.

PRINCIPLE 6: ACCESS TO INFORMATION

Management provides the Board with complete and adequate information on a regular and timely basis. Directors are provided with devices and applications to enable them to access and read Board and Board Committee papers prior to and during meetings. The information provided includes the background and relevant details on matters to be brought before the Board, updates on financial results, business updates, property information, changes to regulations including India taxation, accounting standards and other relevant matters. In addition, Management provides monthly management accounts to the Directors to keep them updated on the financial performance, position and outlook of the Trust.

At quarterly Board meetings, Directors are updated on developments and changes in the operating environment.

A Board strategy and business plan meeting is organised annually for the Board and the Management to discuss strategic issues and formulate plans pertaining to the Trust and the Trustee-Manager. Where appropriate, the Management makes arrangements for the Directors to visit the properties and meet with key tenants and business associates to better apprise the Directors of the business.

In addition, the Board has independent access to the Management, the Joint Company Secretaries internal and external auditors, at all times. The Board is entitled to request from Management and will be provided with additional information, as needed to make informed decisions, in a timely manner. Where necessary, the Board is also entitled to request for independent professional advice on matters relating to the Trust at the Trustee-Manager's expense to enable Directors to discharge their duties and responsibilities effectively.

The Joint Company Secretaries prepare minutes of Board meetings and proceedings of all Board Committees. They assist the respective Chairmen of the Board and the Board Committees in advising on governance matters and implementing proper procedures for compliance with the Trust Deed and relevant rules, regulations, best practices and internal policies. The Joint Company Secretaries are responsible for ensuring information flows within and among the Board, the Board Committees and the Management. The Joint Company Secretaries also work with the Management to ensure that the Board and the Board Committee papers are provided to the Directors ahead of each meeting. In the financial year under review, all Board and Committee meetings were attended by at least one of the Joint Company Secretaries.

The Joint Company Secretaries and the CEO are the primary channels of communication between the Trustee-Manager and SGX-ST. The appointment and removal of any of the Joint Company Secretaries are subject to the approval of the Board.

(B) REMUNERATION MATTERS

PRINCIPLE 7: PROCEDURES FOR DEVELOPING REMUNERATION POLICIES
PRINCIPLE 8: LEVEL AND MIX OF REMUNERATION
PRINCIPLE 9: DISCLOSURE ON REMUNERATION

All fees and remuneration payable to Directors, key executives and staff of the Trustee-Manager are paid by the Trustee-Manager.

The Trustee-Manager has established the NRC which comprises three Directors, of which two Directors, including the Chairman, are independent. The members of the NRC are Mr Chiang Chie Foo (Chairman), Mr Manohar Khiatani and Mr Alan Rupert Nisbet. The NRC has clear terms of reference and its primary duty and responsibility is to oversee the establishment of the appropriate remuneration policy and framework, provide oversight on the framework of remuneration for the Board and all the key executives, and review and endorse the specific remuneration package for each Director and all executives including the CEO. The NRC reviews and approves proposals on the remuneration policy and framework of the Trustee-Manager and has access to independent and expert advice from external consultants whenever required.

The underlying principles governing the Trustee-Manager's remuneration policy for all its key executives are as follows:

(i) reward and motivate employees to work towards achieving the strategic goals and business results of the Trust and the Trustee-Manager; and

(ii) enhance the retention of key talents to build strong organisational capabilities and ensure competitive remuneration relative to the appropriate external talent markets.

The remuneration policy and framework is reviewed periodically for alignment to industry norm and practices as well as the underlying principles. The Trustee-Manager advocates a performance-based remuneration system using both financial and non-financial key performance indicators for all the key executives of the Trustee-Manager. The NRC is also responsible for approving all key performance indicators and targets to drive the performance of the Trust and the Trustee-Manager. The remuneration structure is designed with the objective of retaining, rewarding and motivating each individual to stay competitive and relevant. In arriving at the annual remuneration package for all the key executives including the CEO, the NRC takes into consideration the remuneration policy and framework, performance of the Trustee-Manager in relation to the approved key performance indicators and reference to compensation benchmarks within the industry, as appropriate. After the end of the financial year when the results of the key performance indicators are known, the resultant performance incentives are reviewed together with the relevant compensation benchmarks before approval by the NRC.

For FY18/19, the total remuneration mix of all the key executives comprises a fixed annual salary, short-term incentives including benefits and long-term incentives as set out below:

(i) the fixed annual salary includes a base salary, fixed allowances and compulsory employer's CPF contribution;

(ii) the short-term incentive is linked to the performance of the Trust and each individual. The key performance indicators of the Trust include Distribution per Unit and Net Property Income which are aligned to the interests of the Unitholders; and

(iii) the long-term incentive is tied to the Sponsor's performance which is measured by Total Shareholders' Return. The Sponsor's Total Shareholders Return is defined as the growth in the shareholders fund over the performance period of the long-term incentive grant. As the Trustee-Manager is a wholly-owned subsidiary of the Sponsor, employees of the Trustee-Manager are part of a larger group which allows the Trustee-Manager to increase its flexibility and effectiveness to reward and motivate them with better career prospects. The Trustee-Manager will be in an advantageous position to attract and retain qualified key executives and employees. This will also provide continual development of talent and renewal of leadership for sustaining the long-term business growth of the Trust. Therefore, the rationale for granting the long-term incentive is aligned with Unitholders' interests. The long-term incentive payout is conditional upon the achievement of pre-determined performance targets set by the Ascendas-Singbridge Board for a performance period of three years, which includes the performance and growth of the Trust.

The NRC is of the view that remuneration is aligned to FY18/19 performance and that all of the performance conditions used to determine the remuneration of Directors and all key executives of the Trustee-Manager were met.

The Trustee-Manager has decided to (a) disclose the CEO's remuneration in bands of S$250,000 (instead of on a quantum basis), (b) not to disclose the remuneration of the other key executives of the Trustee-Manager in bands of S$250,000, and (c) to disclose the total remuneration of all key executives of the Trustee-Manager (including the CEO). The Trustee-Manager's decision takes into consideration the sensitive and confidential nature of remuneration matters and the importance of the continuity of a stable management team in the competitive environment wherein the Trustee-Manager operates. The Trustee-Manager is of the view that disclosure in such manner is not prejudicial to the interests of the Unitholders as the indicative range for the CEO's remuneration, as well as the total remuneration of all key executives (including the CEO), is made known to the Unitholders. In addition, there is sufficient information provided on the Trustee-Manager's remuneration framework to enable the Unitholders to understand the link between the Trust's performance and the remuneration of all key executives (including the CEO). Lastly, the remuneration of all key executives (including the CEO) of the Trustee-Manager is paid out of the fee that the Trustee-Manager receives (of which the quantum and basis have been disclosed), and not from the assets of the Trust.

Remuneration of the Directors and all key executives of the Trustee-Manager is paid in cash. There were no employees of the Trustee-Manager who were immediate family members of a Director or the CEO in FY18/19. 'Immediate family member' refers to spouse, child, adopted child, step-child, sibling or parent of the individual.

No compensation is payable to any Director, key executive or staff of the Trustee-Manager in the form of options in units or pursuant to any bonus or profit-sharing plan or any other compensation relating to any profit-linked agreement or arrangement, under the service contracts.

CORPORATE GOVERNANCE REPORT

Directors' fees are reviewed and endorsed by the NRC. The fees[i] payable to the non-executive Directors of the Trustee-Manager for FY18/19 are as follows:

Non-Executive Directors	S$
Mr Chiang Chie Foo	124,000
Mr Manohar Khiatani[ii]	98,000
Mr Jonathan Yap Neng Tong[ii]	71,000
Mr Alan Rupert Nisbet	98,900
Mr T. V. Mohandas Pai	88,500
Mr Girija Prasad Pande	65,500
Mr Ng Eng Leng	67,500
Mrs Zia Mody	66,000

Notes:

[i] Inclusive of attendance fees of (a) S$1,000 per meeting attendance (in person, or via teleconferencing or video conferencing), (b) ad-hoc meeting with Management of S$500 per meeting attendance and, (c) an additional of S$500 per day for overseas attendance allowance. Directors' fees are subject to the approval of the Trustee-Manager's parent entity.

[ii] The Directors' fees for Mr Manohar Khiatani and Mr Jonathan Yap Neng Tong (payable to AIPL, a wholly-owned subsidiary of Ascendas Pte. Ltd.) were waived by AIPL.

The remuneration of the CEO in bands of S$250,000, and a breakdown of the remuneration of all key executives (including the CEO) of the Trustee-Manager in percentage terms, are provided below:

Key Executives' Remuneration for FY18/19

Total Remuneration Bands	Fixed Compensation and Employer's CPF[1]	Short-term Incentives and Employer's CPF[2]	Long-term Incentives[3]	Total
Above S$1,000,000 to S$1,250,000				
Mr Sanjeev Dasgupta	38%	58%	4%	100%
Key Executives (excluding CEO)				
Mr Tan Choon Siang Mr James Goh Chat Shen[4] Mr Sumit Gera[5]	53%	45%	2%	100%

Total for all key executives (including CEO): S$2,108,046

Notes:

[1] The amount disclosed includes base salary, Annual Wage Supplement, allowances, other fixed benefits and employer's CPF contributions accrued for FY18/19.

[2] The amount disclosed includes bonuses and other variable benefits accrued for FY18/19.

[3] This refers to the FY18/19 grant. The payout will be based on the achievement of pre-determined performance targets over a period of three years.

[4] Mr James Goh (previously Head, Investor Relations and Asset Management) was in service from 1st April 2018 to 31st July 2018. His fixed compensation and short-term incentives disclosed are pro-rated based on his service period.

[5] Mr Sumit Gera was appointed Vice President, Portfolio Asset Management with effect from 1st September 2018. The total remuneration disclosed is pro-rated based on his service period.

CORPORATE GOVERNANCE REPORT

(C) ACCOUNTABILITY AND AUDIT

PRINCIPLE 10: ACCOUNTABILITY

The Board is responsible for providing a balanced and comprehensive assessment of the Trust's performance, position and prospects, including interim and other price-sensitive public reports and reports to the regulators, if required. Financial reports and other price-sensitive information are disseminated to Unitholders through announcements via the SGXNET, press releases, the Trust's website, media and briefings to analysts. The Annual Report is sent to all Unitholders and is accessible on the Trust's website.

The Board has unrestricted access to information from the Management and the Management regularly provides the Board with reports on the Trust's performance, position and prospects to enable the Board to make a balanced and informed assessment of the performance, position and prospects of the Trust. Such reports include the Consolidated Income Statement, the Statement of Financial Position, a comparison of actuals against budgets and explanatory notes for significant variances for the month and year-to-date performance.

The Trustee-Manager had, pursuant to the amended Rule 720(1) of the Listing Manual of the SGX-ST, received undertakings from all its Directors and key management that they each shall, in the exercise of their powers and duties as directors and officers, use best endeavours to comply with the provisions of the SGX-ST's listing rules, the SFA, the Code of Takeovers & Mergers, and the Companies Act and will also procure compliance by the Trustee-Manager.

PRINCIPLE 11: RISK MANAGEMENT AND INTERNAL CONTROLS

INTERNAL CONTROLS

Risk Management and Internal Controls

The key risks and internal controls of the Trust have been identified by the Board working with Management and with assistance from KPMG LLP (KPMG), the appointed internal auditor. The risks are categorised under strategic, financial, operational and compliance risk areas. There are documented procedures in place that cover certain management accounting, financial reporting, project appraisal, compliance and other risk management issues. The Board's approach to risk management and the identified financial risk factors are outlined in Note 28 of the Financial Statements of the Trust.

The Board regularly reviews the business risks of the Trust and examines liability management and risks including those relating to the India property sector. The overall framework established by the Board to enhance the soundness of the Trust's financial reporting, risk management, compliance and internal control systems includes:

- formulation and implementation of an enterprise risk management framework which comprises a risk register and related internal controls to mitigate such risks, which is regularly reviewed by the Board;
- audits performed by an internal auditor in accordance with the audit plan;
- process improvement initiatives undertaken by the asset companies;
- implementation of formal policies and procedures relating to the delegation of authority;
- involvement of experienced and suitably qualified employees who take responsibility for important business functions; and
- segregation of key functions which may give rise to possible errors or irregularities.

CORPORATE GOVERNANCE REPORT

The ARC assists the Board in examining the adequacy and effectiveness of the Trust's risk management policies to ensure that a robust risk management system is maintained. The ARC reviews and guides Management in the formulation of risk policies and processes to effectively identify, evaluate and manage any material risks. The ARC reports to the Board material findings and makes recommendations in respect of any material risk issues.

In the course of their statutory audit, the external auditor had considered the risk assessment conducted by the internal auditor. Any material non-compliance and internal control weakness, together with the internal auditor's recommendations to address them, are reported to the ARC.

The Trust also has in place, insurance coverage and a business continuity plan.

Whistleblowing Policy

The Trustee-Manager adopts a zero tolerance approach towards fraud, bribery, corruption, money laundering and financing of terrorism. The Board has put in place a whistleblowing policy and procedures which provide employees with well-defined and accessible channels for reporting suspected fraud, corruption, dishonest practices, suspicious transactions or other similar matters and for appropriate follow-up action to be taken. The policy and procedures aim to encourage the reporting of such matters in good faith, with confidence on the part of employees making such reports, that the Trustee-Manager will treat them fairly and be protected from reprisal.

Directors' Opinion on Internal Controls

The CEO and the Chief Financial Officer (CFO) have provided their confirmation to the Board that to the best of their knowledge, based on outcomes of ongoing reviews on risk management and internal controls, and in the absence of contradictory evidence, the system of risk management and internal controls is adequate and effective, financial records have been properly maintained and the financial statements give a true and fair review of the Trust's operations and finances.

The Board recognises the importance of sound internal controls and risk management practices for good corporate governance. The Board affirms its overall responsibility for systems of internal controls and risk management of the Trust, and for reviewing the adequacy and integrity of those systems on an annual basis. The internal control and risk management functions are performed by key executives of the Trustee-Manager with oversight by the ARC.

The internal control systems include the safeguarding of assets, the maintenance of proper accounting records, the reliability of financial information, compliance with appropriate legislation, regulations and best practice, and the management of business risks. Such systems are designed to manage rather than to eliminate the risk of failure to achieve business objectives and provide only reasonable, and not absolute, assurance against material misstatement or loss. The Board also notes that all internal control systems contain inherent limitations and no system of internal controls can provide absolute assurance against the occurrence of material errors, poor judgment in decision-making, human error, fraud or other irregularities.

Based on the system of risk management and internal controls established and maintained by the Trustee-Manager, work performed by the internal and external auditors, reviews performed by the Management, various Board Committees and the Board, and the assurance from the CEO and CFO of the Trustee-Manager, the Board concurs with the ARC and is of the opinion that the system of risk management and internal controls addressing material financial, operational, compliance and information technology risks of the Trust and its subsidiaries were adequate and effective as at 31st March 2019 in addressing material risks.

PRINCIPLE 12: AUDIT AND RISK COMMITTEE

The ARC comprises Mr Alan Rupert Nisbet as Chairman, Mr T.V. Mohandas Pai, Mr Ng Eng Leng and Mrs Zia Mody. All ARC members, including the Chairman, are considered independent.

The Board is of the view that the members of the ARC bring with them invaluable current and relevant managerial and professional expertise and experience in the areas of accounting, financial management and legal and hence, are appropriately qualified to discharge their responsibilities. Mr Alan Rupert Nisbet and Mr T.V. Mohandas Pai have extensive accounting and related financial management expertise and experience while Mr Ng Eng Leng and Mrs Zia Mody are qualified lawyers with considerable experience and expertise.

The core functions and the responsibilities of the ARC, as set out in the ARC's written terms of reference, comprise oversight of the integrity of the financial statements and related disclosures, oversight, assessment and review of internal controls, review of the internal and external auditors' findings on internal controls, making recommendations to the Board on the appointment/re-appointment of the auditors and the remuneration of the auditors. The ARC also reviews the quality and reliability of information prepared for inclusion in financial reports. The ARC is responsible for the nomination of external auditor and reviewing the adequacy of existing audits in respect of cost, scope and performance. The ARC also reviews the quarterly and annual financial statements before submission to the Board for approval, including the Interested Person Transactions (IPT). The ARC has authority to investigate any matter within its terms of reference, has full access to and co-operation of Management and full discretion to invite any Director or executive officer to attend its meetings, and reasonable resources to enable it to discharge its functions properly.

For FY18/19, the ARC held four meetings during the year. The ARC has reviewed the external and internal auditors' findings. The ARC also met with the external and internal auditors, in each case without the presence of the Management. The ARC is satisfied with the processes put in place to mitigate fraud risk exposure in the Trust. The ARC is also satisfied that the whistleblowing arrangements put in place by the Management provide a channel through which staff may, in confidence, raise concerns about possible improprieties in matters of financial reporting or other matters. The external auditor has updated the ARC on changes to accounting standards and issues which have a direct impact on financial statements, during the ARC meetings in FY18/19.

In the review of the financial statements, the ARC has discussed the key audit matters with Management and the external auditor. The ARC concurs with the basis and conclusions included in the auditors' report with respect to the key audit matters.

External Audit

Ernst & Young LLP (EY) was appointed as the external auditor for the Trust and its Singapore incorporated subsidiaries and significant associated companies. Unitholders' approval was obtained for their re-appointment at the last AGM on 27th June 2018. EY will hold office until the conclusion of the coming AGM. The ARC has assessed the performance of the external auditor based on factors such as the performance and quality of their audit and the independence of the auditor and has also met with the external auditor without the presence of the Management.

The Trustee-Manager confirms that it has complied with Rules 712(1) and 715 of the Listing Manual of the SGX-ST as EY is registered with the Accounting and Corporate Regulatory Authority.

To assess the independence of the external auditor, the ARC also reviewed the non-audit services provided by the external auditor during the financial year and the quantum of fees paid for such services. The ARC is satisfied that the independence of the external auditor was not compromised in any way by the provision of such non-audit services.

CORPORATE GOVERNANCE REPORT

The table below sets out the fees and expenses paid/accrued to EY for FY18/19:

Nature of Services	S$'000	%
Audit fees	397	90
Non-audit fees	46	10
Total	**443**	**100**

On the basis of the above, the Board has concurred with the ARC's recommendation of the re-appointment of EY as the independent external auditor of the Trust and its subsidiaries at the coming AGM of the Unitholders. None of the members of the ARC are former partners or directors of the Trust's and/or Trustee-Manager's external auditor.

PRINCIPLE 13: INTERNAL AUDIT

The internal auditor assists the ARC in ensuring that the Management maintains a sound system of internal controls by regular monitoring of key controls and procedures and ensuring their continued effectiveness. In the financial year under review, the internal audit function of the Trust was carried out by KPMG.

The ARC ensures that the internal audit function is adequately resourced and has appropriate standing with the Trustee-Manager. Staffed by qualified executives, KPMG has unrestricted access to the ARC and all the Trustee-Manager's documents, records, properties and officers. KPMG reports to the Chairman of the ARC and is guided by the Standards for the Professional Practice of Internal Auditing. During the year, KPMG adopted a risk-based auditing approach covering financial, operational and compliance controls. Internal audits were carried out on all subsidiaries of the Trust. Internal audit reports were submitted to the ARC for review and the summary of findings and recommendations were discussed at the ARC meetings.

The ARC has reviewed the effectiveness of the internal audit function for the financial year under review and is satisfied of its adequacy and independence from the activities it audits.

(D) UNITHOLDERS' RIGHTS

PRINCIPLE 14: UNITHOLDERS' RIGHTS
PRINCIPLE 15: COMMUNICATION WITH UNITHOLDERS
PRINCIPLE 16: CONDUCT OF UNITHOLDERS' MEETINGS

The Trustee-Manager is committed to open and regular communication with the investment community, in particular, with its Unitholders. Quarterly results with detailed financial and operational metrics are publicly available on the Trust's and SGX-ST's websites. The Trust's website also contains the Trust's disclosed financial information, annual reports, investor presentation slides, distribution notices, press releases and other material developments announced through the SGX-ST's website.

Investor relations matters are handled by the Management. The Management meets with analysts and institutional investors regularly to promote the Trust, communicate its business performance and developments, and gather views and feedback. The Management participates in local and overseas conferences organised by securities houses and banks. The Management also addresses queries raised by retail and institutional Unitholders via phone calls, emails or the website. Such regular interactions allow the Management to consider feedback from the investment community before formulating capital management strategies and Unitholders' resolutions. An investor relations policy has been put in place as part of the Management's commitment to provide timely and transparent information to the investment community.

CORPORATE GOVERNANCE REPORT

For the forthcoming AGM, the Board will be in attendance to address Unitholders' queries. EY, the external auditor for the Trust, has also been invited to attend the AGM and assist Directors in addressing queries from Unitholders relating to the conduct of the audit and the preparation and content of the audited financial statements of the Trust.

The Board fully supports Unitholders' participation at AGMs and Unitholders are accorded the opportunity to raise relevant questions and to communicate their views. A registered Unitholder may, through proxy forms sent in advance, appoint up to two proxies to attend and vote. The Trustee-Manager has also taken measures to cater for the newly introduced multiple proxy regime, in anticipation of attendance by beneficial Unitholders at General Meetings. To ensure transparency, the Trustee-Manager has employed electronic poll voting since the AGM in 2012. All votes cast for or against and their respective percentages will be displayed 'live' immediately at the meeting after the conduct of each poll. It also promptly issues a detailed announcement of the poll results (both in absolute numbers and percentages of votes cast for and against a resolution) on SGX-ST's website after the close of the General Meeting.

The Company Secretaries prepare minutes of Unitholders' meetings, which incorporate substantial comments or queries from Unitholders and responses from the Board and the Management. The minutes of Unitholders' meetings are posted on the Trust's website.

(E) ADDITIONAL INFORMATION

DEALINGS IN UNITS

The Trust has adopted a trading policy based on SGX-ST's best practices on dealings in securities. Directors and employees of the Trustee-Manager and relevant employees of the Trustee-Manager's related corporations are reminded that dealing in the Units is prohibited:

- during the period commencing one month before the announcement of the Trust's annual financial results and two weeks before the announcement of the Trust's quarterly financial results, and ending on the date of announcement of the relevant results; and
- at any time while in possession of price sensitive information.

The policy also discourages trading by Directors and employees of the Trustee-Manager and relevant employees of the Trustee-Manager's related corporations on short-term considerations.

Each Director of the Trustee-Manager is required to give notice in writing to the Trustee-Manager of his or her acquisition of Units or changes to the number of Units held in his or her interest, within two business days after such Director is appointed or upon the occurrence of any of the aforesaid events.

All dealings in Units by Directors will be announced via the SGXNET and the announcement will be posted on the SGX-ST's website http://www.sgx.com and on the Trust's website http://www.a-itrust.com.

In addition, the Trustee-Manager will announce on the SGX-ST the particulars of its holdings in the Units and any changes thereto, by the end of the business day following the day on which it acquires or disposes of any Units.

CORPORATE GOVERNANCE REPORT

DEALING WITH CONFLICTS OF INTEREST

The Trustee-Manager has put in place several procedures to address potential conflicts of interest which the Trustee-Manager (including its Directors, executive officers and employees) may encounter in managing the Trust. Examples of these are:

(i) the Trustee-Manager will be a dedicated manager to the Trust and will not manage any other business trust or be involved in any other real estate or property business;

(ii) all executive officers are employed by the Trustee-Manager;

(iii) the entry into any IPT above S$100,000 must be reviewed by the ARC. The review procedures for IPT are set out below;

(iv) in respect of matters in which Temasek, JTC and/or their subsidiaries (which include ASB) has a direct or indirect interest, any nominees appointed by Temasek, JTC or any of its subsidiaries to the Board shall abstain from voting. In such matters, the quorum must comprise a majority of the Independent Directors of the Trustee-Manager and must exclude the representatives or nominees of Temasek, JTC and/or their subsidiaries; and

(v) the Trustee-Manager and its associates (as defined in the Trust Deed) are prohibited under the Trust Deed from voting on their Units at, or being part of a quorum for, any meeting of Unitholders convened to approve any matter in which the Trustee-Manager or any of its associates has a material interest in the business to be conducted (save for a resolution to remove the Trustee-Manager as provided in the Trust Deed).

DEALING WITH INTERESTED PERSON TRANSACTIONS

Review Procedures for Interested Person Transactions

The Trustee-Manager has established internal control procedures to ensure that all transactions involving the Trustee-Manager and an Interested Person of the Trustee-Manager are undertaken on an arm's length basis and on normal commercial terms, which are generally no more favourable than those extended to unrelated third parties. The Trustee-Manager would have to demonstrate this to the ARC, which may include obtaining (where practicable) quotations from parties unrelated to the Trustee-Manager, or obtaining a valuation from an independent valuer. In addition, regulatory requirements relating to IPT, including the need for approvals and disclosure, are strictly observed by the Trustee-Manager.

Where matters concerning the Trust relate to transactions entered into or to be entered into by the Trustee-Manager for and on behalf of the Trust with an Interested Person of the Trustee-Manager, the Trustee-Manager is required to ensure that such transactions are conducted at arm's length in accordance with all applicable requirements of the Listing Manual relating to the transaction in question. If the Trustee-Manager is to sign any contract with an Interested Person of the Trustee-Manager, the Trustee-Manager will review the contract to ensure that it complies with the requirements relating to IPT in the Listing Manual (as may be amended from time to time) as well as such other guidelines as may from time to time be prescribed by the MAS and the SGX-ST.

All IPT will be subject to regular reviews by the ARC and any IPT requiring disclosure are set out in the Annual Report.

CORPORATE GOVERNANCE REPORT

In addition, the following procedures have been undertaken:

(i) transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested party during the same financial year) equal to or exceeding S$100,000 in value but below 3.0%. of the Trust's net tangible assets will be subject to review by the ARC at regular intervals;

(ii) transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested party during the same financial year) equal to or exceeding 3.0%. of the Trust's net tangible assets but below 5.0 per cent. of the Trust's net tangible assets will be subject to the review and prior approval of the ARC. Such approval shall only be given if the transactions are on arm's length commercial terms and consistent with similar types of transactions made by the Trustee-Manager with third-parties which are unrelated to the Trustee-Manager; and

(iii) transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested party during the same financial year) equal to or exceeding 5.0 per cent. of the Trust's net tangible assets will be reviewed and approved by the ARC prior to such transactions being entered into, which may, as it deems fit, request advice on the transaction from independent sources or advisers, including obtaining valuations from professional valuers. Furthermore, under the Listing Manual, such transactions would have to be approved by the Unitholders at a meeting of Unitholders duly convened and held in accordance with the provisions of the Trust Deed.

The Trustee-Manager maintains a register to record all IPT (and the basis, including, where practicable, the quotations obtained to support such basis, on which they are entered into) which are entered into by the Trust. The Trustee-Manager incorporates into its internal audit plan a review of all IPT entered into by the Trust. The ARC reviews the internal audit reports to ascertain that the guidelines and procedures established to monitor IPT have been complied with.

The Trustee-Manager discloses in the Trust's Annual Report the aggregate value of IPT conducted during the relevant financial year.

CORPORATE GOVERNANCE REPORT

CORPORATE GOVERNANCE DISCLOSURE GUIDE

Guideline	Questions		How has the Trust complied?
General	(a)	Has the Trust complied with all the principles and guidelines of the Code? If not, please state the specific deviations and the alternative corporate governance practices adopted by the Trust in lieu of the recommendations in the Code.	Yes, save for the guidelines on disclosure of remuneration where the Trustee-Manager has provided the reasons on page 92 where partial disclosure was made in relation to the remuneration of all key executives (including CEO) of the Trustee-Manager.
	(b)	In what respect do these alternative corporate governance practices achieve the objectives of the principles and conform to the guidelines in the Code?	The remuneration matters on pages 91 to 93 enable investors to understand the link between remuneration paid to the Directors and key executive officers and performance.
Board Responsibility			
Guideline 1.5	What are the types of material transactions which require approval from the Board?		Please refer to Principle 1 on the Board's Conduct of Affairs.
Members of the Board			
Guideline 2.6	(a)	What is the Board's policy with regard to diversity in identifying director nominees?	Please refer to Principle 2 on Board Composition and Guidance, and Principle 4 on Board Membership.
	(b)	Please state whether the current composition of the Board provides diversity on each of the following – skills, experience, gender and knowledge of the Trust, and elaborate with numerical data where appropriate.	Please refer to Principle 2 on Board Composition and Guidance, and Principle 4 on Board Membership. The current composition of the Board provides diversity in relation to skills, experience, gender and knowledge.
	(c)	What steps has the Board taken to achieve the balance and diversity necessary to maximize its effectiveness?	Please refer to Principle 2 on Board Composition and Guidance, and Principle 4 on Board Membership.
Guideline 4.6	Please describe the board nomination process for the Trust in the last financial year for (i) selecting and appointing new directors and (ii) re-electing incumbent directors.		Please refer to Principle 4 on Board Membership and Principle 5 on Board Performance.

CORPORATE GOVERNANCE REPORT

Guideline	Questions		How has the Trust complied?
Guideline 1.6	(a)	Are new directors given formal training? If not, please explain why.	Yes. Please refer to Principle 4 on Board Membership.
	(b)	What are the types of information and training provided to (i) new directors and (ii) existing directors to keep them up-to-date?	Please refer to Principle 4 on Board Membership.
Guideline 4.4	(a)	What is the maximum number of listed company board representations that the Trust has prescribed for its directors? What are the reasons for this number?	As a guide, Directors should not have more than 6 listed company board representations. Please refer to Principle 4 on Board Membership.
	(b)	If a maximum number has not been determined, what are the reasons?	Please refer to the response to Guideline 4.4(a) above.
	(c)	What are the specific considerations in deciding on the capacity of directors?	Please refer to Principle 4 on Board Membership and Principle 5 on Board Performance.
Board Evaluation			
Guideline 5.1	(a)	What was the process upon which the Board reached the conclusion on its performance for the financial year?	Please refer to Principle 5 on Board Performance.
	(b)	Has the Board met its performance objectives?	Based on the Board evaluation exercise conducted by the Trustee-Manager, the Board is satisfied that it has achieved its performance objectives for FY18/19 and that all Directors have demonstrated full commitment to their roles and contributed effectively to the discharge of their duties. Please refer to Principle 5 on Board Performance.
Independence of Directors			
Guideline 2.1	Does the Trust comply with the guideline on the proportion of independent directors on the Board? If not, please state the reasons for the deviation and the remedial action taken by the Trust.		Yes. Please refer to Principle 2 on Board Composition and Guidance.

CORPORATE GOVERNANCE REPORT

Guideline	Questions		How has the Trust complied?
Guideline 2.3	(a)	Is there any director who is deemed to be independent by the Board, notwithstanding the existence of a relationship as stated in the Code that would otherwise deem him not to be independent? If so, please identify the director and specify the nature of such relationship.	Please refer to Principle 2 on Board Composition and Guidance.
	(b)	What are the Board's reasons for considering him independent? Please provide a detailed explanation.	Please refer to Principle 2 on Board Composition and Guidance.
Guideline 2.4	Has any independent director served on the Board for more than nine years from the date of his first appointment? If so, please identify the director and set out the Board's reasons for considering him independent.		Not applicable. None of the Independent Directors has served on the Board for more than nine years from the date of their first appointment.
Disclosure on Remuneration			
Guideline 9.2	Has the Trust disclosed each director's and the CEO's remuneration as well as a breakdown (in percentage or dollar terms) into base/fixed salary, variable or performance-related income/bonuses, benefits in kind, stock options granted, share-based incentives and awards, and other long-term incentives? If not, what are the reasons for not disclosing so?		Please refer to Principle 7 on Procedures for Developing Remuneration Policies, Principle 8 on Level and Mix of Remuneration, and Principle 9 on Disclosure on Remuneration. The Trustee-Manager has also provided the reasons for non-disclosure on page 92 of the Corporate Governance Report in relation to the CEO's remuneration.
Guideline 9.3	(a)	Has the Trust disclosed each key management personnel's remuneration, in bands of S$250,000 or in more detail, as well as a breakdown (in percentage or dollar terms) into base/fixed salary, variable or performance-related income/bonuses, benefits in kind, stock options granted, share-based incentives and awards, and other long-term incentives? If not, what are the reasons for not disclosing so?	Please refer to page 92 of the Corporate Governance Report where the Trustee-Manager has provided reasons for the non-disclosure of the key executives' (excluding CEO) remuneration.
	(b)	Please disclose the aggregate remuneration paid to the key management personnel (who are not directors or the CEO).	Please refer to the response to Guideline 9.3(a) above.

CORPORATE GOVERNANCE REPORT

Guideline	Questions	How has the Trust complied?
Guideline 9.4	Is there any employee who is an immediate family member of a director or the CEO, and whose remuneration exceeds S$50,000 during the year? If so, please identify the employee and specify the relationship with the relevant director or the CEO.	There were no employees of the Trustee-Manager who were immediate family members of a Director or the CEO during FY18/19.
Guideline 9.6	(a) Please describe how the remuneration received by executive directors and key management personnel has been determined by the performance criteria.	Please refer to pages 91 to 93 on key executives' remuneration.
	(b) What were the performance conditions used to determine their entitlement under the short-term and long-term incentive schemes?	Please refer to the response to Guideline 9.6(a) above.
	(c) Were all of these performance conditions met? If not, what were the reasons?	Yes, please refer to the response to Guideline 9.6(a) above.
Risk Management and Internal Controls		
Guideline 6.1	What types of information does the Trust provide to independent directors to enable them to understand its business, the business and financial environment as well as the risks faced by the Trust? How frequently is the information provided?	Please refer to Principle 6 on Access to Information and Principle 11 on Risk Management and Internal Controls.
Guideline 13.1	Does the Trust have an internal audit function? If not, please explain why.	Yes, the internal audit function is outsourced to KMPG, an international audit firm. Please refer to Principle 13 on Internal Audit.

CORPORATE GOVERNANCE REPORT

Guideline	Questions		How has the Trust complied?
Guideline 11.3	(a)	In relation to the major risks faced by the Trust, including financial, operational, compliance, information technology and sustainability, please state the bases for the Board's view on the adequacy and effectiveness of the Trust's internal controls and risk management systems.	Please refer to Principle 11 on Risk Management and Internal Controls.
	(b)	In respect of the past 12 months, has the Board received assurance from the CEO and the CFO as well as the internal auditor that: (i) the financial records have been properly maintained and the financial statements give true and fair view of the Trust's operations and finances; and (ii) the Trust's risk management and internal control systems are effective? If not, how does the Board assure itself of points (i) and (ii) above?	Yes. Please refer to page 95 of the Corporate Governance Report on Directors' Opinion on Internal Controls.
Guideline 12.6	(a)	Please provide a breakdown of the fees paid in total to the external auditors for audit and non-audit services for the financial year.	Please refer to Principle 12 on Audit and Risk Committee.
	(b)	If the external auditors have supplied a substantial volume of non-audit services to the Trust, please state the bases for the Audit Committee's view on the independence of the external auditors.	Please refer to page 96 to 97 of the Corporate Governance Report on External Audit.

CORPORATE GOVERNANCE REPORT

Guideline	Questions		How has the Trust complied?
Communication with Shareholders			
Guideline 15.4	(a)	Does the Trust regularly communicate with shareholders and attend to their questions? How often does the Company meet with institutional and retail investors?	Yes. Please refer to Principle 14 on Unitholders' Rights, Principle 15 on Communication with Unitholders and Principle 16 on Conduct of Unitholders' Meetings.
	(b)	Is this done by a dedicated investor relations team (or equivalent)? If not, who performs this role?	Yes.
	(c)	How does the Trust keep shareholders informed of corporate developments, apart from SGXNET announcements and the annual report?	Please refer to the response to Guideline 15.4(a) above.
Guideline 15.5	If the Trust is not paying any dividends for the financial year, please explain why.		Not applicable. Please refer to the Distribution Statement on page 127 of the Annual Report.

TRUST FINANCIAL STATEMENTS

TRUSTEE-MANAGER'S STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

The Directors of Ascendas Property Fund Trustee Pte. Ltd., the trustee-manager of Ascendas India Trust (the "Trustee-Manager"), are pleased to present their statement to the Unitholders of Ascendas India Trust (the "Trust") and its subsidiaries (together referred to as the "Group"), together with the audited financial statements of the Group. The audited financial statements comprise the balance sheets of the Group and the Trust as at 31 March 2019, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in unitholders' funds and the consolidated statement of cash flows of the Group for the financial year then ended, and a summary of significant accounting policies and other explanatory information.

In the opinion of the Directors,

(i) the accompanying balance sheets of the Group and the Trust, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in unitholders' funds and the consolidated statement of cash flows as set out on pages 125 to 200 are drawn up so as to give a true and fair view of the financial position of the Group and of the Trust as at 31 March 2019, and of the financial performance, changes in unitholders' funds and cash flows of the Group, for the financial year ended on that date; and

(ii) at the date of this statement, there are reasonable grounds to believe that the Trustee-Manager will be able to fulfil, out of the trust property of the Trust, the liabilities of the Trust as and when they fall due.

In accordance with Section 86(2) of the Singapore Business Trusts Act, we further certify:

(i) the fees or charges paid or payable out of the trust property of the Trust to the Trustee-Manager are in accordance with the Trust Deed;

(ii) the interested person transactions entered into by the Group during the financial year ended 31 March 2019 are not detrimental to the interests of all the Unitholders of the Trust as a whole based on the circumstances at the time of the relevant transactions; and

(iii) the Board of Directors of the Trustee-Manager is not aware of any violation of duties of the Trustee-Manager which would have a materially adverse effect on the business of the Trust or on the interests of all the Unitholders of the Trust as a whole.

DIRECTORS

The Directors of the Trustee-Manager in office at the date of this statement are:

Mr Chiang Chie Foo	(Chairman)
Mr Manohar Khiatani	(Deputy Chairman)
Mr Jonathan Yap Neng Tong	
Mr Sanjeev Dasgupta	
Mr Alan Rupert Nisbet	
Mr T.V. Mohandas Pai	
Mr Girija Prasad Pande	
Mr Ng Eng Leng	
Mrs Zia Mody	

TRUSTEE-MANAGER'S STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

ARRANGEMENTS TO ENABLE DIRECTORS TO ACQUIRE UNITS AND DEBENTURES

Neither at the end of nor at any time during the financial year was the Trustee-Manager a party to any arrangement whose objective was to enable any or all Directors of the Trustee-Manager to acquire benefits by means of the acquisition of units in, or debentures of, the Trust.

DIRECTORS' INTERESTS IN UNITS AND DEBENTURES

According to the register of Directors' unitholdings and for the purpose of Section 76 of the Singapore Business Trusts Act, only those Directors as shown below hold units in or debentures, of the Trust:

	Units held as at			
	1 April 2018 or date of appointment		31 March 2019	
Name of Director	Direct	Deemed	Direct	Deemed
Mr Jonathan Yap Neng Tong	500,000	150,000	**500,000**	**150,000**
Mr Girija Prasad Pande	77,000	–	**77,000**	**–**

There was no change in any of the above-mentioned interests in the Trust between the end of the financial year and 21 April 2019.

Except as disclosed in this report, no Director who held office at the end of the financial year had interests in units, unit options, warrants or debentures of the Trust, either at the beginning of the financial year, or date of appointment if later, or at the end of the financial year.

DIRECTORS' CONTRACTUAL BENEFITS

Since the end of the previous financial year, no director has received or become entitled to receive a benefit in the Trust by reason of a contract made by the Trustee-Manager, on behalf of the Trust or a related corporation, with the director, or with a firm of which the director is a member or with a company in which the director has a substantial financial interest.

UNIT OPTIONS

There were no options granted during the financial year to acquire unissued units in the Trust.

No units have been issued during the financial year by virtue of the exercise of options to take up unissued units in the Trust.

There were no unissued units in the Trust under option as at the end of the financial year.

TRUSTEE-MANAGER'S STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

AUDIT AND RISK COMMITTEE

The Audit and Risk Committee ("ARC") comprises four Independent Directors. The members at the end of the financial year were as follows:

Mr Alan Rupert Nisbet	(Chairman)
Mr T.V. Mohandas Pai	
Mr Ng Eng Leng	
Mrs Zia Mody	

The ARC carried out its functions in accordance with Regulation 13(6) of the Singapore Business Trusts Regulations, including the following:

- Reviewing with the external and internal auditors, the audit plans and audit reports and the auditors' evaluation of the system of internal accounting controls, based on the recommendations and observations of the auditors;
- Reviewing the quarterly and annual financial statements and the external auditor's report on the annual financial statements of the Trust before submission to the Board of Directors;
- Reviewing the assistance given by the Management of the Trustee-Manager to the auditors of the Trust;
- Reviewing the policies and practices put in place by the Management of the Trustee-Manager to ensure compliance with the applicable laws, regulations, guidelines and constitutional documents of the Trust;
- Reviewing the procedures put in place to address any conflict that may arise between the interests of the Unitholders and those of the Trustee-Manager, including interested person transactions, the indemnification of expenses or liabilities incurred by the Trustee-Manager and the setting of fees and charges payable out of the trust property;
- Reporting to the Board of Directors of the Trustee-Manager on any inadequacies, deficiencies or matters of concern of which the ARC becomes aware or that it suspects, arising from its review of the above described;
- Reporting to the Board of Directors of the Trustee-Manager on any breach of the Singapore Business Trusts Act or any breach of the provisions of the Trust Deed of which the ARC becomes aware or that it suspects;
- Reporting to the Monetary Authority of Singapore if the ARC is of the view that the Board of Directors of the Trustee-Manager has not taken, or does not propose to take, appropriate action to deal with a matter reported by the ARC to the Board of Directors;
- Reviewing the independence and objectivity of the external auditor annually, including considering the nature and extent of non-audit services performed by the external auditor;
- Meeting with the external and internal auditors, without the presence of the Management of the Trustee-Manager, at least once annually;
- Recommending the appointment, re-appointment or removal of the external or internal auditors to the Board;
- Investigating any matters within the ARC's terms of reference, whenever it deems necessary; and
- Undertaking such other functions as may be agreed to by the ARC and the Board of Directors of the Trustee-Manager.

TRUSTEE-MANAGER'S STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

AUDIT AND RISK COMMITTEE (CONTINUED)

To assess the independence of the external auditor, the ARC also reviewed the non-audit services provided by the external auditor during the financial year and the quantum of fees paid for such services. The ARC is satisfied that the independence of the external auditor was not impaired by the provision of those non-audit services. The ARC has also conducted a review of interested person transactions.

The ARC convened four meetings during the year, and attendances of members are listed in the Corporate Governance Report.

The ARC has recommended to the Board of Directors the re-appointment of Ernst & Young LLP as the independent external auditor of the Trust at the coming annual general meeting of the Unitholders.

AUDITOR

Ernst &Young LLP have expressed their willingness to accept re-appointment as auditor.

For and on behalf of the Trustee-Manager,
Ascendas Property Fund Trustee Pte. Ltd.

MANOHAR KHIATANI
Director

SANJEEV DASGUPTA
Director

10 May 2019

STATEMENT BY THE CHIEF EXECUTIVE OFFICER OF THE TRUSTEE-MANAGER

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

I, the Chief Executive Officer of Ascendas Property Fund Trustee Pte. Ltd., as Trustee-Manager (the "Trustee-Manager") of Ascendas India Trust (the "Trust"), in my personal capacity, certify that I am not aware of any violation of duties of the Trustee-Manager which would have a materially adverse effect on the business of the Trust or on the interests of all the Unitholders of the Trust as a whole.

SANJEEV DASGUPTA
Chief Executive Officer

10 May 2019

STATEMENT ON POLICIES AND PRACTICES

IN RELATION TO THE MANAGEMENT AND GOVERNANCE OF THE TRUST PURSUANT TO SECTION 87 OF THE BUSINESS TRUSTS ACT, CHAPTER 31A OF SINGAPORE

The Board of Directors (the "Board") of Ascendas Property Fund Trustee Pte. Ltd. as trustee-manager (the "Trustee-Manager") of Ascendas India Trust (the "Trust") is responsible for safeguarding the interests of the Unitholders as a whole and managing the business of the Trust. The Trustee-Manager has general powers of management over the business and assets of the Trust and its main responsibility is to manage the Trust's assets and liabilities for the benefit of the Unitholders as a whole. In the event of a conflict between the interests of the Unitholders as a whole and its own interests, the Trustee-Manager will prioritise the interests of the Unitholders as a whole over its own interests.

The Board of the Trustee-Manager, in exercising its powers and carrying out its duties as Trustee-Manager of the Trust, has put in place measures to ensure that the following are met:

- the property of the Trust is properly accounted for and is kept distinct from any property held by the Trustee-Manager in its own capacity;
- adherence to the business scope of the Trust as set out in the Trust Deed;
- potential conflicts between the interests of the Trustee-Manager and the interests of the Unitholders of the Trust as a whole are appropriately managed;
- interested persons transactions are transparent, properly reviewed and recorded;
- expenses and cost allocations payable to the Trustee-Manager out of the property of the Trust, and fees and expenses charged to the Trust are appropriate and in accordance with the Trust Deed; and
- compliance with the Business Trusts Act, the Listing Rules of Singapore Exchange Securities Trading Limited ("SGX-ST") and any other applicable laws and regulations.

TRUST PROPERTY PROPERLY ACCOUNTED FOR

Towards ensuring that the property of the Trust is properly accounted for and is kept distinct from the property held by the Trustee-Manager in its own capacity, the accounting records of the Trust are kept separate from the accounting records of the Trustee-Manager for its own matters. Different bank accounts are maintained for the Trustee-Manager in its capacity as trustee-manager of the Trust and in its own capacity.

ADHERENCE TO BUSINESS SCOPE

The Trust is established to invest in real estate (which may be by way of direct ownership of real estate or by way of holding shares or units or interests in special purpose vehicles), real estate related assets and/or such other authorised investments. The Trustee-Manager shall manage the property of the Trust such that the principal investments of the Trust are in real estate. The Investment Committee ("IC") assists the Board in ensuring adherence to the business scope. The responsibilities of the IC are set out in the Corporate Governance Report.

STATEMENT ON POLICIES AND PRACTICES

IN RELATION TO THE MANAGEMENT AND GOVERNANCE OF THE TRUST PURSUANT TO SECTION 87 OF THE BUSINESS TRUSTS ACT, CHAPTER 31A OF SINGAPORE

POTENTIAL CONFLICTS OF INTEREST

The Trustee-Manager is a related company of Ascendas Land International Pte Ltd (the "Sponsor"). The Sponsor is a controlling Unitholder of the Trust and there may be potential conflicts of interest between the Trust, the Trustee-Manager and the Sponsor.

The Trustee-Manager has instituted, amongst others, the following procedures to deal with issues of conflicts of interest:

- a Board comprising a majority of Independent Directors;
- all executive officers are directly employed by the Trustee-Manager;
- all resolutions in writing of the Board in relation to matters concerning the Trust must be approved by a majority of the directors;
- where applicable, strict compliance with the relevant provisions of the Code of Corporate Governance;
- in respect of matters in which the Sponsor and/or its subsidiaries have an interest, direct or indirect, any nominees appointed by the Sponsor and/or its subsidiaries to the Board to represent its/their interests will abstain from voting. In such matters, the quorum must comprise a majority of the Independent Directors and must exclude nominee directors of the Sponsor and/or its subsidiaries; and
- where matters concerning the Trust relate to transactions to be entered into by the Trustee-Manager for and on behalf of the Trust with a related party of the Trustee-Manager, the Audit and Risk Committee ("ARC") is required to review the terms of such transactions to satisfy itself that such transactions are conducted on normal commercial terms and are not prejudicial to the interests of the Trust or the Unitholders as a whole.

PRESENT AND ONGOING INTERESTED PERSON TRANSACTIONS

(i) Property Management Agreement

The Trustee-Manager, on behalf of the Trust, has entered into a new Master Property Management Agreement and individual Property Management Agreements with a related corporation, Ascendas Services (India) Pvt Limited ("ASIPL") (the "Property Manager") for management of properties of the Trust for a term of 10 years, commencing from 1 August 2017 immediately following the expiry of the earlier PMA (which was entered into between the Trustee-Manager and ASIPL on 2 July 2007). The Trustee-Manager believes that the terms of these agreements, established since the listing of the Trust, are made on normal commercial terms and are not prejudicial to the interests of the Trust and the Unitholders as a whole. The Trustee-Manager believes that the Property Manager has the necessary expertise and resources to perform property management, lease management and marketing services for the Trust under these agreements.

STATEMENT ON POLICIES AND PRACTICES

IN RELATION TO THE MANAGEMENT AND GOVERNANCE OF THE TRUST PURSUANT TO SECTION 87 OF THE BUSINESS TRUSTS ACT, CHAPTER 31A OF SINGAPORE

PRESENT AND ONGOING INTERESTED PERSON TRANSACTIONS (CONTINUED)

(ii) Exempted Agreements

The fees and charges payable by the Trust to the Trustee-Manager under the Trust Deed and to the Property Manager under the Property Management Agreements, are interested person transactions which are deemed to have been specifically approved by the Unitholders upon subscription for the Units, to the extent that there is no subsequent change to the rates and/or bases of the fees charged thereunder or the terms thereof which would adversely affect the Trust.

(iii) Future Interested Person Transactions

Depending on the materiality of the transaction, the Trust may make a public announcement of such transaction or obtain Unitholders' prior approval for such a transaction. If necessary, the Board may make a written statement in accordance with the resolution of the Board and signed by at least two directors on behalf of the Board certifying that, inter alia, such interested persons transaction is not detrimental to the interests of the Trust and the Unitholders as a whole, based on the circumstances at the time of the transaction.

The Trustee-Manager may, in future, seek an annual general mandate from the Unitholders for recurring transactions of revenue or trading nature or those necessary for its day-to-day operations with interested persons, and all transactions would then be conducted under such general mandate for the relevant financial year. In seeking such an annual general mandate, the Trustee-Manager may appoint an independent financial adviser to render an opinion as to whether the methods or procedures for determining the prices of transactions contemplated pursuant to the annual general mandate are sufficient to ensure that such transactions will be carried out on normal commercial terms and will not be prejudicial to the interests of the Trust and the Unitholders as a whole.

When the Trust acquires assets from the Sponsor or parties related to the Sponsor in future, the Trustee-Manager will obtain valuations from independent parties. In any event, interested person transactions entered into by the Trust, depending on the materiality of such transactions, may be publicly announced or, as the case may be, approved by Unitholders, and will, in addition, be:

- reviewed and recommended by the ARC of the Trustee-Manager, which currently comprises only Independent Directors; and
- decided by the Board, which comprises a majority of Independent Directors.

STATEMENT ON POLICIES AND PRACTICES

IN RELATION TO THE MANAGEMENT AND GOVERNANCE OF THE TRUST PURSUANT TO SECTION 87 OF THE BUSINESS TRUSTS ACT, CHAPTER 31A OF SINGAPORE

INTERESTED PERSON TRANSACTIONS IN FY18/19

The interested person transactions done in FY18/19 are set out below:

Name of interested person	Aggregate value of interested persons transactions for transactions not conducted under Unitholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000 each) 2019 S$'000	2018 S$'000
Ascendas Property Fund Trustee Pte. Ltd.*		
– Trustee-manager fees paid/payable	**13,874**	12,480
– Acquisition fees paid/payable	**46**	1,165
Ascendas Services (India) Pvt Ltd*		
Fees received/receivable by ASIPL from a-iTrust		
– Property management services	**3,415**	3,521
– Lease management services	**1,707**	1,760
– Marketing services	**3,145**	4,616
– Project management services	**464**	843
– General management services	**4,312**	4,958
Office rental and related miscellaneous income received/receivable by a–iTrust from:		
– ASIPL	**493**	465
– Olam Information Services Private Limited	**1,045**	909
– Ascendas Flexioffice India Private Limited	**152**	–

* Refer to "Exempted Agreements" in paragraph (ii) above

The Trust has not obtained a general mandate from unit holders for any interested person transactions.

STATEMENT ON POLICIES AND PRACTICES

IN RELATION TO THE MANAGEMENT AND GOVERNANCE OF THE TRUST PURSUANT TO SECTION 87 OF THE BUSINESS TRUSTS ACT, CHAPTER 31A OF SINGAPORE

FEES AND EXPENSES CHARGED TO THE TRUST ARE APPROPRIATE AND IN ACCORDANCE WITH THE TRUST DEED

Fees payable to the Trustee-Manager

The Trustee-Manager is entitled under the Trust Deed to the following management fees:

- a base fee at the rate of 0.5% per annum of the value of the property of the Trust; and
- a performance fee at the rate of 4% per annum of the net property income of the Trust in the relevant financial year (calculated before accounting for the performance fee in that financial year).

Any increase in the rate or any change in the structure of the Trustee-Manager's management fees must be approved by an extraordinary resolution passed at a Unitholders' meeting duly convened and held in accordance with the provisions of the Trust Deed.

The base fee and the performance fee are payable to the Trustee-Manager in the form of cash and/or Units (as the Trustee-Manager may elect). The Trustee-Manager has elected to receive 50% of both base fee and performance fee in Units and the remainder in cash for FY18/19.

For transactions, the Trustee-Manager is entitled to:

- 1% of the value of the underlying real estate (after deducting the interest of any co-owners or co-participants) purchased by the Trustee-Manager on behalf of the Trust, whether directly or indirectly through a special purpose vehicle ("SPV"), or 1% of the acquisition price of any authorised investment acquired by the Trustee-Manager on behalf of the Trust; and
- 0.5% of the value of the underlying real estate (after deducting the interest of any co-owners or co-participants) sold or divested by the Trustee-Manager on behalf of the Trust, whether directly or indirectly through an SPV, or 0.5% of the sale price of any authorised investment sold or divested by the Trustee-Manager on behalf of the Trust.

The acquisition fee and the divestment fee are payable to the Trustee-Manager in the form of cash and/or Units (as the Trustee-Manager may elect) at the then prevailing price. In accordance with the Trust Deed, when the Trust acquires or disposes of real estate from an interested person, the acquisition or, as the case may be, the divestment fee may be in the form of cash and/or Units issued at the prevailing market price, and, if received in the form of Units by the Trustee-Manager, such Units shall not be sold within one year from the date of issuance.

Any payment to third party agents or brokers in connection with the acquisition or divestment of any asset of the Trust shall be paid by the Trustee-Manager to such persons out of the property of the Trust or the assets of the relevant SPV, and not out of the acquisition fee or the divestment fee received or to be received by the Trustee-Manager.

Any increase in the maximum permitted level of the Trustee-Manager's acquisition fee or disposal fee must be approved by an extraordinary resolution passed at a Unitholders' meeting duly convened and held in accordance with the provisions of the Trust Deed.

Under the Trust Deed, the Trustee-Manager is entitled to a trustee fee in cash of up to 0.02% per annum of the value of the property of the Trust.

Any increase in the maximum permitted amount or any change in the structure of the trustee fee must be approved by an extraordinary resolution passed at a Unitholders' meeting duly convened and held in accordance with the provisions of the Trust Deed.

STATEMENT ON POLICIES AND PRACTICES

IN RELATION TO THE MANAGEMENT AND GOVERNANCE OF THE TRUST PURSUANT TO SECTION 87 OF THE BUSINESS TRUSTS ACT, CHAPTER 31A OF SINGAPORE

The table below sets out the fees earned by the Trustee-Manager for the financial year ended 31 March 2019:

	S$'000
Management fee	8,259
Performance fee	5,292
Trustee fee	323
Acquisition fee	46
Total	13,920

The Board meets every quarter to review the expenses charged to the Trust against the budget approved by the Board.

The expenses charged to the Trust for the financial year ended 31 March 2019 are set out below:

	S$'000
Travel & entertainment	255

COMPLIANCE WITH THE BUSINESS TRUSTS ACT AND LISTING RULES

The Joint Company Secretaries and Compliance Officer monitor compliance by the Trust with the Business Trusts Act and SGX-ST's Listing Rules.

STATEMENT ON COMPOSITION OF THE BOARD OF DIRECTORS

In accordance with Rule 12(8) of the Business Trust Regulations 2005, the Board of Directors of Ascendas Property Fund Trustee Pte. Ltd. as Trustee-Manager of Ascendas India Trust (the "Trust" and Ascendas Property Fund Trustee Pte. Ltd. as Trustee-Manager of the Trust, the "Trustee-Manager") has determined that the following Directors are independent from Management and business relationships with the Trustee-Manager, and independent from every substantial shareholder of the Trustee-Manager:

Mr Chiang Chie Foo
Mr Alan Rupert Nisbet
Mr T.V. Mohandas Pai
Mr Girija Prasad Pande
Mr Ng Eng Leng
Mrs Zia Mody

Mr Manohar Khiatani, Mr Jonathan Yap Neng Tong and Mr Sanjeev Dasgupta are considered Non-Independent Directors by the Board of Directors of the Trustee-Manager. Mr Khiatani is the Deputy Group Chief Executive Officer of Ascendas-Singbridge Pte. Ltd. ("ASB"), Mr Yap is the Group Chief Operating Officer and Group Chief Financial Officer of ASB and Mr Dasgupta is the Chief Executive Officer of the Trustee-Manager. ASB is a deemed controlling Unitholder of the Trust and the Trustee-Manager is a wholly-owned subsidiary of ASB.

INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF ASCENDAS INDIA TRUST

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the 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 31 March 2019, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in unitholders' funds and the consolidated statement of cash flows of the Group for the financial year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements of the Group and the balance sheet of the Trust are properly drawn up in accordance with the provisions of the Singapore Business Trusts Act (the "Act") and Singapore Financial Reporting Standards (International) ("SFRS(I)") so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Trust as at 31 March 2019 and of the consolidated financial performance, changes in unitholders' funds and consolidated cash flows of the Group for the financial year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority ("ACRA") Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled our responsibilities described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Key Audit Matters (continued)

Valuation of investment properties and investment properties under construction

The Group's investment properties and investment properties under construction (collectively, the "Properties") with a carrying value of $1,918 million represent 83% of the Group's total assets as at 31 March 2019. The valuation of the Properties is significant to our audit due to their magnitude, and the valuation is complex and highly dependent on a range of estimates made by Trustee-Manager and the independent professional valuers engaged by the Trustee-Manager. The Trustee-Manager use independent professional valuers to support their determination of the fair value of the Properties annually. As disclosed in Note 29(c), the Properties are measured using significant unobservable inputs. The most significant judgements and estimates affecting the valuations are discount rates and capitalization rates.

Amongst others, we have considered the objectivity, independence and capabilities of the independent professional valuers. We, together with our internal valuation specialists, assessed the appropriateness of the valuation techniques and property related data such as property taxes, and other key estimates used by the independent professional valuers. In addition, we evaluated the appropriateness of the data used by Management and the independent professional valuers in the estimation process by comparing them against historical rates and available industry data, taking into consideration comparability and market factors. We also assessed the reasonableness of the movements in fair value of the Properties. We also assessed the adequacy of Note 29(c) relating to the assumptions used in the valuation process given the estimation uncertainty and sensitivity of the valuations and other disclosures on the Properties in Note 19 and Note 20 to the financial statements.

Taxation matters

(a) Uncertain tax positions

The Group operates in different jurisdictions and is subject to periodic challenges by local tax authorities on a range of tax matters during the normal course of business. These areas includes disputed tax positions, transfer pricing, service tax and value added-tax on fit-out rental. This is described in more details in Note 32 of the financial statements. The tax matters are at various stages, from preliminary discussions with tax authorities through to tax tribunal or court proceedings where the matters can take many years to resolve. Significant judgement is required in assessing the tax issues and the potential exposures to determine whether, and how much, to provide in respect of tax assessments leading to uncertain tax positions. Accordingly, we have identified this as a key audit matter. At 31 March 2019, the Group has disclosed contingent liabilities arising from uncertain tax positions as set out in Note 32 to the financial statements.

We, together with internal tax specialists, read correspondences between the tax authorities and the Group, evaluated and reviewed Management's judgements in respect of estimates of tax exposures and contingencies in assessing the adequacy of the Group's tax provisions. In understanding and evaluating Management's judgements, we considered the status of recent and current tax audits and enquiries, the outcome of previous claims, judgmental positions taken in tax returns and current year estimates and developments in the tax environment. We have also assessed the appropriateness of the Group's disclosures on the contingent liabilities in Note 32 to the financial statements.

Key Audit Matters (continued)

Taxation matters (continued)

(b) Deferred tax

As at 31 March 2019, the Group has recognised deferred tax liabilities of $299 million. As disclosed in the financial statements, the Group operates mainly in India whereby certain subsidiaries have tax benefits arising from local tax regulations such as Minimum Alternative Tax ("MAT") credit and deduction under 80IA of Income Tax Act 1961. The valuation of the deferred income tax arising from local tax regulations is significant to our audit because of the related complexity of the valuation process which entails significant Management judgment on assumptions that are affected by manner of realisation.

Our audit procedures comprised, amongst others, an assessment of whether Management's basis for computing deferred tax liabilities is consistent with their assumption to recover the carrying amounts of the Properties through use (except for land). This also includes Management's assumption as to when they are expected to avail themselves of the deduction under 80IA of Income Tax Act 1961 as disclosed in more details in Note 3 to the financial statements. We tested the completeness and reasonableness of the amounts recognised as deferred tax, including the assessment of fair values of the Properties and the effective tax rate applied to the fair value gain on the Properties. We involved our internal tax specialists to assess the local fiscal developments, in particular those related to changes in tax rates which is one of the key assumptions underlying the valuation of the deferred taxes. We also assessed whether the Group has met with the requirements of local tax regulations in relation to MAT credit and deduction under 80IA of Income Tax Act 1961.

In addition, we assessed the adequacy of the Group's disclosures on deferred tax positions and assumptions used. The Group's disclosures concerning income taxes are included in Note 3 and Note 8 to the financial statements.

Other Information

The Trustee-Manager is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Trustee-Manager for the Financial Statements

The Trustee-Manager is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and SFRS(I), and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, the Trustee-Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Trustee-Manager's responsibilities include overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Trustee-Manager.

- Conclude on the appropriateness of Trustee-Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Trustee-Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Trustee-Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Trustee-Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Trust and by those subsidiary corporations incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditor's report is Low Yen Mei.

Ernst & Young LLP
Public Accountants and
Chartered Accountants
Singapore

10 May 2019

CONSOLIDATED INCOME STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Note	Group 2019 $'000	2018 $'000
Property Income			
Base rent		**134,744**	125,712
Amenities income		**2,221**	2,136
Fit-out rental income		**1,709**	1,600
Operations, maintenance and utilities income		**35,350**	48,975
Car park and other operating income		**7,947**	9,729
Total property income		**181,971**	188,152
Property Expenses			
Operations, maintenance and utilities expenses		**(22,343)**	(36,005)
Service and property taxes		**(5,053)**	(5,438)
Property management fees		**(9,216)**	(8,854)
Other property operating expenses	5	**(9,683)**	(9,788)
Total property expenses		**(46,295)**	(60,085)
Net Property Income		**135,676**	128,067
Trustee-Manager's fees		**(13,874)**	(12,480)
Other operating expenses		**(4,163)**	(1,669)
Finance costs	6	**(37,046)**	(32,754)
Interest income	4	**28,661**	4,915
Other income		**45**	–
Fair value gain on derivative financial instruments – realised		**7,962**	1,162
Exchange loss-realised		**(16,840)**	(1,892)
Profit Before Change in Fair Value of Investment Properties, and Unrealised Gain/(Loss) on Derivative Financial Instruments and Foreign Exchange		**100,421**	85,349
Fair value (loss)/gain on derivative financial instruments – unrealised		**(2,272)**	717
Exchange gain/(loss) unrealised		**5,634**	(9,085)
Fair value gain/(loss) on investment properties under construction	19	**100,445**	(1,288)
Fair value gain on investment properties	20	**84,443**	213,100
Profit Before Tax	7	**288,671**	288,793
Income tax expenses	8(a)	**(84,152)**	(87,525)
Net Profit After Tax		**204,519**	201,268
Attributable To:			
Unitholders of the Trust		**192,115**	191,312
Non-controlling interests		**12,404**	9,956
		204,519	201,268
Earnings per unit attributable to Unitholders of the Trust, expressed in cents per unit – basic and diluted	9	**18.53**	20.22

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Group	
	2019	2018
	$'000	$'000
Net profit after tax	**204,519**	201,268
Other Comprehensive Income:		
Items that may be reclassified subsequently to profit or loss:		
– Cash flow hedges	**(3,110)**	5,731
– Translation differences arising from the conversion of functional currency into presentation currency	**(28,757)**	(48,052)
Other comprehensive income for the year	**(31,867)**	(42,321)
Total comprehensive income for the year	**172,652**	158,947
Total Comprehensive Income Attributable To:		
Unitholders of the Trust	**162,182**	152,749
Non-controlling interests	**10,470**	6,198
	172,652	158,947

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

DISTRIBUTION STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Note	Group 2019 $'000	2018 $'000
Profit Before Change in Fair Value of Investment Properties, and Unrealised Gain/(Loss) on Derivative Financial Instruments and Foreign Exchange		**100,421**	85,349
Income tax expenses - current	8(a)	**(26,237)**	(23,051)
Trustee-Manager's fees payable in units	10	**6,779**	6,094
Depreciation of equipment	18	**152**	90
Realised exchange loss	10	**8,502**	908
Non-controlling interests		**(5,084)**	(5,159)
Distribution Adjustments		**(15,888)**	(21,118)
Income Available for Distribution		**84,533**	64,231
10% retention		**(8,453)**	(6,423)
Income to be Distributed		**76,080**	57,808
Income Available for Distribution per unit (cents)		**8.14**	6.78
Income to be Distributed per unit (cents)		**7.33**	6.10

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

BALANCE SHEETS

AS AT 31 MARCH 2019

	Note	Group 31 March 2019 $'000	Group 31 March 2018 $'000	Group 1 April 2017 $'000	Trust 31 March 2019 $'000	Trust 31 March 2018 $'000	Trust 1 April 2017 $'000
ASSETS							
Current Assets							
Cash and cash equivalents	11	**108,483**	109,807	74,997	**2,280**	723	419
Inventories	12	**405**	479	1,324	**–**	–	–
Other assets	13	**437**	6,157	6,079	**16**	14	34
Loans to subsidiaries	14	**–**	–	–	**699,789**	554,528	506,210
Trade and other receivables	15	**28,661**	16,914	25,788	**3,084**	3,733	18,934
Derivative financial instruments	17	**4,138**	5,521	726	**4,138**	5,521	726
Current income tax recoverable	8(b)	**4,931**	7,240	9,148	**–**	–	–
		147,055	146,118	118,062	**709,307**	564,519	526,323
Non-current Assets							
Other assets	13	**5,496**	5,508	5,827	**–**	–	–
Long term receivables	16	**222,106**	–	–	**–**	–	–
Investment in joint venture		**–**	–	27,758	**–**	–	–
Derivative financial instruments	17	**10,923**	9,555	1,691	**10,923**	9,555	1,691
Equipment	18	**542**	385	240	**–**	–	–
Investment properties under construction	19	**206,065**	14,706	33,619	**–**	–	–
Investment properties	20	**1,711,733**	1,726,292	1,410,110	**–**	–	–
Goodwill	21	**15,002**	15,461	16,380	**–**	–	–
Investment in subsidiaries	22	**–**	–	–	**654,595**	674,633	714,711
		2,171,867	1,771,907	1,495,625	**665,518**	684,188	716,402
Total assets		**2,318,922**	1,918,025	1,613,687	**1,374,825**	1,248,707	1,242,725
LIABILITIES							
Current Liabilities							
Trade and other payables	23	**95,515**	85,042	77,403	**38,225**	20,375	21,720
Borrowings	24	**223,445**	135,569	2,600	**223,445**	135,569	2,600
Derivative financial instruments	17	**29**	2	714	**29**	2	714
Current income tax liabilities	8(b)	**404**	–	306	**94**	–	–
		319,393	220,613	81,023	**261,793**	155,946	25,034
Non-current Liabilities							
Trade and other payables	23	**55,553**	63,835	55,600	**852**	1,492	–
Borrowings	24	**500,833**	376,909	450,425	**500,833**	376,909	450,425
Derivative financial instruments	17	**6,979**	3,193	13,134	**6,979**	3,193	13,134
Deferred income tax liabilities	8(c)	**299,412**	249,906	196,322	**–**	–	–
		862,777	693,843	715,481	**508,664**	381,594	463,559
Total liabilities		**1,182,170**	914,456	796,504	**770,457**	537,540	488,593
NET ASSETS		**1,136,752**	1,003,569	817,183	**604,368**	711,167	754,132

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

		Group			Trust		
		31 March	31 March	1 April	**31 March**	31 March	1 April
	Note	**2019**	2018	2017	**2019**	2018	2017
		$'000	$'000	$'000	**$'000**	$'000	$'000
UNITHOLDERS' FUNDS							
Units in issue	25	**825,284**	818,802	714,712	**825,284**	818,802	714,712
Foreign currency translation reserve	26(a)	**(416,372)**	(389,549)	(345,255)	**(270,050)**	(247,461)	(206,709)
Hedging reserve	26(b)	**(2,282)**	828	(4,903)	**(2,282)**	828	(4,903)
Other reserves	26(c)	**69,726**	67,947	66,026	**–**	–	–
Retained earnings	26(d)	**580,673**	436,288	323,548	**51,416**	138,998	251,032
Net assets attributable to Unitholders		**1,057,029**	934,316	754,128	**604,368**	711,167	754,132
Non-controlling interests		**79,723**	69,253	63,055	**–**	–	–
		1,136,752	1,003,569	817,183	**604,368**	711,167	754,132

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Attributable to Unitholders of the Trust							
	Units in issue $'000	Foreign currency translation reserve $'000	Hedging reserve $'000	Other reserves $'000	Retained earnings $'000	Total $'000	Non-controlling interests $'000	Total $'000
2019								
Balance at beginning of financial year	**818,802**	**(389,549)**	**828**	**67,947**	**436,288**	**934,316**	**69,253**	**1,003,569**
Profit for the year	–	–	–	–	192,115	**192,115**	12,404	**204,519**
Other comprehensive income for the year	–	(26,823)	(3,110)	–	–	**(29,933)**	(1,934)	**(31,867)**
Transfer to other reserves	–	–	–	1,779	(1,779)	**–**	–	**–**
Issue of new units	6,482	–	–	–	–	**6,482**	–	**6,482**
Distribution to Unitholders (Note 10)	–	–	–	–	(45,951)	**(45,951)**	–	**(45,951)**
Balance at end of financial year	**825,284**	**(416,372)**	**(2,282)**	**69,726**	**580,673**	**1,057,029**	**79,723**	**1,136,752**
2018								
Balance at beginning of financial year	**714,712**	**(345,255)**	**(4,903)**	**66,026**	**323,548**	**754,128**	**63,055**	**817,183**
Profit for the year	–	–	–	–	191,312	**191,312**	9,956	**201,268**
Other comprehensive income for the year	–	(44,294)	5,731	–	–	**(38,563)**	(3,758)	**(42,321)**
Transfer to other reserves	–	–	–	1,921	(1,921)	**–**	–	**–**
Issue of new units	104,090	–	–	–	–	**104,090**	–	**104,090**
Distribution to Unitholders (Note 10)	–	–	–	–	(76,651)	**(76,651)**	–	**(76,651)**
Balance at end of financial year	**818,802**	**(389,549)**	**828**	**67,947**	**436,288**	**934,316**	**69,253**	**1,003,569**

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Note	Group 2019 $'000	2018 $'000
Operating activities			
Net profit after tax		**204,519**	201,268
Adjustments for:			
Income tax expenses	8(a)	**84,152**	87,525
Interest income	4	**(28,661)**	(4,915)
Finance costs	6	**37,046**	32,754
Investment properties written off	20	**217**	–
Gain on disposal of investment security		**(45)**	–
Depreciation of equipment	18	**152**	90
Fair value loss/(gain) on derivative financial instruments – unrealised		**2,272**	(717)
Fair value (gain)/loss on investment properties under construction	19	**(100,445)**	1,288
Fair value gain on investment properties	20	**(84,443)**	(213,100)
Allowance for impairment of receivables	5	**33**	890
Trustee-Manager's fees paid and payable in units	10	**6,779**	6,094
Exchange differences		**2,868**	9,993
Others		**8,205**	(2,320)
Operating cash flows before changes in working capital		**132,649**	118,850
Changes in working capital			
Inventories		**60**	771
Other assets		**5,385**	(420)
Trade and other receivables		**(2,824)**	9
Trade and other payables		**20,804**	20,269
Cash flows from operations		**156,074**	139,479
Interest received		**17,861**	4,705
Income tax paid (net)		**(25,377)**	(21,589)
Net cash flows from operating activities		**148,558**	122,595
Investing activities			
Purchase of equipment	18	**(319)**	(253)
Advance payment of expenditure on investment properties	15	**–**	(2,820)
Additions to investment properties under construction	19	**(20,113)**	(17,753)
Additions to investment properties	20	**(20,690)**	(9,081)
Purchase of investment securities		**(5,597)**	–
Net cash outflow from acquisition of subsidiaries	22	**–**	(94,814)
Payment towards deferred consideration of investment properties	23	**(10,753)**	(6,730)
Proceeds from disposal of investment securities		**5,450**	–
Long term receivables		**(224,393)**	–
Net cash flows used in investing activities		**(276,415)**	(131,451)

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Note	Group 2019 S$'000	Group 2018 S$'000
Financing activities			
Repayment of borrowings	24	**(271,600)**	(101,100)
Distribution to Unitholders		**(45,951)**	(76,651)
Interest paid	24	**(36,889)**	(32,663)
Proceeds from borrowings	24	**484,234**	159,601
Proceeds from issuance of units	25	**–**	98,685
Net cash flows from financing activities		**129,794**	47,872
Net increase in cash and cash equivalents		**1,937**	39,016
Cash and cash equivalents at beginning of financial year		**109,807**	74,997
Effects of exchange rate changes on cash and cash equivalents		**(3,261)**	(4,206)
Cash and cash equivalents at end of financial year	11	**108,483**	109,807

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. CORPORATE INFORMATION

Ascendas India Trust (the "Trust") is a Singapore-domiciled trust originally constituted as a private trust pursuant to the Trust Deed dated 7 December 2004, with Ascendas Property Fund Trustee Pte. Ltd. as its Trustee-Manager. The Trust Deed was amended by an Amending and Restating Deed dated 28 June 2007 ("Trust Deed") to comply with the requirements of, among others, the Monetary Authority of Singapore ("MAS") and the Singapore Exchange Securities Trading Limited ("SGX-ST"), for a listed business trust. The Trust is a registered business trust constituted by the Trust Deed and is principally regulated by the Securities and Futures Act ("SFA") and the Singapore Business Trusts Act. The Trust Deed is governed by the laws of the Republic of Singapore.

On 3 July 2007, the Trust was registered as a business trust and on 1 August 2007, the Trust was listed on the Main Board of the SGX-ST.

The registered office of Ascendas Property Fund Trustee Pte. Ltd. is at 1 Fusionopolis Place #10-10, Galaxis, Singapore 138522.

The principal activity of the Trust is owning income producing real estate used primarily as business space in India and real estate related assets in relation to the foregoing. The Trust may acquire, hold and develop land or uncompleted developments to be used primarily for business space with the objective of holding the properties upon completion. The principal activities of the subsidiaries are as disclosed in Note 22 to the financial statements.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The consolidated financial statements of the Group and the balance sheet of the Trust have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)").

For all periods up to and including the year ended 31 March 2018, the Group prepared its financial statements in accordance with Financial Reporting Standards in Singapore ("FRS"). Refer to Note 2.2 for information on how the Group adopted SFRS(I).

The financial statements have been prepared on the historical cost basis, except as disclosed in the accounting policies below.

The financial statements are presented in Singapore Dollars (SGD or $) and all values in the tables are rounded to the nearest thousand ($'000), except when otherwise stated.

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 borrowings and meet its current obligations as and when they fall due.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 First-time adoption of Singapore Financial Reporting Standards (International) ("SFRS(I)")

These financial statements for the year ended 31 March 2019 are the first the Group and the Trust have prepared in accordance with SFRS(I). Accordingly, the Group and the Trust have prepared financial statements that comply with SFRS(I) applicable as at 31 March 2019, together with the comparative period data for the year ended 31 March 2018, as described in the summary of significant accounting policies. On preparing the financial statements, the Group's and the Trust's opening balance sheets were prepared as at 1 April 2017, the Group and the Trust's date of transition to SFRS(I).

The principal adjustments made by the Trust on adoption of SFRS(I) and the adoption of the new standards that are effective on 1 April 2018 are disclosed below.

Exemptions applied on adoption of SFRS(I)

SFRS(I) allows first-time adopters exemptions from the retrospective application of certain requirements under SFRS(I). The Trust has applied the following exemption:

Investment in subsidiaries at deemed cost

The Trust has elected to regard the fair values of its investment in subsidiaries as their deemed cost as at the date of transition to SFRS (I) on 1 April 2018. As a result, the carrying value of the Trust's investment in subsidiaries has increased with a corresponding increase in retained earnings as at 1 April 2017.

The following is the reconciliation of the impact arising from first-time adoption of SFRS(I) on 1 April 2017 to the balance sheet of the Trust:

		Trust	
	31 March 2017 (FRS) $'000	SFRS(I) 1 Adjustment $'000	1 April 2017 (SFRS(I)) $'000
Investment in subsidiaries	11,021	703,690	714,711
Retained earnings	452,658	(703,690)	(251,032)

The following is the reconciliation of the impact arising from first-time adoption of SFRS(I) on 31 March 2018 and 1 April 2018 to the balance sheet of the Trust:

		Trust	
	31 March 2018 (FRS) $'000	SFRS(I) 1 Adjustment $'000	1 April 2018 (SFRS(I)) $'000
Investment in subsidiaries	10,403	664,230	674,633
Foreign currency translation reserve	208,001	39,460	247,461
Retained earnings	564,692	(703,690)	(138,998)

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 First-time adoption of Singapore Financial Reporting Standards (International) ("SFRS(I)") (continued)

New accounting standards effective on 1 April 2018

The accounting policies adopted are consistent with those previously applied under FRS except that in the current financial year, the Group has adopted all the SFRS(I) which are effective for annual financial periods beginning on or after 1 April 2018. The adoption of these standards did not have any material effect on the financial performance or position of the Group and the Trust.

2.3 Standards issued but not yet effective

The Group has not adopted the following standards applicable to the Group that have been issued but not yet effective:

Description	Effective for annual periods beginning on or after
SFRS(I) 16 *Leases*	1 January 2019
SFRS(I) INT 23 *Uncertainty over Income Tax Treatments*	1 January 2019
Amendments to SFRS(I) 9 *Prepayment Features with Negative Compensation*	1 January 2019
Amendments to SFRS(I) 28 *Long-term Interests in Associates and Joint Ventures*	1 January 2019
Annual Improvements to SFRS(I)s 2015-2017 Cycle	1 January 2019
Amendments to SFRS(I) 10 and SFRS(I) 1-28 *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*	Date to be determined

Except for SFRS(I) 16, the Management of the Trustee-Manager expects that the adoption of the other standards above will have no material impact on the financial statements in the period of initial application. The nature of the impending changes in accounting policy on adoption of SFRS(I)16 are described below.

SFRS(I) 16 Leases

SFRS(I) 16 requires lessees to recognise most leases on balance sheets. The standard includes two recognition exemptions for lessees – leases of 'low value' assets and short-term leases. SFRS(I) 16 is effective for annual periods beginning on or after 1 April 2019. At commencement date of a lease, a lessee will recognise a liability to make lease payments (i.e. the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e. the right-of-use asset). Lessees will be required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset.

The Group plans to adopt the new standard on the required effective date by applying SFRS(I) 16 retrospectively with the cumulative effect of initial application as an adjustment to the retained earnings as at the date of initial application, 1 April 2019.

The Group has performed a preliminary impact assessment based on currently available information, and the assessment may be subject to changes arising from ongoing analysis until the Group adopts SFRS(I) 16 on 1 April 2019.

On adoption of SFRS(I) 16, the Group expects to recognise right-of-use assets of $1,057,000 and lease liabilities of $1,057,000 for its leases previously classified as operating leases, with a corresponding decrease in the opening retained earnings, which is expected to be not material to the Group.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.4 Revenue recognition

Revenue is measured based on the consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Revenue is recognised when the Group satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation. The following specific recognition criteria must also be met before revenue is recognised.

(a) Base rent, amenities income, fit-out rental income

Base rent, amenities income and fit-out rental income, net of incentives granted are recognised in profit or loss on a straight-line basis and over the term of the lease.

Base rent comprises rental income earned from the leasing of the owned built-up area of the properties.

Amenities income is rental revenue earned from the space utilised as amenities such as canteen and business centre.

Fit-out rental income is rental revenue earned from the fit-out provisions for the tenants at the properties. Fit-out rents typically arise from the additional costs related to tenant-specific fit-out requirements, which are in turn passed through to those tenants via fit-out provisions in their lease agreements.

(b) Operations, maintenance and utilities income

Operations, maintenance and utilities income is recognised when the services are rendered. Operations and maintenance income is revenue earned from the operation and maintenance of the properties.

(c) Car park and other income

Car park income includes revenue earned from the operations of the parking facilities, which is recognised when the services are rendered.

Other income includes miscellaneous income earned from the properties such as kiosks and advertising revenue, which is recognised when the services are rendered.

(d) Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Basis of consolidation and business combinations

(a) Basis of consolidation

The consolidated financial statements comprise the financial statements of the Trust and its subsidiaries (including special purpose entities) as at the end of the reporting period. The financial statements of the subsidiaries used in the preparation of the consolidated financial statements are prepared for the same reporting date as the Trust. Consistent accounting policies are applied to the like transactions and events in similar circumstances.

All intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Losses of a subsidiary are attributed to the non-controlling interests even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

(i) derecognises the assets (including goodwill) and liabilities of the subsidiary at their carrying amounts at the date when control is lost;

(ii) derecognises the carrying amount of any non-controlling interests;

(iii) derecognises the cumulative translation differences recorded in unitholders' funds;

(iv) recognises the fair value of the consideration received;

(v) recognises the fair value of any investment retained;

(vi) recognises any surplus or deficit in profit or loss; and

(vii) reclassifies the Group's share of components previously recognised in other comprehensive income to profit or loss or retained earnings, as appropriate.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Basis of consolidation and business combinations (continued)

(b) *Business combinations and goodwill*

Business combinations are accounted for by applying the acquisition method. Identifiable assets acquired and liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability, will be recognised in profit or loss.

In business combinations achieved in stages, previously held equity interests in the acquiree are remeasured to fair value at the acquisition date.

On an acquisition-by-acquisition basis, the Group may elect to recognise any non-controlling interests in the acquiree at the date of acquisition either at fair value or at the non-controlling interests' proportionate share of the acquiree's identifiable net assets.

Any excess of the sum of the fair value of the consideration transferred in the business combination, the amount of non-controlling interests in the acquiree (if any), and the fair value of the Group's previously held equity interest in the acquiree (if any), over the net fair value of the acquiree's identifiable assets and liabilities is recorded as goodwill. In instances where the latter amount exceeds the former, the excess is recognised as gain on bargain purchase in profit or loss on the acquisition date.

Please refer to Note 2.13 (a) for the accounting policy on goodwill impairment.

(c) *Transactions with non-controlling interests*

Non-controlling interests represents the equity in subsidiaries not attributable, directly or indirectly, to Unitholders of the Trust.

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as equity transactions. Any difference between the change in the carrying amounts of the non-controlling interests and fair value of the consideration paid or received is recognised directly in unitholders' funds and attributed to the Unitholders of the Trust.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Currency translation

(a) *Functional and presentation currency*

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The functional currency of the Trust is Indian Rupee ("INR"). The presentation currency is SGD as the financial statements are meant primarily for users in Singapore.

(b) *Transactions and balances*

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the end of the reporting period. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the end of the reporting period are recognised in profit or loss except for exchange differences arising on monetary items that form part of the Group's net investment in foreign operations, which are recognised initially in other comprehensive income and accumulated under foreign currency translation reserve in unitholders' funds. The foreign currency translation reserve is reclassified from unitholders' funds to profit or loss of the Group on disposal of the foreign operation.

(c) *Translation of Group entities' financial statements*

The results and financial position of all the Group entities (none of which has a currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) Assets and liabilities are translated at the closing exchange rates at the reporting date; and

(ii) Income and expenses are translated at average exchange rates (unless the average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions).

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.7 Equipment

(a) *Measurement*

Equipment is initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses.

The cost of an item of equipment includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended.

(b) *Depreciation*

Depreciation on computers, furniture and equipment is calculated using the straight line method to allocate the depreciable amounts over the estimated useful lives as follows:

	Useful lives
Computers, furniture and equipment	3 to 10 years

The residual values, estimated useful lives and depreciation method of equipment are reviewed, and adjusted as appropriate, at each balance sheet date. The effects of any revision are recognised in profit or loss when the changes arise.

(c) *Subsequent expenditure*

Subsequent expenditure relating to equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance expenditure is recognised in profit or loss when incurred.

(d) *Disposal*

On disposal of an item of equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss within "Other property operating expenses".

2.8 Investment properties under construction

All investment properties under construction where fair values are reliably determinable are measured at fair value. The difference between the fair value and the carrying amount is recognised in profit or loss. Investment properties under construction for which the fair value cannot be reliably measured at present, but for which the fair value would be reliably determinable in future is accounted for at cost.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.9 Investment properties

Investment properties of the Group, principally comprising completed office buildings and interest in freehold land held for a currently undetermined future use, are held for long-term rental yields and capital appreciation.

Investment properties are initially recognised at cost, including transaction costs. Subsequent to initial recognition, investment properties are carried at fair value, determined on an annual basis by an independent professional valuer on the highest-and-best-use basis. Changes in fair values are recognised in profit or loss. Investment properties are not subject to depreciation.

Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised and the carrying amounts of the replaced components are recognised in profit or loss. The cost of maintenance, repairs and minor improvements is recognised in profit or loss when incurred.

On disposal of investment properties, the difference between the disposal proceeds and the carrying amount is recognised in profit or loss.

2.10 Investment in subsidiaries

A subsidiary is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Investments in subsidiaries are carried at cost less accumulated impairment losses in the Trust's balance sheet. On disposal of investments in subsidiaries, the difference between disposal proceeds and the carrying amounts of the investments are recognised in profit or loss.

2.11 Joint ventures and associates

Joint arrangements

A joint arrangement is a contractual arrangement whereby two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint arrangement is classified either as joint operation or joint venture, based on the rights and obligations of the parties to the arrangement.

To the extent the joint arrangement provides the Group with rights to the assets and obligations for the liabilities relating to the arrangement, the arrangement is a joint operation. To the extent the joint arrangement provides the Group with rights to the net assets of the arrangement, the arrangement is a joint venture.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.11 Joint ventures and associates (continued)

Joint ventures and associates

An associate is an entity over which the Group has the power to participate in the financial and operating policy decisions of the investee but does not have control or joint control of those policies.

The Group account for its investments in associates and joint ventures using the equity method from the date on which it becomes an associate or joint venture.

On acquisition of the investment, any excess of the cost of the investment over the Group's share of the net fair value of the investee's identifiable assets and liabilities represents goodwill and is included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the investee's identifiable assets and liabilities over the cost of the investment is included as income in the determination of the entity's share of the associate or joint venture's profit or loss in the period in which the investment is acquired.

Under the equity method, the investment in associates or joint ventures are carried in the balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates or joint ventures. The profit or loss reflects the share of results of the operations of the associates or joint ventures. Distributions received from joint ventures or associates reduce the carrying amount of the investment. Where there has been a change recognised in other comprehensive income by the associates or joint venture, the Group recognises its share of such changes in other comprehensive income. Unrealised gains and losses resulting from transactions between the Group and associate or joint venture are eliminated to the extent of the interest in the associates or joint ventures.

When the Group's share of losses in an associate or joint venture equals or exceeds its interest in the associate or joint venture, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate or joint venture.

After application of the equity method, the Group determines whether it is necessary to recognise an additional impairment loss on the Group's investment in associate or joint ventures. The Group determines at the end of each reporting period whether there is any objective evidence that the investment in the associate or joint venture is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value and recognises the amount in profit or loss.

The financial statements of the associates and joint ventures are prepared as the same reporting date as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

2.12 Borrowing costs

Borrowing costs are capitalised as part of the cost of a qualifying asset if they are directly attributable to the acquisition, construction or production of that asset. Capitalisation of borrowing costs commences when the activities to prepare the asset for its intended use are in progress and the expenditures and borrowing costs are incurred. Borrowing costs are capitalised until the assets are substantially completed for their intended use. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.13 Impairment of non-financial assets

(a) Goodwill

Goodwill, recognised separately as an intangible asset, is tested for impairment annually and whenever there is indication that the goodwill may be impaired.

For the purpose of impairment testing of goodwill, goodwill is allocated to each of the Group's cash-generating-units ("CGU") expected to benefit from synergies arising from the business combination.

An impairment loss is recognised when the carrying amount of a CGU, including the goodwill, exceeds the recoverable amount of the CGU. The recoverable amount of a CGU is the higher of the CGU's fair value less cost to sell and value-in-use.

The total impairment loss of a CGU is allocated first to reduce the carrying amount of goodwill allocated to the CGU and then to the other assets of the CGU pro-rata on the basis of the carrying amount of each asset in the CGU.

An impairment loss on goodwill is recognised as an expense and is not reversed in a subsequent period.

(b) Investment in subsidiaries

Investment in subsidiaries is tested for impairment whenever there is any objective evidence or indication that the asset may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the CGU to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit or loss.

In assessing the value-in-use, the estimated future cash flows expected to be generated by the asset are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by capitalisation rates or other available fair value indicators.

The Group bases its impairment calculation on detailed rent-rolls and projections which are prepared separately for each of the Group's cash-generating units to which the individual assets are allocated. These rent rolls and projections are generally covering a period of 5 years. For longer periods, a long term growth rate is calculated and applied to project future cash flows after the fifth year.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.13 Impairment of non-financial assets (continued)

(b) Investment in subsidiaries (continued)

An impairment loss for an asset other than goodwill is reversed if, and only if, there has been a change in the estimates used to determine the assets' recoverable amount since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortisation or depreciation) had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset other than goodwill is recognised in profit or loss.

2.14 Inventories

Inventories are carried at the lower of cost and net realisable value. Cost is determined on weighted average basis and includes all costs in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price less the estimated costs of completion and applicable variable selling expenses.

2.15 Financial instruments

(a) Financial assets

Initial recognition and measurement

Financial assets are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Trade receivables are measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the trade receivables do not contain a significant financing component at initial recognition.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.15 Financial instruments (continued)

(a) *Financial assets (continued)*

Subsequent measurement

Investments in debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the contractual cash flow characteristics of the asset. The three measurement categories for classification of debt instruments are:

(i) *Amortised cost*

Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are derecognised or impaired, and through the amortisation process.

(ii) *Fair value through other comprehensive income ("FVOC")*

Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Financial assets measured at FVOCI are subsequently measured at fair value. Any gains or losses from changes in fair value of the financial assets are recognised in other comprehensive income, except for impairment losses, foreign exchange gains and losses and interest calculated using the effective interest method are recognised in profit or loss. The cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss as a reclassification adjustment when the financial asset is derecognised.

(iii) *Fair value through profit or loss*

Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt instrument that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss in the period in which it arises.

Investments in equity instruments

On initial recognition of an investment in equity instrument that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value in other comprehensive income ("OCI"). Dividends from such investments are to be recognised in profit or loss when the Group's right to receive payments is established. For investments in equity instruments which the Group has not elected to present subsequent changes in fair value in OCI, changes in fair value are recognised in profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.15 Financial instruments (continued)

(a) Financial assets (continued)

<u>Derivatives</u>

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. Changes in fair value of derivatives are recognised in profit or loss.

Derecognition

A financial asset is derecognised when the contractual right to receive cash flows from the asset has expired. On derecognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income for debt instruments is recognised in profit or loss.

(i) Fair value hedge

The Group has entered into currency forwards that are fair value hedges for currency risk arising from its firm commitments for purchases and sales denominated in foreign currencies. The fair value changes on the hedged item resulting from currency risk are recognised in profit or loss. The fair value changes on the effective portion of currency forwards designated as fair value hedges are recognised in profit or loss within the same line item as the fair value changes from the hedged item. The fair value changes on the ineffective portion of currency forwards are recognised separately in profit or loss.

(ii) Cash flow hedge

Interest rate swaps

The Group has entered into interest rate swaps that are cash flow hedges of the Group's exposure to interest rate risk on its borrowings. These contracts entitle the Group to receive interest at floating rates on notional principal amounts and oblige the Group to pay interest at fixed rates on the same notional principal amounts, thus allowing the Group to raise borrowings at floating rates and swap them into fixed rates.

The fair value changes on the effective portion of the interest rate swaps designated as cash flow hedges are recognised in other comprehensive income, accumulated in the hedging reserve and reclassified to profit or loss when the hedged interest expense on the borrowings is recognised in profit or loss. The fair value changes on the ineffective portion of interest rate swaps are recognised immediately in profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.15 Financial instruments (continued)

(a) *Financial assets (continued)*

<u>*Derivatives*</u> *(continued)*

(ii) *Cash flow hedge (continued)*

Currency swaps

The Group has entered into currency swaps that qualify as cash flow hedges against highly probable forecasted transactions in foreign currencies. The fair value changes on the effective portion of the currency swaps designated as cash flow hedges are recognised in other comprehensive income, accumulated in the hedging reserve and transferred to either the cost of a hedged non-monetary asset upon acquisition or profit or loss when the hedged forecast transactions are recognised.

The fair value changes on the ineffective portion of currency swaps are recognised immediately in profit or loss. When a forecasted transaction is no longer expected to occur, the gains and losses that were previously recognised in other comprehensive income are reclassified to profit or loss immediately.

(b) *Financial liabilities*

Initial recognition and measurement

Financial liabilities are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value plus in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

Subsequent measurement

The measurement of financial liabilities depends on their classification as follows:

(i) *Financial liabilities at fair value through profit or loss*

Financial liabilities at fair value through profit or loss include financial liabilities held for trading. Financial liabilities are classified as held for trading if they are acquired for the purpose of selling in the near term. This category includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships.

Subsequent to initial recognition, financial liabilities at fair value through profit or loss are measured at fair value. Any gains or losses arising from changes in fair value of the financial liabilities are recognised in profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.15 Financial instruments (continued)

(b) *Financial liabilities (continued)*

(ii) *Financial liabilities at amortised cost*

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

(c) *Offsetting of financial instruments*

Financial assets and financial liabilities are offset and the net amount is presented in the balance sheets when, and only when, there is a currently enforceable legal right to set off the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

(d) *Impairment*

The Group recognises an allowance for expected credit losses ("ECLs") for all debts instruments not held at fair value through profit or loss and financial guarantee contracts. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months ("12-month ECLs"). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is recognised for credit losses expected over the remaining life of the exposure, irrespective of timing of the default ("a lifetime ECL").

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience.

2 SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.16 Leases

As lessor

Leases where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to the lessees) is recognised in profit or loss on a straight-line basis over the lease lock-in period.

Initial direct costs incurred by the Group in negotiating and arranging operating leases are added to the carrying amount of the leased assets and recognised as an expense in profit or loss over the lease term on the same basis as the lease income.

Contingent rents are recognised as income in profit or loss when earned.

2.17 Taxes

(a) Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted at the end of the reporting period, in the countries where the Group operates and generates taxable income.

Current income taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in unitholders' funds. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(b) Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all temporary differences, except:

(i) Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

(ii) In respect of taxable temporary differences associated with investments in subsidiaries and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.17 Taxes (continued)

(b) Deferred tax (continued)

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credit and unused tax loss, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credit and unused tax loss can be utilised except:

(i) Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

(ii) In respect of deductible temporary differences associated with investments in subsidiaries and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the end of each reporting period.

Deferred tax items are recognised in correlation to the underlying transaction or event. The deferred tax effect will be:

(i) Recognised in the profit or loss, if the underlying transaction or event is recognised in profit or loss,

(ii) Recognised directly in unitholders' funds, if the underlying transaction or event is recognised in unitholders' funds, and

(iii) Recognised as an adjustment to goodwill (or negative goodwill) if the underlying transaction or event arises from a business combination.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same tax authority.

Tax benefits acquired as part of a business combination, but not satisfying the criteria for separate recognition at that date, would be recognised subsequently if new information about facts and circumstances changed. The adjustment would either be treated as a reduction to goodwill (as long as it does not exceed goodwill) if it is incurred during the measurement period or in profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.17 Taxes (continued)

(c) *Sales tax*

Revenues, expenses and assets are recognised net of the amount of sales tax except:

(i) Where the sales tax incurred on a purchase of assets or services is not recoverable from the tax authority, in which case the sales tax is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and

(ii) Receivables and payables that are stated with the amount of sales tax included.

The net amount of sales tax recoverable from, or payable to, the tax authority is included as part of receivables or payables in the balance sheet.

2.18 Provisions

Provisions for other liabilities and charges are recognised when the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditure expected to be required to settle the obligation using a pre-tax discount rate that reflects the current market assessment of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised in profit or loss as finance cost.

Changes in the estimated timing or amount of the expenditure or discount rate are recognised in profit or loss when the changes arise.

2.19 Employee benefits

Employee benefits are recognised as an expense, unless the cost qualifies to be capitalised as an asset.

Defined contribution plans

Defined contribution plans are post-employment benefit plans under which the Group pays fixed contributions into separate entities on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid.

2.20 Units on issue and unit issuance expenses

Proceeds from issuance of units are recognised as units on issue in unitholders' funds. Incremental costs directly attributable to the issuance of units are deducted against units on issue.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.21 Distributions to Trust's Unitholders

Distributions to the Trust's Unitholders are recognised when the distributions are declared payable by the Trustee-Manager.

2.22 Transfer to other reserves

Other reserves represent profits statutorily transferred to capital redemption reserve, debenture redemption reserve and general reserve of the Indian subsidiaries under Indian regulatory provisions.

2.23 Contingencies

A contingent liability is:

(a) a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group; or

(b) a present obligation that arises from past events but is not recognised because:

  (i) it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or

  (ii) the amount of the obligation cannot be measured with sufficient reliability.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group.

Contingent liabilities and assets are not recognised on the balance sheet of the Group, except for contingent liabilities assumed in a business combination that are present obligations and which the fair values can be reliably determined.

2.24 Related parties

A related party is defined as follows:

(a) A person or a close member of that person's family is related to the Group and Trust if that person:

  (i) has control or joint control over the Trust;

  (ii) has significant influence over the Trust; or

  (iii) is a member of the key management personnel of the Trustee-Manager or of a parent of the Trust.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.24 Related parties (continued)

(b) An entity is related to the Group and the Trust if any of the following conditions applies:

(i) the entity and the Trust are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others);

(ii) one entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member);

(iii) both entities are joint ventures of the same third party;

(iv) one entity is a joint venture of a third entity and the other entity is an associate of the third party;

(v) the entity is a post-employment benefit plan for the benefit of employees of an entity related to the Trust. If the Trust is itself such a plan, the sponsoring employers are also related to the Trust;

(vi) the entity is controlled or jointly controlled by a person identified in (a); or

(vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

3. CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Group's consolidated financial statements requires Management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

<u>Key sources of estimation uncertainty</u>

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period are discussed below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

(a) Valuation of investment properties and investment properties under construction

The Group carries its investment properties and investment properties under construction at fair value, with changes in fair values being recognised in profit or loss.

The fair values of investment properties and investment properties under construction are determined by independent professional valuers using recognised valuation techniques. These techniques comprise both the income capitalisation method and the discounted cash flow method.

3. CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (CONTINUED)

(a) *Valuation of investment properties and investment properties under construction (continued)*

The determination of the fair values of the investment properties and investment properties under construction require the use of estimates such as future cash flows from assets and discount rates applicable to those assets. These estimates are based on prevailing local market conditions.

The carrying amount and key assumptions used to determine the fair value of the investment properties and investment properties under construction are further explained in Note 29. The Trustee-Manager is of the view that the valuation techniques and estimates are reflective of the current market condition.

(b) *Taxes*

Uncertainties exist with respect to the interpretation of complex tax regulations and the amount and timing of future taxable income. Given the wide range of business relationships and the long-term nature and complexity of existing contractual agreements, differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax provisions already recorded and contingent liabilities disclosed in the financial statements.

The Group assesses whether provisions or disclosure as contingent liabilities for tax matters, based on reasonable estimates, for possible consequences of audits by the tax authorities of the respective countries in which it operates. If provisions are required, the amount of such provisions is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the relevant tax authority. Such differences of interpretation may arise on a wide variety of issues depending on the conditions prevailing in the respective entity's domicile.

Deferred tax assets are recognised for all unused tax loss and Minimum Alternative Tax ("MAT") credit to the extent that it is probable that taxable profit will be available against which the loss and MAT credit can be utilised. Management judgment is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits.

Deferred tax liabilities are recognised on fair value gains on investment properties. The determination of the appropriate tax rates to be applied on the fair value gains is based on Management's assumption to recover the carrying amounts of the investment properties through use (except for land) and as to when they are expected to avail themselves of the deduction under 80IA of Income Tax Act 1961.

Ascendas IT Park (Chennai) Limited ("AITPCL") has obtained approvals from relevant authorities and can claim 80IA exemption for any 10 consecutive years out of 15 years beginning from the year in which the industrial park commences operation. Consequent to such approval, AITPCL has accounted for 80IA exemption for Phase 1 from the financial year ended 31 March 2010 and, Phase 2 and 3, from the financial year ended 31 March 2016 in the financial statements and accordingly reversed tax provision pertaining to prior years amounting to INR 214 million (equivalent to $4,580,000) and recognised MAT credit of INR 366 million (equivalent to $7,832,000) in prior year.

During the financial year, AITPCL has received the final approval from the relevant authorities and can claim 80IA exemption for Phase 1 from the financial year ended 31 March 2010 and, Phase 2 and 3, from the financial year ended 31 March 2016 in the financial statements and accordingly recognised additional MAT credit of INR 142 million (equivalent to $2,774,000).

4. INTEREST INCOME

	Group	
	2019	2018
	$'000	$'000
Interest income		
– Financial institutions	**5,522**	4,130
– Long term receivables	**20,898**	–
– Others	**2,241**	785
	28,661	4,915

5. OTHER PROPERTY OPERATING EXPENSES

	Group	
	2019	2018
	$'000	$'000
Advertising and publication	**833**	822
Depreciation of equipment	**152**	90
Employee benefits	**327**	334
Insurance	**265**	283
Investment properties written off	**217**	–
General management fee	**4,312**	4,958
Subcharges	**305**	305
Travel and hotel accomodation	**293**	144
Professional fees	**1,276**	1,048
Allowance for impairment of receivables	**33**	890
Others	**1,670**	914
	9,683	9,788

6. FINANCE COSTS

	Group	
	2019	2018
	$'000	$'000
Interest expenses		
– Financial institutions	**22,748**	18,794
– Medium term notes	**14,750**	13,752
– Reversal of prior years/others	**(452)**	208
	37,046	32,754

7. PROFIT BEFORE TAX

The following items have been included in arriving at profit before tax:

	Group	
	2019	2018
	$'000	$'000
Auditors of the Group:		
– Audit fees	**397**	**311**
– Non-audit fees	**46**	**89**
Inventories recognised as expenses in		
– "Operations, maintenance and utilities expenses"	**221**	**6,417**

8. INCOME TAXES

(a) *Income tax expenses*

	Group 2019 $'000	Group 2018 $'000
Tax expenses attributable to profit is made up of:		
Current income tax expenses		
– Based on current year's results	**28,783**	21,652
– (Over)/under provision in respect of prior years	**(2,546)**	1,399
	26,237	23,051
Deferred income tax expenses		
– Based on current year's results	**61,427**	64,231
– (Over)/under provision in respect of prior years	**(3,512)**	243
	57,915	64,474
	84,152	87,525

The reconciliation between tax expenses and the product of accounting profit multiplied by the applicable corporate tax rate for the financial years ended 31 March 2019 and 2018 is as follows:

	Group 2019 $'000	Group 2018 $'000
Profit before tax	**288,671**	288,793
Tax calculated at tax rate of 34.94% (2018: 34.61%)	**100,862**	99,951
Effects of:		
– Income not subject to tax	**(22,592)**	(11,116)
– Expenses not deductible for tax purpose	**21,096**	7,823
– Tax incentives	**(12,395)**	(12,693)
– Fair value gains on investment properties subject to lower tax rate	**(7,119)**	(7,323)
– Dividend distribution and withholding tax	**10,328**	8,508
– (Over)/under provision in respect of prior years	**(6,058)**	1,642
– Others	**30**	733
	84,152	87,525

8. INCOME TAXES (CONTINUED)

(a) *Income tax expenses (continued)*

The corporate tax rate applicable in India was 34.94%. For domestic companies with turnover less than INR 2,500 million, the corporate tax rate will be 29.12%.

Tax incentives comprise tax holiday benefits available for Indian entities where investment properties are located in the notified industrial park and/or special economic zones.

Dividend distribution tax is levied on any dividend payments by the subsidiaries in India while withholding tax is payable by the subsidiaries in India on interest payments made to the intermediate holding companies in Singapore.

Minimum Alternate Tax ("MAT")

Under the Indian income tax law, MAT will be payable only where tax liability, as computed, is less than 18.50% of the book profits in the profit or loss account and after making certain specified adjustments. Set-off of MAT credit is allowed in a particular year on the difference between the tax liability under normal provisions and tax liability under MAT provisions for such years. MAT credit is allowed to carry forward for a period of 15 years.

(b) *Movements in current income tax recoverable and liabilities*

	Group		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Current income tax recoverable	**4,931**	7,240	9,148
Current income tax liabilities	**(404)**	–	(306)
Current income tax recoverable, net	**4,527**	7,240	8,842

Movements in current income tax recoverable, net

	Group		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Balance at beginning of financial year	**7,240**	8,842	9,808
Tax charge for the year	**(28,783)**	(21,652)	(23,724)
Over/(under) provision in respect of prior years	**2,546**	(1,399)	4,580
Arising from merger of subsidiaries	**(1,618)**	–	–
Tax paid during the year	**12,422**	7,487	9,619
Tax deducted at source (net)	**12,955**	14,102	8,409
Translation differences	**(235)**	(140)	150
Balance at end of financial year	**4,527**	7,240	8,842

8. INCOME TAXES (CONTINUED)

(c) *Deferred income tax liabilities and assets*

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to set off current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same tax authority. The amounts, determined after appropriate offsetting, are shown on the balance sheet as follows:

	Group		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Deferred income tax assets:			
– To be settled after one year	**(37,008)**	(26,419)	(26,605)
Deferred income tax liabilities:			
– To be settled after one year	**336,420**	276,325	222,927
Deferred income tax liabilities–net	**299,412**	249,906	196,322
The above comprises the following:			
– Fair value gains on investment properties	**336,420**	276,325	222,927
– Minimum alternate tax credit	**(37,008)**	(26,419)	(26,605)
	299,412	249,906	196,322

The movements in the deferred income tax assets and liabilities are as follows:

Group	Fair value gain on investment properties $'000	Minimum alternate tax credit $'000	Total $'000
31 March 2019			
Balance at beginning of financial year	**276,325**	**(26,419)**	**249,906**
Tax charged to income statement	**69,486**	**(11,571)**	**57,915**
Translation differences	**(9,391)**	**982**	**(8,409)**
Balance at end of financial year	**336,420**	**(37,008)**	**299,412**
31 March 2018			
Balance at beginning of financial year	222,927	(26,605)	196,322
Tax charged to income statement	65,777	(1,303)	64,474
Translation differences	(12,379)	1,489	(10,890)
Balance at end of financial year	276,325	(26,419)	249,906
1 April 2017			
Balance at beginning of financial year	187,809	(4,265)	183,544
Tax charged to income statement	26,243	(22,413)	3,830
Translation differences	8,875	73	8,948
Balance at end of financial year	222,927	(26,605)	196,322

Deferred income tax assets are recognised for MAT credit available and tax loss carried forward to the extent that realisation of the related tax benefits through future taxable profits is probable.

8. INCOME TAXES (CONTINUED)

(d) *Dividend distribution tax on undistributed earnings*

At the reporting date, the Group had potential dividend distribution tax liability amounting to $32,500,000 (31 March 2018: $23,200,000; 1 April 2017: $25,500,000) associated with undistributed earnings of subsidiaries. No deferred tax liabilities have been recognised in respect of these differences because the Group is in a position to control the dividend policies of these subsidiaries and provision is made only when there is a plan for dividend distribution.

9. EARNINGS PER UNIT

The calculation of basic earnings per unit is based on:

	Group	
	2019	2018
Total profit attributable to Unitholders ($'000)	**192,115**	191,312
Weighted average number of units outstanding during the year ('000)	**1,036,952**	945,968
Earnings per unit (cents)	**18.53**	20.22

Diluted earnings per unit are the same as the basic earnings per unit as there are no dilutive instruments in issue during the financial year.

10. DISTRIBUTION TO UNITHOLDERS

	Group and Trust 2019 $'000	Group and Trust 2018 $'000
Distribution paid:		
Exempt distribution of 2.96 cents per unit paid on 26 May 2017	–	27,565
Exempt distribution of 2.81 cents per unit paid on 17 November 2017	–	26,263
Exempt distribution of 2.44 cents per unit paid on 12 March 2018	–	22,823
Exempt distribution of 0.85 cents per unit paid on 25 May 2018	**8,787**	–
Exempt distribution of 3.58 cents per unit paid on 26 November 2018	**37,164**	–
	45,951	76,651

A tax-exempt distribution of 3.75 cents per unit amounting to $39,083,000 was approved on 25 April 2019 by the Board of Directors of the Trustee-Manager. These financial statements do not reflect this distribution, which will be accounted for in unitholders' funds as an appropriation of retained earnings in the next financial period.

Distribution adjustments

The Trustee-Manager had elected to receive 50% of its base fee and performance fee in units and 50% in cash. The 50% fees payable in units does not affect cash flow and has been added back to the income available for distribution. Trustee-Manager's fees payable in units amounted to $6,779,000 (2018: $6,094,000) during the financial year.

During the financial year, net realised exchange loss of $8,502,000 (2018: $908,000) arose from the refinancing of SGD-denominated loans.

Exchange gain or loss is recognised when borrowings that are denominated in currencies other than the INR are revalued. The exchange gain or loss is realised when the borrowing matures. Such exchange gain or loss does not affect cash flow and has been deducted from or added to the income available for distribution.

11. CASH AND CASH EQUIVALENTS

	Group			Trust		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000	**31 March 2019 $'000**	31 March 2018 $'000	1 April 2017 $'000
Cash at bank and on hand	**8,035**	12,199	35,237	**2,280**	723	419
Fixed deposits	**100,448**	97,608	39,760	**–**	–	–
	108,483	109,807	74,997	**2,280**	723	419

The exposure of cash and cash equivalents to interest rate risk and currency risk is disclosed in Note 28.

Fixed deposits at the balance sheet date had an average maturity of 6 months (31 March 2018 & 1 April 2017: 6 months). Fixed deposits with maturities in excess of 3 months, upon early-termination, will earn interest at the stipulated rate up to the actual period of deposit, and are subject to an insignificant risk of change in value.

As at 31 March 2019, certain companies of the Group had cash and deposit balances denominated in INR amounting to approximately $106,097,000 (31 March 2018: $108,912,000; 1 April 2017: $74,384,000) which are deposited with financial institutions in India. Cash and deposit balances which are denominated in INR, a controlled currency, are not freely convertible into foreign currencies.

12. INVENTORIES

	Group		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Operational supplies	**405**	479	1,324

13. OTHER ASSETS

	Group			Trust		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000	**31 March 2019 $'000**	31 March 2018 $'000	1 April 2017 $'000
Current						
Deposits	**38**	5,757	5,587	**–**	–	–
Prepayments	**399**	400	492	**16**	14	34
	437	6,157	6,079	**16**	14	34
Non-current						
Deposits	**5,431**	5,401	5,741	**–**	–	–
Prepayments	**65**	107	86	**–**	–	–
	5,496	5,508	5,827	**–**	–	–

The carrying amounts of deposits, denominated in INR, approximate their fair values.

14. LOANS TO SUBSIDIARIES

	Trust		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Loans to subsidiaries			
– Non-interest bearing	**222,820**	296,454	236,132
– Interest bearing	**476,969**	258,074	270,078
	699,789	554,528	506,210

As at 31 March 2019, the loans to subsidiaries are unsecured, repayable on demand and approximate their fair values. The interest bearing loans carry interest rates ranging from 2.58% to 9.15% (31 March 2018 & 1 April 2017: 2.58% to 9.15%) per annum.

15. TRADE AND OTHER RECEIVABLES

	Group			Trust		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000	**31 March 2019 $'000**	31 March 2018 $'000	1 April 2017 $'000
Trade receivables	**9,282**	8,196	6,997	**–**	–	–
Less: Allowance for impairment of receivables	**(2,224)**	(2,304)	(1,835)	**–**	–	–
Trade receivables – net	**7,058**	5,892	5,162	**–**	–	–
Other receivables						
Advances to regulatory authorities	**3,133**	2,410	2,270	**–**	–	–
Less: Allowance for impairment of advances	**(3,133)**	(2,410)	(2,270)	**–**	–	–
Other receivables – net	**–**	–	–	**–**	–	–
Amounts owing from subsidiary	**–**	–	–	**7**	1,949	18,061
Non-related parties						
– Advances to suppliers	**959**	840	3,797	**–**	–	–
– Advance payment of expenditure on investment properties	**–**	–	6,642	**–**	–	–
– Interest receivable	**14,909**	3,990	3,696	**–**	–	–
– Service input tax recoverable	**5,553**	5,568	4,930	**–**	–	–
– Others	**182**	624	1,561	**3,077**	1,784	873
	28,661	16,914	25,788	**3,084**	3,733	18,934

Amounts owing from subsidiary are unsecured, interest-free and repayable on demand.

The carrying amounts of trade and other receivables approximate their fair values.

The exposure of trade and other receivables to currency risk is disclosed in Note 28.

During the previous financial year, advance payment of expenditure on investment properties of $9,462,000 was transferred to Investment Properties.

As disclosed in Note 5, allowance for impairment of receivables of $33,000 (2018: $890,000) was included in "Other property operating expenses".

16. LONG TERM RECEIVABLES

	Group		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Balance at beginning of financial year	**–**	–	–
Additions	**223,685**	–	–
Transaction cost capitalised	**708**	–	–
Translation differences	**(2,287)**	–	–
Balance at end of financial year	**222,106**	–	–

Long term receivables pertain to inter-corporate deposit ("ICD") provided to Phoenix Urban Infrastructure Private Limited ("PUIPL") and subscription of non-convertible debentures ("NCDs") in LOMA Co-Developers 1 Private Limited ("LOMA 1"), LOMA Co-Developers 2 Private Limited ("LOMA 2"), Phoenix Infocity Private Limited ("PIPL"), Phoenix Infrasoft India Private Limited ("PISOFT") and Phoenix Infraspace India Private Limited ("PISPACE").

On 4 June 2018 and 6 July 2018, the Group subscribed to NCDs in both LOMA 1 and LOMA 2 with coupon rates of 11.25% per annum each. The NCDs have a tenure of 30 years and are issued by LOMA 1 and LOMA 2 to fund the construction of 2 IT buildings with a total floor area of 1.4 million square feet at Navi Mumbai. The NCDs are secured by a charge over LOMA 1's and LOMA 2's properties, land lease and pledge of shares, and are backed by a corporate guarantee from LOMA 1 and LOMA 2's existing shareholder for interest and principal repayment. The subscription to the NCDs is a multi-stage process to eventually acquire the properties when certain conditions are met, through the acquisition of the issued and paid-up capital of LOMA 1 and LOMA 2.

On 12 June 2018, the Group subscribed to NCD in PIPL with coupon rates ranging between 12.25% to 13.75% per annum. The NCDs have a tenure of 30 years and are issued by PIPL to fund the construction of 2 buildings with a total floor area of 1.8 million square feet in aVance Business Hub at Hyderabad. The NCDs are secured by a charge over PIPL's properties, land and pledge of shares, and are backed by a corporate guarantee from one of PIPL's existing shareholders, Phoenix Infratech (India) Private Limited ("PIIPL"), for interest and principal repayment. The subscription to the NCDs is a multi-stage process to eventually acquire the properties when certain conditions are met, through the acquisition of the issued and paid-up capital of PIPL. The Group can call for NCD redemptions if the completion date for the acquisition of shares is delayed beyond March 2020.

On 12 June 2018, the Group provided ICD to PUIPL, one of the existing shareholders of PIPL, with coupon rates ranging between 13.0% to 13.5% per annum. The ICD has a tenure of 5 years and is secured by a charge over PIPL's properties, land and pledge of shares, and are backed by a corporate guarantee from PIIPL.

On 7 September 2018, the Group subscribed to NCDs in both PISOFT and PISPACE with coupon rates of 13.5% per annum each. The NCDs have a tenure of 30 years and are issued by PISOFT and PISPACE to fund the construction of 2 IT buildings with a total floor area of 1.9 million square feet in aVance Business Hub 2 at Hyderabad. The NCDs are secured by a charge over PISOFT's and PISPACE's properties, land and pledge of shares, and are backed by a corporate guarantee from PIIPL, for interest and principal repayment. The subscription to the NCDs is a multi-stage process to eventually acquire the properties when certain conditions are met, through the acquisition of the issued and paid-up capital of PISOFT and PISPACE. The Group can call for NCD redemptions if the construction completion date and the occupation certificate is delayed beyond September 2021.

The Group is able to exercise significant influence through representations to the Board of Directors of LOMA 1, LOMA 2, PIPL, PISOFT and PISPACE, results in LOMA 1, LOMA 2, PIPL, PISOFT and PISPACE becoming an investment in associates but there is no initial cost of investment.

17. DERIVATIVE FINANCIAL INSTRUMENTS

	Group and Trust								
	31 March 2019			31 March 2018			1 April 2017		
	Contract/ notional amount	**Fair values Assets**	**Fair values Liabilities**	Contract/ notional amount	Fair values Assets	Fair values Liabilities	Contract/ notional amount	Fair values Assets	Fair values Liabilities
	$'000	**$'000**	**$'000**	$'000	$'000	$'000	$'000	$'000	$'000
Current									
Cash flow hedges									
– Interest rate swaps	**16,000**	**–**	**(29)**	6,000	–	(2)	10,000	–	(19)
– Currency swaps	**69,000**	**4,137**	**–**	63,000	5,504	–	40,000	726	–
Non-hedging instruments									
– Currency forwards	**18,000**	**1**	**–**	12,000	17	–	20,000	–	(695)
		4,138	**(29)**		5,521	(2)		726	(714)
Non-current									
Cash flow hedges									
– Interest rate swaps	**19,000**	**–**	**(72)**	35,000	14	(92)	41,000	25	(190)
– Currency swaps	**329,026**	**10,880**	**(2,682)**	331,953	9,541	(3,101)	293,133	1,666	(12,944)
– Options	**100,000**	**43**	**(4,225)**		–	–		–	–
		10,923	**(6,979)**		9,555	(3,193)		1,691	(13,134)
Total		**15,061**	**(7,008)**		15,076	(3,195)		2,417	(13,848)

No cash flow hedges of expected transactions were assessed to be ineffective under SFRS(I) 9 and recognised in the profit or loss for the Group and the Trust for the financial years ended 31 March 2019, 2018 and 2017.

The Group held interest rate swaps to exchange floating-rate interest, on SGD loans of $35,000,000 (31 March 2018: $41,000,000; 1 April 2017: $51,000,000), into fixed-rate interest at an average rate of 3.42% (31 March 2018: 3.48%; 1 April 2017: 3.33%) per annum.

The Group entered into currency swaps/options to exchange floating-rate SGD loans of $287,000,000 (2018 & 2017: $206,000,000) for INR obligations at average fixed-rate of 7.63% (31 March 2018: 7.85%; 1 April 2017: 7.67%) per annum and also currency swaps to exchange fixed-rate medium term notes of $168,206,000 (31 March 2018 & 1 April 2017: $127,133,000) for fixed-rate INR obligation at average fixed-rate of 8.07% (31 March 2018 & 1 April 2017: 8.45%) per annum.

The rationale for entering into currency forwards is disclosed in Note 28(a)(i).

Period when cash flows on cash flow hedges are expected to occur or affect profit or loss

Currency and interest rate swaps are entered to hedge currency and interest rate fluctuations. Fair value gains and losses on the currency and interest rate swaps recognised in the hedging reserve are transferred to profit or loss as realised fair value gain or loss on derivative financial instruments upon maturity. Net interest paid on the currency and interest rate swaps is taken to profit or loss as part of interest expenses over the period of borrowings.

18. EQUIPMENT

	Group Computers, furniture and equipment 31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Cost			
Balance at beginning of financial year	**4,355**	4,380	4,169
Additions	**319**	253	–
Acquisition of subsidiary (Note 22)	**–**	–	2
Translation differences	**(120)**	(278)	209
Balance at end of financial year	**4,554**	4,355	4,380
Accumulated depreciation			
Balance at beginning of financial year	**3,970**	4,140	3,864
Depreciation charge	**152**	90	80
Translation differences	**(110)**	(260)	196
Balance at end of financial year	**4,012**	3,970	4,140
Net book value			
Balance at end of financial year	**542**	385	240
Balance at beginning of financial year	**385**	240	305

19. INVESTMENT PROPERTIES UNDER CONSTRUCTION

	Group 31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Balance at beginning of financial year	**14,706**	33,619	61,812
Additions during the year	**19,214**	16,694	12,007
Transfer from/(to) investment properties (Note 20)	**70,059**	(32,743)	(50,923)
Fair value gain/(loss)	**100,445**	(1,288)	10,300
Translation differences	**1,641**	(1,576)	423
Balance at end of financial year	**206,065**	14,706	33,619

Investment properties under construction are stated at fair value, which has been determined based on residual valuations performed by Cushman & Wakefield (India) Private Limited as at 31 March 2019. The details of the valuation techniques and inputs used are disclosed in Note 29.

During the financial year, $70,059,000 was transferred from "Investment properties". This was related to the Phase 1 redevelopment of VITP Private Limited and development of a new multi-tenanted building in Information Technology Park Limited. In previous financial year, $32,743,000 was transferred to "Investment properties" on completion of Atria building, a multi-tenanted building in VITP Private Limited. In 2017, $50,923,000 was transferred to "Investment properties" on completion of a multi-tenanted building in Information Technology Park Limited.

Included in additions of investment properties under construction of previous financial year, $1,639,000 (1 April 2017: $2,698,000) was construction cost payable (Note 23).

20. INVESTMENT PROPERTIES

	Group		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Balance at beginning of financial year	**1,726,292**	1,410,110	1,077,011
Additions during the year	**20,690**	18,543	6,811
Cost adjustment arising from change in deferred consideration	**(69)**	(3,452)	–
Acquisition of subsidiary (Note 22)	**–**	136,327	134,801
Investment properties written off (Note 5)	**(217)**	–	–
Amortisation of marketing fee	**(753)**	1,257	531
Straightlining of rent free period	**2,310**	2,315	2,350
Transfer from investment properties under construction (Note 19)	**(70,059)**	32,743	50,923
Fair value gain	**84,443**	213,100	77,911
Translation differences	**(50,904)**	(84,651)	59,772
Balance at end of financial year	**1,711,733**	1,726,292	1,410,110

It is the intention of the Trustee-Manager to hold the investment properties for the long term.

Investment properties are stated at fair value, which has been determined based on valuations performed by Cushman & Wakefield (India) Private Limited as at 31 March 2019. The details of the valuation techniques and inputs used are disclosed in Note 29.

21. GOODWILL

	Group		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Balance at beginning of financial year	**15,461**	16,380	15,614
Translation differences	**(459)**	(919)	766
Balance at end of financial year	**15,002**	15,461	16,380

Impairment test for goodwill

Goodwill has been allocated to cash-generating unit ("CGU"). A CGU is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets. The carrying values of goodwill remain unchanged except for translation differences. The goodwill arose from the acquisition of Ascendas IT Park (Chennai) Limited and Cyber Pearl Information Technology Park Private Limited amounting to $13,229,000 (31 March 2018: $13,634,000; 1 April 2017: $14,444,000) and $1,773,000 (31 March 2018: $1,827,000; 1 April 2017: $1,936,000) respectively.

Goodwill balances result from the requirement on acquisition to recognise a deferred tax liability, calculated as the difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases. For the purpose of testing this goodwill for impairment, the related deferred tax liabilities recognised on acquisition that remain at balance sheet date are treated as part of the relevant CGU.

22. INVESTMENT IN SUBSIDIARIES

The details of the Trust's subsidiaries are as follows:

Subsidiaries	Principal activities	Country of incorporation/ place of business	Class of shares	Percentage of equity held by the Trust			Trust – Cost of investment		
				31 March 2019	31 March 2018	1 April 2017	**31 March 2019**	31 March 2018	1 April 2017
				%	%	%	**$'000**	$'000	$'000
Direct subsidiaries									
Ascendas Property Fund (India) Pte. Ltd. *	Investment vehicle of listed trust	Singapore	Ordinary	**100**	100	100	**633,763**	653,164	691,966
Ascendas Property Fund (FDI) Pte. Ltd. *	Investment vehicle of listed trust	Singapore	Ordinary	**100**	100	100	**20,832**	21,469	22,745
							654,595	674,633	714,711
Indirect subsidiaries									
VITP Private Limited @	Development, owning and management of information technology parks in Hyderabad	India	Ordinary	**100**	100	100			
Flagship Developers Private Limited@	Development, owning and management of information technology parks in special economic zones in Pune	India	Ordinary	**–**	100	100			
Information Technology Park Limited @	Development, owning and management of information technology parks in Bangalore	India	Ordinary	**92.8**	92.8	92.8			
Cyber Pearl Information Technology Park Private Limited @	Development, owning and management of information technology parks in Hyderabad and Chennai	India	Ordinary	**100**	100	100			
Ascendas IT Park (Chennai) Limited @	Development, owning and management of information technology parks in Chennai	India	Ordinary	**89**	89	89			
Hyderabad Infratech Pvt Ltd @	Development, owning and management of information technology parks in special economic zones in Hyderabad	India	Ordinary	**100**	100	100			
Avance-Atlas Infratech Private Limited @	Development, owning and management of information technology parks in special economic zones in Hyderabad	India	Ordinary	**100**	100	100			
Deccan Real Ventures Private Limited @	Development, owning and management of information technology parks in special economic zones in Hyderabad	India	Ordinary	**100**	100	–			
Ascendas Panvel FTWZ Limited (formerly known as Arshiya Rail Siding and Infrastructure Limited) @	Setting up, developing, obtaining rail siding infrastructure and network for operation and movement of container, cargo and freight trains in Mumbai	India	Ordinary	**100**	100	–			

* Audited by Ernst & Young LLP, Singapore.
@ Audited by member firm of EY Global in India

22. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Amalgamation of VITP Private Limited and Flagship Developers Private Limited

On 17 July 2018, VITP Private Limited ("VITP"), a wholly-owned subsidiary of the Trust, received approval from the National Company Law Tribunal, Hyderabad Bench for the amalgamation of Flagship Developers Private Limited ("FDPL") with VITP. FDPL was accordingly dissolved, with VITP as the surviving entity.

Acquisition of subsidiaries

In the previous financial year, the Group's subsidiary, Ascendas Property Fund (India) Pte Ltd acquired 100% equity interest in Deccan Real Ventures Private Limited ("DRVPL") for an upfront cash consideration of INR 671 million (equivalent to $14,502,000) and contingent deferred consideration of INR 192 million (equivalent to $4,147,000).

In the previous financial year, the Group's subsidiary, Ascendas Property Fund (India) Pte Ltd also acquired 100% equity interest in Ascendas Panvel FTWZ Limited (formerly known as Arshiya Rail Siding and Infrastructure Limited) ("ARSIL") for an upfront cash consideration of INR 4,341 million (equivalent to $89,329,000), deferred cash consideration of INR 328 million (equivalent to $6,691,000) and contingent deferred consideration of INR 38 million (equivalent to $783,000).

The acquisition of DRVPL augments the Trust's presence in Hyderabad while acquisition of ARSIL helps to diversify the Trust's portfolio into India's logistics sector.

On 1 February 2017, the Group's subsidiary, VITP acquired 100% equity interest in FDPL for an upfront cash consideration of INR 3,658 million (equivalent to $76,461,000) and contingent deferred consideration of INR 290 million (equivalent to $6,059,000).

The acquisition of FDPL helps to create a presence in Pune, one of India's most significant IT/ITES markets.

The costs of the identifiable assets and liabilities of DRVPL, ARSIL and FDPL as at the acquisition date were:

	Group Cost recognised on acquisition	
	31 March 2018 $'000	1 April 2017 $'000
Investment properties (Note 20)	136,327	134,801
Equipment (Note 18)	–	2
Other assets	59	556
Trade and other receivables	214	259
Cash and cash equivalents	686	8,373
	137,286	143,991
Trade and other payables	(33,455)	(61,471)
Total identifiable net assets	103,831	82,520
Transaction costs capitalised	3,290	2,196
	107,121	84,716
<u>Consideration transferred for acquisition</u>		
Cash consideration	103,831	82,520
Transaction costs	3,290	2,196
Total consideration	107,121	84,716
Less: Cash and cash equivalent acquired	(686)	(8,373)
Deferred consideration	(11,621)	(6,059)
Net cash outflow from acquisition of subsidiaries	94,814	70,284

23. TRADE AND OTHER PAYABLES

	Group			Trust		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000	**31 March 2019 $'000**	31 March 2018 $'000	1 April 2017 $'000
Current						
Trade payables	**–**	29	34	**–**	–	–
Amount owing to subsidiary	**–**	–	–	**20,595**	4,959	5,707
Other payables						
– Non-related parties						
– Interest payable	**7,109**	7,097	7,402	**7,086**	7,073	7,377
– Construction cost payable	**664**	1,639	2,698	**–**	–	–
– Retention sum payable	**1,521**	1,116	1,880	**–**	–	–
– Advances	**2,713**	2,249	1,185	**–**	–	–
– Companies controlled by a Unitholder that has significant influence over the Group	**9,446**	9,105	7,157	**7,969**	6,758	7,062
Accruals	**19,954**	13,621	4,891	**1,301**	1,386	1,547
Rental deposits	**46,859**	35,425	35,924	**–**	–	–
Deferred consideration	**960**	12,269	11,587	**–**	–	–
Others	**6,289**	2,492	4,645	**1,274**	199	27
	95,515	85,042	77,403	**38,225**	20,375	21,720
Non-current						
Rental deposits	**53,667**	61,331	48,778	**–**	–	–
Accruals	**852**	1,493	6,503	**852**	1,492	–
Others	**1,034**	1,011	319	**–**	–	–
	55,553	63,835	55,600	**852**	1,492	–
	151,068	148,877	133,003	**39,077**	21,867	21,720

Amount owing to subsidiary is unsecured, interest free and repayable on demand.

The amounts owing to companies controlled by a Unitholder that has significant influence over the Group are unsecured, interest-free and repayable on demand. The amounts pertain mainly to fees payable to the Trustee-Manager and Property Manager, and are trade in nature.

Deferred consideration relates to amounts due to vendors arising from acquisition of subsidiaries (Note 22).

The carrying amounts of trade and other payables approximate their fair values.

The exposure of trade and other payables to currency risk is disclosed in Note 28.

24. BORROWINGS

	Group and Trust		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Current			
Unsecured bank loans	**173,500**	70,600	2,600
Less: Unamortised transaction costs	**(17)**	–	–
	173,483	70,600	2,600
Unsecured medium term notes	**50,000**	65,000	–
Less: Unamortised transaction costs	**(38)**	(31)	–
	49,962	64,969	–
Total current borrowings	**223,445**	135,569	2,600
Non-current			
Unsecured bank loans	**315,000**	250,000	257,000
Less: Unamortised transaction costs	**(2,200)**	(2,758)	(1,249)
	312,800	247,242	255,751
Unsecured medium term notes	**188,262**	130,048	195,456
Less: Unamortised transaction costs	**(229)**	(381)	(782)
	188,033	129,667	194,674
Total non-current borrowings	**500,833**	376,909	450,425
Total borrowings	**724,278**	512,478	453,025

24. BORROWINGS (CONTINUED)

Debt repayment schedule

	Group and Trust			
	Total $'000	Within 1 year $'000	After 1 year but within 5 years $'000	After 5 years $'000
31 March 2019				
Unsecured bank loans				
– Variable rate SGD term loans	**486,283**	173,483	312,800	–
Unsecured medium term notes				
– 5 year SGD notes	**79,915**	49,962	29,953	–
– 5 year JPY notes	**158,080**	–	158,080	–
	237,995	49,962	188,033	–
Total	**724,278**	223,445	500,833	–
31 March 2018				
Unsecured bank loans				
– Variable rate SGD term loans	317,842	70,600	247,242	–
Unsecured medium term notes				
– 5 year SGD notes	79,710	–	79,710	–
– 5 year JPY notes	49,957	–	49,957	–
– 6 year SGD notes	64,969	64,969	–	–
	194,636	64,969	129,667	–
Total	512,478	135,569	376,909	–
1 April 2017				
Unsecured bank loans				
– Variable rate SGD term loans	258,351	2,600	205,831	49,920
Unsecured medium term notes				
– 5 year SGD notes	79,630	–	79,630	–
– 5 year JPY notes	50,333	–	50,333	–
– 6 year SGD notes	64,711	–	64,711	–
	194,674	–	194,674	–
Total	453,025	2,600	400,505	49,920

24. BORROWINGS (CONTINUED)

Interest rate

The weighted average effective interest rates of total borrowings at the balance sheet date were as follows:

	Group and Trust		
	31 March 2019	31 March 2018	1 April 2017
Unsecured SGD bank loans	**3.21%**	2.46%	2.49%
Unsecured medium term notes			
– 5 year SGD notes	**3.84%**	3.84%	3.84%
– 5 year JPY notes	**0.69%**	0.75%	0.75%
– 6 year SGD notes	**–**	3.80%	3.80%

Reconciliation of liabilities arising from financing activities

	Liabilities		Derivatives (assets)/liabilities held to hedge borrowings		
	Borrowings $'000	Interest payable $'000	Cross currency swap, interest rate swap and Options used for hedging-assets $'000	Cross currency swap, interest rate swap and Options used for hedging-liabilities $'000	Total $'000
Balance at beginning of financial year	512,478	7,097	(15,059)	3,195	507,711
Changes from financing cash flows					
Proceeds from borrowings	484,234	–	–	–	484,234
Repayment of borrowings	(271,600)	–	–	–	(271,600)
Finance costs paid	–	(36,889)	–	–	(36,889)
Total changes from financing cash flows	212,634	(36,889)	–	–	175,745
Change in fair value	–	–	130	3,813	3,943
Other changes					
Amortisation of transaction costs	1,287	–	–	–	1,287
Interest expense	–	35,759	–	–	35,759
Translation differences	(2,121)	1,142	(131)	–	(1,110)
Total liability-related other changes	(834)	36,901	(131)	–	35,936
Balance at end of financial year	724,278	7,109	(15,060)	7,008	723,335

24. BORROWINGS (CONTINUED)

Medium term notes

In March 2009, the Trust established a $500,000,000 Multicurrency Medium Term Note ("MTN") Programme. Under the MTN Programme, the Trust may, subject to compliance with all relevant laws, regulations and directives, from time to time issue notes in one or more tranches, on the same or different issue dates, in SGD or any other currency.

Each tranche of notes may be issued in various amounts and tenors, and may bear fixed, floating, or variable rates of interest. Hybrid notes, zero coupon notes or perpetual securities may also be issued under the MTN Programme.

The notes shall constitute direct, unconditional, unsecured and unsubordinated obligations of the Trust ranking pari passu, without any preference or priority among themselves and pari passu with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Trust.

As at 31 March 2019, the maximum aggregate principal amount of the notes outstanding at any time shall be $500,000,000, or such higher amount as may be determined pursuant to the MTN Programme.

The total notes issued by the Trust as at 31 March 2019, which still remains outstanding, is $238,000,000 (31 March 2018 & 1 April 2017: $195,000,000), consisting of:

(a) $50,000,000 MTN 5, which bears a fixed interest rate of 3.80% per annum, payable semi-annually in arrears and matures on 27 August 2019.

(b) $30,000,000 MTN 6, which bears a fixed interest rate of 3.90% per annum, payable semi-annually in arrears and matures on 5 October 2020.

(c) JPY4,000,000,000 MTN 7, which bears a fixed interest rate of 0.75% per annum, payable semi-annually in arrears and matures on 11 May 2021.

(d) JPY5,000,000,000 MTN 8, which bears a fixed interest rate of 0.67375% per annum, payable semi-annually in arrears and matures on 10 April 2023.

(e) JPY4,000,000,000 MTN 9, which bears a fixed interest rate of 0.64375% per annum, payable semi-annually in arrears and matures on 18 December 2023.

25. UNITS IN ISSUE

	Group and Trust					
	31 March 2019		31 March 2018		1 April 2017	
	Number of units (in thousands)	**$'000**	Number of units (in thousands)	$'000	Number of units (in thousands)	$'000
Balance at beginning of financial year	**1,032,765**	**818,802**	930,531	714,712	925,740	710,261
Issue of new units						
– Fee paid in units	**6,272**	**6,482**	4,863	5,405	4,791	4,451
– Private placement	**–**	**–**	97,371	98,685	–	–
Balance at end of financial year	**1,039,037**	**825,284**	1,032,765	818,802	930,531	714,712

The holders of units are entitled to receive distribution as and when declared by the Trust. At any time, all the units in a class are of equal value and shall have equal rights and obligations.

In the previous financial year, the private placement (net) includes units issuance expenses of $1,315,000.

All issued units are fully paid.

26. RESERVES

(a) *Foreign currency translation reserve*

	Trust		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Balance at beginning of financial year	**(247,461)**	(206,709)	(208,833)
Net effect of adoption of SFRS(I)	**–**	(39,460)	–
Translation differences arising from the conversion of functional currency into presentation currency	**(22,589)**	(1,292)	2,124
Balance at end of financial year	**(270,050)**	(247,461)	(206,709)

(b) *Hedging reserve*

Hedging reserve represents the effective portion of cash flow hedge relationship existing as at the reporting date.

(c) *Other reserves*

Other reserves represent profits transferred to the statutory reserves of the Indian subsidiaries under Indian regulatory provisions.

26. RESERVES (CONTINUED)

(d) Retained earnings

	Trust		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Balance at beginning of financial year	**138,998**	251,032	(404,822)
Net effect of adoption of SFRS(I)	**–**	–	703,690
Profit for the year	**(41,631)**	(35,383)	3,121
Distribution to Unitholders (Note 10)	**(45,951)**	(76,651)	(50,957)
Balance at end of financial year	**51,416**	138,998	251,032

27. RELATED PARTY TRANSACTIONS

The Group has entered into several service agreements in relation to the Management of the Trust and its property operations. These agreements are entered into with the Trustee-Manager and Ascendas Services (India) Pte. Ltd. (the "Property Manager"), which are companies that are controlled by a Unitholder that has significant influence over the Group. The fee structures of these services are as follows:

(a) Trustee-Manager's fees

(i) Management fees

The Trustee-Manager is entitled under the Trust Deed to receive the following management fees:

– a Base Fee at the rate of 0.5% per annum of the value of the properties held by the Trust.

– a Performance Fee at the rate of 4% per annum of the net property income of the Trust.

(ii) Postponement, reduction of fees

The Trustee-Manager may postpone the receipt of any fee (or any part of a fee) or charge a lower fee than it is entitled to receive under the Trust Deed.

(iii) Trustee fees

The Trustee-Manager is entitled to receive a trustee fee of up to 0.02% per annum of the value of the properties held by the Trust.

(iv) Acquisition/divestment fees

The Trustee-Manager is entitled to a fee upon the acquisition of an asset by any subsidiary calculated as 1% of the acquisition value of the investment.

The Trustee-Manager is entitled to a fee upon the disposal/divestment of an asset by any subsidiary calculated as 0.5% of the sale value of the investment.

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27. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) *Property Manager's fees*

(i) *Property management services*

For the property management services, the property owner will pay the Property Manager a fee calculated based on 2% of the total property income of each property plus reimbursement of remuneration costs of the personnel employed by the Property Manager who are deployed on-site at the properties to provide property management services.

(ii) *Lease management services*

For the lease management services, the property owner will pay the Property Manager a fee calculated based on 1% of the total property income of each property.

(iii) *General management services*

For the general management services, the property owner will pay an apportioned amount of the remuneration cost of the centralized staff employed by the Property Manager for the purposes of providing general management services.

(iv) *Marketing services*

For the marketing services, the property owner will pay the Property Manager the following commissions:

a. One month's rent (including property and fit-out rental) for every lease with duration of less than one year;

b. One and a half months' rent (including property and fit-out rental) for every lease with a duration of between one and three years;

c. Two months' rent for every lease with duration of more than three but not exceeding ten years;

d. 2% of the total lease payment for the entire lease period for every lease with a duration exceeding ten years;

e. Renewal of an existing lease will be calculated at half of the above commission otherwise payable for a new tenancy; and

f. 2% of the total sale consideration for the sale of property.

Where external property agents are involved in securing a lease, renewal or sale of a property, a 20% mark-up applies to the abovementioned commissions.

27. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) *Property Manager's fees (continued)*

(v) *Project management services*

For the project management services, the property owner will pay the Property Manager a fee of 2% of the construction cost for development, re-development, refurbishment, retrofitting, addition to and alteration of or renovation carried out in the property.

Some of the Group's transactions and arrangements are with (a) the Trustee-Manager; and (b) the significant corporate Unitholders, Ascendas Pte Ltd and Temasek Holdings (Private) Limited, and their associates. The effect of these on the basis determined between the parties is reflected in these financial statements. The balances are unsecured, interest-free, repayable on demand and expected to be settled in cash unless otherwise stated.

In addition to the transactions disclosed elsewhere in the financial statements, the following are related party transactions based on agreed terms:

	Group	
	2019	2018
	$'000	$'000
Companies controlled by a unitholder that has significant influence over the Group:		
Trustee-Manager's fees paid/payable	**13,920**	13,645
Property management services	**3,415**	3,521
Lease management services	**1,707**	1,760
General management fee	**4,312**	4,958
Marketing services	**3,145**	4,616
Project management fees	**464**	843
Rental income received/receivable	**(1,690)**	(1,374)

Acquisition fee

During the financial year, acquisition fee of INR 2 million (equivalent to $46,000) was paid/payable to the Trustee-Manager related to the progress payment on DRVPL and ARSIL. In the previous financial year, acquisition fee of INR 56 million (equivalent to $1,165,000) was paid/payable to the Trustee-Manager relating to the acquisition of DRVPL, ARSIL together with the progress payment on FDPL and the building at CyberVale.

28. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to market risk (including currency risk and interest rate risk), credit risk and liquidity risk in the normal course of its business. The Group's overall risk management strategy seeks to minimise adverse effects from the unpredictability of financial markets on the Group's financial performance. The Group uses financial instruments such as currency forwards, interest rate and foreign currency swaps/options to hedge certain financial risk exposures.

Management is responsible for setting the objectives and underlying principles of financial risk management for the Group. This is supported by comprehensive internal processes and procedures which are formalised in Management's organisational and reporting structure, operating manuals and delegation of authority guidelines.

The Audit and Risk Committee ("ARC") oversees how Management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The ARC is assisted in its oversight role by the internal auditors. The internal auditors undertake both regular and ad-hoc reviews of risk management controls and procedures, the results of which are reported to the ARC.

(a) Market risk

(i) Currency risk

The Group is exposed to foreign currency risk on purchases and borrowings that are denominated in a currency other than the functional currency of the Trust and its subsidiaries. The currency giving rise to this risk is primarily the SGD. The Group entered into cross currency swaps and options to manage foreign exchange exposure to SGD arising from SGD denominated borrowings.

The Group's distribution to Unitholders is in SGD. To enhance the stability of distribution to Unitholders, the Group entered into forward contracts to hedge a substantial portion of the cash flow it expects to receive. The hedging of INR cash flows receivable from the subsidiaries is effected through a forward sale of INR and purchase of SGD.

In respect of other monetary assets and liabilities held in currencies other than the INR, the Group ensures that the net exposure is kept to an acceptable level by buying and selling foreign currencies at spot rates, where necessary, to address short term imbalances.

28. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) *Market risk (continued)*

(i) *Currency risk (continued)*

The Group's main currency exposure based on the information provided to key management is as follows:

Group	INR $'000	SGD $'000	JPY $'000	USD $'000	TOTAL $'000
31 March 2019					
Financial assets					
Cash and cash equivalents	106,098	2,351	17	17	**108,483**
Trade and other receivables	22,149	–	–	–	**22,149**
Long term receivables	222,106	–	–	–	**222,106**
Other financial assets	5,469	–	–	–	**5,469**
Total financial assets	355,822	2,351	17	17	**358,207**
Financial liabilities					
Trade and other payables	(146,197)	(1,503)	(428)	–	**(148,128)**
Borrowings	–	(566,198)	(158,080)	–	**(724,278)**
Total financial liabilities	(146,197)	(567,701)	(158,508)	–	**(872,406)**
Net financial assets/(liabilities)	209,625	(565,350)	(158,491)	17	**(514,199)**
Less: Net financial liabilities denominated in the respective entities' functional currencies	(209,625)	–	–	–	**(209,625)**
Currency swaps	–	279,820	118,206	–	**398,026**
Currency forwards	–	18,000	–	–	**18,000**
Options	–	100,000	–	–	**100,000**
Net currency exposure	–	(167,530)	(40,285)	17	**(207,798)**

28. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Market risk (continued)

(i) Currency risk (continued)

Group	INR $'000	SGD $'000	JPY $'000	USD $'000	TOTAL $'000
31 March 2018					
Financial assets					
Cash and cash equivalents	108,911	879	–	17	109,807
Trade and other receivables	10,506	–	–	–	10,506
Other financial assets	11,158	–	–	–	11,158
Total financial assets	130,575	879	–	17	131,471
Financial liabilities					
Trade and other payables	(145,402)	(825)	(146)	–	(146,373)
Borrowings	–	(462,521)	(49,957)	–	(512,478)
Total financial liabilities	(145,402)	(463,346)	(50,103)	–	(658,851)
Net financial (liabilities)/assets	(14,827)	(462,467)	(50,103)	17	(527,380)
Less: Net financial liabilities denominated in the respective entities' functional currencies	14,827	–	–	–	14,827
Currency swaps	–	344,320	50,633	–	394,953
Currency forwards	–	12,000	–	–	12,000
Net currency exposure	–	(106,147)	530	17	(105,600)

28. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Market risk (continued)

(i) Currency risk (continued)

Group	INR $'000	SGD $'000	JPY $'000	USD $'000	TOTAL $'000
1 April 2017					
Financial assets					
Cash and cash equivalents	74,803	183	–	11	74,997
Trade and other receivables	10,419	–	–	–	10,419
Investment in available-for-sale financial assets	27,758	–	–	–	27,758
Other financial assets	11,328	–	–	–	11,328
Total financial assets	124,308	183	–	11	124,502
Financial liabilities					
Trade and other payables	(131,662)	(9)	(147)	–	(131,818)
Borrowings	–	(402,692)	(50,333)	–	(453,025)
Total financial liabilities	(131,662)	(402,701)	(50,480)	–	(584,843)
Net financial (liabilities)/assets	(7,354)	(402,518)	(50,480)	11	(460,341)
Less: Net financial assets denominated in the respective entities' functional currencies	7,354	–	–	–	7,354
Currency swaps	–	282,500	50,633	–	333,133
Currency forwards	–	20,000	–	–	20,000
Net currency exposure	–	(100,018)	153	11	(99,854)

28. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Market risk (continued)

(i) Currency risk (continued)

If SGD, JPY and USD changes against INR by 10% (2018: 10%) respectively with all other variables including tax rate being held constant, the effects on profit or loss from the net position will be as follows:

	Group	
	2019	2018
	S$'000	S$'000
	Increase/(Decrease)	
SGD against INR		
– Strengthened	**(16,753)**	(10,615)
– Weakened	**16,753**	10,615
JPY against INR		
– Strengthened	**(4,028)**	53
– Weakened	**4,028**	(53)
USD against INR		
– Strengthened	**2**	2
– Weakened	**(2)**	(2)

(ii) Fair value interest rate risk

Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. The Group has minimal interest rate risk as the Group has substantially hedged its floating rate financial liabilities, and its profits after tax and operating cash flows are substantially independent of changes in market interest rates.

(b) Credit risk

Credit risk refers to the risk that may arise on outstanding financial instruments should counterparty default on its obligations. Credit risk arising from the inability of a customer to meet the terms of the Group's financial instrument contract is generally limited to the amounts, if any, by which the customer's obligations exceed the obligations of the Group. The Group's and Trust's exposure to credit risk primarily from trade and other receivables. For other financial assets (including cash and cash equivalents), the Group and the Trust minimise credit risk by dealing exclusively with high credit rating counterparties.

The Group's objective is to seek continual revenue growth while minimising losses incurred due to increased credit risk exposure. The Group trades only with recognised and creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivables balances are monitored on an on-going basis with result that the Group's exposure to bad debts is not significant.

28. FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) Credit risk (continued)

Expected Credit Loss

The Group has determined the default event on a financial asset to be when the counterparty fails to make contractual payments.

To assess whether there is a significant increase in credit risk, the Company compares the risk of a default occurring on the asset as at reporting date with the risk of default as at the date of initial recognition. The Group considers available reasonable and supportable forward-looking information which include, but limited to, the following indicators:

(i) Credit rating or standing;

(ii) Actual or expected significant adverse change in business, financial or economic conditions that are expected to cause a significant change to the borrower's ability to meet its obligations;

(iii) Actual or expected significant changes in the operating results of the borrower;

(iv) Significant changes in expected performance and behaviour of the borrower, including changes in the payment status or patterns of the borrowers.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 30 days past due in making contractual payments.

The Group determined that its financial assets are credit-impaired when:

(i) A breach of contracts that is not cure or remediate within the stipulated timeframe;

(ii) It is probable that the borrower will enter into bankruptcy or liquidation;

(iii) There is a disappearance of an active market for that financial asset because of financial difficulty.

Financial assets are written off when there is no reasonable expectation of recovery.

The following are credit risk management practises and quantitative and qualitative information about amounts arising from expected credit losses for each classes of financial assets.

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28. FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) *Credit risk (continued)*

(i) *Long-term receivables at amortised cost*

The Group compute expected credit loss for this group of financial assets using probability of default approach.

Category	Definition of category	Basis for recognition of expected credit loss provision
Category 1	Assets where there is no identified credit deterioration since initial recognition	12-month expected credit losses
Category 2	Assets where there is no more than insignificant deterioration in credit quality since initial recognition	Lifetime expected credit losses
Category 3	Assets which are identified as impaired	Lifetime expected credit losses

There are no significant changes to estimation technique or assumptions made during the reporting period.

The maximum exposure to loss, without taking into account any collaterals held or other credit enhancements is as listed below:

		31 March 2019 $'000
12-month ECL	Long-term receivables at amortised costs	222,106

(ii) *Trade and other receivables*

Credit evaluations are performed before lease agreements are entered into with tenants. Rental deposits are received, where appropriate, to reduce credit risk. In addition, the Group monitors the balances due from its tenants on an ongoing basis.

The Group establishes allowances for impairment that represents its estimate of the expected credit loss and specific loss component in respect of trade and other receivables.

The allowance account in respect of trade and other receivables is used to record impairment losses. If the Group are satisfied that no recovery of the amount owing is possible, the financial assets is considered irrecoverable and the amount charged to the allowance account is written off against the carrying amount of the impaired financial assets.

28. FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) *Credit risk (continued)*

(ii) *Trade and other receivables (continued)*

Exposure to credit risk

The Group use an allowance matrix to measure the ECLs of trade receivables. Loss rates are calculated based on the probability of a receivables progressing though successive stages of delinquency to write-off and are based on actual credit loss experience over the past years.

The Group believe that no allowance for impairment is necessary in respect of trade receivables with sufficient security deposits as collateral. The Group provide ECL in respect of those trade receivables with balances in excess of security deposits.

(c) *Liquidity risk*

Management monitors and maintains a level of cash and cash equivalents deemed adequate to finance the Group's operations. In addition, Management also monitors and observes the bank covenants imposed by the banks on the various borrowings.

The table below analyses the maturity profile of the Group's financial liabilities (including derivative financial liabilities) based on contractual undiscounted cash flows.

Group	Less than 1 year $'000	Between 1 and 2 years $'000	Between 2 and 5 years $'000	Over 5 years $'000
31 March 2019				
Net-settled swaps	**(19,313)**	**(14,594)**	**(20,481)**	**–**
Net-settled options	**(4,449)**	**(4,437)**	**(10,891)**	**–**
Net-settled currency forwards	**(161)**	**–**	**–**	**–**
Trade and other payables	**(92,802)**	**(55,326)**	**–**	**–**
Borrowings (including interest)	**(236,313)**	**(103,180)**	**(419,506)**	**–**
	(353,038)	**(177,537)**	**(450,878)**	**–**
31 March 2018				
Net-settled swaps	(15,977)	(14,134)	(15,952)	–
Net-settled currency forwards	(96)	–	–	–
Trade and other payables	(82,759)	(63,614)	–	–
Borrowings (including interest)	(146,253)	(93,330)	(300,426)	–
	(245,085)	(171,078)	(316,378)	–
1 April 2017				
Net-settled swaps	(14,396)	(11,085)	(16,154)	–
Net-settled currency forwards	(644)	–	–	–
Trade and other payables	(76,218)	(55,600)	–	–
Borrowings (including interest)	(14,630)	(99,954)	(325,743)	(50,550)
	(105,888)	(166,639)	(341,897)	(50,550)

The Group and Trust manage the liquidity risk by maintaining sufficient cash from borrowings and cash generated from operations to enable them to meet their capital expenditure and operating commitments.

28. FINANCIAL RISK MANAGEMENT (CONTINUED)

(d) Capital risk

Management's objective when managing capital is to optimise the Group's capital structure within the borrowing limits set out in the Trust Deed to fund future acquisitions and asset enhancement works at the Group's properties. To maintain or achieve an optimal capital structure, Management may issue new units or source for additional borrowing from both financial institutions and capital markets.

Management monitors capital based on gearing ratio. As provided for in the Trust Deed, the maximum gearing ratio currently applicable is 45%.

The gearing ratio is calculated as total effective borrowings, which takes into account deferred consideration and the derivative financial instruments used to hedge borrowings, divided by value of Trust Property.

	Group		
	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Total effective borrowings	**717,249**	506,277	475,348
Value of Trust Property	**2,318,922**	1,918,025	1,613,687
Gearing ratio	**31%**	26%	29%

Trust Property consists of all property and rights of any kind whatsoever which are held on trust for the Unitholders, in accordance with the terms of the Trust Deed.

The Group is in compliance with the borrowing limit requirements imposed by the Trust Deed and all externally imposed capital requirements for the financial years ended 31 March 2019 and 2018.

29. ACCOUNTING CLASSIFICATIONS AND FAIR VALUE

(a) *Accounting classifications*

The financial assets and liabilities, together with the carrying amounts shown in the balance sheets are as follows:

Group	Note	Fair value through profit or loss $'000	Fair value – hedging instrument $'000	Financial assets carried at amortised cost $'000	Other financial liabilities $'000	Total carrying amount $'000
31 March 2019						
Financial assets						
Cash and cash equivalents	11	–	–	108,483	–	**108,483**
Other financial assets		–	–	5,469	–	**5,469**
Trade and other receivables		–	–	22,149	–	**22,149**
Long term receivables	16	–	–	222,106	–	**222,106**
Currency forwards	17	1	–	–	–	**1**
Currency swaps	17	–	15,017	–	–	**15,017**
Options	17	–	43	–	–	**43**
		1	15,060	358,207	–	**373,268**
Financial liabilities						
Trade and other payables		–	–	–	148,128	**148,128**
Borrowings	24	–	–	–	724,278	**724,278**
Currency swaps	17	–	2,682	–	–	**2,682**
Options	17	–	4,225	–	–	**4,225**
Interest rate swaps	17	–	101	–	–	**101**
		–	7,008	–	872,406	**879,414**
31 March 2018						
Financial assets						
Cash and cash equivalents	11	–	–	109,807	–	109,807
Other financial assets		–	–	11,158	–	11,158
Trade and other receivables		–	–	10,506	–	10,506
Currency forwards	17	17	–	–	–	17
Currency swaps	17	–	15,045	–	–	15,045
Interest rate swaps	17	–	14	–	–	14
		17	15,059	131,471	–	146,547
Financial liabilities						
Trade and other payables		–	–	–	146,373	146,373
Borrowings	24	–	–	–	512,478	512,478
Currency swaps	17	–	3,101	–	–	3,101
Interest rate swaps	17	–	94	–	–	94
		–	3,195	–	658,851	662,046

29. ACCOUNTING CLASSIFICATIONS AND FAIR VALUE (CONTINUED)

(a) *Accounting classifications (continued)*

Group	Note	Fair value through profit or loss $'000	Fair value – hedging instrument $'000	Financial assets carried at amortised cost $'000	Other financial liabilities $'000	Total carrying amount $'000
1 April 2017						
Financial assets						
Cash and cash equivalents	11	–	–	74,997	–	74,997
Other financial assets		–	–	11,328	–	11,328
Trade and other receivables		–	–	10,419	–	10,419
Currency swaps	17	–	2,392	–	–	2,392
Interest rate swaps	17	–	25	–	–	25
		–	2,417	96,744	–	99,161
Financial liabilities						
Trade and other payables		–	–	–	131,818	131,818
Borrowings	24	–	–	–	453,025	453,025
Currency forwards	17	695	–	–	–	695
Currency swaps	17	–	12,944	–	–	12,944
Interest rate swaps	17	–	209	–	–	209
		695	13,153	–	584,843	598,691

29. ACCOUNTING CLASSIFICATIONS AND FAIR VALUE (CONTINUED)

(a) Accounting classifications (continued)

Trust	Note	Fair value through profit or loss $'000	Fair value – hedging instrument $'000	Financial assets carried at amortised cost $'000	Other financial liabilities $'000	Total carrying amount $'000
31 March 2019						
Financial assets						
Cash and cash equivalents	11	–	–	2,280	–	**2,280**
Loans to subsidiaries	14	–	–	699,789	–	**699,789**
Trade and other receivables	15	–	–	960	–	**960**
Currency forwards	17	1	–	–	–	**1**
Currency swaps	17	–	15,017	–	–	**15,017**
Options	17	–	43	–	–	**43**
		1	15,060	703,029	–	**718,090**
Financial liabilities						
Trade and other payables	23	–	–	–	39,077	**39,077**
Borrowings	24	–	–	–	724,278	**724,278**
Currency swaps	17	–	2,682	–	–	**2,682**
Options	17	–	4,225	–	–	**4,225**
Interest rate swaps	17	–	101	–	–	**101**
		–	7,008	–	763,355	**770,363**
31 March 2018						
Financial assets						
Cash and cash equivalents	11	–	–	723	–	723
Loans to subsidiaries	14	–	–	554,528	–	554,528
Trade and other receivables	15	–	–	2,091	–	2,091
Currency forwards	17	17	–	–	–	17
Currency swaps	17	–	15,045	–	–	15,045
Interest rate swaps	17	–	14	–	–	14
		17	15,059	557,342	–	572,418
Financial liabilities						
Trade and other payables	23	–	–	–	21,867	21,867
Borrowings	24	–	–	–	512,478	512,478
Currency swaps	17	–	3,101	–	–	3,101
Interest rate swaps	17	–	94	–	–	94
		–	3,195	–	534,345	537,540

29. ACCOUNTING CLASSIFICATIONS AND FAIR VALUE (CONTINUED)

(a) *Accounting classifications (continued)*

Trust	Note	Fair value through profit or loss $'000	Fair value – hedging instrument $'000	Financial assets carried at amortised cost $'000	Other financial liabilities $'000	Total carrying amount $'000
1 April 2017						
Financial assets						
Cash and cash equivalents	11	–	–	419	–	419
Loans to subsidiaries	14	–	–	506,210	–	506,210
Trade and other receivables	15	–	–	18,934	–	18,934
Currency swaps	17	–	2,392	–	–	2,392
Interest rate swaps	17	–	25	–	–	25
		–	2,417	525,563	–	527,980
Financial liabilities						
Trade and other payables	23	–	–	–	21,720	21,720
Borrowings	24	–	–	–	453,025	453,025
Currency forwards	17	695	–	–	–	695
Currency swaps	17	–	12,944	–	–	12,944
Interest rate swaps	17	–	209	–	–	209
		695	13,153	–	474,745	488,593

The carrying values of fixed rate medium term note and deposit approximate their fair values. The fair values are estimated using discounted cash flow analysis based on current rates for similar types of borrowing arrangements.

The carrying value of the borrowings are reasonable approximation of their fair values as they are floating rate instruments that are repriced to market interest rates on or near the end of the reporting period.

The carrying value less impairment provision of trade receivables and the carrying value of payables are assumed to approximate their fair values.

The carrying value of other financial assets (current), trade and other payables (current) and borrowings (current), are reasonable approximation of their fair values due to their short-term nature.

(b) *Fair value hierarchy*

The Group categories fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

(i) Level 1 – Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date;

(ii) Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

(iii) Level 3 – Unobservable inputs for the asset or liability.

29. ACCOUNTING CLASSIFICATIONS AND FAIR VALUE (CONTINUED)

(c) *Fair value measurements*

(i) *Assets and liabilities measured at fair value*

The following table shows an analysis of each class of assets and liabilities measured at fair value at the end of the reporting period:

Group	Significant observable inputs other than quoted prices (Level 2) $'000	Significant unobservable inputs (Level 3) $'000	Total $'000
31 March 2019			
Recurring fair value measurements			
Assets			
Financial assets:			
Derivative financial instruments			
– Currency forwards	1	–	**1**
– Currency swaps	15,017	–	**15,017**
– Options	43	–	**43**
Total financial assets	15,061	–	**15,061**
Non-financial assets:			
Investment properties	–	1,711,733	**1,711,733**
Investment properties under construction	–	206,065	**206,065**
Total non-financial assets	–	1,917,798	**1,917,798**
Liabilities			
Financial liabilities:			
Derivative financial instruments			
– Currency swaps	2,682	–	**2,682**
– Options	4,225	–	**4,225**
– Interest rate swaps	101	–	**101**
Total financial liabilities	7,008	–	**7,008**

29. ACCOUNTING CLASSIFICATIONS AND FAIR VALUE (CONTINUED)

(c) Fair value measurements (continued)

(i) Assets and liabilities measured at fair value (continued)

Group	Significant observable inputs other than quoted prices (Level 2) $'000	Significant unobservable inputs (Level 3) $'000	Total $'000
31 March 2018			
Recurring fair value measurements			
Assets			
Financial assets:			
Derivative financial instruments			
– Currency forwards	17	–	**17**
– Currency swaps	15,045	–	**15,045**
– Interest rate swaps	14	–	**14**
Total financial assets	15,076	–	**15,076**
Non-financial assets:			
Investment properties	–	1,726,292	**1,726,292**
Investment properties under construction	–	14,706	**14,706**
Total non-financial assets	–	1,740,998	**1,740,998**
Liabilities			
Financial liabilities:			
Derivative financial instruments			
– Currency swaps	3,101	–	**3,101**
– Interest rate swaps	94	–	**94**
Total financial liabilities	3,195	–	**3,195**

29. ACCOUNTING CLASSIFICATIONS AND FAIR VALUE (CONTINUED)

(c) *Fair value measurements (continued)*

(i) *Assets and liabilities measured at fair value (continued)*

Group	Significant observable inputs other than quoted prices (Level 2) $'000	Significant unobservable inputs (Level 3) $'000	Total $'000
1 April 2017			
Recurring fair value measurements			
Assets			
Financial assets:			
Derivative financial instruments			
– Currency swaps	2,392	–	**2,392**
– Interest rate swaps	25	–	**25**
Total financial assets	2,417	–	**2,417**
Non-financial assets:			
Investment properties	–	1,410,110	**1,410,110**
Investment properties under construction	–	33,619	**33,619**
Total non-financial assets	–	1,443,729	**1,443,729**
Liabilities			
Financial liabilities:			
Derivative financial instruments			
– Currency forwards	695	–	**695**
– Currency swaps	12,944	–	**12,944**
– Interest rate swaps	209	–	**209**
Total financial liabilities	13,848	–	**13,848**

(ii) *Level 2 fair value measurements*

As at 31 March 2019, the Group has currency forwards, interest rate swaps and currency swaps/options, which are categorised in Level 2. The fair value of currency forwards is determined using mark-to-market valuation, which is calculated on the basis of quoted forward exchange rates at the end of the reporting period, received from respective banking and financial institutions. The fair values of interest rate swaps and currency swaps/options are also determined using mark-to-market valuation, which is calculated as the present value of the estimated future cash flows, received from respective banking and financial institutions. These derivative financial instruments are recognised at fair value in the financial statements.

29. ACCOUNTING CLASSIFICATIONS AND FAIR VALUE (CONTINUED)

(c) *Fair value measurements (continued)*

(iii) *Level 3 fair value measurements*

The following table shows the information about fair value measurements using significant unobservable inputs (Level 3):

Group	Fair value $'000	Valuation techniques	Unobservable inputs	Range
31 March 2019				
Recurring fair value measurements				
– Investment properties	1,711,733	Discounted cash flow method, income capitalisation method	Discount rate, capitalisation rate	12.00 –14.30% 9.00 –9.50%
– Investment properties under construction	206,065			
31 March 2018				
Recurring fair value measurements				
– Investment properties	1,726,292	Discounted cash flow method, income capitalisation method	Discount rate, capitalisation rate	12.00 –13.50% 9.00 –10.00%
– Investment properties under construction	14,706			
1 April 2017				
Recurring fair value measurements				
– Investment properties	1,410,110	Discounted cash flow method, income capitalisation method	Discount rate, capitalisation rate	13.75 –15.75% 9.75 –10.75%
– Investment properties under construction	33,619			

The valuation of investment properties and investment properties under construction is determined through the two approaches, income capitalisation and discounted cash flow. The income capitalisation approach involves capitalising a single year's net property income estimate by an appropriate yield, whereas, the discounted cash flow approach explicitly models future net income from the property which is then discounted to a present value at an appropriate discount rate. The final valuations determined are an average of the two approaches employed by Cushman & Wakefield (India) Private Limited.

30. COMMITMENTS

As at the end of the reporting period, the Group had the following commitments:

(a) *Development and investment expenditure*

	31 March 2019 $'000	31 March 2018 $'000	1 April 2017 $'000
Amounts approved and contracted for			
– Investment	**200,036**	236,661	217,513
– Development	**124,205**	17,651	14,940
Amounts approved but not contracted for			
– Development	**12,213**	6,405	40,852
	336,454	260,717	273,305

As at 31 March 2019, amount approved and contracted for includes:

(i) $81,652,000 (31 March 2018: $236,661,000; 1 April 2017: 217,513,000) pertaining to the acquisition of two buildings in Hitec City 2 Special Economic Zone in Hyderabad. The two buildings are expected to be ready for acquisition over the next 2 years.

(ii) $118,384,000 (31 March 2018 & 1 April 2017: $Nil) pertaining to the acquisition of two IT buildings at Navi Mumbai.

(iii) $124,205,000 (31 March 2018: $17,651,000; 1 April 2017: $14,940,000) pertaining to investment properties under construction in ITPL and VITP (Note 19).

(b) *Operating lease commitments – where a group company is a lessor*

The Group leases out investment properties under operating leases with varying terms, escalation clauses and renewal rights.

The future minimum lease receivable under operating leases contracted for at the end of the reporting period but not recognised as receivables is analysed as follows:

	2019 $'000	2018 $'000
Lease receivables:		
– Within 1 year	**86,284**	83,746
– After 1 year but within 5 years	**109,350**	134,286
– After 5 years	**7,180**	11,282
	202,814	229,314

31. OPERATING SEGMENT

The Group's investment properties are primarily tenanted for use as business space and are located in India. The revenues from the Group are derived primarily from corporate tenants and no single major customer represents sales of more than 10%. Therefore, Management considers that the Group operates within a single business segment and within a single geographical segment.

32. CONTINGENT LIABILITIES

The Group has the following contingent liabilities and independent tax or legal opinions were obtained to support the Management position that these claims are contingent in nature, and accordingly no provision was made.

(a) *Disputed tax positions*

International Technology Park Limited ("ITPL") operates both Special Economic Zone ("SEZ") and non-SEZ properties. Interest expense attributable to non-SEZ properties, was apportioned between SEZ and non-SEZ properties. This resulted in additional tax demanded of INR 32 million (equivalent to $633,000) in assessment year 2014-15 and 2016-17. ITPL had filed an appeal.

Cyber Pearl Information Technology Park Private Limited ("Cyber Pearl") entered into an agreement with Mindtree Limited to acquire a building in CyberVale IT Special Economic Zone ("SEZ") in Chennai. Cyber Pearl sought an exemption for stamp duty under SEZ. However, Cyber Pearl received a stamp duty notice demanding INR 62 million, for which INR 45 million was already paid under protest. Cyber Pearl had filed an appeal.

Hyderabad Infratech Pvt Ltd ("HIPL") received income tax demand, including penalties and interest, of INR 162 million (equivalent to $3,172,000) for assessment year 2013-14, 2014-15 and 2015-16. This pertained to interest expense on Fully and Compulsorily Convertible Debenture ("FCCD") where the assessing officer deemed that the appropriate interest rate benchmark was LIBOR plus 2% and the excess interest was disallowed; together with difference in lease rental income treatment. HIPL was of the view that LIBOR was used to benchmark foreign currency loans and should not be considered as an appropriate benchmark for interest on FCCD issued in INR (i.e. domestic currency of HIPL).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

32. CONTINGENT LIABILITIES (CONTINUED)

(b) *Service tax disputes*

ITPL received orders from the Commissioner of Service Tax disallowing the availment of service tax credit relating to construction costs, generation of electricity and maintenance of power plant and other miscellaneous items for the period from October 2006 to September 2016. The potential tax exposure, including penalty amounted to INR 101 million (equivalent to $1,985,000).

Ascendas IT Park (Chennai) Limited ("AITPCL") received service tax assessment orders, including penalties and interest, disallowing the availment of service tax credit relating to construction costs used for rental of immovable property services and demand of service tax on electricity, water charges and fit-out for the period from October 2005 to September 2015. As at 31 March 2019, the total service tax in dispute not recognised in the financial statements, including penalties and interest, amounts to INR 893 million (equivalent to $17,503,000). AITPCL obtained opinion from its independent tax consultant who was of the view that AITPCL was eligible to avail the credit relating to construction costs while electricity, water and fit-out charges were not subject to service tax. A petition against this assessment was filed before the Customs Excise and Service Tax Appellate Tribunal ("CESTAT") for the period October 2005 to March 2010 and Commissioner of Service Tax for the period April 2010 to September 2015. AITPCL has received a favourable order to set aside the claims of INR 665 million (equivalent to $13,034,000), out of which Service Tax department only contested on service tax amount of INR537 million (equivalent to $10,525,000). The balance of INR 356 million (equivalent to $6,978,000) represents the claim from the department for period from April 2010 to October 2016 on account of similar matters.

VITP Private Limited ("VITP") had received service tax notices from the Service Tax Department on reimbursable expenditure, termination charges received from tenants and recovery of credit availed for the period June 2007 to September 2015. The potential tax exposure, including penalty attributable to such demand notices is estimated to be INR 216 million (equivalent to $4,239,000).

HIPL provides renting of immovable property services and maintenance or repair services to the units located in the SEZ premises. HIPL has claimed exemption from payment of service tax, when the services are provided to the SEZ unit/developer for their authorised operations. HIPL was served with Show Cause Notice demanding payment of service tax with applicable interest and penalty on the grounds that HIPL has not paid service tax in all such cases where it has not been able to produce the required forms to avail service tax exemption. The Commissioner passed a final order holding that service tax amounting to INR 42 million (equivalent to $829,000), along with interest and equivalent penalty of INR 42 million (equivalent to $829,000) is payable. HIPL is filing an appeal before CESTAT.

(c) *Value-added tax on fit-out rental*

VITP and Cyber Pearl received demand notices from the Commercial Tax Department of Andhra Pradesh levying Value-Added Tax ("VAT") on lease rentals attributable to fit-outs. VITP and Cyber Pearl obtained opinion from an independent legal counsel who was of the view that VITP and Cyber Pearl were not liable to pay VAT and accordingly appeals against such demand notices were filed. The potential tax exposure, attributable to such demand notices which are not recognised in these financial statements, were estimated to be INR 58 million (equivalent to $1,131,000) for VITP and INR 7 million (equivalent to $139,000) for Cyber Pearl.

32. CONTINGENT LIABILITIES (CONTINUED)

(d) *Transfer pricing disputes*

In ITPL, the difference in redemption price and the price as determined by the income tax department was treated as deemed dividends by ITPL in assessment years 2009-10 and 2010-11. The redemption of preference shares was not an income bearing international transaction which affected the profitability of the ITPL and did not have any income implications. Though no additional tax was demanded in the orders, the orders will have an tax impact of reducing the recorded MAT credit entitlement and carried forward business loss by INR 262 million (equivalent to $5,138,000).

In VITP, the difference in buyback price and the fair value of the share as determined by the income tax department, was treated as an income of VITP in assessment years 2011-12, 2012-13, 2013-14 and 2014-15. The potential tax exposure attributable, not recognised in the financial statements was estimated to be INR 136 million (equivalent to $2,643,000).

(e) *Water supply and sanitary connection charges*

ITPL had received a demand notice from Bangalore Water Supply and Sewerage Board ("BWSSB") towards pro-rata and other charges for water supply and sanitary connection amounting to INR 239 million (equivalent to $4,677,000).

ITPL has replied to the notice contesting the demand as Management was of the view that no such charges were payable by ITPL as no new water connection was sought in the past.

BWSSB subsequently clarified that the pro-rata charges would be levied only on the buildings constructed after November 2008 (when the new regulations came into effect) and a portion of the sanitation treatment charges may be waived off since ITPL has its own sewage treatment plant. During the financial year, based on the discussion with the authorities, ITPL has provided INR 139 million (equivalent to $2,733,000).

(f) *Property tax disputes*

ITPL had received demand notice of INR 398 million (equivalent to $7,803,000) from Bruhat Bengaluru Mahanagara Palike ("BBMP") towards differential property tax paid on self-assessment basis and survey conducted by BBMP for the period 2008-09 to 2017-18. ITPL has filed an appeal.

33. EVENTS OCCURRING AFTER THE REPORTING PERIOD

The Trust has increased the maximum aggregate principal amount of notes and perpetual securities that may be issued under the Multicurrency Debt Issuance Programme from S$500 million to S$1,500 million with effect from 16 April 2019.

34. AUTHORISATION OF FINANCIAL STATEMENTS

The financial statements were authorised for issue in accordance with a resolution of the Board of Directors of the Trustee-Manager, Ascendas Property Fund Trustee Pte. Ltd. on 10 May 2019.

TRUSTEE-MANAGER FINANCIAL STATEMENTS

ASCENDAS PROPERTY FUND TRUSTEE PTE. LTD.

DIRECTORS' STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

The Directors are pleased to present their statement to the shareholder together with the audited financial statements of Ascendas Property Fund Trustee Pte. Ltd. (in its personal capacity and not as Trustee-Manager of Ascendas India Trust) (the "Company") for the financial year ended 31 March 2019.

OPINION OF THE DIRECTORS

In the opinion of the Directors,

(a) the accompanying balance sheet, statement of comprehensive income, statement of changes in equity and cash flow statement are drawn up so as to give a true and fair view of the financial position of the Company as at 31 March 2019 and of the financial performance, changes in equity and cash flows of the Company for the year ended on that date, and

(b) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

DIRECTORS

The Directors of the Company in office at the date of this statement are as follows:

Mr Chiang Chie Foo (Chairman)
Mr Manohar Khiatani (Deputy Chairman)
Mr Jonathan Yap Neng Tong
Mr Sanjeev Dasgupta
Mr Alan Rupert Nisbet
Mr T.V. Mohandas Pai
Mr Girija Prasad Pande
Mr Ng Eng Leng
Mrs Zia Mody

ARRANGEMENTS TO ENABLE DIRECTORS TO ACQUIRE SHARES AND DEBENTURES

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement whose objects are, or one of whose objects is, to enable the Directors of the Company to acquire benefits by means of the acquisition of shares or debentures of the Company or any other body corporate.

DIRECTORS' STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

DIRECTORS' INTERESTS IN SHARES OR DEBENTURES

According to the register of Directors' shareholdings, particulars of interests of Directors who held office at the end of the financial year (including those held by spouses and infant children) in shares or debentures of the Company, or of its related corporations, are as follows:

Name of Director and corporations in which interests are held	Holdings registered in the name of the Director, spouse, infant children or nominees			
	At 1 April 2018		**At 31 March 2019**	
	Direct	Deemed	**Direct**	**Deemed**
Mr Chiang Chie Foo				
Ascendas Pte Ltd				
– S$1,000,000,000 Multicurrency Medium Term Note Programme	–	S$250,000	**–**	**S$250,000**
– S$200,000,000 3.14% Notes due 2025	–	–	**–**	**S$250,000**
Singapore Airlines Limited				
– SIA Bonds	–	S$250,000	**–**	**S$250,000**
– S$600,000,000 3.16% Notes due 2023	–	–	**–**	**S$250,000**
Singapore Technologies Telemedia Pte Ltd				
– S$2,000,000,000 Multicurrency Debt Issuance Programme: 5% Perpetual	–	–	**–**	**S$250,000**
Singapore Telecommunications Limited				
– Ordinary Shares	190	9,090	**190**	**9,090**
Starhub Ltd				
– Ordinary Shares	–	20,000	**–**	**20,000**
Mapletree Treasury Services Limited and Mapletree Treasury Services (HKSAR) Limited				
– MAPLSP 3.95% Perpetual Bonds	–	S$250,000	**–**	**S$250,000**
– MAPLSP 2.888% 21Jun2021 Bond	–	–	**–**	**S$250,000**
Mr Manohar Khiatani				
Singapore Airlines Limited				
– Ordinary Shares	4,000	–	**4,000**	**–**
Mr Alan Rupert Nisbet				
Singapore Airlines Limited				
– Ordinary Shares	–	10,000	**–**	**–**
Mr Girija Prasad Pande				
Mapletree Treasury Services Limited and Mapletree Treasury Services (HKSAR) Limited				
– US$3,000,000,000 Multicurrency Euro Medium Term Note Programme	–	S$250,000	**–**	**S$250,000**
Singapore Technologies Telemedia Pte Ltd				
– S$350,000,000 5% Subordinated Perpetual Securities	–	–	**S$250,000**	**–**
Mr Ng Eng Leng				
Singapore Telecommunications Limited				
– Ordinary Shares	706	177	**706**	**177**
Starhub Ltd				
– Ordinary Shares	–	5,000	**–**	**5,000**

DIRECTORS' STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

SHARE OPTIONS

There were no options granted during the financial year to subscribe for unissued shares of the Company.

No shares have been issued during the financial year by virtue of the exercise of options to take up unissued shares of the Company.

There were no unissued shares of the Company under option at the end of the financial year.

AUDITOR

Ernst & Young LLP have expressed their willingness to accept re-appointment as auditor.

On behalf of the Board of Directors:

MANOHAR KHIATANI
Director

SANJEEV DASGUPTA
Director

10 May 2019

INDEPENDENT AUDITORS' REPORT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDER OF ASCENDAS PROPERTY FUND TRUSTEE PTE. LTD.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Ascendas Property Fund Trustee Pte. Ltd. (the "Company"), which comprise the balance sheet of the Company as at 31 March 2019, the statement of comprehensive income, the statement of changes in equity and cash flow statement of the Company for the financial year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements are properly drawn up in accordance with the provisions of the Companies Act, Chapter 50 (the "Act") and Singapore Financial Reporting Standards in Singapore ("FRSs") so as to give a true and fair view of the financial position of the Company as at 31 March 2019 and of the financial performance, changes in equity and cash flows of the Company for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Accounting and Corporate Regulatory Authority ("ACRA") Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Directors' Statement, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Directors for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and SFRs, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from authorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Directors' responsibilities include overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company have been properly kept in accordance with the provisions of the Act.

ERNST & YOUNG LLP

Public Accountants and
Chartered Accountants
Singapore

10 May 2019

STATEMENT OF COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Note	2019 $'000	2018 $'000
Revenue	4	**13,920**	13,645
Other income	5	**2,219**	3,599
Expenses			
Depreciation of property, plant and equipment	9	**(1)**	(2)
Employee compensation	6	**(4,187)**	(2,938)
Other operating expenses	7	**(2,072)**	(1,971)
Total expenses		**(6,260)**	(4,911)
Profit Before Tax		**9,879**	12,333
Income tax expenses	8	**(1,389)**	(1,436)
Net Profit After Tax		**8,490**	10,897
Other Comprehensive Income:			
Items that will not be reclassified to profit or loss			
Net fair value gain on equity instruments at fair value through other comprehensive income ("FVOCI")		**9,643**	–
Items that may be reclassified subsequently to profit or loss			
Net fair value loss on available-for-sale financial assets		**–**	(4,614)
Total Comprehensive Income for the year		**18,133**	6,283

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

BALANCE SHEET

AS AT 31 MARCH 2019

	Note	2019 $'000	2018 $'000
ASSETS			
Non-current assets			
Deferred income tax assets	8	**19**	22
Property, plant and equipment	9	**3**	1
Investment securities	10	**61,708**	45,584
		61,730	45,607
Current assets			
Trade and other receivables	11	**10,560**	10,702
Prepayments		**18**	24
Deposits		**–**	7
		10,578	10,733
Total assets		**72,308**	56,340
LIABILITIES			
Current liabilities			
Trade and other payables	12	**5,027**	4,284
Current income tax liabilities		**2,287**	3,030
		7,314	7,314
Non-current liability			
Other payables	12	**–**	165
Total liabilities		**7,314**	7,479
NET ASSETS		**64,994**	48,861
EQUITY			
Share capital	13	**1,000**	1,000
Fair value reserve	14	**15,901**	6,258
Revenue reserve		**48,093**	41,603
Total equity		**64,994**	48,861

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

STATEMENT OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Note	Share capital $'000	Fair value reserve $'000	Revenue reserve $'000	Total equity $'000
2019					
Balance at beginning of financial year		**1,000**	**6,258**	**41,603**	**48,861**
Profit for the year		**–**	**–**	**8,490**	**8,490**
Other comprehensive income:					
Net fair value gain on equity instruments at FVOCI	10	**–**	**9,643**	**–**	**9,643**
Total comprehensive income for the year		**–**	**9,643**	**8,490**	**18,133**
Dividends	15	**–**	**–**	**(2,000)**	**(2,000)**
Balance at end of financial year		**1,000**	**15,901**	**48,093**	**64,994**
2018					
Balance at beginning of financial year		1,000	10,872	34,706	46,578
Profit for the year		–	–	10,897	10,897
Other comprehensive income:					
Net fair value loss on available-for-sale financial assets	10	–	(4,614)	–	(4,614)
Total comprehensive income for the year		–	(4,614)	10,897	6,283
Dividends	15	–	–	(4,000)	(4,000)
Balance at end of financial year		1,000	6,258	41,603	48,861

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

CASH FLOW STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Note	2019 $'000	2018 $'000
Operating activities			
Net profit after tax		**8,490**	10,897
Adjustments for:			
Income tax expenses	8	**1,389**	1,436
Depreciation of property, plant and equipment	9	**1**	2
Dividend income	5	**(2,219)**	(3,599)
Fund management fee received/receivable in units of listed property trust		**(6,774)**	(6,086)
Operating cash flows before changes in working capital		**887**	2,650
Changes in working capital			
Trade and other receivables		**442**	(2,935)
Prepayments		**6**	6
Trade and other payables		**578**	(949)
Cash flows from/(used in) operations		**1,913**	(1,228)
Income tax (paid)/refunded		**(2,129)**	627
Net cash flows used in operating activities		**(216)**	(601)
Investing activities			
Purchase of property, plant and equipment		**(3)**	–
Dividends received from investment securities		**2,219**	3,599
Net cash flows from investing activities		**2,216**	3,599
Financing activity			
Dividends paid		**(2,000)**	(3,000)
Net cash flows used in financing activity		**(2,000)**	(3,000)
Net decrease in cash and cash equivalents		**–**	(2)
Cash and cash equivalents at beginning of financial year		**–**	2
Cash and cash equivalents at end of financial year		**–**	–

The accompanying accounting policies and explanatory notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

1. CORPORATE INFORMATION

Ascendas Property Fund Trustee Pte. Ltd. (the "Company") is a limited liability company, domiciled and incorporated in Singapore.

Its immediate holding company, intermediate holding company and ultimate holding company are Ascendas Investment Pte Ltd, Ascendas Pte Ltd and Temasek Holdings (Private) Limited respectively. All companies are incorporated in Singapore.

The registered office and principal place of business of the Company is located at 1 Fusionopolis Place, #10-10 Galaxis, Singapore 138522.

The principal activities of the Company are those relating to investment advisor, property fund management and to act as fund manager and trustee for Ascendas India Trust ("a-iTrust"), a business trust listed on the Singapore Exchange Securities Trading Limited.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with Singapore Financial Reporting Standards ("FRS"). The financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below.

The financial statements are presented in Singapore Dollars and all values presented are rounded to the nearest thousand ("$'000") except when otherwise indicated.

2.2 Changes in accounting policies

The accounting policies adopted are consistent with those of the previous financial year except in the current financial year, the Company has adopted all the new and revised standards which are effective for annual financial periods beginning on or after 1 April 2018. The adoption of these standards did not have any effect on the financial performance or position of the Company except for the following:

<u>Adoption of FRS 109 *Financial Instruments*</u>

On 1 April 2018, the Company adopted FRS 109 *Financial Instruments*, which is effective for annual periods beginning on or after 1 April 2018. The changes arising from the adoption of FRS 109 have been applied retrospectively. Comparatives for financial year ended 31 March 2018 are not restated and the Company has recognised any difference between the carrying amounts at 31 March 2018 and 1 April 2018 in the opening retained earnings.

FRS 109 requires all equity instruments to be carried at fair value through profit or loss, unless an entity chooses on initial recognition, to present fair value changes in other comprehensive income. For equity securities, the Company elects to measure its currently held available-for-sale quoted equity securities at fair value through other comprehensive income. There is no significant impact arising from measurement of these instruments under FRS 109.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.3 Standards issued but not yet effective

The Company has not adopted the following standards that have been issued but not yet effective:

Description	Effective for annual periods beginning on or after
FRS 116 *Leases*	1 January 2019
INT FRS 123 *Uncertainty over Income Tax Treatments*	1 January 2019
Amendments to FRS 109 *Prepayment Features with Negative Compensation*	1 January 2019
Amendments to FRS 28 *Long-term Interests in Associates and Joint Ventures*	1 January 2019
Amendments to FRS 19 *Plan Amendment, Curtailment or Settlement*	1 January 2019
Improvements to FRSs (March 2018)	1 January 2019
Amendments to References to the Conceptual Framework in FRS Standards	1 January 2020
Amendments to Illustrative Examples, Implementation Guidance and FRS Practice Statements	1 January 2020
FRS 117 *Insurance Contracts*	1 January 2021
Amendments to FRS 110 and FRS 28 *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*	Date to be determined

The Company expects that the adoption of the standards above will have no material impact on the financial statements in the year of initial application.

2.4 Revenue recognition

Revenue is measured based on the consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Revenue is recognised when the Company satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation. The following specific recognition criteria must also be met before revenue is recognised:

(a) Fees from provision of fund management (fund management fee, trustee fee, performance fee and acquisition fee from a-iTrust) and other consultancy services are recognised when the services have been rendered.

(b) Dividend income is recognised when the right to receive payment is established.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Property, plant and equipment

(a) *Measurement*

All items of property, plant and equipment are initially recorded at cost. Subsequent to recognition, property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses (Note 2.6).

The cost of an item of property, plant and equipment includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended.

(b) *Depreciation*

Depreciation on property, plant and equipment is calculated using the straight line method to allocate their depreciable amounts over the estimated useful lives as follows:

	Useful lives
Computers, furniture and equipment	3 to 5 years

The residual values, depreciation method and estimated useful lives of property, plant and equipment are reviewed, and adjusted as appropriate, at each end of reporting period. The effects of any revision are recognised in profit or loss when the changes arise.

(c) *Subsequent expenditure*

Subsequent expenditure relating to property, plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All repair and maintenance expenses are recognised in profit or loss when incurred.

(d) *Disposal*

On disposal of an item of property, plant and equipment, the difference between the net disposal proceeds and its carrying amount is recognised in profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Impairment of non-financial assets

Property, plant and equipment are reviewed for impairment at each end of reporting period or whenever there is any objective evidence or indication that these assets may be impaired.

For the purpose of impairment testing of these assets, the asset's recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the cash-generating unit ("CGU") to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount.

The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit or loss.

A previously recognised impairment loss is reversed if there has been a change in the estimates used to determine the assets' recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of accumulated depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss.

2.7 Financial assets

(a) Initial recognition and measurement

Financial assets are recognised when, and only when, the entity becomes a party to the contractual provisions of the financial instrument.

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Trade receivables are measured at the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of a third party, if the trade receivables do not contain a significant financing component at initial recognition.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.7 Financial assets (continued)

(b) Subsequent measurement

Investments in debt instruments

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the contractual cash flow characteristics of the asset. The three measurement categories for classification of debt instruments are:

(i) Amortised cost

Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are de-recognised or impaired, and through amortisation process.

(ii) Fair value through other comprehensive income ("FVOCI")

Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Financial assets measured at FVOCI are subsequently measured at fair value. Any gains or losses from changes in fair value of the financial assets are recognised in other comprehensive income, except for impairment losses, foreign exchange gains and losses and interest calculated using the effective interest method are recognised in profit or loss. The cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss as a reclassification adjustment when the financial asset is de-recognised.

(iii) Fair value through profit or loss

Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt instrument that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss in the period in which it arises.

Investments in equity instruments

On initial recognition of an investment in equity instrument that is not held for trading, the Company may irrevocably elect to present subsequent changes in fair value in OCI. Gains or losses recognised in OCI are never reclassified from equity to profit or loss. However, the Company may transfer the FVOCI equity reserves within equity. Dividends from such investments are to be recognised in profit or loss when the Company's right to receive payments is established.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.7 Financial assets (continued)

(c) *Derecognition*

A financial asset is derecognised where the contractual right to receive cash flows from the asset has expired. On derecognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income for debt instruments is recognised in profit or loss.

(d) *Impairment*

The Company assesses on a forward-looking basis the expected credit loss associated with its debt financial assets carried at amortised cost and FVOCI. For other receivables, the general approach is applied. A loss allowance is recognised based on 12-month expected credit loss if there is no significant increase in credit risk since initial recognition of the assets. If there is a significant increase in credit risk since initial recognition, lifetime expected credit loss will be calculated and recognised.

2.8 Financial liabilities

(a) *Initial recognition and measurement*

Financial liabilities are recognised when, and only when, the Company becomes a party to the contractual provisions of the financial instrument. The Company determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value plus in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

(b) *Subsequent measurement*

After initial recognition, financial liabilities that are not carried at fair value through profit of loss are subsequently measured at amortised cost, using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

(c) *Derecognition*

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. On derecognition, the difference between the carrying amounts and the consideration paid is recognised in profit or loss.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.9 Fair value estimation of financial assets and liabilities

The fair values of financial instruments traded in active markets (such as exchange-traded and over-the-counter securities) are based on quoted market prices at the end of reporting period. The quoted market prices used for financial assets held by the Company are the current bid prices; the appropriate quoted market prices for financial liabilities are the current asking prices.

The fair values of current financial assets and liabilities carried at amortised cost approximate their carrying amounts due to their short-term nature.

Transfers between levels of the fair value hierarchy are deemed to have occurred on the date of the event or change in circumstances that caused the transfers.

2.10 Income taxes

(a) *Current income tax*

Current income tax liabilities and assets for the current and prior periods are measured at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the end of reporting period, in the countries where the Company operates and generates taxable income.

Current income taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. The Company periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(b) *Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all temporary differences, except where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credit and unused tax loss, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credit and unused tax loss can be utilised except where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.10 Income taxes (continued)

(b) Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the end of each reporting period.

Deferred taxes are recognised as income or expense in profit or loss, except to the extent that the tax arises from a business combination or a transaction which is recognised directly in equity. Deferred tax on temporary differences arising from fair value gains and losses on equity instruments at FVOCI are charged or credited directly to equity in the same period the temporary differences arise.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

2.11 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

2.12 Employee compensation

(a) Defined contribution plans

The Company makes contributions to the Central Provident Fund scheme in Singapore, a defined contribution pension scheme. Contributions to defined contribution pension schemes are recognised as an expense in the period in which the related service is performed.

(b) Employee leave entitlement

Employee entitlements to annual leave are recognised as a liability when they accrue to employees. The estimated liability for leave is recognised for services rendered by employees up to the end of reporting period.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.13 Currency translation

(a) *Functional and presentation currency*

Items included in the financial statements are measured using the currency of the primary economic environment in which the Company operates ("functional currency"). The Company's financial statements are presented in Singapore Dollars ("SGD"), which is also the Company's functional currency.

(b) *Transactions and balances*

Transactions in currencies other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates at the dates of the transactions. Currency translation differences from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the end of reporting period are recognised in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items that are measured at fair values in foreign currencies are translated using the exchange rates at the date when the fair values are measured. Currency translation differences on non-monetary items whereby the gains or losses are recognised directly in equity, such as equity instruments at FVOCI are included in the fair value reserve.

2.14 Cash and cash equivalents

For the purpose of presentation in the cash flow statement, cash and cash equivalents comprise cash at bank with financial institutions which are subject to an insignificant risk of change in value, but exclude balances which are subjected to restriction.

2.15 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are deducted against share capital.

2.16 Dividend

Interim dividends are recorded in the financial year in which the dividends are declared payable. Final dividends are recorded in the financial year in which the dividends are approved by the shareholders.

2.17 Government grants

Government grants are recognised when there is reasonable assurance that the grant will be received and all attaching conditions will be complied with.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Company recognises as expenses the related costs for which the grants are intended to compensate. Grants are presented in profit or loss under "other income".

3. CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Company's financial statements requires Management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods. Management is of the opinion that there is no significant judgement made in applying accounting policies and no estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period.

4. REVENUE

	2019 $'000	2018 $'000
Fund management fee from a-iTrust	**8,259**	7,307
Trustee fee from a-iTrust	**323**	285
Performance fee from a-iTrust	**5,292**	4,888
Acquisition fee from a-iTrust	**46**	1,165
	13,920	13,645

5. OTHER INCOME

Other income comprise the following:

	2019 $'000	2018 $'000
Dividend income from a-iTrust	**2,219**	3,599

6. EMPLOYEE COMPENSATION

	2019 $'000	2018 $'000
Salaries, wages and employee benefits	**4,002**	2,770
Employer's contributions to defined contribution plans including Central Provident Fund	**185**	168
	4,187	2,938

7. OTHER OPERATING EXPENSES

Other operating expenses comprise the following:

	2019 $'000	2018 $'000
Professional fees		
– related company	**1,273**	991
– non-related parties	**19**	49
Travel expenses	**9**	320
Communication expenses	**32**	34
Insurance	**47**	43
Directors' fees	**506**	292
Rental expenses paid to a related company	**142**	160
Others	**44**	82
	2,072	1,971

8. INCOME TAXES

(a) *Income tax expenses*

	2019 $'000	2018 $'000
Tax expense attributable to profit is made up of:		
Current income tax expense		
– based on current year's results	**1,361**	1,460
– under/(over) provision in respect of prior years	**25**	(18)
Deferred tax expense		
– origination and reversal of temporary differences	**3**	(6)
Income tax expenses recognised in profit or loss	**1,389**	1,436

8. INCOME TAXES (CONTINUED)

(a) Income tax expenses (continued)

A reconciliation between tax expenses and the product of accounting profit multiplied by the applicable corporate tax rate for the years ended 31 March 2019 and 2018 is as follows:

	2019 $'000	2018 $'000
Profit before tax	**9,879**	12,333
Income tax using the statutory tax rate of 17% (2018: 17%)	**1,679**	2,097
Effect of partial tax exemption	**(17)**	(26)
Tax effect of non-deductible expenses	**79**	6
Income not subject to tax	**(377)**	(611)
Effect of tax incentives	**–**	(12)
Under/(over) provision in respect of prior years	**25**	(18)
Income tax expenses recognised in profit or loss	**1,389**	1,436

(b) Deferred income tax assets

	2019 $'000	2018 $'000
Deferred income tax assets		
– To be settled after one year	**19**	22

Movements in the deferred income tax account are as follows:

	2019 $'000	2018 $'000
Balance at beginning of financial year	**22**	16
Movement in temporary difference	**(3)**	6
Balance at end of financial year	**19**	22

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

9. PROPERTY, PLANT AND EQUIPMENT

	Computers, furniture and equipment $'000
2019	
Cost	
Balance at beginning of financial year	**40**
Additions	**3**
Balance at end of financial year	**43**
Accumulated depreciation	
Balance at beginning of financial year	**39**
Depreciation charge	**1**
Balance at end of financial year	**40**
Net book value	
Balance at end of financial year	**3**
2018	
Cost	
Balance at beginning and end of financial year	40
Accumulated depreciation	
Balance at beginning of financial year	37
Depreciation charge	2
Balance at end of financial year	39
Net book value	
Balance at end of financial year	1

10. INVESTMENT SECURITIES

	2019 $'000	2018 $'000
Balance at beginning of financial year	**45,584**	44,793
Additions	**6,481**	5,405
Fair value gain/(loss) recognised in equity (Note 14)	**9,643**	(4,614)
Balance at end of financial year	**61,708**	45,584
Investment securities:		
Quoted equity securities – Singapore	**61,708**	45,584

11. TRADE AND OTHER RECEIVABLES

	2019 $'000	2018 $'000
Trade receivables		
– a-iTrust	**7,571**	7,752
Other receivables		
– a-iTrust	**367**	18
– intermediate holding company	**2,619**	2,908
– other related companies	**2**	24
– non-related parties	**1**	–
	2,989	2,950
Total financial assets carried at amortised cost	**10,560**	10,702

Trade receivables are non-interest bearing and are to be settled in the form of cash and/or units from a-iTrust as the Company elects. As at 31 March 2019, trade receivables arising from a-iTrust amounting to $3,746,000 (2018: $3,453,000) are arranged to be settled via the issuance of units by a-iTrust.

Other receivables from intermediate holding company and other related companies are unsecured, interest-free and repayable on demand in cash.

Expected credit losses

At the end of the reporting period, there have been no expected credit losses ("ECL") computed based on lifetime ECL recognised for trade and other receivables.

12. TRADE AND OTHER PAYABLES

	2019 $'000	2018 $'000
Current		
Other payables		
– immediate holding company	–	1,000
– other related companies	1,200	510
– non-related parties	3,061	1,842
	4,261	3,352
Accrued operating expenses	766	932
	5,027	4,284
Non-current		
Other payables	–	165
Total financial liabilities carried at amortised cost	5,027	4,449

Other payables to intermediate holding company, immediate holding company and other related companies are unsecured, interest-free and repayable on demand in cash.

Other payables to non-related parties represent mainly accrued employee bonus, sundry payables and goods and services tax payable.

Included in accrued operating expenses (current) is an amount of $679,000 (2018: $643,000) that relates to Directors' fees for the current financial year.

Non-current other payables are accruals relating to employee compensation scheme that is deferred and payable over a period of time.

13. SHARE CAPITAL

The Company's share capital comprises fully-paid up 1,000,000 (2018: 1,000,000) ordinary shares with no par value, amounting to a total of $1,000,000 (2018: $1,000,000).

The holder of ordinary shares is entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restrictions.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

14. FAIR VALUE RESERVE

Fair value reserve represents the cumulative fair value changes of financial assets at FVOCI.

15. DIVIDENDS

	2019 $'000	2018 $'000
Declared and paid/payable during the financial year		
Dividends on ordinary shares:		
– Final tax exempt (one-tier) dividend for FY2018 paid/payable of $2.00 (2018: dividend for FY2017 paid of $4.00) per share	**2,000**	4,000
Proposed but not recognised as a liability as at 31 March		
Dividends on ordinary shares, subject to shareholders' approval at the Annual General Meeting:		
– Final tax exempt (one-tier) dividend proposed in respect of the financial year of $2.00 (2018: $2.00) per share	**2,000**	2,000

16. RELATED PARTY TRANSACTIONS

In addition to the related party information disclosed elsewhere in the financial statements, the following significant transactions took place between the Company and related parties at terms agreed between the parties during the financial year:

	2019 $'000	2018 $'000
Directors:		
– Directors' fees	**679**	643
Key management personnel compensation (excluding Directors' fees)		
– salaries and other employee benefits	**2,122**	1,860
– contribution to CPF	**25**	58
	2,147	1,918

17. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's activities expose it to market risk (including foreign currency risk, price risk and interest rate risk), credit risk, liquidity risk and capital risk. The Company's overall risk management strategy seeks to minimise adverse effects from the unpredictability of financial markets on the Company's financial performance. The Company sets policies, strategies and mechanism, which aim at effective management of these risks within its operating environment.

Risk management is carried out in accordance with established policies and guidelines approved by the Board of Directors. Management continually monitors the Company's risk management process to ensure that an appropriate balance between risk and control is achieved. Risk management objectives and policies are reviewed regularly to reflect changes in market conditions and the Company's activities.

(a) Market risk

(i) Currency risk

The Company's exposure to currency risk is minimal as its revenue, expenses, assets and liabilities are substantially denominated in SGD.

(ii) Price risk

As at 31 March 2019, the Company has investment in quoted equity securities listed in Singapore and is exposed to price risk.

Sensitivity analysis for price risk

If prices for the equity securities listed in Singapore change by the percentages indicated below with all other variables including tax rates being held constant, the effects on profit before tax and equity will be as follows:

	2019		2018	
	Profit Before Tax $'000	**Equity $'000**	Profit Before Tax $'000	Equity $'000
Equity securities				
Listed in Singapore				
– increased by 23% (2018: 17%)	**–**	**14,193**	–	7,749
– decreased by 23% (2018: 17%)	**–**	**(14,193)**	–	(7,749)

(iii) Interest rate risk

The Company is not exposed to any interest rate risk as its financial assets and liabilities are not interest-bearing.

17. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

(b) *Credit risk*

Credit risk is the potential financial loss resulting from the failure of a customer or a counterparty to settle its financial and contractual obligations to the Company, as and when they fall due. In managing credit risk exposure, credit review and approval processes as well as monitoring mechanism are applied.

For trade receivables, the Company adopts the policy of dealing only with customer of appropriate credit history, and obtaining sufficient security where appropriate to mitigate credit risk. For other receivables, the Company deals only with high credit quality counterparties.

The maximum exposure to credit risk is represented by the carrying amount of that class of financial instruments presented on the balance sheet.

(i) *Financial assets that are neither past due nor impaired*

Trade receivables that are neither past due nor impaired are receivables from a-iTrust which represent the Company's maximum exposure to credit risk. a-iTrust has a relatively healthy financial position and Management does not expect a-iTrust to fail to meet its obligations.

(ii) *Financial assets that are past due and/or impaired*

There are no financial assets that are either past due and/or impaired.

(c) *Liquidity risk*

Excess cash in the Company will be transferred to the intermediate holding company for efficient cash management. To meet payment obligations in a timely manner, the intermediate holding company makes fund transfers back to the Company as and when the need arises.

The table below analyses the maturity profile of the Company's financial liabilities into relevant maturity groupings based on the remaining period from the end of the reporting period to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

	Within 1 year $'000	After 1 year but within 5 years $'000	Total $'000
2019			
Trade and other payables	**5,027**	**–**	**5,027**
2018			
Trade and other payables	4,284	165	4,449

17. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

(d) *Capital risk*

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern and to maintain an optimal capital structure so as to maximise shareholder value. In order to maintain or achieve an optimal capital structure, the Company may adjust the amount of dividend payment, return capital to shareholder, issue new shares, obtain new borrowings or sell assets to reduce borrowings.

Management monitors capital based on the debt equity ratio, which is calculated as total external borrowings divided by total equity. As at end of reporting period, the Company does not have any external borrowings.

The Company is not subject to any externally imposed capital requirements for the financial years ended 31 March 2019 and 2018.

18. FAIR VALUE OF ASSETS AND LIABILITIES

(a) *Fair value hierarchy*

The Company classifies its fair value measurement of assets and liabilities using a fair value hierarchy that is dependent on the valuation inputs used as follows:

(i) Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at the measurement date;

(ii) Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

(iii) Level 3 – Unobservable inputs for the asset or liability.

18. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

(b) Assets measured at fair value

The following table presents the assets measured at fair value at the end of the reporting period:

	Level 1 $'000
Assets	
2019	
Financial assets	
Equity securities at FVOCI	
– Quoted equity securities	**61,708**
2018	
Financial assets	
Available-for-sale financial assets	
– Quoted equity securities	45,584

The carrying value of current trade and other receivables and payables approximate their fair values due to their short-term nature.

The carrying amount of non-current other payables as at 31 March 2018 approximate their fair value as the effect of discounting is not significant.

19. AUTHORISATION OF FINANCIAL STATEMENTS

These financial statements for the year ended 31 March 2019 were authorised for issue in accordance with a resolution of the Directors on 10 May 2019.

UNITHOLDING STATEMENT

AS AT 24TH MAY 2019

ANALYSIS OF UNITHOLDINGS

Number of Units Issued	:	1,042,204,581
Market Capitalisation	:	S$1,354,865,955 (based on closing price of S$1.30 as at 24th May 2019)
Voting Rights	:	One vote per Unit

DISTRIBUTION OF UNITHOLDINGS

Size of Unitholdings	No. of Unitholders	%	No. of Units	%
1 – 99	16	0.19	331	0.00
100 – 1,000	4,243	49.58	4,180,365	0.40
1,001 – 10,000	2,765	32.31	15,695,810	1.51
10,001 – 1,000,000	1,512	17.67	69,287,706	6.65
1,000,001 and above	21	0.25	953,040,369	91.44
Total	**8,557**	**100.00**	**1,042,204,581**	**100.00**

TWENTY LARGEST UNITHOLDERS

No.	Name	No. of Units	%
1	DBS Nominees (Private) Limited	228,692,829	21.94
2	Ascendas Land International Pte. Ltd.	183,279,388	17.59
3	Raffles Nominees (Pte.) Limited	148,189,870	14.22
4	Citibank Nominees Singapore Pte. Ltd.	113,226,973	10.86
5	DBSN Services Pte. Ltd.	91,543,125	8.78
6	HSBC (Singapore) Nominees Pte. Ltd.	56,602,840	5.43
7	Ascendas Property Fund Trustee Pte. Ltd.	55,023,219	5.28
8	BPSS Nominees Singapore (Pte.) Ltd.	26,084,824	2.50
9	DBS Vickers Securities (Singapore) Pte. Ltd.	22,790,800	2.19
10	Phillip Securities Pte. Ltd.	9,627,736	0.92
11	OCBC Securities Private Limited	4,238,000	0.41
12	ABN AMRO Clearing Bank N.V.	2,115,000	0.20
13	Yim Chee Chong	2,039,000	0.20
14	Unitronic Components Pte. Ltd.	1,400,000	0.13
15	Tan Wai See	1,368,000	0.13
16	OCBC Nominees Singapore Private Limited	1,354,600	0.13
17	Ng Pau Ling Simon	1,156,000	0.11
18	Lew Syn Pau	1,100,000	0.11
19	Yap Chong Hin Gabriel	1,090,000	0.10
20	Chan Chiang Loke	1,060,000	0.10
	Total	**951,982,204**	**91.33**

UNITHOLDING STATEMENT

AS AT 24TH MAY 2019

PUBLIC UNITHOLDERS

Pursuant to Rule 1207(9)(e) of the SGX-ST Listing Manual, based on the information available to the Trustee-Manager as at 24th May 2019, approximately 45.06% of the total number of Units issued is held by the public. Therefore, Rule 723 of the SGX-ST Listing Manual has been complied with.

SUBSTANTIAL UNITHOLDERS (AS AT 24TH MAY 2019)

Name	Direct	Deemed	Total	%[1]
Temasek Holdings (Private) Limited[2]	–	238,302,607	238,302,607	22.87
Tembusu Capital Pte. Ltd.[2]	–	238,302,607	238,302,607	22.87
Bartley Investments Pte. Ltd.[2]	–	238,302,607	238,302,607	22.87
Mawson Peak Holdings Pte. Ltd.[2]	–	238,302,607	238,302,607	22.87
Glenville Investments Pte. Ltd.[2]	–	238,302,607	238,302,607	22.87
TJ Holdings (III) Pte. Ltd.[2]	–	238,302,607	238,302,607	22.87
JTC Corporation[3]	–	238,302,607	238,302,607	22.87
Ascendas-Singbridge Pte. Ltd.[4]	–	238,302,607	238,302,607	22.87
Ascendas Pte. Ltd.[4]	–	238,302,607	238,302,607	22.87
Ascendas Land International Pte. Ltd.	183,279,388	–	183,279,388	17.59
Ascendas Property Fund Trustee Pte. Ltd.	55,023,219	–	55,023,219	5.28
Matthews International Capital Management, LLC[5]	–	66,233,800	66,233,800	6.36
Matthews International Funds[5]	–	57,863,800	57,863,800	5.55
Massachusetts Financial Services Company[6]	–	73,160,399	73,160,399	7.02
Kabouter Management, LLC[7]	–	130,865,267	130,865,267	12.56
Kabouter International Opportunities Fund II, LLC[7]	109,809,375	–	109,809,375	10.54
JF Asset Management Limited[8]	60,265,600	–	60,265,600	5.78
J.P. Morgan Chase & Co[8]	–	63,305,400	63,305,400	6.07

Notes:

[1] The percentage is based on 1,042,204,581 Units in issue as at 24th May 2019. The figures are rounded down to the nearest 0.01%.

[2] Temasek Holdings (Private) Limited, Tembusu Capital Pte. Ltd., Bartley Investments Pte. Ltd., Mawson Peak Holdings Pte. Ltd., Glenville Investments Pte. Ltd. and TJ Holdings (III) Pte. Ltd. are deemed interested in the Units held by Ascendas Land International Pte Ltd and Ascendas Property Fund Trustee Pte. Ltd.

[3] JTC Corporation is deemed interested in the Units held by Ascendas Land International Pte Ltd and Ascendas Property Fund Trustee Pte. Ltd.

[4] Ascendas-Singbridge Pte. Ltd. and Ascendas Pte Ltd are deemed interested in the Units held by Ascendas Land International Pte Ltd and Ascendas Property Fund Trustee Pte. Ltd.

[5] Matthews International Capital Management, LLC ("**MICM**") is a USA-registered investment advisor and Matthews International Funds ("**MIF**") is a USA-registered investment trust. MICM acts as an investment advisor to MIF and its other clients. MICM has discretionary authority over its clients' Units.

[6] Massachusetts Financial Services Company ("**MFS**") is deemed interested in the Units held by its multiple subsidiaries and its other clients for which it or one of its subsidiaries serves as investment manager. MFS has investment and/or voting discretion over its clients' Units.

[7] Kabouter Management, LLC ("**KM**") is deemed interested in the Units held through funds managed by KM.

[8] J.P. Morgan Chase & Co. is deemed interested in the Units held by JF Asset Management Limited and other J.P. Morgan affiliates.

GLOSSARY

AAIPL Avance-Atlas Infratech Private Limited
Adjusted EBITDA Earnings Before Interest Expenses, Tax, Depreciation and Amortisation (excluding gains/losses from foreign exchange translation and mark-to-market revaluation from settlement of loans). Earnings include interest income.
ACRA Accounting and Corporate Regulatory Authority
a-iTrust/Trust Ascendas India Trust
AGM Annual General Meeting
AIGP Ascendas India Growth Programme
AITPCL Ascendas IT Park (Chennai) Limited
APFT/Trustee-Manager/Company Ascendas Property Fund Trustee Pte. Ltd.
ARC Audit and Risk Committee
AFPL Ascendas Panvel FTWZ Limited
ASB Ascendas-Singbridge Group
ASIPL/Property Manager Ascendas Services (India) Pvt. Ltd.
aVance aVance Business Hub, Hyderabad
b/bn Billion
BlueRidge 2 Blueridge IT/ITES Special Economic Zone Phase II
Board Board of Directors
BPM Business Process Management
BT Business Trust
BTA Business Trusts Act
CAGR Compound Annual Growth Rate
CCTV Closed-circuit Television
CDP Central Depository (Pte.) Limited
CEO Chief Executive Officer
CFO Chief Financial Officer
CGU Cash Generating Units
CIS Code on Collective Investment Schemes
Code Code of Corporate Governance of 2012
CP CyberPearl, Hyderabad
CPF Central Provident Fund
CPITPPL Cyber Pearl Information Technology Park Pvt. Limited
CRESS Construction and Real Estate Sector Supplement
CV CyberVale, Chennai
CY2016 Calendar Year 2016
CY2017 Calendar Year 2017
CY2018 Calendar Year 2018
CY2019 Calendar Year 2019
DFI Derivative Financial Instrument
DPP Dedicated Power Plant
DPU Distribution per Unit
DRVPL Deccan Real Ventures Private Limited
EY Ernst & Young
FCCD Fully & Compulsorily Convertible Debentures
FDI Foreign Direct Investment
FDPL Flagship Developers Private Limited
FRS Singapore Financial Reporting Standards
FY Financial Year Ended / Ending 31st March
FY16/17 Financial Year Ended 31st March 2017
FY17/18 Financial Year Ended 31st March 2018
FY18/19 Financial Year Ended 31st March 2019
GDP Gross Domestic Product
GRI Global Reporting Initiative
Group a-iTrust and its subsidiaries
GST Goods and Services Tax
HIPL Hyderabad Infratech Pvt. Ltd.
IC Investment Committee
IGBC Indian Green Building Council
INR/₹ Indian Rupee
INT FRS Interpretation to FRS
IPT Interested Person Transactions
IT Information Technology
ITAT Income Tax Appellate Tribunal
ITES Information Technology Enabled Services
IMF International Monetary Fund
ITPB International Tech Park Bangalore
ITPC International Tech Park Chennai
ITPL Information Technology Park Ltd
IT SEZ Information Technology Special Economic Zone
JPY Japanese Yen
JTC Jurong Town Corporation
LEED Leadership in Energy and Environmental Design
Listing Manual The Listing Manual of SGX-ST
m/mil Million
MAS Monetary Authority of Singapore
MAT Minimum Alternative Tax
MFS Massachusetts Financial Services Company
MICM Matthews International Capital Management
MIF Matthews International Funds
MTN Medium Term Note
NRC Nominating & Remuneration Committee
NCD Non-convertible Debentures
NPI Net Property Income
O&M Operations and Maintenance
PEER Performance Excellence in Electricity Renewal
PFA Property Funds Appendix
PIPL Phoenix Infocity Pvt. Ltd.
PPE Personal Protective Equipment
Pvt/Pte Ltd Private Limited
REIT Real Estate Investment Trust
REITAS REIT Association of Singapore
RERA Real Estate and Regulatory Authority
ROFR Right of First Refusal
SBA Super Built-up Area
S¢ Singapore Cent
SEZ Special Economic Zone
SGD/S$ Singapore Dollar
SGX-ST Singapore Exchange Securities Trading Limited
SPV Special Purpose Vehicle
sq ft Square foot/ feet
STPI Software Technology Parks of India
TAFEP Tripartite Alliance for Fair & Progressive Employment Practices
The V The V, Hyderabad
TIDCO Tamil Nadu Industrial Development Corporation Limited
Trust Deed Trust Deed constituting a-iTrust (as amended on 28th June 2007)
UK United Kingdom
US/USA United States of America
USD United States Dollar
USGBC U.S. Green Building Council
VAT Value Added Tax
VCU Venture Capital Undertaking
VITPPL VITP Pvt. Ltd.
WSHMS Workplace Safety and Health Management System

MARKET RESEARCH REPORT

SOURCE: CUSHMAN & WAKEFIELD RESEARCH

A INDIA: ECONOMIC & COMMERCIAL REAL ESTATE OVERVIEW

1. INDIA POLICY OVERVIEW

Over the past five years, the Indian government has introduced several policy reforms that have had a direct impact on India's real estate sector. Some of these include:

- **Real Estate Investment Trusts (REITs)**

  In September 2014, the Securities and Exchange Board of India (SEBI) approved the REIT regulations. The introduction of REITs is expected to create higher transparency and governance in India's commercial real estate market and provide a liquid, long-term real estate investment product to the market. The REIT market will provide an exit route and access to recycle capital for local developers, who have traditionally either kept commercial assets on balance sheet, or strata-sold the assets to other investors.

  The Indian government has eased REITs norms since 2014 to make the upcoming REITs more attractive to investors, and to increase the competitiveness of the Indian REITs for foreign investors. In May 2015, the Indian government exempted Minimum Alternate Tax (MAT) on upcoming REITs; in February 2016, the Indian government proposed an exemption on levy of Dividend Distribution Tax (DDT) with respect to distributions made by a Special Purpose Vehicle (SPV) of the Trust; and in September 2017, SEBI allowed REITs to raise funds through debt securities and also allowed single-asset REITs to facilitate the growth of the upcoming REITs.

  In a major fillip to upcoming REITs, institutional investors such as banks, mutual funds and insurance companies have received permission from the respective regulatory bodies of RBI, SEBI and Insurance Regulatory and Development Authority of India (IRDA) to invest in REITs. This is expected to bring in long term stable investments to upcoming REITs.

  Embassy Office Parks, India's first REIT, listed in March 2019, received positive response from retail and institutional investors. With the positive response seen from Embassy Office Parks, which was sponsored by Blackstone and Embassy Group, several other REITs are expected to be listed over the next 2-3 years.

- **Insolvency and Bankruptcy Code**

  The Insolvency and Bankruptcy Code (IBC) Act was passed in May 2016 to consolidate and make amendments to India's existing bankruptcy framework. The IBC is aimed at resolving cases of bankruptcy through closure or revival, so as to reduce accumulation of bad loans. Under this act, the National Company Law Tribunal is constituted by the Government of India to resolve cases of non-performing assets. Going forward, implementation of IBC is expected to encourage real estate developers to effectively utilize borrowed capital and complete their projects on time. The IBC is also expected to drive mergers and acquisitions in the stressed asset segment.

- **Real Estate Regulation and Development Act**

  The Real Estate Regulation and Development Act (RERA) came into effect from 1 May 2017 and is focused on safeguarding buyers' interest and ensuring transparency in the real estate market. Implementation of the act will likely significantly increase transparency and governance in the Indian residential real estate market. As of December 2018, more than 20 tribunals and 36,500 projects are registered under RERA.

A INDIA: ECONOMIC & COMMERCIAL REAL ESTATE OVERVIEW

1. INDIA POLICY OVERVIEW (CONTINUED)

- **Goods And Services Tax (GST)**

  GST is an indirect tax levied in India on the sale of goods and services. The tax, which came into effect from 1 July 2017, replaced multiple taxes levied by the central and state governments with a unified tax, and is therefore expected to simplify indirect taxation in India.

  The initial implementation of the GST tax system had short-term negative impact on the economy due to slower adaptation by some business segments. However, the long-term impact is expected to be positive, contributing to increase in tax collections, formalization of the unorganized business segments and transparency in the business dealings amongst others.

  A direct impact on real estate is in the form of planning of warehousing and logistics facilities, which no longer needs to be constrained by state boundaries and can be efficiently structured.

2. INDIA INVESTMENT OVERVIEW

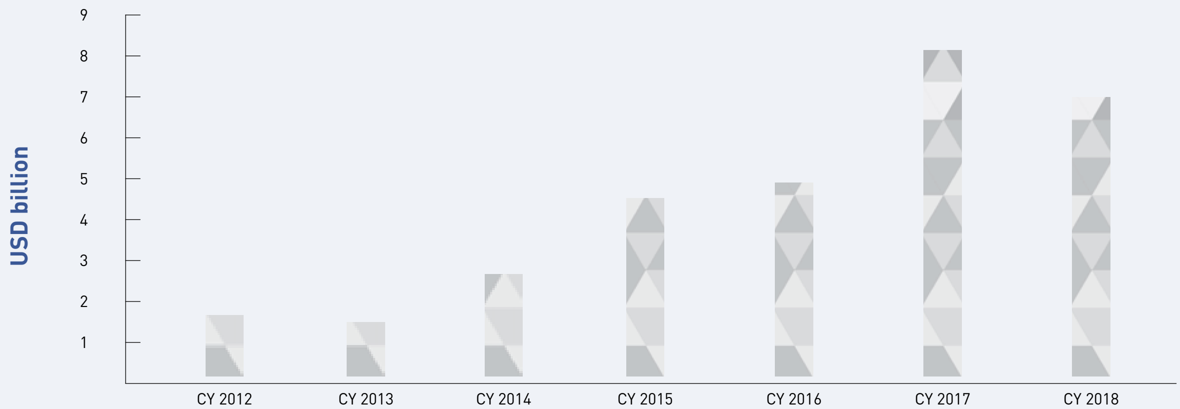
According to the Department of Industrial Policy and Promotion, India attracted cumulative FDI inflow of USD 592 billion (INR 33.31 trillion)[1] from April 2000 to December 2018, representing compound annual growth of 15%. Equity inflows constituted nearly 69% of FDI, while the rest constituted reinvestment of earnings capital. FDI equity inflows in CY2018 stood at USD 42.41 billion (INR 2.91 trillion)[1] as compared to FDI inflows of USD 43.58 billion (INR 2.82 trillion)[1] in CY2017.

PRIVATE EQUITY REAL ESTATE INVESTMENTS (PERE)

CY2018 recorded INR 463 billion (USD 6.8 billion) in institutional investments in real estate. The deal book was dominated by foreign funds, which accounted for 55% of deals across residential, office, retail and hospitality assets.

The office segment accounted for 46.4% of the investments recorded in CY2018 followed by the residential segment with 29% and industrial segment with 6%. Going forward, private equity investors are likely to keep their focus on commercial, hospitality and industrial assets. However, investors are also looking at new sectors such as data centres, student housing and co-living.

▶ **PE Investment in Indian Real Estate**



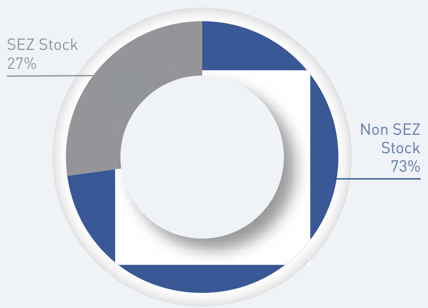
Source: Cushman & Wakefield Research

1 Department of Industrial Policy and Promotion, December 2018

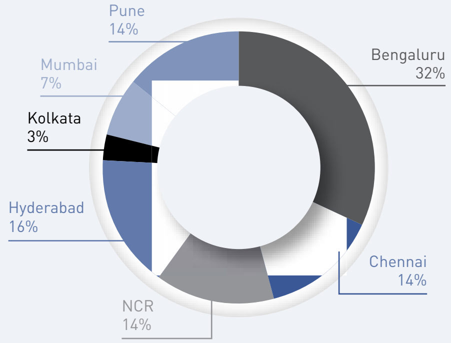
A INDIA: ECONOMIC & COMMERCIAL REAL ESTATE OVERVIEW

3. INDIA IT-SEZ OVERVIEW

▶ SEZ Stock as a Share of Overall Office Stock in India

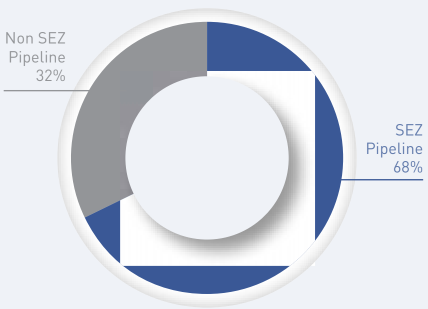


▶ City-wise Spread of Existing SEZ Stock

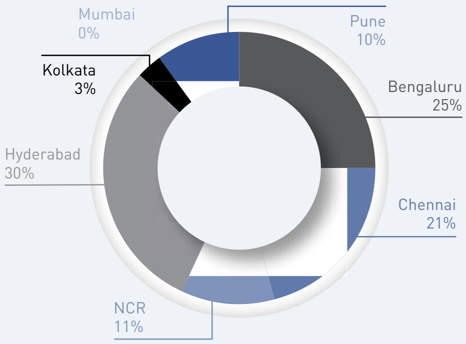


Source: Cushman & Wakefield Research

▶ SEZ Stock as a Share of Overall Grade-A Office Supply Pipeline in CY2019



▶ City-wise Spread of Upcoming SEZ Supply



Source: Cushman & Wakefield Research

Special Economic Zone (SEZ) space comprise approximately 27% of total Grade A office stock across the top seven cities. Approximately 32% of the SEZ stock is concentrated in Bangalore, followed by Hyderabad at 16% and Chennai, Pune and NCR with 14% each. Approximately 32% of the upcoming Grade A office space supply in CY2019 is expected to consist of SEZ developments, with a large proportion concentrated in cities like Hyderabad, Bangalore and Chennai.

SEZ office space take-up is approximately 34% of total Grade A office take-up in CY2018 compared to 30% take-up in CY2017. Approximately 75% of the SEZ office space take-up in CY2018, was concentrated in Bangalore, Hyderabad and Pune.

B BANGALORE COMMERCIAL MARKET OVERVIEW

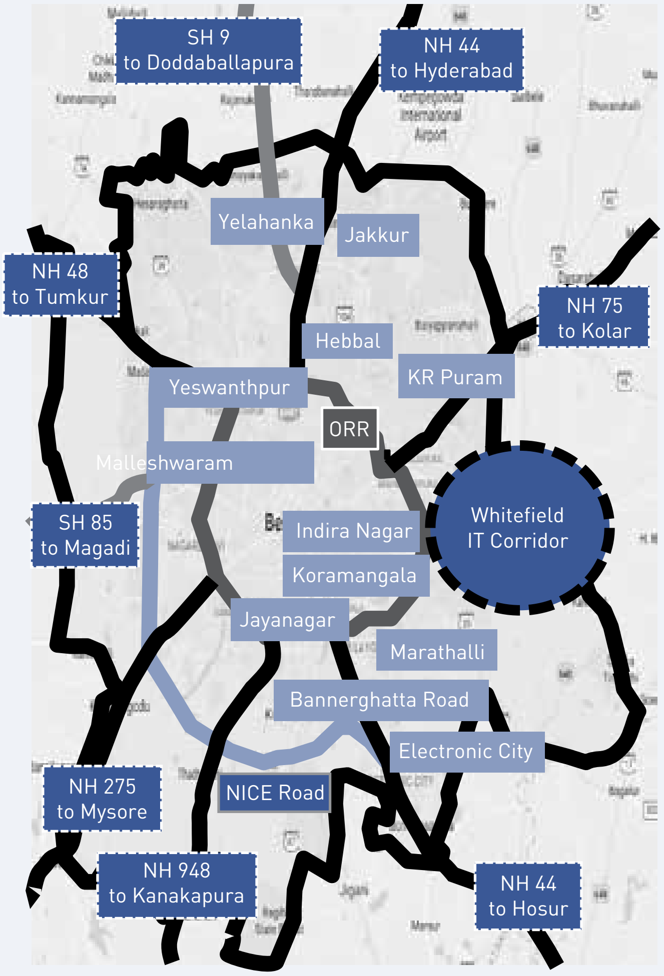
1. CITY OVERVIEW

Bangalore is the capital city of Karnataka state and is spread over a total area of over 786 sq. km. Economic activity in Bangalore includes sectors like IT/ITES, bio technology, pharmaceuticals, aerospace and construction, with the IT/ITES, pharmaceuticals and bio technology sectors expected to play increased roles in the long term.

The city, known as the Silicon Valley of India, has emerged as a favourite IT/ITES destination over the last 2 decades. Home to companies such as Microsoft, Google and Accenture, the city has been the front-runner in attracting technology companies to India. Apart from successfully attracting IT/ITES companies, Bangalore is considered a biotech and manufacturing destination as well, home to companies such as Biocon, Novozymes and Hindustan Aeronautics Limited.

Bangalore is also home to renowned research institutions like Indian Institute of Science, Indian Space Research Organisation and National Centre for Biological Resources. Prominent educational institutions such as Indian Institute of Management, National Law School and several engineering/medical colleges ensure the availability of a young talent pool. The physical infrastructure of the city is well developed with excellent road, rail and air transport networks.

Real estate development has evolved from the centre of the city, with the Central Business District (MG Road) located at the centre of the city. The Eastern corridor comprising Whitefield, Outer Ring Road (Sarjapur – Marathahalli), and the south-eastern corridor comprising Hosur Road represents the largest clusters of IT/ITES companies in Bangalore. The International Airport at Devanahalli has led to a spurt in development along the northern quadrant of Bangalore.



Map not to scale

B BANGALORE COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW (CONTINUED)

1.1 Bangalore Micro-Market Classification and Key Commercial Hubs

Bangalore has been classified into different activity zones based on the concentration and profile of development activity, as defined below:

Micro-market	Locations Included	Description
Central Business District ("CBD") and Off Central Business District ("Off-CBD")	• MG Road • Vittal Mallya Road • Ulsoor Road	• Foremost commercial business district of Bangalore which houses major banks, financial institutes, insurance companies, corporates and IT/ITES companies. • Prominent companies include Amazon, Deloitte India and GE. • As of December 2018, the CBD and Off-CBD market has total Grade A office stock of approximately 5.8 million sq ft. • The weighted average vacancy rate as of December 2018 was estimated at 17.6%. • During CY2018, the CBD/Off-CBD market attracted rentals in the range of INR 80-160 psf per month.
Suburban Business District ("SBD")	• Koramangala • Indiranagar • Old Madras Road	• Located at a distance of 5-7 km from the CBD, these locations house many banks, financial institutes and IT/ITES companies. • Prominent companies include WeWork, HSBC and First American. • As of December 2018, the total Grade A office stock in this market is estimated at 25.3 million sq ft. • The weighted average vacancy rate as of December 2018 was registered at 1.1%. • During CY2018, the Suburban market attracted rentals in the range of INR 70-145 psf per month.
Outer Ring Road ("ORR")	• Outer Ring Rd (Sarjapur-Marathahalli) • Outer Ring Rd (Marathahalli-KR Puram) • Outer Ring Rd (KR Puram-Hebbal)	• Located at a distance of 8-9 km from the CBD, these locations house many major banks, financial institutes and IT/ITES companies. • Prominent companies include Qualcomm, KPMG, and Google. • As of December 2018, the total Grade A office stock in these markets is estimated at 64.7 million sq ft. • The weighted average vacancy rate as of December 2018 was registered at 3.5%. • During CY2018, the ORR market attracted rentals in the range of INR 65-90 psf per month.
Peripheral Business District ("PBD")	• Whitefield • Electronic City • Bellary Road	• Prominent companies in this micro market include TCS, Atos and Citi Bank. • As of December 2018, the total Grade A office stock in these markets is estimated at 38.5 million sq ft. • The weighted average vacancy rate as of December 2018 was approximately 11%. • During CY2018, the peripheral market attracted rentals in the range of INR 40-65 psf per month.

Source: Cushman & Wakefield Research

B BANGALORE COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW (CONTINUED)

1.2 Whitefield Micro-Market Overview

Whitefield, located in East Bangalore, includes the Export Promotion Industrial Park zone (approximately 650 acres), as well as companies in the fields of IT/ITES and manufacturing. The micro-market houses over 400 companies, which includes prominent companies such as Oracle, SAP and IBM. The accessibility in the micro-market is good with access to MG Road, the CBD and the new International Airport at Devanahalli. Furthermore, connectivity is expected to improve with the development of the Peripheral Ring Road and the Metro Rail.

In terms of commercial development, Whitefield comprises a mix of BTS, campuses and MTBs. Some of the prominent commercial developments in the micro-market are Brigade Metropolis, Prestige Shantiniketan and ITPB. Other prominent developments include company-owned campuses such as Hindustan Petroleum, Qualcomm and TCS.

Retail developments in the Whitefield micro-market comprise malls and standalone retail formats such as restaurants and hypermarkets. Prominent developments include Forum Value Mall, Park Square Mall and Phoenix Market City.

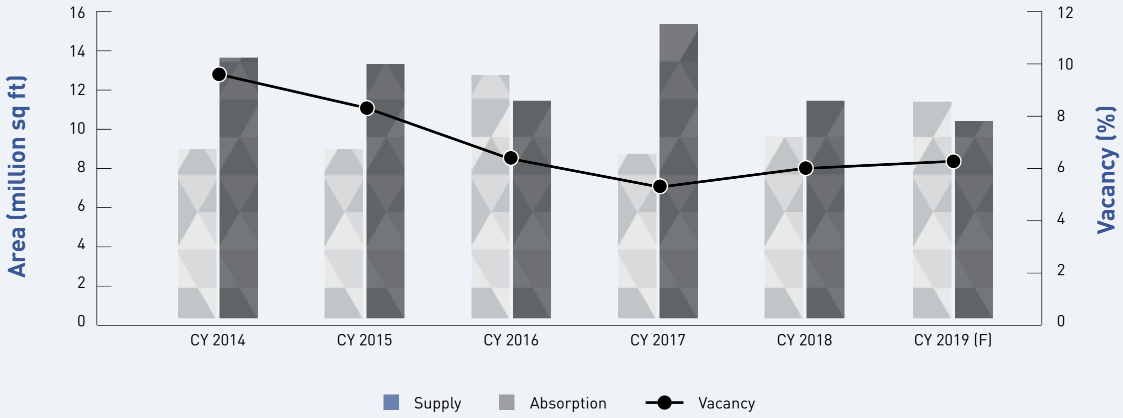
Prominent hospitality developments include Four Points by Sheraton, Marriot and Taj Vivanta.

2. SUPPLY, ABSORPTION AND VACANCY TRENDS: BANGALORE

Grade A Office Stock Breakup (million sq ft)	Bangalore	Whitefield
Total Completed Stock	134.4 million sq ft	24.3 million sq ft
Breakup – SEZ & Non SEZ	SEZ~43.3 million sq ft Non SEZ~91.0 million sq ft	SEZ~6.0 million sq ft Non SEZ~18.3 million sq ft

Source: Cushman & Wakefield Research

▶ City-Supply, Absorption, Vacancy



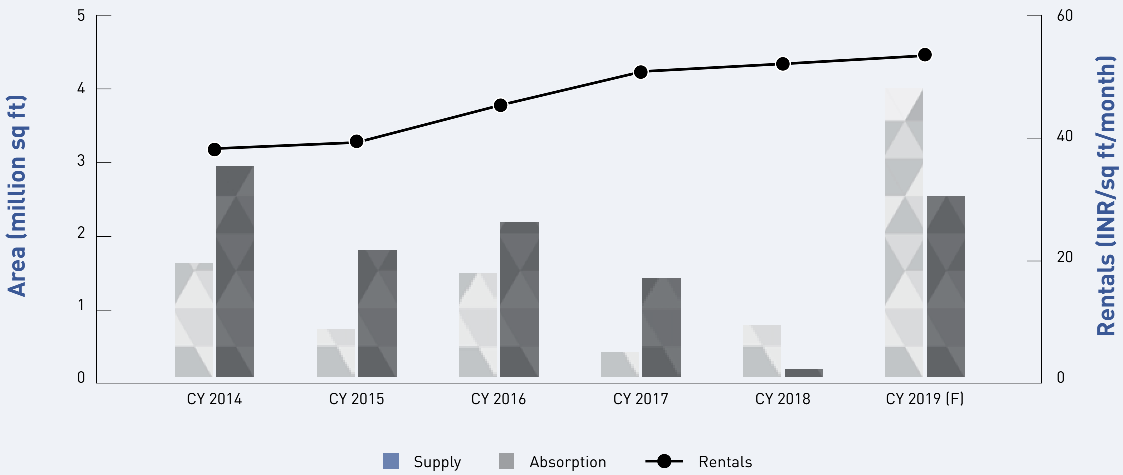
Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing; The vacancy in the chart accounts for the gap between cumulative stock and occupied space in the city in any given year and includes secondary spaces (if any) being generated due to churn in the market

B BANGALORE COMMERCIAL MARKET OVERVIEW

3. SUPPLY, ABSORPTION & RENTAL TRENDS: WHITEFIELD MICRO-MARKET

▶ Supply, Absorption & Rental Trends for Grade-A Office in Whitefield



Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing.

4. ANALYSIS OF DEVELOPMENTS IN WHITEFIELD

4.1 Current Commercial Developments in Whitefield

Building Name	Developer	Year of Completion	Total Area (million sq ft)	Vacancy (% of total area)	Main Occupiers
DivyaSree Technopark	DivyaSree Developers	2015	2.5	6%	Accenture, Huawei Technologies
Kalyani Platina	Kalyani Developers	2014	1.4	1%	HP, Molex India, Neudesic
Prestige Shantiniketan	Prestige Developers	2013	3.5	Fully Occupied	Capital India, UST Global India, Britannia Industries Ltd
Salarpuria GR Tech Park	Salarpuria Group	2008	1.3	25%	HP, TCS, Goldman Sachs

Source: Cushman & Wakefield Research

B BANGALORE COMMERCIAL MARKET OVERVIEW

4. ANALYSIS OF DEVELOPMENTS IN WHITEFIELD (CONTINUED)

4.2 Upcoming Commercial Developments in Whitefield

Building Name	Developer	Expected Completion	Total Area (million sq ft)
Brigade Tech Gardens	Brigade Group	2019	3.0
Prestige Techno Star	Prestige Group	2019	1.0

Source: Cushman & Wakefield Research

4.3 Current Retail Developments in Whitefield

Building Name	Developer	Year of Completion	Total Area (million sq ft)	Vacancy (% of total area)	Main Occupiers
Forum Shantiniketan	Prestige Group	2018	0.6	NA	Cinepolis, Home Centre, H&M
VR Bengaluru	Virtuous Retail	2015	0.5	3% – 6%	Central, H&M, PVR
Phoenix Market City	Phoenix	2011	0.9	5% – 10%	PVR, Home Town, Marks & Spencer
Forum Neighbourhood Mall (Forum Value Mall)	Prestige Group	2009	0.2	3% – 6%	Inox, Megamart, Veromoda

Source: Cushman & Wakefield Research

4.4 Upcoming Retail Developments in Whitefield

There are no upcoming retail developments in Whitefield in the next 2-3 years.

5. OUTLOOK

Cushman & Wakefield is of the opinion that the Whitefield micro market is expected to witness increased demand for Grade A office space over the next 3-5 years due to its strategic location, superior social and physical infrastructure (upcoming metro line) and existing tenant base in the micro market.

Approximately 6.8 million sq ft. of Grade A office space is expected to come up in the next 2 years in Whitefield, whereby approximately 0.9 million sq ft. of space is currently pre-committed with tenants from technology, electronics and manufacturing companies.

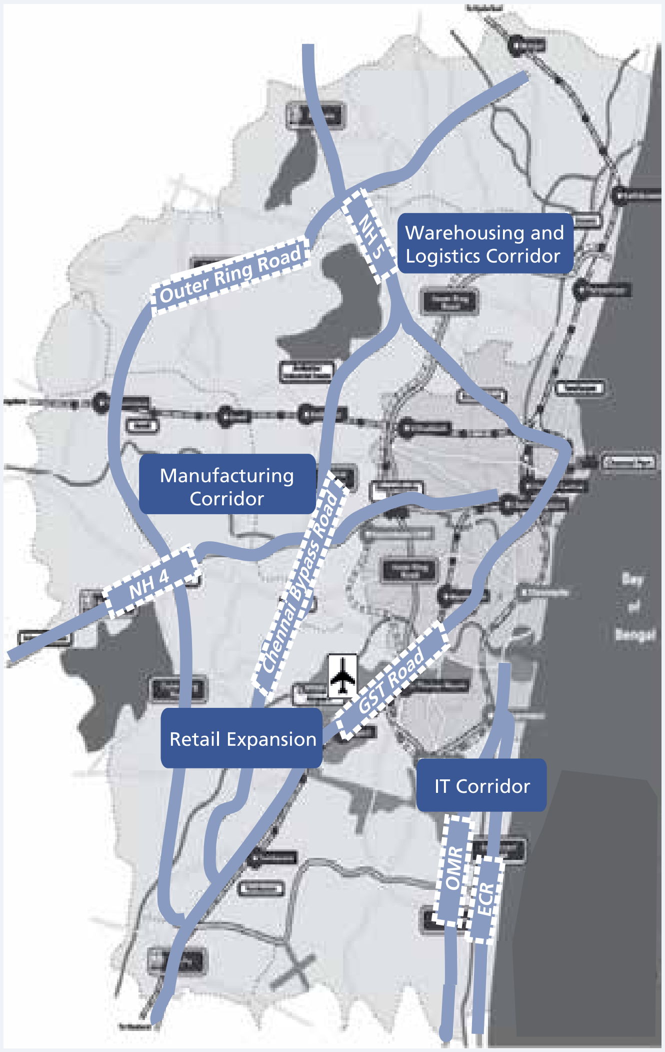
Rentals are expected to witness an upward trend to the range of INR 53-58 psf per month over the next two years owning to the robust infrastructural improvements in the micro market. Leasing is expected to show good momentum with strong demand from IT/ITES, e-commerce and co-working occupiers.

C CHENNAI COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW

Chennai, the capital city of Tamil Nadu, is spread over a total area of 1,189 sq. km. Economic activity in Chennai includes sectors like IT/ITES, automobiles, electronics, engineering and construction, with the IT and manufacturing sectors expected to play increased roles in the long term.

Chennai is known for its high quality of life, established social & physical infrastructure, skilled workforce, cultural heritage and rich temple architecture. Chennai is home to renowned technology companies such as Infosys, Wipro, and TCS, while serving as the manufacturing base for large multinationals such as Ford Motors, Hyundai and Saint-Gobain. The city, known as the 'automobile manufacturing hub' of India, is a preferred manufacturing destination which contributes over 60% of India's automobile exports. It is also home to Institutions like Cancer Institute, Central Leather Research Institute, The Institute of Mathematical Sciences as well as other prominent educational institutions like Indian Institute of Technology, Loyola College and Anna University. The physical infrastructure of the city is well developed with excellent road, rail, sea and air transport networks.



Map not to scale

Chennai has emerged as a favoured investment destination for Manufacturing, IT/ITES and Logistics by virtue of its strategic location and government subsidies, making it one of the most attractive locations in the country. Factors that have led to the current activity levels in the city include government initiatives to attract investments, significant improvement in the quality of real estate developments and a favourable business environment. The significant growth witnessed by the IT/ITES sector has led to the demand for large space in the suburban and peripheral locations, which account for approximately 60-70% of the aggregate leasing activity in the city.

C CHENNAI COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW (CONTINUED)

1.1 Chennai Micro-Market Classification and Key Commercial Hubs

Chennai has been classified into different activity zones based on the concentration and profile of development activity, as defined below:

Cluster	Locations	Nature
Central Business District ("CBD")	• Anna Salai • Nungambakkam • R.K. Salai	• Located in the heart of the city, this commercial micro-market comprises largely of corporate offices of banks, insurance companies and head offices of manufacturing companies. • Prominent companies include TVS, RR Donnelly and Rane. • As of December 2018, the CBD market has total Grade A office stock of approximately 2.3 million sq ft. • The vacancy rate as of December 2018 was estimated at 15.6%. • CBD markets consists of limited supply of Grade A buildings and command the highest rental in Chennai market due to limited availability. • During CY2018, the CBD market attracted rentals in the range of INR 80-85 psf per month.
Off-CBD	• T.Nagar • Alwarpet • Kilpauk	• Located at a distance of 2-4 km from the CBD, this micro-market has a mix of corporates companies from various sectors such as IT/ITES, manufacturing and financial services. • Prominent companies include Honeywell, Piramal and Edelweiss. • These markets account for Grade A office stock of approximately 0.5 million sq ft. • Off CBD markets registered a vacancy of around 20.5% during December 2018. • Off CBD markets command a rental range of INR 65-75 psf per month.
Suburban Markets	• Guindy • Taramani-Perungudi • Rajiv Gandhi Salai • Ambattur	• These clusters are the emerging office markets with significant demand. With limited availability of space in CBD and off-CBD markets, suburban markets are registering buoyant demand from occupiers, predominantly from IT sector. • Prominent companies include Verizon, Amazon and Access Healthcare. • Grade A office stock in suburban markets is estimated at 30.0 million sq ft. • Vacancy in the suburban markets as of December 2018 was registered at 3.4%. • Suburban markets attract rentals ranging between INR 60-90 psf per month in Guindy and Taramani-Perungudi market and INR 35-45 psf per month for Ambattur market.
Peripheral Markets	• Locations after Thoraipakkam in Rajiv Gandhi Salai and after Perungulathur in GST (Grand Southern Trunk Road)	• Located in the peripheral area of the city the GST road has very limited stock of office buildings, while Rajiv Gandhi Salai has ample stock of the same. • Prominent companies include TCS, Accenture and Infosys • The office stock in these markets is estimated at around 14.9 million sq ft. • Vacancy in these markets as of December 2018 is approximately 21.3%. • Due to limited demand for office space, these markets have relatively higher vacancy levels. Office rentals in the peripheral markets of GST range between INR 30-45 psf per month.

Source: Cushman & Wakefield Research

C CHENNAI COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW (CONTINUED)

1.2 Rajiv Gandhi Salai Micro-Market Overview

Rajiv Gandhi Salai is an established commercial micro-market in India, and is home to large scale commercial developments such as Ramanujam IT City, RMZ Millenia and SP Info City. The surrounding micro-markets of Thoraipakkam and Pallavaram also include large-scale commercial developments such as Chennai One, AKDR Towers, and Prince Techno Park.

In addition to commercial office space, Rajiv Gandhi Salai includes retail and hospitality developments. Phoenix market city is the prominent retail development in the micro-market. Prominent hospitality developments in the micro-market include Holiday Inn Express, Turya Chennai and Hotel Ginger.

1.3 Grand Southern Trunk Road Micro-Market Overview

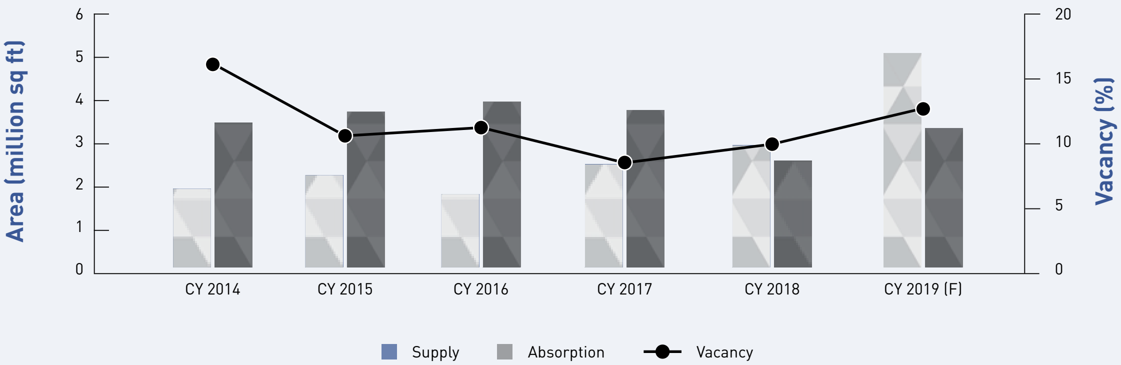
Grand Southern Trunk Road is an emerging commercial micro-market in India and includes large scale commercial developments such as The Gateway and Estancia IT Park as well as campuses of Wipro, Infosys and Capgemini located at Mahindra World City.

Prominent hospitality developments in the micro-market include Holiday Inn, SRM Hotel and Fortune Select Grand, while retail developments are still in the nascent stage.

2. SUPPLY, ABSORPTION AND VACANCY TRENDS: CHENNAI

Grade A Stock Breakup (million sq ft)	Chennai	Rajiv Gandhi Salai	Grand Southern Trunk Road
Total Completed Stock	47.4 million sq ft	16.3 million sq ft	3.3 million sq ft
Breakup – SEZ & Non SEZ	SEZ~18.6 million sq ft Non SEZ~28.8 million sq ft	SEZ~4.5 million sq ft Non SEZ~11.8 million sq ft	SEZ~3.1 million sq ft Non SEZ~0.2 million sq ft

▶ City-Supply, Absorption, Vacancy



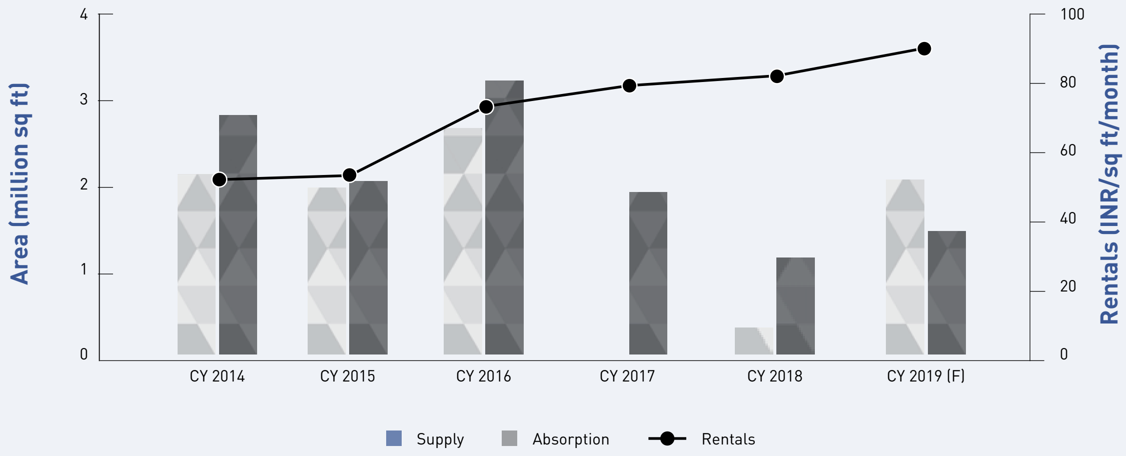
Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing; The vacancy in the chart accounts for the gap between cumulative stock and occupied space in the city in any given year and includes secondary spaces (if any) being generated due to churn in the market

C CHENNAI COMMERCIAL MARKET OVERVIEW

3. SUPPLY, ABSORPTION & RENTAL TRENDS: RAJIV GANDHI SALAI MICRO-MARKET

▶ Supply, Absorption & Rental Trends for Grade-A Office in Rajiv Gandhi Salai

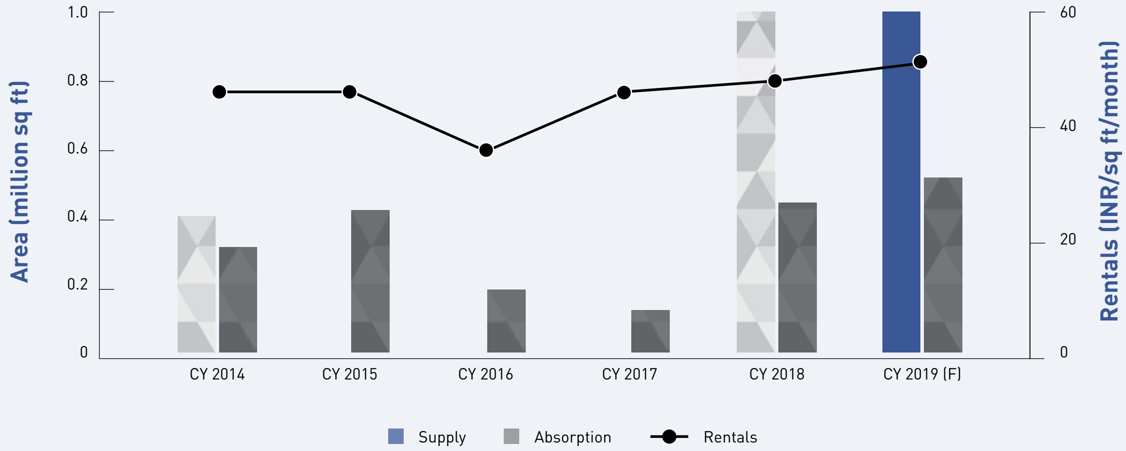


Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing

4. SUPPLY, ABSORPTION & RENTAL TRENDS: GRAND SOUTHERN TRUNK ROAD[2] MICRO-MARKET

▶ Supply, Absorption & Rental Trends for Grade-A Office in GST Road



Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing

2 Including Radial Ring road (200 ft Pallavaram Thoraipakkam road) which is a corridor connecting the OMR and GST

C CHENNAI COMMERCIAL MARKET OVERVIEW

5. ANALYSIS OF DEVELOPMENTS IN RAJIV GANDHI SALAI AND GRAND SOUTHERN TRUNK ROAD

5.1 Current Commercial Developments around Rajiv Gandhi Salai and Grand Southern Trunk Road

Building Name	Developer	Year of Completion	Total Area (million sq ft)	Vacancy (% of total area)	Main Occupiers
Ramanujan IT SEZ	Tata Realty and Infrastructure Ltd	2011, 2014 and 2017	4.6	Fully Occupied	Amazon, TCS, Astrazeneca
Global Infocity Park (erstwhile SP Infocity)	Shapoorji & Pallonji	2009, 2014 and 2015	2.8	Fully Occupied	Amazon, Freshworks, BNP Paribas
RMZ Millennia	RMZ Corp	2005-2008	2.5	Fully Occupied	Caterpillar, Shell, HP
The Gateway	Shriram and Xander	2008	2.0	8%	Accenture, Redington, Sutherland
Prince Info City 2	Prince Foundations	2005	0.7	Fully Occupied	IBM, Thinksoft Global Services, Great Lakes
Tidel Park	TIDCO & ELCOT	2000	1.3	Fully Occupied	TCS, Ajuba, iNautix

Source: Cushman & Wakefield Research

5.2 Upcoming Commercial Developments around Rajiv Gandhi Salai

Building Name	Developer	Expected Completion	Total Area (million sq ft)
Brigade WTC	Brigade Group	2020	1.8
DLF Cybercity – Ph-1	DLF Ltd	2021	2.5

Source: Cushman & Wakefield Research

5.3 Upcoming Commercial Developments around Grand Southern Trunk Road[3]

Building Name	Developer	Expected Completion	Total Area (million sq ft)
Embassy Techzone – Ph I	Embassy Group	2019	1.0
The Gateway	Gateway Office Parks Pvt Ltd (erstwhile Xander)	2020	1.5
Embassy Techzone – Ph II	Embassy Group	2021	2.5

Source: Cushman & Wakefield Research

3 Including Radial Ring road (200 ft Pallavaram Thoraipakkam road) which is a corridor connecting the OMR and GST

C CHENNAI COMMERCIAL MARKET OVERVIEW

6. OUTLOOK

6.1 Rajiv Gandhi Salai

Cushman & Wakefield is of the opinion that Rajiv Gandhi Salai micro-market is expected to witness increased demand for office space in the medium term due to its strategic location, superior social and physical infrastructure and existing tenant base in the micro market.

Approximately 4.3 million sq ft of Grade A office space is expected to come up in the next 2-3 years in Rajiv Gandhi Salai. SEZ sunset clause would drive pre-commitments - as we foresee the developers pre-committing their upcoming office spaces before March 2020 to receive the incentives and tax benefits, making it a good opportunity for occupiers with long term commitments.

Rentals are expected to witness a mild uptrend towards the range of INR 83-87 psf per month during the second half of 2019, but we expect the rent to moderate as fresh supply is expected to hit the market in 2020. Leasing is expected to show a good momentum led by strong demand from IT/ITES, e-commerce and co-working occupiers.

6.2 Grand Southern Trunk Road[4]

Grand Southern Trunk Road is home to large scale developments such as Mahindra World City and Estancia. Approximately 5 million sq ft of Grade A office space supply is expected to hit the micro market in the next 2-3 years. The rentals are expected to remain stable due to limited demand witnessed in the micro market. With improved connectivity to important nodes and proposed infrastructure projects by the Government we foresee an uptick in the leasing activity in the long term.

4 Including Radial Ring road (200 ft Pallavaram Thoraipakkam road) which is a corridor connecting the OMR and GST

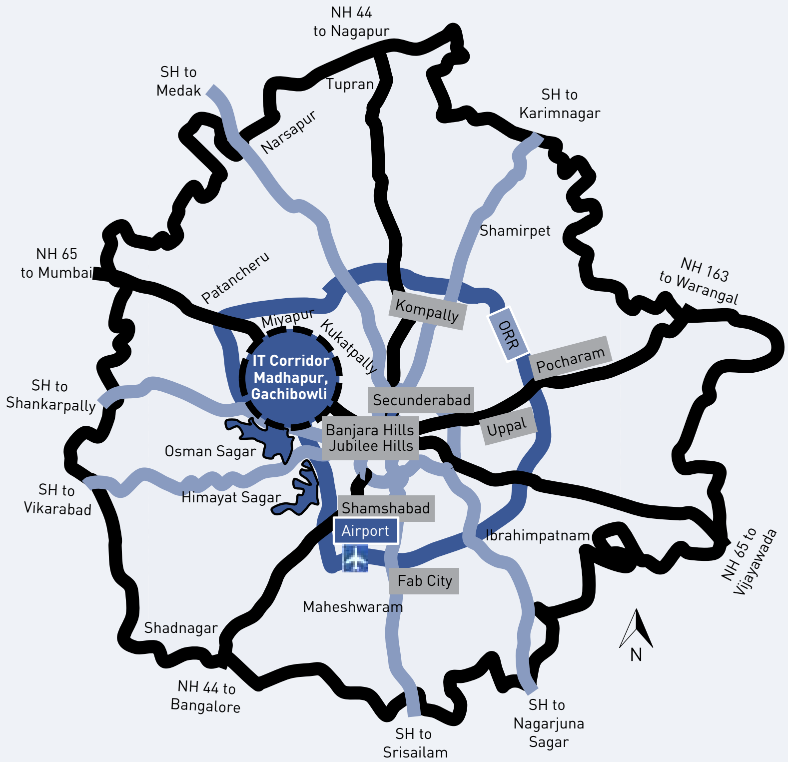
D HYDERABAD COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW

Hyderabad is the capital city of both the states of Telangana and Andhra Pradesh, and is spread over a total area of over 7,229 sq. km. Economic activity in Hyderabad includes IT/ITES, bio technology, pharmaceuticals, aerospace and construction, of which the IT/ITES, pharmaceuticals and bio technology sectors are expected to expand in the long term.

The low cost of living, good quality of life, rapid pace of infrastructure development and a proactive government have led to increased corporate activity and investments in the city. Hyderabad is home to renowned technology companies such as Microsoft, Google and Apple. Institutions like Centre for Cellular and Molecular Biology, Centre for Good Governance, Insurance and Regulatory Development Authority as well prominent educational institutions like Indian School of Business, Indian Institute of Technology, NALSAR University of Law, Agha Khan Academy are located in Hyderabad. The physical infrastructure of the city is well developed with excellent road, rail and air transport networks. The state government is proactive in upgrading the physical infrastructure.

Hyderabad is also known as the "Bulk Drug Capital" of India, due to the presence of a large number of drug manufacturers, and accounts for about 20%[5] of the total production in the country.



Map not to scale

With favourable economic outlook and proactive government policies, Hyderabad has witnessed excellent rental growth in Grade A office space.

5 Telangana State Industrial Infrastructure Corporation (TSIIC)-2016

D HYDERABAD COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW (CONTINUED)

1.1 Hyderabad Micro-Market Classification and Key Commercial Hubs

Hyderabad has been classified into different activity zones based on the concentration and profile of development activity, as defined below:

Micro- market	Locations Included	Description
Central Business District (CBD)	• Banjara Hills Road no. 1, 2, 10 and 12	• Located in the heart of the city, this commercial micro-market comprises largely of corporate offices of infrastructure/ construction, real estate, IT, biotech and pharmaceutical companies. • Prominent companies include Karvy, HSBC, and Navayuga. • CBD market has negligible presence of multi-tenanted office space buildings and majority of the office space buildings are self-occupied. • During CY2018, the CBD market attracted rentals in the range of INR 45-55 psf per month.
Off-CBD areas	• Begumpet • Somajiguda • Rajbhavan Road • Secunderabad	• Located on the eastern and southern periphery of the CBD • Prominent companies include, ADP, GVK Bioscience and DRL. • As of December 2018, the Off-CBD market has total Grade A office stock of approximately 0.2 million sq ft. • The vacancy rate as of December 2018 was estimated at 32.9%. • During CY2018, the CBD market attracted rentals in the range of INR 45-50 psf per month
Prime-Suburban areas	• Rest of Banjara Hills and Jubilee Hills	• Located on the northern and western periphery of the CBD. • Prominent companies include Madhucon, Seaways Shipping and Prajay Construction. • Prime-Suburban market has negligible presence of multi- tenanted office space buildings and majority of the office space buildings are self-occupied. • During CY2018, the Prime-Suburban market attracted rentals in the range of INR 45-55 psf per month
Suburban areas	• Madhapur • Gachibowli • Nanakramguda • Raidurg • Kukatpally	• Located in the western quadrant of the city and approximately 5-7 km north-west of the CBD of Hyderabad. • Prominent companies include Microsoft, Google and Apple. • Among all the commercial micro-markets, this micro market is currently witnessing maximum activity. • As of December 2018, the Suburban micro-market has total Grade A office stock of approximately 45.1 million sq ft. • The vacancy rate as of December 2018 was estimated at 5.5%. • During CY2018, the Suburban micro-market attracted rentals in the range of INR 55-70 psf per month.
Peripheral areas	• Pocharam • Shamshabad • Uppal	• Located in periphery of the city, this micro-market is the upcoming commercial hub of Hyderabad. • As of December 2018, the Peripheral micro-market has total Grade A office stock of approximately 1.7 million sq ft. • The vacancy rate as of December 2018 was estimated at 30.8% • During CY2018, the Peripheral market attracted rentals in the range of INR 25-30 psf per month.

Source: Cushman & Wakefield Research

D HYDERABAD COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW (CONTINUED)

1.2 Madhapur Micro-Market Overview

Madhapur is an established commercial micro market in India, and is home to large scale commercial developments such as Raheja Mindspace, The V and Salarpuria Sattva Knowledge City as well as TCS and TCL campuses.

In addition to commercial office space, Madhapur also boasts retail, hospitality and entertainment developments such as Inrorbit mall, L&T Next Galleria mall and Shilpa Kala Vedika. Prominent hospitality developments in the micro-market include ITC Kohenur, Westin and Novotel.

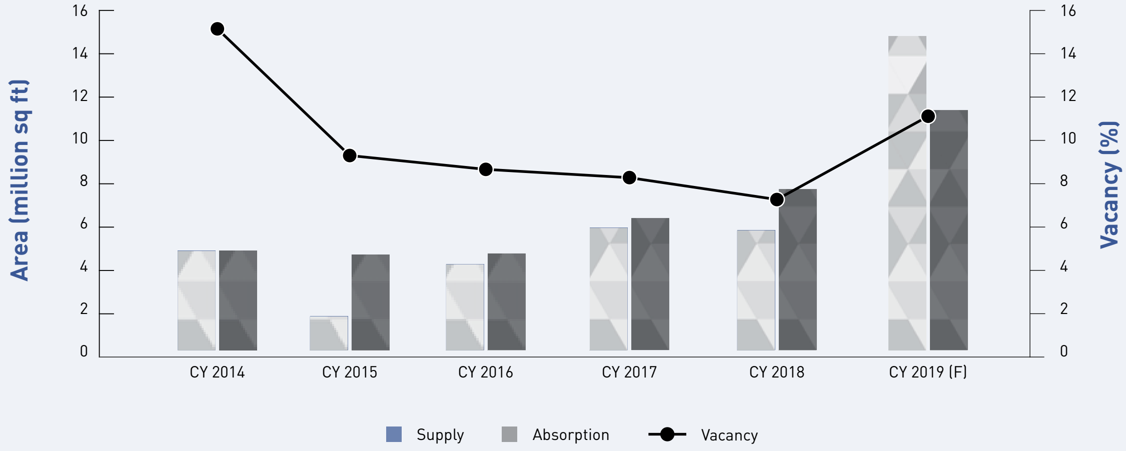
Madhapur enjoys excellent physical infrastructure, with direct connectivity to the airport, connectivity with other parts of the city via the MMTS rail network and road networks. Ongoing infrastructural projects in Madhapur include Line-3 of Hyderabad Metro Rail, hanging bridge on Durgam Cheruvu and flyover at Old Mumbai highway. These developments are expected to be completed over the next two years and are expected to ease traffic congestion, thereby providing easier and faster access to other parts of the city.

2. SUPPLY, ABSORPTION AND VACANCY TRENDS: HYDERABAD

Grade A Stock Breakup (million sq ft)	Hyderabad	Madhapur
Total Completed Stock	46.5 million sq ft	33.2 million sq ft
Breakup – SEZ & Non SEZ	SEZ~20.8 million sq ft Non SEZ~25.7 million sq ft	SEZ~13.1 million sq ft Non SEZ~20.1 million sq ft

Source: Cushman & Wakefield Research

▶ City-Supply, Absorption, Vacancy



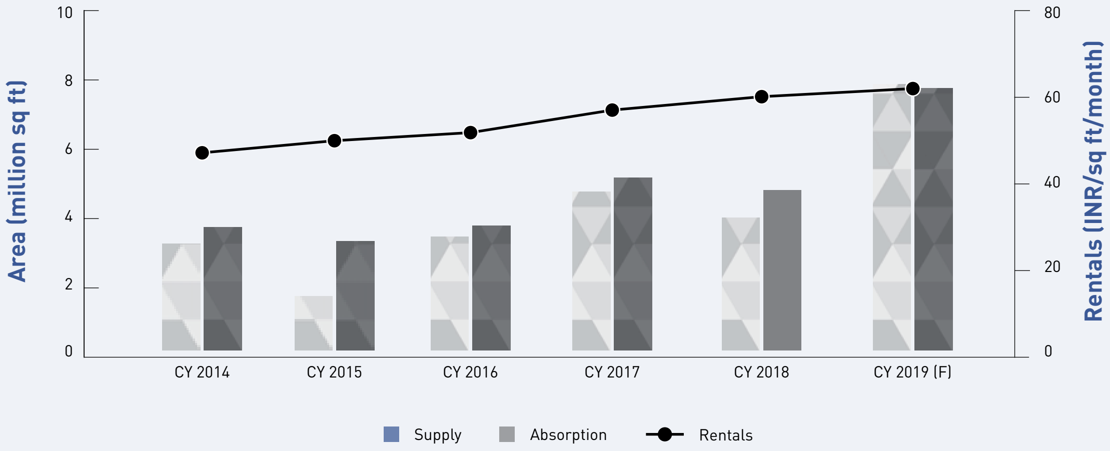
Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing; The vacancy in the chart accounts for the gap between cumulative stock and occupied space in the city in any given year and includes secondary spaces (if any) being generated due to churn in the market

D HYDERABAD COMMERCIAL MARKET OVERVIEW

3. SUPPLY, ABSORPTION & RENTAL TRENDS: MADHAPUR MICRO-MARKET

▶ Supply, Absorption and Rental Trends for Grade-A Office in Madhapur



Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing

4. ANALYSIS OF DEVELOPMENTS IN MADHAPUR

4.1 Current Commercial Developments in Madhapur

Building Name	Developer	Year of Completion	Total Area (million sq ft)	Vacancy (% of total area)	Main Occupiers
Divya Sree Orion-SEZ	Divya Sree Developers	2010-2018	4.2	Fully Occupied	IBM, Wells Fargo and Accenture
Salarpuria Sattva Knowledge City	Salarpuria Sattva	2015-2017	2.3	Fully Occupied	State Street, Mathworks, Synchorny Financials
Raheja Mindspace (SEZ and Non SEZ)	K Raheja Corp	2004-2016	9.6	0.05%	IBM, Accenture, Facebook
Divya Sree Omega	Divya Sree Developers	2009-2014	1.2	Fully Occupied	Google, Ivy Comptech, Synopsis

Source: Cushman & Wakefield Research

D HYDERABAD COMMERCIAL MARKET OVERVIEW

4. ANALYSIS OF DEVELOPMENTS IN MADHAPUR (CONTINUED)

4.1 Upcoming Commercial Developments around Madhapur

Building Name	Developer	Expected Completion	Total Area (million sq ft)
Knowledge City – Parcel-IV	Salarpuria Sattva	2019	2.6
The Sky-View (Non SEZ)	RMZ /My Home Constructions	2019	1.9
Meenakshi Building Deloitte – 2	Meenakshi Group	2019	1.4
Meenakshi Building Deloitte – 3	Meenakshi Group	2019	1.2
Knowledge City – Parcel II	Salarpuria Sattva	2019	1.2
Block #3, Divyasree Orion (SEZ)	Divyasree NSL Developers	2020	0.6

Source: Cushman & Wakefield Research

5. OUTLOOK

Cushman & Wakefield is of the opinion that the Madhapur micro market is expected to witness increased demand for office space over the next 4-5 years due to its strategic location, superior social and physical infrastructure and existing tenant base in the micro-market.

Absorption continued to outpace supply over the last 3-4 years with the increased space take up from the existing traditional occupiers like IT-BPM and banking, financial services and insurance industries, emergence of new demand from co-working spaces, expansion of e-commerce players like Amazon and the establishment of global capability centres. On the supply side, the last 2-3 years has witnessed quality grade-A supply and the majority of the same was pre-leased prior to completion, which has led to all time lower vacancy levels.

Several developers have started construction of commercial space over the last 2-3 years and the same are expected to be delivered over the next 3-4 years. Approximately 60 million sq ft of Grade A office space is expected to be completed over the next 4-5 years. Significant portion of the upcoming supply is already pre-committed for the projects completing in the next 1-2 years.

Rentals are expected to increase moderately to INR 60-70 psf per month over the next two years due to the immediate lack of quality space. However, rentals are expected to stabilise over the medium to long term, due to the expected higher supply in Madhapur and surrounding micro-market of Gachibowli.

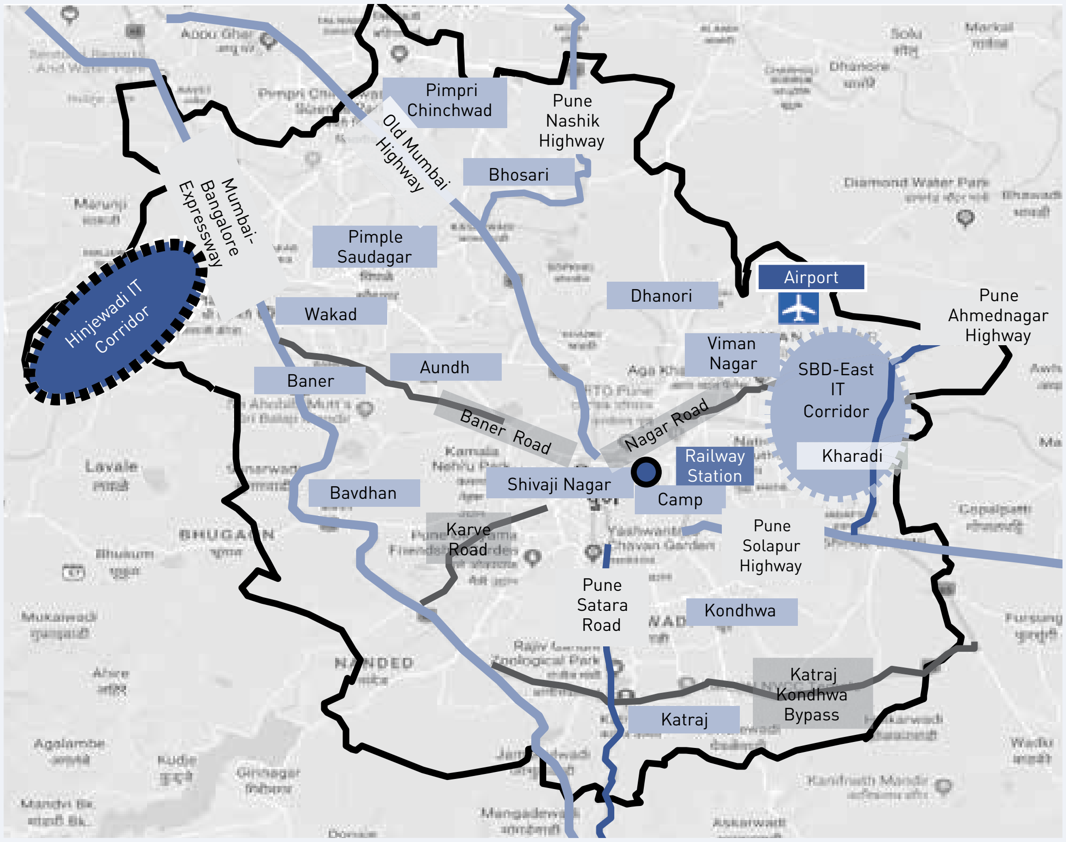
E PUNE COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW

Pune is the second largest city in the state of Maharashtra and is spread over a total area of over 244 sq. km. Economic activity in Pune includes IT/ITES, automobile, education, bio-technology, pharmaceuticals, and construction, of which IT and automobile manufacturing are expected to increase in the future.

The high quality of life, favourable climate, availability of skilled manpower, infrastructure development and good connectivity to Mumbai have led to increased corporate activity and investments in the city. Pune is home to prominent technology companies such as Infosys, TCS and Cognizant, as well as automobile companies such as Daimler Chrysler, Volkswagen and Bajaj Auto. Educational institutions such as College of Engineering Pune, Indian Law School and Film and Television Institute as well as institutes such as National Chemical Laboratory, Agharkar Research Institute and Indian Institute of Tropical Meteorology are also located here. Pune is also a defence hub of India and houses institutions including the Defence Research and Development Organisation, National Defence Academy and Defence Institute of Advanced Technology. The physical infrastructure of the city is well developed with excellent road, rail and air transport networks. Infrastructure developments such as Metro, Flyovers and Ring Road will further enhance the intra-city connectivity.

The city has witnessed industrial and warehousing development primarily in the western and north-eastern corridors. Micro-markets such as Shirwal, Shiware and Pirangut in the southern corridor have also seen significant industrial development. Quality education and employment opportunities make Pune one of the most sought-after destinations in India, potentially boosting commercial and residential development in the city.



Map not to scale

E PUNE COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW (CONTINUED)

1.1 Pune Micro-Market Classification and Key Commercial Hubs

Pune has been classified into different activity zones based on the concentration and profile of development activity, as defined below:

Zone	Micro Market	Brief Overview
CBD (Central Business District)	• Bund Garden • Koregaon Park • Shivaji Nagar • FC Road • Wakdewadi • SB Road	• Traditional office market comprising limited quality commercial developments. • Prominent companies present in this micro-market are Cognizant, L&T Infotech and Bank of India. • As of December 2018, the CBD market has total Grade A office stock of approximately 3.9 million sq ft. • The weighted average vacancy rate as of December 2018 is estimated at 7.7%. • During CY2018, the CBD/Off-CBD market attracted rentals in the range of INR 90 to 110 psf per month.
SBD – East (Secondary Business District)	• Kalyani Nagar • Kharadi • Yerwada • Nagar Road • Viman Nagar • Hadapsar	• Dominated by commercial and retail segments • Prominent companies such as Barclays, NVIDIA and Mastercard are present here. • As of December 2018, the SBD-East market has total stock of office space of approximately 25.7 million sq ft. • The weighted average vacancy rate as of December 2018 is estimated at 5.7%. • During CY2018, the SBD-East market attracted rentals in range of INR 60 to 80 psf per month.
SBD – West (Secondary Business District)	• Aundh • Baner • Balewadi • Kothrud • Karve Nagar • Paud Road	• Located in north-western part of Pune. • Prominent companies present here are Cummins, Siemens and Veritas. • As of December 2018, the SBD-West market has total Grade A office stock of approximately 4.6 million sq ft. • The weighted average vacancy rate as of December 2018 is estimated at 5.5%. • During 2018, the SBD-West market attracted rentals in the range of INR 65 to 90 psf per month.
PBD – East (Peripheral Business District)	• Phursungi • Wagholi • Charoli • Solapur Road • aswad Road • Katraj	• Prominent companies such as IBM, Amdocs and Accenture are present here. • As of December 2018, the PBD-East market has total Grade A office stock of approximately 1.9 million sq ft. • The weighted average vacancy rate as of December 2018 is estimated at 26.7%. • During CY2018, the PBD-East market attracted steady rentals in the range of INR 45 to 65 psf per month.
PBD – West (Peripheral Business District)	• Hinjewadi • Wakad • Pimpri • Bhosari • Chinchwad • Talawade • Nanded	• A fast-developing hub for residential and commercial activities. • Prominent companies present here are Infosys, Cognizant and Wipro. • As of December 2018, the PBD-West market has total Grade A office stock of approximately 12.0 million sq ft. • The weighted average vacancy rate as of December 2018 is estimated at 11.0%. • During CY2018, the PBD-West market attracted steady rentals of approximately INR 40 to 60 psf per month.

Source: Cushman & Wakefield Research

E PUNE COMMERCIAL MARKET OVERVIEW

1. CITY OVERVIEW (CONTINUED)

1.2 Hinjewadi Micro-Market Overview

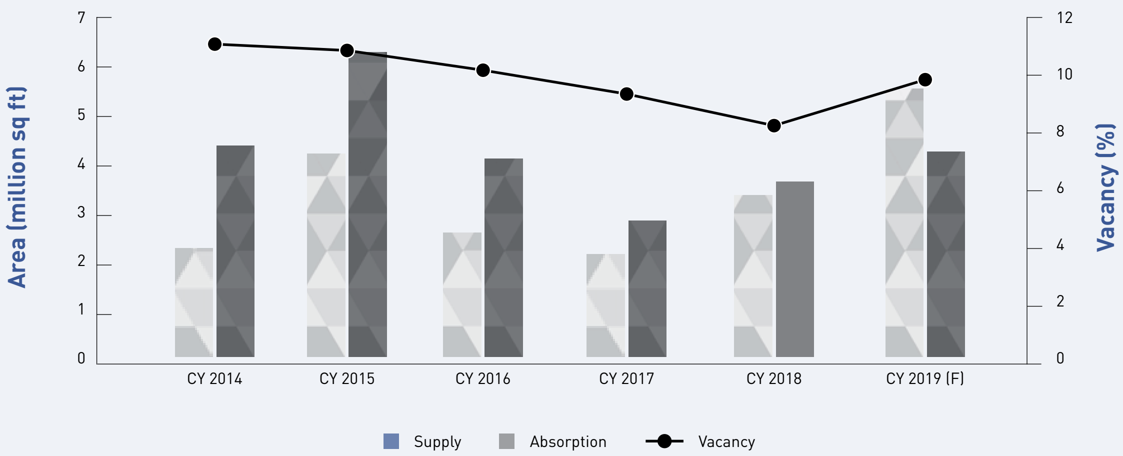
Hinjewadi is an established commercial micro-market in Pune, Maharashtra. Hinjewadi houses the government-promoted Rajiv Gandhi Info-Tech Park in MIDC area, as well as prominent developments such as EON IT Park, Embassy Tech Zone and Quadron Business Park. Moreover, large IT campuses such as TCS, Infosys and Wipro are located here. Hinjewadi's close proximity to the Mumbai Pune Expressway and high-quality amenities for commercial spaces give this micro-market an advantage over the other micro-markets in Pune.

In addition to commercial office space, Hinjewadi also boasts retail, hospitality and entertainment developments. Xion mall is a prominent retail development in the micro-market while many restaurants and standalone retail spaces have developed to cater to the demand from IT professionals. Prominent hospitality developments in the micro-market include Hyatt Place, Lemon Tree and Radisson Blu.

2. SUPPLY, ABSORPTION AND VACANCY TRENDS: PUNE

Stock Breakup (million sq ft)	Pune	Hinjewadi
Total Completed Stock	48.3 million sq ft	10.7 million sq ft
Breakup – SEZ and Non SEZ	SEZ~18.5 million sq ft Non SEZ~29.7 million sq ft	SEZ~9.3 million sq ft Non SEZ~1.4 million sq ft

▶ City-Supply, Absorption, Vacancy



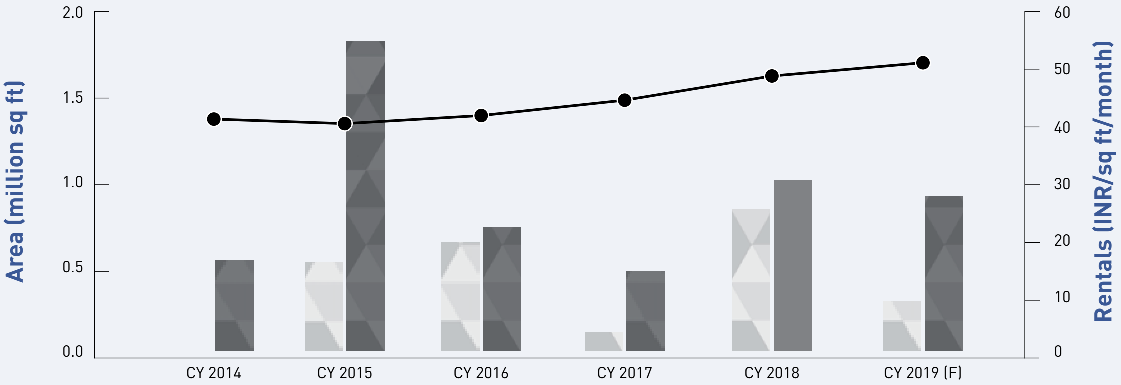
Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing; The vacancy in the chart accounts for the gap between cumulative stock and occupied space in the city in any given year and includes secondary spaces (if any) being generated due to churn in the market

E PUNE COMMERCIAL MARKET OVERVIEW

3. SUPPLY, ABSORPTION & RENTAL TRENDS: HINJEWADI MICRO-MARKET

▶ Supply, Absorption & Rental Trends for Grade-A Office in Hinjewadi



Source: Cushman & Wakefield Research

Note: Supply – refers to fresh completed supply added each year; Absorption – refers to the occupancy witnessed in each year which is reflective of both fresh and secondary leasing

4. ANALYSIS OF DEVELOPMENTS IN HINJEWADI

4.1 Current Commercial Developments around Hinjewadi

Building Name	Developer	Year of Completion	Total Area (million Sq ft)	Vacancy (% of total area)	Major Occupiers
International Tech Park Pune	Ascendas	2016/18	1.8	Fully Occupied	Synechron, TCS and Infosys
Wadhwa IT Park	Wadhwa Developers	2012	0.3	Fully Occupied	Credit Suisse, Harman and Regal Global Technology
Quadron Business Park	DLF & Hubtown Limited	2011	1.8	0.9%	Barclays, Cognizant and E-Clerx
Qubix Business Park Blue Ridge Phase I	Paranjapee Schemes	2011	1.8	2.7%	Persistent, HCL and L&T Infotech
Embassy Tech Zone (SEZ)	Embassy Property Developments Limited	2010/11	1.9	0.4%	Calsoft, Nitor Infotech Pvt. Ltd and E-Clerx
JK Infotech	GK Group	2010	0.2	Fully Occupied	Chirpn, Baxture and Bitscisys Technologies
Embassy Tech Zone (Non SEZ)	Embassy Property Developments Limited	2008	0.3	71%	Mercedes Benz and Atos
Panchshil Tech Park (Courtyard)	Panchshil Realty	2007	0.2	5%	Brose Pune Automotive Systems and Uniglobe

Source: Cushman & Wakefield Research

E PUNE COMMERCIAL MARKET OVERVIEW

4. ANALYSIS OF DEVELOPMENTS IN HINJEWADI (CONTINUED)

4.2 Upcoming Commercial Developments in Hinjewadi

Building Name	Developer	Expected Completion	Area (in million sq ft)
Panchshil Tech Park (Seimens B2)	Panchshil Realty	2019	0.3
Ascendas Phase IV (ITPP) Angsana	Ascendas Group	2020	0.4
Pesh Infotech SEZ	Pesh Group	2021	0.4
Embassy-Tech Zone (Ganga)	Embassy Group	2021	0.3
Embassy-Tech Zone (Hudson)	Embassy Group	2021	0.3

Source: Cushman & Wakefield Research

5. OUTLOOK:

Cushman & Wakefield is of the opinion that the Hinjewadi micro-market is expected to witness steady demand as compared to recent years for office space over the next 4-5 years due to its strategic location, infrastructure and existing tenant base. The micro-market witnessed expansion of existing tenants like TCS, Infosys and Microland from IT/ITES and banking, financial services and insurance industries. Many developers are expected to expand within their existing commercial parks and few new office spaces in this micro-market. Approximately 2 million sq ft of Grade A office space is expected to be completed over the next 2-3 years in Hinjewadi.

Rentals in the micro-market are expected to increase moderately to the range of INR 45-50 psf per month over the next 2-3 years due to the steady demand and supply of good quality offices in Hinjewadi and neighbouring micro-markets.

F ABBREVIATIONS

sq ft	Square Feet	BTS	Built-To-Suit
sq km	Square Kilometre	IT/ITES	Information Technology/Information Technology Enabled Services
USD	United States Dollar	CBD	Central Business District
INR	Indian Rupee	SBD	Secondary Business District
SEZ	Special Economic Zone	MNC	Multi-National Company
PE	Private Equity	CY	Calender Year
MTB	Multi-Tenanted Building	FY	Financial Year

G CAVEATS & LIMITATIONS

1. The Market Research Report (hereafter referred to as the "Report") will cover specific markets and situations, which will be highlighted in the Report. C&WI will not be carrying out comprehensive field research based analysis of the market and the industry given the limited nature of the scope of the assignment.

2. In conducting this assignment, C&WI will carry out analysis and assessments of the demand-supply for the hospitality/retail/land/commercial sector in general. C&WI will also obtain other available information and documents that are additionally considered relevant for carrying out the exercise. The opinions expressed in the Report will be subject to the limitations expressed below.

    a. C&WI endeavors to develop forecasts on demand, supply and pricing on assumptions that would be considered relevant and reasonable at that point of time. All of these forecasts will be in the nature of likely or possible events/occurrences and the Report will not constitute a recommendation to Ascendas Property Fund Trustee Pte. Limited (hereafter referred to as the "Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which forecasts have been generated and is not recommended as an input to a financial decision.

    b. Changes in socio-economic and political conditions could result in a substantially different situation than those presented at the stated effective date. C&WI assumes no responsibility for changes in such external conditions.

    c. In the absence of a detailed field survey of the market and industry (as and where applicable), C&WI will rely upon secondary sources of information for a macro-level analysis. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis.

    d. While the information included in the Report will be accurate and reliable, no representations or warranties, expressed or implied, as to the completeness of such information is being made. C&WI will not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.

    e. In the preparation of the Report, C&WI will rely on the following information:

        i. Recent data on the industry segments and market projections;

        ii. Other relevant information available to C&WI; and

        iii. Other publicly available information and reports.

3. The Report will reflect matters as they currently exist. Changes may materially affect the information contained in the Report.

4. In the course of the analysis, C&WI would be relying on information or opinions, both written and verbal, as current obtained from third parties provided with, including limited information on the market, financial and operating data, which would be accepted as accurate in bona-fide belief. No responsibility is assumed for technical information furnished by the third party organizations and this is bona-fidely believed to be reliable.

5. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in Bangalore.

NOTICE OF ANNUAL GENERAL MEETING

ASCENDAS INDIA TRUST
(Registration Number: 2007004)
(a business trust registered under the Singapore Business Trusts Act, Chapter 31A)
Managed by Ascendas Property Fund Trustee Pte. Ltd. (Company Registration Number: 200412730D)
as trustee-manager of Ascendas India Trust ("**Trustee-Manager**")

NOTICE IS HEREBY GIVEN that the Twelfth Annual General Meeting of the Unitholders of Ascendas India Trust ("**a-iTrust**") will be held at Capricorn & Leo Ballroom, Level 1, Marina Mandarin Singapore, 6 Raffles Boulevard, Marina Square, Singapore 039594 on Monday, 8th July 2019 at 2.30 p.m. to transact the following business:

ORDINARY BUSINESS

Resolution 1

To receive and adopt the Trustee-Manager's Statement and Audited Financial Statements of a-iTrust, for the financial year ended 31st March 2019, together with the Auditor's Report thereon.

Resolution 2

To re-appoint Messrs Ernst & Young LLP ("**EY**") as Independent Auditor of a-iTrust, to hold office until the conclusion of the next Annual General Meeting ("**AGM**") of a-iTrust and to authorise the Directors of the Trustee-Manager to fix their remuneration.

SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

Resolution 3

That pursuant to Section 36 of the Singapore Business Trusts Act, Cap. 31A (the "**BTA**"), Rule 806 of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), and Clause 6.1.1 of the Amended and Restated Trust Deed dated 28th June 2007 constituting a-iTrust (the "**Trust Deed**"), the Trustee-Manager be authorised and empowered to:

(a) (i) issue units of a-iTrust ("**Units**") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Trustee-Manager may in its absolute discretion deem fit; and

(b) issue Units in pursuance of any Instrument made or granted by the Trustee-Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued),

provided that:

(1) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued pursuant to Instruments made or granted under this Resolution) shall not exceed fifty per cent (50%) of the total number of issued Units (excluding treasury Units, if any) calculated in accordance with sub-paragraph (2) below, of which the aggregate number of Units to be issued other than on a pro rata basis to Unitholders (including Units to be issued pursuant to Instruments made or granted under this Resolution), shall not exceed twenty per cent (20%) of the total number of issued Units (excluding treasury Units, if any) calculated in accordance with sub-paragraph (2) below;

(2) subject to such manner of calculation as may be prescribed by the SGX-ST for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (1) above, the percentage of issued Units shall be calculated based on the total number of issued Units (excluding treasury Units) at the time this Resolution is passed, after adjusting for:

(a) any new Units arising from the conversion or exercise of any Instruments which are outstanding or subsisting at the time this Resolution is passed; and

(b) any subsequent bonus issue, consolidation or subdivision of Units;

(3) in exercising the authority conferred by this Resolution, the Trustee-Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST), the Trust Deed and the BTA;

(4) unless revoked or varied by the Unitholders in a general meeting, the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next AGM of a-iTrust or (ii) the date by which the next AGM of a-iTrust is required by applicable regulations to be held, whichever is earlier;

(5) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the Trustee-Manager is authorised to issue additional Instruments or Units notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and

(6) the Trustee-Manager and any of its Directors be and are hereby authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Trustee-Manager or, as the case may be, the Director may consider expedient or necessary or in the interests of a-iTrust to give effect to the authority conferred by this Resolution.

NOTICE OF ANNUAL GENERAL MEETING

SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolutions as Extraordinary Resolutions:

Extraordinary Resolution 4:

That

(a) in accordance with Section 31 of the BTA, approval be and is hereby given to amend the Trust Deed to (i) facilitate the application of the multiple proxies regime to a-iTrust; (ii) provide that voting at meetings of Unitholders will be carried out by way of poll pursuant to changes to the Listing Manual of the SGX-ST; (iii) reflect the change to the financial year end of a-iTrust from 31st March to 31st December; and (iv) allow the management fee payable to the Trustee-Manager to be paid within 60 days (instead of 30 days) of the last day of every calendar quarter, in the manner set out in Annex A of the appendix to the Notice of Annual General Meeting (the "**Appendix**") dated 14th June 2019 (the "**Proposed Trust Deed Amendments**"); and

(b) the Trustee-Manager and any Director of the Trustee-Manager be and is hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Trustee-Manager may consider expedient or necessary or in the interests of a-iTrust to give effect to the Proposed Trust Deed Amendments.

Extraordinary Resolution 5:

That

(a) approval be and is hereby given to amend the Trust Deed to include provisions regarding electronic communications of notices and documents to holders of Units in the manner set out in Annex B of the Appendix dated 14th June 2019 (the "**Proposed Trust Deed Communications Amendments**"); and

(b) the Trustee-Manager be and is hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Trustee-Manager may consider expedient or necessary or in the interests of a-iTrust to give effect to the Proposed Trust Deed Communications Amendments.

(Please see Explanatory Notes)

By Order of the Board
Ascendas Property Fund Trustee Pte. Ltd.
as Trustee-Manager of Ascendas India Trust

Mary Judith de Souza
Company Secretary

Singapore
14th June 2019

NOTICE OF ANNUAL GENERAL MEETING

NOTES:

1. A Unitholder entitled to attend and vote at the AGM is entitled to appoint not more than two (2) proxies to attend and vote in his/her stead. A proxy need not be a Unitholder of a-iTrust.

2. Where a Unitholder appoints more than one (1) proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.

3. The proxy form must be deposited at the registered office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623, not less than 48 hours before the time set for holding the AGM.

EXPLANATORY NOTES:

Ordinary Resolution 3

Ordinary Resolution 3, if passed, will empower the Trustee-Manager from the date of this AGM until (i) the conclusion of the next AGM of a-iTrust, (ii) the date by which the next AGM of a-iTrust is required by the applicable regulations to be held, or (iii) the day on which such authority is revoked or varied by the Unitholders in a general meeting, whichever is earlier, to issue Units and to make or grant Instruments, up to a number not exceeding fifty percent (50%) of the total number of issued Units (excluding treasury Units, if any), of which up to twenty percent (20%) may be issued other than on a pro rata basis to Unitholders (in each case, excluding treasury Units, if any).

For determining the aggregate number of Units that may be issued, the percentage of issued Units will be calculated based on the issued Units at the time Ordinary Resolution 3 is passed, after adjusting for new Units arising from the conversion or exercise of any Instruments which are outstanding at the time this Resolution is passed and any subsequent bonus issue, consolidation or subdivision of Units.

Ordinary Resolution 3, if passed, will empower the Trustee-Manager from the date of this AGM until the date of the next AGM of a-iTrust, to allot and issue Units to itself instead of cash in the event the Trustee-Manager elects in accordance with Clause 12 of the Trust Deed to receive all or any part of the fees due and payable to it in Units, provided that such allotment and issue shall be in accordance with the provisions of the Trust Deed, BTA and applicable regulations.

NOTICE OF ANNUAL GENERAL MEETING

Extraordinary Resolution 4

The Extraordinary Resolution 4 above, if passed, will approve the Proposed Trust Deed Amendments. The Proposed Trust Deed Amendments is intended to:

(a) provide for the appointment of more than two proxies by Unitholders who are Relevant Intermediaries[1], consistent with the multiple proxies regime under The Companies (Amendment) Act 2014;

(b) update the Trust Deed for consistency with the Listing Manual of the SGX-ST to provide that voting at meetings will be carried out by way of poll; and

(c) reflect the change to the financial year end of a-iTrust from 31st March to 31st December; and

(d) allow the management fee payable to the Trustee-Manager to be paid within 60 days (instead of 30 days) of the last day of every calendar quarter.

(See the Appendix dated 14th June 2019 in relation to the Proposed Trust Deed Amendments for further details.)

Extraordinary Resolution 5

Pursuant to the Companies (Amendment) Act 2014, companies are allowed to send notices and documents electronically to their shareholders with the express consent, deemed consent (the "**Deemed Consent Regime**"), or implied consent (the "**Implied Consent Regime**") of the shareholders if the constitution of the company provides for it and the specified modes of electronic communications are set out in the constitution of the company (the "**Companies Act Electronic Communications Amendments**"). The SGX-ST has amended the listing rules of the SGX-ST (the "**Listing Rules**") to align the Listing Rules with the Companies Act Electronic Communications Amendments, with issuers allowed to transmit certain types of notices and documents to shareholders (or unitholders, in the case of a listed registered business trust such as a-iTrust) electronically with the express, deemed or implied consent of shareholders.

Although a-iTrust is not bound by the Companies Act, it is nonetheless bound by the Listing Rules as a registered business trust listed on the SGX-ST. Accordingly, the Trustee-Manager proposes to amend the Trust Deed to adopt certain provisions of the Listing Rules to implement the Implied Consent Regime and the Deemed Consent Regime and allow for such electronic transmission of notices and documents in relation to a-iTrust.

(See the Appendix dated 14th June 2019 in relation to the Proposed Trust Deed Communications Amendments for further details.)

[1] "**Relevant Intermediary**" in the context of the Trust Deed shall have the meaning ascribed to it in the Companies Act, Chapter 50 of Singapore (the "**Companies Act**") and apply with such modifications and qualifications as may be necessary, to the units of a-iTrust. Section 181(6) of the Companies Act defines "**relevant intermediary**" to mean:
(a) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds shares in that capacity;
(b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore and who holds shares in that capacity; or
(c) the Central Provident Fund Board (the "**CPF Board**") established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of shares purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those shares in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

NOTICE OF ANNUAL GENERAL MEETING

PERSONAL DATA PRIVACY:

By either (1) attending the AGM or (2) submitting an instrument to appoint a proxy/proxies and/or representative(s) to attend, speak and vote at the AGM and/or any adjournment thereof, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Trustee-Manager (or its agents) for the purpose of the processing and administration by the Trustee-Manager (or its agents) of the Unitholder's attendance at the AGM, or the Unitholder's proxies and representatives appointed for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the AGM (including any adjournment thereof), and in order for the Trustee-Manager (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy/proxies and/or representative(s) to the Trustee-Manager (or its agents), the Unitholder has obtained the prior consent of such proxy/proxies and/or representative(s) for the collection, use and disclosure by the Trustee-Manager (or its agents) of the personal data of such proxy/proxies and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Trustee-Manager in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.

PROXY FORM

ASCENDAS INDIA TRUST
(Registration Number: 2007004)
(a business trust registered under the Business Trusts Act, Chapter 31A)
Managed by Ascendas Property Fund Trustee Pte. Ltd.
(Company Registration Number: 200412730D)
as trustee-manager of Ascendas India Trust ("**Trustee-Manager**")

IMPORTANT

1. This Proxy Form is not valid for use by CPF/SRS Investors and shall be ineffective for all intents and purposes if used or is purported to be used by them.
2. **PLEASE READ THE NOTES TO THE PROXY FORM.**

PERSONAL DATA PRIVACY

By submitting an instrument appointing a proxy(ies) and/or representative(s), the Unitholder accepts and agrees to the personal data privacy terms set out in the Notice of Annual General Meeting dated 14th June 2019.

Total Number of Units Held	

TWELFTH ANNUAL GENERAL MEETING

I/We, ______________________ (Name(s)), ______________________ (NRIC/Passport/Company Registration Number)

of ____ (Address)

being a Unitholder of Ascendas India Trust ("**a-iTrust**"), hereby appoint:

Name	Address	NRIC/Passport No.	Proportion of Unitholdings (%)

and/or (delete as appropriate)

Name	Address	NRIC/Passport No.	Proportion of Unitholdings (%)

or failing him/her, the Chairman of the meeting, as my/our proxy/proxies to attend and vote for me/us and on my/our behalf at the Twelfth Annual General Meeting of a-iTrust to be held at Capricorn & Leo Ballroom, Level 1, Marina Mandarin Singapore, 6 Raffles Boulevard, Marina Square, Singapore 039594 on Monday, 8th July 2019 at 2.30 p.m. ("**Meeting**"), and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against the resolutions to be proposed at the Meeting as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they will on any other matter arising at the Meeting.

No.	Resolution	No. of Votes For*	No. of Votes Against*
ORDINARY BUSINESS			
1.	To receive and adopt the Trustee-Manager's Statement and Audited Financial Statements of a-iTrust, for the financial year ended 31st March 2019, together with the Auditor's Report thereon. (Ordinary Resolution)		
2.	To re-appoint Messrs Ernst & Young LLP as Independent Auditor of a-iTrust to hold office until the conclusion of the next Annual General Meeting of a-iTrust and to authorise the directors of the Trustee-Manager to fix their remuneration. (Ordinary Resolution)		
SPECIAL BUSINESS			
3.	To authorise the Trustee-Manager to issue units and to make or grant convertible instruments. (Ordinary Resolution)		
4.	To approve the amendment of the Trust Deed to (i) facilitate the application of the multiple proxies regime to a-iTrust; (ii) provide that voting at meetings of Unitholders will be carried out by way of poll; (iii) reflect the change to the financial year end of a-iTrust from 31st March to 31st December; and (iv) allow the management fee payable to the Trustee-Manager to be paid within 60 days of the last day of every calendar quarter. (Extraordinary Resolution)		
5.	To approve the amendment of the Trust Deed to include provisions regarding electronic communications of notices and documents to Unitholders. (Extraordinary Resolution)		

* If you wish to exercise all your votes "For" or "Against", please tick (√) within the box provided. Alternatively, please indicate the number of votes as appropriate.

Dated this ______________ day of ______________ 2019

____

Signature(s) of Unitholder(s)/Common Seal of Corporate Unitholder

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The Company Secretary
Ascendas Property Fund Trustee Pte. Ltd.
(as Trustee-Manager of Ascendas India Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623

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Notes:

1. Please insert at the top right hand corner of this Proxy Form the number of units in a-iTrust registered in your name in the Depository Register maintained by The Central Depository (Pte.) Limited ("**CDP**") in respect of the units in your securities account with CDP. If no number is inserted, this Proxy Form shall be deemed to relate to all the units held by you.

2. A Unitholder entitled to attend and vote at the Meeting is entitled to appoint one or two proxy/proxies to attend and vote in his/her stead. A proxy need not be a Unitholder of a-iTrust.

3. A Unitholder is not entitled to appoint more than two proxies to attend and vote on his/her behalf. Where a Unitholder appoints two proxies, the appointments shall be invalid unless he/she specifies the proportion of his/her unitholding (expressed as a percentage of the whole) to be represented by each proxy.

4. The sending of a Proxy Form by a Unitholder does not preclude him/her from attending and voting in person at the Annual General Meeting if he/she finds that he/she is able to do so. In such event, the relevant Proxy Form will be deemed to be revoked.

5. To be effective, this Proxy Form must be deposited at the registered office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623, not less than 48 hours before the time set for holding the Meeting.

6. This Proxy Form must be signed by the appointor or by his/her attorney. In the case of a corporation, this form must be executed under its Common Seal or signed by its duly authorised attorney or officer.

7. Where this Proxy Form is signed on behalf of the appointor by an attorney, the letter or power of attorney or a duly certified copy thereof, must (failing previous registration with a-iTrust), be lodged with this Proxy Form, failing which the instrument may be treated as invalid.

8. Any alteration made in this Proxy Form should be initialled by the person who signs it.

9. The Trustee-Manager shall be entitled to reject this Proxy Form if it is incomplete, improperly completed or illegible or where the true intention of the appointor is not ascertainable from the instruction of the appointor specified in the Proxy Form. In the case of Unitholders whose units are entered against their names in the Depository Register, the Company may reject any Proxy Form lodged if such Unitholders are not shown to have the corresponding number of units in a-iTrust entered against their names in the Depository Register as at 48 hours before the time set for holding the Meeting or the adjourned meeting, as appropriate.

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CORPORATE INFORMATION

ASCENDAS INDIA TRUST

Website: www.a-itrust.com
Email: enquiries@a-itrust.com
SGX Code: CY6U.SI
Bloomberg Code: AIT SP

REGISTERED OFFICE

1 Fusionopolis Place
#10-10 Galaxis
Singapore 138522
Phone: (65) 6774 1033
Fax: (65) 6774 9563

TRUSTEE-MANAGER

Ascendas Property Fund Trustee Pte. Ltd.

INDEPENDENT AUDITOR

Ernst & Young LLP
Public Accountants and Certified Public Accountants
One Raffles Quay
North Tower Level 18
Singapore 048583
Audit Partner-in-charge: Low Yen Mei
Date of Appointment: Since financial year ended 31st March 2017

PROPERTY MANAGER

Ascendas Services (India) Private Limited
Discoverer, Level 3
International Tech Park Bangalore
Whitefield Road
Bangalore 560 066
Karnataka, India

BOARD OF DIRECTORS

Mr Chiang Chie Foo (Chairman)
Mr Manohar Khiatani (Deputy Chairman)
Mr Jonathan Yap Neng Tong
Mr Sanjeev Dasgupta
Mr Alan Rupert Nisbet
Mr T.V. Mohandas Pai
Mr Girija Prasad Pande
Mr Ng Eng Leng
Mrs Zia Mody

AUDIT AND RISK COMMITTEE

Mr Alan Rupert Nisbet (Chairman)
Mr T.V. Mohandas Pai
Mr Ng Eng Leng
Mrs Zia Mody

INVESTMENT COMMITTEE

Mr Manohar Khiatani (Chairman)
Mr Jonathan Yap Neng Tong
Mr T.V. Mohandas Pai
Mr Girija Prasad Pande

NOMINATING AND REMUNERATION COMMITTEE

Mr Chiang Chie Foo (Chairman)
Mr Manohar Khiatani
Mr Alan Rupert Nisbet

COMPANY SECRETARIES

Ms Mary Judith de Souza
Mr Hon Wei Seng

UNIT REGISTRAR

Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623

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ASCENDAS INDIA TRUST
1 Fusionopolis Place #10-10
Galaxis, Singapore 138522

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