



## ASCENDAS INDIA TRUST

(Registration Number: 2007004)

(a business trust registered under the Business Trusts Act, Chapter 31A of Singapore)

### ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Ascendas Property Fund Trustee Pte. Ltd. (the “**Trustee-Manager**”), in its capacity as Trustee-Manager for Ascendas India Trust (“**a-iTrust**”), wishes to announce that it had obtained independent valuations, as of 31 December 2021, for all ten properties in the a-iTrust portfolio. All of the valuations were certified by CBRE South Asia Pvt. Ltd. Any discrepancy between individual amounts and total shown is due to rounding.

The valuations as of 31 December 2021 are listed below:

<b>Name of Property</b>	<b>Valuation (INR million)</b>
International Tech Park Bangalore	44,489
International Tech Park Chennai	20,430
CyberVale	4,240
aVance Hyderabad	16,718
CyberPearl	3,701
International Tech Park Hyderabad	22,309
aVance Pune	10,148
Arshiya Panvel	7,319
Building Q1, Aurum Q Parc	3,989
CapitaLand DC Navi Mumbai 1	1,315
<b>Total portfolio</b>	<b>134,658</b>

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

By Order of the Board

Hon Wei Seng  
Company Secretary

26 January 2022

**Ascendas Property Fund Trustee Pte. Ltd.**  
**(Trustee-Manager of a-iTrust)**

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**Important Notice**

The value of a-iTrust units ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Trustee-Manager to redeem their Units while the Units are listed. It is intended that Unitholders of a-iTrust may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of a-iTrust is not necessarily indicative of the future performance of a-iTrust.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.