

# Ascendas India Trust Proposed Acquisition of the Phase 2 Warehouse at Arshiya FTWZ, Panvel

24 March 2022

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This presentation on the proposed acquisition of a 0.33 million square feet warehouse in Arshiya FTWZ, Panvel at Navi Mumbai should be read in conjunction with a-iTrust's announcement, a copy of which is available on [www.sgx.com](http://www.sgx.com) or [www.a-iTrust.com](http://www.a-iTrust.com).

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**All measurements of floor area are defined herein as "Super Built-up Area" or "SBA", which is the sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, toilets and staircases of that property, and in respect of which rent is payable.**

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

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



# Overview

# Key Statistics

|                                     |   |
|-------------------------------------|---|
| Project Acquisition                 | Arshiya Warehouse No. 7   |
| Location                            | Arshiya Free Trade Warehousing Zone, Panvel, Navi Mumbai (“ <b>Panvel FTWZ</b> ”) |
| Vendor                              | Arshiya Limited (“Vendor”)  |
| Land title                          | Freehold Land   |
| Project type                        | FTWZ  |
| Leasable Area                       | ~0.33 million sq ft   |
| Upfront Payment <sup>1</sup>        | INR 1.94 billion / SGD 34.9 million <sup>2</sup>                                  |
| Deferred Consideration <sup>3</sup> | Up to INR 0.21 billion / SGD 3.8 million  |
| Leasing Status                      | Sub-Leased to the Vendor for six years  |

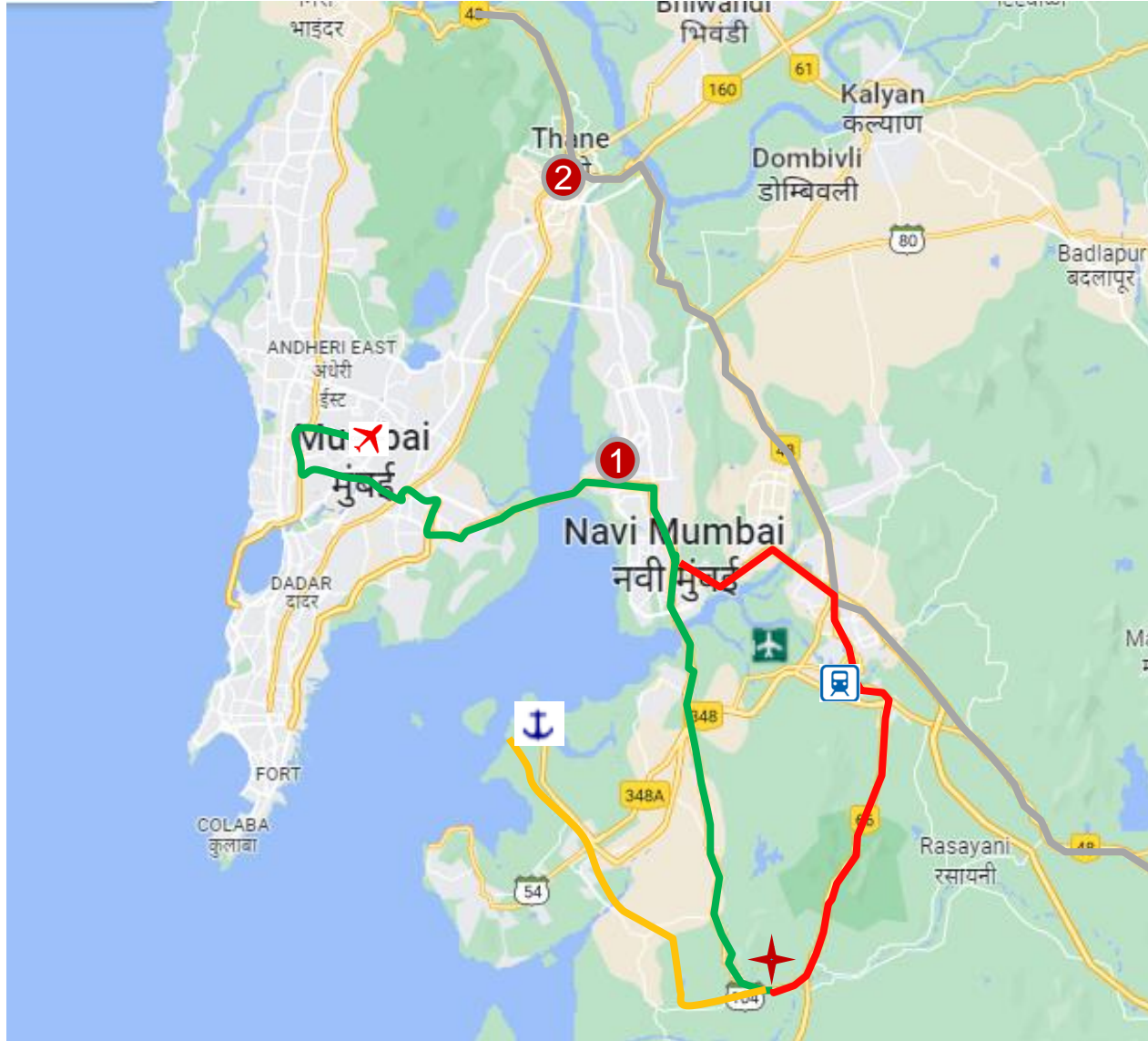
1. For other funding details please refer a-iTrust’s announcement, a copy of which is available on [www.sgx.com](http://www.sgx.com) or [www.a-iTrust.com](http://www.a-iTrust.com)












2. Based on an exchange rate of SGD 1: INR 55.5, for illustrative purposes only.

3. To be paid in four annual instalments subject to the Vendor achieving pre-defined milestones



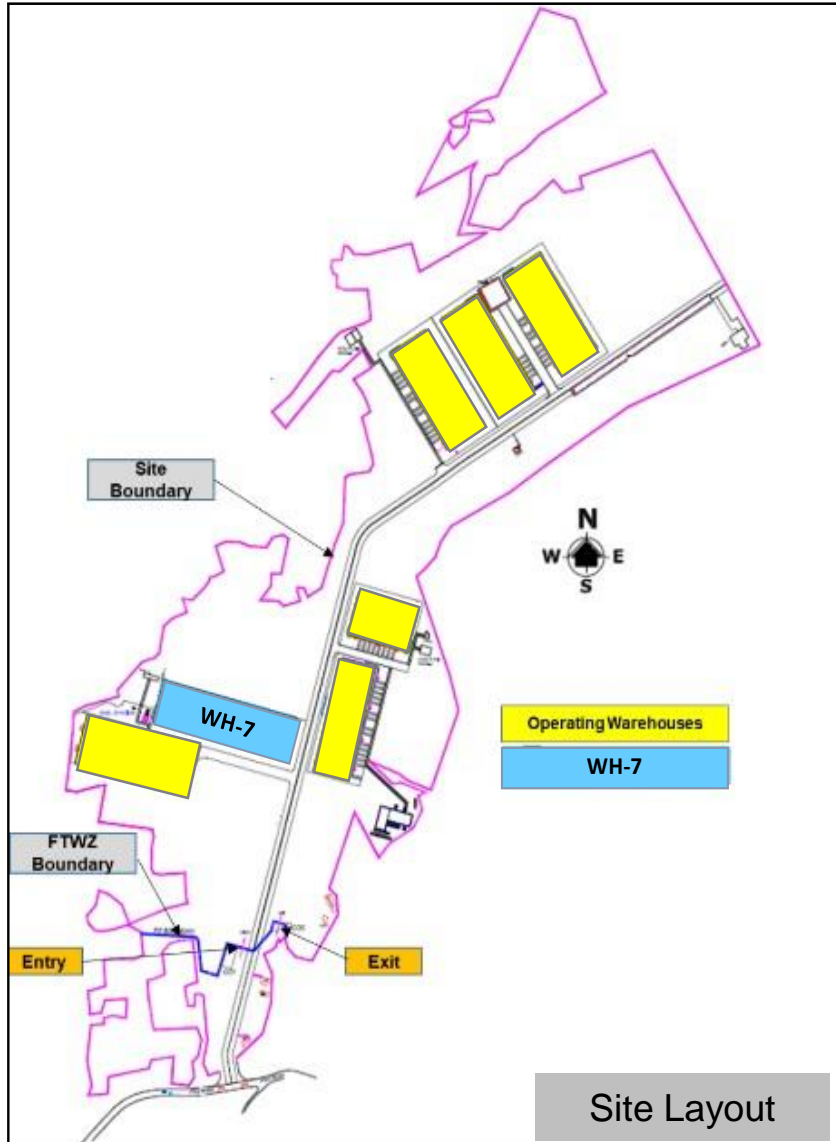
# Location



-  Property
-  Vashi
-  Thane
-  Panvel Railway Station
-  Airport
-  Proposed Navi Mumbai Airport
-  JNPT Port
-  Route to JNPT Port
-  Route 1 to International Airport
-  Route 2 to International Airport
-  NH 48

| SR. No. | Distance From Key Landmarks    | Approx. Kms. |
|---------|--------------------------------|--------------|
| 1       | JNPT Port                      | 25.4         |
| 2       | Panvel Railway Station         | 22.4         |
| 3       | Proposed Navi Mumbai Airport   | 24.5         |
| 4       | Existing International Airport | 53.8         |

# Project Overview



| Parameters               | Details   |
|--------------------------|---|
| Land Area                | ~5.51 acres (~22,292 sqm)   |
| Warehouse Footprint      | 216 mtr. X 60 mtr.  |
| NLA (sq. ft.)            | ~325,503  |
| No. of Floors            | Lower Ground (LG) + Level 1 + 2 Mezzanine Levels  |
| Area per Floor (sq. ft.) | LG: 139,501.5<br>Level 1: 139,501.5<br>1st Mezzanine Floor: 23,250.0<br>2nd Mezzanine Floor: 23,250.0 |

| SR. No. | Key Tenants                |
|---------|----------------------------|
| 1       | Glencore                   |
| 2       | Korea Zinc                 |
| 3       | Tata Chemicals             |
| 4       | Camfil Power Systems       |
| 5       | Mexichem Resinas Vinilicas |
| 6       | Monika Enterprises         |
| 7       | Onnsynex Ventures          |

# Warehouse Images (External)



External Facade



External Facade



# Warehouse Images (Internal)



Racked Storage



Unracked Storage



# Investor Contact

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Thank you