

ASCENDAS INDIA TRUST

Corporate Profile

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

As at 31 December 2016, a-iTrust has a diversified portfolio of six IT Parks across the primary IT centres of India, comprising:

1. International Tech Park Bangalore (“ITPB”);
2. International Tech Park Chennai (“ITPC”);
3. CyberVale, Chennai (“CyberVale”);
4. The V, Hyderabad (“The V”);
5. CyberPearl, Hyderabad (“CyberPearl”); and
6. aVance Business Hub, Hyderabad (“aVance”).

As at 31 December 2016, the portfolio comprises 9.7 million sq ft of completed properties. In addition, the Trust holds land with potential built-up area of 3.0 million sq ft.

About Ascendas-Singbridge Group

a-iTrust is managed by Ascendas Property Fund Trustee Pte. Ltd. (the “Trustee-manager”), which is part of Ascendas-Singbridge Group. Ascendas-Singbridge Group is Asia’s leading provider of sustainable urban solutions. With the combined capabilities of Ascendas and Singbridge, Ascendas-Singbridge Group is uniquely placed to undertake urbanisation projects spanning townships, mixed-use developments and business/industrial parks. Headquartered in Singapore, Ascendas-Singbridge Group has projects in 29 cities across 10 countries in Asia, including Australia, China, India, Indonesia, Singapore and South Korea.

Functional and Reporting Currency

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

Income Available for Distribution

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

Distribution Policy

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

Executive Summary**INR¹ Results**

	FY16/17 3Q ₹'000	Y-on-Y Change %	FY16/17 YTD ₹'000	Y-on-Y Change %
Total property income	1,880,808	7	5,498,400	9
Total property expenses	(616,093)	4	(1,822,354)	4
Net property income	1,264,715	9	3,676,046	11
Income available for distribution	702,867	9	2,093,762	7
Income to be distributed	632,580	9	1,884,386	7
Income to be distributed (DPU ²) (Indian Rupee)	0.68	8	2.03	6

SGD³ Results

	FY16/17 3Q S\$'000	Y-on-Y Change %	FY16/17 YTD S\$'000	Y-on-Y Change %
Total property income	39,315	5	112,507	4
Total property expenses	(12,880)	2	(37,283)	(1)
Net property income	26,435	7	75,224	7
Income available for distribution	14,687	5	42,837	2
Income to be distributed	13,218	5	38,553	2
Income to be distributed (DPU) (S\$ ⁴)	1.42	5	4.15	1

3Q FY16/17 vs 3Q FY15/16

Total property income for the quarter ended 31 December 2016 ("3Q FY16/17") increased by 7% to ₹1.9 billion due to:

- income from CyberVale 3, which was acquired in March 2016;
- income from Victor at ITPB, which was completed in June 2016; and
- positive rental reversions.

In SGD terms, total property income increased by 5% to S\$39.3 million. The SGD appreciated by 2% against the INR over the same period last year.

Total property expenses for 3Q FY16/17 increased by 4% to ₹616 million (S\$12.9 million) mainly due to addition of CyberVale 3 and Victor property expenses.

Net property income for 3Q FY16/17 increased by 9% to ₹1.3 billion due to the above factors. In SGD terms, net property income grew by 7% to S\$26.4 million.

Income available for distribution for 3Q FY16/17 grew by 9% to ₹703 million. In SGD terms, income available for distribution increased by 5% to S\$14.7 million.

Income to be distributed (DPU) increased by 8% to ₹0.68. In SGD terms, DPU increased by 5% to 1.42 S\$.

¹ Indian Rupee is defined herein as INR or ₹.

² Distribution per unit.

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

⁴ Singapore Cent is defined herein as S\$.

Foreign Exchange Movement

The FX rate of ₹47.8:S\$1 used in the income statement was the average rate for 3Q FY16/17. This represented a year-on-year appreciation of the SGD against INR of about 2%.

The closing FX rate used in the balance sheet, as at 31 December 2016, was ₹46.7:S\$1.

SGD/INR average rate for Income Statement

	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Average</u>
3Q FY16/17	48.3	47.8	47.4	47.8
3Q FY15/16	46.3	46.5	47.4	46.7
Y-on-Y Change				2.4%
	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Average</u>
2Q FY16/17	49.8	49.8	49.3	49.6
Q-on-Q Change				-3.6%
	<u>FY16/17</u>	<u>FY15/16</u>	<u>Change</u>	
YTD Average	48.9	46.8	4.4%	

SGD/INR closing rate for Balance Sheets as at

<u>31-Dec-16</u>	<u>31-Mar-16</u>	<u>Change</u>
46.7	49.0	-4.7%

Operational and Financial Statistics

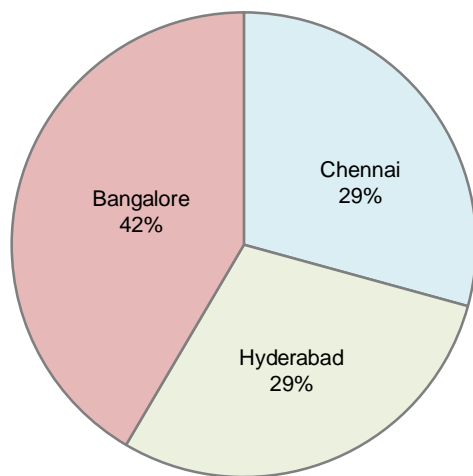
Committed portfolio occupancy remained healthy at 97% as at 31 December 2016. The weighted average lease term and weighed average lease expiry stood at 5.8 years and 3.5 years respectively. In 9M FY16/17, the retention rate was 78%.

Gearing as at 31 December 2016 was 30% on a loan-to-value basis. Gearing is calculated by dividing effective borrowings⁵ by the value of Trust properties. At 45% gearing limit, the debt headroom was S\$393.0 million.

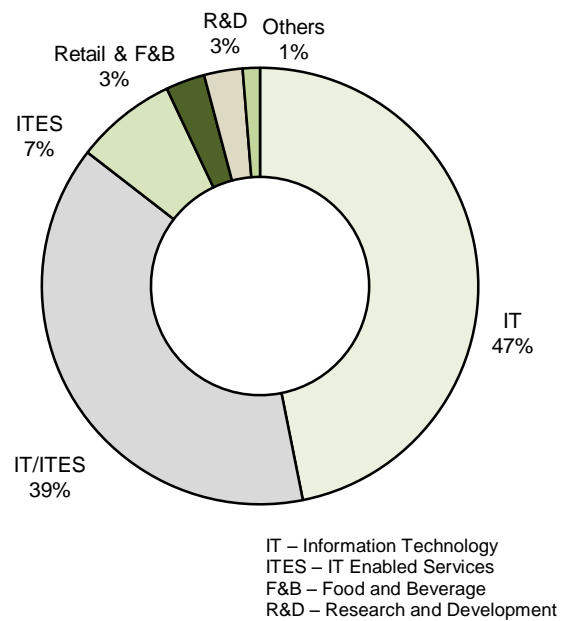
Net Asset Value ("NAV") per unit as at 31 December 2016 increased by 3% to S\$0.71 as compared to 31 March 2016. Excluding deferred tax liabilities arising from fair value adjustments on properties, the adjusted NAV per unit was S\$0.90.

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

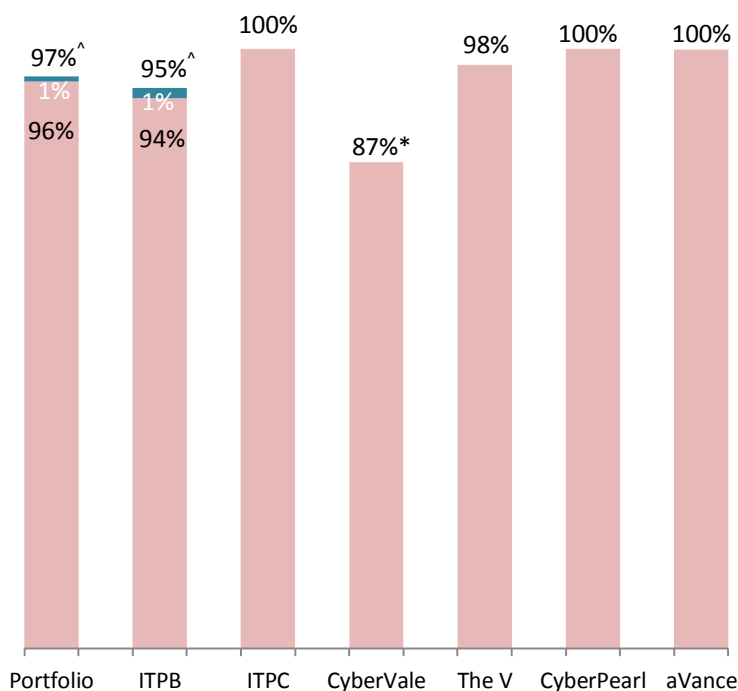
**Geographical Diversification of Operating Buildings
(as at 31 Dec 2016)**



**Tenant Sectors by Base Rent
(as at 31 Dec 2016)**



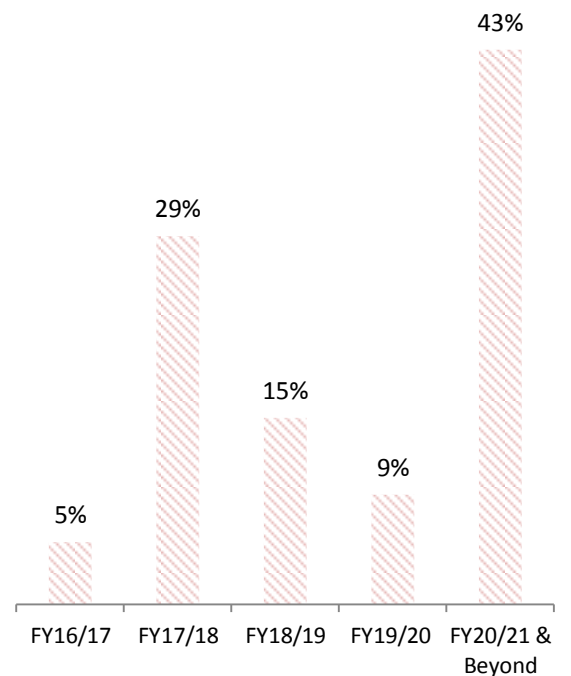
**Portfolio Occupancy
(as of 31 Dec 2016)**



^ Includes committed leases which will commence after 31 December 2016

* Includes building 3 acquired in March 2016. CyberVale's overall occupancy declined as building 3 was 61% occupied as at 31 December 2016. The purchase consideration for the vacant areas of building 3 will only be paid when the space is leased or by May 2019, whichever is earlier.

**Portfolio Lease Expiry Profile
(as at 31 Dec 2016)**



FINANCIAL REVIEW FOR THE THIRD QUARTER ENDED 31 DECEMBER 2016

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

	Note	FY16/17 3Q S\$'000	FY15/16 3Q S\$'000	Y-on-Y Change %	FY16/17 YTD S\$'000	FY15/16 YTD S\$'000	Y-on-Y Change %
Base rent		24,964	23,372	7	71,255	66,915	6
Amenities income		503	513	(2)	1,498	1,526	(2)
Fit-out rental income		343	414	(17)	1,032	1,085	(5)
Operations, maintenance and utilities income		11,939	11,391	5	33,817	33,637	1
Car park and other income		1,566	1,780	(12)	4,905	4,927	-
Total property income		39,315	37,470	5	112,507	108,090	4
Operations, maintenance and utilities expenses		(8,942)	(9,039)	(1)	(25,125)	(26,057)	(4)
Service and property taxes		(1,022)	(767)	33	(2,858)	(2,193)	30
Property management fees		(1,963)	(1,737)	13	(5,390)	(5,026)	7
Other property operating expenses	(1)	(953)	(1,116)	(15)	(3,910)	(4,295)	(9)
Total property expenses		(12,880)	(12,659)	2	(37,283)	(37,571)	(1)
Net property income		26,435	24,811	7	75,224	70,519	7
Trustee-manager's fees		(2,423)	(2,133)	14	(7,012)	(6,342)	11
Other trust operating expenses		(555)	(536)	4	(918)	(1,306)	(30)
Finance costs		(7,114)	(6,277)	13	(21,321)	(17,574)	21
Interest income		4,432	3,285	35	11,693	11,164	5
Fair value gain/(loss) on derivative financial instruments - realised	(2)	4,834	(633)	N.M. ⁶	4,926	3,253	51
Exchange (loss)/gain - realised	(3)	(4,731)	649	N.M.	(4,622)	(9,688)	(52)
Ordinary profit before tax		20,878	19,166	9	57,970	50,026	16
Fair value (loss)/gain on derivative financial instruments - unrealised	(4)	(139)	539	N.M.	(494)	455	N.M.
Exchange gain/(loss) - unrealised	(5)	6,667	(1,216)	N.M.	6,764	2,716	149
Fair value gain on investment properties		-	-	-	-	2,580	N.M.
Profit before tax		27,406	18,489	48	64,240	55,777	15
Income tax expenses		(5,161)	(8,031)	(36)	(13,271)	(20,922)	(37)
Net profit after tax		22,245	10,458	113	50,969	34,855	46
Attributable to:							
Unitholders of the Trust		21,090	9,702	117	47,599	32,093	48
Non-controlling interests		1,155	756	53	3,370	2,762	22
		22,245	10,458	113	50,969	34,855	46

⁶ N.M. – Not meaningful or not material

Distribution Statement

	Note	FY16/17 3Q S\$'000	FY15/16 3Q S\$'000	Y-on-Y Change %	FY16/17 YTD S\$'000	FY15/16 YTD S\$'000	Y-on-Y Change %
<i>Ordinary profit before tax</i>		20,878	19,166	9	57,970	50,026	16
Income tax expenses - current		(5,337)	(4,574)	17	(14,491)	(14,168)	2
Trustee-manager's fee payable in units		1,183	1,090	9	3,425	3,149	9
Depreciation of equipment		15	(97)	N.M.	65	114	(43)
Realised exchange loss		(910)	(555)	64	(910)	6,092	N.M.
Non-controlling interests		(1,142)	(1,050)	9	(3,222)	(3,134)	3
<i>Distribution adjustments</i>		(6,191)	(5,186)	19	(15,133)	(7,947)	90
<i>Income available for distribution</i>		14,687	13,980	5	42,837	42,079	2
<i>10% retention</i>	(6)	(1,469)	(1,398)	5	(4,284)	(4,208)	2
<i>Income to be distributed</i>		13,218	12,582	5	38,553	37,871	2
<i>Income available for distribution per unit (S¢)</i>		1.58	1.51	5	4.61	4.55	1
<i>Income to be distributed (DPU) (S¢)</i>		1.42	1.36	5	4.15	4.10	1

Notes

- (1) Other property operating expenses include general management fees, depreciation, advertising and promotion expenses, provision for rental in arrears and professional fees.
- (2) The derivative financial instruments include foreign exchange forward contracts entered into to hedge income to be repatriated from India to Singapore and also swap contracts on SGD-denominated loans, where gains or losses are realised when contracts are settled.
- (3) The functional currency for the Trust and Group is INR. Realised foreign exchange gain or loss arises mainly from SGD-denominated loan settlement and cash balances not denominated in INR.
- (4) This relates to the fair value change on re-measurement of forward foreign exchange contracts, in accordance with Financial Reporting Standards ("FRS") 39.
- (5) This relates mainly to the revaluation of SGD-denominated loans, which are classified as unhedged exposure under FRS 21.
- (6) 10% of the income available for distribution was retained to provide a-iTrust with greater flexibility to grow.

Please refer to item 8 for review of performance.

1(a)(ii) Statement of Comprehensive Income

	FY16/17 3Q	FY15/16 3Q	FY16/17 YTD	FY15/16 YTD
	S\$'000	S\$'000	S\$'000	S\$'000
Net profit after tax	22,245	10,458	50,969	34,855
Other Comprehensive Income:				
Items that may be reclassified subsequently to profit or loss:				
- Cash flow hedges	(2,902)	4,570	(8,135)	1,444
- Translation differences arising from the conversion of functional currency into presentation currency	33,862	(3,344)	34,119	(25,268)
Reversal of fair value reserves of available-for-sale financial assets reclassified to profit or loss	-	-	-	(2,477)
Total comprehensive income	53,205	11,684	76,953	8,554
Total comprehensive income attributable to:				
Unitholders of the Trust	49,320	11,165	70,835	7,581
Non-controlling interests	3,885	519	6,118	973
	53,205	11,684	76,953	8,554

1(b)(i) Balance Sheets

	Note	Group ⁷		Trust	
		31 December 2016	31 March 2016	31 December 2016	31 March 2016
		S\$'000	S\$'000	S\$'000	S\$'000
ASSETS					
Current assets					
Cash and cash equivalents		127,943	85,921	350	4,485
Inventories		1,771	686	-	-
Other assets		7,224	6,640	17	23
Loans to subsidiaries		-	-	474,167	438,456
Trade and other receivables		21,036	15,050	14,351	3,850
Derivative financial instruments	(1)	1,292	6,369	1,292	6,369
Current income tax recoverable		9,905	9,808	-	-
Total current assets		169,171	124,474	490,177	453,183
Non-current assets					
Other assets		4,910	3,290	-	-
Investment in available-for-sale financial assets		56,025	53,376	-	-
Investment in unquoted securities	(2)	25,730	-	-	-
Equipment		253	305	-	-
Investment properties under construction	(3)	19,907	61,812	-	-
Investment properties	(3)	1,189,966	1,077,011	-	-
Goodwill		16,380	15,614	-	-
Investment in subsidiaries		-	-	11,021	10,506
Derivative financial instruments	(1)	1,930	13,848	1,930	13,848
		1,315,101	1,225,256	12,951	24,354
Total assets		1,484,272	1,349,730	503,128	477,537
LIABILITIES					
Current liabilities					
Trade and other payables		74,251	57,433	18,632	12,070
Income tax payables		187	-	-	-
Borrowings		116,093	44,955	116,093	44,955
Derivative financial instruments	(1)	171	510	171	510
Total current liabilities		190,702	102,898	134,896	57,535
Non-current liabilities					
Trade and other payables		50,917	52,845	-	462
Borrowings		317,464	317,750	317,464	317,750
Derivative financial instruments	(1)	12,730	1,245	12,730	1,245
Deferred income tax liabilities		191,252	183,544	-	-
Total non-current liabilities		572,363	555,384	330,194	319,457
Total liabilities		763,065	658,282	465,090	376,992
NET ASSETS		721,207	691,448	38,038	100,545
UNITHOLDERS' FUNDS					
Units in issue		714,024	710,261	714,024	710,261
Foreign currency translation reserve		(345,660)	(377,031)	(206,626)	(208,833)
Hedging reserve		(4,196)	3,939	(4,196)	3,939
Other reserves		63,337	62,255	-	-
Retained earnings		234,670	239,110	(465,164)	(404,822)
Net assets attributable to unitholders		662,175	638,534	38,038	100,545
Non-controlling interests		59,032	52,914	-	-
		721,207	691,448	38,038	100,545

⁷ Ascendas India Trust and its subsidiaries.

Notes

- (1) The changes in derivative financial instruments (assets and liabilities) are related to fair value changes upon re-measurement of cross currency swaps, interest rate swaps and forward foreign exchange contracts.
- (2) The increase in investment in unquoted securities is related to the investment in aVance 4, Hyderabad via construction funding ("aVance 4 Debentures") in July 2016 and December 2016.
- (3) The change is due to transfer of Victor building in ITPB to investment properties upon completion.

1(b)(ii) Gross Borrowings

	Group and Trust	
	31 December 2016	31 March 2016
	S\$'000	S\$'000
Amount payable within one year		
Bank loans	116,093	19,978
Medium term notes	-	24,977
	116,093	44,955
Amount payable after one year		
Bank loans	123,956	173,614
Medium term notes	193,508	144,136
	317,464	317,750
Total	433,557	362,705

All borrowings are unsecured. The Trust has entered into derivative financial instruments to hedge 62% of its gross SGD/JPY borrowings into INR. The fair value of those derivative financial instruments was at a net liability position of S\$9.5 million as at 31 December 2016, which increases the Trust's effective borrowings to S\$443.1 million.

1(c) Consolidated Statement of Cash Flows

	FY16/17 3Q S\$'000	FY15/16 3Q S\$'000	FY16/17 YTD S\$'000	FY15/16 YTD S\$'000
Cash flows from operating activities				
Net profit after tax	22,245	10,458	50,969	34,855
Adjustments for :				
Income tax expenses	5,161	8,031	13,271	20,922
Depreciation of equipment	15	(97)	65	114
Finance costs	7,114	6,277	21,321	17,574
Interest income	(4,432)	(3,285)	(11,693)	(11,164)
Fair value loss/(gain) on derivative financial instruments - unrealised	139	(539)	494	(455)
Fair value gain on investment properties	-	-	-	(2,580)
(Write back)/allowance for impairment of receivables	(417)	63	(418)	228
Trustee-manager's fees paid and payable in units	1,183	1,090	3,425	3,149
Exchange differences	(7,577)	661	(7,674)	3,376
Others	7,107	(285)	6,926	724
Operating cash flows before changes in working capital	30,538	22,374	76,686	66,743
Changes in working capital				
Inventories	(994)	27	(1,051)	(50)
Other assets	17	155	(1,717)	163
Trade and other receivables	(2,464)	812	(4,819)	606
Trade and other payables	6,863	2,811	8,835	71
Cash flows from operations	33,960	26,179	77,934	67,533
Interest received	3,669	2,674	9,657	15,531
Income tax paid (net)	(4,769)	(7,039)	(14,145)	(16,868)
Net cash flows from operating activities	32,860	21,814	73,446	66,196
Cash flows from investing activities				
Purchase of equipment	-	-	-	(198)
Additions to investment properties under construction	(1,594)	(9,089)	(7,413)	(24,618)
Additions to investment properties	(1,921)	(554)	(3,842)	(2,763)
Net cash outflow from acquisition of subsidiary	-	-	-	(5,009)
Investment in available-for-sale financial assets	-	-	-	(2,782)
Investment in unquoted securities	(2,135)	-	(24,268)	-
Net cash flows used in investing activities	(5,650)	(9,643)	(35,523)	(35,370)
Cash flows from financing activities				
Repayment of borrowings	(45,000)	(15,000)	(45,000)	(90,000)
Distribution to unitholders	(25,385)	(25,346)	(50,957)	(48,029)
Dividends paid to non-controlling interests	-	-	-	(368)
Interest paid	(8,295)	(7,156)	(20,851)	(17,278)
Proceeds from borrowings	62,700	29,936	116,695	137,482
Net cash flows used in financing activities	(15,980)	(17,566)	(113)	(18,193)
Net increase/(decrease) in cash and cash equivalents	11,230	(5,395)	37,810	12,633
Cash and cash equivalents at beginning of financial period	112,501	85,483	85,921	69,661
Effects of exchange rate changes on cash and cash equivalents	4,212	(316)	4,212	(2,522)
Cash and cash equivalents at end of financial period	127,943	79,772	127,943	79,772

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

	<----- Attributable to unitholders of the Trust ----->							
	Units in issue	Foreign currency translation reserve	Fair value reserve	Hedging reserve	Other reserves	Retained earnings	Non- controlling interests	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
FY16/17								
Balance at 1 April 2016	710,261	(377,031)	-	3,939	62,255	239,110	52,914	691,448
Profit for the period	-	-	-	-	-	26,509	2,215	28,724
Other comprehensive income for the period	-	239	-	(5,233)	-	-	18	(4,976)
Transfer to other reserves	-	-	-	-	709	(709)	-	-
Issue of new units	3,101	-	-	-	-	-	-	3,101
Distribution to Unitholders	-	-	-	-	-	(25,572)	-	(25,572)
Balance at 30 September 2016	713,362	(376,792)	-	(1,294)	62,964	239,338	55,147	692,725
Profit for the period	-	-	-	-	-	21,090	1,155	22,245
Other comprehensive income for the period	-	31,132	-	(2,902)	-	-	2,730	30,960
Transfer to other reserves	-	-	-	-	373	(373)	-	-
Issue of new units	662	-	-	-	-	-	-	662
Distribution to Unitholders	-	-	-	-	-	(25,385)	-	(25,385)
Balance at 31 December 2016	714,024	(345,660)	-	(4,196)	63,337	234,670	59,032	721,207
FY15/16								
Balance at 1 April 2015	706,432	(328,309)	2,477	1,568	60,672	183,990	49,257	676,087
Profit for the period	-	-	-	-	-	22,391	2,006	24,397
Other comprehensive income for the period	-	(20,372)	(2,477)	(3,126)	-	-	(1,552)	(27,527)
Issue of new units	2,589	-	-	-	-	-	-	2,589
Distribution to Unitholders	-	-	-	-	-	(22,683)	-	(22,683)
Dividends paid to non-controlling interests	-	-	-	-	-	-	(368)	(368)
Balance at 30 September 2015	709,021	(348,681)	-	(1,558)	60,672	183,698	49,343	652,495
Profit for the period	-	-	-	-	-	9,702	756	10,458
Other comprehensive income for the period	-	(3,107)	-	4,570	-	-	(237)	1,226
Transfer to other reserves	-	-	-	-	199	(199)	-	-
Issue of new units	621	-	-	-	-	-	-	621
Distribution to Unitholders	-	-	-	-	-	(25,346)	-	(25,346)
Balance at 31 December 2015	709,642	(351,788)	-	3,012	60,871	167,855	49,862	639,454

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

	<----- Attributable to unitholders of the Trust ----->				
	Units in issue	Foreign currency translation reserve	Hedging reserve	Retained earnings	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
FY16/17					
Balance at 1 April 2016	710,261	(208,833)	3,939	(404,822)	100,545
Loss for the period	-	-	-	(10,678)	(10,678)
Other comprehensive income for the period	-	(234)	(5,233)	-	(5,467)
Issue of new units	3,101	-	-	-	3,101
Distribution to Unitholders	-	-	-	(25,572)	(25,572)
Balance at 30 September 2016	713,362	(209,067)	(1,294)	(441,072)	61,929
Loss for the period	-	-	-	1,293	1,293
Other comprehensive income for the period	-	2,441	(2,902)	-	(461)
Issue of new units	662	-	-	-	662
Distribution to Unitholders	-	-	-	(25,385)	(25,385)
Balance at 31 December 2016	714,024	(206,626)	(4,196)	(465,164)	38,038
FY15/16					
Balance at 1 April 2015	706,432	(201,224)	1,568	(375,843)	130,933
Loss for the period	-	-	-	(6,439)	(6,439)
Other comprehensive income for the period	-	(4,634)	(3,126)	-	(7,760)
Issue of new units	2,589	-	-	-	2,589
Distribution to Unitholders	-	-	-	(22,683)	(22,683)
Balance at 30 September 2015	709,021	(205,858)	(1,558)	(404,965)	96,640
Loss for the period	-	-	-	(18,159)	(18,159)
Other comprehensive income for the period	-	(413)	4,570	-	4,157
Issue of new units	621	-	-	-	621
Distribution to Unitholders	-	-	-	(25,346)	(25,346)
Balance at 31 December 2015	709,642	(206,271)	3,012	(448,470)	57,913

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

	31 December 2016		31 December 2015	
	Number of units (in thousands)	S\$'000	Number of units (in thousands)	S\$'000
Balance as at 1 October	929,244	713,362	924,282	709,021
Issue of new units:				
- base fee paid in units	622	662	748	621
Balance as at 31 December	929,866	714,024	925,030	709,642

Movement for the year-to-date

	31 December 2016		31 December 2015	
	Number of units (in thousands)	S\$'000	Number of units (in thousands)	S\$'000
Balance as at 1 April	925,740	710,261	921,453	706,432
Issue of new units:				
- base fee paid in units	2,069	1,984	1,986	1,747
- performance fee paid in units	2,057	1,779	1,591	1,463
Balance as at 31 December	929,866	714,024	925,030	709,642

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

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

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

The auditor's review report dated 31 January 2017 on the interim financial report of the Group for the period ended 31 December 2016 is enclosed in Appendix 2.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as compared with the audited financial statements for the financial year ended 31 March 2016.

The following Financial Reporting Standards became effective for the Group on 1 April 2016:

- *Amendments to FRS 27 Equity Method in Separate Financial Statements*
- *Amendments to FRS 16 and FRS 38 Clarification of Acceptable Methods of Depreciation and Amortisation*
- *Improvements to FRS 105 Non-current Assets Held for Sale and Discontinued Operations*
- *Improvements to FRS 107 Financial Instruments: Disclosures*

- *Improvements to FRS 19 Employee Benefits*
- *Improvements to FRS 34 Interim Financial Reporting*
- *Amendments to FRS 1 Disclosure Initiative*
- *Amendments to FRS 110, FRS 112 and FRS 28 Investment Entities: Applying the Consolidation Exception*

The adoption of the above standards is not expected to have any material impact on the financial position or financial results of the Group.

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

Not applicable.

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

	FY16/17 3Q	FY15/16 3Q	FY16/17 YTD	FY15/16 YTD
Weighted average number of units for calculation of EPU ('000)	929,683	924,803	928,815	924,028
EPU (S¢)	2.26	1.05	5.12	3.47
Income available for distribution per unit (S¢)	1.58	1.51	4.61	4.55
Income to be distributed (DPU) (S¢)	1.42	1.36	4.15	4.10

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

7 NAV backing per unit

	As at	
	31 December 2016	31 March 2016
No. of units in issue at end of period ('000)	929,866	925,740
NAV per unit of the Group (S\$)	0.71	0.69
NAV per unit of the Trust (S\$)	0.04	0.11

8 Review of performance

3Q FY16/17 vs 3Q FY15/16

Total property income for the quarter ended 31 December 2016 (“3Q FY16/17”) increased by 7% to ₹1.9 billion mainly due to income contribution of ₹100 million (S\$2.1 million) from CyberVale 3 and Victor which were acquired/completed in March 2016 and June 2016 respectively. In addition, positive rental reversions contributed another ₹15 million (S\$0.3 million) to the increase. In SGD terms, total property income increased by 5% to S\$39.3 million. The SGD appreciated by 2% against the INR over the same period last year.

Total property expenses for 3Q FY16/17 increased by 4% to ₹616 million (S\$12.9 million) mainly due to addition of CyberVale 3 and Victor property expenses.

Net property income for 3Q FY16/17 increased by 9% to ₹1.3 billion due to the above factors. In SGD terms, net property income grew by 7% to S\$26.4 million.

Finance costs increased by ₹47 million (16%) to ₹340 million (S\$7.1 million) mainly due to increase in borrowing levels. Total loans increased by 21% from S\$363.1 million in 3Q FY15/16 to S\$433.6 million in 3Q FY16/17 on loans taken for aVance 4 Debentures, the development of Victor at ITPB and a multi-tenanted building ("Atria") in Hyderabad.

Interest income increased by ₹59 million (38%) or S\$1.1 million (35%) mainly due to interest received from increased cash deposits and interest income pertaining to the aVance 4 Debentures.

Realised gain on derivative financial instruments for 3Q FY16/17 of ₹234 million (S\$4.8 million) arose mainly from the refinancing of SGD-denominated loans that have been hedged into INR, offset by losses of ₹53 million (S\$1.1 million) from the settlement of foreign exchange forward contracts entered into to hedge income repatriated from India to Singapore. The Trust maintains a policy of hedging distribution as it is earned, by entering into forward contracts to be settled at each 6-monthly distribution.

Realised exchange loss for 3Q FY16/17 of ₹229 million (S\$4.7 million) arose mainly from settlement of SGD-denominated loan facilities. Realised exchange gain or loss is recognised when borrowings that are denominated in currencies other than the INR are settled.

Ordinary profit before tax was ₹1.0 billion in 3Q FY16/17, an increase of 12% as compared to ₹890 million in 3Q FY15/16 mainly due to higher net property income and interest income, offset by higher finance costs. In SGD terms, ordinary profit before tax increased by 9% to S\$20.9 million.

Unrealised exchange gain for 3Q FY16/17 of ₹318 million (S\$6.7 million) mainly relates to the revaluation of SGD-denominated loans.

Income tax expenses decreased by ₹130 million (35%) or S\$2.9 million mainly due to:

- non-cash write off of Minimum Alternate Tax credits⁸ of ₹180 million (S\$3.9 million) in 3Q FY15/16 at ITPB; and
- offset by increase in current income tax expenses due to higher net property income.

Distribution adjustments:

- **Current income tax expenses** of ₹255 million (S\$5.3 million).
- **Trustee-manager fees** to be paid in units at ₹57 million (S\$1.2 million). The Trustee-manager has elected to receive 50% of its base fee and performance fee in units and 50% in cash; hence 50% of the fees are added back to the income available for distribution.
- Income due to **non-controlling interests** of ₹55 million (S\$1.1 million) is deducted from income available for distribution.

⁸ MAT credit is the difference between MAT and corporate tax. MAT credit is recognised as deferred tax asset when it is assessed that the MAT credit paid in the past may be used to offset higher corporate tax payable over future periods. Conversely, MAT credits are written off when it is expected that it cannot be utilised in future.

Income available for distribution for 3Q FY16/17 grew by 9% to ₹703 million, mainly due to higher ordinary profit before tax. In SGD terms, income available for distribution increased by 5% to S\$14.7 million.

Income available for distribution per unit for 3Q FY16/17 was ₹0.76, or 1.58 S¢. **DPU** was ₹0.68 or 1.42 S¢ after retaining 10% of income available for distribution. This amounts to an increase of 8% over 3Q FY15/16 in INR terms, and an increase of 5% in SGD terms.

YTD FY16/17 vs YTD FY15/16

Total property income for the 9 months ended 31 December 2016 ("YTD FY16/17") increased by 9% to ₹5.5 billion. This was mainly due to incremental rental income of ₹282 million from aVance 3, CyberVale 3 and Victor, which were acquired/completed in July 2015, March 2016 and June 2016 respectively. Positive rental reversions also contributed to the increase. In SGD terms, total property income increased by 4% to S\$112.5 million. The SGD appreciated by 4% against the INR over the same period last year.

Total property expenses for YTD FY16/17 increased by 4% to ₹1.8 billion (S\$37.3 million), mainly due to additional expenses arising from the addition of aVance 3, CyberVale 3 and Victor to the portfolio.

As a result, **net property income** for YTD FY16/17 grew by 11% to ₹3.7 billion. In SGD terms, net property income grew by 7% to S\$75.2 million.

Finance costs increased by ₹219 million (27%) or S\$3.7 million (21%) mainly due to an increase in borrowing levels. Total loans increased due to additional loans taken to invest in aVance 3, aVance 4 Debentures, Victor and Atria.

Interest income increased by ₹48 million (9%) or S\$0.5 million (5%) mainly due to:

- increase in interest income pertaining to the aVance 4 Debentures and interest received from cash deposits; and
- partially offset by lower interest income pertaining to aVance 3 Debentures, which was treated as inter-company income after acquisition, and hence, was eliminated on consolidation.

Realised gain on derivative financial instruments for YTD FY16/17 of ₹238 million (S\$4.9 million) arose mainly from the refinancing of SGD-denominated loans that have been hedged into INR, offset by losses from the settlement of foreign exchange forward contracts entered into to hedge income repatriated from India to Singapore. The Trust maintains a policy of hedging distribution as it is earned, by entering into forward contracts to be settled at each 6-monthly distribution.

Realised exchange loss for YTD FY16/17 of ₹224 million (S\$4.6 million) mainly arose from settlement of SGD-denominated loan facilities. Realised exchange gain or loss is recognised when borrowings that are denominated in currencies other than the INR are settled.

Ordinary profit before tax increased by 21% to ₹2.8 billion. In SGD terms, ordinary profit before tax increased by 16% to S\$58.0 million.

Distribution adjustments:

- **Current income tax expense** at ₹708 million (S\$14.5 million).

- **Trustee-manager fees** to be paid in units at ₹167 million (S\$3.4 million). The Trustee-manager has elected to receive 50% of its base fee and performance fee in units and 50% in cash; hence 50% of the fees are added back to the income available for distribution.
- Income due to **non-controlling interests** of ₹157 million (S\$3.2 million) is deducted from income available for distribution.

Income available for distribution for YTD FY16/17 grew by 7% to ₹2.1 billion. In SGD terms, income available for distribution increased by 2% to S\$42.8 million.

Income available for distribution per unit for YTD FY16/17 was ₹2.25, or 4.61 S¢. **DPU** was ₹2.03 or 4.15 S¢ after retaining 10% of income available for distribution.

3Q FY16/17 vs 2Q FY16/17

INR

	FY16/17 3Q ₹'000	FY16/17 2Q ₹'000	Q-on-Q Change %
Total property income	1,880,808	1,841,428	2
Total property expenses	(616,093)	(594,385)	4
Net property income	1,264,715	1,247,043	1
Ordinary profit before tax	999,074	937,126	7
Income available for distribution	702,867	701,289	-
Income to be distributed	632,580	631,160	-
Income available for distribution per unit (Indian Rupee)	0.76	0.75	1
Income to be distributed (DPU) (Indian Rupee)	0.68	0.68	-

SGD

	FY16/17 3Q S\$'000	FY16/17 2Q S\$'000	Q-on-Q Change %
Total property income	39,315	37,135	6
Total property expenses	(12,880)	(11,988)	7
Net property income	26,435	25,147	5
Ordinary profit before tax	20,878	18,902	10
Income available for distribution	14,687	14,148	4
Income to be distributed	13,218	12,733	4
Income available for distribution per unit (S¢)	1.58	1.52	4
Income to be distributed (DPU) (S¢)	1.42	1.37	4

Total property income for 3Q FY16/17 increased by 2% to ₹1.9 billion mainly due to contributions from Victor at ITPB amounting to ₹24 million (S\$0.5 million) and higher rental reversions. In SGD terms, total property income increased by 6% to S\$39.3 million. The SGD depreciated by 4% against the INR over the previous quarter.

Total property expenses for 3Q FY16/17 increased by 4% to ₹616 million (S\$12.9 million) mainly due to maintenance expenses incurred on the diesel power plant at ITPB.

As a result, **net property income** for 3Q FY16/17 increased by 1% to ₹1.3 billion. In SGD terms, net property income increased by 5% to S\$26.4 million.

Income available for distribution remained stable at ₹703 million. In SGD terms, income available for distribution increased by 4% to S\$14.7 million.

9 Variance between forecast and the actual results

No forecast has been disclosed.

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

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

11 Update on development projects

Atria at The V

Atria, a 408,000 sq ft multi-tenanted office building is being developed in The V, Hyderabad. It has achieved leasing pre-commitment level to-date of 24%. It is expected to complete by 2H 2017.

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

Based on the market research report by Jones Lang LaSalle Meghraj (“JLL”) for the quarter ended 31 December 2016, some of the key highlights include:

- In Bangalore, overall vacancy increased from 3.1% in the preceding quarter to 3.8% this quarter. In Whitefield (the micro-market where ITPB is located), vacancy decreased marginally from 5.5% in the preceding quarter to 5.2% this quarter due to healthy leasing in this micro-market. JLL expects rental values in Whitefield to further increase in 2017.
- In Chennai, overall vacancy rates remained stable at 10.9% this quarter. In Old Mahabalipuram Road (“OMR”, the micro-market where ITPC is located), vacancy increased from 4.7% in the preceding quarter to 5.3% this quarter. JLL expects the rental values in OMR to improve in 2017 as transaction activity is expected to gather momentum. In Grand Southern Trunk (“GST”, the micro-market where CyberVale is located), vacancy rates decreased from 6.1% in the preceding quarter to 4.9% this quarter. JLL expects rental values in GST improve in 2017.
- In Hyderabad, overall vacancy declined from 10.8% in the preceding quarter to 9.1% this quarter. In Hitec City (the micro-market where The V, CyberPearl and aVance are located), vacancy decreased marginally from 6.0% in the preceding quarter to 5.1% this quarter due to good absorption. JLL expects rental values in Hitec City to further improve in 2017 as most of the upcoming supply has already been pre-committed.

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

13 Distributions

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

No.

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

No.

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

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

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

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

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

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

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

By order of the Board

Ascendas Property Fund Trustee Pte. Ltd.

(Company registration no. 200412730D)

(as Trustee-manager of Ascendas India Trust)

Mary Judith de Souza / Hon Wei Seng

Joint Company Secretaries

31 January 2017

Consolidated Income and Distribution Statement (INR)

	FY16/17 3Q ₹'000	FY15/16 3Q ₹'000	Y-on-Y Change %	FY16/17 YTD ₹'000	FY15/16 YTD ₹'000	Y-on-Y Change %
Base rent	1,194,263	1,092,189	9	3,482,280	3,133,067	11
Amenities income	24,068	23,967	-	73,247	71,441	3
Fit-out rental income	16,403	19,325	(15)	50,448	50,843	(1)
Operations, maintenance and utilities income	571,115	532,275	7	1,652,466	1,575,320	5
Car park and other income	74,959	83,203	(10)	239,959	230,784	4
Total property income	1,880,808	1,750,959	7	5,498,400	5,061,455	9
Operations, maintenance and utilities expenses	(427,782)	(422,238)	1	(1,227,773)	(1,220,743)	1
Service and property taxes	(48,888)	(35,854)	36	(139,657)	(102,703)	36
Property management fees	(93,905)	(81,143)	16	(263,309)	(235,315)	12
Other property operating expenses	(45,518)	(52,224)	(13)	(191,615)	(201,456)	(5)
Total property expenses	(616,093)	(591,459)	4	(1,822,354)	(1,760,217)	4
Net property income	1,264,715	1,159,500	9	3,676,046	3,301,238	11
Trustee-manager's fees	(115,830)	(104,395)	11	(342,654)	(301,840)	14
Other trust operating expenses	(26,419)	(25,205)	5	(44,382)	(61,459)	(28)
Finance costs	(340,433)	(293,326)	16	(1,042,753)	(823,279)	27
Interest income	212,088	153,441	38	571,087	522,948	9
Fair value gain/(loss) on derivative financial instruments - realised	233,900	(29,410)	N.M.	238,409	155,316	53
Exchange (loss)/gain - realised	(228,947)	28,992	N.M.	(223,673)	(449,498)	(50)
Ordinary profit before tax	999,074	889,597	12	2,832,080	2,343,426	21
Fair value (loss)/gain on derivative financial instruments - unrealised	(6,569)	25,544	N.M.	(23,990)	21,013	N.M.
Exchange gain/(loss) - unrealised	317,841	(57,700)	N.M.	322,521	120,752	167
Fair value gain on investment properties	-	-	-	-	120,701	N.M.
Profit before tax	1,310,346	857,441	53	3,130,611	2,605,892	20
Income tax expenses	(246,872)	(377,267)	(35)	(647,630)	(982,099)	(34)
Net profit	1,063,474	480,174	121	2,482,981	1,623,793	53
Attributable to:						
Unitholders of the Trust	1,008,179	445,036	127	2,318,233	1,494,633	55
Non-controlling interests	55,295	35,138	57	164,748	129,160	28
	1,063,474	480,174	121	2,482,981	1,623,793	53
Distribution statement						
Ordinary profit before tax	999,074	889,597	12	2,832,080	2,343,426	21
Income tax expenses - current	(255,306)	(213,730)	19	(707,900)	(663,412)	7
Trustee-manager's fee payable in units	56,603	51,036	11	167,406	147,526	13
Depreciation of equipment	671	(4,494)	N.M.	3,147	5,444	(42)
Realised exchange loss	(43,520)	(25,685)	69	(43,520)	278,259	N.M.
Non-controlling interests	(54,655)	(49,097)	11	(157,451)	(146,762)	7
Distribution adjustments	(296,207)	(241,970)	22	(738,318)	(378,945)	95
Income available for distribution	702,867	647,627	9	2,093,762	1,964,481	7
10% retention	(70,287)	(64,763)	9	(209,376)	(196,448)	7
Income to be distributed	632,580	582,864	9	1,884,386	1,768,033	7
Income available for distribution per unit (₹)	0.76	0.70	8	2.25	2.13	6
Income to be distributed (DPU) (₹)	0.68	0.63	8	2.03	1.91	6
Income available for distribution per unit (S¢)	1.58	1.51	5	4.61	4.55	1
Income to be distributed (DPU) (S¢)	1.42	1.36	5	4.15	4.10	1

Balance Sheets (INR)

	Group		Trust	
	31 December 2016	31 March 2016	31 December 2016	31 March 2016
	₹'000	₹'000	₹'000	₹'000
ASSETS				
Current assets				
Cash and cash equivalents	5,978,658	4,211,837	16,355	219,854
Inventories	82,735	33,635	-	-
Other assets	337,558	325,478	813	1,132
Loans to subsidiaries	-	-	22,157,349	21,492,919
Trade and other receivables	982,992	737,728	670,591	188,694
Derivative financial instruments	60,374	312,218	60,374	312,218
Current income tax recoverable	462,869	480,775	-	-
Total current assets	7,905,186	6,101,671	22,905,482	22,214,817
Non-current assets				
Other assets	229,442	161,274	-	-
Investment in available-for-sale financial assets	2,617,974	2,616,470	-	-
Investment in unquoted securities	1,202,345	-	-	-
Equipment	11,833	14,975	-	-
Investment properties under construction	930,225	3,030,000	-	-
Investment properties	55,605,870	52,794,673	-	-
Goodwill	765,408	765,408	-	-
Investment in subsidiaries	-	-	515,012	515,012
Derivative financial instruments	90,206	678,823	90,206	678,823
	61,453,303	60,061,623	605,218	1,193,835
Total assets	69,358,489	66,163,294	23,510,700	23,408,652
LIABILITIES				
Current liabilities				
Trade and other payables	3,469,517	2,815,380	870,670	591,662
Income tax payables	8,747	-	-	-
Borrowings	5,424,908	2,203,687	5,424,908	2,203,687
Derivative financial instruments	7,983	24,981	7,983	24,981
Total current liabilities	8,911,155	5,044,048	6,303,561	2,820,330
Non-current liabilities				
Trade and other payables	2,379,279	2,590,439	-	22,624
Borrowings	14,834,787	15,575,970	14,834,787	15,575,970
Derivative financial instruments	594,882	61,051	594,882	61,051
Deferred income tax liabilities	8,936,988	8,997,257	-	-
Total non-current liabilities	26,745,936	27,224,717	15,429,669	15,659,645
Total liabilities	35,657,091	32,268,765	21,733,230	18,479,975
NET ASSETS	33,701,398	33,894,529	1,777,470	4,928,677
UNITHOLDERS' FUNDS				
Units in issue	21,097,609	20,912,190	21,097,609	20,912,190
Hedging reserve	(202,010)	192,479	(202,010)	192,479
Other reserves	2,395,110	2,342,435	-	-
Retained earnings	7,652,174	7,853,658	(19,118,129)	(16,175,992)
Net assets attributable to unitholders	30,942,883	31,300,762	1,777,470	4,928,677
Non-controlling interests	2,758,515	2,593,767	-	-
	33,701,398	33,894,529	1,777,470	4,928,677



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31 January 2017

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

Report on Review of Interim Condensed Financial Statements

Introduction

We have reviewed the accompanying interim condensed financial statements of Ascendas India Trust (the "Trust") and its subsidiaries (collectively, the "Group"), which comprise the balance sheets of the Group and the Trust as at 31 December 2016, and the related interim condensed statements of changes in unitholders' funds of the Group and the Trust and the interim condensed consolidated income statement, consolidated statement of comprehensive income, the distribution statement and consolidated statement of cash flows of the Group for the quarter and nine-month period then ended and explanatory notes. The Trustee-Manager is responsible for the preparation and presentation of these interim condensed financial statements in accordance with Singapore Financial Reporting Standard FRS 34 *Interim Financial Reporting* (FRS 34). Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

Scope of Review

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



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Page 2

Conclusion

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

Yours faithfully

ERNST & YOUNG LLP
Public Accountants and
Chartered Accountants
Singapore