

## **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 30 June 2020, a-iTrust has a diversified portfolio of seven IT Parks and one logistics park, comprising:

1. International Tech Park Bangalore (“ITPB”);
2. International Tech Park Chennai (“ITPC”);
3. CyberVale, Chennai (“CyberVale”);
4. International Tech Park Hyderabad (“ITPH”);
5. CyberPearl, Hyderabad (“CyberPearl”);
6. aVance, HITEC City, Hyderabad (“aVance Hyderabad”);
7. aVance, Hinjawadi, Pune (“aVance Pune”); and
8. Arshiya Free Trade Warehousing Zone, Panvel (“Arshiya Panvel”).

As at 30 June 2020, the portfolio comprises 13.1 million sq ft of completed properties. In addition, the Trust holds land with potential built-up area of 7.7 million sq ft.

### **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 June and 31 December.

**Executive Summary**

With effect from 1 April 2019, a-iTrust's financial year end changed from 31 March to 31 December. The current financial period represented a six-month period from 1 January 2020 to 30 June 2020 ("1H FY2020"). The comparative previous financial period was a six-month period from 1 January 2019 to 30 June 2019 ("1H FY2019"), which comprises results for Q4 FY18/19 and Q1 FY2019. The immediately preceding half year was a six-month period from 1 July 2019 to 31 December 2019 ("2H FY2019").

**INR<sup>1</sup> Results**

	<b>FY2020 1H ₹'000</b>	<b>FY2019 1H ₹'000</b>	<b>Y-on-Y Change %</b>
Total property income	5,199,216	4,982,433	4
Total property expenses	(1,337,846)	(1,206,738)	11
Net property income	3,861,370	3,775,695	2
Income available for distribution	3,100,900	2,237,927	39
Income to be distributed	2,790,810	2,014,134	39
Income to be distributed (DPU <sup>2</sup> ) (Indian Rupee)	2.44	1.94	26

**SGD<sup>3</sup> Results**

	<b>FY2020 1H S\$'000</b>	<b>FY2019 1H S\$'000</b>	<b>Y-on-Y Change %</b>
Total property income	98,993	96,477	3
Total property expenses	(25,473)	(23,413)	9
Net property income	73,520	73,064	1
Income available for distribution	59,041	43,335	36
Income to be distributed	53,137	39,002	36
Income to be distributed (DPU) (S¢ <sup>4</sup> )	4.64	3.75	24

**Distribution details**

Distribution period	1 January 2020 to 30 June 2020
Distribution amount	4.64 Singapore cents per unit
Ex-distribution date	9.00 am, 17 August 2020
Record date	5.00 pm, 18 August 2020
Payment date	26 August 2020

**1H FY2020 vs 1H FY2019**

**Total property income** for 1H FY2020 increased by 4% to ₹5.2 billion due to:

- income from Anchor building at ITPB, which was completed in May 2019;
- positive rental reversions; and
- partially offset by lower utilities and carpark income because of the COVID-19 lockdown in India.

In SGD terms, total property income increased by 3% to S\$99.0 million. The SGD appreciated by about 2% against the INR over the same period last year.

**Total property expenses** for 1H FY2020 increased by 11% to ₹1.3 billion (S\$25.5 million) mainly due to higher allowance for expected credit loss, but partially offset by lower utilities expenses during the COVID-19 lockdown.

<sup>1</sup> Indian Rupee is defined herein as INR or ₹.

<sup>2</sup> Distribution per unit.

<sup>3</sup> Singapore Dollar is defined herein as SGD or S\$.

<sup>4</sup> Singapore Cent is defined herein as S¢.

**Net property income** for 1H FY2020 increased by 2% to ₹3.9 billion (S\$73.5 million) due to the above factors.

**Income available for distribution** for 1H FY2020 increased by 39% to ₹3.1 billion, mainly due to:

- increased net property income;
- higher interest income from investments in Arshiya, AURUM IT SEZ, aVance 5 & 6 and BlueRidge 3;
- lower current tax expense, due to the reversal of dividend distribution tax (“DDT”) provision and a reduction in the Minimum Alternate Tax (“MAT”) rate; and
- higher provision of Singapore Goods and Services Tax (“GST”) in 1H FY2019.

In SGD terms, income available for distribution increased by 36% to S\$59.0 million.

**Income to be distributed (DPU)** for 1H FY2020 increased by 26% to ₹2.44. This is lower than the 39% increase in income available for distribution due to the private placement in November 2019. In SGD terms, DPU increased by 24% to 4.64 S¢.

### Foreign Exchange Movement

The FX rate of ₹52.5:S\$1 used in the income statement was the YTD average rate for 1H FY2020. 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 30 June 2020, was ₹53.0:S\$1.

#### SGD/INR YTD average rate for Income Statement

<u>1H FY2020</u>	<u>1H FY2019</u>	<u>Change</u>
52.5	51.7	1.5%
<u>1H FY2020</u>	<u>2H FY2019</u>	<u>Change</u>
52.5	51.5	1.9%

#### SGD/INR closing rate for Balance Sheet as at

<u>30-Jun-20</u>	<u>31-Dec-19</u>	<u>Change</u>
53.0	52.7	0.6%

### Operational and Financial Statistics

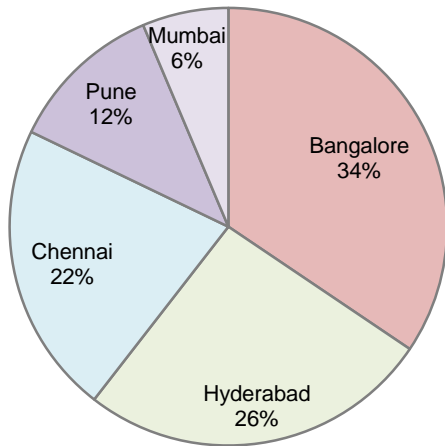
**Committed portfolio occupancy** was 98% as at 30 June 2020. The weighted average lease term and weighted average lease expiry stood at 6.6 years and 3.6 years respectively.

**Gearing** as at 30 June 2020 was 29% on a loan-to-value basis. Gearing is calculated by dividing effective borrowings<sup>5</sup> by the value of Trust properties. At 50% gearing limit, the debt headroom was S\$1.1 billion.

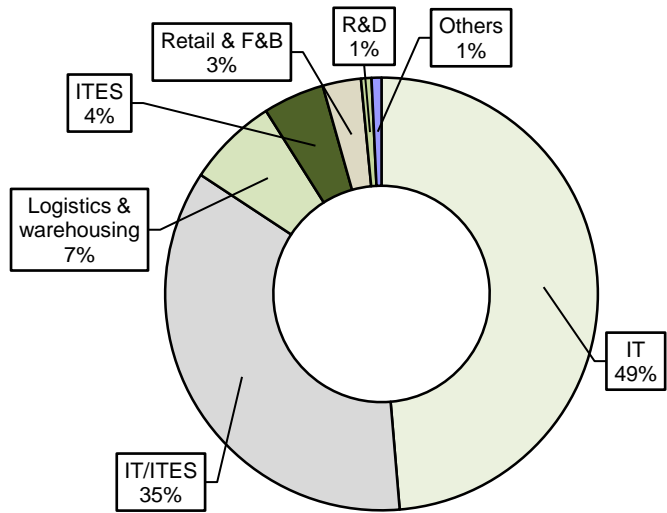
**Net Asset Value (“NAV”)** per unit as at 30 June 2020 increased by 2% to S\$1.11 as compared to 31 December 2019. Excluding deferred tax liabilities arising from fair value adjustments on properties, the adjusted NAV per unit was S\$1.40.

<sup>5</sup> Calculated by adding/deducting derivative financial instruments liabilities/assets, entered to hedge SGD/JPY/HKD borrowings to INR, to/from gross borrowings, including deferred consideration.

**Geographical Diversification of Operating Buildings by Area (as at 30 June 2020)**

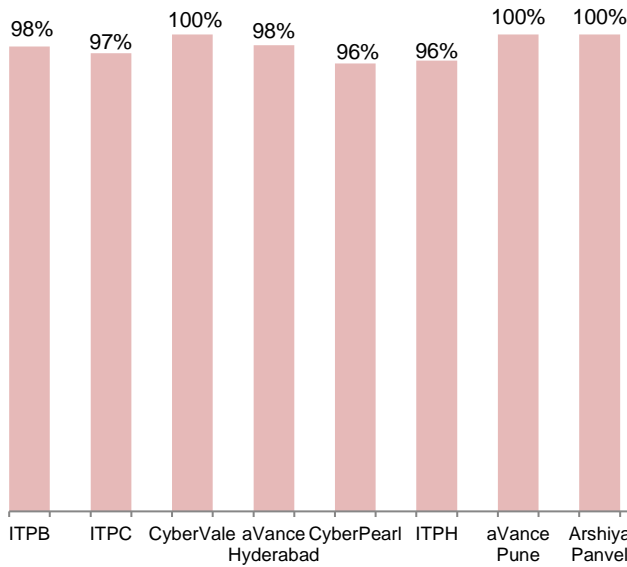


**Tenant Sectors by Base Rent (as at 30 June 2020)**

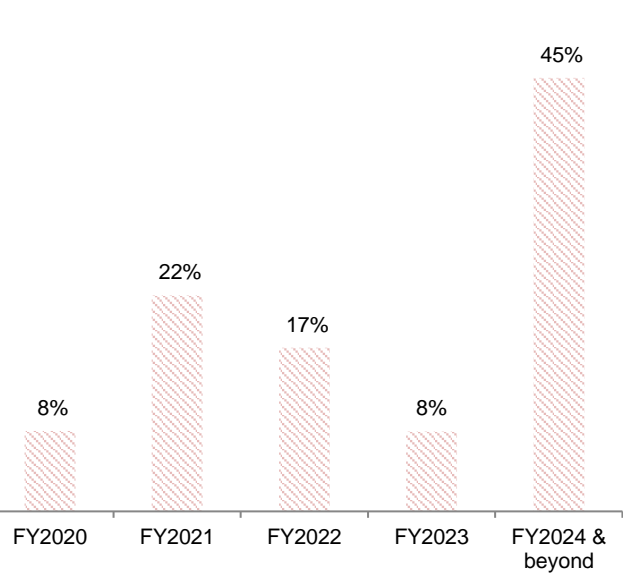


IT – Information Technology  
 ITES – IT Enabled Services  
 F&B – Food and Beverage  
 R&D – Research and Development

**Portfolio Occupancy (as at 30 June 2020)**



**Portfolio Lease Expiry Profile (as at 30 June 2020)**



## FINANCIAL REVIEW FOR HALF-YEAR PERIOD ENDED 30 JUNE 2020

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

	Note	FY2020 1H S\$'000	FY2019 1H S\$'000	Y-on-Y Change %
Base rent		73,047	70,784	3
Amenities income		982	1,101	(11)
Fit-out rental income		1,441	1,353	7
Operations, maintenance and utilities income		19,489	18,739	4
Car park and other operating income		4,034	4,500	(10)
<b>Total property income</b>		<b>98,993</b>	<b>96,477</b>	<b>3</b>
Operations, maintenance and utilities expenses		(10,961)	(11,090)	(1)
Service and property taxes		(2,537)	(2,580)	(2)
Property management fees		(4,570)	(4,789)	(5)
Other property operating expenses	(1)	(7,405)	(4,954)	49
<b>Total property expenses</b>		<b>(25,473)</b>	<b>(23,413)</b>	<b>9</b>
<b>Net property income</b>		<b>73,520</b>	<b>73,064</b>	<b>1</b>
Trustee-manager's fees		(7,897)	(7,449)	6
Other operating expenses		(2,092)	(3,828)	(45)
Finance costs		(22,752)	(21,830)	4
Interest income		26,019	19,119	36
Other income		201	142	42
Fair value gain/(loss) on derivative financial instruments - realised	(2)	7,521	(300)	N.M. <sup>6</sup>
Exchange loss - realised	(3)	(8,549)	(82)	10,326
<b>Ordinary profit before tax</b>		<b>65,971</b>	<b>58,836</b>	<b>12</b>
Fair value gain/(loss) on derivative financial instruments - unrealised	(4)	6,368	(2,246)	N.M.
Exchange loss - unrealised	(5)	(2,191)	(2,142)	2
Fair value gain on investment properties	(6)	-	184,819	N.M.
<b>Profit before tax</b>		<b>70,148</b>	<b>239,267</b>	<b>(71)</b>
Income tax expenses		(10,056)	(71,052)	(86)
<b>Net profit after tax</b>		<b>60,092</b>	<b>168,215</b>	<b>(64)</b>
<b>Attributable to:</b>				
Unitholders of the Trust		55,745	158,248	(65)
Non-controlling interests		4,347	9,967	(56)
		<b>60,092</b>	<b>168,215</b>	<b>(64)</b>

<sup>6</sup> N.M – Not meaningful or not material.

**Distribution Statement**

	Note	FY2020 1H S\$'000	FY2019 1H S\$'000	Y-on-Y Change %
<b>Ordinary profit before tax</b>		<b>65,971</b>	<b>58,836</b>	<b>12</b>
Income tax expenses - current		(7,251)	(16,676)	(57)
Trustee-manager's fee payable in units		3,850	3,643	6
Depreciation of equipment		211	295	(28)
Realised exchange loss		518	86	502
Non-controlling interests		(4,258)	(2,849)	49
<b>Distribution adjustments</b>		<b>(6,930)</b>	<b>(15,501)</b>	<b>(55)</b>
<b>Income available for distribution</b>		<b>59,041</b>	<b>43,335</b>	<b>36</b>
<b>10% retention</b>	(7)	<b>(5,904)</b>	<b>(4,333)</b>	<b>36</b>
<b>Income to be distributed</b>		<b>53,137</b>	<b>39,002</b>	<b>36</b>
<b>Income available for distribution per unit (S¢)</b>		<b>5.15</b>	<b>4.15</b>	<b>24</b>
<b>Income to be distributed (DPU) (S¢)</b>		<b>4.64</b>	<b>3.75</b>	<b>24</b>

**Notes**

- (1) Other property operating expenses include general management fees, depreciation, advertising and promotion expenses, allowance for expected credit loss 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 currency forwards, interest rate and foreign currency swaps/options, in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)") 9.
- (5) This relates mainly to the revaluation of SGD-denominated loans, which are classified as unhedged exposure under SFRS(I) 1-21.
- (6) This relates to fair value gain on investment properties arising from annual valuation for financial year ended 31 March 2019.
- (7) 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**

	FY2020 1H	FY2019 1H
	<u>S\$'000</u>	<u>S\$'000</u>
Net profit after tax	60,092	168,215
<b>Other Comprehensive Income:</b>		
Items that may be reclassified subsequently to profit or loss:		
- Cash flow hedges	(18,012)	(7,708)
- Translation differences arising from the conversion of functional currency into presentation currency	(8,139)	(6,157)
<b>Total comprehensive income</b>	<u>33,941</u>	<u>154,350</u>
<b>Total comprehensive income attributable to:</b>		
Unitholders of the Trust	30,116	144,855
Non-controlling interests	3,825	9,495
	<u>33,941</u>	<u>154,350</u>

**1(b)(i) Balance Sheets**

Note	Group <sup>7</sup>		Trust		
	30 June 2020 S\$'000	31 December 2019 S\$'000	30 June 2020 S\$'000	31 December 2019 S\$'000	
<b>ASSETS</b>					
<b>Current assets</b>					
	Cash and cash equivalents	129,000	79,598	1,565	1,967
	Inventories	409	483	-	-
	Other assets	3,445	1,412	14	14
	Loans to subsidiaries	-	-	740,780	722,399
	Trade and other receivables	48,684	34,165	3,122	3,141
(1)	Investment securities	-	19,694	-	-
(2)	Derivative financial instruments	4,920	7,260	4,920	7,260
	Current income tax recoverable	13,405	4,538	-	-
(5)	<b>Total current assets</b>	<b>199,863</b>	<b>147,150</b>	<b>750,401</b>	<b>734,781</b>
<b>Non-current assets</b>					
	Other assets	5,224	5,235	-	-
	Trade and other receivables	10,437	10,675	-	-
	Long term receivables	335,605	318,193	-	-
(2)	Derivative financial instruments	18,660	18,759	18,660	18,759
	Equipment	731	509	-	-
(3)	Investment properties under construction	186,167	174,795	-	-
(4)	Investment properties	1,877,887	1,885,171	-	-
	Right-of-use assets	2,729	2,365	-	-
	Goodwill	14,436	14,520	-	-
	Investment in subsidiaries	-	-	629,880	633,554
	<b>Total non-current assets</b>	<b>2,451,876</b>	<b>2,430,222</b>	<b>648,540</b>	<b>652,313</b>
	<b>Total assets</b>	<b>2,651,739</b>	<b>2,577,372</b>	<b>1,398,941</b>	<b>1,387,094</b>
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
	Trade and other payables	101,873	102,541	56,301	51,297
	Borrowings	187,673	179,978	187,673	179,978
(2)	Derivative financial instruments	75	21	75	21
	Lease liabilities	97	43	-	-
	Income tax payables	1,265	1,279	-	-
(5)	<b>Total current liabilities</b>	<b>290,983</b>	<b>283,862</b>	<b>244,049</b>	<b>231,296</b>
<b>Non-current liabilities</b>					
	Trade and other payables	46,658	51,332	250	500
	Borrowings	602,730	561,413	602,730	561,413
(2)	Derivative financial instruments	4,462	3,464	4,462	3,464
	Lease liabilities	2,954	2,563	-	-
	Deferred income tax liabilities	342,949	341,857	-	-
	<b>Total non-current liabilities</b>	<b>999,753</b>	<b>960,629</b>	<b>607,442</b>	<b>565,377</b>
	<b>Total liabilities</b>	<b>1,290,736</b>	<b>1,244,491</b>	<b>851,491</b>	<b>796,673</b>
	<b>NET ASSETS</b>	<b>1,361,003</b>	<b>1,332,881</b>	<b>547,450</b>	<b>590,421</b>
<b>UNITHOLDERS' FUNDS</b>					
	Units in issue	982,978	978,324	982,978	978,324
	Foreign currency translation reserve	(461,997)	(454,380)	(291,569)	(288,452)
	Hedging reserve	(25,641)	(7,629)	(25,641)	(7,629)
	Other reserves	68,021	67,652	-	-
	Retained earnings	708,872	660,827	(118,318)	(91,822)
	Net assets attributable to unitholders	1,272,233	1,244,794	547,450	590,421
	Non-controlling interests	88,770	88,087	-	-
	<b>Total</b>	<b>1,361,003</b>	<b>1,332,881</b>	<b>547,450</b>	<b>590,421</b>

<sup>7</sup> Ascendas India Trust and its subsidiaries.



**Notes**

- (1) The investment securities pertain to investments in Money Market Funds (“MMFs”). The Group has measured these MMFs at fair value through profit and loss due to the Group’s intention not to hold the investment for long term appreciation. As at 30 June 2020, all of the investment securities were disposed by the Group.
- (2) The changes in derivative financial instruments (assets and liabilities) are related to fair value changes upon re-measurement of currency forwards, interest rate and foreign currency swaps/options.
- (3) The increase in investment properties under construction is mainly due to the addition during the period, but partially offset by translation difference arising from the appreciation of SGD against INR of 1% compared to 31 December 2019.
- (4) The decrease in investment properties is mainly due to translation difference arising from the appreciation of the SGD against INR.

The carrying amounts of investment properties as at 30 June 2020 were assessed by the Trustee-Manager based on market conditions as at 30 June 2020. Valuations of investment properties are currently subject to significant estimation uncertainty and given that the potential impact of COVID-19 is constantly evolving, significant market uncertainty exists. Therefore, the valuation of investment properties would be reassessed at year end to understand the COVID-19 impact that may arise after the balance sheet date.

- (5) 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 its borrowings and meet its current obligations as and when they fall due.

**1(b)(ii) Gross Borrowings**

	<b>Group and Trust</b>	
	<b>30 June 2020</b>	<b>31 December 2019</b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b>Amount payable within one year</b>		
Bank loans	104,375	149,982
Medium term notes	83,298	29,996
	187,673	179,978
<b>Amount payable after one year</b>		
Bank loans	482,846	398,924
Medium term notes	119,884	162,489
	602,730	561,413
<b>Total</b>	<b>790,403</b>	<b>741,391</b>

All borrowings are unsecured. The Trust has entered into derivative financial instruments to hedge 65% of its gross SGD/JPY/HKD borrowings into INR. The fair value of those derivative financial instruments was at a net asset position of S\$19.0 million as at 30 June 2020, which decreases the Trust’s effective borrowings to S\$771.4 million.

**1(c) Consolidated Statement of Cash Flows**

	FY2020 1H S\$'000	FY2019 1H S\$'000
<b>Cash flows from operating activities</b>		
Net profit after tax	60,092	168,215
Adjustments for:		
Income tax expenses	10,056	71,052
Depreciation of equipment	211	295
Finance costs	22,752	21,830
Interest income	(26,019)	(19,119)
Gain on disposal of investment securities	(201)	-
Fair value gain on investment securities	-	(142)
Fair value gain/(loss) on derivative financial instruments - unrealised	(6,368)	2,246
Fair value gain on investment properties	-	(184,819)
Allowance/(write-back) for impairment of receivables	3,262	(30)
Trustee-manager's fees paid and payable in units	3,850	3,643
Exchange differences	2,709	2,228
Others	(1,213)	(1,348)
<b>Operating cash flows before changes in working capital</b>	<b>69,131</b>	<b>64,051</b>
<b>Changes in working capital</b>		
Inventories	72	(56)
Other assets	(2,059)	(1,999)
Trade and other receivables	(2,916)	(2,812)
Trade and other payables	3,311	12,287
Cash flows from operations	<b>67,539</b>	<b>71,471</b>
Interest received	13,424	9,681
Income tax paid (net)	(16,541)	(10,585)
<b>Net cash flows from operating activities</b>	<b>64,422</b>	<b>70,567</b>
<b>Cash flows from investing activities</b>		
Purchase of equipment	(348)	(248)
Additions to investment properties under construction	(12,947)	(18,350)
Additions to investment properties	(6,035)	(20,392)
Purchase of investment securities	-	(17,657)
Payment towards deferred consideration of investment properties	-	(4,897)
Long term receivables	(19,358)	(30,470)
Proceeds from disposal of investment securities	19,779	4,862
<b>Net cash flows used in investing activities</b>	<b>(18,909)</b>	<b>(87,152)</b>
<b>Cash flows from financing activities</b>		
Repayment of borrowings	(115,200)	(67,000)
Distribution to unitholders	(7,331)	(39,082)
Distribution to non-controlling interest	(3,142)	-
Interest paid	(25,273)	(21,436)
Proceeds from borrowings	155,300	147,829
<b>Net cash flows from financing activities</b>	<b>4,354</b>	<b>20,311</b>
Net increase in cash and cash equivalents	49,867	3,726
Cash and cash equivalents at beginning of financial period	79,598	99,083
Effects of exchange rate changes on cash and cash equivalents	(465)	(773)
<b>Cash and cash equivalents at end of financial period</b>	<b>129,000</b>	<b>102,036</b>

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

	<----- Attributable to unitholders of the Trust ----->						Total
	Units in issue	Foreign currency translation reserve	Hedging reserve	Other reserves	Retained earnings	Non- controlling interests	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
<b>FY2020</b>							
<b>Balance at 1 January 2020</b>	<b>978,324</b>	<b>(454,380)</b>	<b>(7,629)</b>	<b>67,652</b>	<b>660,827</b>	<b>88,087</b>	<b>1,332,881</b>
Profit for the period	-	-	-	-	55,745	4,347	60,092
Other comprehensive income for the period	-	(7,617)	(18,012)	-	-	(522)	(26,151)
Transfer to other reserves	-	-	-	369	(369)	-	-
Issue of new units	4,654	-	-	-	-	-	4,654
Distribution to Unitholders	-	-	-	-	(7,331)	-	(7,331)
Dividends paid to non-controlling interests	-	-	-	-	-	(3,142)	(3,142)
<b>Balance at 30 June 2020</b>	<b>982,978</b>	<b>(461,997)</b>	<b>(25,641)</b>	<b>68,021</b>	<b>708,872</b>	<b>88,770</b>	<b>1,361,003</b>
<b>FY2019</b>							
<b>Balance at 1 January 2019</b>	<b>824,296</b>	<b>(417,733)</b>	<b>944</b>	<b>69,282</b>	<b>440,453</b>	<b>71,362</b>	<b>988,604</b>
Profit for the period	-	-	-	-	158,248	9,967	168,215
Other comprehensive income for the period	-	(5,685)	(7,708)	-	-	(472)	(13,865)
Transfer from other reserves	-	-	-	(757)	757	-	-
Issue of new units	4,740	-	-	-	-	-	4,740
Distribution to Unitholders	-	-	-	-	(39,082)	-	(39,082)
<b>Balance at 30 June 2019</b>	<b>829,036</b>	<b>(423,418)</b>	<b>(6,764)</b>	<b>68,525</b>	<b>560,376</b>	<b>80,857</b>	<b>1,108,612</b>

**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
<b>FY2020</b>					
<b>Balance at 1 January 2020</b>	<b>978,324</b>	<b>(288,452)</b>	<b>(7,629)</b>	<b>(91,822)</b>	<b>590,421</b>
Loss for the period	-	-	-	(19,165)	(19,165)
Other comprehensive income for the period	-	(3,117)	(18,012)	-	(21,129)
Issue of new units	4,654	-	-	-	4,654
Distribution to Unitholders	-	-	-	(7,331)	(7,331)
<b>Balance at 30 June 2020</b>	<b>982,978</b>	<b>(291,569)</b>	<b>(25,641)</b>	<b>(118,318)</b>	<b>547,450</b>
<b>FY2019</b>					
<b>Balance at 1 January 2019</b>	<b>824,296</b>	<b>(269,547)</b>	<b>944</b>	<b>62,948</b>	<b>618,641</b>
Loss for the period	-	-	-	(28,094)	(28,094)
Other comprehensive income for the period	-	(4,220)	(7,708)	-	(11,928)
Issue of new units	4,740	-	-	-	4,740
Distribution to Unitholders	-	-	-	(39,082)	(39,082)
<b>Balance at 30 June 2019</b>	<b>829,036</b>	<b>(273,767)</b>	<b>(6,764)</b>	<b>(4,228)</b>	<b>544,277</b>

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

	FY2020		FY2019	
	Number of units (in thousands)	S\$'000	Number of units (in thousands)	S\$'000
Balance as at 1 January	1,143,269	978,324	1,038,105	824,296
Issue of new units:				
- base fee paid in units	1,918	2,491	1,866	2,094
- performance fee paid in units	1,417	2,163	2,233	2,646
<b>Balance as at 30 June</b>	<b>1,146,604</b>	<b>982,978</b>	<b>1,042,204</b>	<b>829,036</b>

**1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.**

Not applicable.

**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 28 July 2020 on the interim financial report of the Group for the period ended 30 June 2020 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 period ended 31 December 2019.

The following Financial Reporting Standards became effective for the Group on 1 January 2020:

- Amendments to References to the Conceptual Framework in SFRS(I) Standards
- Amendments to Illustrative Examples, Implementation Guidance and SFRS(I) Practice Statements
- Amendments to SFRS(I) 3 Definition of a Business
- Amendments to SFRS(I) 1-1 and 1-8 Definition of Material

**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)**

	FY2020 1H	FY2019 1H
Weighted average number of units for calculation of EPU ('000)	1,145,365	1,040,001
EPU (S¢)	4.87	15.22
Income available for distribution per unit (S¢)	5.15	4.15
Income to be distributed (DPU) (S¢)	4.64	3.75

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	
	30 June 2020	31 December 2019
No. of units in issue at end of period ('000)	1,146,604	1,143,269
NAV per unit of the Group (S\$)	1.11	1.09
NAV per unit of the Trust (S\$)	0.48	0.52

## 8 Review of performance

### 1H FY2020 vs 1H FY2019

**Total property income** for 1H FY2020 increased by ₹217 million (4%) to ₹5.2 billion. This was mainly due to:

- income from Anchor building at ITPB, which was completed in May 2019;
- positive rental reversions and
- partially offset by lower utilities and carpark income during COVID-19 lockdown.

In SGD terms, total property income increased by 3% to S\$99.0 million. The SGD appreciated by about 2% against the INR over the same period last year.

**Total property expenses** increased by 11% to ₹1.3 billion (S\$25.5 million) mainly due to higher allowance for expected credit loss, but partially offset by lower utilities expenses resulting from COVID-19 lockdown.

**Net property income** for 1H FY2020 increased by 2% to ₹3.9 billion (S\$73.5 million) due to the above factors.

**Trustee-manager's fees** increased by ₹30 million (8%) to ₹415 million (S\$7.9 million), which is in-line with higher net property income and portfolio value as of 30 June 2020.

**Other operating expenses** decreased by ₹88 million (44%) to ₹110 million (S\$2.1 million) mainly due to higher provision for Singapore GST in 1H FY2019.

**Finance costs** increased by ₹68 million (6%) to ₹1.2 billion (S\$22.8 million) mainly due to an increase in borrowings for investments into Arshiya, AURUM IT SEZ, aVance 5 & 6 and BlueRidge 3.

**Interest income** increased by ₹370 million (37%) to ₹1.4 billion (S\$26.0 million) mainly due to interest income from investments in Arshiya, AURUM IT SEZ, aVance 5 & 6 and BlueRidge 3.

**Realised gain on derivative financial instruments** for 1H FY2019 of ₹395 million (S\$7.5 million) arose mainly from gains from the settlement of foreign exchange forward contracts entered into to hedge income repatriated from India to Singapore and settlement of currency swaps on SGD-denominated loans .

**Realised exchange loss** for 1H FY2019 of ₹449 million (S\$8.5 million) arose mainly from settlement of SGD-denominated loans. Realised exchange gain or loss is recognised when borrowings that are denominated in currencies other than the INR are settled.

As a result, **ordinary profit before tax** was ₹3.5 billion in 1H FY2020, an increase of 14% as compared to ₹3.0 billion in 1H FY2019. In SGD terms, ordinary profit before tax increased by 12% to S\$66.0 million.

**Income tax expenses** decreased by ₹3.1 billion (S\$61.0 million) mainly due to reversal of DDT provision during the period, reduction in the MAT rate since 2H FY2019 and deferred tax liabilities arising from the annual fair value revaluation of investment properties in March 2019.

**Distribution adjustments:**

- **Current income tax expenses** of ₹381 million (S\$7.3 million).
- **Trustee-manager fees** of ₹202 million (S\$3.9 million) to be paid in units. 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.
- **Realised loss on settlement of loans** of ₹27 million (S\$0.5 million) was added back for distribution purpose. This pertains to refinancing of SGD-denominated loans that have not been hedged into INR. Exchange gain/loss is recognised when borrowings that are denominated in currencies other than the INR are revalued. The exchange gain/loss is realised when the borrowing matures, is prepaid, or swapped to INR denomination.
- Income due to **non-controlling interests** of ₹224 million (S\$4.3 million) is deducted from income available for distribution.

**Income available for distribution** for 1H FY2020 increased by 39% to ₹3.1 billion, mainly due to increased net property income and higher interest income from investments in Arshiya, AURUM IT SEZ, aVance 5 & 6 and BlueRidge 3, together with lower current tax expense in 1H FY2020, due to the reversal of DDT provision and reduction of MAT. In SGD terms, income available for distribution increased by 36% to S\$59.0 million.

**Income available for distribution per unit** for 1H FY2020 was ₹2.71 or 5.15 S¢. **DPU** was ₹2.44 or 4.64 S¢ after retaining 10% of income available for distribution, representing an increase of 26% in INR terms and 24% in SGD terms respectively. This is lower than the 39% increase in income available for distribution due to the private placement in November 2019.



**1H FY2020 vs 2H FY2019****INR**

	<b>FY2020 1H ₹'000</b>	<b>FY2019 2H ₹'000</b>	<b>Change %</b>
Total property income	5,199,216	5,205,104	0
Total property expenses	(1,337,846)	(1,312,978)	2
Net property income	3,861,370	3,892,126	(1)
Ordinary profit before tax	3,464,863	3,169,891	9
Income available for distribution	3,100,900	2,665,756	16
Income to be distributed	2,790,810	2,399,180	16
Income available for distribution per unit (Indian Rupee)	2.71	2.52	8
Income to be distributed (DPU) (Indian Rupee)	2.44	2.26	8

**SGD**

	<b>FY2020 1H S\$'000</b>	<b>FY2019 2H S\$'000</b>	<b>Change %</b>
Total property income	98,993	101,075	(2)
Total property expenses	(25,473)	(25,490)	0
Net property income	73,520	75,585	(3)
Ordinary profit before tax	65,971	61,559	7
Income available for distribution	59,041	51,773	14
Income to be distributed	53,137	46,596	14
Income available for distribution per unit (S\$)	5.15	4.89	5
Income to be distributed (DPU) (S\$)	4.64	4.40	5

**Total property income** and **total property expenses** for 1H FY2020 remained stable at ₹5.2 billion and ₹1.3 billion respectively.

As a result, **net property income** for 1H FY2020 decreased slightly by 1% at ₹3.9 billion. In SGD terms, net property income decreased by 3% to S\$ 73.5 million.

**Income available for distribution** increased by 16% to ₹3.1 billion, mainly due to reversal of DDT provision. In SGD terms, income available for distribution increased by 14% to S\$59.0 million.

**Income available for distribution per unit** for 1H FY2020 was ₹2.71, or 5.15 S\$. DPU was ₹2.44 or 4.64 S\$ after retaining 10% of income available for distribution, representing increase of 8% and 5% over 2H FY2019 in both INR terms and SGD terms respectively. These are lower than the 16% and 14% increase in income available for distribution due to the private placement in November 2019.

**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**

**Redevelopment at ITPH**

As previously reported, a-iTrust has received the building plan approval to redevelop ITPH in Hyderabad. ITPH will be redeveloped in phases over the next 7 to 10 years to increase the leasable area from 1.5<sup>8</sup> million sq ft to 5.0 million sq ft. Construction of Phase 1 of 1.4 million sq ft has commenced and is expected to be completed by 2H 2022. Due to prevailing labour shortages, the redevelopment of ITPH is likely to be delayed.

**Development at ITPB**

The construction of MTB 5, a 0.7 million sq ft IT SEZ building in ITPB, was affected by the COVID-19 lockdown and subsequent labour shortages. Construction works have resumed and is expected to be completed by 2H 2020. MTB 5 has been fully pre-leased to a leading IT Services company.

**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**

India has been on a nationwide lockdown from 25 March 2020, with phase-wise reopening of areas outside containment zones effective from 1 June 2020. Lockdown and fresh restrictions of varying duration were re-imposed in several cities and containment zones, including Bangalore, Chennai and Pune where a-iTrust has a presence, due to resurgence of COVID-19 cases. There is gradual relaxation of restrictions of varying degree across different cities. Most occupiers remain cautious and continue to work from home due to the fluid COVID-19 situation. Prevailing labour shortage post COVID-19 lockdown may affect the timely completion of ongoing construction projects.

Based on the market research report by CBRE South Asia Pvt Ltd (“CBRE”) for the period ended 30 June 2020, some of the key highlights (compared to quarter ended 31 December 2019) include:

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<sup>8</sup> Excludes the leasable area of Auriga building (0.2 million sq ft) which has been demolished.

### **Bangalore**

- In Whitefield (the micro-market where ITPB is located), vacancy increased to 14.9%, from 9.7% as of 31 December 2019 due to new supply and limited absorption. Rental values remained stable. CBRE expects rental values to remain stable over the next few quarters due to sustained demand.

### **Chennai**

- In Old Mahabalipuram Road (the micro-market where ITPC is located), vacancy increased to 14.9%, from 5.8% as of 31 December 2019 due to new supply and limited absorption. Rental values remained stable over the same time period. CBRE expects rental values to remain stable in the coming quarters. In Grand Southern Trunk (the micro-market where CyberVale is located), the vacancy increased slightly to 4.9%, from 4.8% as of 31 December 2019, while rental values remained stable. CBRE expects rental values in Grand Southern Trunk to remain largely stable over the coming quarters.

### **Hyderabad**

- In IT Corridor I<sup>9</sup> (the micro-market where ITPH, CyberPearl and aVance Hyderabad are located), vacancy increased to 6.0%, from 2.6% as of 31 December 2019 due to new supply and limited absorption. Rents remained stable over the same time period. CBRE expects rental values in IT Corridor I to remain stable in the coming quarters.

### **Pune**

- In Hinjawadi (the micro-market where aVance Pune is located), vacancy increased to 10.6%, from 6.3% as of 31 December 2019 due to new supply and limited absorption. Rental values remained stable. CBRE expects rental values in Hinjawadi to remain largely stable over the coming quarters.

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?

Yes. A distribution of 4.64 Singapore cents has been declared for the period from 1 January 2020 to 30 June 2020.

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

No.

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<sup>9</sup> Includes HITEC City and Madhapur.

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

With effect from 1 April 2019, a-iTrust's financial year end was changed from 31 March to 31 December. The Trust made distributions to unitholders for the six-month period ending 30 September 2019 and three-month period ending 31 December 2019. Thereafter, a-iTrust makes distributions to unitholders on a half-yearly basis for every six-month period ending 30 June and 31 December.

**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

28 July 2020

**Consolidated Income and Distribution Statement (INR)**

	<b>FY2020 1H ₹'000</b>	<b>FY2019 1H ₹'000</b>	<b>Y-on-Y Change %</b>
Base rent	3,836,493	3,655,684	5
Amenities income	51,564	56,893	(9)
Fit-out rental income	75,680	69,942	8
Operations, maintenance and utilities income	1,023,591	967,660	6
Car park and other operating income	211,888	232,254	(9)
<b>Total property income</b>	<b>5,199,216</b>	<b>4,982,433</b>	<b>4</b>
Operations, maintenance and utilities expenses	(575,676)	(572,528)	1
Service and property taxes	(133,231)	(133,243)	(0)
Property management fees	(240,028)	(247,475)	(3)
Other property operating expenses	(388,911)	(253,492)	53
<b>Total property expenses</b>	<b>(1,337,846)</b>	<b>(1,206,738)</b>	<b>11</b>
<b>Net property income</b>	<b>3,861,370</b>	<b>3,775,695</b>	<b>2</b>
Trustee-manager's fees	(414,740)	(384,993)	8
Other operating expenses	(109,888)	(197,519)	(44)
Finance costs	(1,194,988)	(1,127,199)	6
Interest income	1,366,564	996,249	37
Other income	10,575	7,325	44
Fair value gain/(loss) on derivative financial instruments - realised	395,003	(15,511)	N.M.
Exchange loss - realised	(449,033)	(15,394)	2,817
<b>Ordinary profit before tax</b>	<b>3,464,863</b>	<b>3,038,653</b>	<b>14</b>
Fair value gain/(loss) on derivative financial instruments - unrealised	334,436	(115,943)	N.M.
Exchange gain/(loss) - unrealised	(117,378)	(120,002)	(2)
Fair value gain on investment properties	-	9,526,743	N.M.
<b>Profit before tax</b>	<b>3,681,921</b>	<b>12,329,451</b>	<b>(70)</b>
Income tax expenses	(528,146)	(3,665,619)	(86)
<b>Net profit after tax</b>	<b>3,153,775</b>	<b>8,663,832</b>	<b>(64)</b>
<b>Attributable to:</b>			
Unitholders of the Trust	2,925,468	8,149,742	(64)
Non-controlling interests	228,307	514,090	(56)
	<b>3,153,775</b>	<b>8,663,832</b>	<b>(64)</b>
<b>Distribution statement</b>			
<b>Ordinary profit before tax</b>	<b>3,464,863</b>	<b>3,038,653</b>	<b>14</b>
Income tax expenses - current	(380,820)	(861,214)	(56)
Trustee-manager's fee payable in units	202,199	188,076	8
Depreciation of equipment	11,092	15,257	(27)
Realised exchange loss	27,218	4,271	537
Non-controlling interests	(223,652)	(147,116)	52
<b>Distribution adjustments</b>	<b>(363,963)</b>	<b>(800,726)</b>	<b>(55)</b>
<b>Income available for distribution</b>	<b>3,100,900</b>	<b>2,237,927</b>	<b>39</b>
<b>10% retention</b>	<b>(310,090)</b>	<b>(223,793)</b>	<b>39</b>
<b>Income to be distributed</b>	<b>2,790,810</b>	<b>2,014,134</b>	<b>39</b>
<b>Income available for distribution per unit (₹)</b>	<b>2.71</b>	<b>2.15</b>	<b>26</b>
<b>Income to be distributed (DPU) (₹)</b>	<b>2.44</b>	<b>1.94</b>	<b>26</b>
<b>Income available for distribution per unit (S¢)</b>	<b>5.15</b>	<b>4.15</b>	<b>24</b>
<b>Income to be distributed (DPU) (S¢)</b>	<b>4.64</b>	<b>3.75</b>	<b>24</b>

**Balance Sheets (INR)**

	Group		Trust	
	30 June 2020 ₹'000	31 December 2019 ₹'000	30 June 2020 ₹'000	31 December 2019 ₹'000
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	6,839,882	4,195,981	82,959	103,707
Inventories	21,668	25,483	-	-
Other assets	182,643	74,441	727	731
Investment securities	-	1,038,170	-	-
Loans to subsidiaries	-	-	39,277,823	38,081,147
Trade and other receivables	2,581,361	1,800,981	165,531	165,597
Derivative financial instruments	260,881	382,685	260,881	382,685
Current income tax recoverable	710,784	239,217	-	-
<b>Total current assets</b>	<b>10,597,219</b>	<b>7,756,958</b>	<b>39,787,921</b>	<b>38,733,867</b>
<b>Non-current assets</b>				
Other assets	276,969	275,972	-	-
Trade and other receivables	553,395	562,739	-	-
Long term receivables	17,794,545	16,773,510	-	-
Equipment	38,777	26,822	-	-
Investment properties under construction	9,870,993	9,214,310	-	-
Investment properties	99,569,833	99,376,430	-	-
Right-of-use assets	144,632	124,645	-	-
Goodwill	765,408	765,408	-	-
Investment in subsidiaries	-	-	33,397,689	33,397,689
Derivative financial instruments	989,377	988,860	989,377	988,860
<b>Total non-current assets</b>	<b>130,003,929</b>	<b>128,108,696</b>	<b>34,387,066</b>	<b>34,386,549</b>
<b>Total assets</b>	<b>140,601,148</b>	<b>135,865,654</b>	<b>74,174,987</b>	<b>73,120,416</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	5,401,535	5,405,281	2,985,206	2,704,124
Income tax payables	67,082	67,419	-	-
Borrowings	9,950,852	9,487,524	9,950,852	9,487,524
Lease liabilities	5,148	2,293	-	-
Derivative financial instruments	3,980	1,107	3,980	1,107
<b>Total current liabilities</b>	<b>15,428,597</b>	<b>14,963,624</b>	<b>12,940,038</b>	<b>12,192,755</b>
<b>Non-current liabilities</b>				
Trade and other payables	2,473,926	2,705,975	13,255	26,357
Borrowings	31,958,027	29,594,770	31,958,027	29,594,770
Derivative financial instruments	236,593	182,601	236,593	182,601
Lease liabilities	156,632	135,121	-	-
Deferred income tax liabilities	18,183,944	18,020,914	-	-
<b>Total non-current liabilities</b>	<b>53,009,122</b>	<b>50,639,381</b>	<b>32,207,875</b>	<b>29,803,728</b>
<b>Total liabilities</b>	<b>68,437,719</b>	<b>65,603,005</b>	<b>45,147,913</b>	<b>41,996,483</b>
<b>NET ASSETS</b>	<b>72,163,429</b>	<b>70,262,649</b>	<b>29,027,074</b>	<b>31,123,933</b>
<b>UNITHOLDERS' FUNDS</b>				
Units in issue	34,723,742	34,480,249	34,723,742	34,480,249
Hedging reserve	(1,350,102)	(404,068)	(1,350,102)	(404,068)
Other reserves	2,617,421	2,597,965	-	-
Retained earnings	31,465,570	28,944,999	(4,346,566)	(2,952,248)
Net assets attributable to unitholders	67,456,631	65,619,145	29,027,074	31,123,933
Non-controlling interests	4,706,798	4,643,504	-	-
	<b>72,163,429</b>	<b>70,262,649</b>	<b>29,027,074</b>	<b>31,123,933</b>



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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

28 July 2020

## 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 30 June 2020, 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 and consolidated statement of cash flows of the Group for the six-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 (International) 1-34 Interim Financial Reporting ("SFRS(I) 1-34"). 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.



*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 SFRS(I) 1-34.

Yours faithfully

*Ernst & Young LLP*

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