



Ascendas India Trust
**Acquisition of Building
Q1 in Aurum Q Parc at
Navi Mumbai**

23 November 2021

Disclaimer

This presentation on the acquisition of a 0.62 million square feet IT SEZ building in Aurum Q Parc at Navi Mumbai should be read in conjunction with a-iTrust's announcement, a copy of which is available on www.sgx.com or www.a-iTrust.com.

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

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

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

Overview

Key Statistics

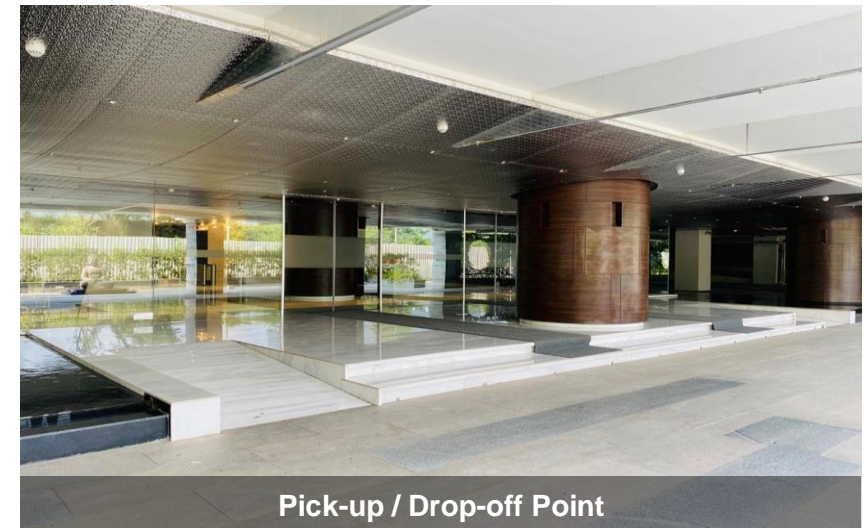
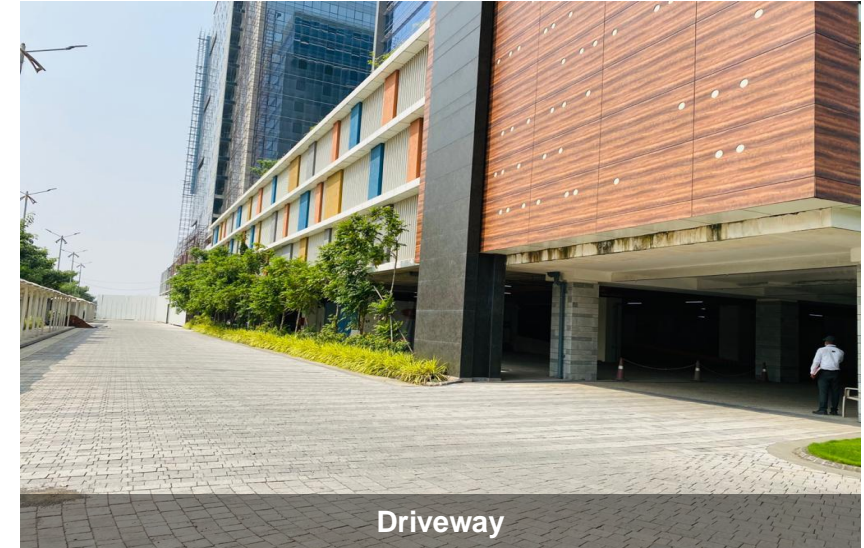
Project Acquisition	Building Q1
Location	Aurum Q Parc ¹ , Ghansoli, Navi Mumbai
Vendor	Aurum Group (“ Vendor ”)
Land title	Maharashtra Industrial Development Corporation (“ MIDC ”) Leasehold Land
Project type	Information Technology Special Economic Zone
Leasable Area (“NLA”)	~ 0.62 million sqft
Acquisition Price ²	INR 3.53 billion / SGD 64.1 million ³
Leasing Status	~ 54% leased to leading IT and financial services companies such as Hexaware Technologies and FirstRand
Other Updates	For Building Q2 (NLA: ~ 0.8 million sqft), the occupancy certificate has been obtained and leasing commitments have been received for approximately 97,000 sqft

1. Aurum Q Parc was formerly referred to as AURUM IT SEZ.

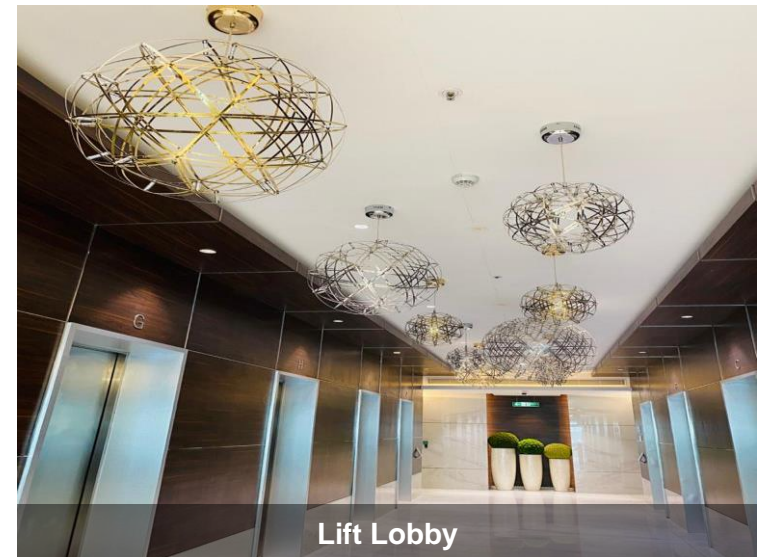
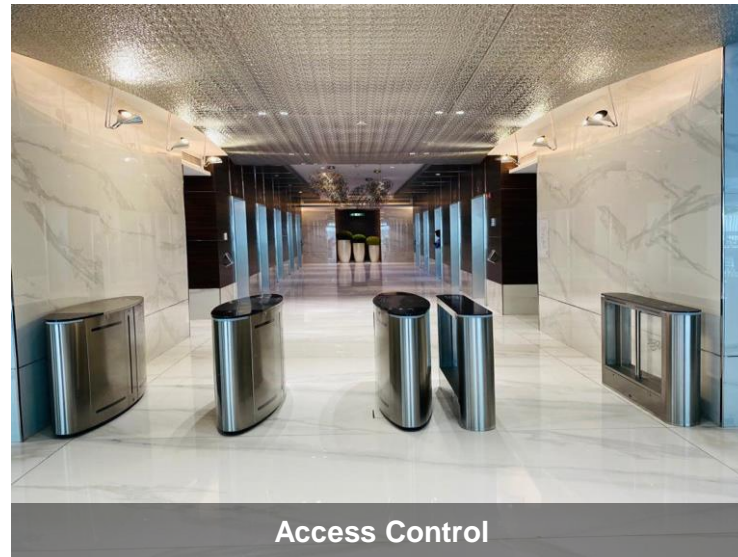
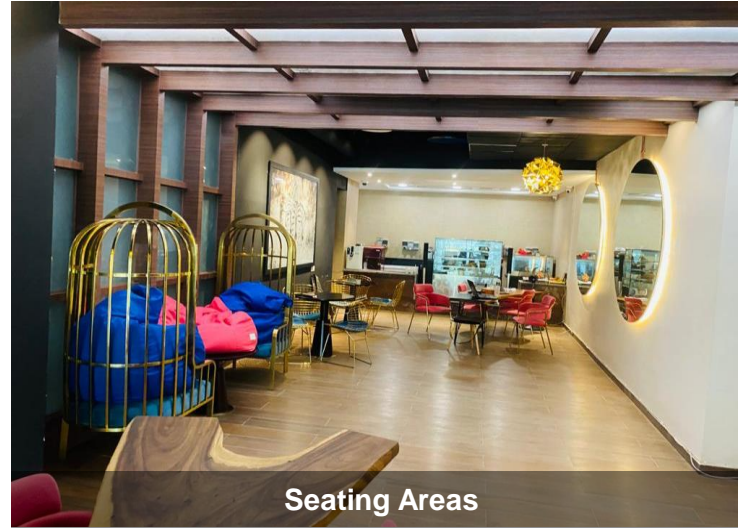
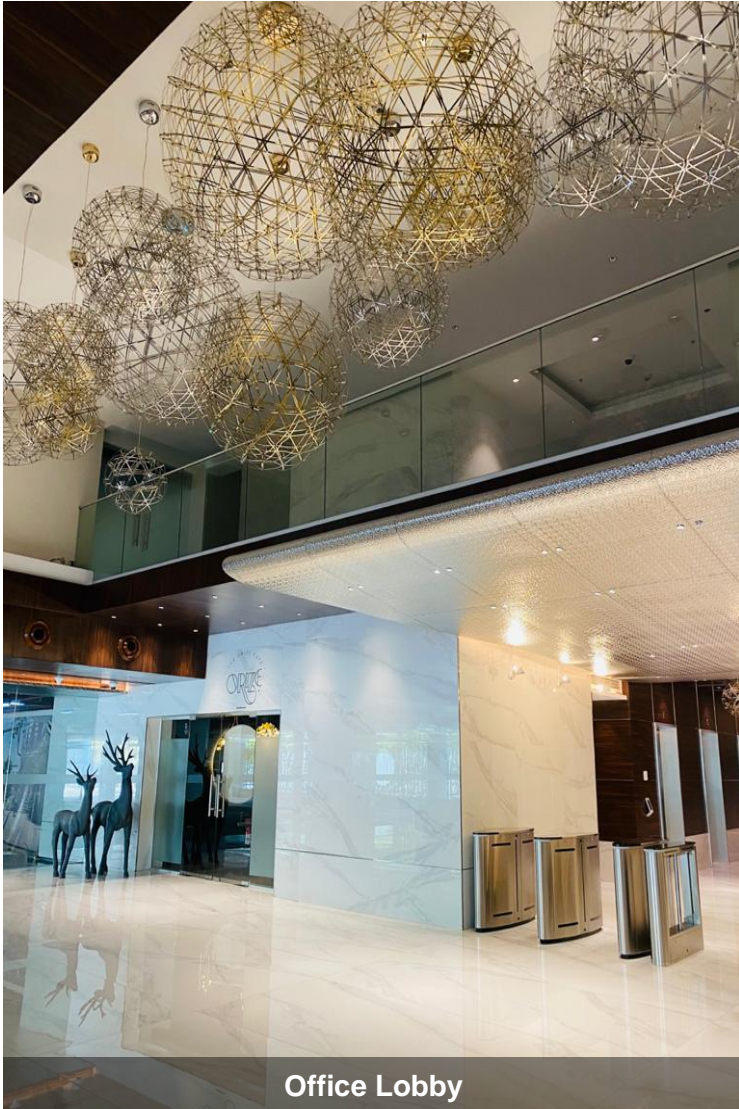
2. Excludes transaction expenses; gross consideration is subject to working capital adjustments on completion of the transaction. Excludes deferred consideration to be paid for leasing completed within 12 months of acquisition.

3. Based on an exchange rate of SGD 1 : INR 55.0.

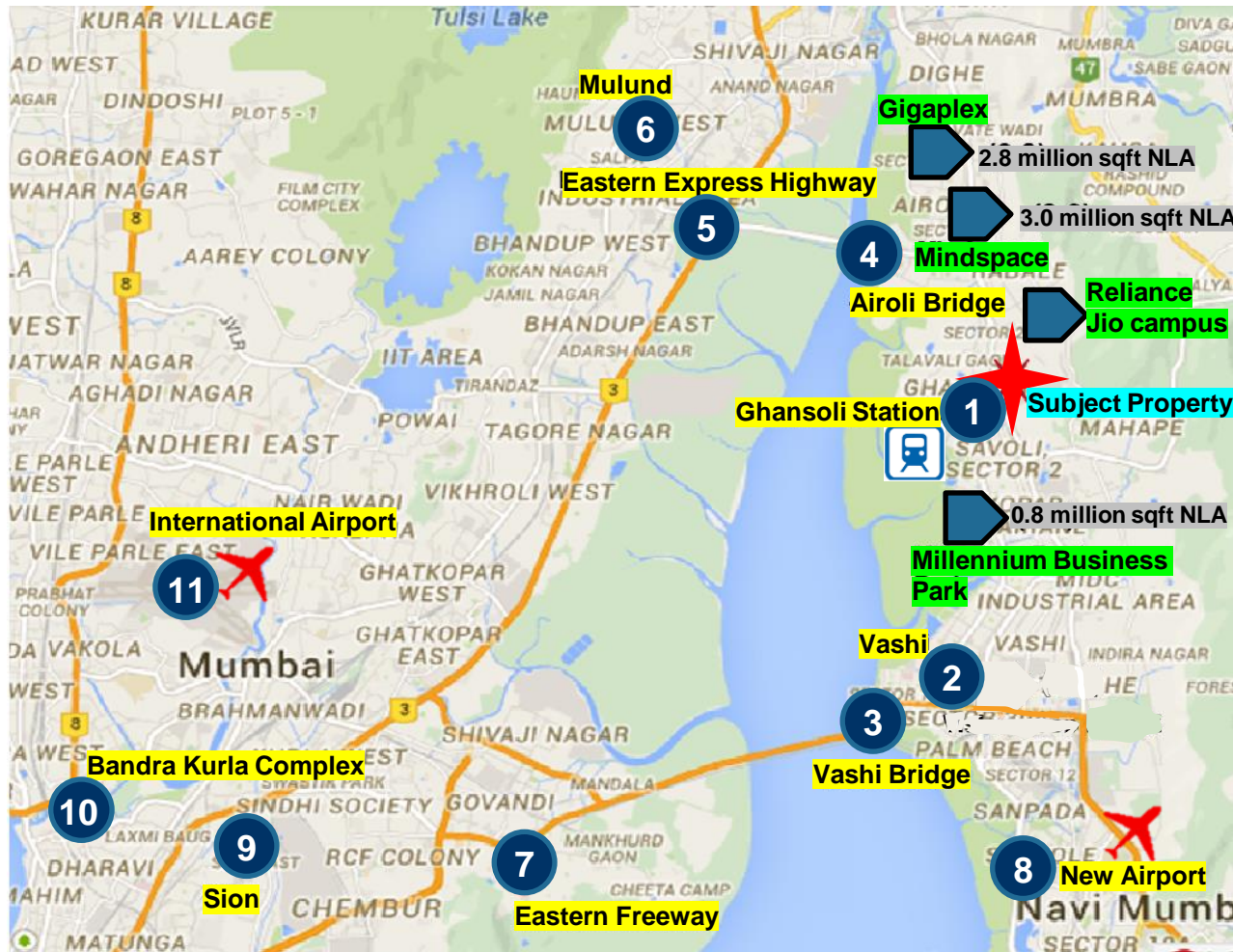
Building Q1 – Property Photographs



Building Q1 – Property Photographs




Location



Map is illustrative, Not to Scale

Key Landmarks

-  Subject Property
-  Ghansoli Railway Station
-  Airport
-  IT Parks and Corporate campuses

Description

- Property is located in Ghansoli on the Thane-Belapur Road, one of the key IT corridors in Mumbai.
- Located near Ghansoli railway station (less than 0.5 km) and enjoys excellent road connectivity.
- Close proximity to large corporate campuses (Reliance Jio) and IT Parks (Mindspace and Gigaplex).
- The proposed new airport in Navi Mumbai is less than 25 km from the Property.

Investor Contact

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Thank you