



(Registration Number: 2007004)
(a business trust registered under the Business Trusts Act, Chapter 31A of Singapore)

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Ascendas Property Fund Trustee Pte. Ltd. (the “**Trustee-Manager**”), in its capacity as Trustee-Manager for Ascendas India Trust (“**a-iTrust**”), wishes to announce that it had obtained independent valuations, as of 31 December 2020, for all eight properties in the a-iTrust portfolio. All of the valuations were certified by Savills Property Services (India) Pvt. Ltd. Any discrepancy between individual amounts and total shown is due to rounding.

The valuations as of 31 December 2020 are listed below:

Name of Property	Valuation (INR million)
International Tech Park Bangalore	40,892
International Tech Park Chennai	21,127
CyberVale	4,052
aVance Hyderabad	10,650
CyberPearl	3,279
International Tech Park Hyderabad	18,544
aVance Pune	9,490
Arshiya Panvel	6,150
Total portfolio	114,183

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

By Order of the Board

Mary J. de Souza
Company Secretary

28 January 2021

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(Trustee-Manager of a-iTrust)
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Important Notice

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

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

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