



# ASCENDAS INDIA TRUST

Proposed Acquisition of aVance 6 at HITEC City, Hyderabad  
16 February 2021

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**All measurements of floor area are defined herein as "Net Leasable Area" or "NLA", 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

<b>Project Acquisition</b>	aVance 6
<b>Location</b>	aVance, HITEC City, Hyderabad (" <b>aVance, Hyderabad</b> ")
<b>Vendor</b>	Phoenix Group ("Vendor")
<b>Land title</b>	Freehold Land
<b>Project type</b>	IT SEZ
<b>Leasable Area</b>	~0.64 million sq ft
<b>Acquisition Price<sup>1</sup></b>	INR 5.06 billion / SGD 92.03 million <sup>2</sup>
<b>Leasing Status</b>	~98.3% leased to Amazon
<b>Other Updates</b>	<p><b>aVance 5:</b> Construction in progress and expected to be completed by 1H 2021 Letter of Intent executed with a large US MNC for leasing aVance 5</p> <p><b>aVance, Hyderabad:</b> Enhancement work underway to improve the park vibrancy</p>

1. For other funding details please refer a-iTrust's announcement, a copy of which is available on [www.sgx.com](http://www.sgx.com) or [www.a-iTrust.com](http://www.a-iTrust.com)  
 2. Based on an exchange rate of SGD 1: INR 55.0

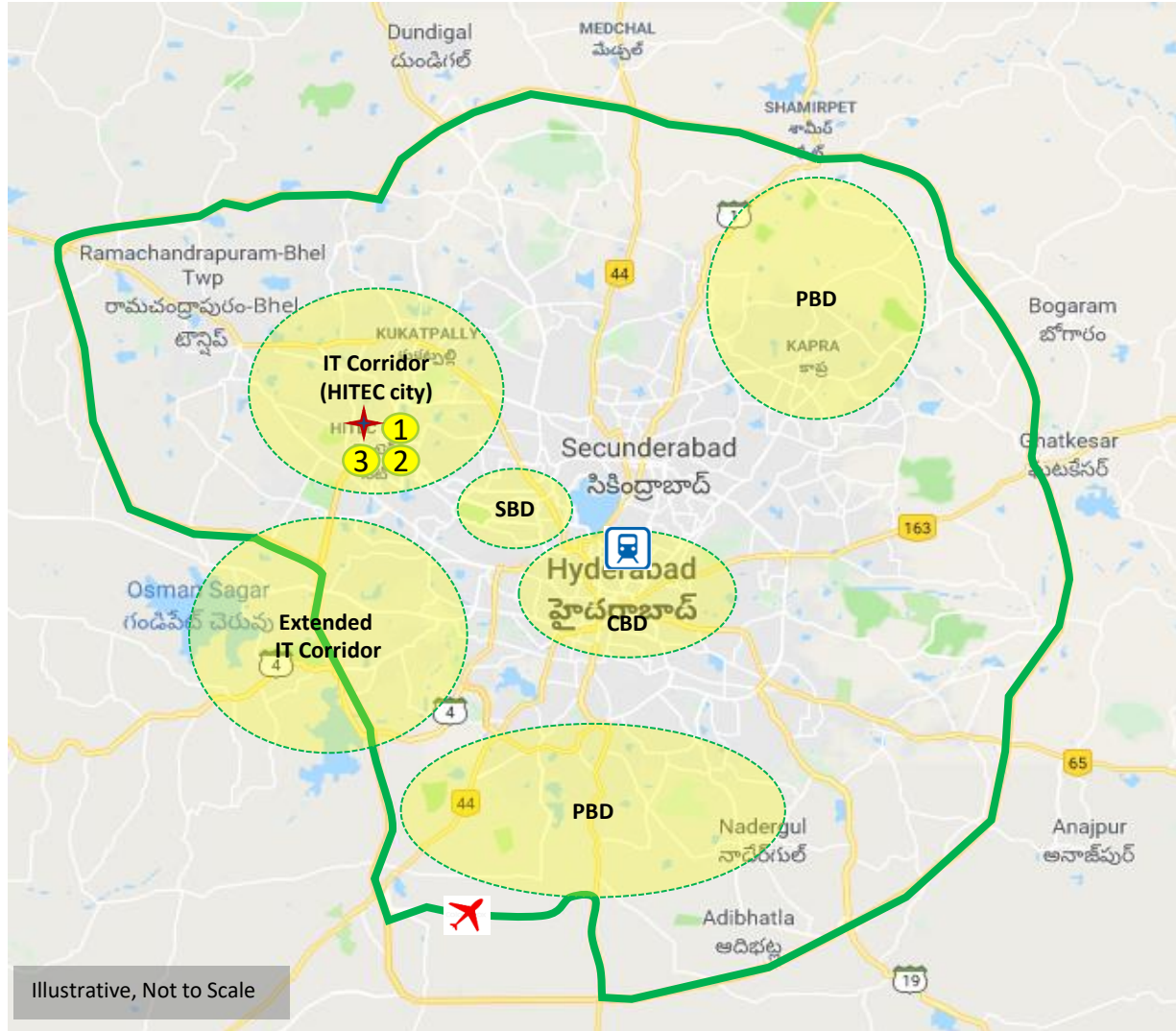
# Project Layout



Landowners  
Buildings

a-iTrust  
Buildings

# Location



Glossary	
<b>CBD</b>	Central Business District
<b>SBD</b>	Secondary Business District
<b>ORR</b>	Outer Ring Road
<b>PBD</b>	Peripheral Business District

- ★ aVance, Hyderabad
- 1 aVance Business Hub 2
- 2 ITPH
- 3 CyberPearl
- ORR
- ✈ Airport
- 🚂 City Railway Station

# Investor contact



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Thank you

