

**Ascendas-Singbridge
Welcomes TAITRA & Business
Delegates from Taiwan**



Expanded footprints



Total Assets Under Management (AUM):
Exceeding S\$ 20 billion



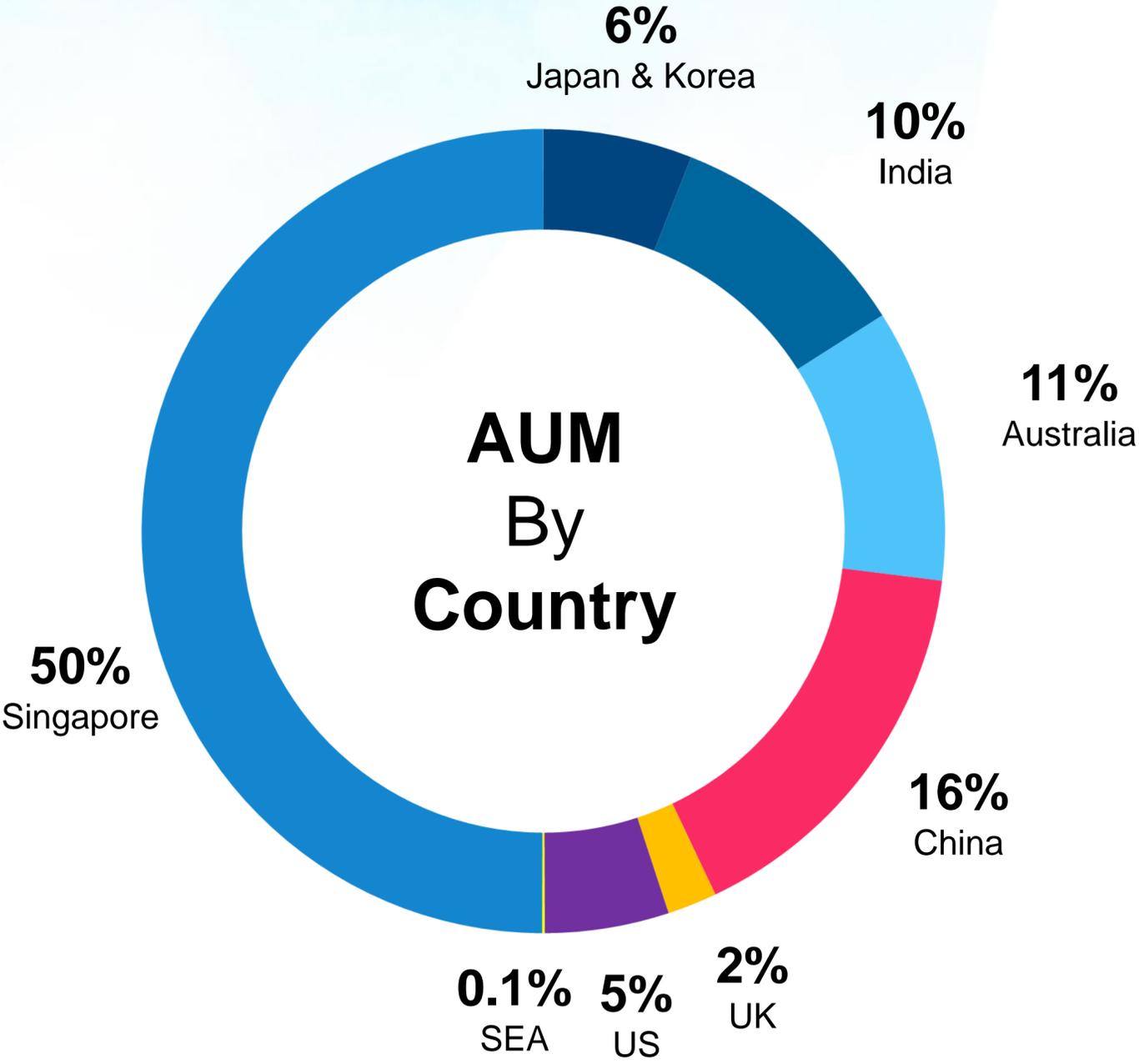
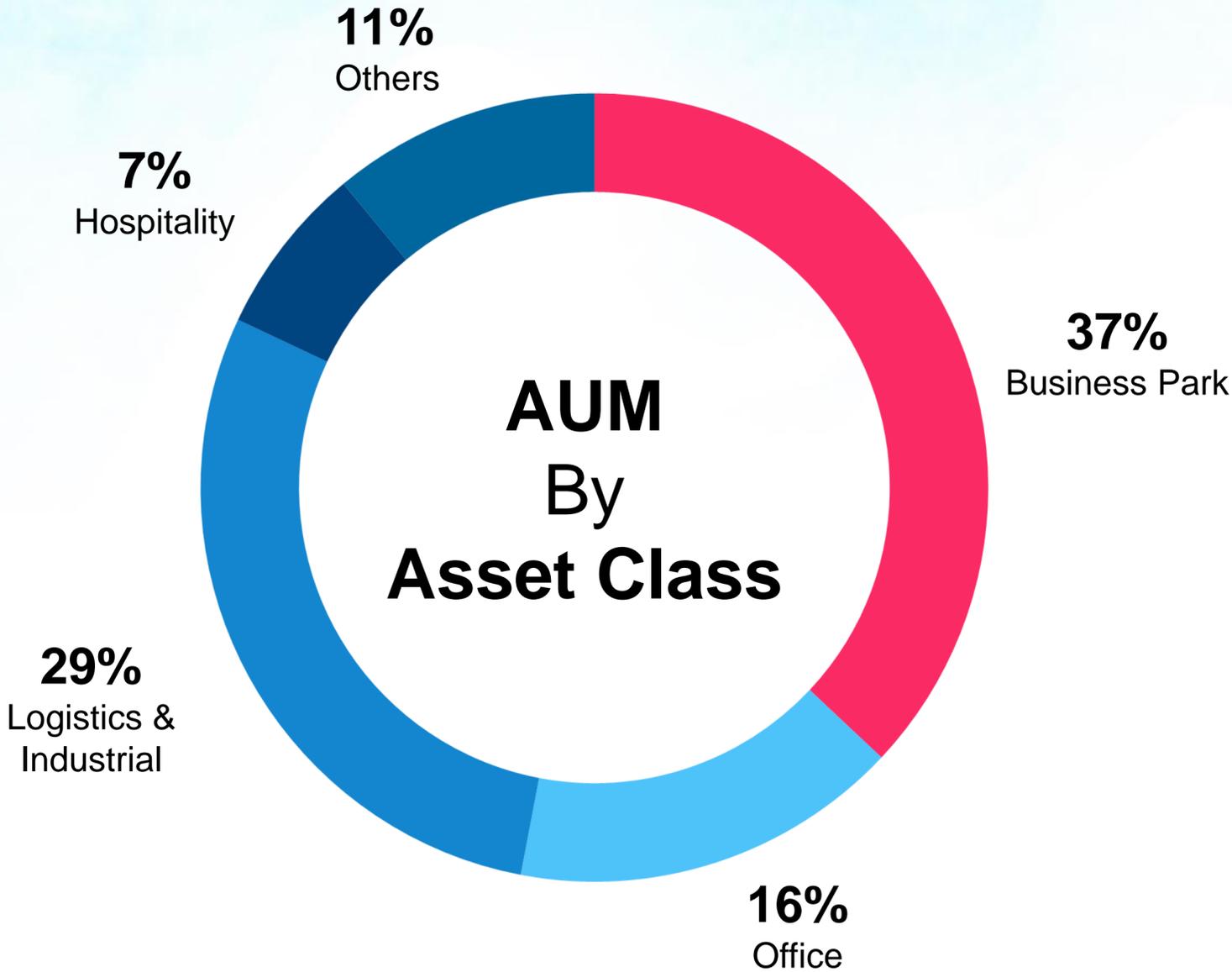
Presence in **11 countries**



More than **3,000 customers**



Ascendas-Singbridge At A Glance



Present Across Real Estate Value Chain

PLAN Economic Positioning
Master Planning
Design Planning

Development & Project Management
Industry Development

DEVELOP

MANAGE Investment Promotion
Real Estate Management
Asset Enhancement

Funds Management
Asset Management

FINANCE

Fund Management Expertise

3
Listed Funds



S\$10.5 billion Total AUM
S\$7.7 billion Market Cap
3 Countries

- Listed on SGX in Nov **2002**
- Singapore's first business space trust
- Entered Australia in **2015**, UK in **2018**



S\$1.9 billion Total AUM
S\$1.1 billion Market Cap

- Listed on SGX in Aug **2007**
- First listed Indian property trust in Asia



S\$1.6 billion Total AUM
S\$920.8 billion Market Cap
4 Countries

- Listed on SGX in Jul **2012**
- First Pan Asian hotel industry trust

7
Private Funds

Ascendas China Business Parks Fund 4
 Business Park & Industrial assets in China's key cities

Ascendas ASEAN Business Space Fund
 Mixed development & business space assets in ASEAN countries

Ascendas Korea Office Private Real Estate Investment Trust 3
 Office building in South Korea

Ascendas India Logistics Programme
 Logistics & industrial real estate in key locations in India

Ascendas India Growth Programme
 IT & Business park assets in India's key cities.

Ascendas Korea Office Private Real Estate Investment Trust 1
 Office building in South Korea

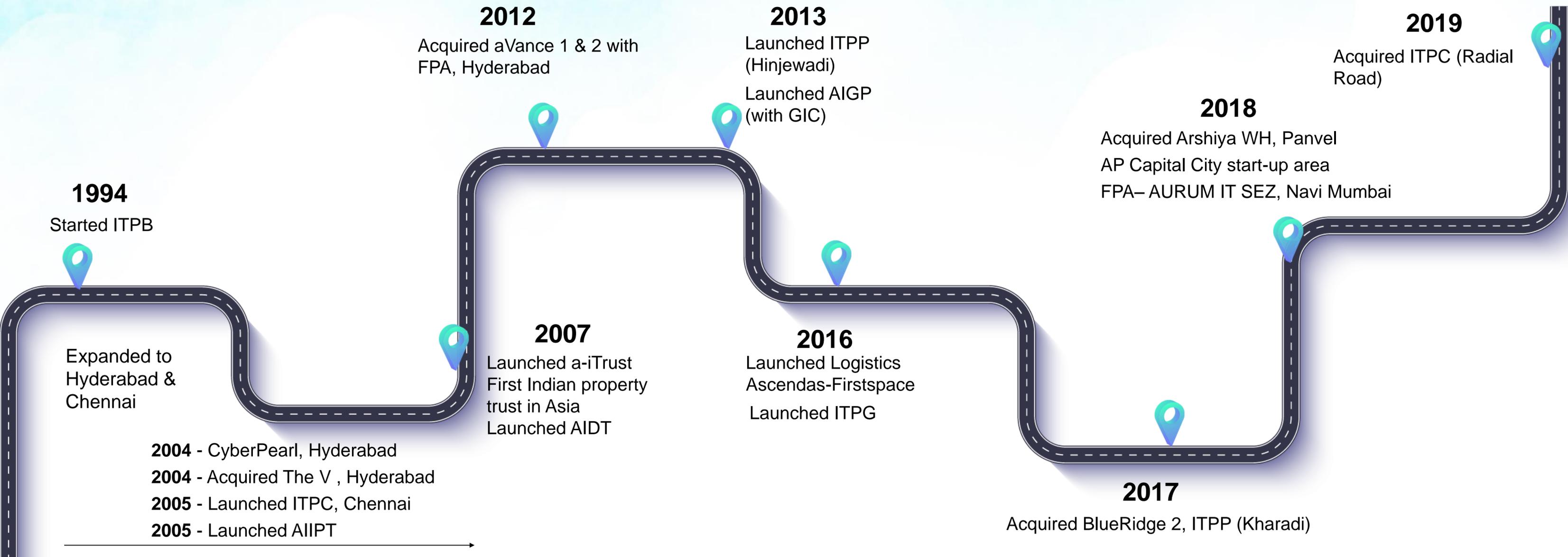
Ascendas Korea Office Private Real Estate Investment Trust 2
 Office building in South Korea

Our Customers



INDIA

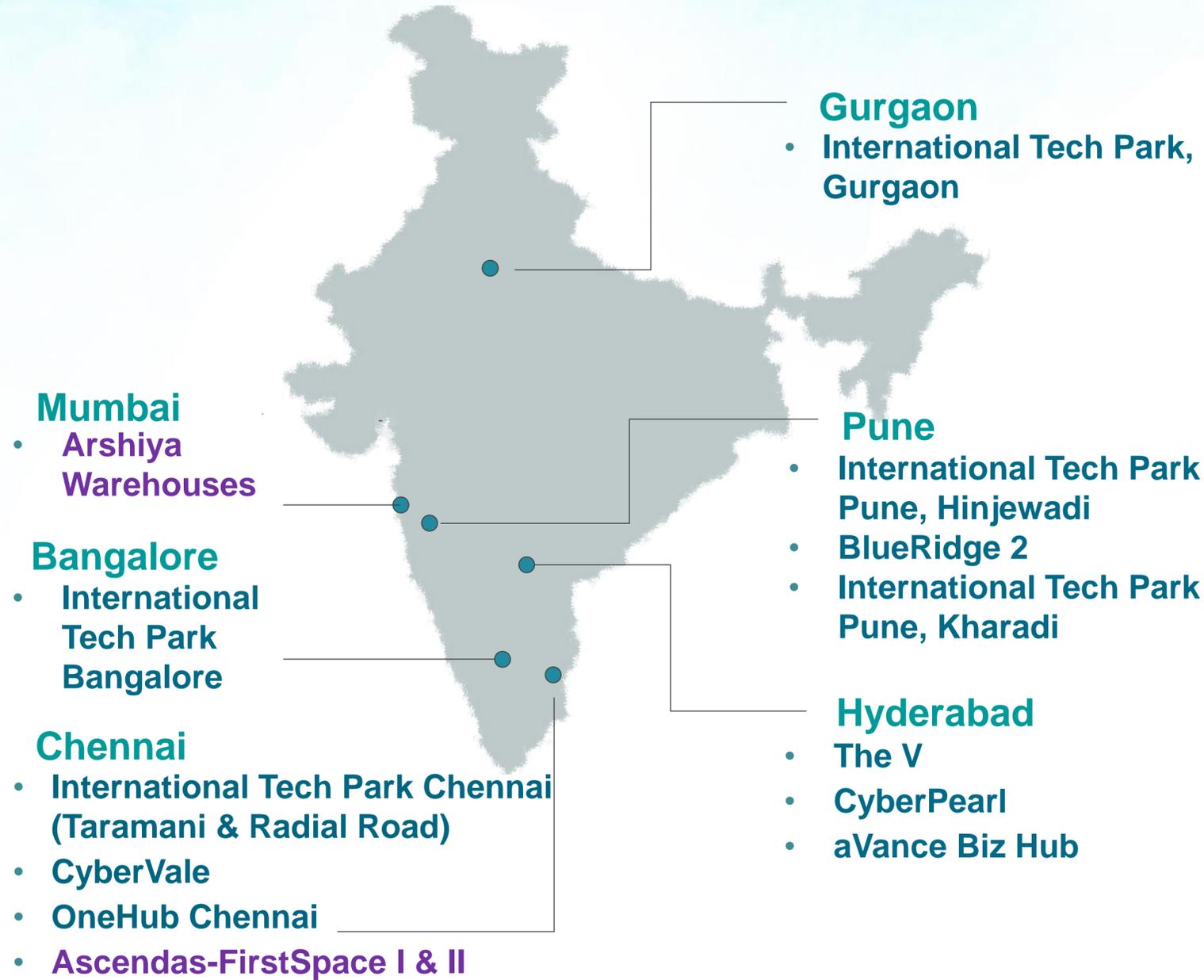
Ascendas-Singbridge India Journey



Note: ITPB – International Tech Park Bangalore; ITPC – International Tech Park Chennai; AIIPT – Ascendas India IT Park Trust; AIDT – Ascendas India Development Trust; ITPN – International Tech Park Nagpur; FPA – Forward Purchase Agreement; ITPP – International Tech Park Pune; AIGP – Ascendas India Growth Programme; ITPG – International Tech Park Gurgaon; AOG – Ascendas OneHub Gurgaon; OHB – OneHub Bangalore; AOC – Ascendas OneHub Coimbatore; WH – Warehouses,; AP – Andhra Pradesh.



Ascendas-Singbridge India Portfolio



17 million sq ft of completed space
Office: 18.3 million sq ft development potential
Logistics: 4.1 million sq ft development potential



Technology Parks Logistics Sustainable Urban Development Coworking Data Centers

A nighttime aerial view of Bangalore, India, showing a dense urban landscape with numerous illuminated buildings and streets. The word "BANGALORE" is prominently displayed in large, white, sans-serif capital letters across the center of the image. The city lights create a warm, golden glow against the dark sky, with a prominent tall building on the right side and a large, modern building complex in the foreground.

BANGALORE

Bangalore Overview

Asia's fastest growing cosmopolitan city

One of the world's top global centres
500 GICs

Ease of doing business ranking*
8th

1.2 m employees working in IT sector



125 m sq ft Grade A office space

India's 3rd largest Air Traffic Hub

30% of India's start-ups are from Bangalore

BANGALORE FACTSHEET

State	Karnataka
Area	709 sq Km
Population	8.7 million
Density	12,312 per sq km
Time Zone	GMT + 5:30
Climate	Tropical Savannah Climate
Temperature	Max 36 'C/ Min 14 'C

*(State wise ranking)

International Tech Park Bangalore (ITPB), Whitefield



Area : **69 acres**
Provides SEZ
and Non- SEZ
office options

5 million sq.ft
of mixed use space
8.2 million sq ft
when fully
developed

450,000 sq ft
retail mall

200 rooms 5 star
business hotel
'Vivanta' by Taj

Park Population:
51,000 people **

Key occupiers:



Amenities at ITPB

- 
Transportation
- 
Restaurants & Cafes
- 
Shopping Mall
- 
Hospitality

- 
Medical Center
- 
Residential
- 
Child Care Center
- 
Co-working
- 
Bicycle

- 
Multi-level Car Park
- 
Sports Ground
- 
Year Round Events
- 
Health Club

Park Square Mall, ITPB



SPI Cinemas - 4 screen multiplex



Coming soon

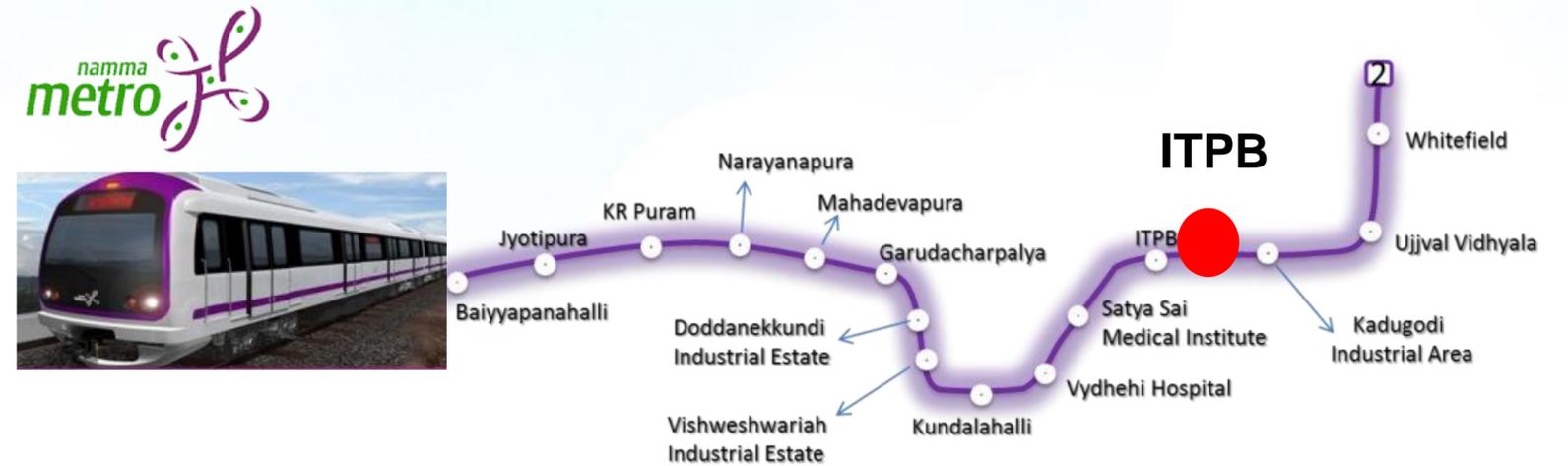


ITPB Dedicated Transport Services

- 01 Dedicated transport facility for ITPB employees only
- 02 Exclusive tie up with BMTC- Over **100** buses commuting to 66 routes connecting ITPB to the city

North	Yelahanka	West	Peenya
South	Atthibele, Electronic city	South West	Kengeri

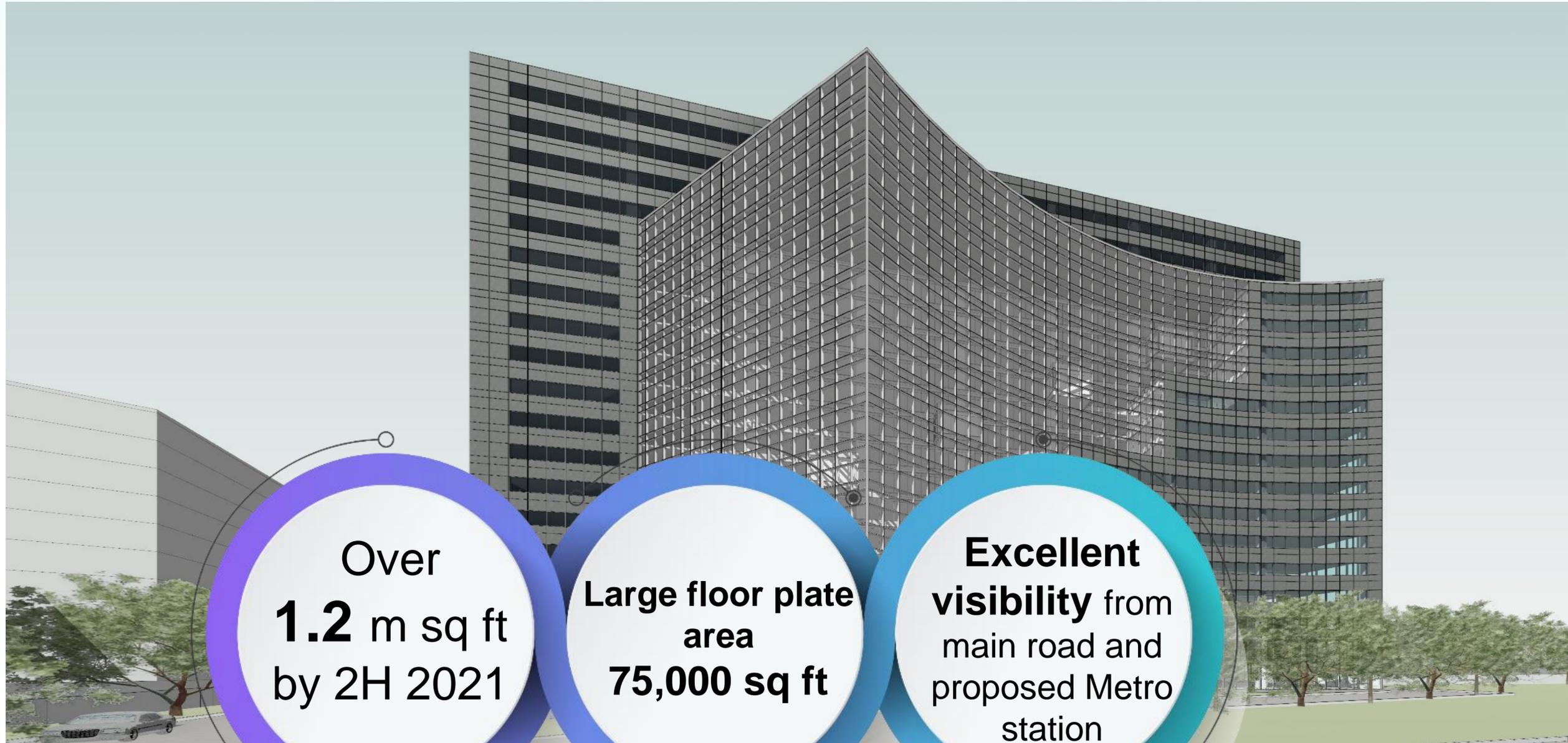
- 04 Flexible options for employees to choose routes & busses of their choice everyday.
- 05 Convenient bus timings Arrivals at ITPB between **0730** hrs to **11** hrs
Departure at different shifts from **1715** hrs to **2015** hrs
- 06 BMTC pass can be used for employees' public transport on weekends or weekdays. Special consideration for Volvo buses.



Metro- Whitefield to rest of Bangalore



ITPB - Tower 6 (SEZ Development)





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SINGBRIDGE **ADVANTAGE**

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SINGBRIDGE

What Our Customers Experience



Integrated Capabilities

Tier-1 and Tier-2 activities offering a comprehensive, end-to-end value chain in urban development

More than a Developer

Aligned interests with host cities;
Partner to many host governments



More than a Landlord

Focused on customer needs;
Unique/Customised Solutions;
Large customer base

Strong Corporate Governance/Values

Singapore Government-linked;
Listed entities



ASB's Unique Value Proposition



Global Reach + Local Expertise

International clients & Global reach
Local team



Pan - India Presence

Largest MNC developer in India
Business scalability



Global Reach + Local Expertise

Singapore best practises
Transparency
Reliability



Strong Project Management

International development capabilities
Parks with amenities



Operational Excellence

High quality property management
24x7 support



Community Vibrancy

Heart ware of IT Park
Round the year events & activities



Tech & Innovation

Park App
Sustainable features
Digital & Smart services

Awards And Recognitions

Fund Management



Institutional Investor

2011 All-Asia Executive Team:
Best CEO for Property Sector

Best Singapore Deal
a-iTrust



IR Magazine awards
Certificate of Excellence in investor relations

Green Initiatives







Corporate Governance & Transparency





Best Overall for Corporate Government in Singapore
Ranked 3rd

Design Excellence

FIABCI Prix d'Excellence




Corporate Social Responsibility



NAC Patron of the Arts Award 2

Business Excellence



APREA Best Practice Awards



ARCA 2014 Apex Leadership Award

Community Vibrancy: A Key Differentiator



60 events across parks attended by over 100,000 people

Livewire Talent Fest | Sports Meet | 5K Run | Food Festivals | Flea Markets | Cultural Performance | Live-in Concerts
Inter-park Competition | Demo Events | Quizzes

OneHub Chennai, Greater Chennai

OneHub
Chennai
An Ascendas - Ireo Community



Over
1250
Acres

Work-
Live-
Learn-
Play

Plug and
Play
Infrastructure

Strategic
Location -
Greater
Chennai

Collaboration
with
Japanese
Consortium

JGC **MIZUHO**

Master Plan
by
SJ
AECOM
RSP

Infra
Development
by L&W



The next generation integrated township is aimed at creating sustainable industrial and urban ecosystem for balanced growth of industry, business and a vibrant social lifestyle.

Key occupier:

HITACHI
Inspire the Next



YAMAHA



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SINGBRIDGE

OneHub Chennai - High-Quality Plug-n-Play Infrastructure

Power

- Two Power Substations
- 188 MVA of total power
- 110 & 230 KV Operational



Accessibility

- Wide roads with pedestrian walkways



Security and fire safety

- Integrated security system for all common areas
- Centralized fire station (planned)
- Fire hydrants throughout the park



Dormitory facility

- With over 100 Rooms



Water

- Overhead & Underground water tanks
- Underground water supply line
- 7.6 MLD storage capacity



Drainage

- Storm water drain
- Common Sewage treatment plan

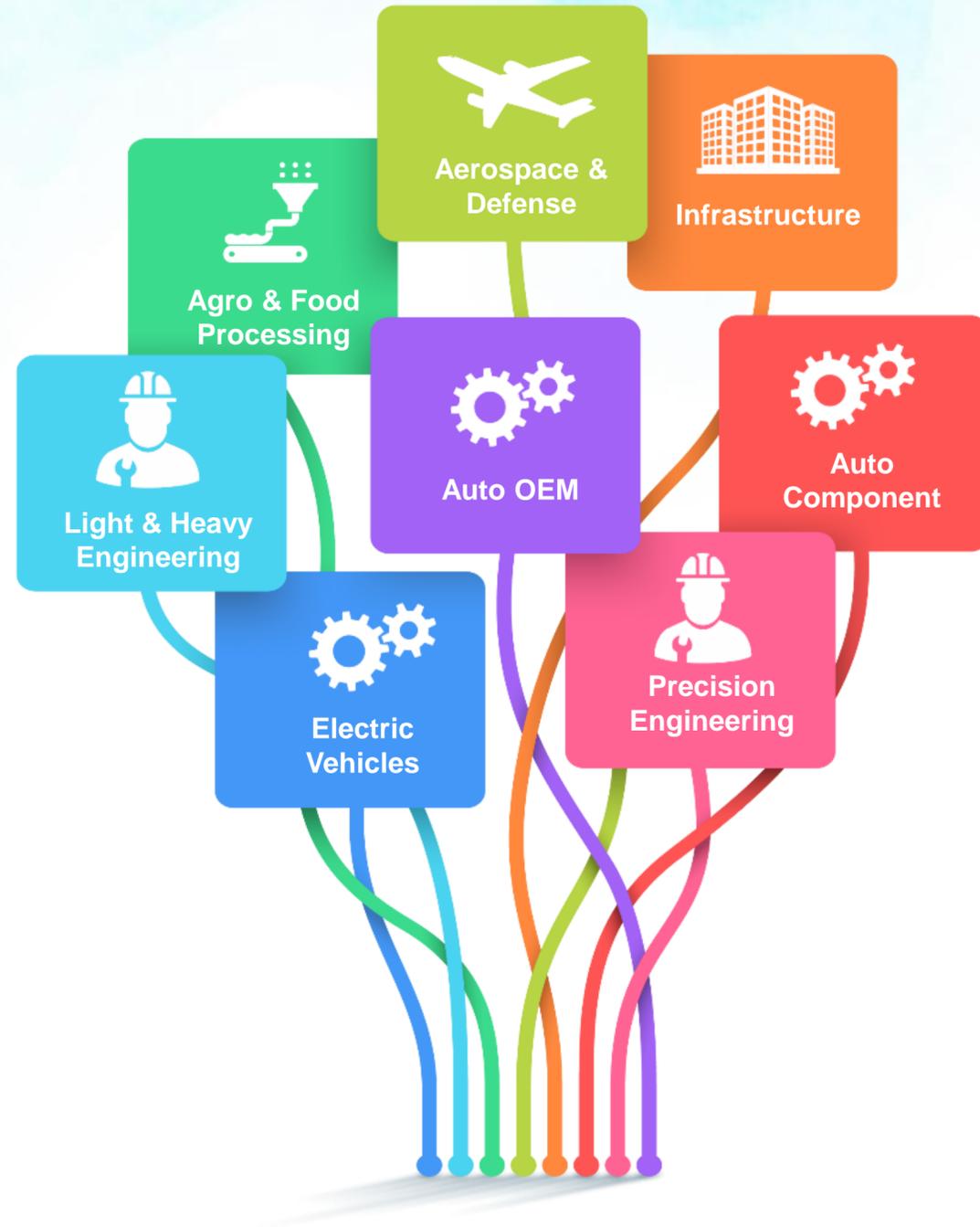


Telecommunications

- Infrastructure for telecommunication
- Broadband connectivity



OneHub Chennai - Industrial Solutions



Developed Land

Built-to-suit Facilities

Ready-Built Factories

WIDE RANGE OF INDUSTRIAL ESTATE PRODUCTS

Developed Land, Ready-built factories & Built-to-suit facilities

Products suited to investors' manufacturing needs

Superior infrastructure for complete peace of mind

Modern high-tech industrial park with plug-and-play infrastructure for all sizes of companies

OneHub Chennai – At Glance



Park Infrastructure

Client facilities

Thank You