



# Build-to-Suit Business Park Development for Grab

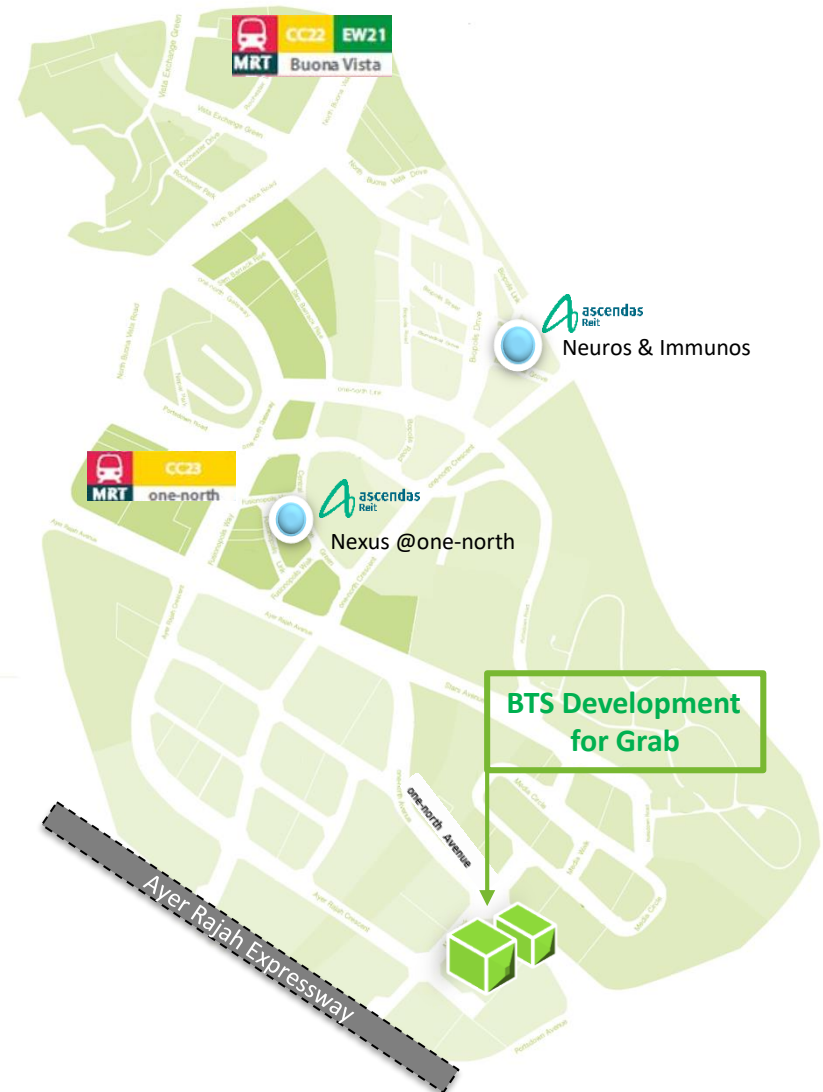
30 January 2019



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# Build-to-Suit Development for Grab (BTS Development)

- **Well-located:** Within one-north, a vibrant business park and an icon of Singapore's knowledge economy, which houses key growth sectors such as biomedical sciences, info-communications technology and media; 10 minutes' drive to Singapore's CBD
- **A sizeable BTS business park property :** 42,310 sqm GFA spread over two tower blocks (9 storeys and 4 storeys) connected via a sky bridge
- **Green Mark Gold<sup>Plus</sup> Building:** Energy efficient low emissive glass façade to reduce solar heat gain, recycled building materials, lush greenery on ground and mid-level sky terraces etc.
- **100% pre-committed by Grab as headquarters:** Grab is Southeast Asia's leading Online to Offline(O2O) mobile platform
- **Income stability from long lease term:** 11 years with annual rental escalation, and a renewal option for a further 5 years



# Build-to-Suit Development Details

<b>Building Location</b>	one-north Avenue, Singapore
<b>Land Premium</b>	S\$84.0 million
<b>Total Construction Costs</b>	S\$88.8 million
<b>Stamp Duty &amp; Other Transaction Costs</b>	S\$8.4 million
<b>Total Development Costs</b>	S\$181.2 million
<b>Land Area</b>	11,435 sqm
<b>Land Tenure</b>	30 years
<b>Gross Floor Area (GFA)</b>	42,310 sqm
<b>Occupancy Rate (upon completion)</b>	100% pre-committed by GrabTaxi Holdings Pte Ltd (Grab)
<b>Estimated Completion Date</b>	4Q 2020



*Artist's impressions*

## Financial Impact

### **DPU Impact <sup>(1)</sup>**

(pro forma annualised impact)

**+0.033**

**Singapore cents**

### **Net Property Income Yield <sup>(2)</sup>**

**6.4%**

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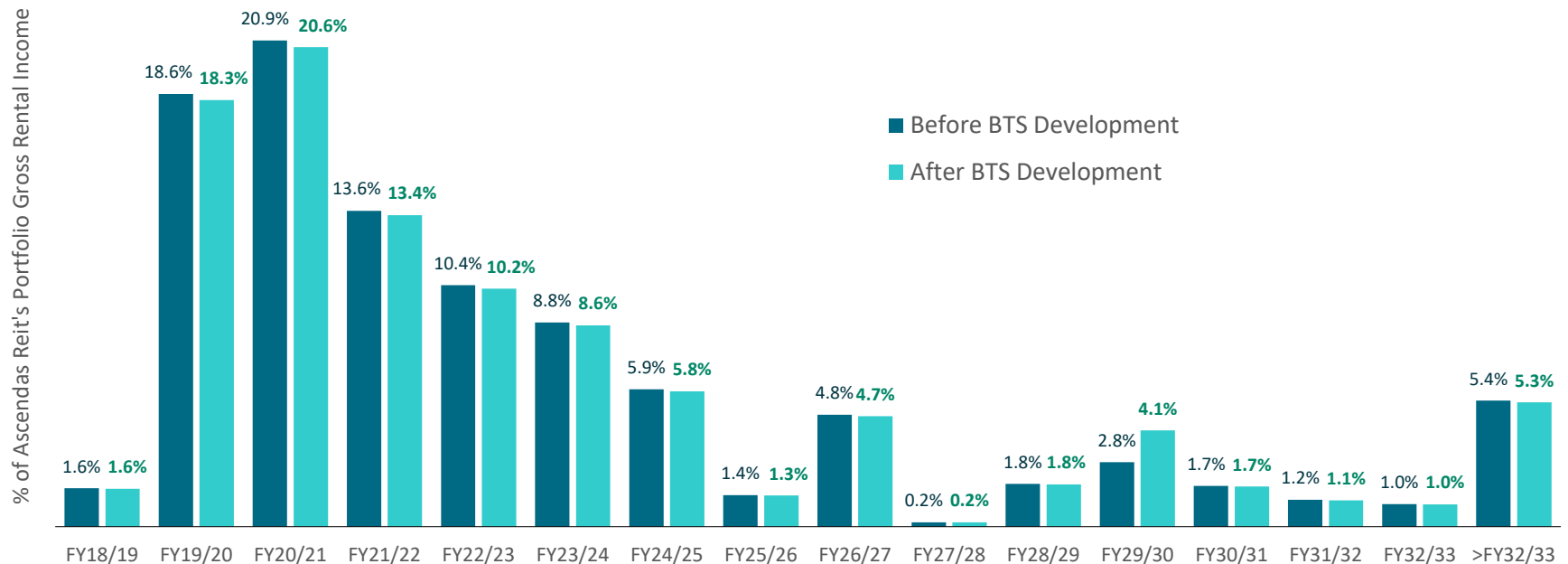
(1) The annualised pro forma DPU (for FY17/18) is calculated based on a) Ascendas Reit had completed the BTS development on 1 April 2017, held the property for the whole of the financial year ended 31 March 2018, b) the BTS development was funded based on a funding structure of 40% debt and 60% equity, and 3) the Manager elects to receive its base fee 80% in cash and 20% in units.

(2) The NPI yield is derived using the net property income expected in the stabilised year of operation of the BTS development.

# Pro Forma Portfolio Impact

## *Lengthens Weighted Average Lease to Expiry*

As at 31 December 2018	Before BTS Development	After BTS Development <sup>(1)</sup>
<b>Weighted Average Lease to Expiry (Singapore)</b>	<b>3.9 years</b>	<b>4.0 years</b>
<b>Weighted Average Lease to Expiry (Portfolio)</b>	<b>4.4 years</b>	<b>4.4 years</b>



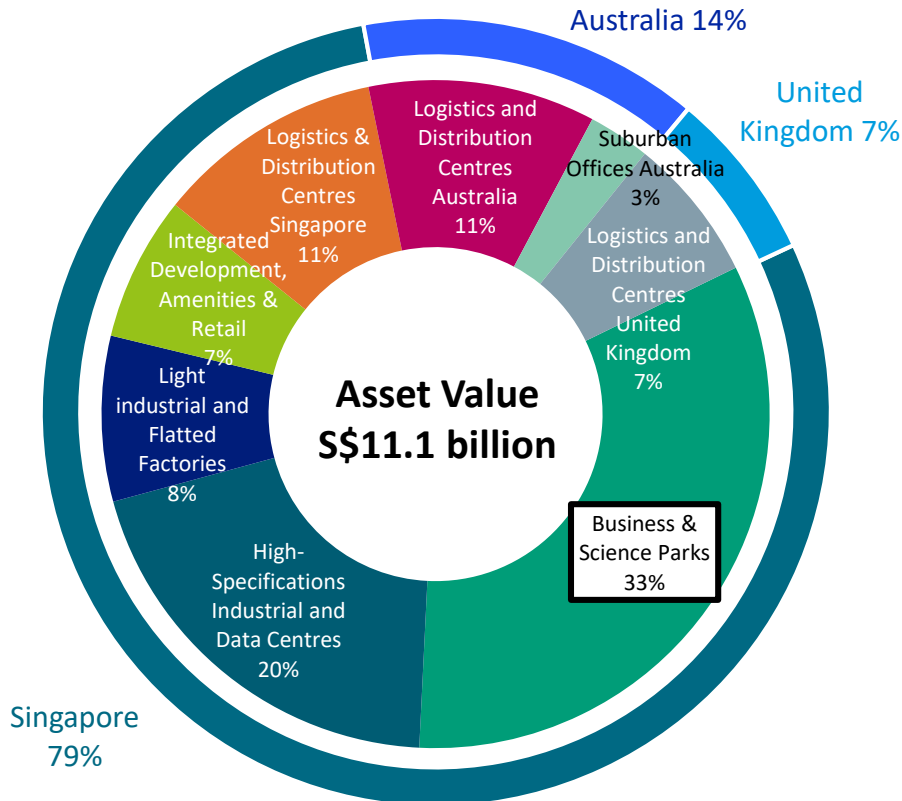
Notes:

(1) Assuming the BTS Development was completed and the lease commenced on 31 December 2018.

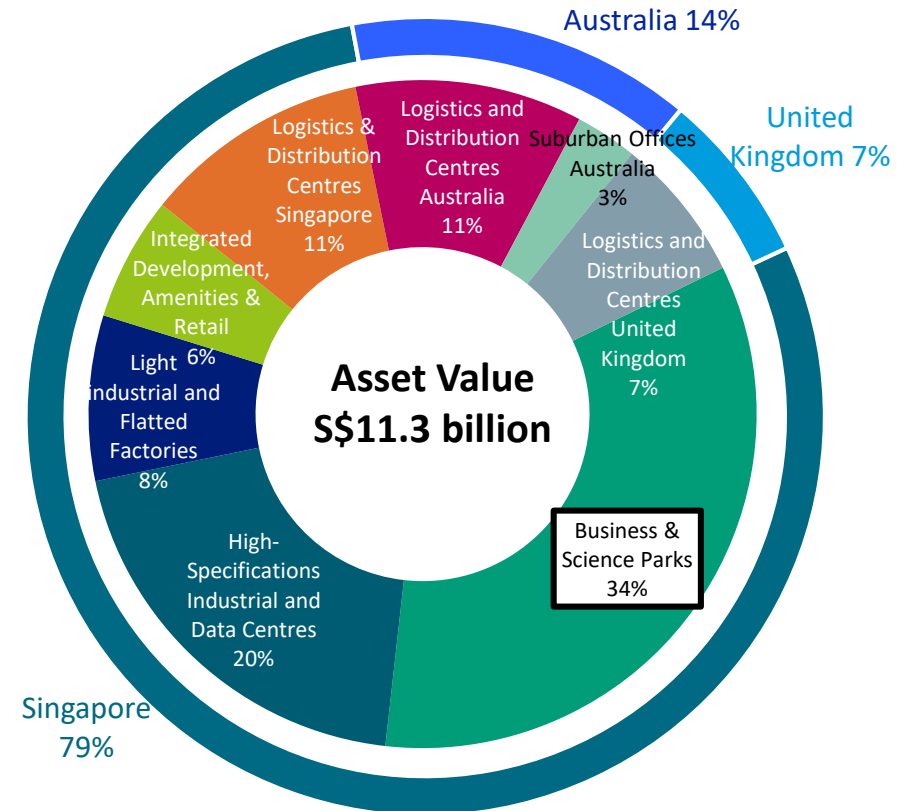
# Portfolio Diversification (by Asset Value)

## Strengthens Business & Science Park portfolio

### Before BTS Development



### After BTS Development (1)



Notes:

(1) Assuming the BTS Development was completed on 31 December 2018.

- DPU accretive investment
- Strengthens Ascendas Reit's market leadership in:
  - (a) the vibrant business park location at one-north
    - BTS Development for Grab will be Ascendas Reit's third property in one-north
    - Assets under management in one-north grows to S\$512 million (+55% from S\$331 million)
    - Total GFA in one-north increases to 104,752 sqm (+68% from 62,442 sqm)
  - (b) the Singapore business & science park segment
    - Assets under management grows to S\$3.8 billion (+5% from S\$3.7 billion)
    - Total GFA of the business & science park segment increases to 855,363 sqm (+5.2% from 813,053 sqm)
- Improves income stability from long lease tenure of 11 years with annual rental escalation



**This material shall be read in conjunction with the press release “Ascendas Reit and Grab Announce S\$181.2 million Build-to-Suit Development for Grab’s New Headquarters” released to the SGX-ST on the same day**

This presentation 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 and occupancy, 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. Investors are cautioned not to place undue reliance on these forward looking statements, which are based on the Manager’s current view of future events.

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