

Regulatory Announcement

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Company	Alpha Tiger Property Trust Limited
TIDM	ATPT
Headline	Update on Noida Development
Released	07:00 18-Apr-08
Number	6109S

18 April 2007

Alpha Tiger Property Trust Limited

BUSINESS PARK DEVELOPMENT IN NOIDA (INDIA) - CONFIRMATION OF FIRST AND SECOND CLOSING AND CONSTRUCTION UPDATE

Further to the announcement by Alpha Tiger Property Trust Limited (the “Company” or “Alpha Tiger”) on 3 December 2007 regarding the successful execution of an agreement with Logix Group to acquire a 74 per cent. equity interest in a business park project (“Logix Technova”) in Noida, in the NCR (near Delhi, India) for an estimated gross purchase price of INR 1,005 million (£13.1 million), the Board of Alpha Tiger are now pleased to confirm that the first and second stages of the transaction have completed and construction on site has commenced and is on schedule.

First & Second Closing

The conditions precedent for first and second closings have been fulfilled and the Company has paid a total consideration of INR 400 million (£5.2 million) predominantly in return for Fully Convertible Debenture (“FCD”) instruments with a coupon rate of 13.56 per cent. compounded annually and also for an initial nominal 5 per cent. equity interest in Vipul IT Infracore Private Limited (“Vipul”), a Special Purpose Vehicle incorporated for the purposes of holding and developing the land. These FCDs (together with accrued interest thereon) shall compulsorily convert into equity in Vipul by December 2009 (or, if earlier, when over 90 per cent. of the leasable area is contracted to prospective tenants), at which time Alpha Tiger shall complete the transaction and beneficially own 74 per cent. in aggregate of Vipul by paying the balance of the gross purchase price of approximately INR 605 million (£7.9million).

Development

The total land area at the site is 20,240 square metres with permissible ground coverage of 30 per cent.. The proposal is to develop approximately 575,000 square feet of leasable business park and other support facilities via the development of two towers of eight levels each connected by a central core. The development includes two levels of underground car parking allowing for over 800 car spaces.

One of the key conditions precedent to the second closing referred to above was the receipt of certain statutory approvals and permits to commence construction on site. These have been received and construction personnel are now on site commencing excavation work and the installation of surface water drainage. Construction is estimated to be completed in phases with the final phase due to complete by December 2009.

Brad Bauman, Fund Manager, commented “Development progress on this world class building confirms Alpha Tiger’s aim to deliver occupational solutions for international tenants and benefit from its first mover advantage in this developing business park location within one of India’s most dynamic locations.”

An exchange rate of £1 = INR 77 is used in this announcement.

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Notes to Editors:

Further information on the transaction

Transaction Structure

Alpha Tiger will ultimately acquire a 74 per cent. equity interest in Vipul, with an estimated gross purchase price to be paid by the Company of INR 1005 million (£13.1 million). Consideration will be satisfied using the existing cash resources of the Company. The key terms of the investment are as follows:

Stage 1 & Stage 2:

- Certain conditions precedent have been satisfied and Alpha Tiger has acquired a 5 per cent. equity interest in Vipul for a nominal sum and has additionally subscribed for FCDs, such FCDs accruing a fixed coupon of 13.56 per cent. compounded annually. Payment of accrued interest in respect of the FCDs is in the form of a bullet payment to be converted into equity at completion of Stage 3. This initial capital subscription will be utilised by Vipul to commence construction.
- Vipul has arranged a third party loan facility to fund the proposed construction of the business park. The land is provided as security against the loan facility. Any shortfall in funding in excess of the loan facility to complete the construction project is the exclusive responsibility of Logix and any such shortfall in funding will be provided as a subscription for new (non voting) equity.

Stage 3 – Completion – expected before December 2009

- Alpha Tiger shall convert the FCDs and accrued coupon into equity and purchase a further equity interest after: (a) 24 months from the exchange of binding contracts or, at the option of Logix, (b) when over 90 per cent. of the leasable area is contracted to prospective tenants. The completion mechanism for the purchase of further equity will be as follows:
 - The asset value of Vipul shall be calculated by capitalising at a pre-agreed discount rate the annualised rental profits and the net profit of other ancillary income of Vipul;
 - The net asset value (“NAV”) of Vipul shall be calculated by deducting from the asset value calculated above any tenant security deposits and any other liabilities (including the third party debt secured on the company). Based on this NAV, Alpha Tiger shall acquire an additional equity interest in Vipul to equate to an aggregate 74 per cent. voting and economic equity interest. Such incremental consideration shall be the residual balance after the deduction of the FCDs’ principal amount and the accrued interest from 74 per cent. of the calculated NAV;
 - Further to the completion mechanism, Alpha Tiger shall own 74 per cent. and Logix shall own 26 per cent. of the voting and economic rights of Vipul.

About Alpha Tiger Property Trust Limited

Alpha Tiger is a Guernsey registered closed-ended investment company investing in and developing Indian real estate, focusing on business parks and business park-led mixed use property. The Company is listed on AIM.

Further information is available at www.alphatigerpropertytrust.com

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