

Religare Health Trust

2nd Quarter Results FY15

STRICTLY PRIVATE AND CONFIDENTIAL

























Disclaimer

This presentation is focused on comparing actual results from the period from 1 April 2014 to 30 September 2014 ("2Q FY15"). Other than the comparative figures presented, no other comparative figures will be presented as the acquisition of the Portfolio of RHT as well as listing on the Singapore Stock Exchange was completed on 19 October 2012.

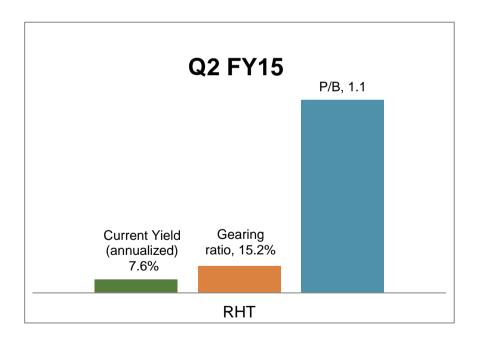
This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of income and occupancy rate, changes in operating expenses (including employee wages, benefits and training), 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. For further information, please also refer to RHT's press release which is released in conjunction with this set of presentation.

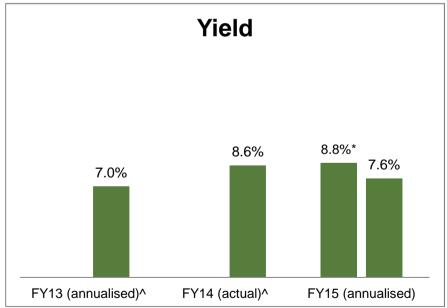
The Indian Rupee and Singapore Dollar are defined herein as "₹" and "S\$" respectively. Any discrepancy between individual amounts and total shown in this presentation is due to rounding.

Financial Highlights

2Q FY15

- Total Revenue for 2Q FY15 was up 2.9% in SGD due to the increase in Service Fee received as a result of an additional contribution from the Mohali CE compared to the last quarter (1Q FY15)
- Total Revenue y-o-y grew 37.7% in SGD terms from 2Q FY14 due to the increase in service fee as a result of additional contributions from both the Mohali CE and Gurgaon CE as well as an increase in base fee.
- DPU remains consistent at 1.81 cents in 2Q FY15





RHT yield, gearing and P/B are based on unit price of S\$0.95 as at 30 September 2014

Figures for Current Yield of FY15 based on a total number of Common Units of 793,123,944.



[^]Figures for yield for FY13, FY14, FY15 based on a unit price of S\$0.95 for illustrative purposes

^{*}Had the forward rate remained at ₹46.77 (also used for the corresponding period), yield for FY15 (annualised) would be 8.8%

Cumulative Distribution

Period 1 April 2014 to 30 September 2014

1Q FY2015 1.80 cents per unit

2Q FY2015 1.81 cents per unit

Total 3.61 cents per unit

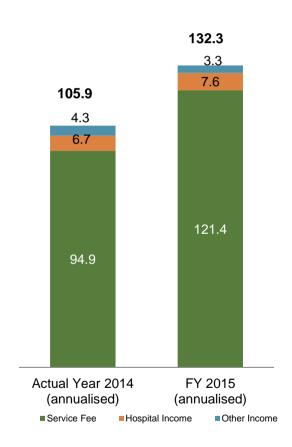
Cumulative Distribution Amount: 3.61 cents

Ex-date: 20 Nov 2014 at 5.00 pm

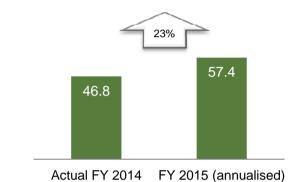
Payment Date: 10 Dec 2014

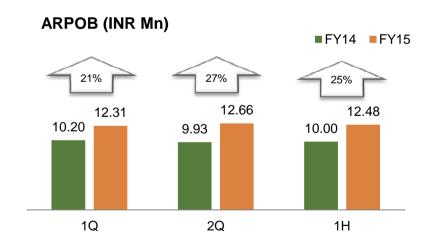
Financial Performance for 2Q FY15

Revenue (1)(2) (3) (S\$'000)



Distributable Income (1) (S\$ mn)





Notes:

- (1) Exchange rate for actual FY14 was S\$ 1 = ₹ 49.62, Exchange rate for annualized FY15 was S\$1 = ₹48.58
- (2) Includes straight lining of Base Service Fee. Figures for Actual Year 2014 excludes GST
- (3) FY15 figures exclude a one-off gain on acquiring the Mohali CE

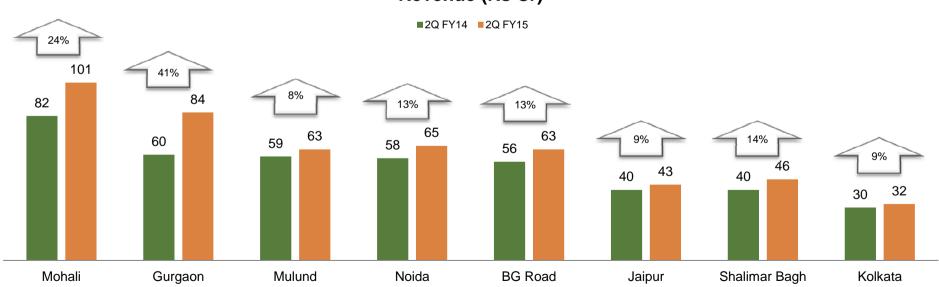
Portfolio Minoriis Hearts

Clinical Establishment Performance for 2Q FY15

Average	2Q FY14^	3Q FY14^	4Q FY14^	1Q FY15*	2Q FY15*	1Q FY15 v 2Q FY15 % increase
ARPOB (INR Mn)	9.93	10.44	10.72	12.31	12.66	2.8%
Occupancy	86%	78%	73%	74%	74%	-

[^]excluding Gurgaon

Revenue (Rs Cr)



^{*}including Mohali and Gurgaon

Current Portfolio for Quarter ended 30 September 2014

Hospitals	Current Operational Bed Capacity	Current Installed Bed Capacity
Amritsar	153	166
Anandapur, Kolkata	182	373
BG Road, Bengaluru	250	255
Gurgaon	272	450
Faridabad	210	210
Jaipur	233	324
Kalyan, Mumbai	49	52
Malar, Chennai	167	178
Mohali	298	355
Mulund, Mumbai	254	567
Nagarbhavi, Bengaluru	45	62
Noida	191	200
Rajajinagar, Bengaluru	46	52
Shalimar Bagh, New Delhi	200	350
Total	2,550	3,594

Asset Enhancement Initiatives at Malar, Jaipur and Mulund





Location

Malar

Type

Refurbishment of OPD

Chambers

Cost

S\$0.2 million





Location

Jaipur

Type

Creation of Ward, Added 4

beds

Cost

S\$ 0.18 million





Location

Mulund

Type

Refurbishment of Dialysis Area

Cost

S\$ 0.2 million

Development Project Status – BG Road and Ludhiana





Estimated Time of Completion

2016

No. of Beds Planned 200

Specialties

Oncology, OT

Estimated Cost

S\$26.2 million





Estimated Time of Completion	2016
No. of Beds Planned	79
Specialties	Obstetrics & Gynecology, IVF services, Cosmetology, Neonatology, Health Checks
Estimated Cost	S\$18.2 million

Financials

Review of 2Q FY15 Performance

Actual 2Q FY14 against 2Q FY15	Actual 2Q FY14	Actual 2Q FY15	Variance	Actual 2Q FY14	Actual 2Q FY15	Variance
	S\$'000	S\$'000	%	INR'000	INR'000	%
Total Revenue^	23,229	31,977	37.7	1,133,070	1,551,029	36.9
Net Service and Hospital Income	15,331	22,061	43.9	740,460	1,067,670	44.2
Distributable Income	11,719	14,350	22.5	-	-	-

Actual 1Q FY15 against 2Q FY15	Actual 1Q FY15	Actual 2Q FY15	Variance	Actual 1Q FY15	Actual 2Q FY15	Variance
	S\$'000	S\$'000	%	INR'000	INR'000	%
Total Revenue^	31,079	31,977	2.9	1,485,923	1,551,029	4.4
Net Service and Hospital Income	21,924	22,061	0.6	1,048,222	1,067,670	1.9
Distributable Income	14,325	14,350	0.2	-	-	

Review of 1H FY15 Performance

Actual 1H FY14 against 1H FY15	Actual 1H FY14	Actual 1H FY15	Variance	Actual 1H FY14	Actual 1H FY15	Variance
	S\$'000	S\$'000	%	INR'000	INR'000	%
Total Revenue^	47,628	63,064	32.4	2,237,086	3,063,953	35.8
Net Service and Hospital Income	31,739	43,952	38.5	1,482,861	2,115,892	42.7
Distributable Income	23,071	28,675	24.3	-	-	-

Financial Results for 2Q FY15

For the quarter ended 30 September 2014

Revenue:

Service fee Hospital income Other income

Total revenue

Total service fee and hospital expenses

Finance income
Finance expenses
Trustee-manager fee
Other trust expenses
Foreign exchange loss

Total expenses

Profit before changes in fair value of financial derivatives

Fair value (loss)/gain on financial derivatives Gain/(loss) on change in fair value of land and building

Profit before taxes

Income tax expense

Net profit for the period attributable to unitholders of the Trust

Q2 FY15 S\$ '000	Q2 FY14 S\$ '000	Variance S\$ '000
30,485	23,741	6,744
1,940 869	1,684 1,080	256 (211)
33,924	26,505	6,789
30,324	20,000	0,700
(14,155)	(11,111)	(3,044)
99	263	(164)
(1,472)	(576)	(896)
(1,395) (790)	(1,297) (215)	(98) (575)
(378)	(3,059)	2,681
(18,091)	(15,995)	(2,096)
15,203	10,510	4,693
(944)	2,586	(3,530)
14,259	13,096	1,163
(3,829)	(3,643)	(186)
, ,	, ,	(100)
10,430	9,453	977

Financial Results for 2Q FY15

For the quarter ended 30 September 2014

Reconciliation to Unitholders' Distribution

Net profit for the period attributable to unitholders of the Trust

Distribution adjustments:

Impact of non-cash straight lining

Technology renewal fee

Depreciation and amortisation

Amortisation of debt arrangement fee

Trustee-manager fees payable in units

Deferred tax

Foreign exchange differences

Capital expenditure

Transaction cost capital in nature

Unrealised gain on financial asset

Total distributable income attributable to unitholders of the Trust

Q2 FY15 S\$ '000	Q2 FY14 S\$ '000	Variance S\$ '000	
10,430	9,453	977	
(1,595) (171) 4,241 153 755 1,210 (742) (221) 250 40	(2,854) (151) 3,213 131 619 529 768	1,259 (20) 1,028 22 136 681 (1,510) (221) 250 29	
14,350	11,719	2,631	

Financial Results for 1H FY15

For the period ended 30 September 2014

Revenue:

Service fee Hospital income Other income

Total revenue

Total service fee and hospital expenses

Finance income Finance expenses Trustee-manager fee Other trust expenses Foreign exchange loss

Total expenses

Profit before changes in fair value of financial derivatives

Fair value (loss)/gain on financial derivatives Gain/(loss) on change in fair value of land and building

Profit before taxes

Income tax expense

Net profit for the period attributable to unitholders of the Trust

FY14 YTD S\$ '000	Variance S\$ '000
49,475 3,390	10,953 349
-	869 12,171
	12,171
(22,828)	(9,558)
605 (1,268) (2,527) (458) (4,202)	(363) (1,483) (969) (1,082) 3,627
` ' '	(9,828)
5,912	(7,402)
29,711	(5,059)
(7,008) 22,703	(2,241) (7,300)
	49,475 3,390 1,612 54,477 (22,828) (005 (1,268) (2,527) (458) (4,202) (30,678) 23,799 5,912 29,711 (7,008)

Financial Results for 1H FY15

For the period ended 30 September 2014

Reconciliation to Unitholders' Distribution

Net profit for the period attributable to unitholders of the Trust

Distribution adjustments:

Impact of non-cash straight lining

Technology renewal fee

Depreciation and amortisation

Amortisation of debt arrangement fee

Trustee-manager fees payable in units

Deferred tax

Foreign exchange differences

Capital expenditure

Transaction cost capital in nature

Unrealised gain on financial asset

Total distributable income attributable to unitholders of the Trust

FY15 YTD S\$ '000	FY14 YTD S\$ '000	Variance S\$ '000	
15,403	22,703	(7,300)	
(2,687) (340) 8,180 304 2,096 3,105 (1,846) (445) 4,905	(5,985) (317) 6,939 261 263 529 (2,322)	- (23) 1,241 43 1,833 2,576 476 (445) 4,905	
28,675	23,071	5,604	

Balance Sheet

As at 30 September 2014

(S\$ '000)

Intangibles

PPE

Other long term assets

Long term liabilities

Net current Assets

Total net assets attributable to unitholders

30 Sep 14	31 Mar 14
132,665	135,501
722,476	676,070
52,049	46,449
(229,460)	(166,121)
10,075	13,336
687,805	705,235

Hedging - Foreign currency exposure

RHT has hedged the following foreign exchange exposures

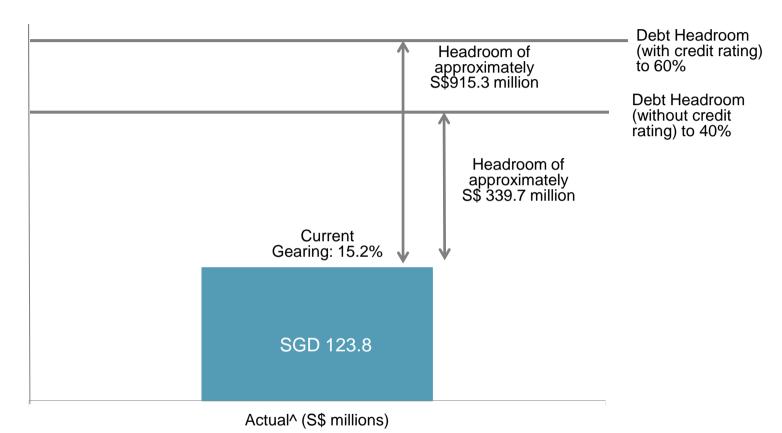
Particulars	Minimum Hedging (percentage to total exposure)
Indian rupee-denominated cashflows received from India	100% (on one year forward basis)

Contracted rate	Settlement
INR 53.19 to SGD 1	Dec-14
INR 51.38 to SGD 1	Jun-15

Average contracted rate of INR 52.28 to SGD 1

Debt Headroom at RHT

Gearing remains low with ample headroom for future growth opportunities



Regulatory Update

India – Universal Healthcare Plan

- Under the National Health Assurance Mission
- India will be spending around Rs 1.7 lakh cr (~S\$ 34 billion) on a universal healthcare scheme which free drugs, diagnostic tests and
 insurance cover will be provided to all its citizens
- The scheme is expected to be rolled out in a phased manner from April 2015 to March 2019
- The scheme will be applicable to all state governments as well as private medical establishments
- Once fully operational, all citizens will get free medicines, drugs and diagnostic tests in all government as well as private medical establishments across the country

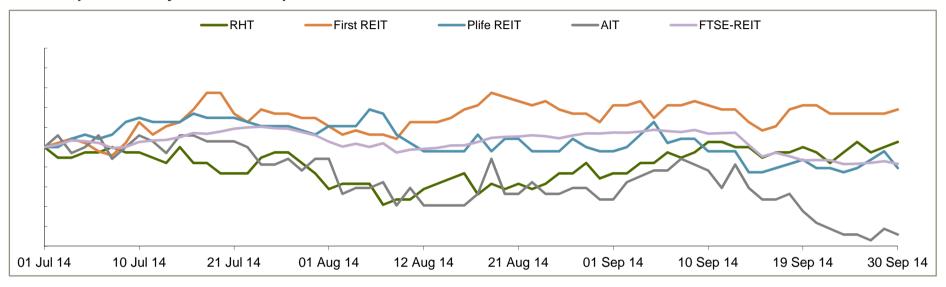
Source: The Economic Times

Peer Analysis



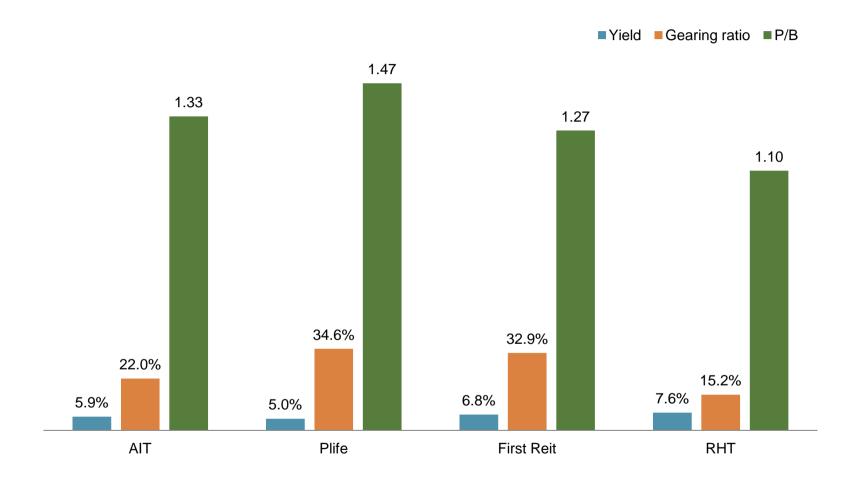
Unit Price Performance

For the period 1 July 2014 to 30 September 2014



Name	Open	Close	Change %
Religare Health Trust	0.93	0.95	2.15
Ascendas India Trust	0.83	0.77	(7.23)
Parkway Life REIT	2.36	2.31	(2.12)
First REIT	1.19	1.23	3.36
FTSE ST All-Share Index - Real Estate Investment Trusts REIT	766.61	750.01	(2.17)

Comparative Analysis – Financial Analysis



Yield figures as at 3 November 2014 (OCBC Investment Research Weekly SREITs.

RHT figures based on actual numbers, annualised yield and using share price of \$0.95 as at 30 September 2014.





Awards & Accolades



Jaipur CE

- Six Sigma Healthcare Excellence Awards - 2013 'Best Hospital in Patient Care, Best Hospital in Patient Safety and Best Hospital in Quality Initiatives





Anandpur CE

- No. 2 Best Hospital in Multi-specialty category in Kolkata in a survey conducted by AC Nielson for The Week Magazine
- Received the prestigious National Energy Conservation Award from the President of India



Mohali CE

- JCI Accreditation
- FICCI Healthcare Excellence Award (Healthcare Delivery)
- Won 'Best Multispecialty Hospital (Non Metro)' Award during the first edition of "Doc N Doc Gammex Saviour Awards"
- CII Healthcare Award for Commitment to Excellence





BG Road CE

- Joint Commission International (JCI) accreditation
- Awarded the JCI accreditation for the 3rd term in a row in May 2014
- No. 4 on 2013 World's Best Hospitals list for Medical Tourists
- Recognized for the 4th consecutive year by the Medical Travel Quality Alliance (MTQUA)







Awards & Accolades



Mulund CE

- JCI Accreditation
- Stars of the Industry Healthcare Leadership Award (Patient Safety)
- FICCI Healthcare Award (Operational Excellence)
- FICCI 'Special Jury Recognition Award'
- Won 3 awards at the prestigious Asian Hospital Management Awards, 2014 in categories of 'Human Resources' and 'Patient Safety'
- Named 'Medical Team of the Year' at the first British Medical Journal Awards (BMJA) India 2014









Gurgaon CE

- Recognized as a Green Building and received a 4 Star rating by TERI GRIHA (Green Rating for Integrating Habitat Assessment)
- No. 2 globally on '30 Most Technologically Advanced Hospitals in the World' by 'topmastersinhealthcare.com'





Shalimar Bagh CE

- Received a 3 Star rating by TERI GRIHA
- 1st Runner-up in FICCI HEAL Award 2014 (Poster Presentation)
- 3 Star rating by the Bureau of Energy Efficiency, Government of India, Ministry of Power
- FICCI HEAL Award 2014 (Excellence in Branding Marketing & Image Building)



Awards & Accolades



Nagarbhavi CE

- National Energy Conservation Award



For further information please contact:

Tan Suan Hui Religare Health Trust Trustee Manager Pte. Ltd 80 Raffles Place #11-20 UOB Plaza 2 Singapore 048624 Email: suaphui tan@religare.com

Email: <u>suanhui.tan@religare.com</u> www.religarehealthtrust.com



Appendix

Fortis and Religare Partnership



- One of the largest healthcare chains in India and Asia Pacific's fastest growing multi vertical healthcare delivery system
 - 65 healthcare delivery facilities
 - 240 diagnostic centers
 - 10,000 beds
 - Listed on the BSF and NSF

Unique Healthcare Offering



Investment mandate to acquire healthcare assets across Asia, Australasia and global emerging markets



- Part of Religare Enterprises, a diversified financial services firm listed on the BSE and NSE
- Global multi-boutique asset management platform with over US\$13.0 billion in Assets Under Management
- Joint venture with Invesco

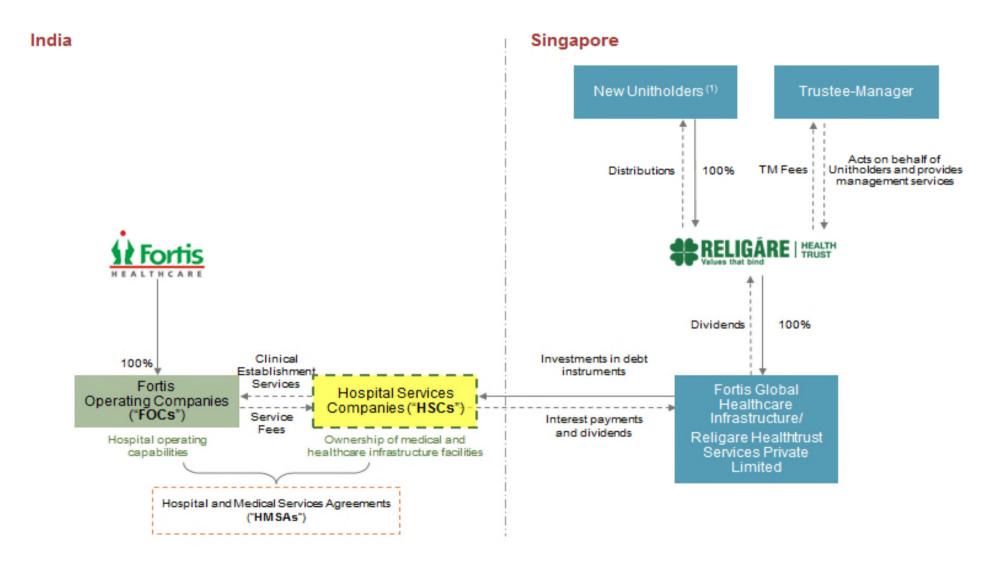
RGAM Affiliates





Leveraging the Complementary Strengths and Expertise of Fortis and Religare

RHT: Efficient Trust Structure



Note:

(1) Including Fortis Healthcare International which owns 28% of RHT.

Fee Structure

Performance based management fees designed to align Management's interests with Unitholders

Base fee

- 0.4% p.a. of the value of the Trust Property
- 50% to be paid in Units

Performance fee

- 4.5% p.a. of Distributable Income
- 50% to be paid in Units

Acquisition / divestment fee

- 0.5% 1.0% of acquisition price
- 0.5% of the sale price (Divestment to 3rd party)
- No divestment fee (Divestment to Sponsor)

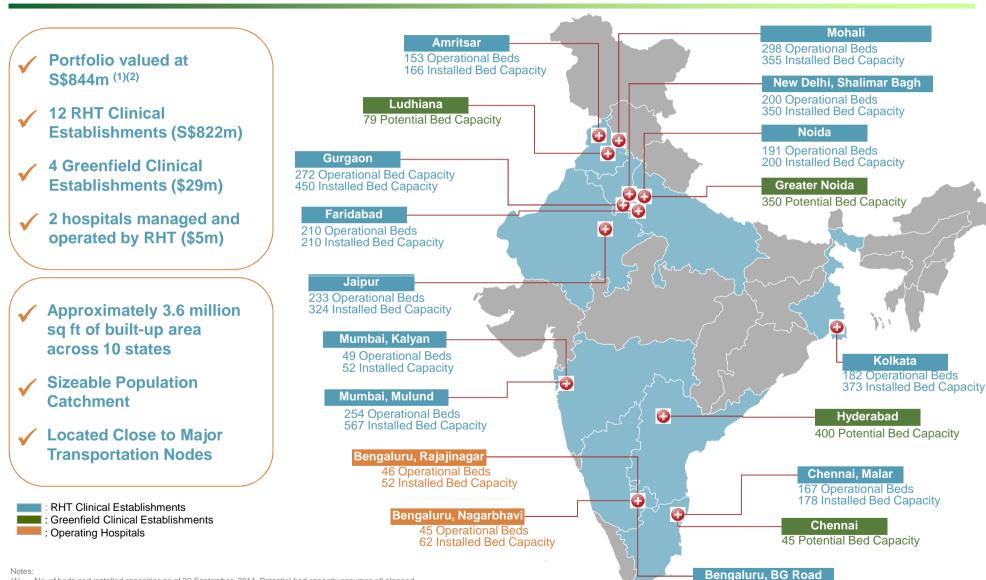
Development fee

- 2.0% of total development project costs
- Payable in the form of cash and/ or units

Asset management fee

- 1.0% of gross revenue
- Paid quarterly in arrears
- No asset management fee paid for assets operated by Sponsor

RHT: Geographically Diversified Asset Portfolio



(1) No. of beds and installed capacities as of 30 September, 2014. Potential bed capacity assumes all planned phases of development and construction are completed in respect of the Greenfield Clinical Establishments

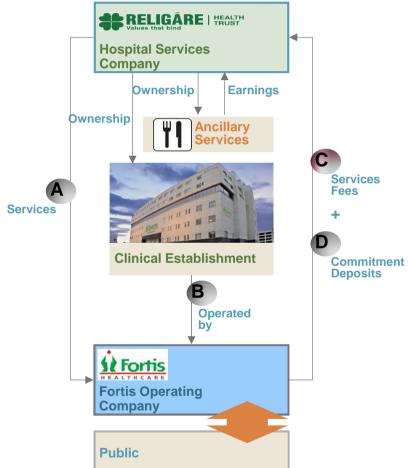
(2) Independently valued by DTZ in INR as at March 31, 2014 (except for Mohali as at March 20, 2014) based on S\$1 = INR 48.44. Valuation of operating assets based on DCF and Hospital and Medical Services Agreements ("HMSAs") as relevant; valuation of greenfield assets based on Market Value. 250 Operational Beds

255 Installed Bed Capacity

RHT: Income Secured Through Long Term Working Agreements

Prior to listing, the Hospital Services Companies ("HSCos") will enter into Hospital and Medical Services Agreements ("HMSAs") with the Fortis Operating Companies ("FOCs") to operate the healthcare infrastructure assets (1).

Mechanics of the HMSA



Key Terms of the HMSA

Term of **Agreement**

15 years with option to extend by another 15 years by mutual consent



- Making available and maintaining the Clinical Establishments
- Provision of outpatient services
- Provision of radio diagnostic services



C Services Fee

- Provision of healthcare services at the Clinical Establishments
- Pay to HSCos the Services Fees and Commitment Deposits
- Base Service Fee
 - Increased by 3% p.a.
 - Upward revision for any capex / expansion
 - Provision for capex to replace medical equipment ("Technology Renewal Fee") added to Base Fee (2)
 - HSCos entitled to request for an advance of up to 60% of the Base Service Fee
- Variable Service Fee
 - 7.5% of the operating income of the FOC
- Commitment **Deposits**
- FOC to pay to HSCo 25% of cost for expansions of capacity / modification of Fortis Hospitals as an interest free refundable commitment deposit



Fortis: An Established Brand in Indian Healthcare Services Industry

Domestic Business



Amongst the largest healthcare service providers in India with beds across 65 healthcare facilities and total potential bed capacity of over 10,000⁽¹⁾ beds



Leader in the organized diagnostics segment with 12 Reference Labs, over 245 network laboratories and a footprint spanning over 5000 Collection points across 450 cities in India.

International Business



Amongst the largest private diagnostic and imaging companies in Singapore

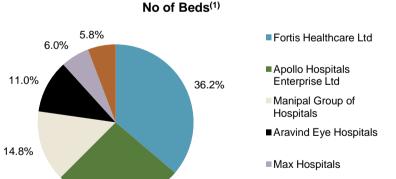


■CARE Hospitals

 A state of the art Greenfield specialty hospital for colorectal treatment in Singapore

Significant Market Share in India's corporate healthcare market

26.3%



Notes

(1) Include owned subsidiaries, joint ventures and affiliations

Source: Frost & Sullivan market research report dated 17 September 2012, India Brand Equity Foundation market research report dated March 2014



