



# Refinancing Equity Bridge Loan

28 May 2008

**1** BACKGROUND

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**2** THE REFINANCING SOLUTION

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**3** REFINANCING CONSIDERATIONS

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**4** DISTRIBUTION

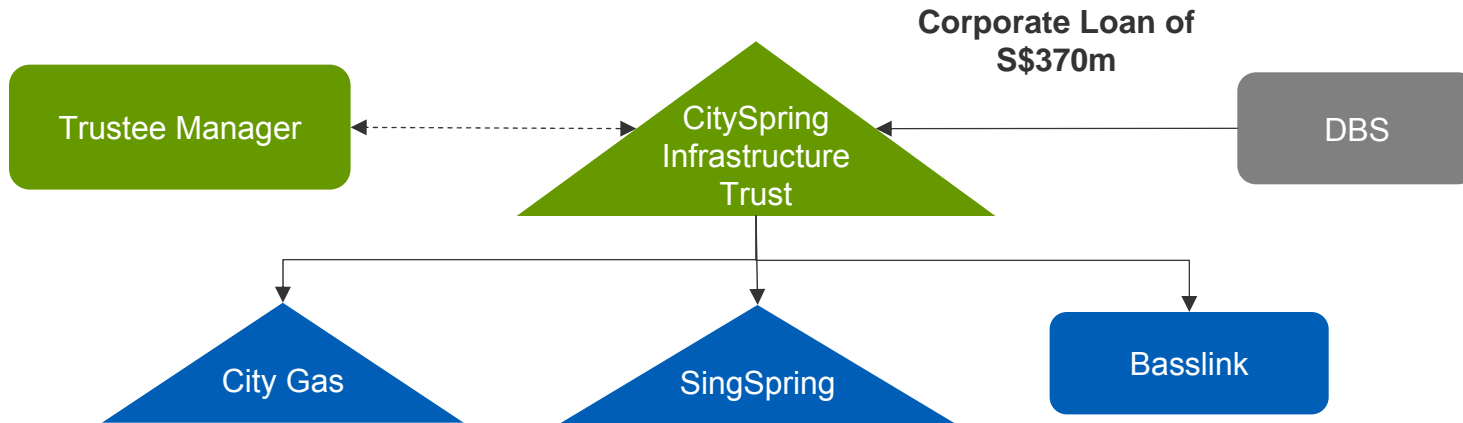
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- CitySpring acquired Basslink on 31 Aug 2007, which at that time, was the world longest sub sea transmission cable.
- CitySpring has obtained very attractive financing for the acquisition of Basslink, despite challenging market conditions.

<b>Financing</b>	<b>A\$</b>	<b>S\$</b>	<b>Interest</b>
Medium Term Bonds	486	622	≈ 5% plus wrap costs
Capital Index Bonds	380	486	≈ 3.5% plus wrap costs
Equity Bridge Loan	289	370	

- At the EGM held on 19 Feb 2008, the Unitholders voted strongly in favour of the acquisition of Basslink and gave the Trustee Manager the mandate to issue new securities, including new units, to repay equity bridge loan
- Notwithstanding the mandate given, the Trustee Manager has proactively sourced and considered all alternatives to refinance the equity bridge loan to ensure a solution that is in the best interest of the Unitholders.

The Trustee Manager has entered into a 3 year term loan agreement with DBS



<b>Facility Amount</b>	S\$370,000,000
<b>Tenor</b>	36 months
<b>All-in Interest Cost</b>	Approximately 4 to 4.5% p.a.
<b>Voluntary Prepayment</b>	In whole or in part without penalty
<b>Repayment</b>	Bullet repayment on the Final Maturity Date

- CitySpring's high quality portfolio of assets has enabled it to tap into a wide variety of refinancing options, including debt and other forms of capital.
- The Trustee Manager has considered and reviewed all options and considered corporate loan to be the best option under current market conditions.



**Rationale for using  
corporate loan**

- Takes advantage of the debt capacity at CitySpring Infrastructure Trust level
- Keeps available all other options
- Provides certainty to closing
- Provides ease to execution

**Refinancing with corporate loan at Trust level today is in the interest of Unitholders**

**Bank lending demonstrates high quality of CitySpring's assets and certainty of cashflows**

- Based solely on its existing assets and as disclosed in the recent EGM Circular, CitySpring's projected EBITDA for the coming financial year is S\$107.5 million

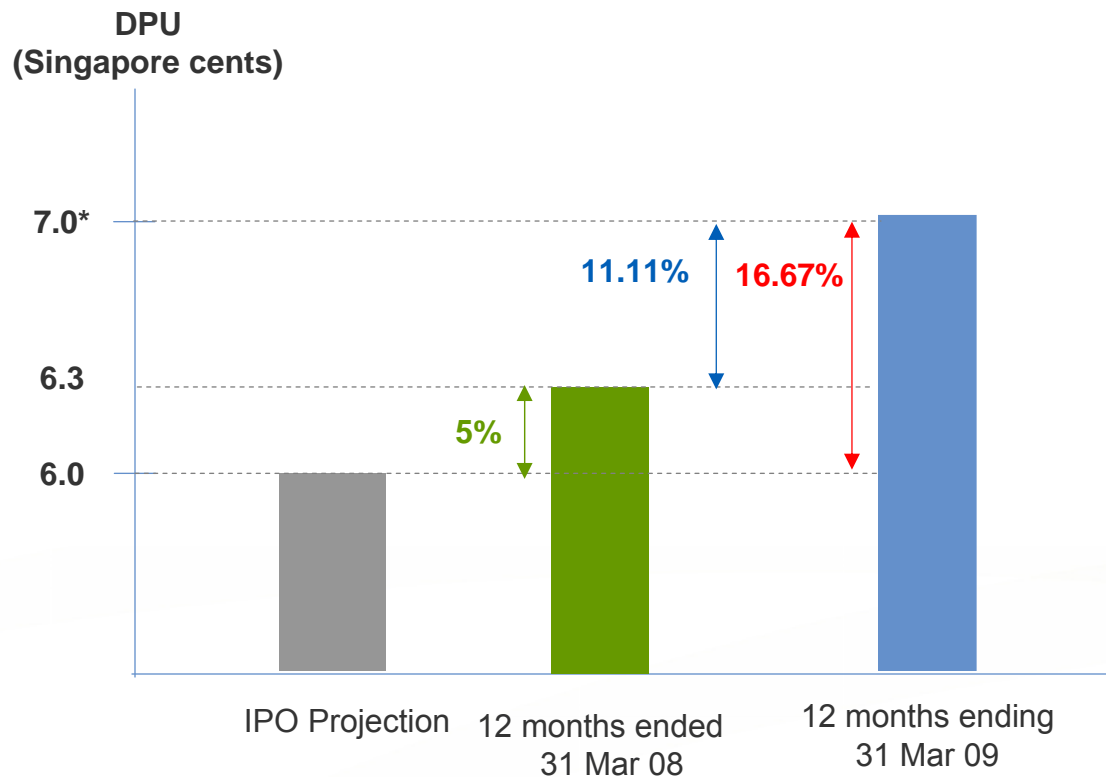
**CitySpring has ample capacity to service the debt**

- CitySpring does not have any debt at the Trust level prior to the corporate loan
- After the loan is drawn down, cashflow available to the Trust is expected to be more than 4 times interest expense

**CitySpring continues to seek acquisition opportunities**

- CitySpring only acquires high quality assets with strong cash earnings
- Lenders still have appetite for such infrastructure assets
- The corporate loan specifically provides for CitySpring's ability to make further acquisitions

**Trustee Manager announces immediate increase in distribution to 7.00 Singapore cents per Unit for FY09. The first payment of distribution will be in September 2008 for the quarter ending June 2008**



✓ **Distribution increases by 16.67% from a year ago following the repayment of the equity bridge loan**

✓ **Demonstrate the yield and value accretiveness of the Basslink acquisition**

\* For quarterly distributions commencing from the quarter ending Jun 08, which is payable in Sep 08