

Indicative Internal Rate of Return for Select IT Parks

Multi tenanted building in Hitec City, Hyderabad

Internal Rate of Return	Year	1	2	3	4	5	6	7	8	9	10	11
Cash Inflows:	Sale proceeds	6600000										
	Rentals	2745468	2855287	3300000	3300000	3088278	3211809	3340282	3473893	3612849	3757363	4057952
	Maintenance Charges	60000	60000	60000	60000	60000	60000	60000	60000	60000	60000	64800
Cash Outflows:	Repairs and Maintenance	876872	876872	876872	876872	876872	876872	876872	876872	876872	876872	876872
	Cost of Provision of services	54000	54000	54000	54000	54000	54000	54000	54000	54000	54000	58320
	Initial investment Terminal Value of Land	14000000	14000000									
Net Cash Inflow		-14000000	-5525404	5284414	5398626	2217406	2340937	2469409	2603021	2741976	2886490	3187559

Internal Rate of Return	Year	12	13	14	15	16	17	18	19	20	21	22
Cash Inflows:	Sale proceeds	4382588	4733195	5111850	5520798	5962462	6439459	6954616	7510985	8111864	8760813	9461678
	Rentals	69984	75583	81629	88160	95212	102829	111056	119940	129535	139898	151090
	Maintenance Charges											
Cash Outflows:	Repairs and Maintenance	876872	876872	876872	876872	876872	876872	876872	876872	876872	876872	876872
	Cost of Provision of services	62986	68024	73466	79344	85691	92547	99950	107946	116582	125909	135981
	Initial investment Terminal Value of Land	3512714	3863881	4243141	4652742	5095111	5572870	6088849	6646107	7247945	7897930	8599915
Net Cash Inflow												

Multi-tenanted building in Hitec City, Hyderabad

Internal Rate of Return		23	24	25	26	27	28	29	30	31	32
Year											
Cash Inflows:											
Sale proceeds											
Rentals	10218612	11036101	11918989	12872509	13902309	15014494	16215653	17512906	18913938	20427053	
Maintenance	163177	176232	190330	205557	222001	239761	258942	279657	302030	326192	
Charges											
Cash Outflows:											
Repairs and	876872	876872	876872	876872	876872	876872	876872	876872	876872	876872	876872
Maintenance											
Cost of Provision	146860	158608	171297	185001	199801	215785	233048	251692	271827	293573	
of services											
Initial investment											
Terminal Value											18121801
of Land											
Net Cash Inflow	9358058	10176852	11061150	12016192	13047637	14161598	15364675	16663999	18067269	18121801	37704602

IRR 15.62%

All figures in USD

Area of land: 6 acres; Built-up area: 600,000 sq ft
(Based on secondary research and expert opinions)

Residential building in Hitec City, Hyderabad

Internal Rate of Return

Year	1	2	3	4
Land Cost	2173913			
Construction Cost	2708868	6772171	4063302	
Revenue from Sales		4209728	7367024	9471889
Cash Flows	-4882781	-2562442	3303722	9471889
IRR	25%			

Values in USD

Land area: 5 acres; Built-up space: 545,000 sq ft
(Based on secondary research & expert interviews)



Indicative Internal Rate of Return for Select IT Parks

Multi tenanted building at CFZ, Malaysia

Internal Rate of Return		1	2	3	4	5	6	7	8	9	10
Year											
Land Cost	648649										
Construction Cost	3824324										
Revenue Realization Terminal value	5258446	478041	795945	1002891	1228542	1474250	1741458	1991067	2133286		
Cash Flows	-4472973	-5258446	-478041	795945	1002891	1228542	1474250	1741458	1991067	2133286	

Internal Rate of Return		11	12	13	14	15	16	17	18	19	20
Year											
Land Cost											
Construction Cost	2239950	2351948	2469545	2593022	2722674	2858807	3001748	3151835	3309427	3474898	
Revenue Realization Terminal value		2351948	2469545	2593022	2722674	2858807	3001748	3151835	3309427	3474898	
Cash Flows		2351948	2469545	2593022	2722674	2858807	3001748	3151835	3309427	3474898	

Internal Rate of Return		21	22	23	24	25	26	27	28	29	30
Year											
Land Cost											
Construction Cost	3648643	3831075	4022629	4223760	4434948	4656696	4889530	5134007	5390707	5660242.7	
Revenue Realization Terminal value	10209459	3831075	4022629	4223760	4434948	4656696	4889530	5134007	5390707	5660242.7	
Cash Flows	3648643	3831075	4022629	4223760	4434948	4656696	4889530	5134007	5390707	5660242.7	
IRR	15%										

All values in USD

Land area— 40,000 sft & built-up space 100,000 sft

Life of the project assumed to be 30 years

Based on secondary research & expert interviews

Residential building at CFZ, Malaysia

Internal Rate of Return		1	2	3	4	5	6	7	8	9	10
Land Cost		1216216									
Construction Cost		709459.5	3547297	2837838							
Rentals					1352720	1623265	1917481	2125208	2348915	2466360	2589678
Terminal value											
Cash Flows		-1925676	-3547297	-2837838	1352720	1623265	1917481	2125208	2348915	2466360	2589678

Internal Rate of Return		11	12	13	14	15	16	17	18	19	20
Land Cost											
Construction Cost											
Rentals		2719162	2855120	2997876	3147770	3305159	3470417	3643937	3826134	4017441	4218313
Terminal value											
Cash Flows		2719162	2855120	2997876	3147770	3305159	3470417	3643937	3826134	4017441	4218313

Internal Rate of Return		21	22	23	24	25	26	27	28	29	30
Land Cost											
Construction Cost											
Rentals		4429229	4650690	4883225	5127386	5383755	5652943	5935590	6232370	6543988	6871187.5
Terminal value											
Cash Flows		4429229	4650690	4883225	5127386	5383755	5652943	5935590	6232370	6543988	6871187.5
IRR			22%								

All values in USD
 Land Area 100,000 sft and builtup area 200,000 sft
 Life of the project assumed to be 30 years
 (Based on secondary research & expert interviews)