CitySpring Infrastructure Trust
(Reg. No. 2007001)

Financial Statement And Distribution Announcement for the Quarter and Year ended 31 March 2010

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CITYSPRING INFRASTRUCTURE TRUST
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Financial Statement And Distribution Announcement for the Quarter and Year ended 31 March 2010

INTRODUCTION

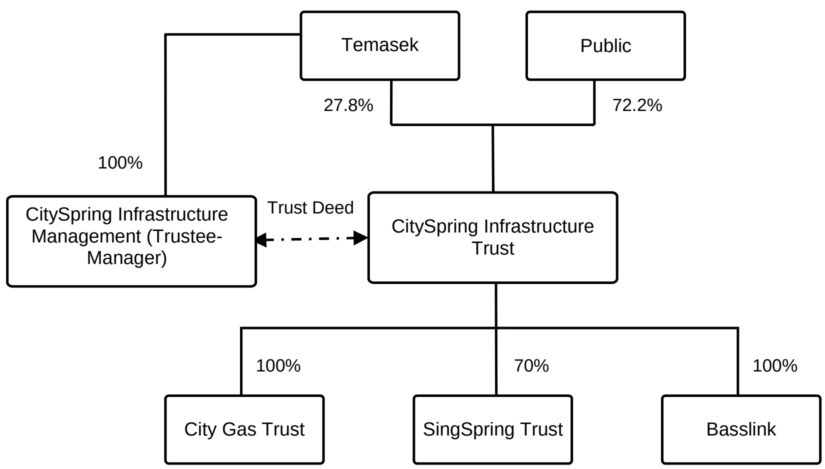
CitySpring Infrastructure Trust ("CitySpring") was constituted under a trust deed dated 5 January 2007. CitySpring Infrastructure Management Pte. Ltd. ("Trustee-Manager") was appointed the Trustee-Manager. CitySpring was listed on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 12 February 2007.

CitySpring's objective is to invest in infrastructure assets and to provide Unitholders with long-term regular and predictable distributions.

The initial assets of CitySpring and its subsidiaries ("CitySpring Group") are 100%-owned City Gas Trust, the sole producer and retailer of town gas and the sole user of the low-pressured piped town gas network in Singapore and 70%-owned SingSpring Trust, the sole supplier of desalinated water to the Public Utilities Board, Singapore's national water agency.

CitySpring Group completed the acquisition of Basslink on 31 August 2007 from National Grid International Ltd for an enterprise value of A$1,177 million (approximately S$1,521 million). Basslink is a 370 km high voltage electricity interconnector between the electricity grids of the States of Tasmania and Victoria in Australia. 290 km of the link is laid under the Bass Strait, making Basslink the world's second longest undersea electricity transmission cable. Embedded in the interconnector are fibre optic cables. Basslink Telecoms Pty Ltd a wholly owned subsidiary of CitySpring successfully commercialised these cables when it commenced carrying commercial traffic from July 2009.

The CitySpring Group is shown in the chart below.



<u>Background to Analysing Financial Statements</u>

Cash earnings

We measure our performance using cash earnings, instead of accounting profits or losses. Cash earnings is a better indicator of our performance to our Unitholders on the basis that infrastructure assets, being capital intensive, tend to show accounting losses due to fairly large amount of non-cash depreciation charges.

Cash earnings is defined as EBITDA adjusted for non-cash items and lease receivable, less cash interest, cash tax, upfront financing fees and maintenance capital expenditure and before principal repayment of debt and minority interest.

INTRODUCTION (cont'd)

Background to Analysing Financial Statements (cont'd)

Hedging Rationale

SingSpring and Basslink have long-term 20 and 25 years contracts respectively with state-owned utilities. These contracts are availability-based and produce steady cash flows which are largely not affected by volume or utilisation. As these assets, together with City Gas, have been acquired using partly debt financing at variable interest rate, the CitySpring Group may enter into long-term contracts to protect these cash flows from interest rate risk pursuant to its active risk management policy. This policy is consistent with the CitySpring Group's stated objective of delivering regular and stable distributions to unitholders.

Accounting standards require movements in the fair value of held-for-trading contracts to be recorded in the income statements and hedging contracts to be recognised in hedging reserve. Such movements are non-cash in nature and do not reflect the fundamental value of the Group's businesses. Due to the long term nature of these contracts, movements in fair value of these contracts can be significant.

Debt and gearing

All of our operating units utilise non-recourse financing that is specifically structured to match the stable and long-term contracted cash flows from their customers. Generally, our philosophy towards our overall debt structure is to ensure that all of our businesses have sufficient financial flexibility to meet their capital expenditure and operational needs, and at the same time are able to service their debt obligations promptly and reliably. This ensures that we have an optimal capital structure with the flexibility for us to execute our growth strategies.

As such, consolidated debt-to-equity ratio at the CitySpring level is not a relevant measure of our indebtedness.

Energy costs

At City Gas Trust, its fuel costs consist mainly the costs of natural gas which in turn are recoverable from the fuel component of the town gas tariffs determined by the Energy Market Authority. On a long term basis, changes in fuel costs are expected to have no impact on City Gas Trust as fuel costs are passed through to the end-users. However, at any point in time, the actual tariff may not exactly match fuel costs as tariff changes are subject to a periodic regulatory process whereas fuel prices change daily. Short term impact may therefore be evident if there are sharp changes in fuel prices.

At SingSpring Trust, its net energy costs for its first three years of commercial operations (December 2005 – December 2008) varied with the cost of fuel. To reduce the volatility of its exposure to changes in energy prices, SingSpring Trust contracted energy hedges. With effect from 16 December 2008, the above energy costs arrangement ceased and SingSpring Trust's energy cost has been rebased in accordance with the principles set out in the Water Purchase Agreement with Public Utilities Board.

At Basslink, energy costs do not form a substantial portion of its operating expenses relative to its other operating costs.

Other Income

Other income includes interest income, rental income and other miscellaneous operating income.

Other gains / (losses) – net

This includes realised gains or losses and fair value gains or losses from held-for-trading financial assets and currency exchange gains or losses.

1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

(i) Consolidated Income Statement

	4Q FY10	4Q FY09	Change	FY10	FY09	Change
	S$'000	S$'000	%	S$'000	S$'000	%
Revenue	**117,969**	**97,270**	**21.3**	**388,147**	**398,739**	**(2.7)**
Other income	**1,123**	**728**	**54.3**	**3,345**	**5,469**	**(38.8)**
Other (losses)/gains - net	**(1,679)**	**8,001**	**N/M**	**6,113**	**(22,776)**	**N/M**
Expenses						
Fuel and electricity costs	(37,874)	(21,189)	(78.7)	(124,231)	(133,652)	7.0
Transportation costs	(18,350)	(17,467)	(5.1)	(72,485)	(71,031)	(2.0)
Depreciation and amortisation	(13,779)	(12,062)	(14.2)	(54,035)	(52,145)	(3.6)
Staff costs	(6,681)	(3,878)	(72.3)	(20,662)	(17,830)	(15.9)
Operation and maintenance costs	(7,220)	(8,750)	17.5	(21,747)	(20,941)	(3.8)
Finance costs	(21,274)	(20,388)	(4.3)	(85,359)	(87,167)	2.1
Management fee	(1,489)	(863)	(72.5)	(4,710)	(3,571)	(31.9)
Intangibles written off	-	(10,997)	N/M	-	(10,997)	N/M
Other operating expenses	(8,691)	(12,890)	32.6	(31,153)	(35,142)	11.4
Total expenses	(115,358)	(108,484)	(6.3)	(414,382)	(432,476)	4.2
Profit/(loss) before income tax	**2,055**	**(2,485)**	**N/M**	**(16,777)**	**(51,044)**	**67.1**
Income tax (expense)/credit	(6)	2,328	N/M	26,004	1,293	N/M
Net profit/(loss) after income tax	**2,049**	**(157)**	**N/M**	**9,227**	**(49,751)**	**N/M**
Profit/(loss) attributable to:						
Unitholders of the Trust	1,777	(399)	N/M	7,863	(50,210)	N/M
Minority interest	272	242	12.4	1,364	459	197.2
	2,049	**(157)**	**N/M**	**9,227**	**(49,751)**	**N/M**

N/M - Not meaningful

(ii) Additional Information

EBITDA	**36,550**	**29,546**	**23.7**	**120,770**	**84,557**	**42.8**
Cash earnings[1]	**23,448**	**21,833**	**7.4**	**57,853**	**60,940**	**(5.1)**

[1] Cash Earnings is defined as EBITDA adjusted for non-cash items and lease receivable, less cash interest, cash tax, upfront financing fees and maintenance capital expenditure, and before principal repayment of debt and minority interest

1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year (cont'd)

(iii) Consolidated Statement of Comprehensive Income

	4Q FY10	4Q FY09	FY10	FY09
	S$'000	S$'000	S$'000	S$'000
Net profit/(loss) after income tax	**2,049**	**(157)**	**9,227**	**(49,751)**
Other comprehensive income/(loss):				
Cash flow hedges:				
- Fair value (losses)/gains	(4,294)	102,139	44,466	(97,950)
- Transfer to income statement	2,313	3,298	10,556	(5,026)
Translation differences relating to consolidation of foreign subsidiaries	2,125	(12,311)	27,924	(38,181)
Change in income tax rate	-	(184)	-	(184)
Other comprehensive income/(loss), net of tax	**144**	**92,942**	**82,946**	**(141,341)**
Total comprehensive income/(loss)	**2,193**	**92,785**	**92,173**	**(191,092)**
Total comprehensive income/(loss) attributable to:				
Unitholders of the Trust	2,173	92,313	91,146	(190,115)
Minority interest	20	472	1,027	(977)
	2,193	**92,785**	**92,173**	**(191,092)**

1(b)(i) Statements of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

Balance Sheet (Group)

	31/03/10	31/03/09
	S$'000	S$'000
ASSETS		
Current assets		
Cash and bank deposits	132,975	125,934
Derivative financial instruments	12,720	4,927
Trade and other receivables	52,795	43,956
Finance lease receivables	7,188	6,918
Inventories	13,552	12,379
Other current assets	2,933	1,488
Total current assets	**222,163**	**195,602**
Non-current assets		
Derivative financial instruments	95,419	14,806
Finance lease receivables	171,368	178,556
Other assets	4,538	4,030
Property, plant and equipment	1,257,152	1,079,389
Intangibles	438,807	441,187
Total non-current assets	**1,967,284**	**1,717,968**
Total assets	**2,189,447**	**1,913,570**
LIABILITIES		
Current liabilities		
Derivative financial instruments	2,207	8,760
Trade and other payables	75,606	68,665
Current tax liabilities	2,520	2,443
Borrowings	9,025	9,164
Total current liabilities	**89,358**	**89,032**
Non-current liabilities		
Derivative financial instruments	20,540	19,723
Borrowings	1,528,671	1,547,952
Notes payable to minority unitholder	15,000	15,000
Deferred tax liabilities	21,928	23,739
Other non-current liabilities	85,255	69,602
Total non-current liabilities	**1,671,394**	**1,676,016**
Total liabilities	**1,760,752**	**1,765,048**
Net assets	**428,695**	**148,522**
EQUITY		
Unitholders' funds		
Units in issue	680,245	451,157
Hedging reserve	(49,920)	(105,279)
Translation reserve	(16,633)	(44,557)
Accumulated losses	(195,354)	(165,489)
	418,338	135,832
Minority interest	10,357	12,690
Total unitholders' funds	**428,695**	**148,522**

Note:
The Group adopts an active risk management strategy and where appropriate would enter into contracts to protect its cash flow. This policy is consistent with the Group's stated objective of delivering regular and stable distributions to unitholders. Accounting standards require movements in the fair value of held for trading contracts to be recorded in the income statement and of hedging contracts to be recognised in the hedging reserve. At 31 March 2010, the Group had a hedging reserve of negative S$49.9 million (31 March 2009: negative S$105.3 million). The fair value movements in hedging reserve are non-cash and do not reflect the fundamental value of the Group's businesses.

1(b)(i) Statements of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year (cont'd)

Balance Sheet (Trust)

	31/03/10	31/03/09
	S$'000	S$'000
ASSETS		
Current assets		
Cash and bank deposits	41,087	35,241
Derivative financial instruments	-	*
Trade and other receivables	325,197	333,400
Other current assets	26	28
Total current assets	**366,310**	**368,669**
Non-current assets		
Long-term receivables	230,570	230,570
Investment in subsidiaries	155,135	155,135
Total non-current assets	385,705	385,705
Total assets	**752,015**	**754,374**
LIABILITIES		
Current liabilities		
Trade and other payables	1,895	1,351
Current tax liabilities	34	37
Total current liabilities	**1,929**	**1,388**
Non-current liabilities		
Borrowings	140,873	363,389
Total non-current liabilities	**140,873**	**363,389**
Total liabilities	**142,802**	**364,777**
Net assets	**609,213**	**389,597**
EQUITY		
Unitholders' funds		
Units in issue	680,245	451,157
Accumulated losses	(71,032)	(61,560)
Total unitholders' funds	**609,213**	**389,597**

** - Amount less than S$1,000*

1(b)(ii) Aggregate amount of group's borrowings and debt securities

	31/03/10	31/03/09
	S$'000	S$'000
Secured bank loans		
Amount repayable within one year	9,025	9,164
Amount repayable after one year	1,528,671	1,547,952
	1,537,696	1,557,116

Details of any collateral at CitySpring

The bank borrowings are secured over the assets and business undertakings of City Gas Trust, SingSpring Trust and Basslink Group. The loan granted to SingSpring Trust is also secured by a charge over the units in SingSpring Trust held by the Trustee-Manager and Hyflux Ltd, and a charge over the shares held by the Trustee-Manager in SingSpring Pte Ltd. The corporate loan granted to CitySpring is secured over its assets and business undertakings, including a charge over the units in City Gas Trust, and the shares in City Gas Pte Ltd and in CityLink Investments Pte Ltd ("CityLink"), the holding company of Basslink, held by the Trustee-Manager. CityLink has provided a corporate guarantee for the corporate loan.

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the corresponding period of the immediately preceding financial year.

Consolidated Cash Flow Statement

	4Q FY10	4Q FY09	FY10	FY09
	S$'000	S$'000	S$'000	S$'000
Cash flows from operating activities				
Net profit/(loss) after income tax	2,049	(157)	9,227	(49,751)
Adjustments for:		-		
Income tax expense/(credit)	6	(2,328)	(26,004)	(1,293)
Depreciation and amortisation	13,779	12,062	54,035	52,145
Finance costs	21,274	20,388	85,359	87,167
Interest income	(559)	(419)	(1,848)	(3,711)
Fair value loss/(gain) on derivative financial instruments	1,670	(8,865)	(6,153)	23,585
Property, plant and equipment written off	14	36	18	94
Loss on disposal of property, plant and equipment	-	243	-	287
Unrealised translation loss/(gain)	96	1,663	(95)	4,056
Intangibles written off	-	10,997	-	10,997
Operating cash flow before working capital changes	38,329	33,620	114,539	123,576
Changes in working capital :				
Inventories	(1,905)	(448)	(1,173)	657
Trade and other receivables	(5,700)	3,047	(3,345)	11,985
Trade and other payables	7,130	11,336	5,579	1,252
Cash generated from operations	37,854	47,555	115,600	137,470
Interest received	512	391	1,768	3,690
Interest paid	(18,054)	(10,580)	(66,943)	(62,720)
Income tax refund	15	2,572	-	2,572
Net cash generated from operating activities	**20,327**	**39,938**	**50,425**	**81,012**
Cash flows from investing activities				
Purchase of property, plant and equipment	(691)	(2,743)	(3,163)	(4,277)
Proceeds from sale of property, plant and equipment	-	-	-	66
Net cash used in investing activities	**(691)**	**(2,743)**	**(3,163)**	**(4,211)**
Cash flows from financing activities				
(Increase)/decrease in restricted cash	(815)	8,666	(377)	4,806
Net proceeds from borrowings	-	-	-	361,585
Repayment of borrowings	(2,246)	(2,000)	(236,963)	(373,935)
Net proceeds raised from issue of units	-	-	227,838	-
Distributions paid to unitholders of the Trust	(10,289)	(8,575)	(37,728)	(33,564)
Distributions paid by subsidiary to minority unitholder	(2,100)	-	(3,360)	(2,451)
Net cash used in financing activities	**(15,450)**	**(1,909)**	**(50,590)**	**(43,559)**
Net increase/(decrease) in cash and cash equivalents	**4,186**	**35,286**	**(3,328)**	**33,242**
Cash and cash equivalents at beginning of the period	93,871	61,283	96,848	68,064
Effect of currency translation on cash and cash equivalents	871	279	5,408	(4,458)
Cash and cash equivalents at end of the period (Note a)	**98,928**	**96,848**	**98,928**	**96,848**

Note a:

	31/03/10	31/03/09
	S$'000	S$'000
Cash and short term deposits as at 31 March	132,975	125,934
Less: Restricted cash	(34,047)	(29,086)
Cash and cash equivalents	**98,928**	**96,848**

Restricted cash represents the amount of cash and cash equivalents pledged to the bank as security for the bank loans extended to CitySpring, SingSpring Trust and the Basslink Group.

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in unit or (ii) changes in unit other than those arising from capitalisation issues and distributions to unitholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Group

	Attributable to Unitholders of the Trust						
	Units in Issue	Hedging Reserve	Translation Reserve	Accumulated Losses	Total	Minority Interest	Total
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
2010							
Balance as at 1 April 2009	451,157	(105,279)	(44,557)	(165,489)	135,832	12,690	148,522
Units issued	235,183	-	-	-	235,183	-	235,183
Units issue cost	(6,095)	-	-	-	(6,095)	-	(6,095)
Total comprehensive income	-	55,359	27,924	7,863	91,146	1,027	92,173
Distributions paid	-	-	-	(37,728)	(37,728)	(3,360)	(41,088)
Balance as at 31 March 2010	**680,245**	**(49,920)**	**(16,633)**	**(195,354)**	**418,338**	**10,357**	**428,695**
2009							
Balance as at 1 April 2008	451,157	(3,555)	(6,376)	(81,715)	359,511	16,118	375,629
Total comprehensive income	-	(101,724)	(38,181)	(50,210)	(190,115)	(977)	(191,092)
Distributions paid	-	-	-	(33,564)	(33,564)	(2,451)	(36,015)
Balance as at 31 March 2009	**451,157**	**(105,279)**	**(44,557)**	**(165,489)**	**135,832**	**12,690**	**148,522**

Trust

	Units in Issue	Accumulated Losses	Total
	S$'000	S$'000	S$'000
2010			
Balance as at 1 April 2009	451,157	(61,560)	389,597
Units issued	235,183	-	235,183
Units issue cost	(6,095)	-	(6,095)
Total comprehensive income	-	28,256	28,256
Distributions paid	-	(37,728)	(37,728)
Balance as at 31 March 2010	**680,245**	**(71,032)**	**609,213**
2009			
Balance as at 1 April 2008	451,157	(55,127)	396,030
Total comprehensive income	-	27,131	27,131
Distributions paid	-	(33,564)	(33,564)
Balance as at 31 March 2009	**451,157**	**(61,560)**	**389,597**

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

	01/01/10 to 31/03/10	01/01/09 to 31/03/09	01/04/09 to 31/03/10	01/04/08 to 31/03/09
Issued units at the beginning of the period	979,931,008	489,965,504	489,965,504	489,965,504
Rights issue (Note a)	-	-	489,965,504	-
Issued units at the end of the period	979,931,008	489,965,504	979,931,008	489,965,504

(a) Rights Units issued on 24 September 2009 pursuant to the completion of the fully underwritten renounceable rights issue

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

	31/03/10	31/03/09
Total issued units	979,931,008	489,965,504

1(d)(iv) A statement showing all sales, transfers, disposals, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable.

2. Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited nor reviewed by the Auditor.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

Yes.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standards, what has changed, as well as the reasons for, and the effect of, the change

On 1 April 2009, the Group adopted the following relevant new or revised Financial Reporting Standards (FRS)

- FRS 1 (revised 2008) – Presentation of financial statements

FRS 1 (revised 2008) requires all changes in equity arising from transactions with owners in their capacity as owners to be presented separately from the components of comprehensive income taken directly to equity. These components taken directly to equity are presented in a separate Statement of Comprehensive Income.

- FRS 108 – Operating segments

FRS 108 requires a 'management approach' under which segment information is presented on the same basis as that used for internal reporting purposes. The reportable operating segments have not been changed as they are consistent with the internal reporting provided to the Board of Directors, the chief operating decision-maker of the Group. The measure of performance disclosed has been changed to cash earnings to align with the way the Board evaluates segment performance and decides on allocation of resources.

- FRS 23 (revised 2007) – Amendment to FRS 23, Borrowing costs

The revised standard removes the option to expense borrowing costs and requires that an entity capitalise borrowing costs directly attributable to the acquisition, construction or production of qualifying asset as part of that asset.

The adoption of the above FRS does not have any significant impact on the accounting policies.

- Amendments to FRS 107 – Improving disclosures about financial statements

The amendment requires enhanced disclosures about fair value measurement and liquidity risk. In particular, the amendment requires disclosure of fair value measurements by level of a fair value measurement hierarchy.

The adoption of the amendment results in additional disclosures but does not have an impact on the accounting policies and measurement bases adopted by the Group.

6. Earnings per unit of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year.

Earnings per unit ('EPU') and distribution per unit ('DPU') for the financial period

	4Q FY10	4Q FY09	FY10	FY09
(i) Weighted average number of units	979,931,008	489,965,504	742,331,298	489,965,504
(ii) Earnings/(loss) per unit for the period based on the weighted average number of units in issue (cents)				
- Basic and diluted	0.18	(0.08)	1.06	(10.25)
(iii) Number of units issued at end of period	979,931,008	489,965,504	979,931,008	489,965,504
(iv) Distribution per unit for the period (cents)	1.05 (#)	1.75	4.90 (*)	7.00

(#) Post Rights Issue
(*) Aggregate of 1.75 Singapore cents (pre Rights Issue) declared in 1Q FY10 and 3.15 Singapore cents (post Rights Issue) declared for the remaining financial year

7. Net asset value (for the issuer and the group) per unit based on the total number of issued units excluding treasury shares at the end of the:-

(a) current financial period reported on; and
(b) immediately preceding financial year.

Net asset value ("NAV") per unit based on units issued at the end of the period

	Group		Trust	
	31/03/10	31/03/09	31/03/10	31/03/09
Net asset value per unit (S$)	0.43	0.28	0.62	0.80

The Group NAV per unit before hedging and translation reserves is S$0.49 as at 31 March 2010 and S$0.58 as at 31 March 2009.

The number of units used for computation of actual NAV per unit is 979,931,008 and 489,965,504 which is the number of units in issue as at 31 March 2010 and 31 March 2009 respectively.

The Group adopts an active risk management strategy and where appropriate would enter into contracts to protect its cash flow. This policy is consistent with the Group's stated objective of delivering regular and stable distributions to unitholders. Accounting standards require movements in the fair value of held-for-trading contracts to be recorded in the income statement and of hedging contracts to be recognised in the hedging reserve. At 31 March 2010, the Group had a hedging reserve of negative S$49.9 million (31 March 2009: negative S$105.3 million). The fair value movements in hedging reserve are non-cash and do not reflect the fundamental value of the Group's businesses.

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and

(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Income Statement

4Q FY10 vs 4Q FY09

Revenue
Group revenue for 4Q FY10 was S$117.9 million which was S$20.7 million higher than 4Q FY09.

At City Gas Trust, revenue of S$73.6 million in 4Q FY10 was higher than its revenue of S$65.6 million in 4Q FY09. This is due mainly to higher tariffs charged in response to higher feedstock costs for gas production.

SingSpring's revenue of S$15.0 million in 4Q FY10 was higher than its revenue of S$11.2 million in 4Q FY09. The dispatch level for the quarter was 76% whilst it was 49% during the corresponding quarter.

Basslink's revenue of A$23.5 million in 4Q FY10 was higher compared to A$19.7 million in 4Q FY09 due to higher CRSM[2] recorded during the current quarter compared to the corresponding quarter. 4Q FY 10 revenue also included a second full quarter of revenue from its telecoms services which commenced carrying commercial traffic from July 2009.

Other income
This comprises interest income and other miscellaneous income. Other income for 4Q FY10 was S$1.1 million which was higher than S$0.7 million recorded in 4Q FY09 due mainly to higher interest income.

Other (losses)/gains – net
Other losses – net of S$1.7 million in 4Q FY10 was mainly due to fair value loss on derivative financial instruments. Other gains – net of S$8.0 million in 4Q FY09 was mainly due to fair value gain on derivative financial instruments.

Operating Expenses
Fuel and electricity costs of S$37.9 million in 4Q FY10 were higher than the costs of S$21.2 million in 4Q FY09 due to higher fuel cost.

Depreciation and amortisation costs of S$13.8 million in 4Q FY10 were higher compared to S$12.1 million due to higher currency translation rate in the current period which was partially offset by lower amortisation costs as the intangible – customer contract recognised in respect of telecoms services was written off during the last financial year to pave the way for the commercialisation of the fibre optic cables (see above comment on telecoms revenue).

Finance costs of S$21.3 million in 4Q FY10 were higher compared to S$20.4 million due mainly to higher currency translation rate in the current quarter which was partially offset by lower finance costs from lower corporate debt during the quarter.

Other operating expenses of S$8.7 million in 4Q FY10 were lower compared to S$12.9 million in 4Q FY09 due mainly to telecom related developmental expenses which were incurred in the corresponding quarter.

[2] Commercial Risk Sharing Mechanism relates to the sharing of market risk payment under the Basslink Service Agreement with Hydro Tasmania

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and

(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on. (cont'd)

Cash earnings
4Q FY10 cash earnings was S$23.4 million which was S$1.6 million higher than in 4Q FY09.

City Gas Trust recorded cash earnings of S$8.5 million in 4Q FY10 compared to S$16.2 million in 4Q FY09. From quarter to quarter, there may be short-term fluctuations in the cash earnings of City Gas Trust due to a time-lag in the adjustment of gas tariffs to reflect actual fuel cost ("time-lag on fuel cost"). Over a period of time, these fluctuations should leave City Gas Trust neutral to the effect of changes in fuel costs. CGT reviews its tariff quarterly in view of this time-lag on fuel cost and a tariff increase of 2.2% was approved with effect from 1st February 2010.

SingSpring desalination plant continues to achieve 100% availability and recorded cash earnings of S$4.2 million in 4Q FY10 compared to S$4.0 million in 4Q FY09.

Basslink's cash earnings for 4Q FY10 was A$10.8 million compared to A$5.9 million in 4Q FY09. The higher cash earnings in 4Q FY10 was due to higher CRSM and contributions from its telecoms services which has been carrying traffic from July 2009.

FY10 vs FY09

Revenue
FY10 revenue of S$388.1 million was S$10.6 million lower than in FY09.

At City Gas Trust, revenue of S$258.8 million in FY10 was lower than its revenue of S$294.2 million in FY 09 due to lower tariffs charged in response to lower feedstock costs for gas production.

SingSpring's revenue of S$42.0 million in FY10 was higher than its revenue of S$31.2 million in FY09. The FY10 dispatch level was 42%, whilst it was 32% in FY09.

Basslink's revenue of A$72.0 million in FY10 was higher compared to A$64.6 million in FY09 due to higher facility fee as a result of higher availability and higher CRSM. Basslink's cumulative availability for 2009 calendar year was 98.8% compared with 94.6% in 2008. Basslink's revenue was also boosted from the launch of its telecoms services which commenced carrying commercial traffic from July 2009.

Other income
Other income for FY10 was S$3.3 million which was lower than S$5.5 million recorded in FY09 due mainly to lower interest income.

Other gains/(losses) – net
Other gains – net of S$6.1 million in FY10 is due mainly to fair value gain on derivative financial instruments. Other losses – net of S$22.8 million in FY09 was due mainly to fair value loss on derivative financial instruments.

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and

(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on. (cont'd)

Operating Expenses

Fuel and electricity costs of S$124.2 million in FY10 were lower than the costs of S$133.6 million in FY09 due to lower fuel cost.

Depreciation and amortisation costs of S$54.0 million in FY10 are higher compared to S$52.1 million in FY09 due to higher currency translation rate in the current financial year which was partly offset by lower amortisation costs as the intangible – customer contract recognised in respect of telecoms services was written off during the last financial year to pave the way for the commercialisation of the fibre optic cables (see above comment on telecoms revenue).

Finance costs of S$85.3 million in FY10 were lower compared to S$87.2 million in FY09 due to lower interest rates charged which was partially offset by the write off of debt amortisation costs in relation to partial repayment of the corporate loan from proceeds raised from the Trust's rights issue which was completed in September 2009.

Other operating expenses of S$31.1 million in FY10 were lower compared to S$35.1 million in FY09 due to telecom related developmental expenses incurred during the last quarter of the previous financial year.

Cash earnings

City Gas Trust recorded cash earnings of S$25.5 million in FY10 compared to S$48.8 million in FY09. This was due mainly to the impact of time-lag in the adjustment of gas tariffs to reflect actual fuel cost. Over a period of time, these fluctuations should leave City Gas Trust neutral to the effect of changes in fuel costs.

SingSpring desalination plant continues to achieve 100% availability and recorded cash earnings of S$18.5 million in FY10 compared to S$17.4 million in FY09.

Basslink's cash earnings for FY10 was A$22.1 million compared to A$18.3 million in FY09. The higher cash earnings in FY10 was due to higher facility fee from higher availability, higher CRSM and contributions from telecom services which commenced carrying commercial traffic from July 2009.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

No forecast statement for financial year 2010 has been disclosed.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The underlying performance of the three assets in the Group is expected to remain stable. Basslink and SingSpring have long-term contracts with state-owned utilities. Basslink Telecoms' services which commenced from July 2009 have sold capacity to several internet service providers in Tasmania and is operating as expected. The opening of the two integrated resorts and a number of prime shopping malls in the Orchard Road area, all of which have significant food and beverage businesses, together with the general recovery in the Singapore economy should all have a positive impact on town gas consumption.

City Gas Trust cash earnings could fluctuate depending on changes in tariffs in response to changes in fuel costs. City Gas Trust has increased its gas tariff for households by an average of 2.2% with effect from 1 February 2010. The increase is due to the increase in the cost of feedstock for gas production, brought about by higher prices for high sulphur fuel oil. The increase in gas tariff has been approved by the Energy Market Authority. Over time, the effect of changes in fuel costs should have a neutral effect on City Gas Trust cash earnings.

As disclosed in the previous quarter's announcement, Basslink Pty Ltd ("Basslink") and Hydro Tasmania ("HT") are in discussions with regard to the interpretation of certain terms of the Basslink Services Agreement ("BSA") for the application to the commercial risk sharing mechanism ("CRSM") calculations. The outcome of the discussions may have an impact on the CRSM calculations for calendar year 2009. Based on HT's purported interpretation of these terms, HT had claimed an additional A$6.9m in CRSM payment for calendar year 2009. The Group has taken legal advice on these issues. No provision for any liabilities against the Group arising from these discussions has been made in the financial statements.

In line with CitySpring's acquisition strategy the Trustee-Manager continues to consider a number of possible acquisition opportunities and will announce further details as to such opportunities in compliance with applicable disclosure requirements. There can be no assurance that any of these opportunities will be realised.

11. Distributions

(a) Current financial period reported on

Any distributions declared for the current financial period	:	Yes
Amount	:	S$10,289,275
Distribution period	:	From 01/01/2010 to 31/03/2010
Distribution type	:	Cash, Tax-Exempt Income
Distribution rate	:	1.05 Singapore cents per unit (#)
Par value	:	Not applicable
Tax rate	:	Distributions received by either Singapore tax resident Unitholders or non-Singapore tax resident Unitholders are exempt from Singapore income tax and also not subject to Singapore withholding tax. Unitholders are not entitled to tax credits of any taxes paid by the Trustee-Manager of CitySpring.

(#) Post Rights Issue

11. Distributions (cont'd)

(b) Corresponding Period of the Immediately Preceding Financial Period

Any distributions declared for the current financial period	:	Yes
Amount	:	S$8,574,396
Distribution period	:	From 01/01/2009 to 31/03/2009
Distribution type	:	Cash, Tax-Exempt Income
Distribution rate	:	1.75 Singapore cents per unit
Par value	:	Not applicable
Tax rate	:	Distributions received by either Singapore tax resident Unitholders or non-Singapore tax resident Unitholders are exempt from Singapore income tax and also not subject to Singapore withholding tax. Unitholders are not entitled to tax credits of any taxes paid by the Trustee-Manager of CitySpring.

(c) Date Payable : 25 June 2010

(d) Books closure date : The Transfer Books and Register of CitySpring Infrastructure Trust will be closed from 5.00 p.m. on 8 June 2010 for the purposes of determining each unitholder's entitlement to the distribution. Unitholders whose Securities Accounts with The Central Depository (Pte) Limited ("CDP") are credited with units at 5.00 p.m. on 8 June 2010 will be entitled to the distribution to be paid on 25 June 2010.

12. If no distribution has been declared/recommended, a statement to that effect

Not applicable.

13. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

Management considers the business from both the geographic and business segment perspectives. The reportable operating segments are:

- production and retailing of town gas and retailing of natural gas in Singapore;
- operator of seawater desalinated plant in Singapore;
- operator of undersea electricity interconnector in Australia; and
- investment holding, group financing, asset management and business development.

The segment information relating to the measure of revenue and performance provided to the Management for the reportable segments for the financial year ended 31 March 2010 is as follows:

By Business Segment

	Gas (Singapore) S$'000	Water (Singapore) S$'000	Electricity (Australia) S$'000	Corporate (Singapore) S$'000	Total Group S$'000
2010					
Revenue	**258,788**	**41,981**	**87,378**	**-**	**388,147**
Cash Earnings [3]	**25,478**	**18,548**	**26,882**	**(13,055)**	**57,853**
Other segment items					
Depreciation and amortisation	16,344	3,648	34,043	-	54,035
Fair value gain/(loss) on derivative financial instruments	-	-	6,353	(200)	6,153
Finance costs	4,225 [4]	6,099 [4]	64,086	10,949	85,359

A reconciliation of cash earnings to net profit after tax is provided as follows:

Cash earnings	**57,853**
Depreciation and amortisation	(54,035)
Cash flow adjustments [5]	(6,918)
Non-cash adjustments [6]	(19,154)
Fair value gain on derivative financial instruments	6,153
Units issue expense	(1,321)
Maintenance capital expenditure	645
Loss before tax	(16,777)
Income tax credit	26,004
Net profit after tax	**9,227**

[3] Cash Earnings is defined as EBITDA adjusted for non-cash items and lease receivable, less cash interest, cash tax, upfront financing fees and maintenance capital expenditure, and before principal repayment of debt and minority interest

[4] Excludes interest payable on notes issued by subsidiaries to unitholders

[5] Cash flow adjustments comprise mainly finance lease income received

[6] Non-cash adjustments comprise mainly unrealised exchange gains/(losses) and non-cash finance costs

13. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year. (cont'd)

By Business Segment (cont'd)

	Gas (Singapore) S$'000	Water (Singapore) S$'000	Electricity (Australia) S$'000	Corporate (Singapore) S$'000	Total Group S$'000
2010					
Segment and consolidated total assets	**456,557**	**258,150**	**1,427,543**	**47,197**	**2,189,447**
Segment liabilities	**181,343**	**162,562**	**1,231,559**	**160,840**	**1,736,304**
Unallocated liabilities:					
Current tax liabilities					2,520
Deferred income tax liabilities					21,928
Consolidated total liabilities					**1,760,752**
Other segment items					
Capital expenditure - property, plant and equipment	476	-	2,843	-	3,319

	Gas (Singapore) S$'000	Water (Singapore) S$'000	Electricity (Australia) S$'000	Corporate (Singapore) S$'000	Total Group S$'000
2009					
Revenue	**294,259**	**31,220**	**73,260**	**-**	**398,739**
Cash Earnings	**48,797**	**17,373**	**21,117**	**(26,347)**	**60,940**
Other segment items					
Depreciation and amortisation	16,044	3,648	32,453	-	52,145
Fair value loss on derivative financial instruments	-	(2,711)	(20,671)	(203)	(23,585)
Finance costs	4,270	5,856	68,108	8,933	87,167
Intangibles written off	-	-	10,997	-	10,997

A reconciliation of cash earnings to net loss after tax is provided as follows:

Cash earnings	**60,940**
Depreciation and amortisation	(52,145)
Cash flow adjustments	(6,657)
Non-cash adjustments	(40,749)
Fair value loss on derivative financial instruments	(23,585)
Financing fees	10,638
Maintenance capital expenditure	514
Loss before tax	(51,044)
Income tax credit	1,293
Net loss after tax	**(49,751)**

13. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year. (cont'd)

By Business Segment (cont'd)

	Gas (Singapore) S$'000	Water (Singapore) S$'000	Electricity (Australia) S$'000	Corporate (Singapore) S$'000	Total Group S$'000
2009					
Segment and consolidated total assets	**476,029**	**268,118**	**1,128,200**	**41,223**	**1,913,570**
Segment liabilities	**173,116**	**165,635**	**1,017,271**	**382,844**	**1,738,866**
Unallocated liabilities:					
Current tax liabilities					2,443
Deferred income tax liabilities					23,739
Consolidated total liabilities					**1,765,048**
Other segment items					
Capital expenditure					
- property, plant and equipment	1,969	-	3,837	-	5,806

By Geographical Area

The Group's Gas and Water business segments operate in Singapore whilst the Electricity segment operates in Australia. Revenue is based on the country in which the customer is located. Total non-current assets are shown by the geographical area where the assets are located.

	Revenue		Non-current assets*	
	2010 S$'000	2009 S$'000	**2010 S$'000**	2009 S$'000
Singapore	300,769	325,479	451,981	471,502
Australia	87,378	73,260	1,243,978	1,049,074
	388,147	**398,739**	**1,695,959**	**1,520,576**

* comprises property, plant and equipment and intangibles

14. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Refer to Section 8.

15. A breakdown of the Group's revenue as follows:-

	FY 10	FY 09	Change
	$'000	$'000	%
a) Revenue "Continuing Operations"			
- 1 April to 30 September	174,939	200,316	(12.7)
- 1 October to 31 March	213,208	198,423	7.5
	388,147	**398,739**	**(2.7)**
b) Profit/(loss) after tax before deducting minority interest			
- 1 April to 30 September	8,145	(28,358)	N/M
- 1 October to 31 March	1,082	(21,393)	N/M
	9,227	**(49,751)**	**N/M**

16. A breakdown of the total annual distribution (in dollar value) for the issuer's latest full financial year and its previous full financial year.

	FY 10	FY 09	Change
	$'000	$'000	%
Total declared distribution			
- 1 April to 30 June	8,575	8,575	-
- 1 July to 30 September	10,289	8,575	20.0
- 1 October to 31 December	10,289	8,575	20.0
- 1 January to 31 March [(1)]	10,289	8,575	20.0
	39,442	**34,300**	**15.0**

[(1)] For the quarter ended 31 March 2010, the Trustee-Manager of the Trust declared a distribution per unit of 1.05 Singapore cents totalling S$10,289,275 to the unitholders of the Trust, payable on 25 June 2010.

17. INTERESTED PARTY TRANSACTIONS

Name of Interested Person	Aggregate value of all interested person transactions conducted during the financial period under review (1) under shareholders' mandate pursuant to Rule 920 and (2) transactions disclosed in the IPO Prospectus (excluding transactions less than $100,000)	
	4Q FY10 **S$'000**	**4Q FY09** **S$'000**
(a) Sales		
Powergas Limited	103	-
SATS Catering Pte Ltd	1,399	692
(b) Reimbursement of expenses		
Powergas Limited	1,068	995
(c) Purchases		
Aetos Security Management Pte Ltd	143	126
Gas Supply Pte Ltd	29,227[7]	16,400
Powergas Limited	18,679	18,402
SembCorp Power	1,038	1,212
SP Services Limited	3,203[8]	2,982
(d) Leasing of Assets (Rental Charges)		
Powergas Limited	99	98
SP Services Limited	54	84
(e) Management Fee Expense		
CitySpring Infrastructure Management Pte. Ltd.	1,567	941

There are no interested person transactions (excluding transactions less than $100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) entered into by CitySpring Infrastructure Management Pte. Ltd. (as Trustee-Manager of CitySpring Infrastructure Trust) and its subsidiaries for the financial years ended 31 March 2010 and 31 March 2009 respectively.

[7] This includes the value of purchases of additional natural gas under the supplemental gas purchase agreement dated 16 May 2008, as approved by independent unitholders at the extraordinary general meeting held on 3 July 2008

[8] This includes the value of services rendered by SP Services Limited under the renewed utilities support services agreement dated 1 June 2009 as approved by independent unitholders at the extraordinary general meeting held on 22 July 2009

BY ORDER OF THE BOARD
CITYSPRING INFRASTRUCTURE MANAGEMENT PTE. LTD.
(COMPANY REGISTRATION NO. 200614377M)
AS TRUSTEE-MANAGER OF CITYSPRING INFRASTRUCTURE TRUST

Susanna Cher
Company Secretary

Singapore
22 May 2010