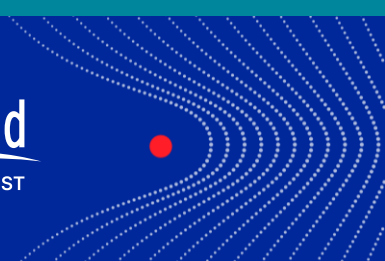




FY 2025 Financial Results

2 February 2026

CapitaLand
INDIA TRUST



Disclaimer

This presentation may contain forward-looking statements. 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, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this presentation.

Neither CapitaLand India Trust Management Pte. Ltd. ("Trustee-Manager") nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this presentation or its contents or otherwise arising in connection with this presentation.

The past performance of CapitaLand India Trust ("CLINT") is not indicative of future performance. The listing of the units in CLINT ("Units") on the Singapore Exchange Securities Trading Limited (SGX-ST) does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-Manager. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Trustee-Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

All measurements of floor area are defined herein as "Super Built-up Area" or "SBA", which is the sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, toilets and staircases of that property, and in respect of which rent is payable.

The Indian Rupee and Singapore Dollar are defined herein as "INR" and "SGD/S\$" respectively.

Any discrepancy between individual amounts and total shown in this presentation is due to rounding.

Agenda

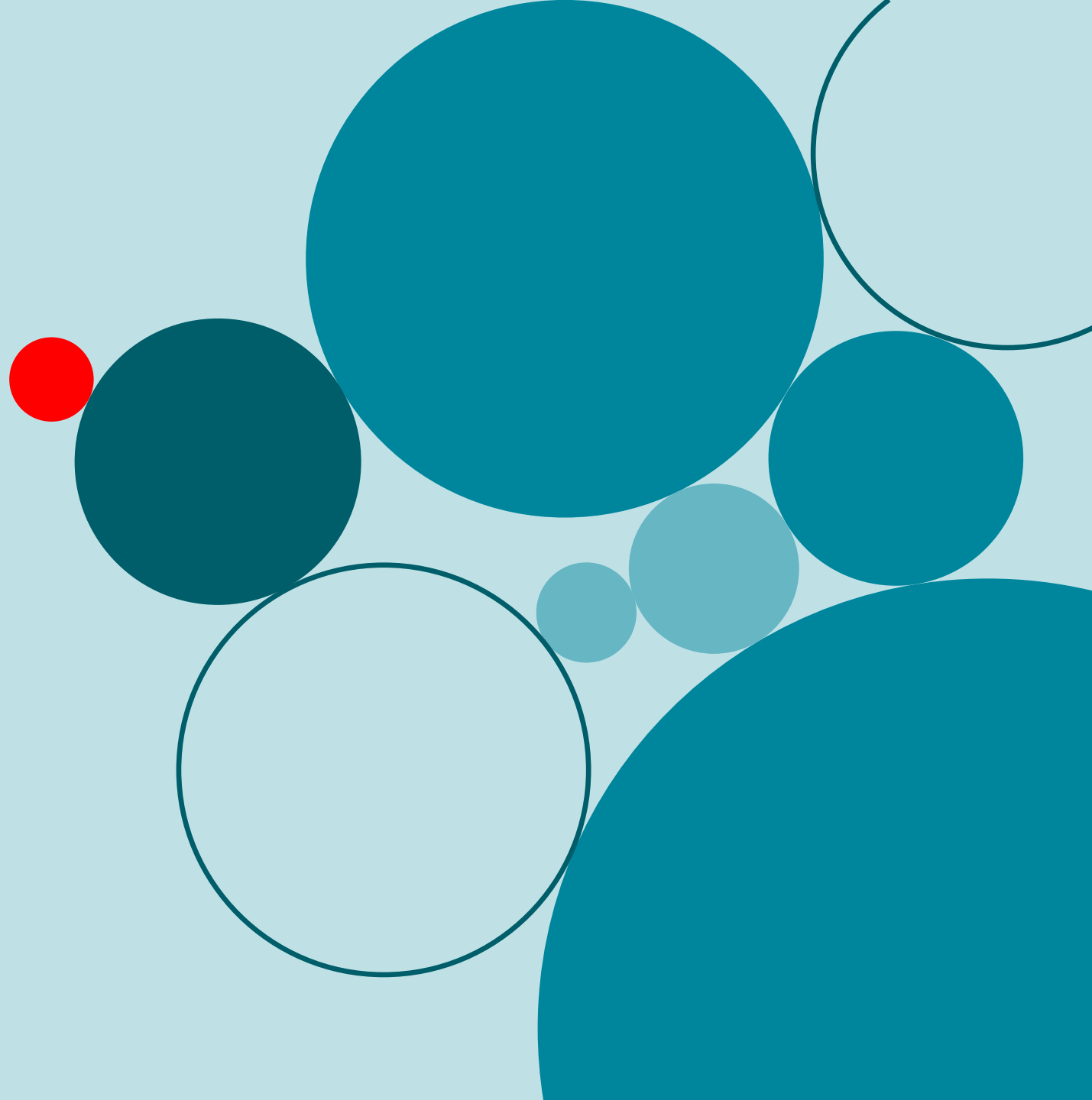
- 01 FY 2025 Highlights
- 02 Financial Review
- 03 Capital Management
- 04 Operations Review
- 05 Growth Strategy
- 06 Appendix



Block A,
International Tech Park
Hyderabad

01

FY 2025 Highlights



Solid Performance in FY 2025

Financials

	Total Property Income		Net Property Income		Distribution Per Unit (Singapore cents)	
2H 2025	S\$145.1 M	+2% YoY	S\$111.3 M	+9% YoY	3.90	+22% YoY
FY 2025	S\$294.4 M	+6% YoY	S\$224.9 M	+9% YoY	7.87	+15% YoY

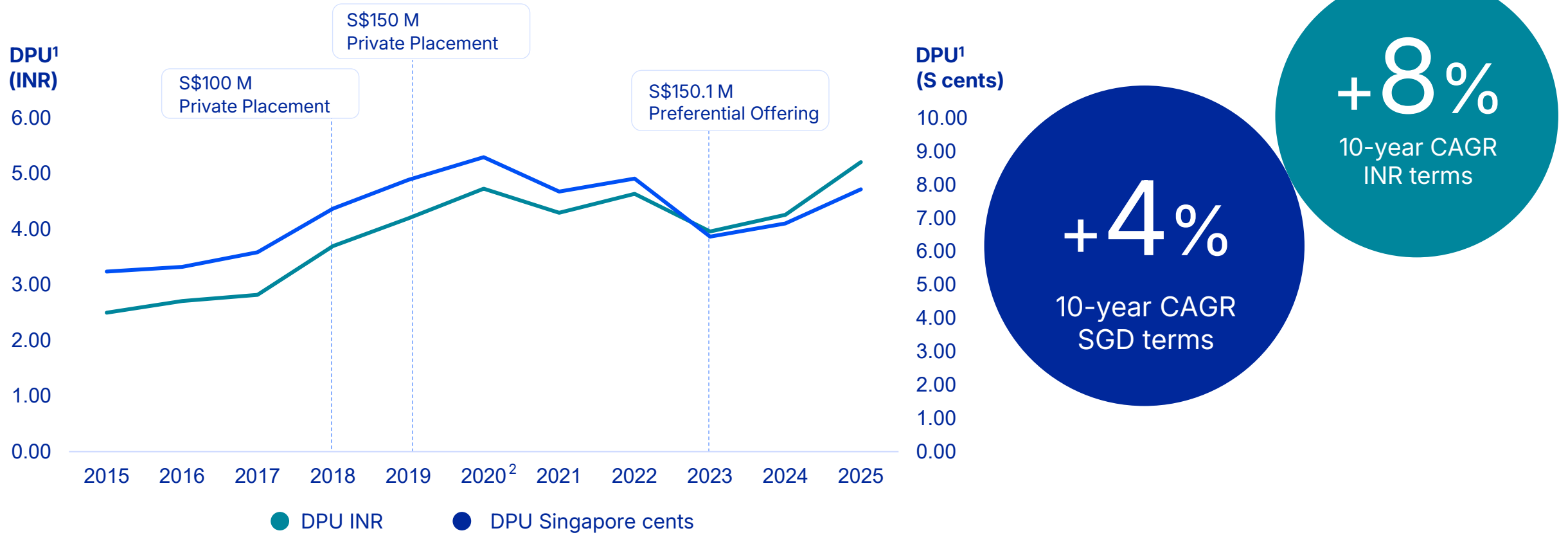
Key Metrics

Committed Occupancy ¹	Rental Reversion (TTM)	Average Cost of Debt	Gearing Ratio	Net Asset Value / Unit
91%	+21%	5.6%	39.6%	INR 97.38 / S\$1.38
				+12% YoY / Stable YoY

1. As at 31 December 2025. Excludes Logistics Park and Data Centres.

Disciplined Growth Driving Higher Distributions

10-year Compound Annual Growth Rate (CAGR)¹



1. CAGR from CY2015 to CY2025
 2. Due to one-off gain from reversal of dividend distribution tax of 1.16 cents

Advancing Portfolio Strategy

Strengthen Portfolio



Strong Operating Metrics

- ✓ Improved net property income margins
- ✓ Robust rental reversions
- ✓ Long-term agreement signed with leading global hyperscaler for CapitaLand Data Centre Navi Mumbai Towers 1 and 2

Unlock Value



Divestments

- ✓ Completed maiden divestment of CyberPearl and CyberVale in September 2025
- ✓ Announced the divestment of 20.2% stake in three data centres under development for INR 7.0 B (~S\$99.7 M) in December 2025

Increase Growth Pipeline



Forward Purchase

- ✓ Entered into agreement to acquire an office project (1.1 M sq ft) at Nagawara, Outer Ring Road, Bangalore

Development

- ✓ Completed the development of MTB 6, ITPB (0.8 M sq ft)
- ✓ Ongoing development of MTB 7, ITPB (0.9 M sq ft) with target completion in 3Q 2027
- ✓ Commenced redevelopment of Orion, ITPH into a 1.0 M sq ft building with target completion in 4Q 2028

Optimise Capital Structure



Capital Management

- ✓ Issued S\$100 M perpetual securities
- ✓ Signed two onshore INR sustainability linked loans totaling INR 21 B (~S\$300 M)
- ✓ Issued first onshore INR bond of INR 9.15 B (~S\$130 M) on 2 January 2026

Strategic Divestment Unlocks Value of DC Portfolio

- ✓ Announced divestment of 20.2% stake in three data centres under development to CapitaLand India Data Centre Fund
- ✓ In line with capital recycling strategy to enhance financial agility and redeploy capital to repay higher-interest debt or reinvest in other income-yielding opportunities
- ✓ Remain invested in India’s data centre sector with majority stake in the three data centre developments and obtained participation rights for Sponsor’s future data centre investments for up to 33.0%

Transaction Overview

Total Consideration		Estimated Net Gain ¹		
	INR SGD	7.0 B 99.7 M	INR SGD	8.6 B 123 M

13.7% Premium to Independent Valuation²

Independent Valuation		Enterprise Value			
	INR SGD	45.7 B 649 M		INR SGD	52.0 B 738 M

Notes:

Please refer to announcement dated 31 December 2025 titled “Proposed Divestment of 20.2% interest in three data centre assets and the proposed joint venture in respect of these assets” for more information. Figures are indicative and are subjected to further adjustments.

1. Comprises the gain from disposal of 20.2% of the Sale Securities and the remeasurement gain on the remaining 79.8% stake due to de-consolidation into a joint venture arrangement.

2. Independent valuation by Cushman & Wakefield (India) Pvt. Ltd. as at 31 December 2025.

Based on exchange rate of S\$1 : INR 70.4

Optimising Capital Structure by Onshoring Debt

CLINT aims to gradually increase natural hedge by onshoring debts to 40-50% of total debt¹ in the next three to four years

Benefits of Onshore Debt



Tax Implications on Offshore/Onshore Debt

	BEFORE Offshore	AFTER Onshore
Withholding Tax	15%	0%
Tax deductibility of interest expense on entity levels	Interest deductibility capped at 30% of EBITDA	Full deductibility

First Onshore Bond Issuance

- ✓ Issued first onshore bond on 2 January 2026
- ✓ **Three-year bond** of INR 9.15 B (~S\$130 M) at **7.25%** per annum
- ✓ Rated **AAA** by Crisil Ratings Limited
- ✓ Proceeds of the bond issuance are utilised to repay debt in Singapore

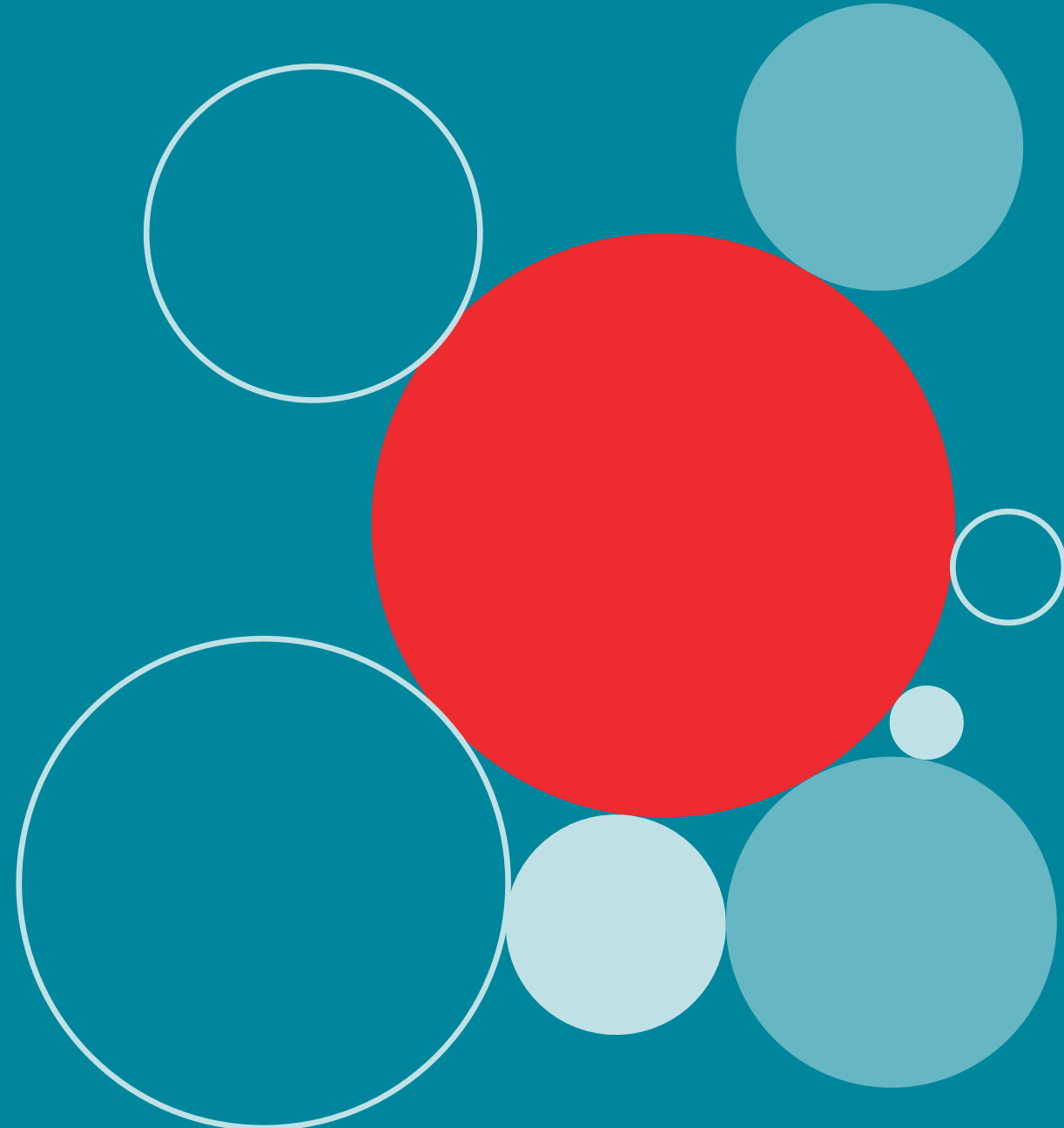
Illustration of DPU impact from onshore bond issuance of INR 9.15 B

Annual Savings from Withholding Tax at 15%	~S\$2.0 M
Annual Savings from Estimated Tax Disallowance in FY 2025	~S\$2.5 M
Additional Income to be Distributed based on Distribution Policy	~S\$4.0 M
Estimated DPU impact based on FY 2025 DPU	+3.8% p.a.

1. Proportion of onshore INR debt was 16% as at 31 December 2025.

02

Financial Review



FY 2025 vs FY 2024 Results

	FY 2025	FY 2024	Variance	
<i>S\$/INR FX rate¹</i>	66.1	62.5	6%	
Total Property Income	INR 19,468 M S\$294.4 M	INR 17,378 M S\$277.9 M	12% 6%	<ul style="list-style-type: none"> • Increase due to higher rental income from existing properties; • Income contribution from newly completed properties (MTB 6 at ITPB, CyberVale FTWZ and DC Navi Mumbai Tower 1 partially); and • Income contributions from newly acquired properties (aVance II, Pune and Building Q2)
Net Property Income	INR 14,872 M S\$224.9 M	INR 12,859 M S\$205.6 M	16% 9%	<ul style="list-style-type: none"> • Increase due to higher property income; • Partially offset by higher operating expenses.
Income available for distribution	INR 7,833 M S\$118.9 M	INR 6,346 M S\$101.5 M	23% 17%	<ul style="list-style-type: none"> • Increase due to higher NPI; • Partially offset by higher net realized foreign exchange differences and FV on DFI, current income tax expenses and trustee-manager's fees.
Income to be distributed	INR 7,049 M S\$107.0 M	INR 5,711 M S\$91.3 M	23% 17%	<ul style="list-style-type: none"> • After retaining 10% of income available for distribution.
Income to be distributed per unit	INR 5.21 7.87 Singapore cents	INR 4.26 6.84 Singapore cents	22% 15%	
Weighted average number of units ('000)	1,343,882	1,336,241	1%	

1. Average exchange rate for the period

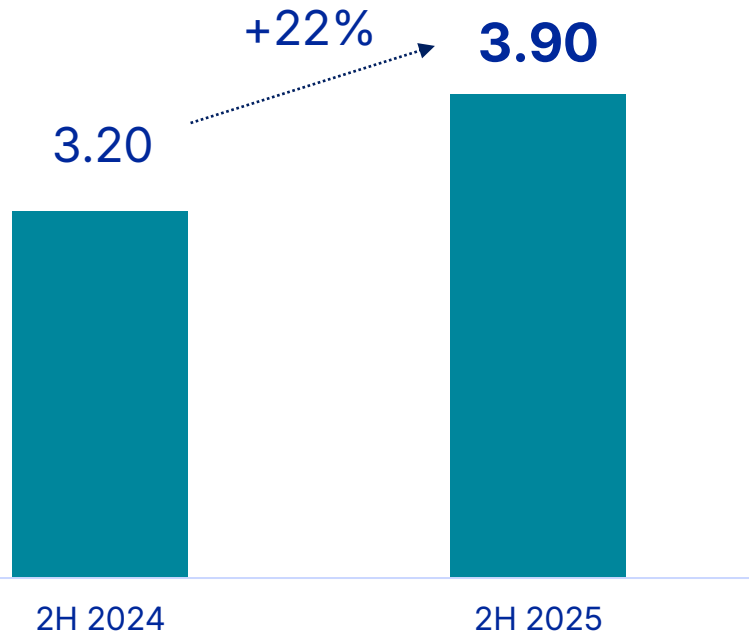
2H 2025 vs 2H 2024 Results

	2H 2025	2H 2024	Variance	
<i>S\$/INR FX rate¹</i>	67.8	63.0	8%	
Total Property Income	INR 9,843 M S\$145.1 M	INR 8,958 M S\$141.8 M	10% 2%	<ul style="list-style-type: none"> • Increase due to higher rental income from existing properties; • Income contribution from newly completed properties (MTB 6 at ITPB, CyberVale FTWZ, DC Navi Mumbai Tower 1 partially); and • Income contributions from newly acquired property (Building Q2)
Net Property Income	INR 7,550 M S\$111.3 M	INR 6,453 M S\$102.1 M	17% 9%	<ul style="list-style-type: none"> • Increase due to higher property income; • Partially offset by lower operating expenses.
Income available for distribution	INR 3,990 M S\$59.3 M	INR 2,997 M S\$47.4 M	33% 25%	<ul style="list-style-type: none"> • Increase due to higher NPI; • Lower net finance expenses (including perpetual securities accrued distribution); • Partially offset by higher net realized foreign exchange differences and FV on DFI and current income tax expenses.
Income to be distributed	INR 3,591 M S\$53.3 M	INR 2,698 M S\$42.6 M	33% 25%	<ul style="list-style-type: none"> • After retaining 10% of income available for distribution.
Income to be distributed per unit	INR 2.65 3.90 Singapore cents	INR 2.01 3.20 Singapore cents	32% 22%	
Weighted average number of units ('000)	1,353,812	1,342,041	1%	

1. Average exchange rate for the period

Achieved 22% YoY Growth in 2H 2025 DPU

Distribution per Unit (DPU) (Singapore cents)



Distribution Period

1 July to 31 December 2025

Distribution Schedule

Notice of Record Date

2 February 2026

Last Day of Trading on 'cum' Basis

11 February 2026, 5.00 pm

Ex-Date

12 February 2026, 9.00 am

Record Date

13 February 2026, 5.00 pm

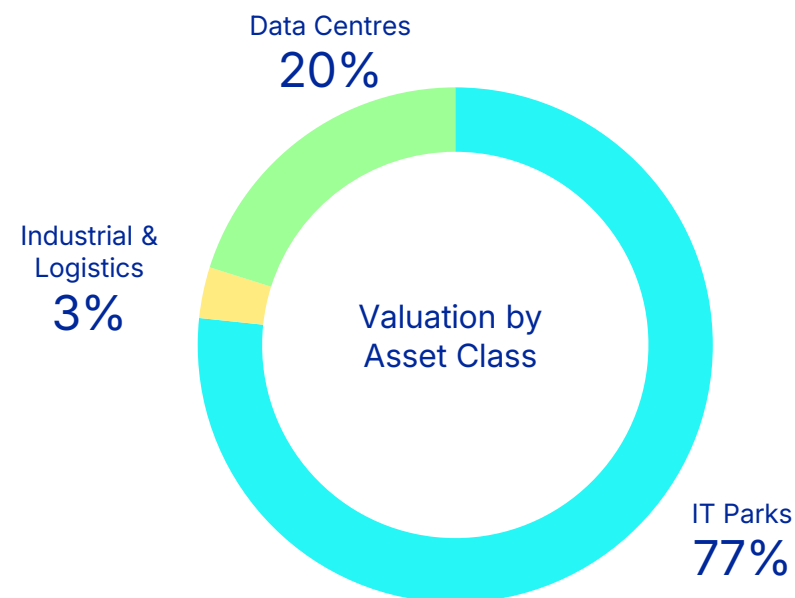
Distribution Payment Date

19 March 2026

Portfolio Valuation

Asset Class / INR B	31 December 2025	31 December 2024
IT Parks	204.3	184.9
Industrial & Logistics	8.5	12.5
Data Centres	53.6 ¹	35.1
Portfolio Total (INR B)	266.4	232.5
Portfolio Total (S\$ B)²	3.8	3.7
Portfolio Total (INR B) – exc. 2025 divestments³	266.4	223.0
Portfolio Total (S\$ B)² – exc. 2025 divestments³	3.8	3.6

2025 Valuation Breakdown

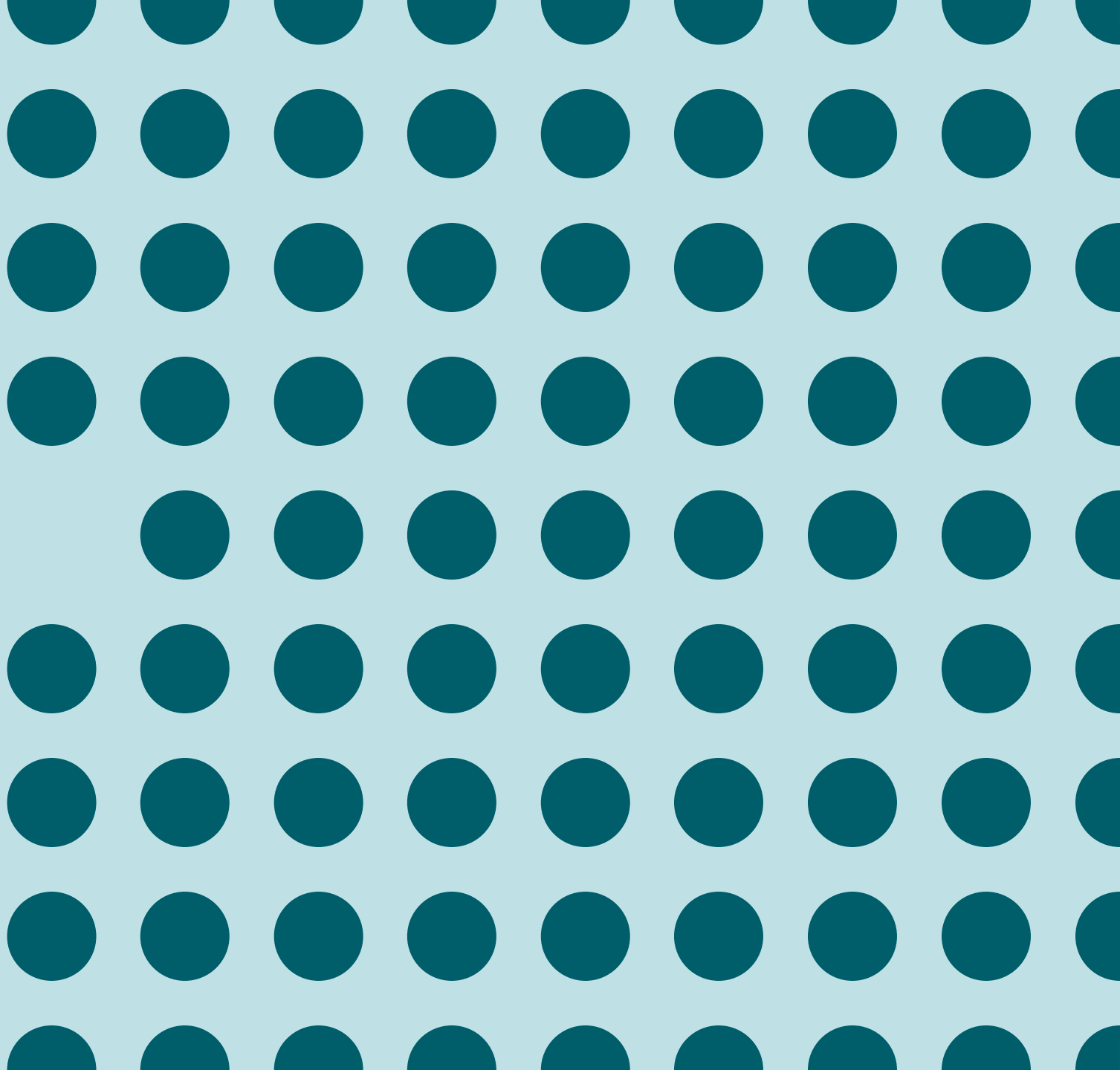


Note: The independent market valuations for 31 December 2024 and 31 December 2025 were conducted by Savills Property Services (India) Pvt. Ltd. and Cushman & Wakefield (India) Pvt. Ltd. respectively.

- Based on enterprise value as per announcement of the divestment of 20.2% interest in the three data centres under development on 31 December 2025 and independent market valuation of CapitaLand Data Centre ITPB, which was not a part of the divestment.
- Based on the exchange rate of S\$1 : INR 62.7 (as at 31 December 2024) and S\$1 : INR 70.4 (as at 31 December 2025)
- Excluding CyberPearl and CyberVale

03

Capital Management



Well-spread Debt Maturity Profile

Effective Borrowings¹

S\$1,847 M

Average Term to Maturity

2.5 years

Sustainability-Linked Borrowings²

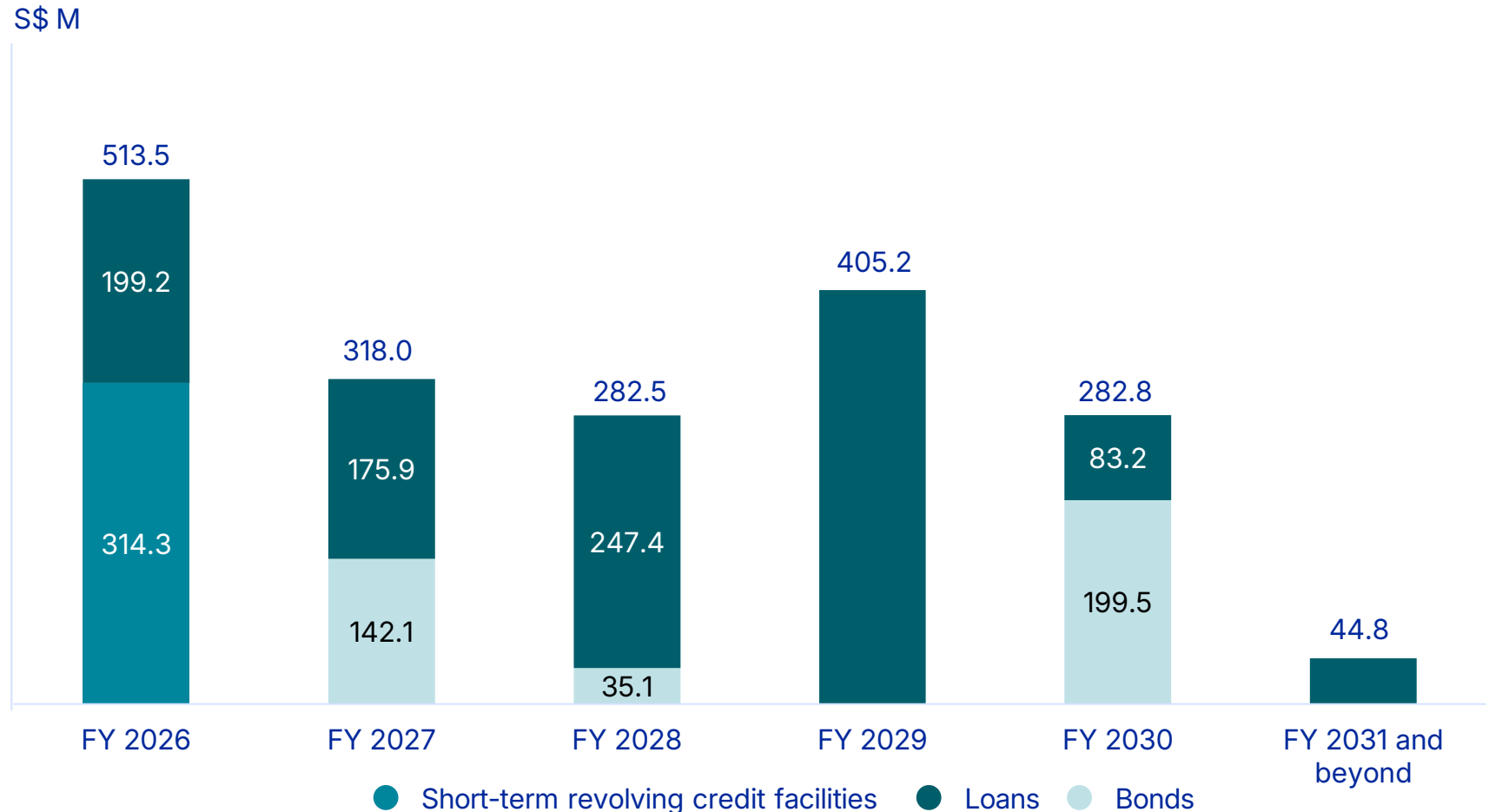
56%

INR:SGD Borrowings

53:47

INR Onshore Borrowings

16%



All information as at 31 December 2025 unless otherwise stated.

1. Includes derivative financial instruments and deferred consideration

2. Assuming fully drawn basis

Proactive Capital Management

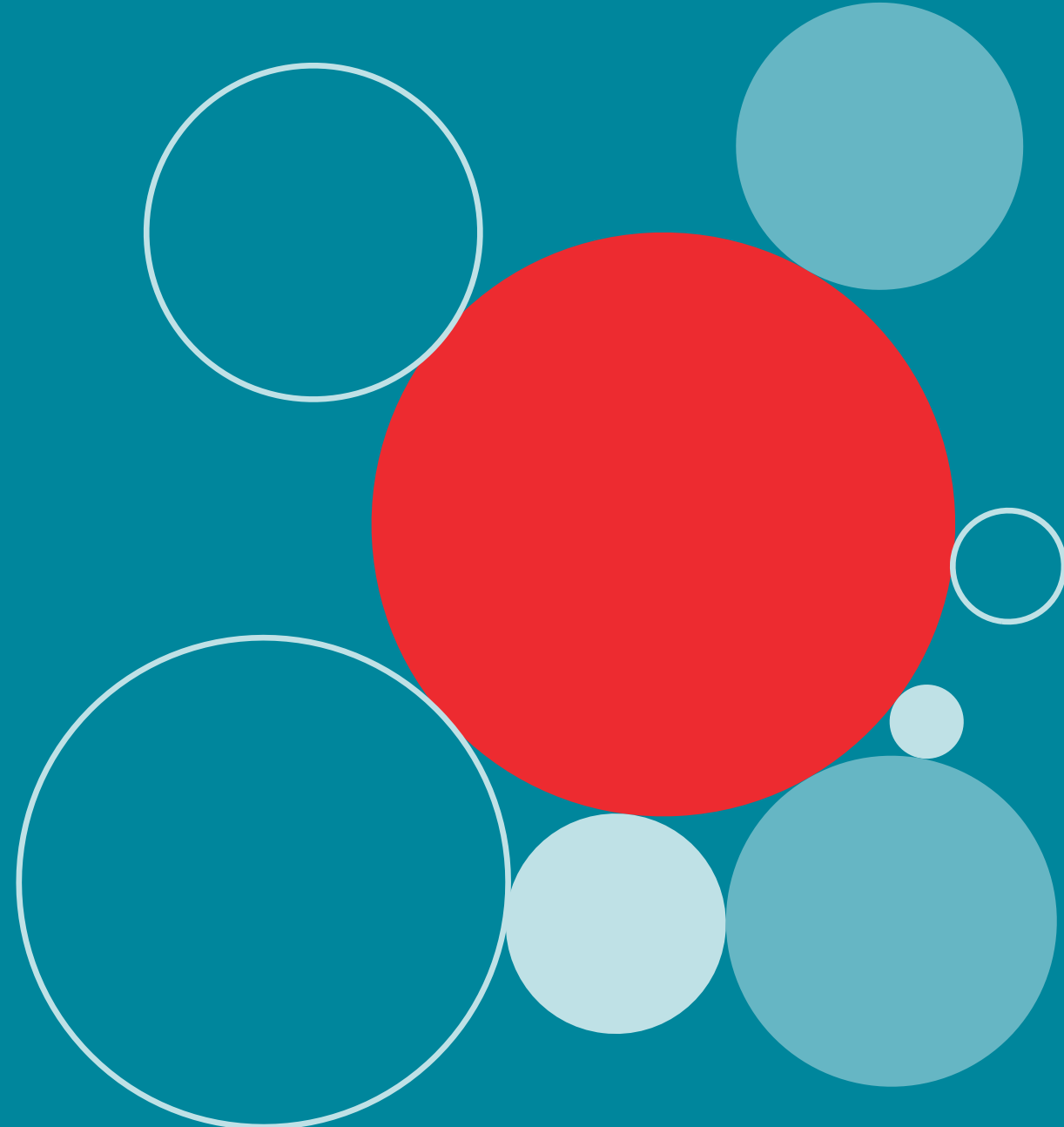
Financial Indicators	As at 31 Dec 2025	As at 30 Sep 2025
Gearing Ratio	39.6% ¹	40.9%
Net Gearing Ratio (cash and cash equivalents considered)	37.6%	38.9%
Interest Coverage Ratio ² (ICR)	2.7x	2.6x
Average Cost of Debt	5.6%	5.8%
% Borrowings on Fixed Interest Rate	72.6%	77.2%
Unsecured Borrowings	84.0%	84.7%
Available Debt Headroom (gearing limit of 50%)	S\$967 M	S\$780 M
Cash and Cash Equivalents	S\$155 M	S\$142 M

ICR Sensitivity ³	As at 31 Dec 2025
i. 10% decrease in EBITDA	2.4x
ii. 100 bps increase in interest rate	2.4x

- As at 31 December 2025, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 93.3% and 88.6% respectively.
- Based on the trailing 12 months EBITDA (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), divided by the trailing 12 months interest expense, borrowing-related fees and distributions on perpetual securities. The interest coverage ratio, excluding distributions on perpetual securities, is 2.8x.
- In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2024.

04

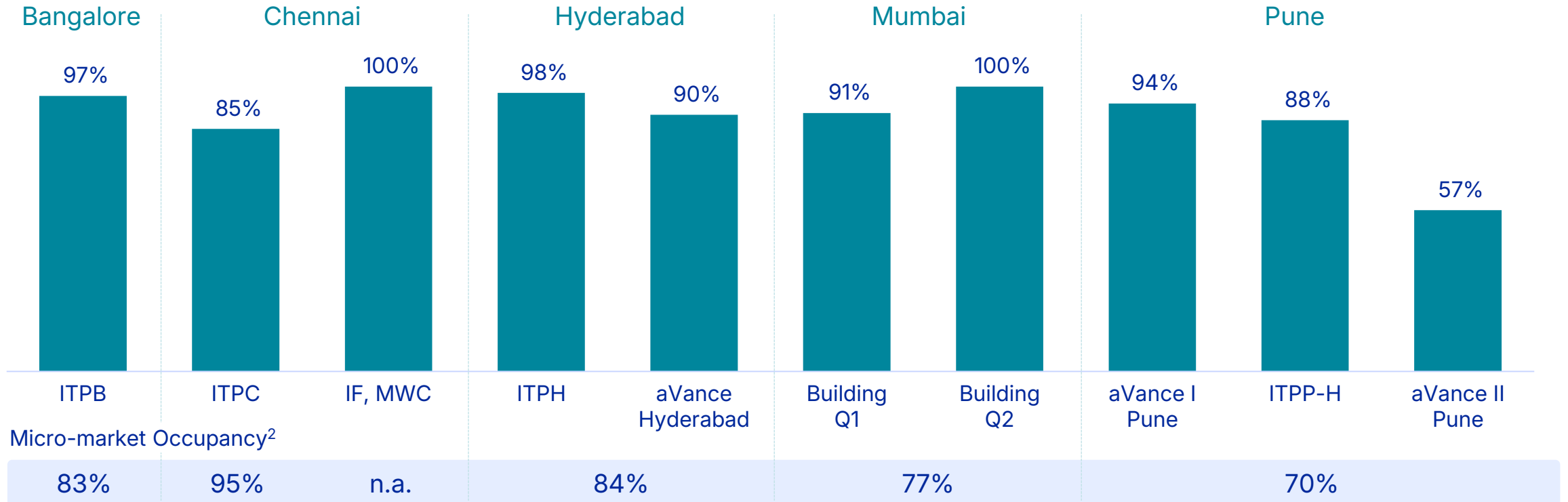
Operational Review



Portfolio Occupancy

Committed Occupancy¹

91%



Note: Excludes Logistics Park and Data Centres

1. As at 31 December 2025

2. CBRE market report as at 31 December 2025

Diversified Portfolio



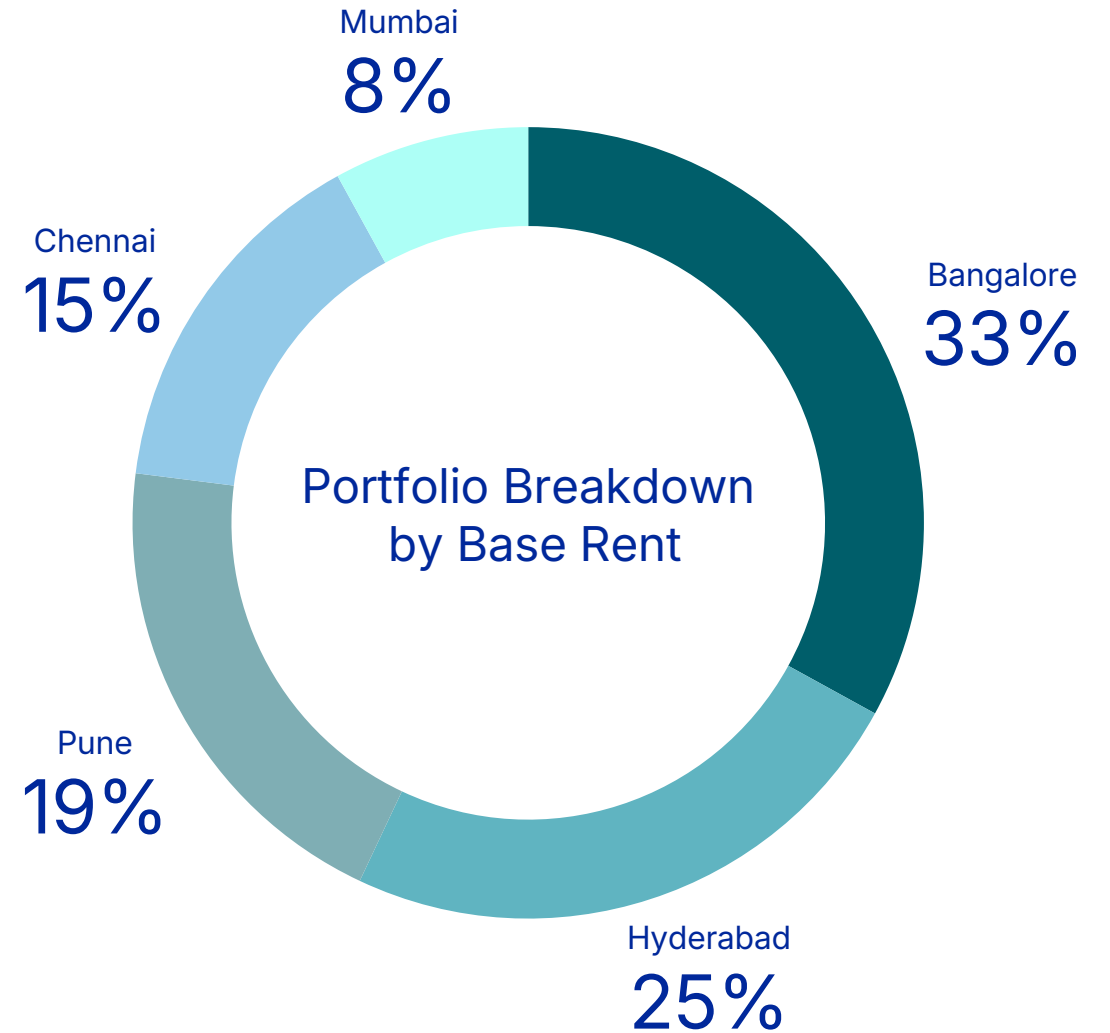
Total Number of Tenants
307



Average Space per Tenant
~59,000 sq ft

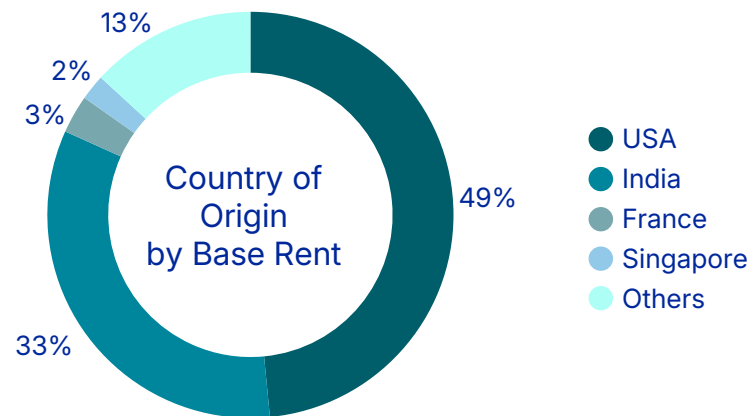
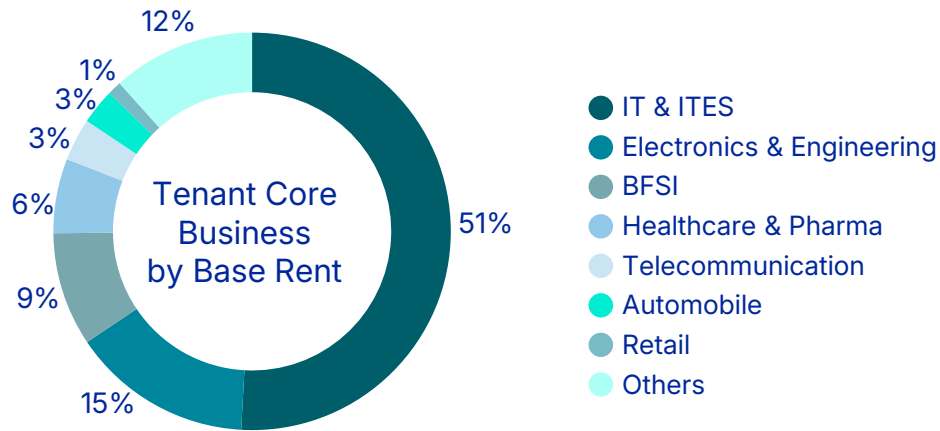


Largest tenant accounts for 11%
of portfolio base rent



Diversified Portfolio

Portfolio Breakdown

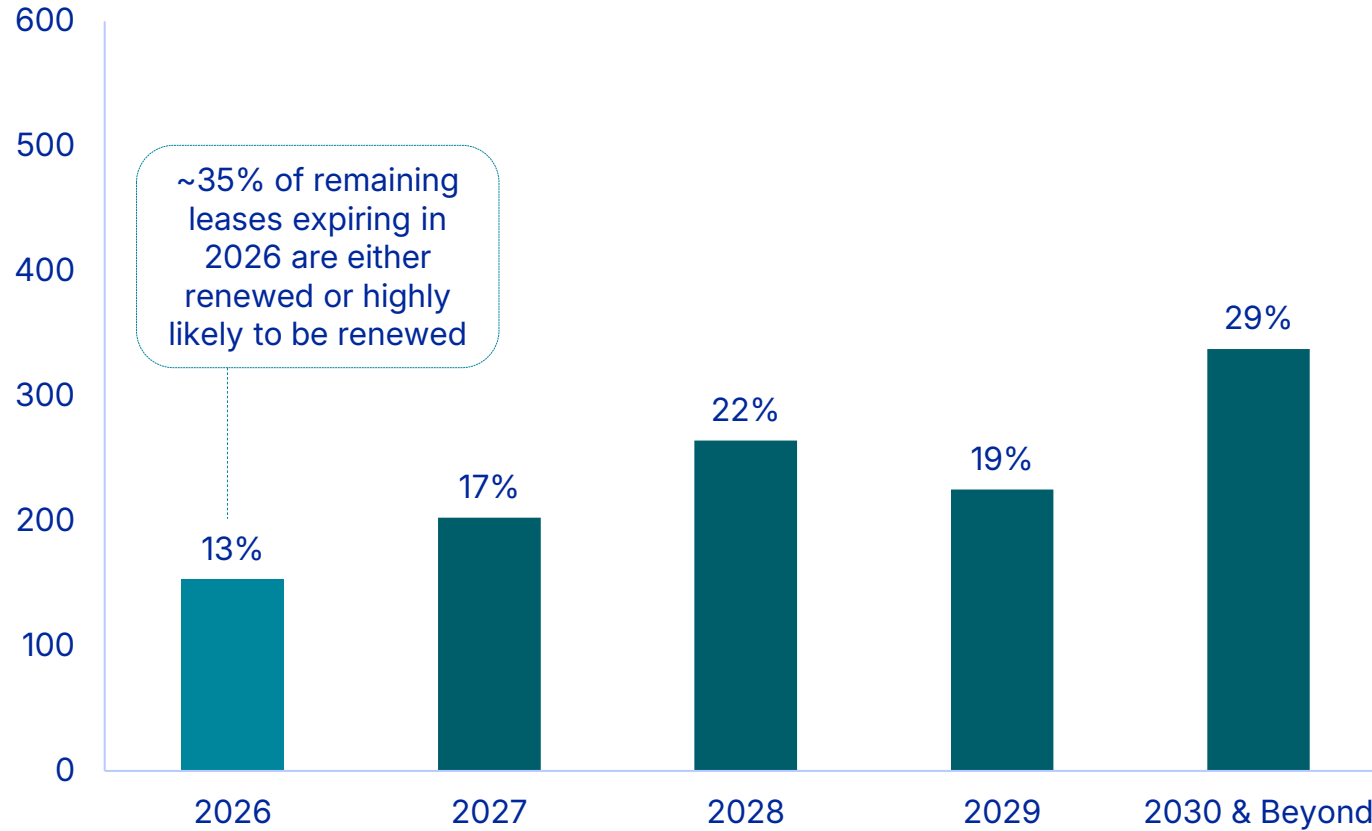


All information as at 31 December 2025
 Note: Excludes Logistics Park and Data Centres

Top 10 Tenants		% of Portfolio Base Rent	Trade Sector	Asset Class
1	Tata Consultancy Services	11%	IT & ITES	IT Park
2	Applied Materials	8%	Electronics & Engineering	
3	Infosys	5%	IT & ITES	
4	Amazon	3%	E-Commerce	
5	Synechron	3%	IT & ITES	
6	UnitedHealth Group	3%	Healthcare & Pharma	
7	Pegatron	2%	Electronics & Engineering	Industrial
8	Bristol Myers Squibb	2%	Healthcare & Pharma	IT Park
9	Société Générale	2%	BFSI	
10	Deloitte	2%		
Total		41%		

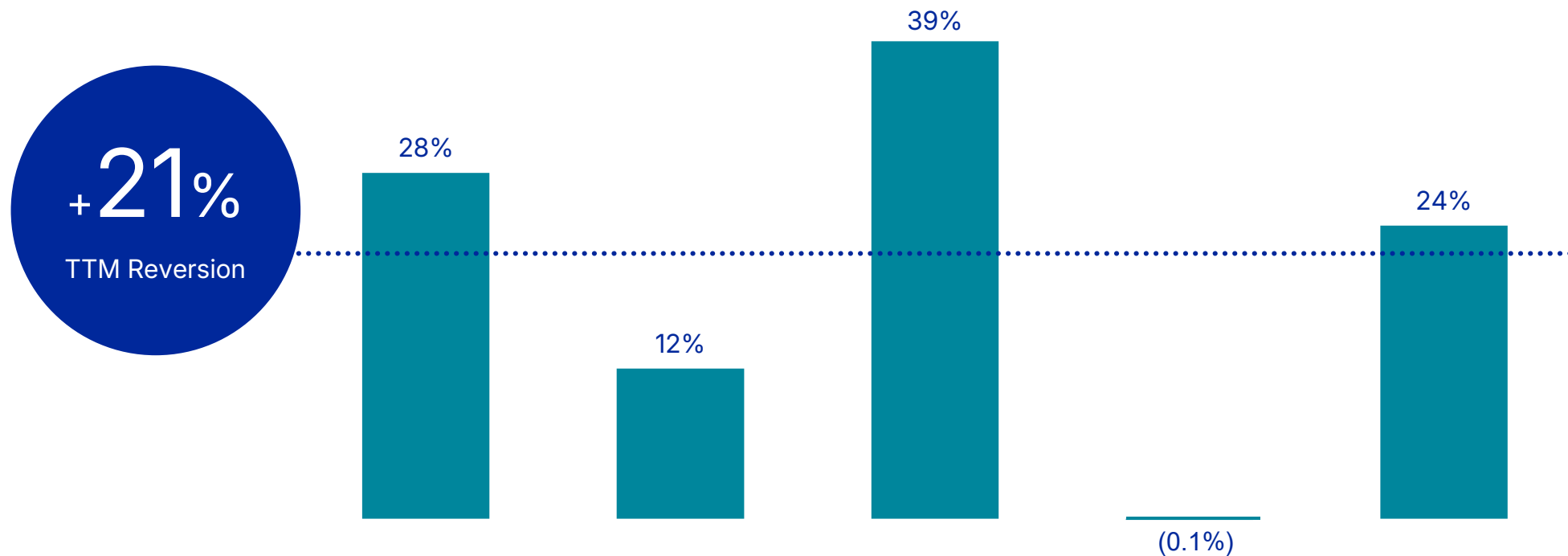
Lease Expiry Profile

Monthly base rent expiring
(INR M)



All information as at 31 December 2025
Note: Excludes Logistics Park and Data Centres

Portfolio Rental Reversion



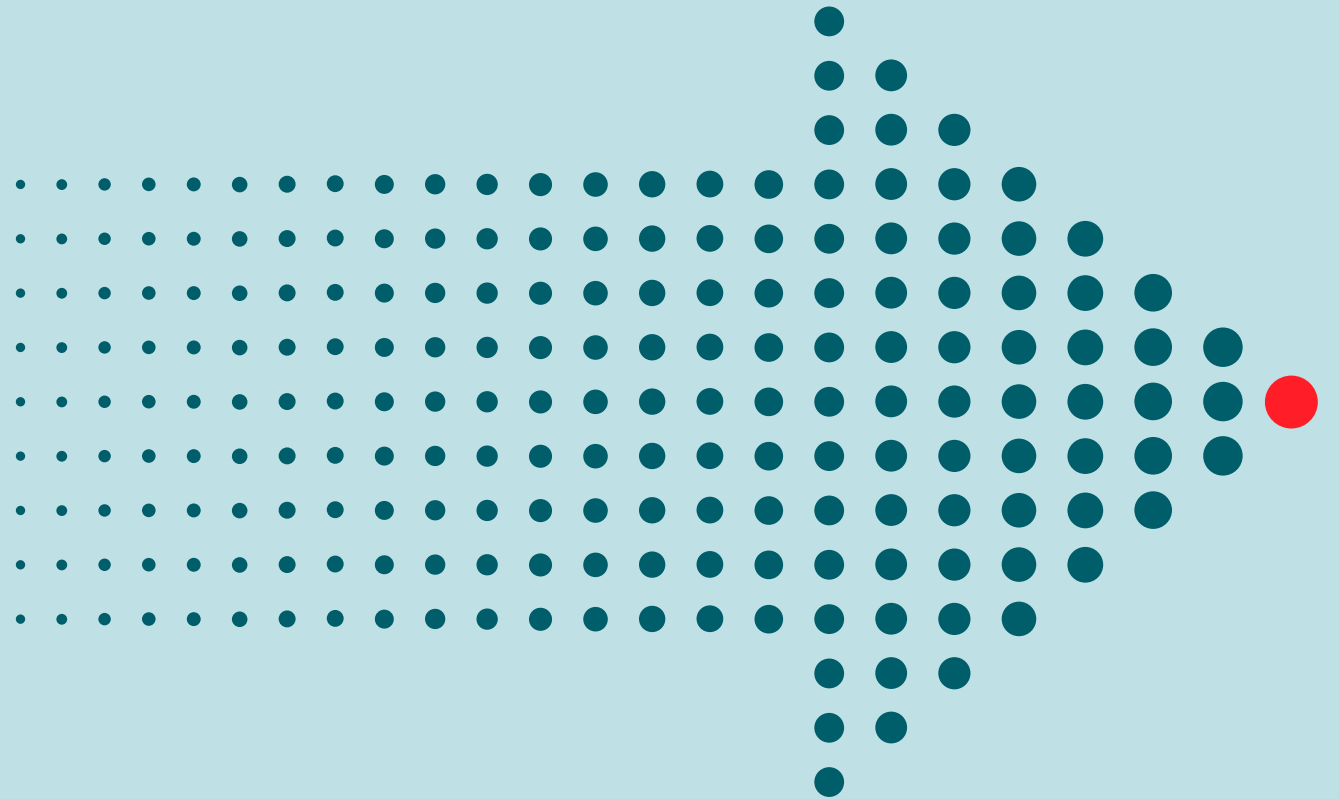
	Bangalore	Chennai	Hyderabad	Pune	Mumbai	Total
Eligible Transactions – TTM (nos.)	39	8	10	8	1	66
SBA ('000 sq ft)	660	240	280	350	10	1,540

Notes:

1. Excludes Logistics Park and Data Centres
2. Rental reversion for a lease is the percentage change of the new effective gross rent over the preceding effective gross rent (from January to December 2025)
3. There were no eligible transactions in IF, MWC, aVance II Pune, and Building Q1 for the period

05

Growth Strategy



Multiple Levers Drive Growth



✓ Increase occupancy, improve space efficiency and diversify tenant base



✓ Strengthen pipeline through forward purchase, development and market or sponsor opportunities



✓ Diversify sources of funding
✓ Increase proportion of onshore debt



✓ Initiate portfolio optimisation and reconstitution to unlock value

Current Pipeline



Strong Growth Track Record

Performance since IPO

CAGR since IPO

11%

Total Completed Developments

8.3 M sq ft

Total Acquisitions

11.3 M sq ft

Third Party : Sponsor Acquisitions

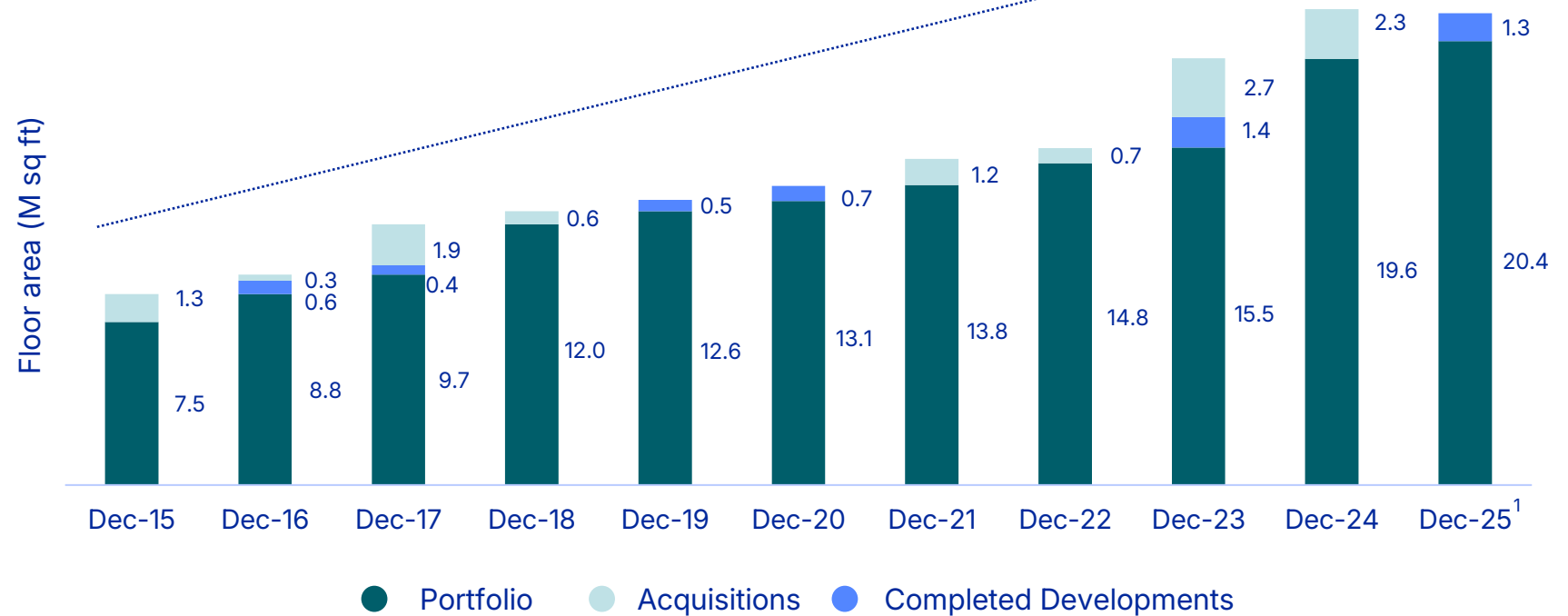
74:26

10-year Performance

Portfolio Growth

147%

+9.5%
10-year
CAGR

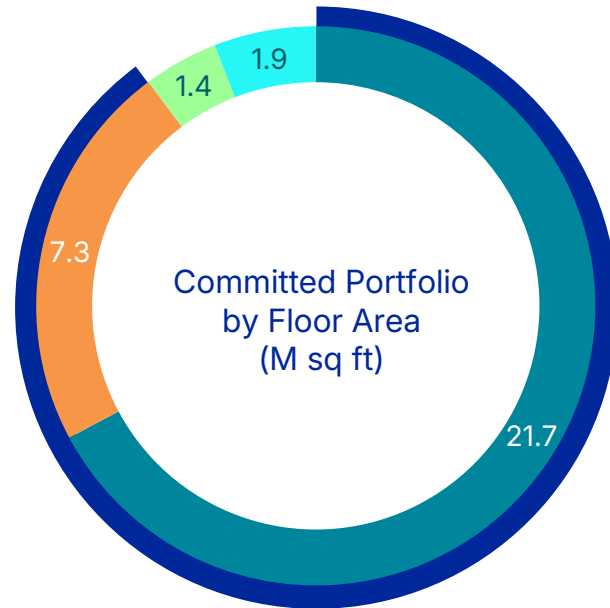


1. Includes completion of CapitaLand Data Centre Navi Mumbai Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

Growth Based on Committed Pipeline

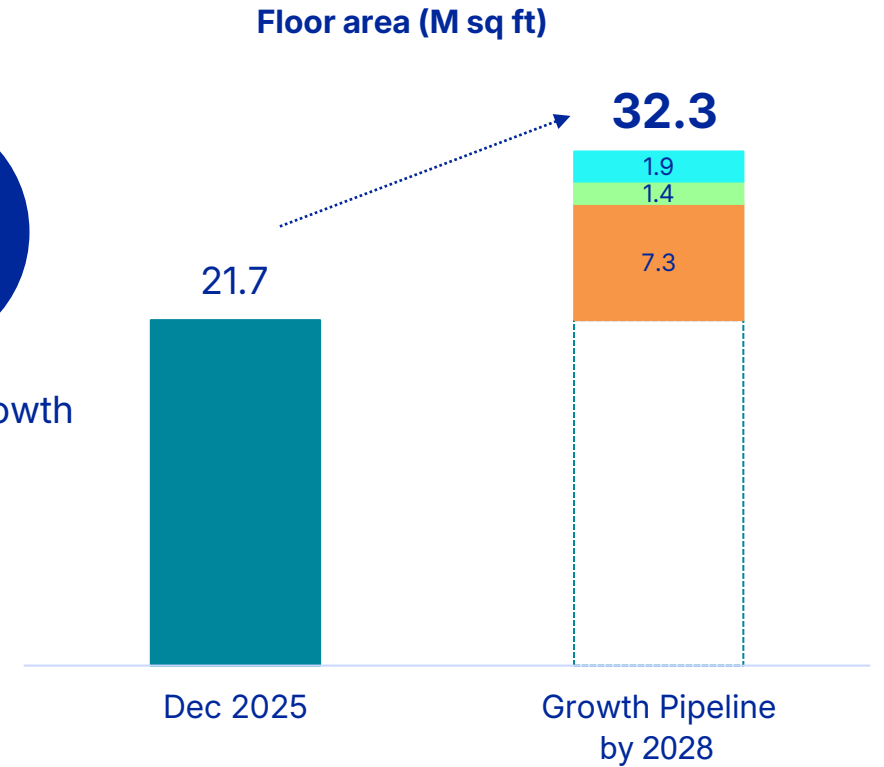
90%

Committed portfolio that is income-generating



49%

Expected growth in floor area



● Existing Portfolio (Includes CapitaLand Data Centre Navi Mumbai Tower 1)

● Forward Purchases

● Data Centre Developments

● IT Building Developments

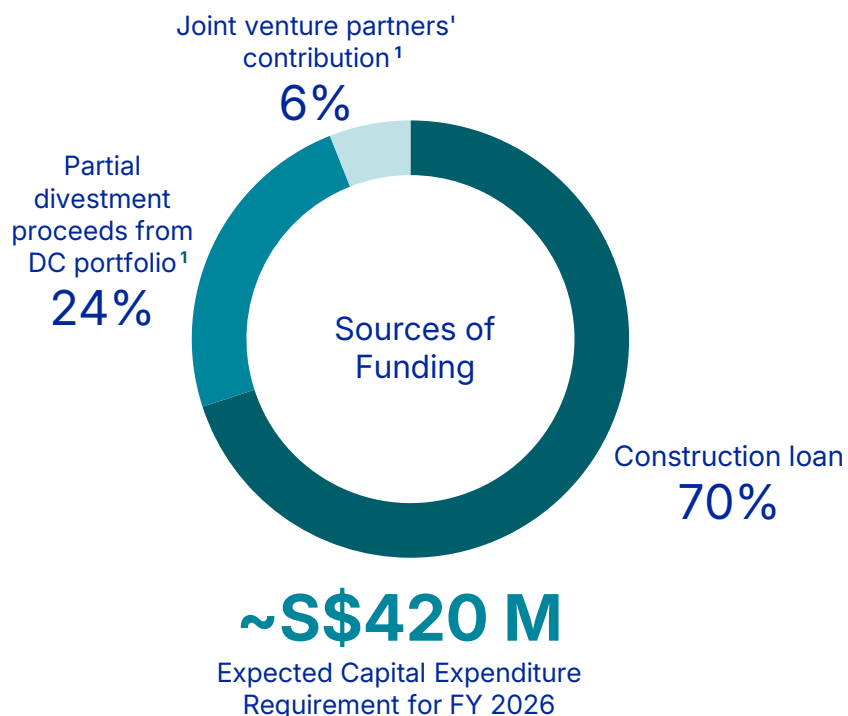
Growth Pipeline

Project Name	Building	Floor area (M sq ft)	Construction Completion	Expected Total Consideration	Remaining Commitment
IT PARK					
aVance Hyderabad	aVance 5	1.2	Completed	INR 10.5 B (S\$150 M)	INR 9.3 B (S\$133 M)
aVance Business Hub 2	aVance A1	0.8	Completed	INR 9.4 B (S\$133 M)	INR 3.0 B (S\$43 M)
	aVance A2	0.6	Construction on hold	N.A.	N.A.
Gardencity	Project I	1.3	1H 2026	INR 14.3 B (S\$203 M)	INR 3.4 B (S\$49 M)
	Project II	0.4	2H 2028	INR 3.2 B (S\$45 M)	INR 2.8 B (S\$40 M)
Ebisu	Building I	1.2	2H 2026	INR 15.0 B (S\$213 M)	INR 8.6 B (S\$123 M)
MAIA		1.1	2H 2028	INR 14.7 B (S\$209 M)	INR 10.7 B (S\$152 M)
INDUSTRIAL					
Case Grande – OneHub Chennai	Phase 1, 2 & 3	0.8	1H 2026	INR 2.7 B (S\$38 M)	INR 1.7 B (S\$24 M)
Total		7.3		INR 69.8 B (S\$991 M)	INR 39.5 B (S\$564 M)

All information as at 31 December 2025 unless otherwise stated

1. Based on the exchange rate of S\$1 : INR 70.4
2. Remaining commitment is net of accrued interest (on acquisition date), and prior to working capital and other adjustments

CLINT's DC Portfolio Under Development



	CapitaLand DC Navi Mumbai Tower 1 & Tower 2	CapitaLand DC ITPH	CapitaLand DC Chennai
Contractual Arrangement	Colocation (Tenants utilise space for their servers and equipment while CLINT manages the facilities)		
Total Project Development Cost	S\$1.0 B		
Power Capacity	Tower 1 – 50.0 MW Tower 2 – 55.0 MW	42.0 MW	53.0 MW
IT Load	Tower 1 – 33.7 MW Tower 2 – 37.0 MW	27.0 MW	34.0 MW
Built-up Area (sq ft)	962,000	441,000	521,000
Time of Building Completion	Tower 1 – Operational in 3Q 2025 Tower 2 – 4Q 2026	2Q 2026	3Q 2026
Latest Project Status	Towers 1 & 2 – Fully leased to a global hyperscaler	Core and Shell and Phase 1 M&E works nearing completion	Core and Shell works in progress

Note: The development of CapitaLand DC Bangalore has been put on hold.
1. Represents 20.2% partial divestment of DC portfolio

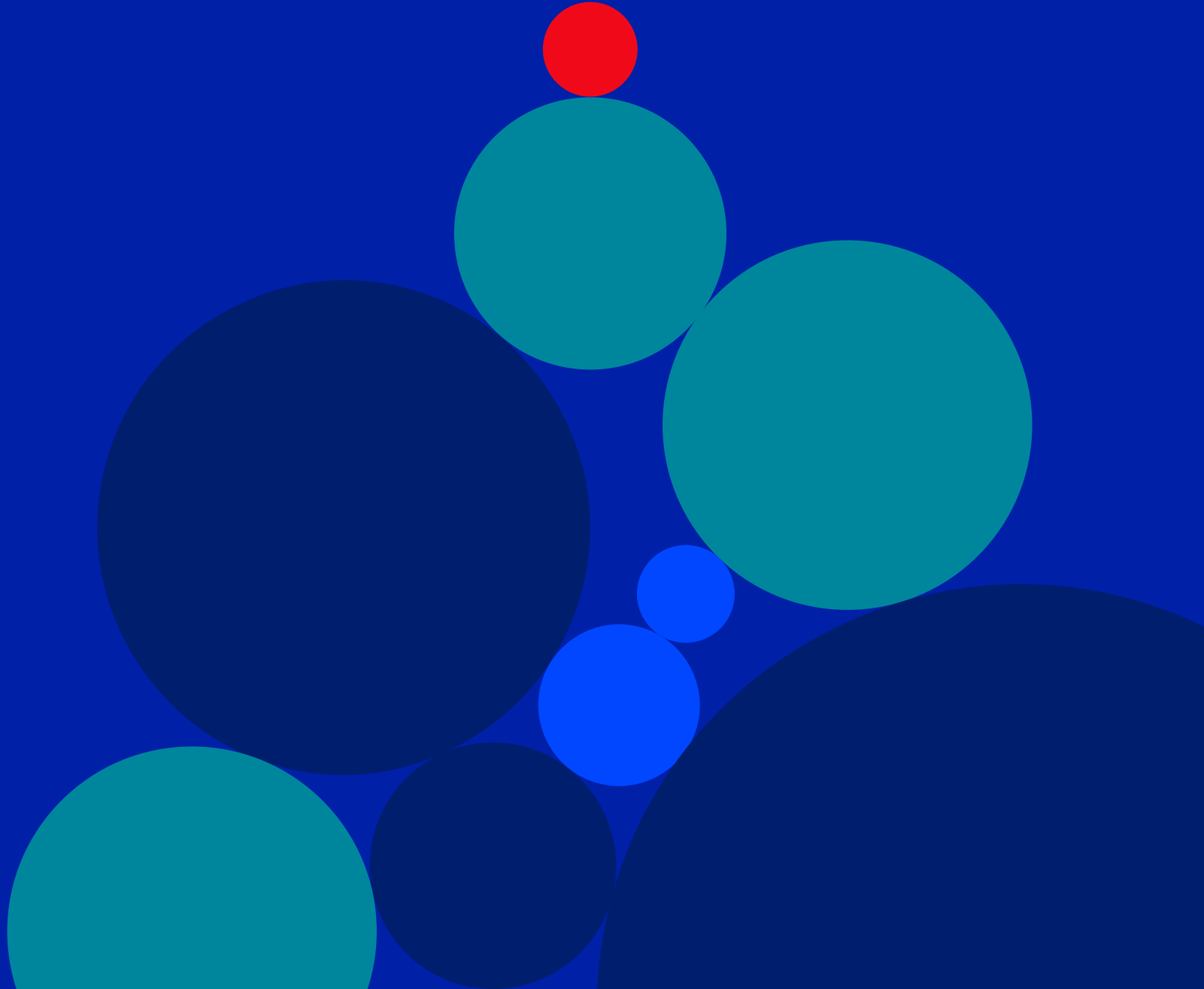
Thank You

For enquiries, please contact:
Ms Clarisse Ong, Listed Funds – Investor Relations
Direct: (65) 6713 3671 | Email: enquiries@clint.com.sg

CapitaLand India Trust Management Pte. Ltd.
Tel: (65) 6713 2888 | Fax: (65) 6713 2999

06

Appendix



Glossary

Term	Definition
BFSI	Banking, Financial Services and Insurance
CY	Calendar year
Derivative financial instruments	Includes cross currency swaps (entered to hedge S\$ borrowings into INR), interest rate swaps, options and forward foreign exchange contracts
DPU	Distribution per unit
EBITDA	Earnings before interest expense, tax, depreciation & amortisation (excluding gains/losses from foreign exchange translation and mark-to-market revaluation from settlement of loans)
Effective borrowings	Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration
Gearing	Ratio of effective borrowings to the value of Trust properties
IT / ITES	Information Technology / Information Technology Enabled Services
INR	Indian rupee
SEZ	Special Economic Zone
S\$	Singapore dollar
Super Built-up Area or SBA	Sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, toilets and staircases of that property, and in respect of which rent is payable
Trust properties	Total assets
TTM	Trailing twelve months

Capital Management

Proactively diversify sources of funding and increase natural hedge by onshoring loans and debts

Funding Strategy

Gearing

Equity raising is predicated on maintaining a strong balance sheet by keeping gearing ratio at an appropriate level.

Hedging

50% - 75%

total debt in INR

Part of CLINT's offshore S\$-denominated loans are already hedged into INR via cross-currency swaps and derivatives.

40% - 50%

onshore debt in INR

Proportion of onshore loans and debt is targeted to increase to 40-50% in the next three to four years.

Income

Semi-annual repatriation of income from India to Singapore

Monthly forward contracts to lock in income to be repatriated

Distribution Policy

90% of income available for distribution to be distributed; and

10% retained to provide financial flexibility in growing the Trust

Portfolio Details

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	<ul style="list-style-type: none"> ● International Tech Park Bangalore 	<ul style="list-style-type: none"> ● International Tech Park Chennai ● Industrial Facility 1, 2 & 3, MWC 	<ul style="list-style-type: none"> ● International Tech Park Hyderabad ● aVance Hyderabad 	<ul style="list-style-type: none"> ● International Tech Park Pune - Hinjawadi ● aVance I, Pune ● aVance II, Pune 	<ul style="list-style-type: none"> ● Building Q1 & Q2 ● Logistics Park ● DC Navi Mumbai T1
Completed Floor Area	6.0 M sq ft ¹	2.7 M sq ft	4.6 M sq ft ¹	5.3 M sq ft	3.1 M sq ft
Number of Buildings	13	3 IT buildings 3 industrial facilities	9	8	2 IT buildings 7 warehouses 1 data centre
Land Bank (development potential)	1.4 M sq ft	-	2.3 M sq ft	-	-

● IT Park ● Industrial ● Logistics ● Data Centre



All information as at 31 December 2025
 Note: Excludes Data Centres under development
 1. Only includes floor area owned by CLINT

Portfolio Valuation (1/2)

	31 December 2025		31 December 2024	
	Valuation (INR M)	Cap Rate (%)	Valuation (INR M)	Cap Rate (%)
IT Parks				
International Tech Park Bangalore	70,923	Office: 8.00 Retail: 9.00	58,874	Office: 8.25 Retail: 9.00
International Tech Park Hyderabad	38,622	8.00	25,765	8.50
International Tech Park Chennai	25,512	8.00	23,849	8.50
aVance Hyderabad	19,725	8.46	18,135	8.50
International Tech Park Pune - Hinjawadi	14,714	8.50	14,096	8.50
aVance I, Pune	11,713	8.50	11,372	8.50
aVance II, Pune	10,052	8.50	10,989	8.50
Building Q2, Mumbai	7,885	8.25	7,702	8.50
Building Q1, Mumbai	5,130	8.50	4,661	8.50
CyberVale, Chennai	N.A.	N.A.	5,287	8.50
CyberPearl, Hyderabad	N.A.	N.A.	4,215	8.50
Subtotal (INR M)	204,276	-	184,945	-
Subtotal (\$ M)¹	2,903	-	2,948	-

Note: The independent market valuations for 31 December 2024 and 31 December 2025 were conducted by Savills Property Services (India) Pvt. Ltd. and Cushman & Wakefield (India) Pvt. Ltd., respectively

1. Based on the exchange rate of S\$1 : INR 62.7 (as at 31 December 2024) and S\$1 : INR 70.4 (as at 31 December 2025).

N.A. Not Applicable

Portfolio Valuation (2/2)

Properties	31 December 2025		31 December 2024	
	Valuation (INR M)	Cap Rate (%)	Valuation (INR M)	Cap Rate (%)
Industrial & Logistics				
Logistics Park, Navi Mumbai	4,643	8.00	8,098	8.00
Industrial Facility 1, 2 & 3 Mahindra World City, Chennai	3,892	8.50	4,366	8.00
Data Centres				
CapitaLand Data Centre Navi Mumbai ¹	32,198	N.A.	20,036	8.25
CapitaLand Data Centre ITPH ¹	12,310	N.A.	8,619	8.25
CapitaLand Data Centre Chennai ¹	7,464	N.A.	4,918	8.25
CapitaLand Data Centre ITPB	1,653	N.A.	1,483	N.A.
Portfolio Total (INR M)	266,436	-	232,465	-
Portfolio Total (\$ M)²	3,786	-	3,705	-
Portfolio Total (INR M) – exc. 2025 divestments³	266,436	-	222,963	-
Portfolio Total (\$ M)¹ – exc. 2025 divestments³	3,786	-	3,554	-

Note: The independent market valuations for 31 December 2024 and 31 December 2025 were conducted by Savills Property Services (India) Pvt. Ltd. and Cushman & Wakefield (India) Pvt. Ltd., respectively

1. Based on enterprise value as per announcement of the divestment of 20.2% interest in the three data centres under development on 31 December 2025.

2. Based on the exchange rate of S\$1 : INR 62.7 (as at 31 December 2024) and S\$1 : INR 70.4 (as at 31 December 2025)

3. Excluding CyberPearl and CyberVale

N.A. Not Applicable

Lease Expiry Profile by Base Rent

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	9.0%	3.7%	3.2%	6.1%	10.8%	32.8%
Hyderabad	1.2%	5.3%	10.0%	4.3%	4.8%	25.6%
Chennai	2.0%	4.5%	3.0%	2.1%	3.5%	15.0%
Pune	0.5%	1.2%	4.4%	5.8%	7.3%	19.0%
Mumbai	0.2%	2.4%	1.9%	0.9%	2.2%	7.6%
Total	12.8%	17.1%	22.4%	19.1%	28.6%	100.0%

Note: Excludes Logistics Park and Data Centres

Lease Expiry Profile by Area

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	9.1%	4.0%	3.1%	6.1%	10.0%	32.2%
Hyderabad	1.1%	4.6%	9.3%	4.4%	3.7%	23.0%
Chennai	1.5%	3.5%	3.5%	1.6%	3.5%	13.6%
Pune	0.7%	1.3%	5.6%	7.3%	8.5%	23.5%
Mumbai	0.2%	2.5%	1.8%	0.9%	2.2%	7.7%
Total	12.6%	15.8%	23.4%	20.3%	27.9%	100.0%

Note: Excludes Logistics Park and Data Centres