



## Largest India-focused property trust in Singapore with world-class quality assets

CapitaLand India Trust (CLINT) was listed in August 2007 as the first Indian property trust in Asia. Its principal objective is to own income-producing real estate used primarily as business space in India. CLINT may also develop and acquire land or uncompleted developments primarily to be used as business space, with the objective of holding the properties upon completion. CLINT is managed by CapitaLand India Trust Management Pte. Ltd., a wholly-owned subsidiary of CapitaLand Investment Limited.

**Assets Under Management**  
S\$3.7b<sup>1</sup>

**Committed Occupancy**  
90%<sup>2</sup>

**Net Asset Value per Unit**  
S\$1.291

**Net Gearing Ratio**  
40.6%<sup>3</sup>

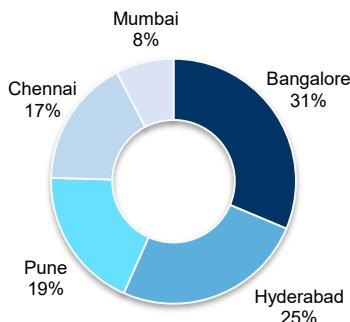
**Dividend Yield**  
7.6%<sup>4</sup>

**Market Capitalisation**  
S\$1.4b<sup>1</sup>

**Green Portfolio**  
99%<sup>5</sup>

### Diversified Portfolio

#### Portfolio breakdown by base rent



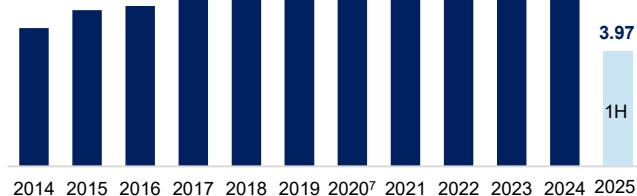
**329**  
Total Number of Tenants

**-59,000 sq ft**  
Average Space per Tenant

Largest tenant accounts for 12% of the portfolio base rent

### Distribution per unit (Singapore cents)<sup>6</sup>

10-year CAGR: +4%



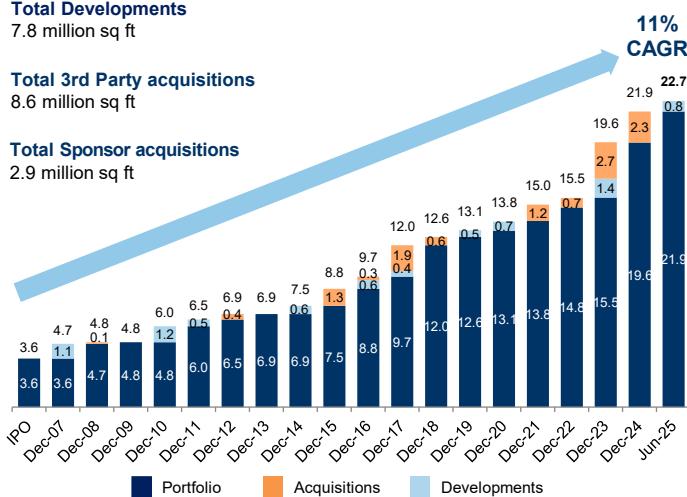
### Good Growth Track Record

Portfolio size (million sq ft) increased by more than **5 times** since IPO

**Total Developments**  
7.8 million sq ft

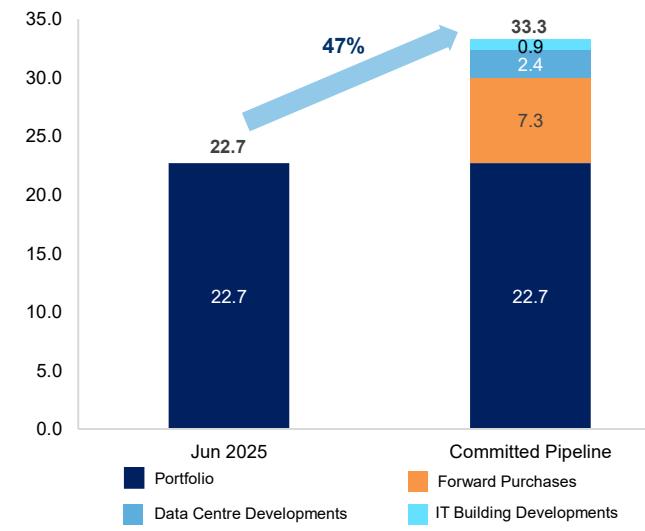
**Total 3rd Party acquisitions**  
8.6 million sq ft

**Total Sponsor acquisitions**  
2.9 million sq ft



### Growth based on Committed Pipeline

Floor area (million sq ft)



1. As at 30 June 2025.

2. Includes options and ROFR; excludes Logistics Park.

3. After cash and cash equivalents are considered.

4. Based on annualised 1H FY 2025 DPU of 3.97 Singapore cents at closing price of S\$1.05 per unit as at 30 June 2025.

5. Platinum or Gold rating green certifications for business park portfolio.

6. Refers to distribution per unit post retention of 10% of income.

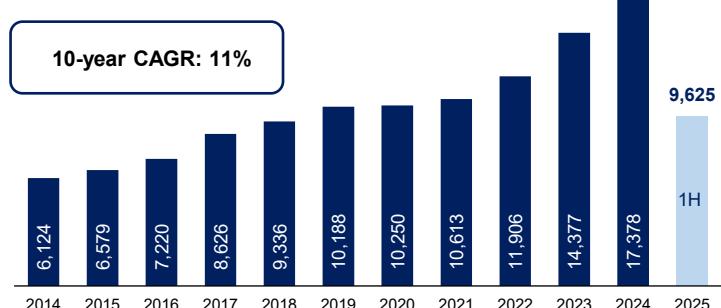
7. Due to one-off gain from reversal of dividend distribution tax of 1.16 cents.

# Portfolio Overview

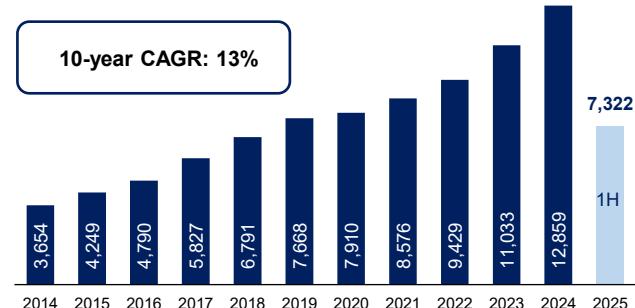


## Financial Performance

Total Property Income (INR million)



Net Property Income (INR million)



## REIT-like Characteristics

- Adherence to Property Fund Appendix's definition
- Invests at least 75% of the Trust property in income-producing real estate
- Distribute at least 90% of its income available for distribution

- Distributions exempted from Singapore tax
- Gearing limit at 50%

## Corporate Information

Bloomberg ticker: CLINT.SP  
 Reuters ticker: CAPC.SI  
 SGX-ST ticker: CY6U  
 Financial Year: January to December

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## Analyst Report



## Corporate Video

