

Corporate Profile

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.

REIT-like Characteristics

CLINT voluntarily adopted the following regulations governing SREITs to enhance the stability of its distributions:

- **Permissible investment:** Adherence to Property Fund Appendix's definition.
- **Investment restrictions:** Invests at least 75% of the Trust property in income-producing real estate².
- **Development limit:** Development limit at 20%.
- **Distributable income:** Minimum 90% to be distributed.
- **Tax-exempt distributions:** Distributions exempt from Singapore tax.
- **Gearing limit:** Gearing limit at 50%.

Portfolio

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	• Intl Tech Park Bangalore	• Intl Tech Park Chennai • CyberVale • Industrial Facility, MWC	• Intl Tech Park Hyderabad • CyberPearl • aVance Hyderabad	• aVance Pune	• Arshiya Panvel Warehouses • Building Q1, Aurum Q Parc
Type	IT Park	IT Park; Industrial	IT Park	IT Park	Warehouse; IT Park
Site area (acres)	68.3	42.0	51.2 ⁶	5.4	27.9
Completed area ⁷ (million sq ft)	5.2	3.2	3.8 ⁷	1.5	1.8
No. of buildings	12	6 IT buildings 1 industrial facility	12	3	7 warehouses 1 IT building
Park population	55,000	25,000 ⁸	37,300	14,300	3,300 ⁸
Land bank (development potential) (million sq ft)	3.1	0.4	3.7 ⁹	-	-

1. Excludes deferred income tax liabilities on capital gains due to fair value revaluation of investment properties.

2. As defined in CLINT's Trust Deed.

3. Announced on 6 December 2022.

4. Announced on 13 December 2022.

5. Announced on 29 December 2022. Subject to approval of unitholders at an extraordinary general meeting.

6. Includes land not held by CLINT.

7. Only includes floor area owned by CLINT. Includes reduction in floor area due to the demolition of Mariner building (0.2 million sq ft) in ITPH as part of the redevelopment.

8. Figures refer to park population for IT parks only.

9. Includes buildings under construction and additional development potential.

Notes:

i. All information dated as at 31 December 2022 unless stated otherwise.

ii. All measurements of floor area are defined 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.

iii. Any discrepancy between individual amounts and total shown is due to rounding.

Key Facts (as at 31 December 2022)

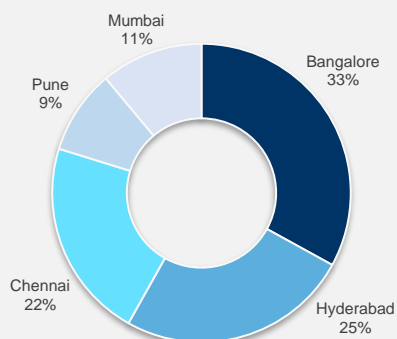
- Portfolio: 8 IT Parks, 1 Logistics Park, 1 Industrial Facility and 3 Data Centre developments
- Portfolio floor area: 15.5 million sq ft
- Committed portfolio occupancy: 92%
- Tenants: 287
- Weighted average lease term: 6.5 years
- Weighted average lease expiry: 3.7 years
- Gearing: 37%
- Weighted average cost of debt: 5.9%
- Adjusted NAV¹: S\$1.41 per unit

Growth Strategy

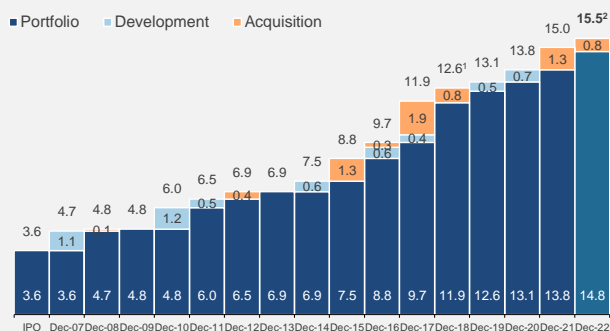
- **Development Pipeline**
 - 3.1 million sq ft in Bangalore
 - 3.4 million sq ft in Hyderabad
 - 0.4 million sq ft in Chennai
- **3rd Party Acquisitions**
 - 1.2 million sq ft aVance Hyderabad
 - 1.4 million sq ft aVance Business Hub 2, Hyderabad
 - 0.9 million sq ft Building Q2, Aurum Q Parc, Navi Mumbai
 - 1.9 million sq ft BlueRidge 3, Pune
 - 1.7 million sq ft Gardencity, Bangalore
- **Non-IT Park Asset Class**
 - 0.2 million sq ft Arshiya Khurja Warehouses, NCR
 - 0.3 million sq ft Casa Grande Industrial Facility (Phase 2), Chennai
 - 0.3 million sq ft Data Centre (Phase 1) at Airoli, Navi Mumbai
 - 0.3 million sq ft Data Centre at ITPH, Hyderabad³
 - 0.4 million sq ft Data Centre at Ambattur, Chennai⁴
- **Sponsor Assets**
 - 2.3 million sq ft International Tech Park Pune – Hinjawadi⁵
 - Ascendas India Growth Programme
 - Ascendas-Firstspace platform

Portfolio

Composition (by base rental)

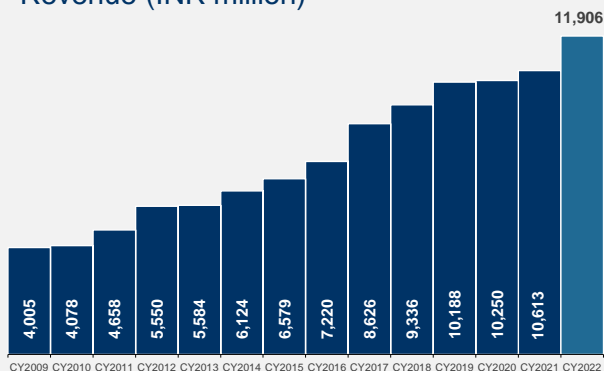


Floor area (million sq ft)

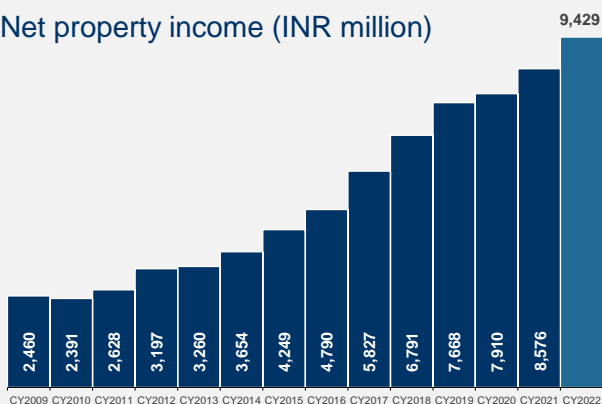


Financial Performance

Revenue (INR million)

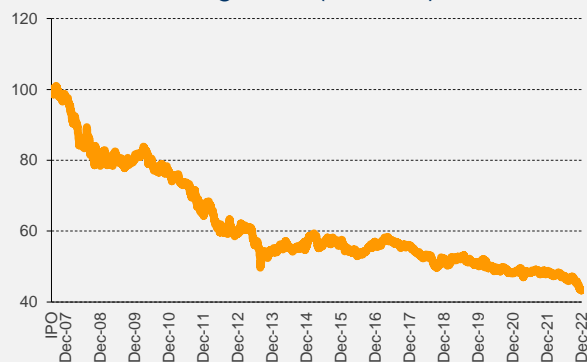


Net property income (INR million)

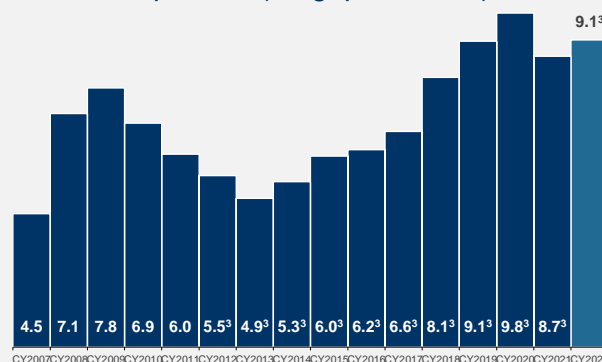


Currency & Income Distribution

INR/\$ exchange rate (indexed)



Distribution per unit (Singapore cents)



Corporate Information

- Bloomberg ticker: CLINT.SP
- Reuters ticker: CAPC.SI
- SGX-ST ticker: CY6U
- Financial year: January to December
- Trustee-Manager:
CapitaLand India Trust Management Pte. Ltd.
- Unit registrar:
Boardroom Corporate & Advisory Services Pte. Ltd.

Contacts

Website: www.clint.com.sg
 Email: enquiries@clint.com.sg
 Address: 168 Robinson Road, #30-01 Capital Tower,
 Singapore 068912
 Phone: +65 6713 2888

Investor Relations

Contact: Cheah Ying Soon
 Email: cheah.yingsoon@clint.com.sg
 Phone: +65 6713 2888

1. Includes reduction in floor area due to the demolition of Auriga Building (0.2 million sq ft) in ITPH as part of the redevelopment.
 2. Includes reduction in floor area due to the demolition of Mariner Building (0.2 million sq ft) in ITPH as part of the redevelopment.
 3. Assumes 100% income payout ratio.