

2026 Annual General Meeting

21 April 2026, 10.00 a.m.

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.

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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.

CapitaLand India Trust (CLINT) Overview

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

Portfolio Metrics

21.7 M sq ft
Completed
Floor
Area

7.3 M sq ft
Forward
Purchases
Floor Area

3.7 M sq ft
Development
Potential
Floor Area

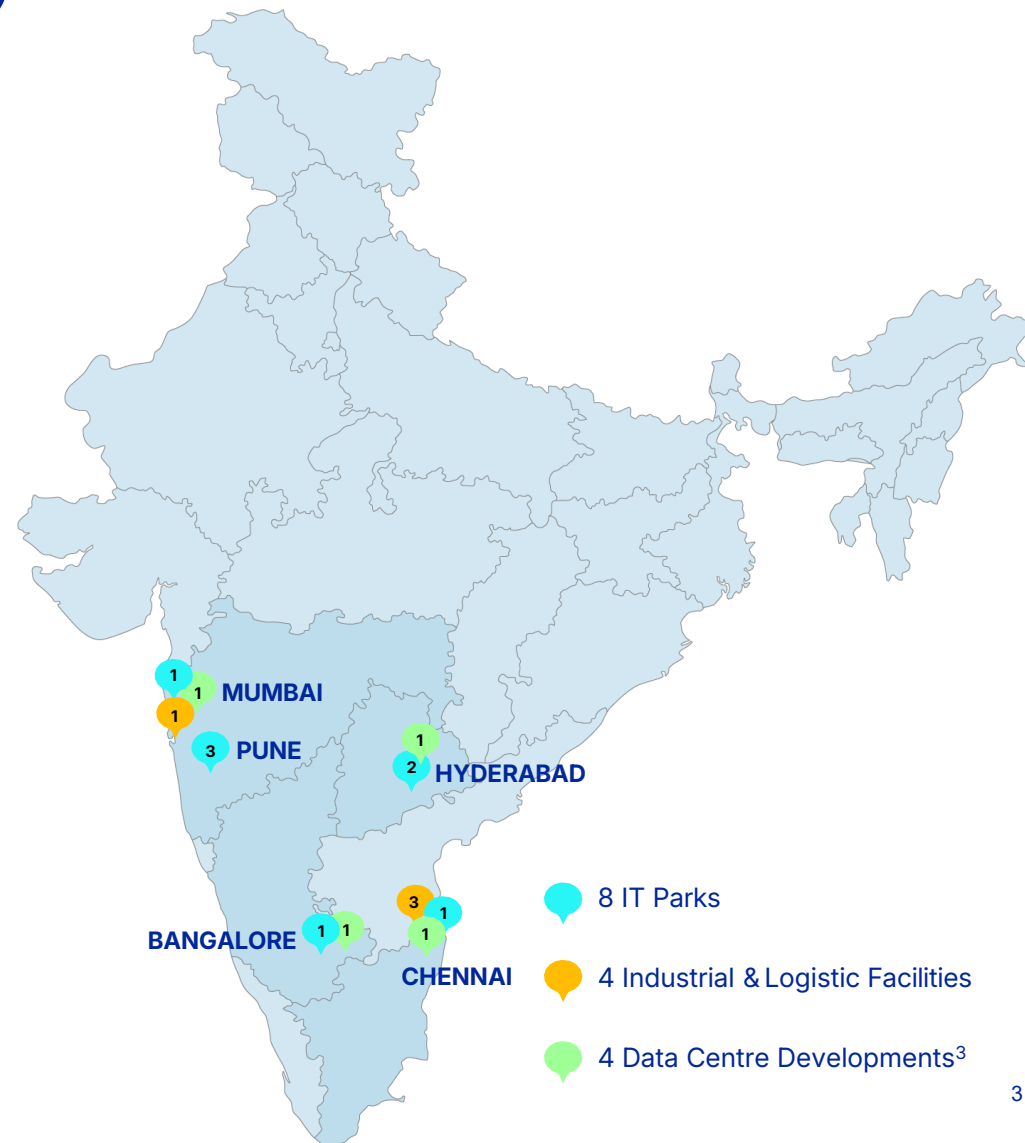
Investment Metrics

CY6U
Stock
Quote

6.5%¹
Dividend
Yield

21.6%²
Total Unitholder
Return

\$S\$1.7 B
Market
Capitalisation



Note: Above as at 31 December 2025 unless otherwise stated

1. Dividend yield is based on FY 2025 DPU of 7.87 Singapore cents and closing price of \$S\$1.22 per unit as at 31 December 2025.
2. Source: Bloomberg. Total unitholder return based on 12 months from 31 December 2024 to 31 December 2025.
3. The development of CapitaLand Data Centre ITPB has been put on hold.

Executing Value Creation Strategy

Strengthening portfolio performance and proactive portfolio reconstitution in FY 2025 to date



Strengthen Portfolio

- ✓ Improved net property margins from 74.8% to 75.4%
- ✓ Achieved strong rental reversions of 21% on a trailing 12 months basis
- ✓ Completed and fully leased MTB 6, ITPB
- ✓ Leased more than 50% of the three Data Centres (DC) under development



Increase Growth Pipeline

- ✓ Entered forward purchase agreement for office property at Outer Ring Road, Bangalore
- ✓ Commenced development of MTB 7, ITPB and redevelopment of Orion, ITPH
- ✓ Completed CapitalLand DC Navi Mumbai Tower 1, which is progressively handed over to hyperscaler



Unlock Value

- ✓ Maiden divestment of CyberPearl and CyberVale in September 2025
- ✓ Divestment of 20.2% interest in three DCs under development in February 2026

Executing Value Creation Strategy

Proactive capital management and investor outreach

Optimise Capital Structure

- ✓ Issued S\$100 M perpetual securities in July 2025
- ✓ Signed onshore sustainability-linked loans totalling INR 21 B (S\$300 M) in FY 2025
- ✓ Issued onshore bonds of INR 9.15 B (S\$130 M) in January 2026 which is expected to provide an estimated DPU impact of +3.8% based on FY 2025 DPU
- ✓ Launched private placement to raise S\$150 M in February 2026

Investor Engagements

- ✓ First SIAS × CLINT Pre-AGM Unitholder engagement
- ✓ Maiden participation in India REITs & Investment Trust conference in Mumbai
- ✓ First Mumbai credit investor roadshow
- ✓ First joint financial influencers engagement across CLINT, CLAS and CLCT
- ✓ Proactive media engagements with local and India media and financial influencers such as The Joyful Investors and Beansprout
- ✓ First engagement in Goldman Sachs REITAS S-REITs Day and Macquarie Breakfast Club Series



REITs Symposium, 24 May



Avendus REITs and InvITs Conference, Mumbai, 18 Jun



Finfluencer Engagement, 27 Nov

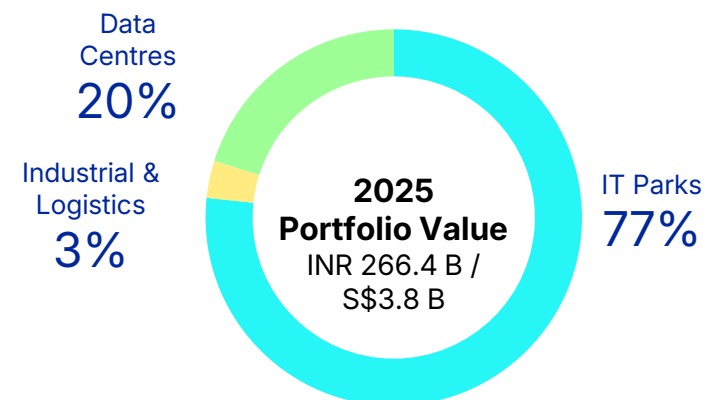
Strong Performance in FY 2025

Strong Financials with Improved Operating Margins

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

Improved 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 (DC)	53.6 ¹	35.1
Portfolio Total²	INR 266.4 B S\$3.8 B	INR 232.5 B S\$3.7 B
Portfolio Total² exc. 2025 divestments ³	INR 266.4 B S\$3.8 B	INR 223.0 B S\$3.6 B

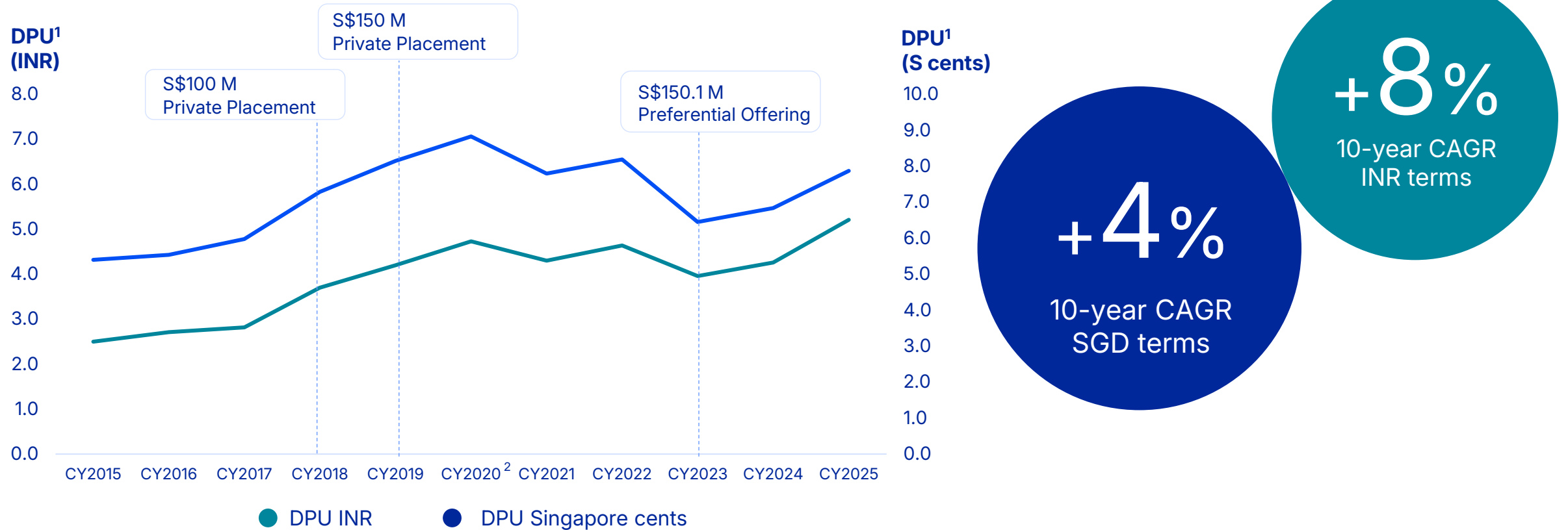


Note: The independent market valuations for 31 December 2024 and 31 December 2025 were conducted by Savills Property Services (India) Pvt. Ltd. and Cushman & Wakefield (India) Pvt. Ltd. respectively.

1. Based on enterprise value as per announcement of the divestment of 20.2% interest in the three DCs under development on 31 December 2025 and independent market valuation of CapitaLand DC ITPB, which was not a part of the divestment.
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 divestment of CyberPearl and CyberVale completed in September 2025.

Disciplined Growth Driving Higher DPU

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

Unlocked Value from Divestments

Divestment of CyberPearl and CyberVale¹

Total Consideration

INR 11.0 B
SGD 161.7 M

Multiple on Invested Capital²
4.0x
INR terms

Enterprise Value

INR 9.8 B
SGD 143.8 M

Premium to Valuation
3%

Independent Valuation

as at 31 Dec 2024

INR 9.5 B
SGD 139.3 M

Divestment of 20.2% interest in three DCs under development³

Total Consideration

INR 7.0 B
SGD 99.7 M

Multiple on Invested Capital⁴
2.7x
INR terms

Enterprise Value

INR 52.0 B
SGD 738 M

Independent Valuation⁵

as at 31 Dec 2025

INR 45.7 B
SGD 649 M

Premium to Valuation
13.7%

- ✓ Divestment proceeds utilised to repay debt and/or reinvest in higher yielding projects such as funding remaining capital expenditure requirements for the DC developments
- ✓ CLINT maintains majority stake in the three DC developments and obtained participation rights for Sponsor's future DC investments for up to 33.0%

1. Based on the exchange rate of S\$1:INR68.2 as at announcement of divestment on 25 September 2025.

2. Returns are presented net of Trustee-Manager fees, with historical exchange rates applied for each respective year.

3. 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. Based on exchange rate of S\$1 : INR 70.4. Figures are indicative and are subjected to further adjustments.

4. The figures do not consider the infusions in 1Q 2026, for which the consideration will be settled at the time of final accounts closing.

5. Independent valuation by Cushman & Wakefield (India) Pvt. Ltd..

Sustained Healthy Portfolio Performance

Resilient Operating Metrics

Portfolio
Occupancy¹

91%

Rental
Reversions
(trailing 12 months)

21%

Notable Development Milestones



MTB 6, ITPB

- ✓ Completed MTB 6, ITPB which is 100% committed and leased to a large semiconductor tenant
- ✓ Full year income contribution expected in FY 2026



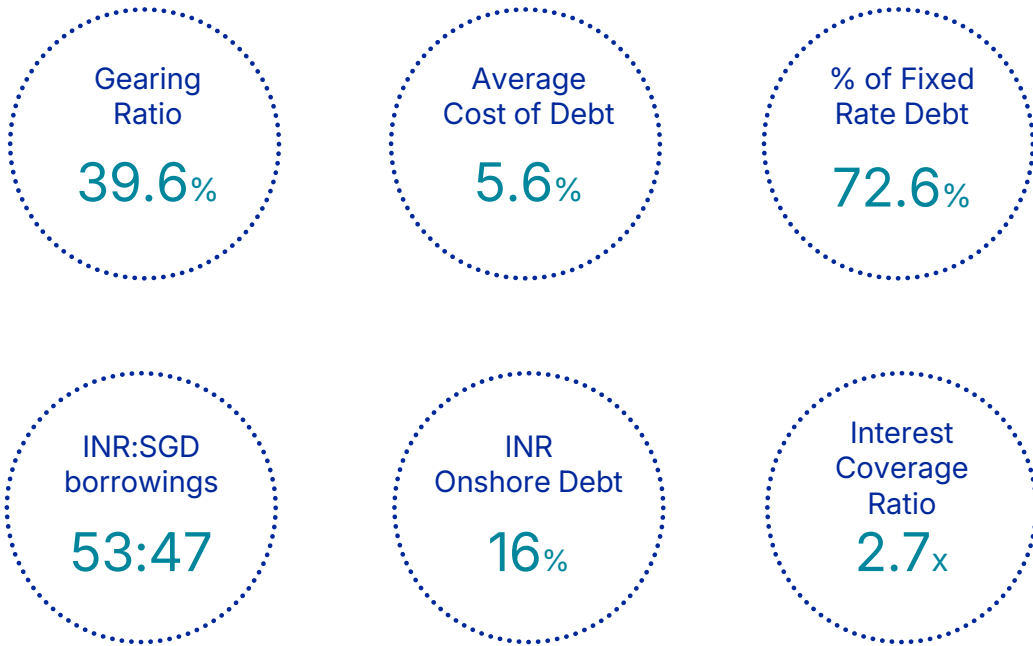
CapitaLand DC Navi Mumbai Tower 1

- ✓ Completed CapitaLand DC Navi Mumbai Tower 1 and signed leasing agreement with global hyperscaler for CapitaLand DC Navi Mumbai Towers 1 and 2
- ✓ Progressive handover of CapitaLand DC Navi Mumbai Tower 1 since 3Q 2025 with gradual ramp up of income contribution expected in FY 2026

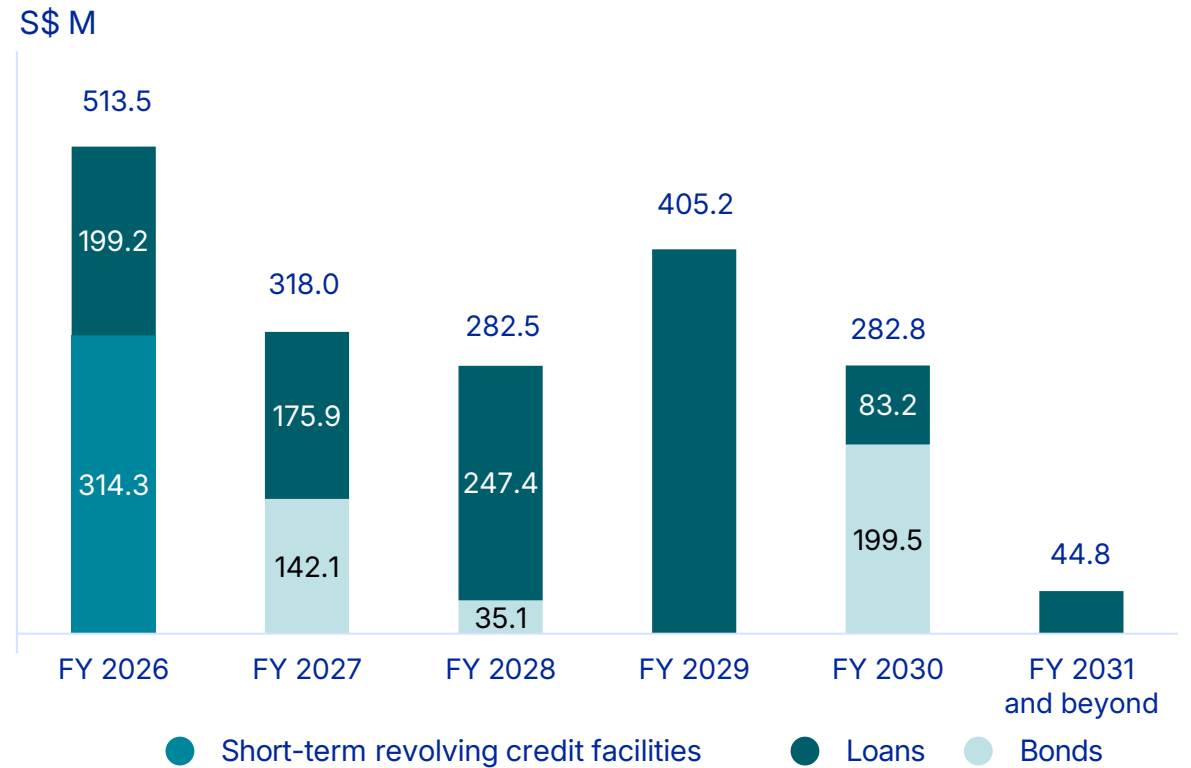
1. As at 31 December 2025. Excludes Logistics Park and Data Centres.

Proactive Capital Management

Key Financial Indicators



Well Spread Debt Maturity Profile



Sustainability Highlights

Environmental



G R E S B
REAL ESTATE
★★★★★ 2025

GRESB Real Estate Assessment 2025
5-star Rating, 92 points

Public Disclosure
Maintained "A"

43%

Reduction in absolute
Scope 1 and Scope 2
GHG emissions^{1,2}

57%

Renewable Energy
Consumption¹

32%

Reduction in energy
consumption intensity^{1,2}

99%

Portfolio that is
green building certified¹

Social

100%

Of employees attended at
least one ESG training⁴

36 hrs

Volunteering Hours⁴

**3 Hope
Schools**

Under construction in
Bangalore, Chennai and Pune

100%

Of suppliers abided by CLI's
Supply Chain Code of Conduct

Governance

Sustainalytics

15.2 Low Risk
ESG Risk Rating
(as at 13 June 2025)

MSCI ESG Rating

Maintained "A"

**2025 Singapore
Board Diversity Index**

One of the 43 listed companies that
exhibits exemplary diversity standards
across 4 or more categories

**Singapore Governance &
Transparency Index 2025**

Rank 14th⁵

Note: All information as at 31 December 2025 unless otherwise stated.




1. For business park portfolio in FY 2025.
2. Against 2019 as the baseline year.
3. The first phase, with a capacity of 21 MW, commenced power generation in January 2024.
4. Contributed by employees of the Trustee-Manager.
5. Out of 43 REITs and Business Trusts.

Steering Through Macroeconomic Uncertainties


Artificial Intelligence (AI)

-  • Impact of AI on space requirements by occupiers
-  ✓ Evolving space requirements towards more modular, AI-compatible layouts, supported by reliable digital infrastructure
- ✓ India's Global Capability Centres (GCCs) landscape is strengthening as GCCs scale up their role as global AI-led innovation hubs¹
- ✓ IT sector and GCCs contributed to record office absorption of ~83 million sq ft in 2025¹
- ✓ Proactive portfolio management and asset enhancement initiatives ensures CLINT's assets remain competitive

Geopolitical Tensions

-  • Rising energy prices globally
-  • Inflationary pressure
-  ✓ 57% of CLINT's energy requirements come from renewable energy in FY 2025
- ✓ Utility costs form part of common area maintenance expenses which are largely recovered from tenants, resulting in no material impact on net property income
- ✓ Proactive cost management and monitoring of any inflationary impact on development projects

Foreign Exchange Risks

-  • Depreciating India Rupee
-  ✓ CLINT to increase onshore India debt to 40-50% of total borrowings over the next few years to increase natural hedge
- ✓ At least 50% of debt is denominated in INR as at FY 2025
- ✓ Monthly forward contracts to lock in semi-annual repatriation of income from India to Singapore
- ✓ Hedge future expected cashflows from INR to SGD

1. CBRE India Research

Key Focus Areas in FY 2026

Building on FY 2025 momentum to drive long-term growth across key strategic pillars

Strengthen Portfolio

- ✓ Increase occupancy, improve space efficiency and diversify tenant base

Increase Growth Pipeline

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

Unlock Value

- ✓ Initiate portfolio optimisation and reconstitution to unlock value

Optimise Capital Structure

- ✓ Diversify sources of funding
- ✓ Increase proportion of onshore debt

Investor Outreach

- ✓ Expand investor outreach to institutional and retail unitholders through conferences, webinars and events

Thank You

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