

CapitaLand India Trust
Proposed Acquisition of
International Tech Park
Pune – Hinjawadi, Pune,
India

29 December 2022

Disclaimer

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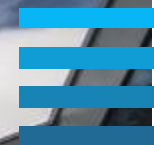
This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

All measurements of floor area are defined herein as “Net Lettable Area ” or “NLA”, 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.

Overview



International Tech Park Bangalore, India

 ascendas
India Trust

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Key Statistics

Project	International Tech Park Pune – Hinjawadi
Location	Rajiv Gandhi InfoTech Park, Hinjawadi, Phase III
Sellers	Ascendas India Development VII Pte. Ltd. Maharashtra Industrial Development Corporation (“MIDC”)
Land title	Leasehold Land ¹
Project type	IT SEZ
Leasable Area	~2.3 million sq ft
Upfront Purchase Consideration²	~INR13.5 billion / S\$221.9 million ³
Additional Purchase Consideration⁴	~INR0.3 billion / S\$4.8 million
Occupancy	~100.0% leased to tenants such as Infosys, Synechron and Tata Consultancy Services (“TCS”)

1. The term of the lease is for 95 years expiring on 25 February 2103 and is subject to renewal on payment of premium and other terms at MIDC’s discretion
2. For other details, please refer CLINT’s announcement, a copy of which is available on www.sgx.com or www.clint.com.sg
3. Based on an exchange rate of S\$1 = INR60.70, for illustrative purposes only
4. To be paid subject to the Sellers achieving pre-defined milestones and is subject to rents executed in the property at the time of payment

Asset Overview

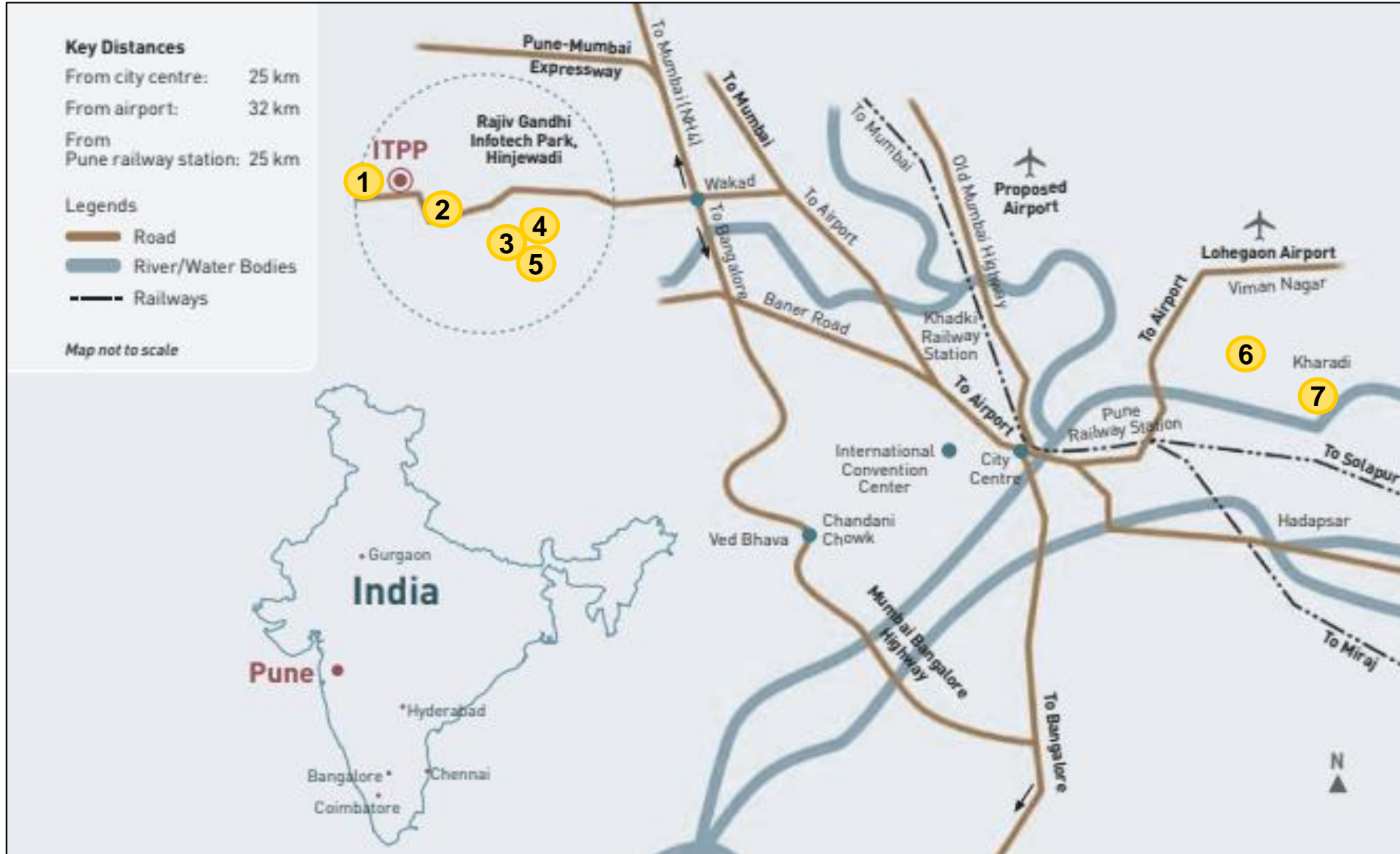
Building Wise Details	Cedar	Juniper	Cypress	Angsana	Total
Building Structure	4P+8F	4B+G+8F	3B+G+8F	4B+G+4F	-
Total Chargeable Car Parks (number of lots)	602	-	-	-	602
NLA (million sq ft)	0.7	0.6	0.6	0.4	2.3
Tenants	Synechron	Infosys	TCS, Infosys	Infosys	-
Occupancy (%)	~100%				
Weighted Avg. Rent (₹ / sq ft / month)	45.30				
WALE (in years)	3.4				

Transaction Rationale

Particulars	Description
Expand presence in Pune	<ul style="list-style-type: none">▪ Pune has emerged as a major hub for IT/ITES tenants over the past decade▪ The proposed acquisition would expand CLINT's portfolio in Pune from the current NLA of ~1.5 million sq ft to ~3.8 million sq ft
Quality Tenant Profile	<ul style="list-style-type: none">▪ The Property is leased to marquee tenants such as Infosys, Synecron and TCS
Established Micro-Market¹	<ul style="list-style-type: none">▪ The Property is located in the Hinjawadi micro-market which has a Grade A office stock of ~13.0 million sq ft and accounts for ~22.0% of the Grade A office stock in Pune
Financially Attractive Transaction	<ul style="list-style-type: none">▪ The transaction is DPU accretive and is expected to increase unitholder returns
Consistent with Investment Strategy	<ul style="list-style-type: none">▪ The transaction is consistent with the Trustee-Managers' investment strategy to invest in quality income-producing business space properties to deliver stable distributions to unitholders

1. Source: Cushman & Weikfield

Location Overview



Key IT Parks in the Vicinity		
SN	Location	Distance (km)
1.	Global SEZ Tech Park	1.0
2.	Embassy Quadron	2.2
3.	aVance Pune	7.9
4.	Embassy Qubix	8.1
5.	BlueRidge 3	9.4
6.	Weikfield IT Park	29.8
7.	ITPP, Kharadi	35.4

The Property is located in Hinjawadi, which is a prominent location for IT/ITES tenants in Pune.

Property Photos



Thank you

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