



CAPITALAND INDIA TRUST

(Registration Number: 2007004)

(a business trust registered under the Business Trusts Act 2004)

ANNOUNCEMENT

ASSET VALUATION

CapitaLand India Trust Management Pte. Ltd. (the “Trustee-Manager”), in its capacity as Trustee-Manager for CapitaLand India Trust (“CLINT”), wishes to announce that it had obtained independent valuations, as of 31 December 2022, for all 13 properties in the CLINT portfolio. All of the valuations were certified by CBRE South Asia Pvt. Ltd. Any discrepancy between individual amounts and total shown is due to rounding.

The valuations as of 31 December 2022 are listed below:

Name of Property	Valuation (INR million)
International Tech Park Bangalore	45,412
International Tech Park Hyderabad ¹	23,178
International Tech Park Chennai	21,254
aVance Hyderabad	17,331
aVance Pune	10,529
Arshiya Panvel Warehouses	10,362
CapitaLand DC Navi Mumbai 1	4,565
CyberVale, Chennai	4,382
Building Q1, Aurum Q Parc, Mumbai	4,194
CyberPearl, Hyderabad	3,860
Industrial Facility, Mahindra World City, Chennai	2,289
CapitaLand DC ITPH ¹	2,255
CapitaLand DC Chennai	802
Total Portfolio	150,412

¹ CapitaLand DC ITPH is located within International Tech Park Hyderabad. The valuation of both properties was reported in totality as at 31 December 2021.

The valuation reports are available for inspection by prior appointment at the Trustee-Manager's registered office during business hours for 3 months from today.

BY ORDER OF THE BOARD

CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD.
(Company Registration No. 200412730D)
(as Trustee-Manager of CapitaLand India Trust)

Hon Wei Seng
Company Secretary
6 February 2023

Important Notice

This release 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 release. 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 release or its contents or otherwise arising in connection with this release.

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