



CAPITALAND INDIA TRUST

(Registration Number: 2007004)

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

ANNOUNCEMENT

RECEIPT OF APPROVAL IN-PRINCIPLE FOR THE ISSUANCE OF NEW UNITS

Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of CapitaLand India Trust (formerly known as Ascendas India Trust) (“CLINT”) dated 29 December 2022 in relation to the Proposed Acquisition of Ascendas IT Park (Pune) Private Limited and the Proposed Sponsor Subscription (the “Acquisition Announcement”).

CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD.

Further to the Acquisition Announcement, CapitaLand India Trust Management Pte. Ltd., as trustee-manager of CLINT (the “Trustee-Manager”) wishes to announce that approval in-principle has been obtained on 24 February 2023 from Singapore Exchange Securities Trading Limited (“SGX-ST”) for the listing and quotation of up to 25,000,000 new Units on the Main Board of SGX-ST to be issued to the Sponsor in connection with the Proposed Sponsor Subscription pursuant to the Subscription Agreement.

The SGX-ST’s approval in-principle is subject to:

- (i) compliance with the SGX-ST’s listing requirements for the New Units;
- (ii) independent Unitholders’ approval for the issuance of the New Units;
- (iii) a written undertaking from CLINT that it will comply with Rule 704(30) and Rule 1207(20) of the Listing Manual in relation to the use of the proceeds from the proposed placement of Units and where proceeds are to be used for working capital purposes, CLINT will disclose a breakdown with specific details on the use of proceeds for working capital in CLINT’s announcements on use of proceeds and in the annual report;
- (iv) a written undertaking from CLINT that it will comply with Rule 803 of the Listing Manual; and
- (v) a written undertaking from CLINT that it will comply with Rule 812 of the Listing Manual.

The SGX-ST’s approval in-principle is not to be taken as an indication of the merits of the Proposed Acquisition, the Proposed Sponsor Subscription, the New Units or CLINT and/or its subsidiaries.

A circular containing the details of the Proposed Acquisition and the Proposed Sponsor Subscription will be issued by the Trustee-Manager to Unitholders in due course.

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

27 February 2023

Note:

- (a) The name of the business trust has been changed from “Ascendas India Trust” to “CapitaLand India Trust” with effect from 27 September 2022.
- (b) The name of the trustee-manager has been changed from “Ascendas Property Fund Trustee Pte. Ltd.” to “CapitaLand India Trust Management Pte. Ltd.” with effect from 27 September 2022.

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 expressed 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 (the “**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.