

CapitaLand India Trust
1Q FY 2023
Business Updates

26 April 2023

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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.



1Q FY 2023 Business Updates

International Tech Park Bangalore

CapitaLand
India Trust

Portfolio Growth

- ❑ In January 2023, CLINT completed the construction of the first phase of redevelopment at International Tech Park Hyderabad. Block A is a 1.38 million sq ft Grade A IT Building that has been developed in place of the erstwhile Auriga building (0.2 million sq ft).
- ❑ ITPP-H acquisition was approved by Unitholders at an extraordinary general meeting on 17 April 2023.

Block A (ITPH) Completion



- ❑ Occupancy certificate obtained in January 2023. Tenants have started to move in.
- ❑ Block A is 75% committed¹.
- ❑ Over 400,000 sq ft of space is under active leasing discussions.

1. Including options and rights of first refusal.

International Tech Park Pune – Hinjawadi



- ❑ The completion of the acquisition is expected in 1H 2023.
- ❑ 2.3 million sq ft asset is fully leased to prominent technology companies.

Operational & Financial Highlights

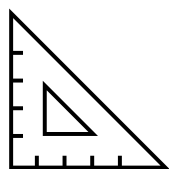


REVENUE & NPI

	1Q FY 2023	1Q FY 2022	Variance
<i>S\$/INR FX rate¹</i>	61.5	55.6	11%
Total property income	₹3,294m S\$53.6m	₹2,765m S\$49.7m	19% 8%
Net property income	₹2,579m S\$42.0m	₹2,225m S\$40.0m	16% 5%

• Increased due to higher occupancy, additional income contributions from Arshiya Warehouse 7, Industrial Facility at MWC and Block A, and other income.

• Increased due to increase in total property income, partially offset by increase in total property expenses.



TOTAL FLOOR AREA
16.9 million sq ft



COMMITTED PORTFOLIO OCCUPANCY²
92%



GREEN CERTIFIED PORTFOLIO³
91%

1. Average exchange rate for the period.

2. Occupancy figure excludes the newly completed Block A, which is being leased up. Including Block A, portfolio committed occupancy was at 88%.

3. Platinum or Gold rating for business park portfolio as at 31 March 2023.

Capital Management

Arshiya Warehouses, Navi Mumbai

CapitaLand
India Trust

Capital Management

Currency hedging strategy

Balance sheet

- Trustee-Manager does not hedge equity.
- At least 50% of debt must be denominated in INR.

Income

- Income is repatriated semi-annually from India to Singapore.
- Trustee-Manager locks in the income to be repatriated by buying forward contracts on a monthly basis.

Funding strategy

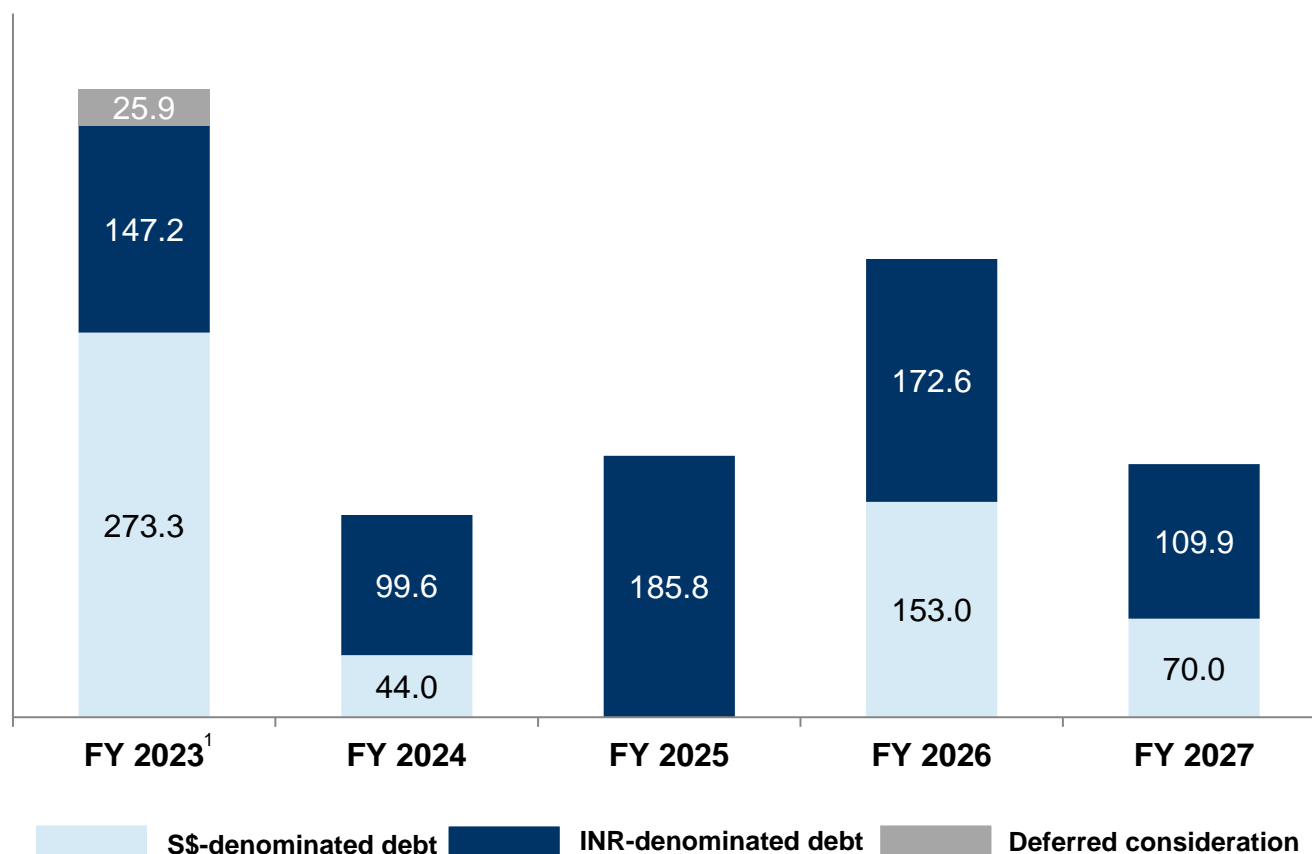
- The Trustee-Manager's approach to equity raising is predicated on maintaining a strong balance sheet by keeping the Trust's gearing ratio at an appropriate level.
- Trustee-Manager does not borrow INR loans onshore in India as it costs less to hedge S\$ borrowings to INR-denominated borrowings using cross-currency swaps and derivatives.

Income distribution policy

- To distribute at least 90% of its income available for distribution.
- CLINT retains 10% of its income available for distribution to provide greater flexibility in growing the Trust.

Debt Maturity Profile & Capital Structure

S\$ million



Effective borrowings	S\$1,281 million
% of fixed rate debt	78%
Hedging ratio	INR: 60% S\$: 40%
Gearing ratio	39%²
Available debt headroom (gearing limit of 50%)	S\$711 million
Interest service coverage	2.9 times
Debt maturity	2.1 years
Effective weighted average cost of debt	6.1%
Cash and cash equivalents	S\$206 million
Unsecured borrowings	100%

All information as at 31 March 2023

1. Includes short-term revolving credit facilities (RCFs) of S\$238.8 million. CLINT has cash of S\$206 million and undrawn RCFs which may be used for repayment of existing debt.
2. As at 31 March 2023, the effective borrowings to net asset ratio and total borrowings less cash and cash equivalents to net asset ratio is 96.3% and 87.2% respectively. Net gearing will be 35% if cash and cash equivalents are considered.

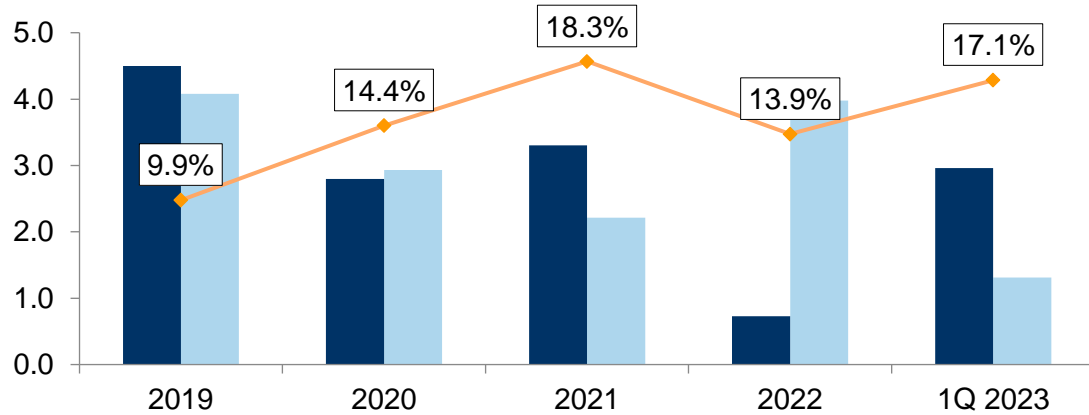
Operational Review

aVance Pune, India

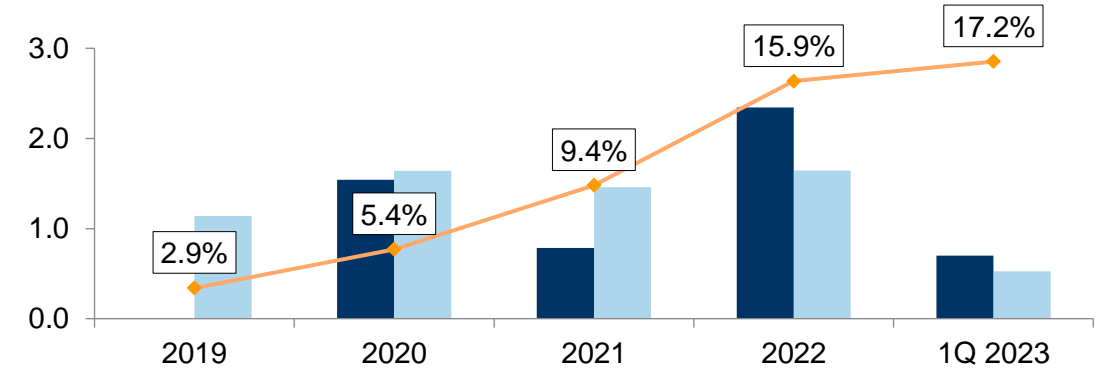
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Office Markets Update

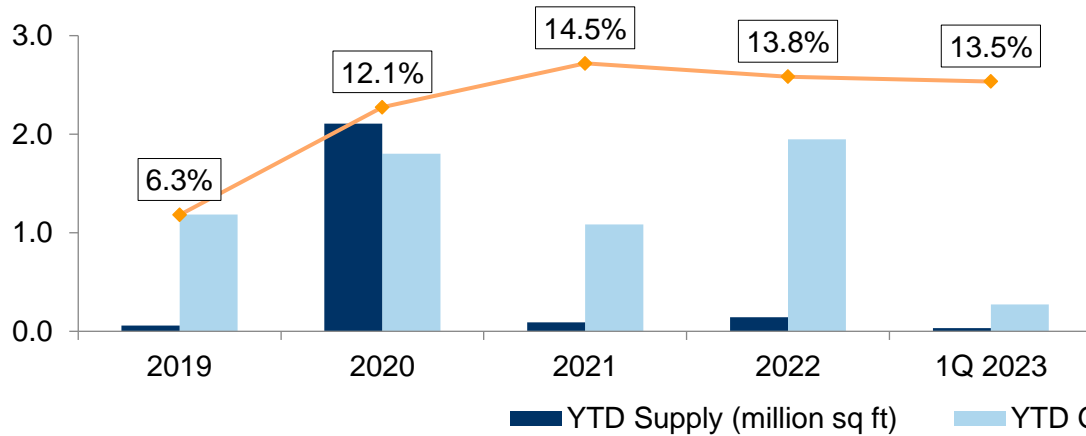
Bangalore (Whitefield)



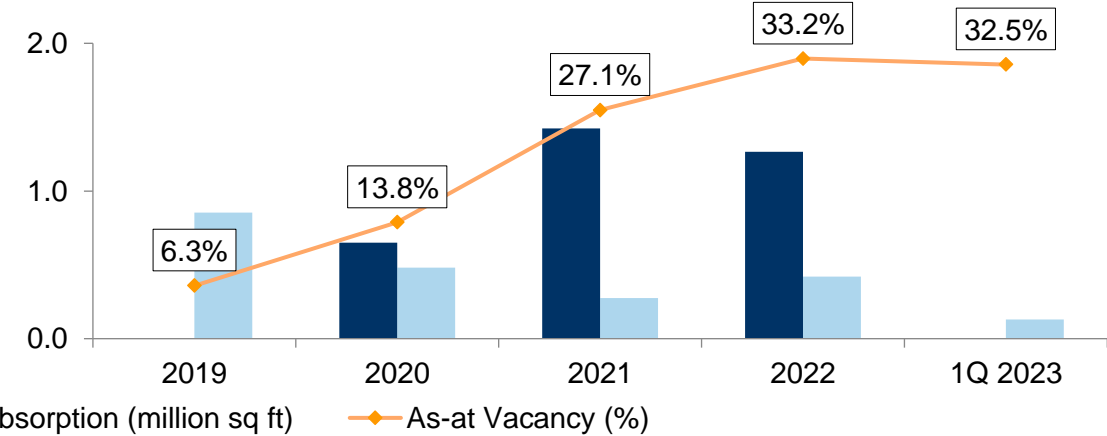
Hyderabad (IT Corridor I¹)



Chennai (OMR)



Pune (Hinjawadi)

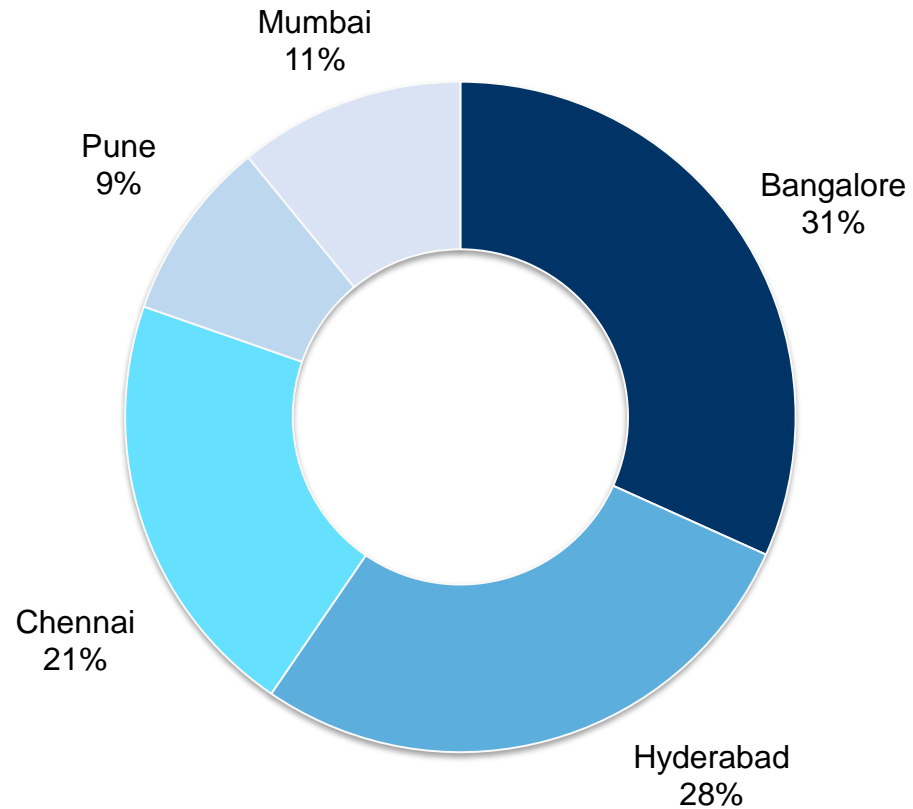


1. Includes HITEC City and Madhapur.

Source: CBRE Research

Diversified Portfolio

Portfolio breakdown by base rental



All information as at 31 March 2023

Customer Base

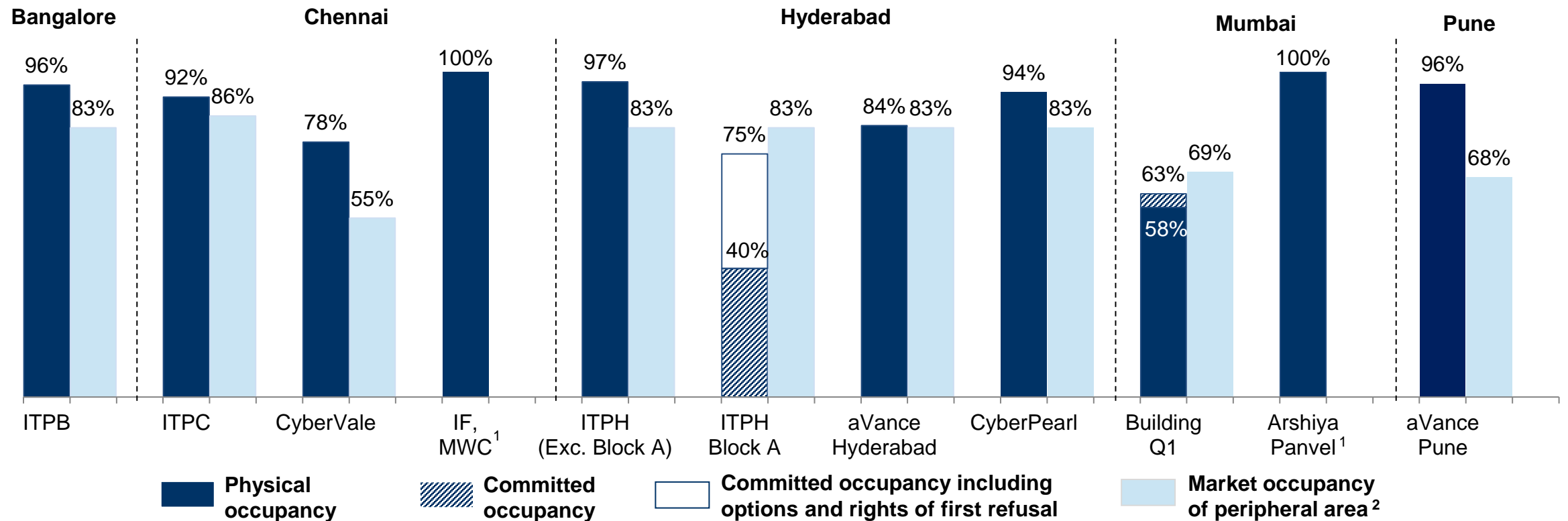
Total number of tenants	290
Average space per tenant	~50,000 sq ft

Largest tenant accounts for 12% of the portfolio base rent

Portfolio Occupancy

Committed portfolio occupancy (excluding Block A): 92%

Committed portfolio occupancy (including Block A): 88%



All information as at 31 March 2023

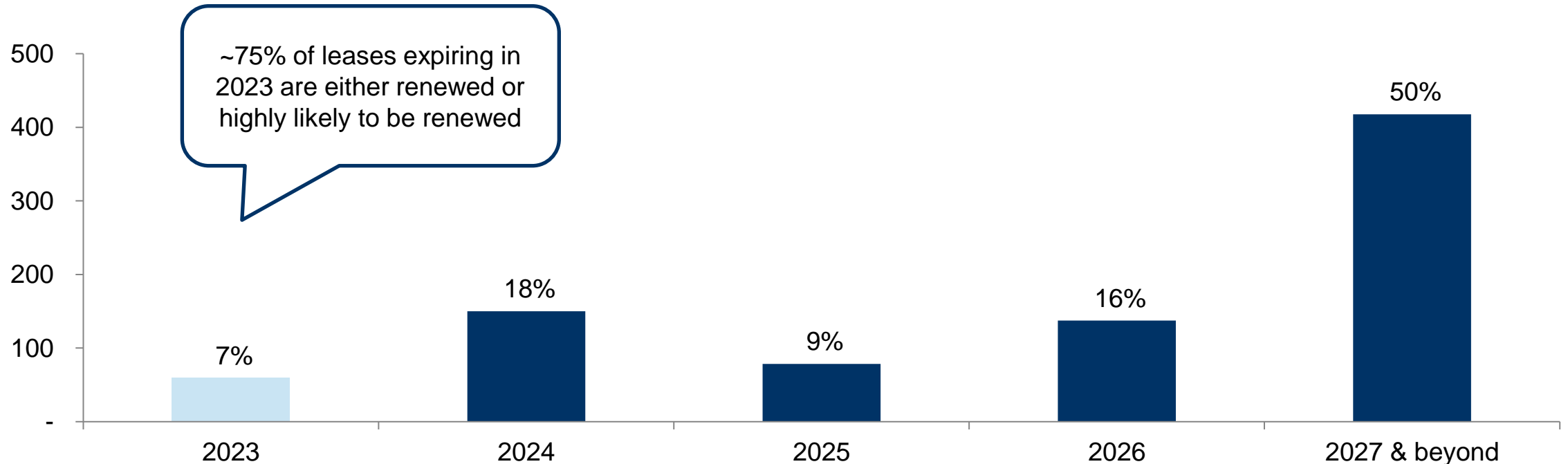
1. No relevant leasing data is available.
2. CBRE market report as at 31 March 2023.

Spread-out Lease Expiry Profile

Weighted average lease term
6.5 years

Weighted average lease expiry
3.7 years

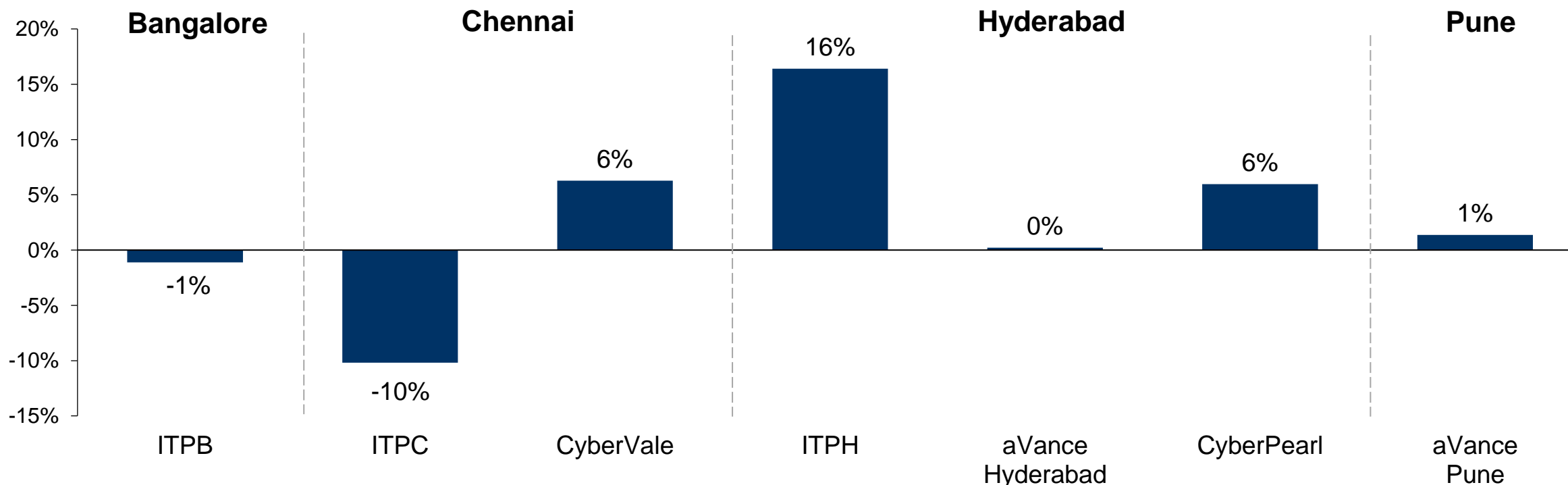
Monthly base rent expiring
(INR mil)



All information as at 31 March 2023

Note: Retention rate for the past 12 months was 92%.

Rental Reversion¹



All information as at 31 March 2023

- Portfolio average initial rents of new leases were 21% higher than pre-COVID (December 2019)
- Negative rental reversion in ITPC is a result of expiry of certain short-term lease extensions, which were done at above-market rates

1. Rental reversion for a lease is defined as the percentage change of the new effective gross rent over the preceding effective gross rent. Only new and renewed long-term leases transacted within the last 12 months are included. There were no eligible transactions in Building Q1 and IF, MWC in the last 12 months.

Quality Tenants

Top 10 tenants of IT Parks		% of base rents
1	Tata Consultancy Services	12%
2	Amazon	5%
3	Bank of America	4%
4	Applied Materials	3%
5	Renault Nissan	3%
6	Société Générale	2%
7	Technicolor	2%
8	UnitedHealth Group	2%
9	Larsen & Toubro	1%
10	HCL Technologies	1%
Total		35%

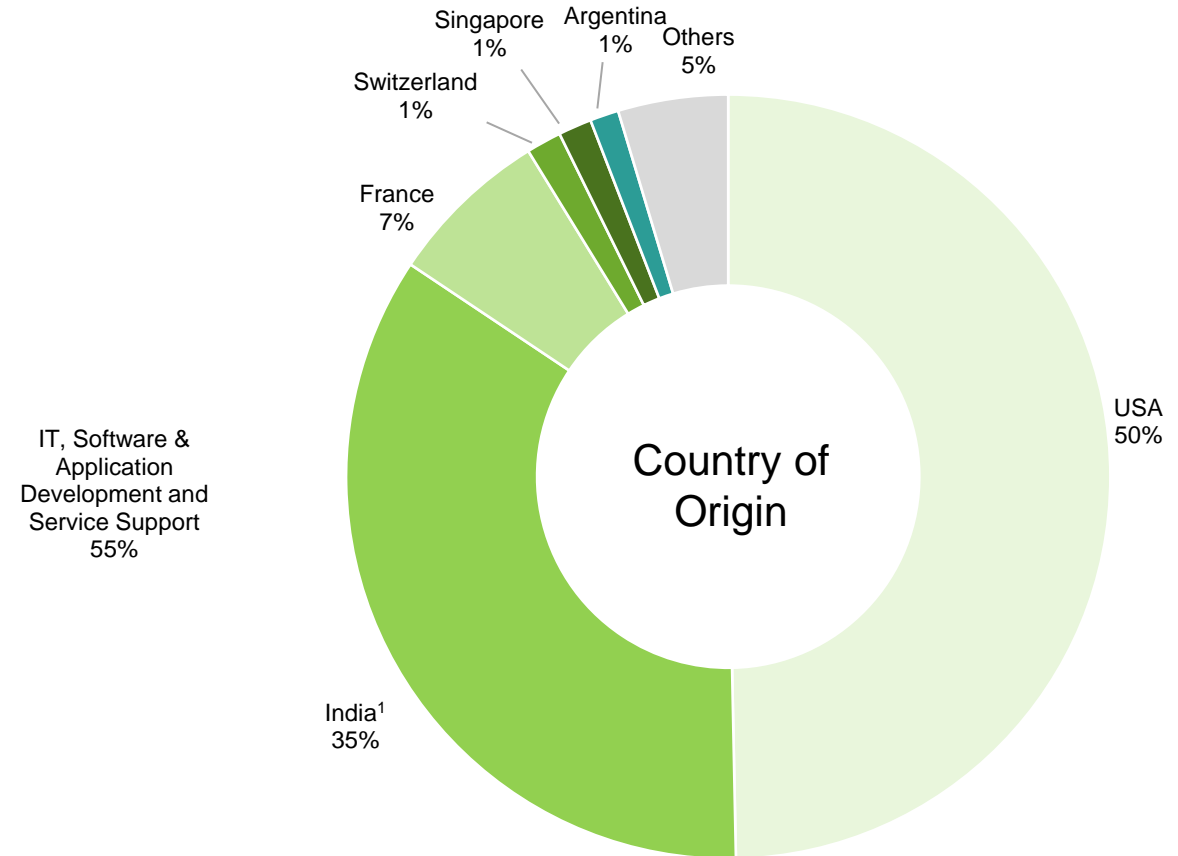
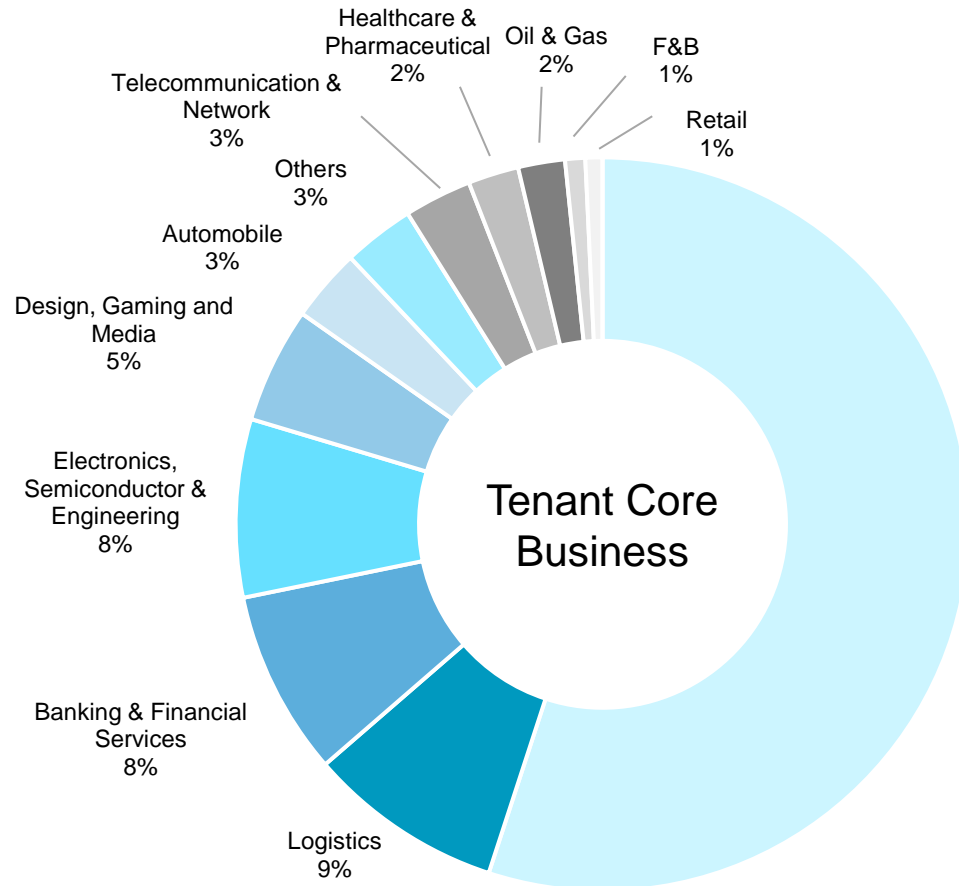
Logistics and Industrial Assets		% of base rents
1	Arshiya <i>Sub-tenants include DHL Logistics, Borochemie (India), UPL Limited, Infinity, NEC Corporation (India)</i>	8%
2	Pegatron	2%

Top 10 tenants accounted for 43% of portfolio base rent

All information as at 31 March 2023

Diversified Tenant Base

Tenant core business & country of origin by base rental



All information as at 31 March 2023

1. Comprises Indian companies with local and overseas operations.



Growth Strategy



CapitaLand DC Navi Mumbai 1, India

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India Trust

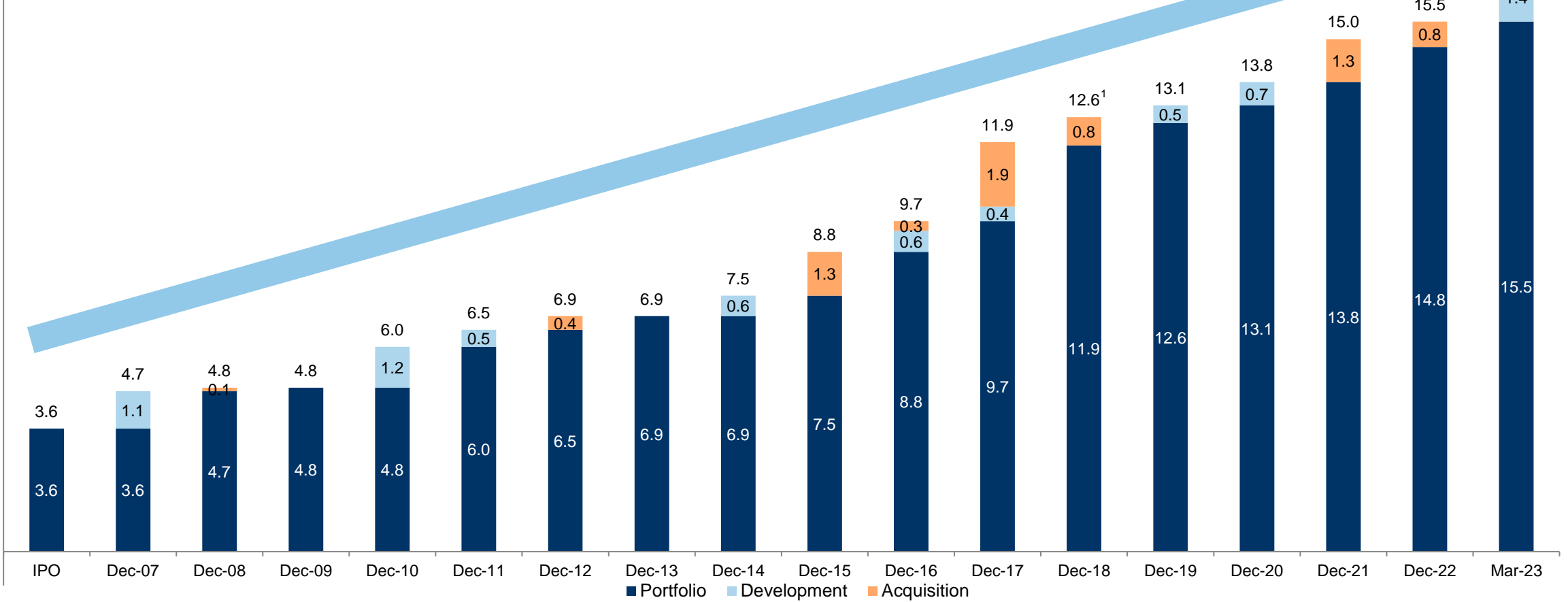
Good Growth Track Record

Total developments
7.0 million sq ft

Total acquisitions
6.8 million sq ft

**10%
CAGR**

Floor area (million sq ft)



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.

Clear Growth Strategy



Development Pipeline

- **2.8 million sq ft** in Bangalore¹
- **2.0 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
- **1.0 million sq ft** Ebisu, Bangalore²



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
- **0.4 million sq ft** Data Centre (Phase 1) at Airoli, Navi Mumbai³
- **0.4 million sq ft** Data Centre at Ambattur, Chennai
- **0.3 million sq ft** Data Centre at ITPH, Hyderabad
- **0.3 million sq ft** Data Centre at ITPB, Bangalore



Sponsor Assets

- **2.3 million sq ft** International Tech Park Pune – Hinjawadi⁴
- Ascendas India Growth Programme
- Ascendas-Firstspace Platform

1. Includes buildings under development.

2. 1.0 million sq ft IT Park At Outer Ring Road, Bangalore as announced on 18 January 2023.

3. Increase in floor area by 0.1 million sq ft due to higher power capacity after redesign.

4. Approved by Unitholders at an extraordinary general meeting on 17 April 2023.

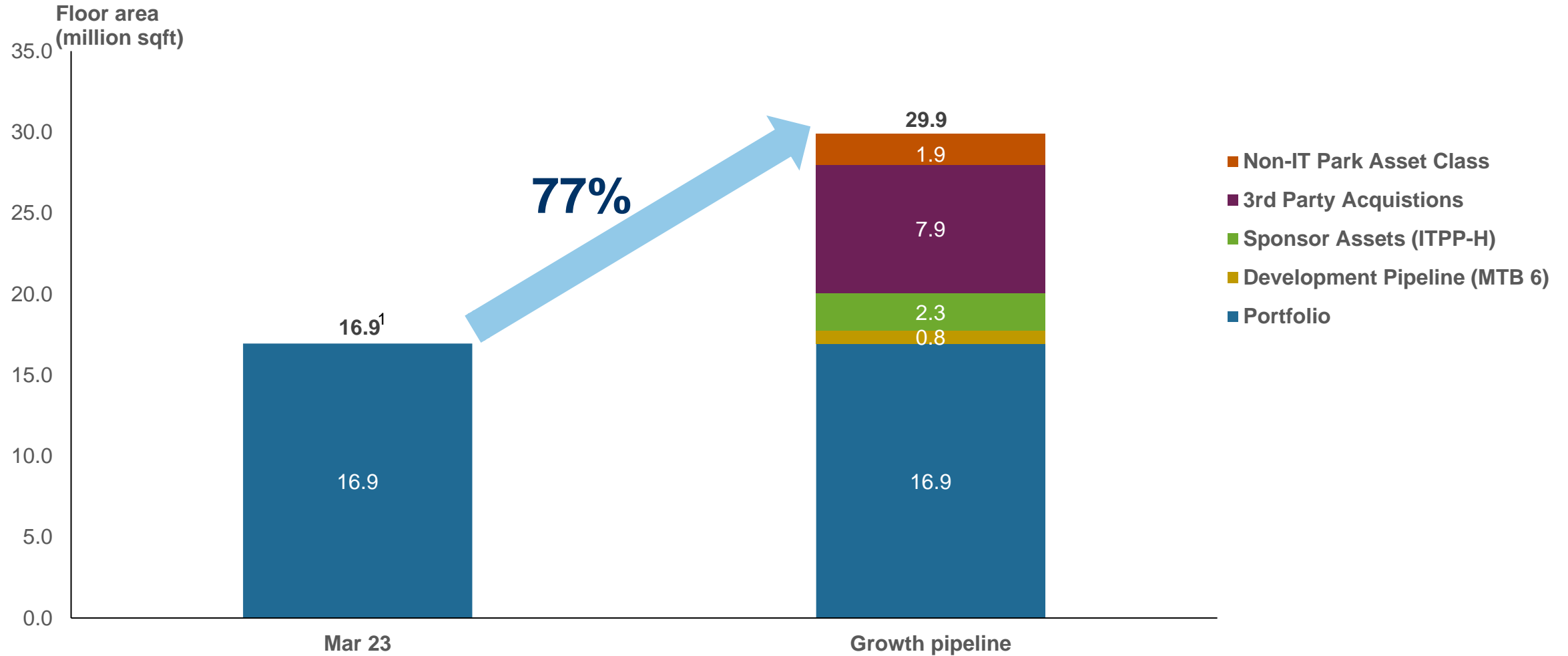
Outlook



Building Q1, Aurum Q Parc, Navi Mumbai, India

CapitaLand
India Trust

Growth based on Committed Pipeline



1. Includes Block A's floor area (1.38 million sq ft) which was completed in January 2023.

Growth Pipeline

	aVance Hyderabad	aVance Business Hub 2		Aurum Q Parc	BlueRidge 3		Gardencity		Arshiya Khurja	Casa Grande	Ebisu	Total
	aVance 5	aVance A1	aVance A2 ³	Building Q2	Phase 1	Phase 2	Project I	Project II	1 warehouse	Phase 2	Building 1	
Floor area (million sq ft)	1.16	0.83	0.55	0.85	1.35	0.56	1.26	0.39	0.19	0.31	1.00	8.45
Time of completion¹	2H 2022	2H 2024	Construction on hold	OC ⁵ received	OC ⁵ received	2H 2025	2H 2024	2H 2024	Upon completion of CP ⁵	2H 2023	2H 2025	N.A.
Expected total consideration²	₹8.4 b (S\$168 m)	₹6.5 b (S\$129 m)	N.A.	₹5.4 b (S\$108 m)	₹10.3 b (S\$204 m)		₹11.2 b (S\$209 m)	₹3.2 b (S\$59 m)	₹1.0 b ⁶ (S\$19 m)	₹1.6 b (S\$28 m)	₹12.3 b (S\$201 m)	₹59.9 b (S\$1,125 m)
Amount disbursed²	₹4.9 b (S\$98 m)	₹1.2 b ⁴ (S\$24 m)	₹0.3 b ⁴ (S\$6 m)	₹2.4 b (S\$48 m)	₹5.3 b (S\$105 m)		₹1.4 b (S\$26 m)	₹0.4 b (S\$7 m)	₹0.3 b (S\$5 m)	₹0.5 b (S\$8 m)	N.A.	₹16.4 b⁷ (S\$321 m)⁷
Remaining commitment²	₹3.5 b (S\$70 m)	₹5.3 b (S\$105 m)	N.A.	₹3.0 b (S\$60 m)	₹5.0 b (S\$99 m)		₹9.8 b (S\$183 m)	₹2.8 b (S\$52 m)	₹0.7 b (S\$14 m)	₹1.1 b (S\$20 m)	₹12.3 b (S\$201 m)	₹43.5 b (S\$804 m)

All information as at 31 March 2023.

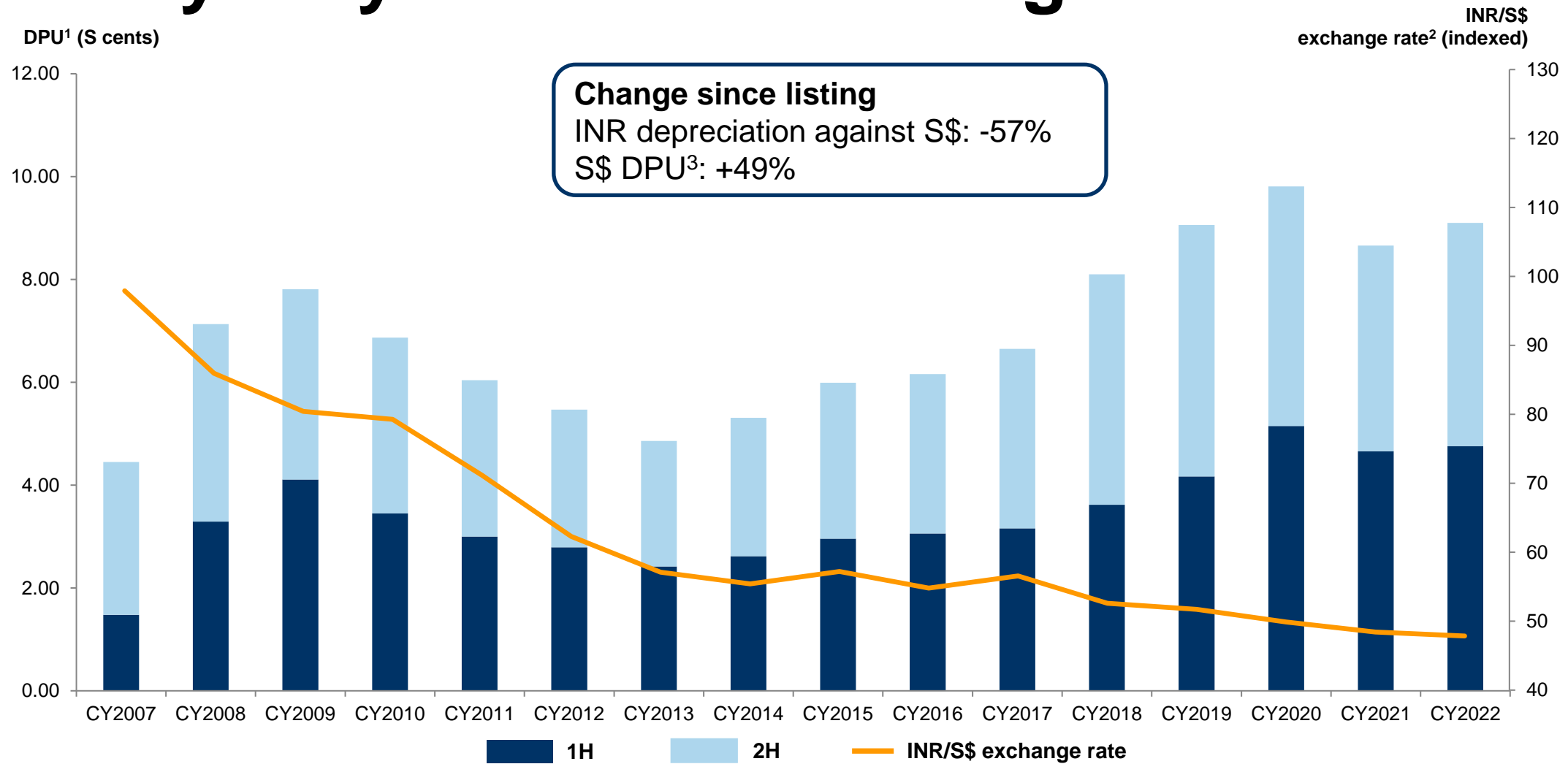
- Refers to building completion. For Arshiya Khurja, completion refers to the acquisition of 1 Grade-A warehouse.
- Based on exchange rate at the time of investment/announcement. ₹ figures are presented in billions while S\$ figures are presented in millions.
- Construction of aVance A2 is on hold.
- Excludes disbursement of ₹3.1 billion (S\$58 million)² towards refinancing of loan taken by the vendor towards acquisition of additional land.
- OC refers to Occupancy Certificate; CP refers to Conditions Precedent.
- Net consideration after deduction of security deposit.
- Total excludes amount disbursed for aVance A2.

Appendix

Glossary

CY	: Calendar year.
Derivative financial instruments	: Includes cross currency swaps (entered to hedge SGD borrowings into INR), interest rate swaps, options and forward foreign exchange contracts.
DPU	: Distribution per unit.
EBITDA	: Earnings before interest expense, tax, depreciation & amortisation (excluding gains/losses from foreign exchange translation and mark-to-market revaluation from settlement of loans).
Effective borrowings	: Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration.
Gearing	: Ratio of effective borrowings to the value of Trust properties.
ITES	: Information Technology Enabled Services.
INR or ₹	: Indian rupees.
SEZ	: Special Economic Zone.
SGD or S\$: Singapore dollars.
Super Built-up Area or SBA	: 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.
Trust properties	: Total assets.

Half-yearly DPU since Listing



1. DPU (income available for distribution) refers to 100% of distributable income. 10% of distributable income was retained starting from 2Q CY2012.
2. Average daily spot INR/S\$ exchange rate for the period, pegged to 1 August 2007 using data sourced from Bloomberg.
3. Last 12 months DPU compared against first 12 months DPU.

Development: CapitaLand Data Centres



Artist's impression

Name	CapitaLand DC Navi Mumbai 1	CapitaLand DC Chennai
Location	Airoli, Navi Mumbai	Ambattur, Chennai
Project details	Capacity ¹ – Phase 1: 54 MW Power load ²	Capacity ⁴ – 54 MW Power load
Development status	In-principle sanction received from MSETCL ³ for power capacity of 120 Mega Volt Ampere (MVA) for Phase 1 and Phase 2. Construction expected to commence by 2Q 2023.	Consultants appointed and DC design in progress.

1. Phase 1: ~30.5 MW IT load.

2. Total estimated development potential for the Project (including Phase 2) is 108 MW Power load.

3. Maharashtra State Electricity Transmission Company Ltd.

4. ~34 MW IT load.

Development: CapitaLand Data Centres



Artist's impression

Name	CapitaLand DC ITPH	CapitaLand DC ITPB
Location	International Tech Park Hyderabad	Whitefield, Bangalore
Project details	Capacity ¹ – 40.5 MW Power load	Capacity ² – 41.6 MW Power load
Development status	In-principle sanction received for power capacity of 80 MVA. Site excavation completed. Construction expected to commence by 2Q 2023.	Construction expected to commence in 4Q 2023 after completion of the new substation at ITPB.

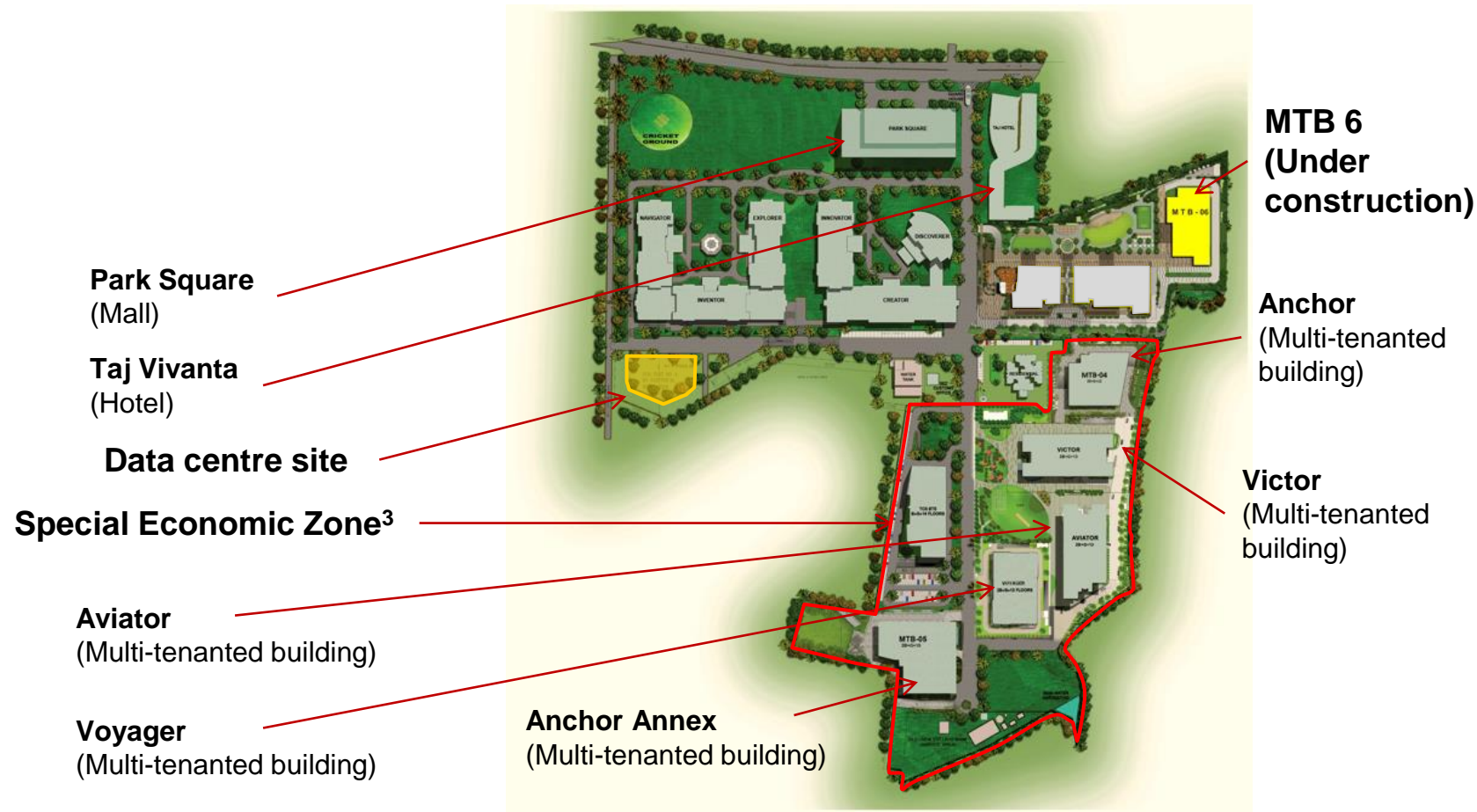
1. ~25 MW IT load

2. ~26 MW IT load.

Development: ITPB pipeline

Future Development Potential

- Construction of MTB 6 has commenced.
- Remaining development potential of 3.1 million sq ft¹.
- Construction of data centre expected to commence in 2H 2023.
- ITPB's existing 40 MVA² air insulated substation will be upgraded to a 120 MVA gas insulated substation prior to construction of the data centre.



1. Includes buildings under construction.
2. Mega Volt Amp.
3. Red line marks border of SEZ area.

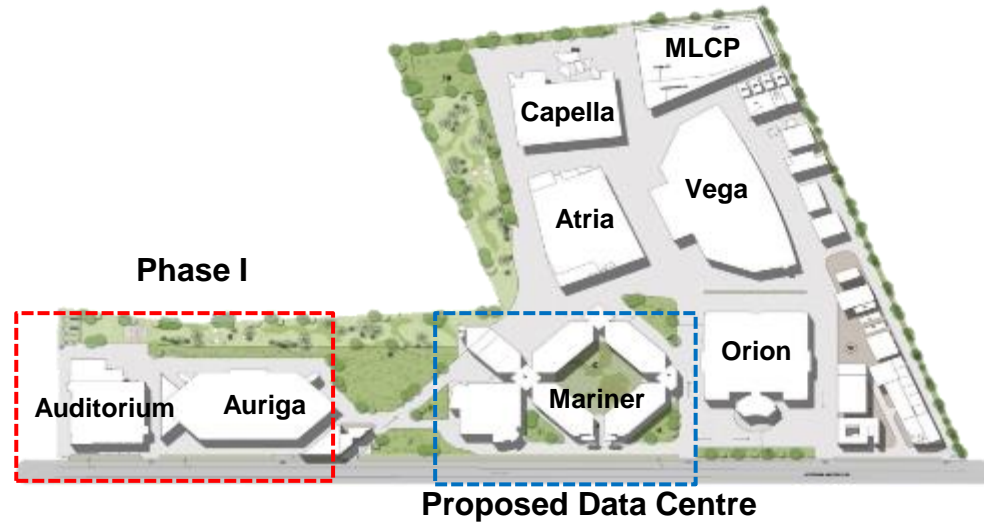
Development: MTB 6, Bangalore



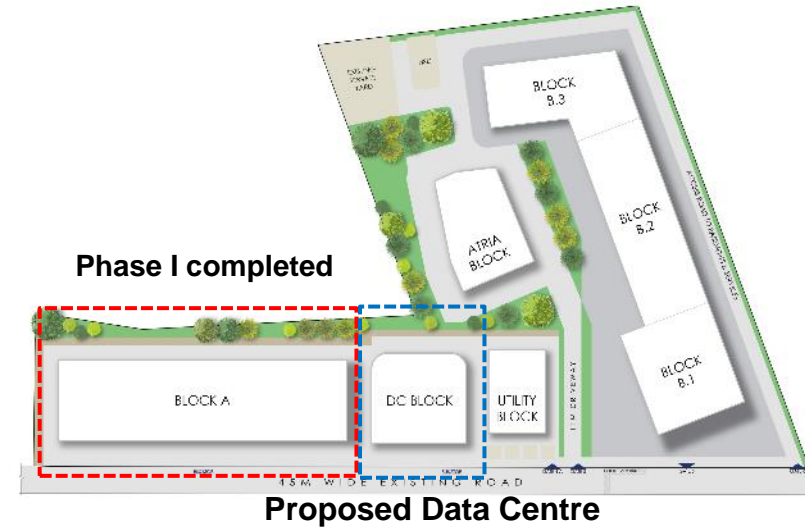
Name	Multi tenanted building (MTB) 6
Location	ITPB, Bangalore
Floor area	0.81 million sq ft
Development status	Excavation completed. Building completion expected by 2H 2024.

Development: ITPH redevelopment

Original Master Plan (1.3 million sq ft)



Proposed Master Plan (4.9 million sq ft)



Redevelopment to increase the development potential, rejuvenate the existing park, and leverage strong demand in Hyderabad:

- Master plan for ITPH being revised to accommodate development of a Data Centre (DC)
- Expected net increase of 2.3 million sq ft of leasable area (including DC area)
- Development planned in multiple phases over the next 7 to 10 years

40.5 Megawatt (MW) power load planned DC development at the site of Mariner Building:

- Demolition of Mariner building completed
- Environment Clearance (EC) and Consent to Establish (CTE) received

Sponsor: Assets in India

Sponsor presence¹



Private funds managed by sponsor

- Ascendas India Growth Programme
- Ascendas India Logistics Programme

1. Excludes CLINT properties.

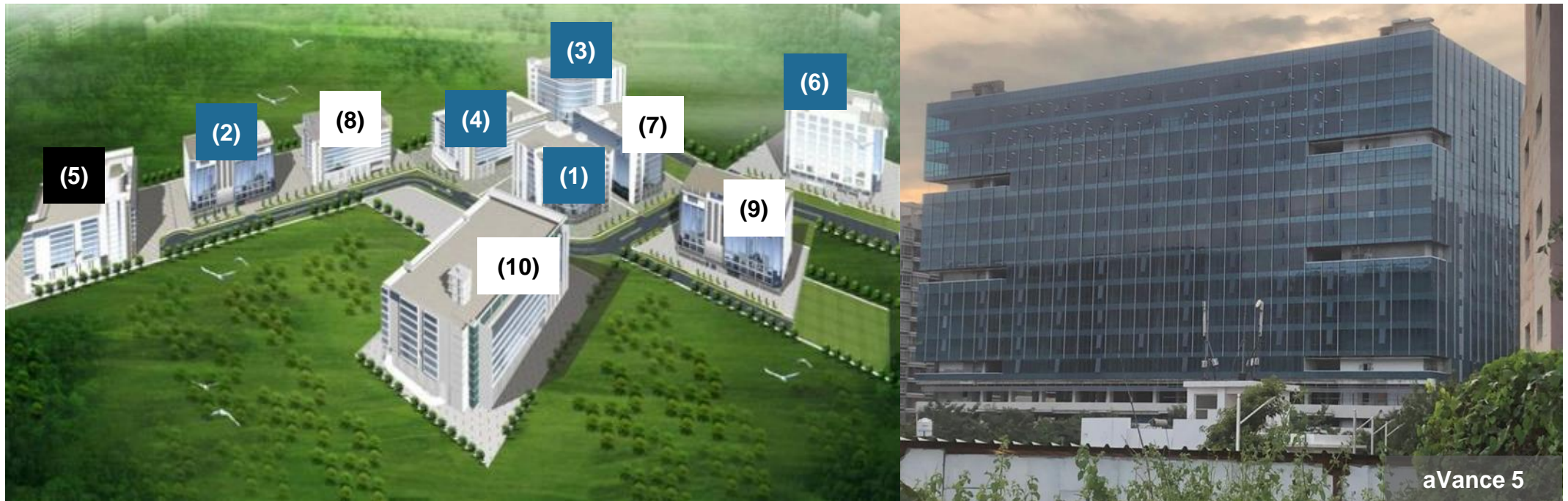
2. Approved by Unitholders at an extraordinary general meeting on 17 April 2023.

International Tech Park Pune – Hinjawadi

- The completion of the acquisition is expected in 1H 2023.
- An IT SEZ with a total floor area of approximately 2.3 million square feet spread across four buildings.
- Fully leased to prominent technology companies such as Infosys, Synechron Technologies and Tata Consultancy Services.



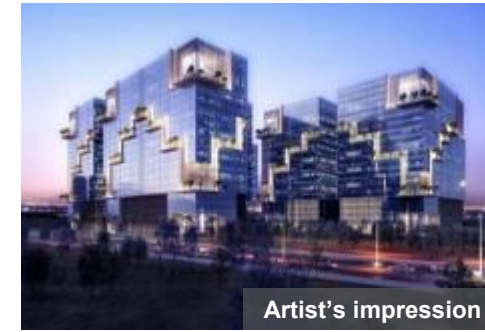
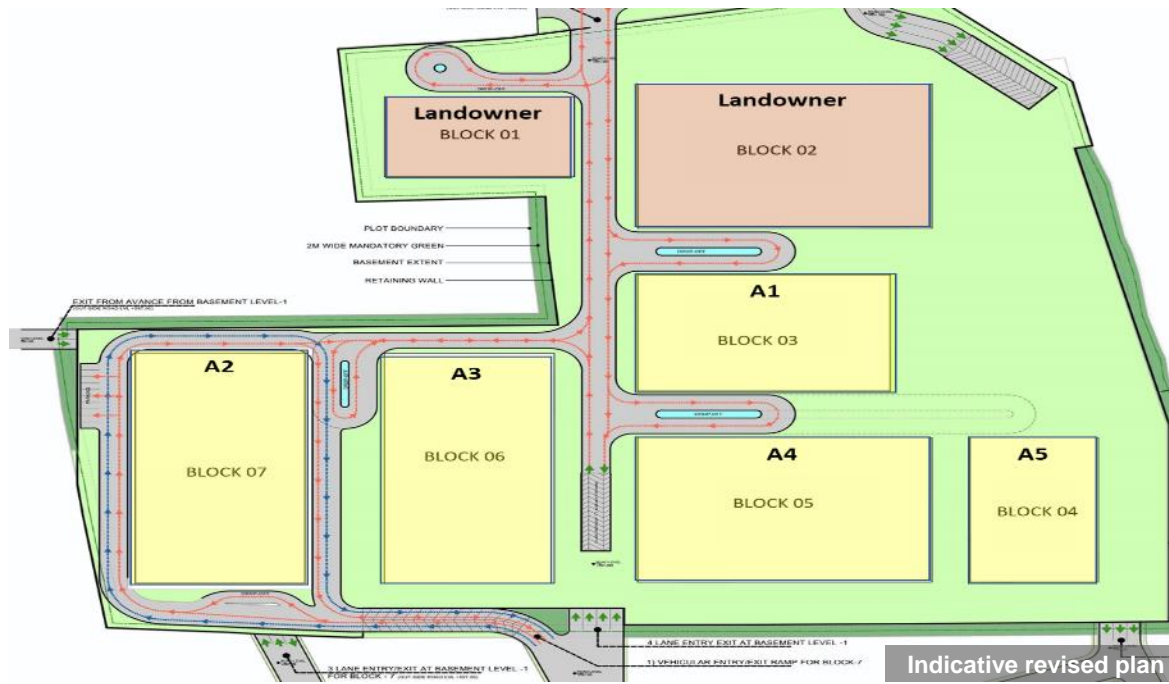
IT Park: aVance Hyderabad



Site area	25.7 acres / 10.4 ha
Asset ownership	CLINT assets – marked in blue; Vendor assets – marked in black; Landowner assets – marked in white; CLINT has ROFR to (7), (8), (9) & (10)
aVance 5	<p>Proposed acquisition of (5)¹ – 1.16 million sq ft</p> <ul style="list-style-type: none"> • 100% pre-committed to a leading US-based healthcare MNC². • Construction of office floors completed, defects rectification in progress.

1. Share Purchase Agreement executed for proposed acquisition of aVance 5.
 2. Lease deeds for ~50% of the leasable area have been executed and handed over to the tenant, hard options for the remaining ~50% of the leasable area are yet to be exercised by the tenant.

IT Park: aVance Business Hub 2, Hyderabad

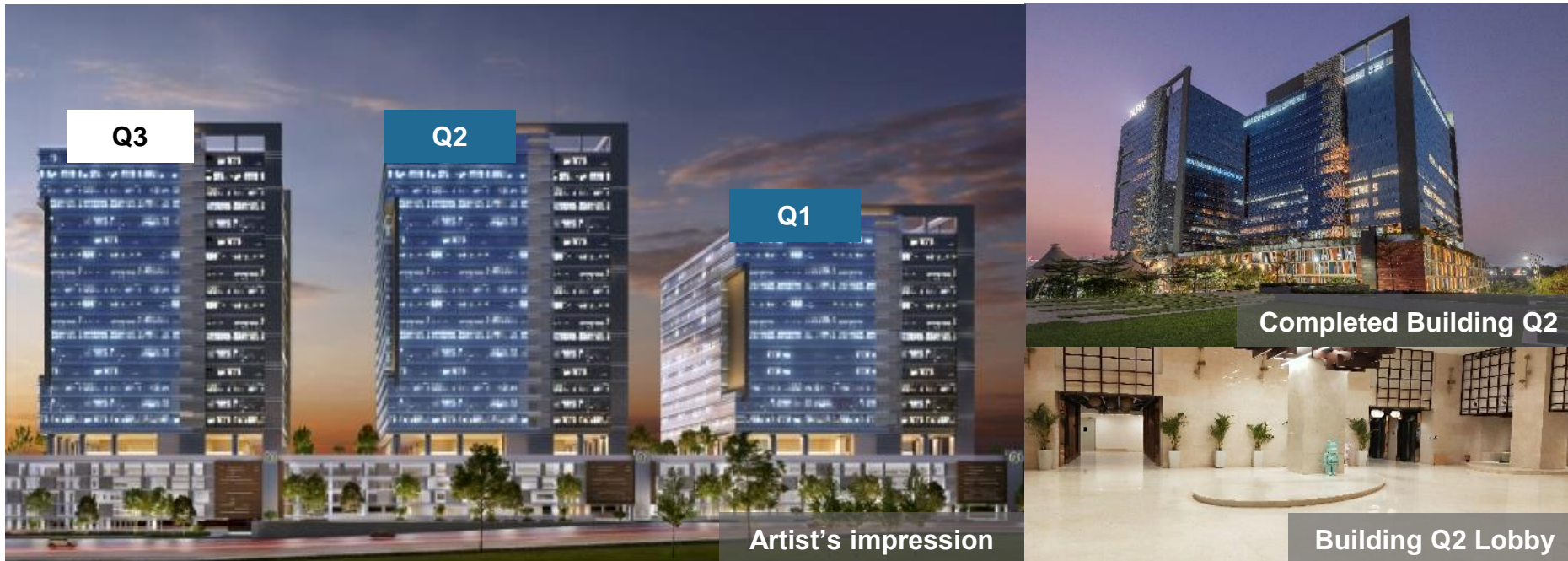


Park Statistics

Site area:	14.4 acres / 5.8 ha	Proposed acquisition of (A1) to (A5) ¹ :	4.75 million sq ft
Vendor assets:	marked in yellow	Construction status:	Foundation work has commenced for the A1 building
Landowner assets:	marked in beige		

1. Master Agreement executed for proposed acquisition of Vendor assets.

IT Park: Aurum Q Parc, Navi Mumbai



Location	Ghansoli, Navi Mumbai
Floor area	Building Q1 (CLINT owned): 0.62 million sq ft; Building Q2: 0.85 million sq ft Right of First Refusal on Building Q3: up to 1.10 million sq ft
Expected completion	Building Q2: Construction completed; Occupancy Certificate received.
Leasing status	Building Q2 is ~48% (~0.40 million sq ft) pre-committed.
Acquisition	Acquisition of Building Q2 expected to be completed in 1Q 2024.

IT Park: BlueRidge 3, Pune



Location	Hinjawadi Phase 1, Pune
Floor area	Phase 1: 1.35 million sq ft; Phase 2: 0.56 million sq ft
Expected completion	Phase 1: OC received; Phase 2: 2H 2025
Leasing Status	Phase 1 is ~30% committed.
Construction status	Construction of IT Building 1 and Cafeteria Block completed, and occupancy certificate obtained.

IT Park: Gardencity, Bangalore



Location	Hebbal, Bangalore
Floor area	Project I: 1.3 million sq ft; Project II: 0.4 million sq ft
Expected completion	Project I & II: 2H 2024
Construction status	Sub-structure works in progress.

Logistics: Arshiya Khurja Warehouses, NCR



Location	Khurja, NCR
Site area	4.5 acres / 1.8 ha
Floor area	0.19 million sq ft ¹
Right to acquire	3.85 million sq ft

1. Acquisition of the warehouse subject to completion of certain Conditions Precedent as specified in the Share Purchase Agreement.

Industrial: Casa Grande – Phase 2, Chennai



Artist's impression

Location	Mahindra World City, Chennai
Floor area	Phase 2A: 0.02 million sq ft Phase 2B: 0.29 million sq ft
Construction status	Phase 2A: Construction has been completed. Phase 2B: Structure work in progress.
Leasing status	Phase 2A: Fully leased.

IT Park: Ebisu, Bangalore



Location	Outer Ring Road, Bangalore
Floor area	Building 1: 1.0 million sq ft
Expected completion	2H 2025
Construction status	Construction to commence in 1H 2023.

World-class Assets

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	<ul style="list-style-type: none"> Intl Tech Park Bangalore 	<ul style="list-style-type: none"> Intl Tech Park Chennai CyberVale Industrial Facility, MWC 	<ul style="list-style-type: none"> Intl Tech Park Hyderabad CyberPearl aVance Hyderabad 	<ul style="list-style-type: none"> aVance Pune 	<ul style="list-style-type: none"> Arshiya Panvel Warehouses Building Q1, Aurum Q Parc
Type	IT Park	IT Park; Industrial	IT Park	IT Park	Warehouse; IT Park
Site area	68.3 acres 27.6 ha	42.0 acres 17.0 ha	51.2 acres ¹ 20.5 ha ¹	5.4 acres 2.2 ha	27.9 acres 11.3 ha
Completed floor area	5.2 million sq ft ²	3.2 million sq ft	5.2 million sq ft ²	1.5 million sq ft	1.8 million sq ft
Number of buildings	12	6 IT buildings 1 industrial facility	12	3	7 warehouses 1 IT building
Park population	55,000	25,000 ³	36,500	14,700	3,500 ³
Land bank (development potential)	2.8 million sq ft ⁴	0.4 million sq ft	2.0 million sq ft	-	-

1. Includes land not held by CLINT.

2. 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.

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

4. Includes buildings under development.

Lease Expiry Profile by Base Rental

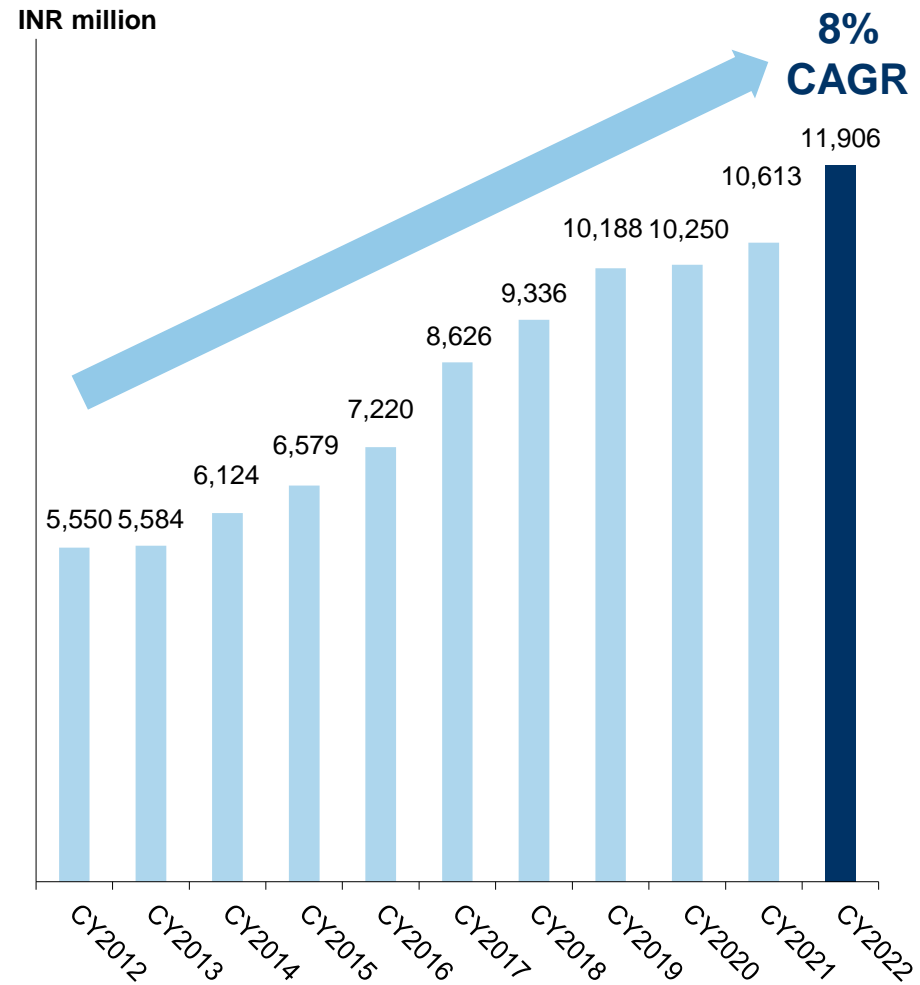
City	2023	2024	2025	2026	2027 & beyond	Total
Bangalore	1.4%	5.4%	2.3%	9.1%	13.5%	31.7%
Hyderabad	3.1%	3.0%	3.2%	4.0%	14.4%	27.7%
Chennai	2.2%	2.4%	2.0%	2.9%	11.3%	20.8%
Pune	0.4%	0.2%	1.3%	0.3%	6.6%	8.8%
Mumbai	0.0%	6.8%	0.5%	0.0%	3.7%	11.0%
Total	7.0%	17.8%	9.3%	16.3%	49.6%	100.0%

Lease Expiry Profile by Area

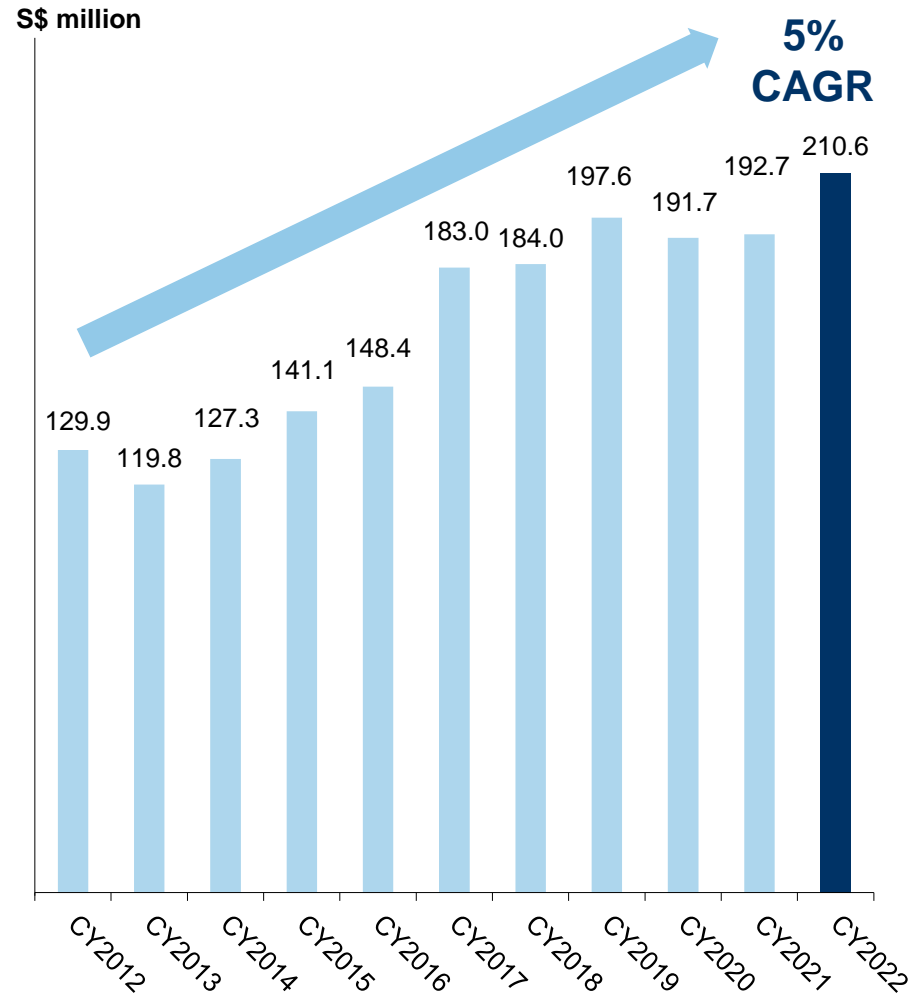
City	2023	2024	2025	2026	2027 & beyond	Total
Bangalore	1.4%	5.8%	2.3%	9.8%	14.8%	34.1%
Hyderabad	3.1%	2.7%	2.9%	3.8%	13.0%	25.6%
Chennai	1.7%	2.3%	1.5%	3.2%	11.3%	19.9%
Pune	0.4%	0.2%	1.6%	0.3%	7.5%	10.0%
Mumbai	0.0%	5.8%	0.5%	0.0%	4.2%	10.4%
Total	6.6%	16.8%	8.6%	17.2%	50.8%	100.0%

Total Property Income

Total Property Income (INR)

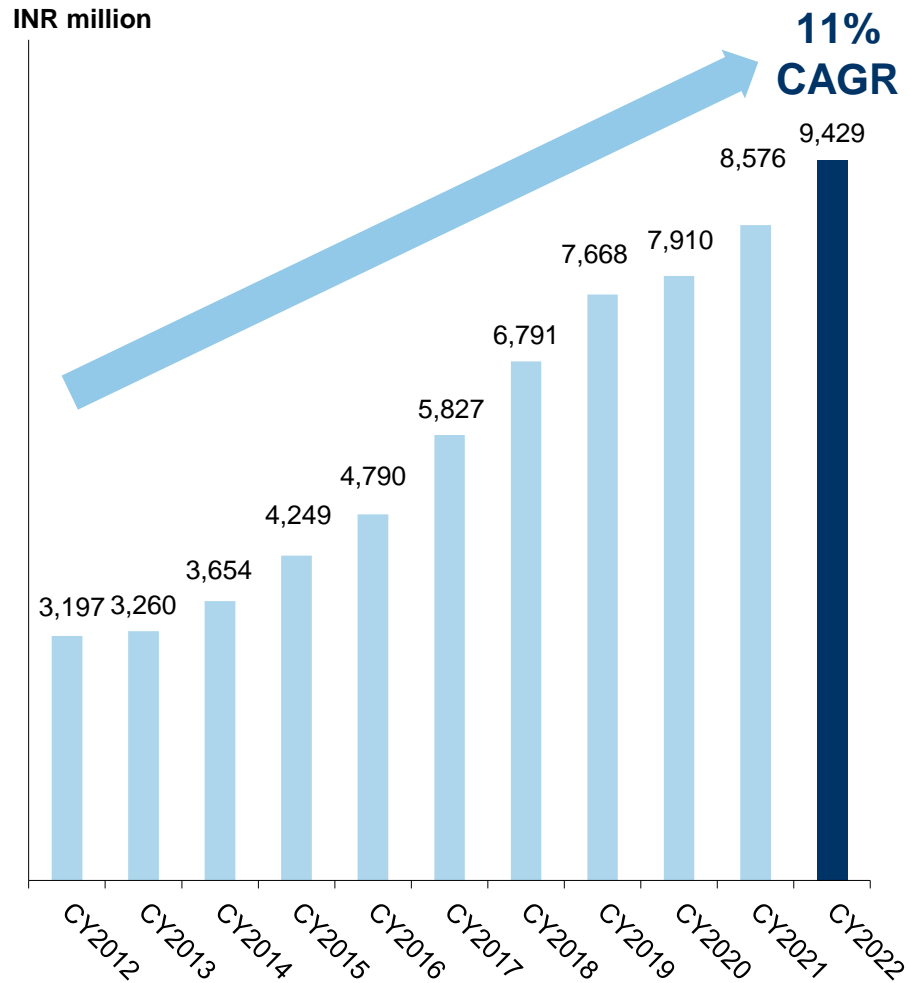


Total Property Income (S\$)

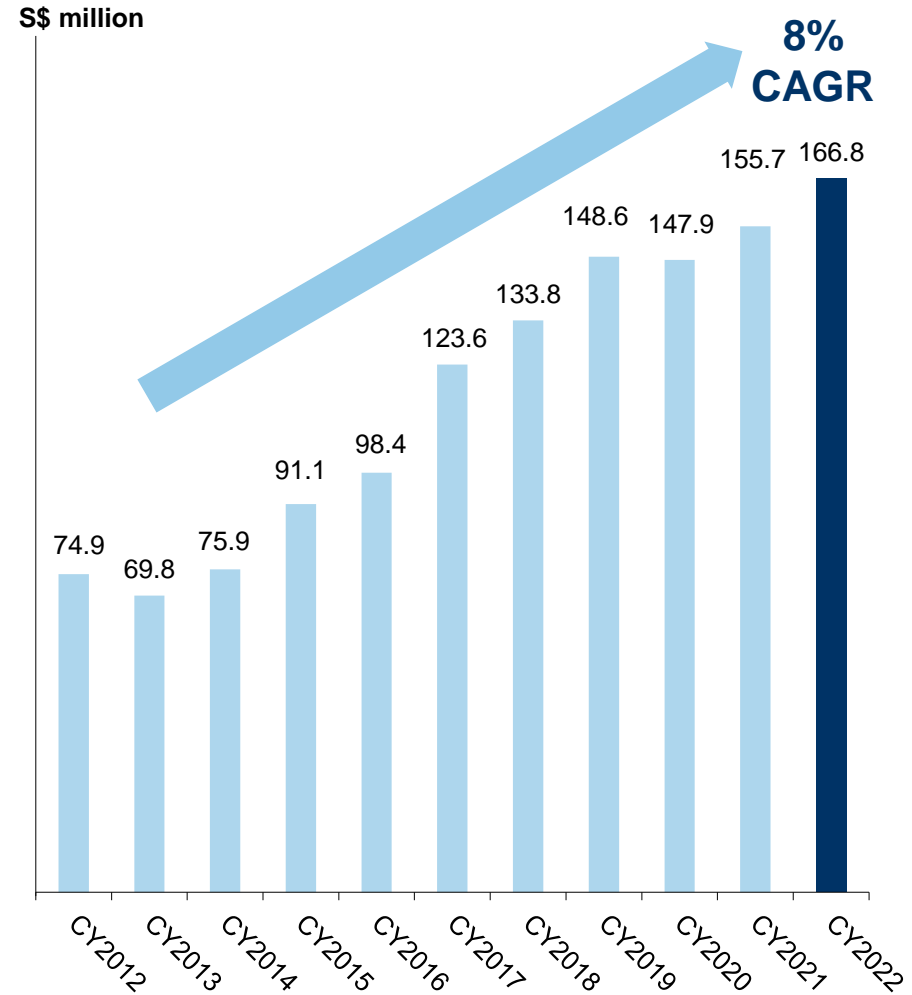


Net Property Income

Net Property Income (INR)

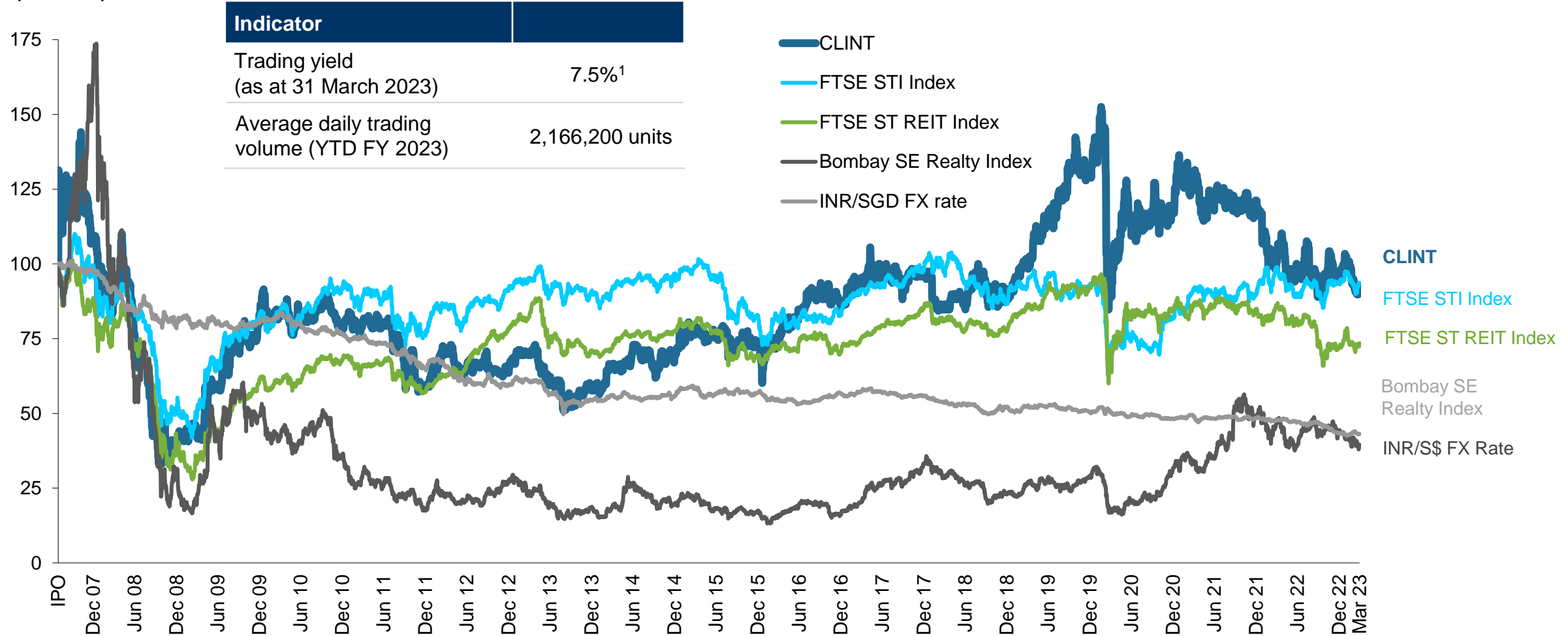


Net Property Income (S\$)



CLINT Unit Price versus Major Indices

(Indexed)



Source: Bloomberg

1. Trading yield based on FY 2022 DPU of 8.19 Singapore cents at closing price of S\$1.09 per unit as at 31 March 2023.

Thank you

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