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CAPITALAND INDIA TRUST

(Registration Number: 2007004)

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

ANNOUNCEMENT

OPENING OF PREFERENTIAL OFFERING AND DESPATCH OF INSTRUCTION BOOKLET AND ARE¹ TO ELIGIBLE UNITHOLDERS PURSUANT TO THE PREFERENTIAL OFFERING

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of CapitaLand India Trust dated 16 June 2023 in relation to the launch of the Preferential Offering (the “**Announcement**”) and the Notice of Record Date announcement dated 16 June 2023 (the “**Notice of Record Date Announcement**”) and together with the Announcement, the “**Earlier Announcements**”).*

1. Introduction

Further to the Announcement in relation to the issuance of new Units in CapitaLand India Trust (“**CLINT**”, and the new Units in CLINT, the “**New Units**”) pursuant to a pro rata and non-renounceable preferential offering (the “**Preferential Offering**”) of 141,567,498 New Units to Eligible Unitholders at an issue price of S\$1.060 per New Unit on the basis of 119 New Units for every 1,000 existing Units held as at the Record Date to raise gross proceeds of approximately S\$150.1 million and the Notice of Record Date Announcement, CapitaLand India Trust Management Pte. Ltd., in its capacity as trustee-manager of CLINT (the “**Trustee-Manager**”), wishes to announce that the Preferential Offering will open on **30 June 2023 at 9.00 a.m.**

2. Despatch of Instruction Booklet and ARE

¹ “**ARE**” refers to the application for rights entitlement acceptance form for New Units provisionally allotted to Eligible Unitholders under the Preferential Offering and application form for Excess New Units.

The instruction booklet of CLINT in respect of the Preferential Offering (the “**Instruction Booklet**”) and the ARE will be despatched to Eligible Unitholders on **30 June 2023**. The Instruction Booklet and the ARE require the immediate attention of Eligible Unitholders.

Eligible Unitholders who wish to accept their provisional allotment of New Units under the Preferential Offering and if applicable, apply for the Excess New Units², will need to do so in the manner set out in the Instruction Booklet and the ARE by **10 July 2023**.

3. Commitment by the Sponsor and CLINTMPL

As stated in the Announcement, to demonstrate their support for CLINT and the Preferential Offering, (i) CLI India Pte. Ltd. (formerly known as CapitaLand India Pte. Ltd.) (the “**Sponsor**”) which owns an aggregate interest of approximately 17.36% of the total number of Units in issue as at the date of this announcement (“**Sponsor Existing Units**”), and (ii) CapitaLand India Trust Management Pte. Ltd. (“**CLINTMPL**”) (in its personal capacity) which owns an interest of approximately 6.55% of the total number of Units in issue as at the date of this announcement, have each irrevocably undertaken to the Trustee-Manager and the Joint Global Co-ordinators and Underwriters, subject to any prohibitions or restrictions imposed by the relevant regulatory authorities (including the SGX-ST), that each of the Sponsor and CLINTMPL will accept, subscribe and pay in full for its total provisional allotment of the New Units or procure that or procure that its Relevant Entities accept, subscribe and pay in full for such Relevant Entities’ total provisional allotment of the New Units (each, an “**Irrevocable Undertaking**”).

The Sponsor Existing Units include 23,223,409 Units that were issued to the Sponsor via a private placement on 11 May 2023 (the “**11 May Units**”). The 11 May Units are currently listed on the “A” Counter³.

4. Clarification of the Earlier Announcements relating to the Status of New Units

As part of the Sponsor’s Irrevocable Undertaking, the Sponsor has undertaken to accept and subscribe and pay in full for the provisional allotment of New Units in respect of the 11 May Units.

² “**Excess New Units**” refers to the New Units represented by (i) the provisional allotments of Eligible Unitholders who decline or do not accept in full or in part, their provisional allotments of New Units under the Preferential Offering, (ii) the provisional allotments of ineligible Unitholders, and/or (iii) the aggregate of fractional entitlements.

³ As disclosed in CLINT’s announcement dated 11 May 2023, the ‘A’ Counter will be maintained for the period commencing from 11 May 2023, being the date of issuance of the 11 May Units (the “**11 May Units Issuance Date**”), to (and including) the record date for the distribution for CLINT’s Units in respect of the distribution period ending 30 June 2023 (or such other period as the Trustee-Manager may determine).

In relation to the Earlier Announcements concerning the status of the New Units, it was stated that “The New Units will, upon issue and allotment, rank *pari passu* in all respects with all existing Units in issue, including the right to CLINT’s distributable income from 1 January 2023 to 30 June 2023 and all distributions accruing thereafter”.

The Trustee-Manager wishes to clarify that similar to the 11 May Units, the New Units to be provisionally allotted to the Sponsor in respect of the 11 May Units will not be entitled to distributions by CLINT for the period from 1 January 2023 to the day immediately preceding 11 May 2023 and such New Units will only be entitled to receive distributions by CLINT for the period from 11 May 2023 to 30 June 2023, as well as all distributions thereafter. In this regard, the New Units to be provisionally allotted to the Sponsor in respect of the 11 May Units will upon issuance be listed on the “A” Counter like the 11 May Units.

Accordingly, the New Units (other than the New Units to be provisionally allotted to the Sponsor in respect of the 11 May Units) will, upon issue and allotment, rank *pari passu* in all respects with all existing Units in issue, including the right to CLINT’s distributable income from 1 January 2023 to 30 June 2023 and all distributions accruing thereafter.

5. Indicative Timetable

The Preferential Offering will close on (a) **10 July 2023 at 5.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected via the ARE or Electronic Applications (as defined in the Instruction Booklet) made through an Accepted Electronic Service (as defined in the Instruction Booklet), or (b) **10 July 2023 at 9.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected via Electronic Applications made through an Automated Teller Machine (“**ATM**”) of a Participating Bank (as defined in the Instruction Booklet).

The trading of the New Units on SGX-ST is currently expected to commence on **18 July 2023 at 9.00 a.m.**

Eligible Unitholders should note the dates and times of the following key events in relation to the Preferential Offering set out below:

Event	Indicative Date
Despatch of the Instruction Booklet (together with the ARE) to Eligible Unitholders	Friday, 30 June 2023

Opening date and time for the Preferential Offering	Friday, 30 June 2023 at 9.00 a.m.
Closing date and time for the Preferential Offering (Last date and time for acceptance, application (if applicable) and payment for provisional allotments of New Units and Excess New Units pursuant to the Preferential Offering)	Monday, 10 July 2023 at 5.30 p.m. via ARE or for Electronic Applications made through an Accepted Electronic Service (9.30 p.m. for Electronic Applications made through an ATM of a Participating Bank)
Expected date for crediting of New Units pursuant to the Preferential Offering	Tuesday, 18 July 2023
Expected listing and trading of the New Units pursuant to the Preferential Offering	Tuesday, 18 July 2023, 9.00 a.m.

The above timetable is indicative only and is subject to change. As at the date of this announcement, the Trustee-Manager does not expect the timetable to be modified. However, the Trustee-Manager may, with the approval of the SGX-ST, modify the timetable subject to any limitation under any applicable law. The Trustee-Manager will publicly announce any change to the above timetable through an SGXNET announcement to be posted on the SGX-ST's website at <http://www.sgx.com>.

IMPORTANT NOTICE TO (A) SUPPLEMENTARY RETIREMENT SCHEME (“SRS”) INVESTORS AND (B) INVESTORS WHO HOLD UNITS THROUGH A FINANCE COMPANY AND/OR DEPOSITORY AGENT

For SRS investors and investors who hold units through finance companies or depository agents, acceptances of their provisional allotments of New Units and (if applicable) applications for Excess New Units must be done through the relevant approved banks in which they hold their SRS accounts, the relevant finance companies or the depository agents, respectively.

Such investors are advised to provide their respective banks in which they hold their SRS accounts, finance companies or depository agents, as the case may be, with the appropriate instructions no later than the deadlines set by them in order for such intermediaries to make the relevant acceptance and (if applicable) application on their behalf by the last date and time for acceptance, application (if applicable) and payment for the provisional allotments of the New Units and Excess New Units. **Any acceptance and/or application made by such investors directly through The Central Depository (Pte) Limited, Electronic Applications through an Accepted Electronic Service and/or**

**at ATMs of Participating Banks, Boardroom Corporate & Advisory Services Pte. Ltd.
and/or the Trustee-Manager will be rejected.**

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
30 June 2023

Important Notice

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdiction.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in CLINT (“Units”) in the United States or any other jurisdiction. This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than UK investors to whom the Units may lawfully be offered), Canada, Japan, or Australia and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities described herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States unless pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. There will be no public offer of securities described herein in the United States.

The value of 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 or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Trustee-Manager to redeem their Units while the Units are listed. It is intended that Unitholders of CLINT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLINT is not necessarily indicative of the future performance of CLINT.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore:

The Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).