

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) OR CANADA



CAPITALAND INDIA TRUST

(Registration Number: 2007004)

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

TRUSTEE-MANAGER:

CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD.

INSTRUCTION BOOKLET DATED 30 JUNE 2023

**PROCEDURES FOR ACCEPTANCE, PAYMENT AND EXCESS APPLICATION FOR
PROVISIONAL ALLOTMENTS OF NEW UNITS UNDER THE PREFERENTIAL OFFERING**

This instruction booklet (the "Instruction Booklet") is issued in connection with the proposed non-renounceable preferential offering (the "Preferential Offering") of new units (the "New Units") in CapitaLand India Trust (formerly known as Ascendas India Trust) ("CLINT").

IMPORTANT NOTICE

Please refer to the section titled “GLOSSARY” at the end of this Instruction Booklet for the definitions of certain capitalised terms used in this Instruction Booklet.

Approval in-principle has been obtained from Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the listing and quotation of the New Units on the Main Board of the SGX-ST and official quotation will commence after all the New Units have been issued and the notification letters from The Central Depository (Pte) Limited (“**CDP**”) have been despatched. The SGX-ST’s in-principle approval is not to be taken as an indication of the merits of the Preferential Offering, the New Units, CLINT and/or its subsidiaries. The SGX-ST assumes no responsibility for the correctness of any statements made, opinions expressed or reports contained in this Instruction Booklet.

The acceptance form for New Units provisionally allotted to Eligible Unitholders (as defined herein) under the Preferential Offering and application form for excess New Units (the “**Excess New Units**”, and the acceptance and application form, the “**ARE**”) is not renounceable or transferable and is for use only by Eligible Unitholders. The ARE and this Instruction Booklet may not be used for the purpose of, and do not constitute, an offer or invitation or solicitation in any jurisdiction or in any circumstances in which such an offer or invitation or solicitation is unlawful or not authorised, or to any person to whom it is unlawful to make such an offer or invitation or solicitation. The distribution of the ARE and this Instruction Booklet may be prohibited or restricted either absolutely or unless various securities requirements, whether legal or administrative, are complied with in certain jurisdictions under the relevant securities laws of these jurisdictions. Eligible Unitholders or any other person having possession of the ARE and this Instruction Booklet are advised to keep themselves informed of and observe such prohibitions and restrictions at their own expense and without liability to CLINT, CapitaLand India Trust Management Pte. Ltd. (formerly known as Ascendas Property Fund Trustee Pte. Ltd.), as Trustee-Manager of CLINT (the “**Trustee-Manager**”) and the Joint Global Co-ordinators and Underwriters (each as defined herein).

This Instruction Booklet and the ARE have not been registered under the applicable securities laws of any overseas jurisdiction and the New Units are not offered to any person who is not an Eligible Unitholder. The distribution of this Instruction Booklet and/or the ARE may be prohibited or restricted either absolutely or unless various securities requirements, whether legal or administrative, being complied with in certain jurisdictions under the relevant securities laws of those jurisdictions. Unitholders (as defined herein) or any other persons having possession of this Instruction Booklet, the ARE and/or its accompanying documents (if any) are required to inform themselves of and to observe any such prohibition or restriction at their own expense and without liability to CLINT, the Trustee-Manager and the Joint Global Co-ordinators and Underwriters.

Without limiting the generality of the foregoing, none of this Instruction Booklet and the ARE or any copy thereof may be published or distributed, whether directly or indirectly, in whole or in part, in or into any jurisdiction in which such offer is not authorised or to any person to whom it is unlawful to make such an offer and the New Units may not be offered, sold, resold, transferred or delivered, directly or indirectly, to any such person or in any such jurisdiction.

This Instruction Booklet and/or the ARE are being supplied to you solely for your information and may not be reproduced, redistributed or passed on, directly or indirectly, to any other person or published, in whole or in part, for any purpose.

For practical reasons and in order to avoid violating applicable securities laws outside Singapore, the New Units will not be distributed to Unitholders (a) whose registered addresses with CDP are outside Singapore, and (b) who have not at least three Market Days (as defined herein) prior to the Record Date provided the Unit Registrar or CDP, as the case may be, with addresses in

Singapore for the service of notices or documents in accordance with the foregoing, and, in the case of Unitholders (who are Eligible QIBs) in the United States, who have not delivered to the Trustee-Manager a signed Investor Representation Letter in the form attached hereto as Appendix 2 not later than the Closing Date (or such other date as may be agreed by the Trustee-Manager with the Joint Global Co-ordinators and Underwriters) (“**Foreign Unitholders**”).

ACCORDINGLY, FOREIGN UNITHOLDERS WILL NOT BE ENTITLED TO PARTICIPATE IN THE PREFERENTIAL OFFERING AND NO PROVISIONAL ALLOTMENT OF NEW UNITS WILL BE MADE TO FOREIGN UNITHOLDERS AND NO PURPORTED ACCEPTANCE THEREOF OR (IF APPLICABLE) APPLICATION THEREFOR BY FOREIGN UNITHOLDERS WILL BE VALID.

For the avoidance of doubt, even if a Unitholder has provided a Singapore address as aforesaid, the distribution of New Units to him will be subject to compliance with applicable securities laws outside Singapore to the extent reasonably practicable. The Trustee-Manager, along with the Joint Global Co-ordinators and Underwriters, reserves the absolute discretion whether to allow such participation as well as the persons who may be allowed to do so.

Selling Restrictions

No action has been or will be taken in any jurisdiction that would permit a public offering of the New Units to occur in any jurisdiction, or the possession, circulation or distribution of this Instruction Booklet, its accompanying documents (if any) or any other material relating to CLINT or the New Units in any country or jurisdiction (other than Singapore, where action for the purpose is required).

Accordingly, the New Units may not be offered or sold, directly or indirectly, and none of this Instruction Booklet, its accompanying documents (if any) or any offering materials or advertisement in connection with the New Units may be distributed or published, whether directly or indirectly, in whole or in part, in or into any country or jurisdiction except under circumstances that will result in compliance with all applicable rules and regulations of any such country or jurisdiction. Applicants (as defined herein) for New Units are recommended to consult their legal counsel prior to accepting any provisional allotment of New Units, applying for Excess New Units or making any offer, sale, resale, pledge or other transfer of the New Units.

No person in any territory outside Singapore receiving this Instruction Booklet and/or the ARE may treat the same as an offer, invitation or solicitation to subscribe for any New Units unless such offer, invitation or solicitation could lawfully be made without violating any regulation or legal requirements in such territory.

For investors in the United States

The New Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”), or under the securities laws of any state or any other jurisdiction of the United States and, accordingly, they may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States, except pursuant to an exemption from the registration requirements of the Securities Act. The New Units will only be offered and sold (i) outside the United States in offshore transactions in reliance on Regulation S under the Securities Act (“**Regulation S**”), or (ii) in the United States to a limited number of “qualified institutional buyers” (as defined in Rule 144A under the Securities Act) (a) whose identities have been agreed upon by the Trustee-Manager and the Joint Global Co-ordinators and Underwriters, (b) who have each provided the Trustee-Manager with a signed Investor Representation Letter in the form attached hereto as Appendix 2 not later than the Closing Date (or such other date as may be agreed by the Trustee-Manager with the Joint Global Co-ordinators and Underwriters), and (c) who are Eligible Depositors, in each case in private transactions made

solely by CLINT and the Trustee-Manager in reliance on the exemption from the registration requirements of the Securities Act provided under Section 4(a)(2) of the Securities Act and the regulations thereof.

The New Units have not been approved or disapproved by the U.S. Securities and Exchange Commission, any state securities commission in the United States or any other U.S. regulatory authority, nor have any of the foregoing authorities passed upon or endorsed the merits of the offering of the New Units. Any representation to the contrary is a criminal offence in the United States.

Any application sent from the United States, or in which the exercising holder or subscribing applicant requests for New Units to be credited to a Securities Account and gives an address in the United States, will not be accepted unless the foregoing criteria have been met. Any payment made in respect of any application that does not meet the foregoing criteria will be returned without interest.

Each person in the United States who accepts delivery of a copy of this Instruction Booklet shall be deemed to represent, warrant and agree that it is an Eligible QIB and to have made each acknowledgement, representation, warranty and agreement in the form of the Investor Representation Letter.

Any person in the United States who obtains a copy of this Instruction Booklet and who is not an Eligible QIB is not eligible to participate in this Preferential Offering and must disregard the contents of this Instruction Booklet and the ARE.

If you are a finance company and/or a Depository Agent, you must abide by the following instructions: (i) you must not send this Instruction Booklet or any other documents related to the Preferential Offering (save for copies of the Investor Representation Letter) to anyone except (a) to persons outside the United States or (b) to persons who are QIBs; and (ii) you must not accept any subscriptions for New Units in this Preferential Offering except (a) from persons outside the United States subscribing for the New Units in an "offshore transaction" (as defined in Regulation S), (b) from Eligible QIBs who are also Eligible Depositors and who have delivered to you duly executed Investor Representation Letters that you have confirmed directly with the Trustee-Manager to be accepted, or (c) from Eligible QIBs who are also Eligible Depositors and who the Trustee-Manager has confirmed to you in writing to have directly invited to participate in this Preferential Offering.

For investors outside the United States

The New Units are being offered and sold outside the United States in offshore transactions as defined in, and in reliance on, Regulation S. Each purchaser of the New Units offered and sold outside the United States and in reliance on Regulation S will be deemed to have represented and agreed as follows (terms defined in Regulation S have the same meanings when used herein):

1. the purchaser (i) is, and the person, if any, for whose account it is acquiring the New Units is, outside the United States; and (ii) is acquiring the New Units in an offshore transaction meeting the requirements of Regulation S;
2. the purchaser is aware that the New Units have not been and will not be registered under the U.S. Securities Act and are being distributed and offered outside the United States in reliance on Regulation S; and
3. the purchaser acknowledges that CLINT, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters, their respective affiliates and others will rely upon the truth and accuracy of the foregoing representations and agreements.

For investors in Hong Kong, SAR

The contents of the ARE and this Instruction Booklet have not been reviewed by any regulatory authority in Hong Kong. You are advised to exercise caution in relation to the offer. If you are in any doubt about any of the contents of the ARE and this Instruction Booklet, you should obtain independent professional advice.

Nothing in the ARE and this Instruction Booklet shall constitute an invitation, advertisement or other document relating to the New Units whether in Hong Kong or elsewhere, which is directed at, or the contents of which are likely to be accessed or read by, the public in Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the New Units which are or are intended to be disposed of only to persons outside Hong Kong or only to “professional investors” within the meaning of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) and the Securities and Futures (Professional Investor) Rules (Cap. 571D, Laws of Hong Kong) made thereunder.

For investors in the United Kingdom

The contents of the ARE and this Instruction Booklet have not been approved by an authorised person within the meaning of the United Kingdom’s Financial Services and Markets Act 2000 (“**FSMA**”) and to the extent that the contents constitute a financial promotion under UK law such approval would, unless an exemption applies, be required by Section 21 of the FSMA. Consequently the issue or distribution of the ARE and this Instruction Booklet in the United Kingdom is being made only to, or directed only at persons falling within one or more of the following exemptions from the financial promotion regime in Section 21 of the FSMA: (i) authorised firms under the FSMA and certain other investment professionals falling within Article 19 of the FSMA (Financial Promotion) Order 2005 (the “**FPO**”) and directors, officers and employees acting for such entities in relation to investment; (ii) high value entities falling within Article 49 of the FPO and directors, officers and employees acting for such entities in relation to investment; or (iii) persons who receive the ARE and this Instruction Booklet outside the United Kingdom pursuant to article 12 of the FPO (all such persons in (i) to (iii) together being referred to as “**eligible persons**”). No prospectus is required under Section 85 of the FSMA and any offer which may be made will be: (i) made to or directed at qualified investors (as defined in the FSMA) only; (ii) made to or directed at fewer than 150 persons, other than qualified investors, per European Economic Area (“**EEA**”) state; (iii) made on the basis that the minimum consideration payable by an investor will not be less than €100,000 (or the equivalent amount); or (iv) made in any other circumstances which do not require the publication of a prospectus pursuant to Section 86(1) of the FSMA or as otherwise permitted by applicable law.

If you are domiciled or have a registered office in the United Kingdom, you must notify the Trustee-Manager, the Joint Global Co-ordinators and Underwriters and/or any person representing the Trustee-Manager or the Joint Global Co-ordinators and Underwriters that you are domiciled in or have a registered office in the United Kingdom (as the case may be), following which you will be provided with an information memorandum setting out the disclosures required under the UK Financial Conduct Authority’s Investment Funds Sourcebook (the “Information Memorandum”). No Units are intended to be offered to any investor domiciled in or with a registered office in the United Kingdom except to the extent that such investors have received the Information Memorandum.

General Disclaimers

You acknowledge that none of the Trustee-Manager and the Joint Global Co-ordinators and Underwriters or any person representing the Trustee-Manager or the Joint Global Co-ordinators and Underwriters has made any representation to you with respect to CLINT or the Preferential Offering. You represent that you are relying only on information that CLINT makes publicly

available in making your investment decision with respect to the New Units. You agree that you have had access to such financial and other information concerning CLINT and the New Units as you have deemed necessary in connection with your decision to purchase New Units.

You acknowledge that the Trustee-Manager and the Joint Global Co-ordinators and Underwriters and others will rely upon the truth and accuracy of the above acknowledgements, representations and agreements. You agree that if any of the acknowledgements, representations or agreements you are deemed to have made by your purchase of New Units is no longer accurate, you will promptly notify the Trustee-Manager and the Joint Global Co-ordinators and Underwriters. If you are purchasing any New Units as a fiduciary or agent for one or more investor accounts, you represent that you have sole investment discretion with respect to each of those accounts and that you have full power to make the above acknowledgements, representations and agreements on behalf of each account.

The Trustee-Manager and the Joint Global Co-ordinators and Underwriters have not taken any action, nor will the Trustee-Manager and/or the Joint Global Co-ordinators and Underwriters take any action, in any jurisdiction other than Singapore that would permit a public offering of the New Units, or the possession, circulation or distribution of this Instruction Booklet or any other material relating to CLINT, the Trustee-Manager or the New Units in any jurisdiction other than Singapore where action for that purpose is required.

The Trustee-Manager or any person acting on its behalf reserves the right to reject any acceptance of the New Units under the Preferential Offering and/or any application for Excess New Units where it believes, or has reason to believe, that such acceptance or applications may violate the applicable laws of any jurisdiction. Notwithstanding the foregoing paragraphs relating to the United States, Hong Kong SAR and the United Kingdom, the Trustee-Manager may determine whether to allow the participation in the Preferential Offering by Unitholders who are located, resident or with a registered address in other jurisdictions outside of Singapore, subject to and in compliance with the applicable securities and other laws of the relevant jurisdictions.

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

Unitholders who have subscribed for or purchased units in CLINT (“Units”) under the SRS or through a finance company and/or Depository Agent can only accept their provisional allotments of New Units and (if applicable) apply for Excess New Units by instructing the relevant banks in which they hold their SRS Accounts¹, finance company and/or Depository Agent to do so on their behalf in accordance with this Instruction Booklet.

ANY APPLICATION MADE DIRECTLY BY THE ABOVE-MENTIONED UNITHOLDERS THROUGH CDP, ELECTRONIC APPLICATION MADE THROUGH AN AUTOMATED TELLER MACHINE (“ATM”) OF A PARTICIPATING BANK (AS DEFINED HEREIN), OR THROUGH AN ELECTRONIC SERVICE DELIVERY NETWORK (SUCH AS THE SGX INVESTOR PORTAL) TOGETHER WITH AN ACCEPTED PAYMENT SERVICE (INCLUDING PAYNOW) (“ACCEPTED ELECTRONIC SERVICE”) IN ACCORDANCE WITH THIS INSTRUCTION BOOKLET AND (WHERE APPLICABLE) THE RELEVANT PROCEDURES AS SET OUT ON THE ATM SCREENS OF THE RELEVANT PARTICIPATING BANK (“ELECTRONIC APPLICATION”), THE UNIT REGISTRAR AND/OR THE TRUSTEE-MANAGER WILL BE REJECTED.

The above-mentioned Unitholders, where applicable, will receive notification letter(s) from their respective approved bank, finance company and/or Depository Agent and should refer to such notification letter(s) for details of the last date and time to submit acceptances of their provisional allotments of New Units and (if applicable) applications for Excess New Units to their respective approved bank, finance company and/or Depository Agent.

(i) Use of SRS Funds

Unitholders who had purchased Units using their SRS Accounts and who wish to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units can only do so, subject to applicable SRS rules and regulations, using monies standing to the credit of their respective SRS Accounts.

Such Unitholders who wish to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units using SRS monies, must instruct the relevant approved banks in which they hold their SRS Accounts to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units on their behalf in accordance with this Instruction Booklet. Such Unitholders who have insufficient funds in their SRS Accounts may, subject to the SRS contribution cap, deposit cash into their SRS Accounts with their approved banks before instructing their respective approved banks to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units. SRS investors are advised to provide their respective approved banks in which they hold their SRS Accounts with the appropriate instructions no later than the deadlines set by their respective approved banks in order for their respective approved banks 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 provisional allotments of New Units and Excess New Units (the “Closing Date”).

¹ “SRS Account” refers to the account opened by a participant in the SRS from which money may be withdrawn for, among others, payment for the subscription of their provisional allotments of New Units and/or Excess New Units.

(ii) Holdings through Finance Company and/or Depository Agent

Unitholders who hold Units through a finance company and/or Depository Agent must instruct the relevant finance company and/or Depository Agent to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units on their behalf in accordance with this Instruction Booklet.

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 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 CLOSING DATE. ANY ACCEPTANCE AND/OR APPLICATION MADE BY SUCH INVESTORS DIRECTLY THROUGH CDP, ELECTRONIC APPLICATIONS THROUGH AN ACCEPTED ELECTRONIC SERVICE AND/OR AT ATMS OF PARTICIPATING BANKS, THE UNIT REGISTRAR AND/OR THE TRUSTEE-MANAGER WILL BE REJECTED.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore: The New 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).

UNITHOLDERS WHO HAVE ANY DOUBT ON THEIR ELIGIBILITY OR THE PROCEDURES NEEDED TO BE TAKEN TO ACCEPT, PAY FOR AND SUBSCRIBE FOR THE NEW UNITS CAN CONTACT THE TRUSTEE-MANAGER AT THE FOLLOWING:

TELEPHONE NO. : +65 6713 2888
EMAIL : cheah.yingsoon@clint.com.sg

INDICATIVE TIMETABLE OF THE PREFERENTIAL OFFERING

Units trade ex-Preferential Offering	:	Friday, 23 June 2023
Record Date for the Preferential Offering	:	Monday, 26 June 2023 at 5.00 p.m.
Opening date and time for the Preferential Offering	:	Friday, 30 June 2023 at 9.00 a.m. (9.00 a.m. for Electronic Applications)
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 issuance of the New Units pursuant to the Preferential Offering	:	Tuesday, 18 July 2023
Expected date for crediting of New Units pursuant to the Preferential Offering	:	Tuesday, 18 July 2023
Expected date and time for commencement of trading of New Units pursuant to the Preferential Offering	:	Tuesday, 18 July 2023 at 9.00 a.m.
Expected date for refund of unsuccessful applications (if made through CDP)	:	Tuesday, 18 July 2023

The above timetable is indicative only and is subject to change. As at the date of this Instruction Booklet, 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>.

PROCEDURES FOR ACCEPTANCE, PAYMENT AND EXCESS APPLICATION (IF APPLICABLE) BY ELIGIBLE UNITHOLDERS

PROCEDURES FOR ACCEPTANCE, PAYMENT AND EXCESS APPLICATION (IF APPLICABLE) BY ELIGIBLE UNITHOLDERS WHOSE SECURITIES ACCOUNTS ARE CREDITED WITH PROVISIONAL ALLOTMENTS OF NEW UNITS UNDER THE PREFERENTIAL OFFERING

Unitholders with Units standing to the credit of their Securities Accounts as at **5.00 p.m.** on **26 June 2023** and whose registered mailing addresses with CDP were in Singapore as at **26 June 2023**, or who had at least three Market Days prior to **26 June 2023** provided to CDP mailing addresses in Singapore for the service of notices and documents are entitled to receive this Instruction Booklet and the ARE (which forms part of this Instruction Booklet).

The Preferential Offering is governed by the instructions in the ARE and this Instruction Booklet. The number of New Units provisionally allotted to each Eligible Unitholder is indicated in the ARE (fractions of a New Unit (if any) having been disregarded) Eligible Unitholders may accept their provisional allotments of New Units under the Preferential Offering in full or in part.

The Securities Accounts of Eligible Unitholders have been credited by CDP with the number of New Units provisionally allotted to them as indicated in the ARE. Full instructions for the acceptance of and payment for the provisional allotments of the New Units are set out in this Instruction Booklet and the ARE.

The Issue Price is S\$1.060 per New Unit. Eligible Unitholders accepting their provisional allotments of New Units and, if applicable, applying for Excess New Units, under the Preferential Offering, will be entitled to a refund of the full amount of the subscription monies (without interest or any share of revenue or other benefit arising therefrom) where the Preferential Offering does not proceed for any reason.

Eligible Unitholders may accept up to the number of New Units that have been provisionally allotted to them which are printed on the ARE. In addition to their provisional allotments of New Units, Eligible Unitholders are eligible to apply for New Units in excess of their provisional allotments. Where any acceptance for New Units and/or excess application is invalid or unsuccessful, the amount paid on acceptance and/or application will be returned or refunded to such Eligible Unitholder without interest or any share of revenue or other benefit arising therefrom within three (3) business days after the commencement of trading of the New Units by crediting his accounts with DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited or United Overseas Bank Limited (collectively, the "**Participating Banks**") at his own risk (if he accepts and, if applicable, applies through an ATM of a Participating Bank), the receipt by such bank being a good discharge to CDP, the Trustee-Manager and Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd., as Joint Global Co-ordinators and Underwriters to the Preferential Offering (the "**Joint Global Co-ordinators and Underwriters**"), for their obligations, if any, hereunder, or by crediting such Eligible Unitholder's designated bank account via CDP's Direct Crediting Service at his own risk (if he accepts and, if applicable, applies through CDP (including through the submission of the ARE or application through an Accepted Electronic Service)). In the event that he is not subscribed to CDP's Direct Crediting Service, any monies to be refunded shall be credited to their Cash Ledger and subject to the same terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein) (the retention by CDP being a good discharge of the Trustee-Manager's and the Joint Global Co-ordinators and Underwriters' obligations, if any, hereunder).

The ARE is not renounceable or transferable and is for use only by Eligible Unitholders. The ARE and this Instruction Booklet may not be used for the purpose of, and do not constitute, an offer or invitation or solicitation in any jurisdiction or in any circumstances in which such an offer or invitation or solicitation is unlawful or not authorised, or to any person to whom it is unlawful to make such an offer or invitation or solicitation. The distribution of the ARE and this Instruction Booklet may be prohibited or restricted either absolutely or unless various securities requirements, whether legal or administrative, are complied with in certain jurisdictions under the relevant securities laws of these jurisdictions. Eligible Unitholders or any other person having possession of the ARE and this Instruction Booklet are advised to keep themselves informed of and observe such prohibitions and restrictions.

The New Units, the ARE and this Instruction Booklet have not been registered under the applicable securities laws of any overseas jurisdiction and the New Units under the Preferential Offering are not offered to any person who is not an Eligible Unitholder. Without limiting the generality of the foregoing, neither the ARE, this Instruction Booklet nor any copy thereof may be published or distributed, whether directly or indirectly, in whole or in part, in or into any jurisdiction in which such offer is not authorised or to any person to whom it is unlawful to make such an offer and the New Units may not be offered, sold, resold, transferred or delivered, directly or indirectly, to any such person or in any such jurisdiction.

United States

The New Units have not been and will not be registered under the Securities Act, or under the securities laws of any state or jurisdiction of the United States and, accordingly, they may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States, except pursuant to an exemption from the registration requirements of the Securities Act and in compliance with applicable state laws. The New Units will only be offered and sold (i) outside the United States in offshore transactions in reliance on Regulation S under the Securities Act, or (ii) in the United States to a limited number of “qualified institutional buyers” (as defined in Rule 144A under the Securities Act) (a) whose identities have been agreed upon by the Trustee-Manager and the Joint Global Co-ordinators and Underwriters, (b) who have each provided the Trustee-Manager with a signed Investor Representation Letter in the form attached hereto as Appendix 2 not later than the Closing Date (or such other date as may be agreed by the Trustee-Manager with the Joint Global Co-ordinators and Underwriters), and (c) who are Eligible Depositors, in each case in private transactions made solely by CLINT and the Trustee-Manager in reliance on the exemption from the registration requirements of the Securities Act provided under Section 4(a)(2) of the Securities Act and the regulations thereof.

Hong Kong, SAR

The contents of the ARE and this Instruction Booklet have not been reviewed by any regulatory authority in Hong Kong. You are advised to exercise caution in relation to the offer. If you are in any doubt about any of the contents of the ARE and this Instruction Booklet, you should obtain independent professional advice.

Nothing in the ARE and this Instruction Booklet shall constitute an invitation, advertisement or other document relating to the New Units whether in Hong Kong or elsewhere, which is directed at, or the contents of which are likely to be accessed or read by, the public in Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the New Units which are or are intended to be disposed of only to persons outside Hong Kong or only to “professional investors” within the meaning of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) and the Securities and Futures (Professional Investor) Rules (Cap. 571D, Laws of Hong Kong) made thereunder. See “**Important Notice**” for further details.

United Kingdom

The contents of the ARE and this Instruction Booklet have not been approved by an authorised person within the meaning of the United Kingdom's Financial Services and Markets Act 2000 ("FSMA") and to the extent that the contents constitute a financial promotion under UK law such approval would, unless an exemption applies, be required by Section 21 of the FSMA. Consequently the issue or distribution of the ARE and this Instruction Booklet in the United Kingdom is being made only to, or directed only at persons falling within one or more of the following exemptions from the financial promotion regime in Section 21 of the FSMA: (i) authorised firms under the FSMA and certain other investment professionals falling within Article 19 of the FSMA (Financial Promotion) Order 2005 (the "FPO") and directors, officers and employees acting for such entities in relation to investment; (ii) high value entities falling within Article 49 of the FPO and directors, officers and employees acting for such entities in relation to investment; or (iii) persons who receive the ARE and this Instruction Booklet outside the United Kingdom pursuant to article 12 of the FPO (all such persons in (i) to (iii) together being referred to as "**eligible persons**"). No prospectus is required under Section 85 of the FSMA and any offer which may be made will be: (i) made to or directed at qualified investors (as defined in the FSMA) only; (ii) made to or directed at fewer than 150 persons, other than qualified investors, per European Economic Area ("**EEA**") state; (iii) made on the basis that the minimum consideration payable by an investor will not be less than €100,000 (or the equivalent amount); or (iv) made in any other circumstances which do not require the publication of a prospectus pursuant to Section 86(1) of the FSMA or as otherwise permitted by applicable law.

If you are domiciled or have a registered office in the United Kingdom, you must notify the Trustee-Manager, the Joint Global Co-ordinators and Underwriters and/or any person representing the Trustee-Manager or the Joint Global Co-ordinators and Underwriters that you are domiciled in or have a registered office in the United Kingdom (as the case may be), following which you will be provided with an information memorandum setting out the disclosures required under the UK Financial Conduct Authority's Investment Funds Sourcebook (the "Information Memorandum"). No Units are intended to be offered to any investor domiciled in or with a registered office in the United Kingdom except to the extent that such investors have received the Information Memorandum.

General Disclaimers

The Trustee-Manager reserves the right to reject any acceptance of the New Units and/or any application for Excess New Units under the Preferential Offering where it believes, or has reason to believe, that such acceptance may violate the applicable laws of any jurisdiction. Notwithstanding the foregoing paragraphs relating to the United States, Hong Kong SAR and the United Kingdom, the Trustee-Manager may determine whether to allow the participation in the Preferential Offering by Unitholders who are located, resident or with a registered address in other jurisdictions outside of Singapore, subject to and in compliance with the applicable securities and other laws of the relevant jurisdictions. See "**Important Notice**" for further details.

Eligible Unitholders may accept their provisional allotments of New Units under the Preferential Offering in full or in part and apply for Excess New Units, either through CDP by completing and submitting the relevant portion of the ARE or by way of an Electronic Application.

Unless expressly provided to the contrary in this Instruction Booklet and/or the ARE, a person who is not a party to any contract made pursuant to this Instruction Booklet and the ARE (other than CDP, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters, the other Relevant Persons (as defined below), the Participating Banks and the Unit Registrar) has no rights under the Contracts (Rights of Third Parties) Act 2001 of Singapore, to enforce any term of such contract. Notwithstanding any term contained herein, the consent of any third party is not required

for any subsequent agreement by the parties hereto to amend or vary (including any release or compromise of any liability) or terminate such contract. Where third parties are conferred rights under such contract, those rights are not assignable or transferable.

With regard to any acceptance of the provisional allotment of New Units or if applicable, application for Excess New Units which does not conform strictly to the instructions set out under the ARE and/or this Instruction Booklet or where the "Free Balance" of the Securities Account is not credited with, or is credited with less than the relevant number of New Units as at the last date and time for acceptance and payment for the New Units, or which does not comply with the instructions for Electronic Application, or in the case of an acceptance by way of the ARE and/or any other application form for the provisional allotment of New Units or if applicable, application for Excess New Units under the Preferential Offering which is illegible, unsigned, incomplete, incorrectly completed or which is accompanied by an improperly or insufficiently drawn remittance, the Trustee-Manager and CDP may, at their absolute discretion, reject or treat as invalid any such application and payment or otherwise process all remittances at any time after receipt in such manner as they may deem fit.

(i) Acceptance and (if applicable) application through CDP

To accept the provisional allotment of New Units specified in the ARE and/or (if applicable) apply for Excess New Units through CDP, the duly completed and signed ARE must be accompanied by **A SINGLE REMITTANCE** for the full amount payable for the relevant number of New Units accepted, and submitted by post, **AT THE SENDER'S OWN RISK**, in the pre-addressed envelope provided, at the Eligible Unitholder's own risk, to **CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD. (AS TRUSTEE-MANAGER OF CAPITALAND INDIA TRUST) C/O THE CENTRAL DEPOSITORY (PTE) LIMITED, ROBINSON ROAD POST OFFICE, P.O. BOX 1597, SINGAPORE 903147** so as to arrive not later than **5.30 p.m.** on **10 July 2023**. The payment must be made in the form of a Cashier's Order or Banker's Draft drawn in Singapore currency on a bank in Singapore and made payable to "**CDP – CLINT PREF OFFER ACCOUNT**" and crossed "**NOT NEGOTIABLE, A/C PAYEE ONLY**" with the name and Securities Account number of the Eligible Unitholder clearly written on the reverse side of the Cashier's Order or Banker's Draft.

NO COMBINED CASHIER'S ORDER OR BANKER'S DRAFT FOR DIFFERENT SECURITIES ACCOUNTS OR OTHER FORM OF PAYMENT (INCLUDING THE USE OF A PERSONAL CHEQUE, POSTAL ORDER OR MONEY ORDER ISSUED BY A POST OFFICE IN SINGAPORE) WILL BE ACCEPTED.

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 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 CLOSING DATE. ANY ACCEPTANCE AND/OR APPLICATION MADE DIRECTLY THROUGH CDP, ELECTRONIC APPLICATIONS THROUGH AN ACCEPTED ELECTRONIC SERVICE AND/OR AT ATMS OF PARTICIPATING BANKS, THE UNIT REGISTRAR AND/OR THE TRUSTEE-MANAGER WILL BE REJECTED.

(ii) Acceptance and (if applicable) application by way of Electronic Application through an ATM of the Participating Banks

Instructions for Electronic Applications through an ATM of Participating Banks of provisional allotments of New Units under the Preferential Offering and application for Excess New Units will appear on the ATM screens of the Participating Banks. In the case of an Eligible Unitholder who has accepted the provisional allotment of New Units and (if applicable) applied for Excess New Units by way of an ARE and also by way of an Electronic Application through an ATM of Participating Banks, the Trustee-Manager and/or CDP shall be authorised and entitled to accept his instructions in whichever mode or combination as the Trustee-Manager and/or CDP may, in their absolute discretion, deem fit.

(iii) Acceptance and (if applicable) application by way of Electronic Application through the SGX Investor Portal and remittance made via PayNow



User Guide to apply and pay for Rights via SGX Investor Portal

Before you proceed to apply for rights via Investor Portal, please ensure that you have the following:

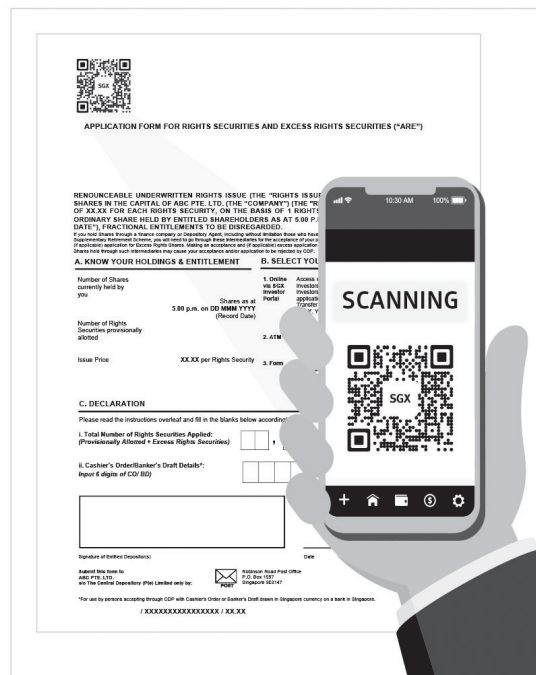
1. Singpass (Singaporeans/PRs/Work Pass Holders) or CDP Internet User ID (Foreigners/Corporates)
2. Daily limit to meet your transfer request (up to S\$200,000 per transaction for PayNow, capped at a daily fund transfer limit set with your bank, whichever is lower)
3. Notification to alert you on the transfer, refund and submission status. Please turn on the setting in your bank account notifications and update your email address with CDP.

Note:

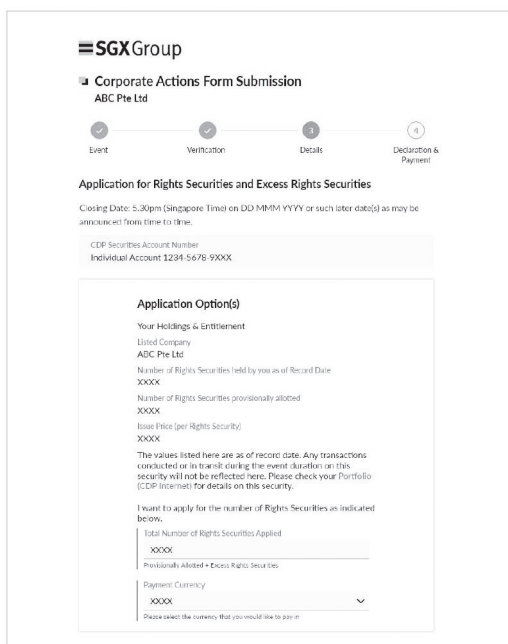
1. Please ensure that your applications and payments are received by CDP before 5.30pm (Singapore Time) on the event close date. Otherwise, CDP will reject the application.
2. Payment from rejected applications will be refunded to your originating bank account. Banks might impose fees to process refunds. The fees will be deducted from the refund amount. Please check with your bank on the charges and status of your refund.
3. CDP will determine the number of rights applied using total payment received on each day, ignoring resultant fractional cent payable if any.
4. Post allocation, CDP will refund any excess amount to your Direct Crediting Service (DCS) bank account.
5. A transaction fee of S\$2 (inclusive of GST) applies for PayNow. It is non-refundable once the instruction is submitted successfully, regardless of the amount of rights allotted.

Step 1 Scan QR code using your mobile or visit Investor Portal at investors.sgx.com

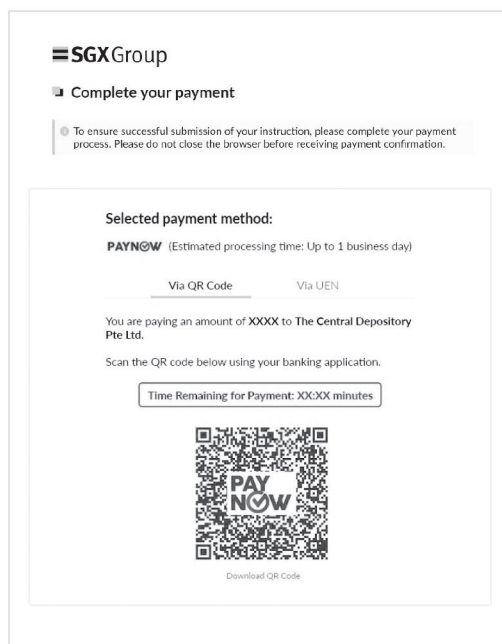
Step 2 Select the event or log in to your Portfolio



Step 3 Enter the number of rights and confirm payment amount



Step 4 Scan QR code using your bank mobile app and submit application along with payment



To accept the provisional allotment of New Units specified in the ARE and/or (if applicable) application for Excess New Units through the SGX Investor Portal, scan the QR code found on the top left of the ARE using your mobile phone and access event via Corporate Actions Form Submission on investors.sgx.com or log in to your Portfolio on investors.sgx.com to submit your application via the electronic application form. Payment amount must correspond to the number of New Units applied for, including Excess New Units. In the event that application monies for a transaction exceeds S\$200,000 for an Electronic Application via the SGX Investor Portal and remittance via PayNow¹, Eligible Unitholders will have to make multiple Electronic Applications via the SGX Investor Portal and remittances via PayNow. **Acceptance and (if applicable) application through the SGX Investor Portal and remittance via PayNow may be made up to 5.30 p.m. on 10 July 2023 (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager).**

All references to “Rights Securities” and “Excess Rights Securities” on the SGX Investor Portal shall mean the offer of the New Units, the acceptance of such New Units and (if applicable) application for Excess New Units, respectively.

(IV) Acceptance and (if applicable) application through the SGX-SFG Service (for Depository Agents only)

Depository Agents may accept the provisional allotment of New Units and (if applicable) apply for Excess New Units through the SGX-SFG service provided by CDP as listed in Schedule 3 of the Terms and Conditions for User Services for Depository Agents. CDP has been authorised by the Trustee-Manager to receive acceptances on its behalf. Such acceptances and (if applicable) applications will be deemed irrevocable and are subject to

¹ PayNow is capped at S\$200,000 per transaction. Multiple PayNow transactions are permitted. Eligible Unitholders are responsible for ensuring that the total remittance submitted across multiple PayNow transactions (if applicable) is correct. Please note that a transaction fee of S\$2.00 applies to each PayNow transaction.

each of the terms and conditions contained in the ARE and this Instruction Booklet as if the ARE had been completed, signed and submitted to CDP.

(V) Acceptance/Application using SRS Funds

Unitholders with SRS Accounts must use, subject to applicable SRS rules and regulations, monies standing to the credit of their respective SRS Accounts to pay for the acceptance of their provisional allotments of New Units and (if applicable) application for Excess New Units.

Such Unitholders who wish to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units using SRS monies will need to instruct the relevant SRS Bank to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units on their behalf and make sure that they have sufficient funds in their SRS Accounts to pay for the number of New Units (including, if applicable, the Excess New Units) for which they intend to subscribe.

Unitholders who have insufficient funds in their SRS Accounts to fully accept their provisional allotments of New Units and/or apply for Excess New Units and who have not reached their SRS contribution cap may, subject to the SRS contribution cap, deposit cash into their SRS Accounts and instruct their respective SRS Banks to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units on their behalf, to the extent of the funds available in their SRS Accounts.

If a Unitholder instructs the relevant SRS Bank to subscribe for his provisional allotments of New Units and (if applicable) apply for Excess New Units offered under the Preferential Offering and he does not have sufficient funds in his SRS Account to pay for the number of New Units which he intends to subscribe, his acceptance of the provisional allotments of New Units under the Preferential Offering and, if applicable, application for Excess New Units will be made in part to the extent of the funds available in his SRS Account with the balance rejected.

Any acceptance and (if applicable) application made by the above-mentioned Unitholders directly through CDP, Electronic Applications through an Accepted Electronic Service and/or at ATMs of Participating Banks, the Unit Registrar and/or the Trustee-Manager will be rejected.

(VI) Acceptance/Application via Finance Company and/or Depository Agent

Unitholders who hold Units through a finance company and/or Depository Agent must instruct the relevant finance company and/or Depository Agent to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units on their behalf in accordance with this Instruction Booklet.

Any acceptance and (if applicable) application made by the above-mentioned Unitholders directly through CDP, Electronic Applications through an Accepted Electronic Service and/or at ATMs of Participating Banks, the Unit Registrar and/or the Trustee-Manager will be rejected.

CLOSING DATE AND TIME FOR ACCEPTANCE AND PAYMENT

THE FINAL TIME AND DATE FOR ACCEPTANCES AND PAYMENT FOR THE PROVISIONAL ALLOTMENTS OF NEW UNITS AND (IF APPLICABLE) APPLICATIONS FOR EXCESS NEW UNITS UNDER THE PREFERENTIAL OFFERING IS:

- (A) **5.30 P.M. ON 10 JULY 2023 (OR SUCH OTHER TIME(S) AND/OR DATE(S) AS MAY BE ANNOUNCED FROM TIME TO TIME BY OR ON BEHALF OF THE TRUSTEE-MANAGER) IF AN ACCEPTANCE AND PAYMENT FOR THE PROVISIONAL ALLOTMENTS OF AND (IF APPLICABLE) APPLICATION FOR EXCESS NEW UNITS UNDER THE PREFERENTIAL OFFERING IS MADE THROUGH CDP VIA ARE, OR ELECTRONIC APPLICATIONS MADE THROUGH AN ACCEPTED ELECTRONIC SERVICE OR THE SGX-SFG SERVICE; AND**
- (B) **9.30 P.M. ON 10 JULY 2023 (OR SUCH OTHER TIME(S) AND/OR DATE(S) AS MAY BE ANNOUNCED FROM TIME TO TIME BY OR ON BEHALF OF THE TRUSTEE-MANAGER) IF AN ACCEPTANCE AND PAYMENT FOR THE PROVISIONAL ALLOTMENTS OF AND (IF APPLICABLE) APPLICATION FOR EXCESS NEW UNITS UNDER THE PREFERENTIAL OFFERING IS MADE THROUGH AN ATM OF A PARTICIPATING BANK.**

If acceptance and payment in the prescribed manner as set out in this Instruction Booklet and the ARE or the SGX Investor Portal and remittance via PayNow are not received through CDP via ARE, or Electronic Applications made through an Accepted Electronic Service or the SGX-SFG service by **5.30 p.m. on 10 July 2023** or through any ATM of the Participating Banks by **9.30 p.m. on 10 July 2023** from any Eligible Unitholder, the provisional allotment of New Units to the Eligible Unitholder will be deemed to have been declined and shall forthwith lapse and become void. To the extent to which the provisional allotment is taken up in part only, the balance will be deemed to have been declined. With respect to applications made via an Accepted Electronic Service, remittances may be rejected and refunded at CDP's discretion if they do not match the quantity of New Units accepted and (if applicable) Excess New Units applied for by the Eligible Unitholder indicated through such Accepted Electronic Service. Where any acceptance for New Units is invalid or unsuccessful, all monies received will be returned (without interest or any share of revenue or other benefit arising therefrom) to the Eligible Unitholders by any or a combination of the following:

- (a) by crediting their designated bank accounts via CDP's Direct Crediting Service **AT THEIR OWN RISK** (where acceptance is effected through the submission of the ARE or through an Accepted Electronic Service). In the event that such Eligible Unitholders are not subscribed to CDP's Direct Crediting Service, any monies to be refunded shall be credited to their Cash Ledger and subject to the same terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein) (the retention by CDP being a good discharge of the Trustee-Manager's and the Joint Global Co-ordinators and Underwriters' obligations, if any, hereunder); or
- (b) by crediting their accounts with the relevant Participating Banks (where acceptance is by way of an Electronic Application through an ATM of a Participating Bank), and **AT THEIR OWN RISK**, the receipt by such bank being a good discharge to CDP, the Trustee-Manager and the Joint Global Co-ordinators and Underwriters of their obligations, if any, hereunder,

within three (3) business days after the commencement of trading of the New Units.

ACCEPTANCES ACCOMPANIED BY OTHER FORMS OF PAYMENT (INCLUDING THE USE OF A PERSONAL CHEQUE, POSTAL ORDER OR MONEY ORDER ISSUED BY A POST OFFICE IN SINGAPORE) WILL BE REJECTED.

The Excess New Units are available for application subject to the terms and conditions contained in the ARE, this Instruction Booklet and the Trust Deed of CLINT. Applications for Excess New Units will, at the Trustee-Manager's absolute discretion, be satisfied from such New Units that are not validly taken up by the Eligible Unitholders and from provisional allotments of Unitholders which are not Eligible Unitholders, the aggregate of fractional entitlements and any New Units that are otherwise not allotted for whatever reason in accordance with the terms and conditions contained in the ARE and this Instruction Booklet. In the event that applications are received by the Trustee-Manager for more Excess New Units than are available, the Excess New Units available will be allotted in such manner as the Trustee-Manager may, in its absolute discretion, deem fit, in accordance with the terms of this Instruction Booklet. In the allotment of Excess New Units, preference will be given to Eligible Unitholders for the rounding of odd lots, and Directors and Substantial Unitholders who have control or influence over the CLINT or the Trustee-Manager in connection with the day-to-day affairs of CLINT or the Trustee-Manager or the terms of the Preferential Offering, or have representation (direct or through a nominee) on the board of directors of the Trustee-Manager will rank last in priority. The Trustee-Manager reserves the right to refuse any application for Excess New Units, in whole or in part, without assigning any reason whatsoever therefor. **CDP takes no responsibility for any decision that the Trustee-Manager may make.**

In the event that no Excess New Units are allotted or if the number of New Units allotted is less than applied for by an Eligible Unitholder, the amount paid on application or the surplus application monies, as the case may be, will be refunded (without interest or any share of revenue or other benefit arising therefrom) by means of any or a combination of the following:

- (a) (if application is done via ARE or an Accepted Electronic Service) by crediting the Applicant's designated bank accounts via CDP's Direct Crediting Service **AT THEIR OWN RISK** (if they had applied for Excess New Units through the submission of the ARE or through an Accepted Electronic Service). In the event that they are not subscribed to CDP's Direct Crediting Service, any monies to be refunded shall be credited to their Cash Ledger and subject to the same terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein) (the retention by CDP being a good discharge of the Trustee-Manager's and the Joint Global Co-ordinators and Underwriters' obligations, if any, hereunder); or
- (b) (if application is done via ATMs of Participating Banks) by crediting the Applicant's bank account with the relevant Participating Bank (if they had applied for Excess New Units by way of an Electronic Application through an ATM of a Participating Bank), and **AT THEIR OWN RISK**, the receipt by such banks being a good discharge to CDP, the Trustee-Manager and the Joint Global Co-ordinators and Underwriters of their obligations, if any, hereunder,

within three (3) business days after the commencement of trading of the New Units.

Appropriation

An Eligible Unitholder should note that:

- (a) by accepting his provisional allotment of New Units and/or applying for Excess New Units, he acknowledges that, in the case where:
 - (i) the amount of remittance payable to the Trustee-Manager in respect of his acceptance of the New Units provisionally allotted to him and (if applicable) in respect of his application for Excess New Units as per the instructions received by CDP whether under the ARE or in any other application form for New Units in relation to the Preferential Offering differs from the amount actually received by CDP, or
 - (ii) the amounts as stated in Part C in the ARE, and/or in any other application form for New Units in relation to the Preferential Offering differs from the amount received by CDP, or otherwise payable by him in respect of his acceptance of the New Units provisionally allotted to him and (if applicable) in respect of his application for the Excess New Units,

the Trustee-Manager and CDP shall be authorised and entitled to determine and appropriate all amounts received by CDP on the Trustee-Manager' behalf for each application on its own whether under the ARE and/or any other application form for New Units in relation to the Preferential Offering as follows: firstly, towards payment of all amounts payable in respect of his acceptance of the New Units provisionally allotted to him; and secondly, (if applicable) towards payment of all amounts payable in respect of his application for Excess New Units. The determination and appropriation by the Trustee-Manager and CDP shall be conclusive and binding;

- (b) if the Eligible Unitholder has attached a remittance to the ARE and/or any other application form for New Units in relation to the Preferential Offering made through CDP, he would have irrevocably authorised the Trustee-Manager and CDP, in applying the amounts payable for his acceptance of the New Units and (if applicable) his application for Excess New Units, to apply the amount of the remittance which is attached to the ARE and/or any other application form for New Units in relation to the Preferential Offering made through CDP; and
- (c) in the event that the Eligible Unitholder accepts the New Units provisionally allotted to him by way of the ARE and/or has applied for Excess New Units by way of the ARE and also by way of Electronic Application(s), the Trustee-Manager and/or CDP shall be authorised and entitled to accept his instructions in whichever mode or combination as the Trustee-Manager and/or CDP may, in their/its absolute discretion, deem fit. Without prejudice to the generality of the foregoing, in such a case, the Eligible Unitholder shall be deemed as having irrevocably authorised the Trustee-Manager and/or CDP to apply all amounts received whether under the ARE and/or any other acceptance and/or application for Excess New Units (including Electronic Application(s)) in whichever mode or combination as the Trustee-Manager and/or CDP may, in their/its absolute discretion, deem fit.

IF ANY ELIGIBLE UNITHOLDER IS IN ANY DOUBT AS TO THE ACTION HE SHOULD TAKE, HE SHOULD CONSULT HIS LEGAL, FINANCIAL, TAX OR OTHER PROFESSIONAL ADVISER IMMEDIATELY.

Illustrative Examples (Assumption: On the basis of 119 New Units for every 1,000 existing Units held on the Record Date at the Issue Price of S\$1.060 per New Unit)

As an illustration, if an Eligible Unitholder has 1,000 Units standing to the credit of his Securities Account as at the Record Date, the Eligible Unitholder will be provisionally allotted 119 New Units as set out in his ARE. The Eligible Unitholder's alternative courses of action, and the necessary procedures to be taken under each course of action, are summarised below:

Alternatives

- (a) Accept his entire provisional allotment of 119 New Units and (if applicable) apply for Excess New Units.

Procedures to be taken

By way of Electronic Application through an ATM of a Participating Bank

- (1) Accept his entire provisional allotment of 119 New Units and (if applicable) apply for Excess New Units by way of an Electronic Application through an ATM of a Participating Bank as described herein not later than **9.30 p.m. on 10 July 2023** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager);

Through CDP via ARE

- (2) Complete and sign the ARE in accordance with the instructions contained herein for the acceptance in full of his provisional allotment of 119 New Units and (if applicable) the number of Excess New Units applied for and forward the original signed ARE together with a single remittance for S\$126.14 (or, if applicable, such higher amount in respect of the total number of New Units accepted and Excess New Units applied for) by way of a Cashier's Order or Banker's Draft drawn in Singapore currency on a bank in Singapore, and made payable to "**CDP – CLINT PREF OFFER ACCOUNT**" and crossed "**NOT NEGOTIABLE, A/C PAYEE ONLY**" for the full amount due on acceptance and (if applicable) application, by post, **AT HIS OWN RISK**, in the pre-addressed envelope provided to **CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD. (AS TRUSTEE-MANAGER OF CAPITALAND INDIA TRUST) C/O THE CENTRAL DEPOSITORY (PTE) LIMITED, ROBINSON ROAD POST OFFICE, P.O. BOX 1597, SINGAPORE 903147** so as to arrive not later than **5.30 p.m. on 10 July 2023** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager) and with the name and Securities Account number of the Eligible Unitholder clearly written in block letters on the reverse side of the Cashier's Order or Banker's Draft.

Alternatives

Procedures to be taken

NO COMBINED CASHIER'S ORDER OR BANKER'S DRAFT FOR DIFFERENT SECURITIES ACCOUNTS OR OTHER FORMS OF PAYMENT (INCLUDING THE USE OF A PERSONAL CHEQUE, POSTAL ORDER OR MONEY ORDER ISSUED BY A POST OFFICE IN SINGAPORE) WILL BE ACCEPTED; or

By way of Electronic Application through the SGX Investor Portal

- (3) Accept his or her entire provisional allotment of 119 New Units and (if applicable) apply for Excess New Units by way of an Electronic Application through the SGX Investor Portal and remittance via PayNow as described herein not later than 5.30 p.m. on 10 July 2023 (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager). Payment amount must correspond to the number of New Units applied for, including Excess New Units.

- (b) Accept a portion of his provisional allotment of New Units, for example 10 provisionally allotted New Units, and reject the balance.

By way of Electronic Application through an ATM of a Participating Bank

- (1) Accept his provisional allotment of 10 New Units by way of an Electronic Application through an ATM of a Participating Bank as described herein not later than **9.30 p.m. on 10 July 2023** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager);

Through CDP via ARE

- (2) Complete and sign the ARE in accordance with the instructions contained therein for the acceptance of his provisional allotment of 10 New Units, and forward the original signed ARE, together with a single remittance for S\$10.60 in the prescribed manner described in alternative (a)(2) above, to CDP, so as to arrive not later than **5.30 p.m. on 10 July 2023** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager).

The balance of the provisional allotment of 109 New Units which is not accepted by the Eligible Unitholder will automatically lapse and cease to be available for acceptance by that Eligible Unitholder if an acceptance is not made through an ATM of a Participating Bank by **9.30 p.m. on 10 July 2023** or if acceptance is not made through CDP via ARE or through an Accepted Electronic Service by **5.30 p.m. on 10 July 2023**; or

Alternatives

Procedures to be taken

By way of Electronic Application through the SGX Investor Portal

- (3) Accept his provisional allotment of 10 New Units by way of an Electronic Application through the SGX Investor Portal and remittance via PayNow as described herein not later than **5.30 p.m. on 10 July 2023** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager).

The balance of the provisional allotment of 109 New Units which is not accepted by the Eligible Unitholder will automatically lapse and cease to be available for acceptance by that Eligible Unitholder if an acceptance is not made through an ATM of a Participating Bank by **9.30 p.m. on 10 July 2023** or if acceptance is not made through CDP via ARE or through an Accepted Electronic Service by **5.30 p.m. on 10 July 2023**.

General

For reasons of confidentiality, CDP will not entertain telephone enquiries relating to the number of New Units provisionally allotted and credited to your Securities Account. You can verify the number of New Units provisionally allotted and credited to your Securities Account online if you have registered for CDP Internet Access.

It is your responsibility to ensure that the ARE is accurately completed in all respects and signed. The Trustee-Manager and/or CDP will be authorised and entitled to reject any acceptance and/or application which does not comply with the terms and instructions contained herein and in the ARE, or which is otherwise incomplete, incorrect, unsigned, signed but not in its originality or invalid in any respect. Any decision to reject the ARE on the grounds that it has been signed but not in its originality, incompletely, incorrectly or invalidly signed, completed or submitted will be final and binding, and neither CDP nor the Trustee-Manager accepts any responsibility or liability for the consequences of such a decision.

EXCEPT AS SPECIFICALLY PROVIDED FOR IN THIS INSTRUCTION BOOKLET, ACCEPTANCE OF THE PROVISIONAL ALLOTMENT OF NEW UNITS AND (IF APPLICABLE) YOUR APPLICATION FOR EXCESS NEW UNITS IS IRREVOCABLE.

No acknowledgement will be given for any submissions sent by post or deposited into boxes located at CDP's premises.

All communications, notices, documents and remittances to be delivered or sent to you will be sent by **ORDINARY POST** to your mailing address as maintained in the records of CDP, and **AT YOUR OWN RISK**.

Personal Data Privacy

By completing and delivering an ARE and in the case of an Electronic Application, by pressing the “Enter” or “OK” or “Confirm” or “Yes” key, an Eligible Unitholder or Applicant (i) consents to the collection, use and disclosure of his personal data by the Participating Banks, the Unit Registrar, the SGX-ST, the CDP, the Trustee-Manager, CLINT and the Joint Global Co-ordinators and Underwriters and/or any of their affiliates or any persons acting on their behalf (collectively, the “**Relevant Persons**”) for the purpose of facilitating his application for the New Units, and in order for the Relevant Persons to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the “**Purposes**”); (ii) warrants that where he discloses the personal data of another person, such disclosure is in compliance with applicable law; and (iii) agrees that he will indemnify the Relevant Persons in respect of any penalties, liabilities, claims, demands, losses and damages as a result of his breach of warranty.

ADDITIONAL TERMS AND CONDITIONS FOR ELECTRONIC APPLICATIONS THROUGH AN ATM OF A PARTICIPATING BANK

The procedures for Electronic Applications through an ATM of Participating Banks of New Units and/or Excess New Units under the Preferential Offering at the ATMs of the Participating Banks are set out on the ATM screens of the relevant Participating Banks (the “**Electronic Application Steps**”). Please read carefully the instructions set out on the ATM screens of the relevant Participating Banks and this Instruction Booklet before making an Electronic Application through an ATM of Participating Banks. An ATM card issued by one Participating Bank cannot be used in respect of the acceptance of New Units and (if applicable) apply for Excess New Units at an ATM belonging to other Participating Banks. Any Electronic Application through an ATM of Participating Banks which does not strictly conform to the instructions set out on the screens of the ATM through which the Electronic Application through an ATM of Participating Banks is made will be rejected.

All references to “Rights Issue” and “Rights Application” on the ATM screens of the Participating Banks shall mean the offer of New Units under the Preferential Offering and the acceptance of such New Units and (if applicable) the application for Excess New Units, respectively. All references to “Shareholders” and “Share Registrar” on the ATM screens of the Participating Banks shall mean the Unitholders and the Unit Registrar, respectively. All references to “Document” on the ATM screens of the Participating Banks shall mean this Instruction Booklet and the ARE. For the avoidance of doubt, no offer information statement has been lodged with the Monetary Authority of Singapore in connection with the Preferential Offering.

For the purposes of this section titled “**ADDITIONAL TERMS AND CONDITIONS FOR ELECTRONIC APPLICATIONS THROUGH AN ATM OF A PARTICIPATING BANK**”, any references to the “**Applicant**” in the terms and conditions for Electronic Applications and the Electronic Application Steps shall mean an Eligible Unitholder who accepts his provisional allotment of New Units and (if applicable) applies for Excess New Units under the Preferential Offering through an ATM of the Participating Banks. An Applicant must have an existing bank account with, and be an ATM cardholder of, one of the Participating Banks before he can make an Electronic Application through an ATM of that Participating Bank. The actions that the Applicant must take at the ATMs of the Participating Banks are set out on the ATM screens of the relevant Participating Banks. Upon the completion of his Electronic Application transaction through an ATM of a Participating Bank, the Applicant will receive an ATM transaction slip (“**Transaction Record**”) confirming the details of his Electronic Application. The Transaction Record is for retention by the Applicant and should not be submitted with any ARE.

An Applicant, including one who has a joint bank account with a Participating Bank, must ensure that he enters his own Securities Account number when using the ATM card issued to him by that Participating Bank in his own name. Using his own Securities Account number with an ATM card which is not issued to him by that Participating Bank in his own name will render his acceptance of his provisional allotment and/or (if applicable) application for Excess New Units liable to be rejected.

Eligible Unitholders who have subscribed for or purchased Units under the SRS or through finance companies and/or Depository Agents can only accept their provisional allotments of New Units and (if applicable) apply for Excess New Units by instructing the respective approved banks in which they hold their SRS Accounts, finance company and/or Depository Agent to do so on their behalf. ANY APPLICATION MADE BY THE ABOVEMENTIONED ELIGIBLE UNITHOLDERS DIRECTLY THROUGH CDP, ELECTRONIC APPLICATIONS THROUGH ATMS OF THE PARTICIPATING BANKS OR THROUGH THE ACCEPTED ELECTRONIC SERVICE, THE UNIT REGISTRAR AND/OR THE TRUSTEE-MANAGER WILL BE REJECTED. Such Eligible Unitholders who have insufficient funds in their SRS Accounts may deposit cash into their SRS Accounts with their approved banks

before instructing their respective approved banks to accept their provisional allotments of New Units and (if applicable) apply for Excess New Units.

The Electronic Application shall be made in accordance with, and subject to, this Instruction Booklet, including but not limited to the terms and conditions appearing below:

1. In connection with his Electronic Application through an ATM of a Participating Bank for the New Units, the Applicant is required to confirm statements to the following effect in the course of activating the ATM of a Participating Bank for his Electronic Application:
 - (a) that he has received a copy of this Instruction Booklet and the ARE and has read, understood and agreed to all the terms and conditions of acceptance of the New Units and (if applicable) application for Excess New Units under the Preferential Offering prior to effecting the Electronic Application, and agrees to be bound by the same; and
 - (b) that he authorises CDP to give, provide, divulge, disclose or reveal information pertaining to his Securities Account maintained in CDP's record, including, without limitation, his name(s), his NRIC number(s) or passport number(s), Securities Account number(s), address(es), the number of Units standing to the credit of his Securities Account, the number of provisional allotments of New Units allotted to him, his and acceptance and (if applicable) application for Excess New Units and any other information (the "**Relevant Particulars**") to the Unit Registrar, CDP, the SGX-ST, any of their affiliates or any persons acting on their behalf, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters and any other relevant parties (the "**Relevant Parties**") as CDP may deem fit for the purpose of the Preferential Offering and his acceptance and/or (if applicable) application.

His acceptance of the provisional allotment of New Units and (if applicable) application for Excess New Units will not be successfully completed and cannot be recorded as a completed transaction in the ATM of a Participating Bank unless he presses the "Enter", "OK", "Confirm" or "Yes" key, as the case may be. By doing so, the Applicant shall be treated as signifying his confirmation of each of the two statements above. In respect of statement 1(b) above, his confirmation, by pressing the "Enter", "OK", "Confirm" or "Yes" key, as the case may be, shall signify and shall be treated as his written permission, given in accordance with the relevant laws of Singapore, including Section 47(2) and the Third Schedule of the Banking Act 1970 of Singapore, to the disclosure by the Participating Bank of the Relevant Particulars to the Relevant Parties.

2. An Applicant may make an Electronic Application through an ATM of any Participating Bank for the New Units, and (if applicable) Excess New Units under the Preferential Offering using cash only by authorising such Participating Bank to deduct the full amount payable from his bank account with such Participating Bank.
3. The Applicant irrevocably agrees and undertakes to subscribe for and to accept up to the aggregate of the number of New Units provisionally allotted and any Excess New Units applied for as stated on the Transaction Record, or the number of New Units provisionally allotted standing to the credit of the "Free Balance" of his Securities Account as at the close of the Preferential Offering (whichever is the lesser number). In the event that the Trustee-Manager decides to allot any lesser number of Excess New Units or not to allot any number of Excess New Units to the Applicant, the Applicant agrees to accept the decision as final, conclusive and binding.
4. If the Applicant's Electronic Application through an ATM of a Participating Bank is successful, his confirmation (by his action of pressing the "Enter", "OK", "Confirm" or "Yes" key, as the case may be, on the ATM through an ATM of a Participating Bank) of the number of New Units

accepted and (if applicable) Excess New Units applied for shall signify and shall be treated as his acceptance of the number of New Units that may be allotted to him and (if applicable) his application for Excess New Units.

5. In the event that the Applicant accepts his provisional allotment of New Units both by way of an ARE and by way of an Electronic Application, the Trustee-Manager and/or CDP shall be authorised and entitled to accept the Applicant's instructions in whichever mode or a combination thereof as the Trustee-Manager and/or CDP may in their/its absolute discretion deem fit. In determining the number of New Units which the Applicant has validly given instructions to accept, the Applicant shall be deemed to have irrevocably given instructions to accept the lesser of the number of New Units provisionally allotted which are standing to the credit of the "Free Balance" of his Securities Account as at the close of the Preferential Offering and the aggregate number of New Units which have been accepted by the Applicant by way of the ARE and by Electronic Application. The Trustee-Manager and/or CDP, in determining the number of New Units which the Applicant has validly given instructions to accept, shall be authorised and entitled to have regard to the aggregate amount of payment received for the acceptance of the provisional allotments of New Units, whether by way of Cashier's Order or Banker's Draft drawn on a bank in Singapore accompanying the ARE, or by way of the acceptance through an Electronic Application, which he has authorised or deemed to have authorised to be applied towards the payment in respect of his acceptance.
6. If applicable, in the event that the Applicant applies for Excess New Units both by way of an ARE and by way of an Electronic Application, the Trustee-Manager and/or CDP shall be authorised and entitled to accept the Applicant's instructions in whichever mode or a combination thereof as the Trustee-Manager and/or CDP may, in their/its absolute discretion, deem fit. In determining the number of Excess New Units which the Applicant has validly given instructions for the application of, the Applicant shall be deemed to have irrevocably given instructions to apply for and agreed to accept such number of Excess New Units not exceeding the aggregate number of Excess New Units for which he has applied by way of the ARE and by way of application through an Electronic Application. The Trustee-Manager and/or CDP, in determining the number of Excess New Units which the Applicant has given valid instructions for the application, shall be authorised and entitled to have regard to the aggregate amount of payment received for the application of the Excess New Units, whether by way of Cashier's Order or Banker's Draft drawn on a bank in Singapore accompanying the ARE or by way of application through an Electronic Application, which the Applicant has authorised or deemed to have authorised to be applied towards the payment in respect of the Applicant's application.
7. The Applicant irrevocably requests and authorises the Trustee-Manager to:
 - (a) register or procure the registration of the New Units and (if applicable) the Excess New Units allotted to the Applicant in the name of CDP for deposit into his Securities Account; and
 - (b) return or refund (without interest or any share of revenue or other benefit arising therefrom) the full amount or, as the case may be, the balance of the acceptance/application monies, should the number of New Units and (if applicable) the Excess New Units as indicated in his Electronic Application through an ATM of a Participating Bank not be allotted or, as the case may be, fully allotted by or on behalf of the Trustee-Manager for any reason, by automatically crediting the Applicant's bank account with the relevant Participating Bank with the relevant amount within three (3) business days after the commencement of trading of the New Units.

8. **BY MAKING AN ELECTRONIC APPLICATION THROUGH AN ATM OF A PARTICIPATING BANK, THE APPLICANT CONFIRMS THAT HE IS NOT ACCEPTING OR APPLYING FOR THE NEW UNITS AS THE NOMINEE OF ANY OTHER PERSON.**
9. The Applicant irrevocably agrees and acknowledges that his Electronic Application through an ATM of a Participating Bank is subject to risks of electrical, electronic, technical and computer-related faults and breakdowns, fires, acts of God, mistakes, losses and theft (in each case whether or not within the control of CDP, the Participating Banks, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters and/or the Unit Registrar) and any events whatsoever beyond the control of CDP, the Participating Banks, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters and/or the Unit Registrar and if, in any such event, CDP, the Participating Banks, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters and/or the Unit Registrar do not record or receive the Applicant's Electronic Application or data relating to the Applicant's Electronic Application through an ATM of a Participating Bank by **9.30 p.m. on 10 July 2023** or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager, or such data or the tape containing such data is lost, corrupted, destroyed or not otherwise accessible, whether wholly or partially for whatever reason, the Applicant shall be deemed not to have made an Electronic Application and the Applicant shall have no claim whatsoever against CDP, the Participating Banks, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters and/or the Unit Registrar for any purported acceptance of the New Units and (if applicable) application for Excess New Units thereof or for any compensation, loss or damages in connection therewith or in relation thereto.
10. **Electronic Applications through an ATM of the Participating Banks may only be made from Mondays to Saturdays (excluding public holidays) between 7.00 a.m. to 9.30 p.m. during the period of the Preferential Offering. This service will not be available on Sundays. Electronic Applications shall close at 9.30 p.m. on 10 July 2023 (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Trustee-Manager).**
11. All particulars of the Applicant in the records of the relevant Participating Bank at the time he makes his Electronic Application through an ATM shall be deemed to be true and correct, and the relevant Participating Bank and the Relevant Parties shall be entitled to rely on the accuracy thereof. If there has been any change in the particulars of the Applicant after the time of the making of his Electronic Application through an ATM of Participating Banks, the Applicant shall promptly notify the relevant Participating Bank.
12. The Applicant must have sufficient funds in his bank account(s) with the relevant Participating Bank at the time he makes his Electronic Application through an ATM of the relevant Participating Bank, failing which his Electronic Application will not be completed. Any Electronic Application made through ATMs of the Participating Banks which does not strictly conform to the instructions set out on the ATM screens of such Participating Banks will be rejected.
13. Where an Electronic Application through an ATM of the relevant Participating Bank is not accepted, it is expected that the full amount of the acceptance/application monies will be returned or refunded in Singapore dollars (without interest or any share of revenue or other benefit arising therefrom) to the Applicant by being automatically credited to the Applicant's bank account with the relevant Participating Bank within three (3) business days after the commencement of trading of the New Units. An Electronic Application the acceptance/application may also be accepted in part, in which case the balance amount of acceptance/application monies will be refunded the acceptance/application on the same terms.

14. By making and completing an Electronic Application the acceptance/application, the Applicant agrees that:
- (a)
 - (i) his Electronic Application is irrevocable (whether or not, to the extent permitted by law, any supplementary document or replacement document is lodged with the Monetary Authority of Singapore);
 - (ii) he represents and warrants that unless he is an Eligible QIB, he is not located within the United States (within the meaning of Regulation S under the Securities Act) and is acquiring the provisional allotment of the New Units and/or the Excess New Units in an offshore transaction (within the meaning of Regulation S under the Securities Act); and
 - (iii) he represents, warrants and undertakes that he can subscribe for the New Units and/or the Excess New Units in accordance with all applicable laws and regulations;
 - (b) his Electronic Application, and (if applicable) the application for Excess New Units, the acceptance thereof by the relevant Participating Bank and the Trustee-Manager and the contract resulting therefrom shall be governed by, and construed in accordance with, Singapore law and for the benefit of the CDP, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters, the other Relevant Persons, the Participating Banks and the Unit Registrar, and he irrevocably submits to the exclusive jurisdiction of the Singapore courts. Notwithstanding the foregoing, the CDP, the Trustee-Manager and the Joint Global Co-ordinators and Underwriters, the other Relevant Persons, the Participating Banks and the Unit Registrar shall retain the right to bring proceedings against him in any other court of competent jurisdiction or concurrently in more than one jurisdiction;
 - (c) none of CDP, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters, the Unit Registrar or the Participating Banks shall be liable for any delays, failures or inaccuracies in the recording, storage, transmission or delivery of data relating to his Electronic Application to the Trustee-Manager or CDP due to a breakdown or failure of transmission, delivery or communication facilities or any risks referred to in paragraph 9 above or to any cause beyond their respective control;
 - (d) any interest, share of revenue or other benefit accruing on or arising from or in connection with any acceptance and (if applicable) application monies shall be for the benefit of the Trustee-Manager and none of the CDP, CLINT, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters, the other Relevant Persons nor any other persons involved in the Preferential Offering shall be under any obligation to account for such interest, share of revenue or other benefit to him or any other person;
 - (e) in accepting his provisional allotment of New Units, reliance is placed solely on the information contained in this Instruction Booklet and that none of the CDP, CLINT, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters or any other person involved in the Preferential Offering shall have any liability for any information not so contained; except for any liability which cannot by law be excluded, he has not relied on any information, representation or warranty supplied or made by or on behalf of the Relevant Persons; he has access to all information he believes is necessary or appropriate in connection with his purchase of the New Units; he has not relied on any investigation that the Joint Global Co-ordinators and Underwriters or any of the Relevant Persons may have conducted with respect to the New Units or CLINT, and none of such persons has made any representation to him, express or implied, with respect to the New Units or CLINT; except for any liability which cannot by law be

excluded, he will not hold any of the Relevant Persons responsible for any misstatements in or omissions from any publicly available information concerning CLINT and none of the Relevant Persons owe nor accept any duty, liability or responsibility to him, whether in contract or in tort (including without limitation, negligence and breach of statutory duty) or otherwise and shall not be liable in respect of any loss, damage or expense whatsoever in relation to the Preferential Offering;

- (f) he will not be entitled to exercise any remedy of rescission for misrepresentation at any time after his acceptance of the provisional allotment of New Units and (if applicable) his application for Excess New Units under the Preferential Offering;
 - (g) in respect of the New Units and/or Excess New Units for which his Electronic Application has been successfully completed and not rejected, acceptance of the Applicant's Electronic Application shall be constituted by written notification by or on behalf of the Trustee-Manager and not otherwise, notwithstanding any payment received by or on behalf of the Trustee-Manager; and
 - (h) unless expressly provided to the contrary in this Instruction Booklet and/or the Electronic Application, a person who is not a party to any contracts made pursuant to this Instruction Booklet and the Electronic Application (other than CDP, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters, the other Relevant Persons, the Participating Banks and the Unit Registrar) has no rights under the Contracts (Rights of Third Parties) Act 2001 of Singapore, to enforce any term of such contracts. Notwithstanding any term contained herein, the consent of any third party is not required for any subsequent agreement by the parties hereto to amend or vary (including any release or compromise of any liability) or terminate such contracts. Where third parties are conferred rights under such contracts, those rights are not assignable or transferable.
15. The Applicant should ensure that his personal particulars, as recorded by both CDP and the relevant Participating Banks, are correct and identical, otherwise, his Electronic Application through an ATM of a Participating Bank by an Applicant may be liable to be rejected. The Applicant should promptly inform CDP of any change in his mailing address, failing which the notification letter on successful allotment and other correspondences will be sent to his mailing address last registered with CDP.
16. The existence of a trust will not be recognised. Any Electronic Application through an ATM of a Participating Bank by an Applicant must be made in his own name and without qualification. The Trustee-Manager will reject any acceptance by any person acting as nominee.
17. The Applicant hereby acknowledges that, in determining the total number of New Units which he can validly accept under the Preferential Offering, the Trustee-Manager and CDP are entitled and the Applicant hereby authorises the Trustee-Manager and CDP to take into consideration:
- (a) the total number of New Units which the Applicant has validly accepted, whether under the ARE or any other form of acceptance (including by way of an Electronic Application through an ATM of a Participating Bank) for the New Units; and
 - (b) the total number of New Units represented by the provisional allotments of New Units standing to the credit of the "Free Balance" of the Applicant's Securities Account which is available for acceptance.

The Applicant hereby acknowledges that the determination of CDP or the Trustee-Manager shall be conclusive and binding on him.

18. The Applicant irrevocably requests and authorises CDP to accept instructions from or on his behalf from the Participating Bank through whom the Electronic Application through an ATM of that Participating Bank is made in respect of the provisional allotment of the New Units accepted by the Applicant and (if applicable) the Excess New Units which the Applicant has applied for, and such instructions shall be binding and conclusive on the Applicant.
19. With regard to any acceptance of the provisional allotments of New Units and (if applicable) application for Excess New Units and/or payment which does not conform strictly to the instructions set out under this Instruction Booklet or the ARE in relation to the Preferential Offering, or which does not comply with the instructions for Electronic Applications set out under this Instruction Booklet, or where the “Free Balance” of the Applicant’s Securities Account is not credited with, or credited with less than the relevant number of New Units subscribed for as at the Closing Date, or in the case of an acceptance and/or application by the ARE in relation to the Preferential Offering which is illegible, incomplete, incorrectly completed, unsigned, signed but not in its originality or which is accompanied by an improperly or insufficiently drawn remittance, the Trustee-Manager and/or CDP may, at their/its absolute discretion, reject or treat as invalid any such acceptance, (if applicable) application and payment or otherwise process all remittances at any time after receipt in such manner as they/it may deem fit.
20. The Trustee-Manager and CDP shall be entitled to process each application submitted for the acceptance of the provisional allotments of New Units and (if applicable) application of Excess New Units in relation to the Preferential Offering and the payment received in relation thereto, pursuant to such application by an Applicant on its own, without regard to any other application and payment that may be submitted by the same Applicant. For the avoidance of doubt, insufficient payment for an application submitted for the acceptance of the provisional allotments of New Units and (if applicable) application for Excess New Units may render the application invalid; evidence of payment (or overpayment) in other applications shall not constitute, or be construed as, an affirmation of such invalid application submitted for the acceptance of provisional allotments of New Units and (if applicable) application for Excess New Units.

Steps for Electronic Application of New Units under the Preferential Offering through ATMs of DBS Bank Ltd. (including POSB)

For illustration purposes, the steps for making an Electronic Application through a DBS Bank or POSB ATM are shown below. Certain words appearing on the screen are in abbreviated form (“A/c”, “amt”, “appln”, “&”, “I/C” and “No.” refer to “Account”, “amount”, “application”, “and”, “NRIC” and “Number” respectively.) Any reference to “you” or the “Applicant” in this section refers to an individual accepting his provisional allotment of New Units under the Preferential Offering, whether in full or in part, by way of an Electronic Application. Instructions for making an Electronic Application on the ATM screens of the Participating Banks (other than DBS Bank ATMs (including POSB)), may differ slightly from those represented below.

Step

1. Insert your personal DBS Bank or POSB ATM Card.
2. Enter your Personal Identification Number.
3. Select “MORE SERVICES”.
4. Select “ESA-IPO RIGHTS APPLN/BONDS/SSB/SGS/INVESTMENTS”.

5. Select "RIGHTS APPLN".
6. Read and understand the following statements which will appear on the screen and press the button to continue:-

INVESTORS TO TAKE NOTE:

- ALL INVESTMENTS COME WITH RISK, INCLUDING THE RISK THAT YOU MAY LOSE ALL OR PART OF YOUR INVESTMENT.
- YOU ARE RESPONSIBLE FOR YOUR OWN INVESTMENT DECISIONS.
- YOU SHOULD READ THE OFFER DOCUMENTS* BEFORE MAKING THE APPLICATION TO SUBSCRIBE FOR THE SECURITIES.

*OFFER DOCUMENTS REFER TO OFFER INFORMATION STATEMENT AND/OR PRODUCT HIGHLIGHTS SHEET

- YOU AGREE THAT THIS TRANSACTION IS ENTERED INTO TOTALLY ON YOUR OWN ACCORD AND AT YOUR OWN RISK. THE AVAILABILITY OF THIS APPLICATION SERVICE SHALL NOT BE CONSTRUED AS A RECOMMENDATION OR ADVICE FROM DBS/POSB TO ENTER INTO THIS TRANSACTION. YOU MAY WISH TO SEEK PRIOR ADVICE FROM A QUALIFIED ADVISER AS TO THE TRANSACTION SUITABILITY.

7. Read and understand the following statements which will appear on the screen and press the button to continue:-

- WHERE APPLICABLE, THE OFFER DOCUMENTS* HAVE BEEN LODGED/ REGISTERED WITH THE MONETARY AUTHORITY OF SINGAPORE AND/OR THE RELEVANT SECURITIES EXCHANGE WHICH ASSUMES NO RESPONSIBILITY FOR ITS CONTENTS.
- WHERE APPLICABLE, THE OFFER DOCUMENTS* AND/OR SUPPLEMENTARY OR REPLACEMENT PROSPECTUS/DOCUMENT CAN BE OBTAINED FROM OUR INTERNET BANKING WEBSITE, THE ISSUER MANAGER(S), DBS/POSB BRANCHES IN SINGAPORE AND THE PARTICIPATING BANKS DURING BANKING HOURS, SUBJECT TO AVAILABILITY.
- YOU HAVE READ, UNDERSTOOD AND AGREED TO ALL TERMS IN THE OFFER DOCUMENTS*.

8. Select "**Continue**" to acknowledge:

- APPLY THROUGH ATM ONLY IF THE RELEVANT SECURITIES ARE HELD DIRECTLY THROUGH CDP UNDER YOUR NAME IN THE RELEVANT ACCOUNT. IF A PORTION OF YOUR HOLDINGS IS SO HELD THROUGH CDP, YOUR ATM APPLICATION SHOULD APPLY ONLY TO THAT PORTION.
- IF THE RELEVANT SECURITIES ARE HELD THROUGH A FINANCE COMPANY/ DEPOSITORY AGENT (INCLUDING THE BANK YOU MAINTAIN YOUR CPF/SRS INVESTMENT ACCOUNT WITH ("AGENT BANK"), WHERE APPLICABLE), YOU **SHOULD NOT** APPLY THROUGH ATM IN RESPECT OF THE RELEVANT SECURITIES HELD THROUGH THE RELEVANT FINANCE COMPANY/DEPOSITORY AGENT/AGENT BANK. ANY SUCH APPLICATION MADE THROUGH ATM WILL BE

REJECTED BY CDP FOR AND ON BEHALF OF THE ISSUER. INSTEAD, YOU SHOULD INSTRUCT THE RELEVANT FINANCE COMPANY/DEPOSITORY AGENT/ AGENT BANK TO APPLY ON YOUR BEHALF IN ACCORDANCE WITH THE OFFER INFORMATION STATEMENT/DOCUMENT, WHERE APPLICABLE.

- DO YOU WISH TO PROCEED WITH YOUR APPLICATION THROUGH ATM?
9. Select the DBS Bank account (Autosave/Current/Savings/Savings Plus) or the POSB account (Current/Savings) from which to debit your application monies.
 10. Select "**CLINT NRO**".
 11. Check the details of the Preferential Offering and press the "**TO CONTINUE**" key to continue.
 12. Press the "**TO CONTINUE**" key to acknowledge:
 - FOR THE PURPOSES OF FACILITATING YOUR APPLICATION, YOU CONSENT TO THE BANK COLLECTING AND USING YOUR NAME, NRIC/PASSPORT NUMBER, ADDRESS, NATIONALITY, CDP SECURITIES ACCOUNT NUMBER, APPLICATION DETAILS AND PERSONAL DATA AND DISCLOSING THE SAME FROM OUR RECORDS TO REGISTRARS OF SECURITIES OF THE ISSUER, SGX, CDP, CPF, ISSUER/VENDORS(S) AND ISSUE MANAGER(S).
 - THIS APPLICATION IS MADE IN YOUR OWN NAME AND AT YOUR OWN RISK.
 13. Enter the number of New Units (including Excess New Units, if applicable) you wish to accept.
 14. Enter your own 12-digit Securities Account number. Press the "**ENTER**" key if your Securities Account number has already been stored in DBS Bank's records. If the Securities Account number stored in DBS Bank's records is incorrect, re-enter your 12-digit Securities Account number and press the "**ENTER**" key.
 15. Check the details of your securities application, your NRIC or passport number and Securities Account number and number of securities on the screen and press the "**ENTER**" key to confirm your application. (Note: If you see a message "You do not have rights entitlements in your CDP Securities Account or your entitlement has not been credited yet. Do you wish to proceed with this application?", this means that you do not have New Units provisionally allotted to you under the Preferential Offering and you should select "Cancel".)
 16. Remove the Transaction Record for your reference and retention only.
 17. Remove your DBS Bank or POSB ATM Card.

GLOSSARY

Accepted Electronic Service	:	An electronic service delivery network (such as the SGX Investor Portal) together with payment via an accepted electronic payment service (including PayNow)
Applicant	:	Eligible Unitholder who accepts his provisional allotment of New Units and (if applicable) applies for Excess New Units under the Preferential Offering through an ATM of the Participating Banks
ARE	:	The acceptance form for New Units provisionally allotted to Eligible Unitholders under the Preferential Offering and application form for Excess New Units
ATM	:	Automated teller machine
CDP	:	The Central Depository (Pte) Limited
CLINT	:	CapitaLand India Trust (formerly known as Ascendas India Trust)
Closing Date	:	The last date and time for acceptance, (if applicable) application and payment for provisional allotments of New Units and Excess New Units, being 10 July 2023 at 5.30 p.m. for applications via ARE and/or Electronic Applications through the SGX Investor Portal and remittances via PayNow, and 10 July 2023 at 9.30 p.m. for Electronic Applications made through an ATM of a Participating Bank
Directors	:	The directors of the Trustee-Manager as at the date of this Instruction Booklet
Electronic Application	:	Application of the New Units and (if applicable) application for Excess New Units made through an ATM of a Participating Bank or through an Accepted Electronic Service in accordance with this Instruction Booklet and the relevant procedures as set out on the ATM screens of the relevant Participating Banks
Electronic Application Steps	:	The procedures for Electronic Applications as set out on the ATM screens of the relevant Participating Bank
Eligible Depositors	:	Unitholders with Units standing to the credit of their Securities Accounts and: (a) whose registered addresses with CDP are in Singapore as at the Record Date; or (b) who have at least three Market Days prior to the Record Date provided CDP with addresses in Singapore for the service of notices and documents,

but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address outside of Singapore.

Eligible QIBs	:	Means QIBs (a) whose identities have been agreed upon by the Trustee-Manager and the Joint Global Co-ordinators and Underwriters; (b) who have each provided the Trustee-Manager with a signed Investor Representation Letter (in the form attached hereto in Appendix 2) not later than the Closing Date (or such other date as may be agreed by the Trustee-Manager with the Joint Global Co-ordinators and Underwriters); and (c) who are Eligible Depositors
Eligible Unitholders	:	Means (a) the Eligible Depositors and (b) the Eligible QIBs
Excess New Units	:	New Units represented by (i) the provisional allotments of Eligible Unitholders who decline or do not accept, whether in full or in part, their provisional allotment of New Units under the Preferential Offering (during the period from 30 June 2023 to 10 July 2023), (ii) the provisional allotments of Unitholders which are not Eligible Unitholders, and (iii) the aggregate of fractional entitlements
Foreign Unitholders	:	Unitholders (a) whose registered addresses with CDP are outside Singapore, and (b) who have not at least three Market Days prior to the Record Date provided the CDP with addresses in Singapore for the service of notices or documents in accordance with the foregoing, and, in the case of Unitholders (who are Eligible QIBs) in the United States, who have not delivered to the Trustee-Manager a signed Investor Representation Letter in the form attached hereto as Appendix 2 not later than the Closing Date (or such other date as may be agreed by the Trustee-Manager with the Joint Global Co-ordinators and Underwriters)
Issue Price	:	S\$1.060 per New Unit
Joint Global Co-ordinators and Underwriters	:	Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd.
Market Day	:	A day (other than a Saturday, Sunday or gazetted public holiday) on which commercial banks are open for business in Singapore and the SGX-ST is open for trading in securities
New Units	:	The new Units proposed to be issued under the Preferential Offering
Participating Banks	:	DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited

Preferential Offering	:	The <i>pro rata</i> non-renounceable preferential offering of New Units at the Issue Price to Eligible Unitholders on the basis of 119 New Units for every 1,000 existing Units held on the Record Date, fractions of a New Unit to be disregarded
QIB	:	Means “qualified institutional buyer” as such term is defined in Rule 144A under the Securities Act
Record Date	:	5.00 p.m. on 26 June 2023 , being the time and date on which the Register of Unitholders and the Transfer Books of CLINT will be closed for the purposes of determining the provisional allotments of Eligible Unitholders under the Preferential Offering
Regulation S	:	Regulation S under the Securities Act
Relevant Particulars	:	An Applicant’s name, NRIC/passport number, address, nationality Securities Account number and acceptance details
Relevant Parties	:	The Unit Registrar, CDP, the SGX-ST, any of their affiliates or any persons acting on their behalf, the Trustee-Manager, the Joint Global Co-ordinators and Underwriters and such other parties as CDP may deem fit
Relevant Persons	:	The Participating Banks, the Unit Registrar, SGX-ST, CDP, CLINT, the Trustee-Manager and the Joint Global Co-ordinators and Underwriters and/or any of their affiliates or any persons acting on their behalf
S\$:	Singapore Dollars
Securities Account	:	Securities account maintained by a depositor but does not include a securities sub-account maintained with a depository agent (as defined in Section 81SF of the Securities and Futures Act 2001 of Singapore) with CDP
Securities Act	:	The U.S. Securities Act of 1933, as amended
SGX-ST	:	Singapore Exchange Securities Trading Limited
SRS	:	Supplementary Retirement Scheme
SRS Account	:	The account opened by a participant in the SRS from which money may be withdrawn for, among others, payment for the subscription of their provisional allotments of New Units and/or Excess New Units
Substantial Unitholder	:	Any Unitholder with an interest in such number of Units constituting not less than 5.0% of all Units in issue
Transaction Record	:	The ATM transaction slip

Trustee-Manager	:	CapitaLand India Trust Management Pte. Ltd., as the Trustee-Manager of CLINT
Trust Deed	:	The deed of trust dated 7 December 2004 entered into by the Trustee-Manager constituting CLINT (as amended, restated and/or supplemented from time to time)
Unit	:	A unit representing an undivided interest in CLINT
United States or U.S.	:	The United States of America, its territories and possessions, any state of the United States and the District of Columbia
Unitholder	:	A depositor (as defined in Section 81SF of the Securities and Futures Act 2001 of Singapore) whose Securities Account with CDP is credited with Unit(s) or the registered holder for the time being of Units
Unit Registrar	:	Boardroom Corporate & Advisory Services Pte. Ltd.

The terms “**Depositor**”, “**Depository Agent**” and “**Depository Register**” shall have the same meanings ascribed to them in Section 81 SF of the Securities and Futures Act 2001 of Singapore.

Words importing the singular shall, where applicable, include the plural and vice versa. Words importing the masculine gender shall, where applicable, include the feminine and neuter genders. References to persons shall include corporations.

Any reference in this Instruction Booklet to any enactment is a reference to that enactment for the time being amended or re-acted.

Any reference to a date or time of day in this Instruction Booklet is a reference to Singapore date or time unless otherwise stated.

PROCEDURES TO COMPLETE THE ARE

1. Know your holdings and entitlement

A. KNOW YOUR HOLDINGS & ENTITLEMENT

Number of Units currently held by you

XX,XXXX

This is your unitholdings as at the Record Date.

Units as at **5.00 p.m. on 26 June 2023**
(Record Date)

This is the date to determine your provisional allotments.

Number of New Units provisionally allotted

XX,XXXX

This is your number of New Units provisionally allotted.

Issue Price

S\$1.060 per New Unit

This is the price that you need to pay when you subscribe for one New Unit.

2. Select your application options

B. SELECT YOUR APPLICATION OPTIONS

1. Online via SGX Investor Portal Access event via Corporate Actions Form Submission on investors.sgx.com or log in to your Portfolio on investors.sgx.com to submit your application via electronic application form. Make payment using PayNow by **5.30 p.m. on 10 July 2023**. You do not need to return this form.

This is the last date and time to subscribe for the New Units through an Accepted Electronic Service, ATM and CDP.

2. ATM Follow the procedures set out on the ATM screen of a Participating Bank. Submit your application by **9.30 p.m. on 10 July 2023**. Participating Banks are **DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited**

You can apply for your New Units through ATMs of these Participating Banks.

3. Form Complete section C below and submit this form by **5.30 p.m. on 10 July 2023**, together with BANKER'S DRAFT/CASHIER'S ORDER payable to "**CDP – CLINT PREF OFFER ACCOUNT**". Write your name and securities account number on the back of the Banker's Draft/Cashier's Order.

This is the payee name to be issued on your Cashier's Order where CLINT is the name of the issuer.

Note: Please refer to the ARE for the actual holdings, entitlements, Record Date, Issue Price, Closing Date for subscription, PayNow references, list of Participating Banks and payee name on the Cashier's Order or Banker's Draft.

3. Application through the SGX Investor Portal and remittance made via PayNow



User Guide to apply and pay for Rights via SGX Investor Portal

Before you proceed to apply for rights via Investor Portal, please ensure that you have the following:

1. Singpass (Singaporeans/PRs/Work Pass Holders) or CDP Internet User ID (Foreigners/Corporates)
2. Daily limit to meet your transfer request (up to S\$200,000 per transaction for PayNow, capped at a daily fund transfer limit set with your bank, whichever is lower)
3. Notification to alert you on the transfer, refund and submission status. Please turn on the setting in your bank account notifications and update your email address with CDP.

Note:

1. Please ensure that your applications and payments are received by CDP before 5.30pm (Singapore Time) on the event close date. Otherwise, CDP will reject the application.
2. Payment from rejected applications will be refunded to your originating bank account. Banks might impose fees to process refunds. The fees will be deducted from the refund amount. Please check with your bank on the charges and status of your refund.
3. CDP will determine the number of rights applied using total payment received on each day, ignoring resultant fractional cent payable if any.
4. Post allocation, CDP will refund any excess amount to your Direct Crediting Service (DCS) bank account.
5. A transaction fee of S\$2 (inclusive of GST) applies for PayNow. It is non-refundable once the instruction is submitted successfully, regardless of the amount of rights allotted.

Step 1 Scan QR code using your mobile or visit Investor Portal at investors.sgx.com

Step 2 Select the event or log in to your Portfolio

Step 3 Enter the number of rights and confirm payment amount

Step 4 Scan QR code using your bank mobile app and submit application along with payment

4. Application via Form

C. DECLARATION

Please read the instructions overleaf and fill in the blanks below accordingly.

i. Total Number of New Units Applied: (Provisionally Allotted + Excess New Units)

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Fill in the total number of the New Units and Excess New Units (for ARE) that you wish to subscribe within the boxes.

ii. Cashier's Order/Banker's Draft Details*: (Input 6 digits of CO/BD)

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Fill in the 6 digits of the Cashier's Order/Banker's Draft number (eg.001764) within the boxes.

Signature of Eligible Unitholder(s)	Date
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Sign within the box.

Note:

- If the total number of New Units applied exceeds the provisional allotted holdings in your CDP Securities Account as at Closing Date, the remaining application will be put under excess and subjected to the excess allocation basis.
- The total number of New Units applied will be based on cash amount stated in your Cashier's Order/Banker's Draft. The total number of New Units will be appropriated accordingly if the applied quantity exceeds this amount.
- Please note to submit one Cashier's Order per application form.

5. Sample of a Cashier's Order

CASHIER'S ORDER

DATE
DD / MM / YY

PAY CDP - RIGHTS ISSUE ACCOUNT

OR ORDER

SINGAPORE DOLLARS ****SEVEN THOUSAND SIX HUNDRED ONLY****
S\$ 7,600.00

BANK REF. : 0105085000052 S1

VALID FOR SIX MONTHS ONLY FROM DATE OF ISSUE

⑈ 4 ⑈ 00 1 7 6 4 ⑈ ? 1 7 1 ⑈ 10 5 ⑈ 10 50 9 9 9 9 9 9 ⑈

FORM OF INVESTOR REPRESENTATION LETTER

Important Note to QIBs:

Please return a duly signed investor representation letter to CapitaLand India Trust Management Pte. Ltd. (as Trustee-Manager of CapitaLand India Trust) by mail, fax or e-mail so as to reach the Trustee-Manager (as defined below) on or before **5.30 P.M.** (Singapore time) on **10 July 2023**.

Please also forward a copy of the signed investor representation letter to your depository agent (including nominee, custodian or other financial intermediary). You should note that if you do not return a duly signed investor representation letter in a timely manner, you may not be eligible to participate in the Preferential Offering (as defined herein).

CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD.
(formerly known as Ascendas Property Fund Trustee Pte. Ltd.)
(as trustee-manager of CapitaLand India Trust (formerly known as Ascendas India Trust))
(the “Trustee-Manager”)
 168 Robinson Road #30-01
 Capital Tower
 Singapore 068912

With a copy to:

CITIGROUP GLOBAL MARKETS SINGAPORE PTE. LTD. (“CITI”)
 8 Marina View
 #21-00 Asia Square Tower 1
 Singapore 018960

DBS BANK LTD. (“DBS”)
 12 Marina Boulevard
 Marina Bay Financial Centre Tower 3
 Singapore 018982

(DBS and Citi, collectively, the “**Joint Global Co-ordinators and Underwriters**”)

Date: _____

Ladies and Gentlemen:

This letter is delivered in connection with our participation in the non-renounceable preferential offering by the Trustee-Manager of new units (“**Units**”) in CapitaLand India Trust (“**CLINT**”) (the “**Preferential Offering**”).

We hereby acknowledge, represent, warrant and agree as follows:

1. We are the beneficial holder of (or acting on account of unitholders beneficially holding) units in CLINT as at the date hereof.
2. We are a “qualified institutional buyer” (“**QIB**”) as defined in Rule 144A under the United States (“**U.S.**”) Securities Act of 1933, as amended (the “**Securities Act**”), with full power and

authority to make the acknowledgements, representations, warranties and agreements contained herein, and, if we are acquiring the Units as a fiduciary or agent for one or more investor accounts, each owner of such account is a QIB, we have sole investment discretion with respect to each such account, and we have full power and authority to make the acknowledgements, representations, warranties and agreements contained herein on behalf of each owner of such account.

3. To the extent we subscribe for Units, we will acquire such Units for our own account, or for the account of one or more QIB(s) as to which we have full investment discretion, in each case for investment purposes, and not with a view to any distribution (within the meaning of U.S. securities laws) of the Units.
4. We understand that none of the Trustee-Manager or any global co-ordinator(s), bookrunner(s), lead manager(s) and/or underwriting bank(s) in relation to the Preferential Offering (each an “**Underwriter**”) will provide us with any disclosure or offering document in connection with the offer and sale of the Units.
5. We are aware and understand (and each account for which we are acting has been advised and understands) that an investment in the Units involves a considerable degree of risk and that the Units are a speculative investment, and further, that no U.S. federal or state or other agency has made any finding or determination as to the fairness of any such investment or any recommendation or endorsement of any such investment.
6. We understand (and each account for which we are acting has been advised and understands) that no action has been or will be taken to permit an offering of the Units in any jurisdiction; and we will not offer, resell, pledge or otherwise transfer any of the Units which we may acquire, or any beneficial interests therein, in any jurisdiction or in any circumstances in which such offer or sale is not authorised or to any person to whom it is unlawful to make such offer, sale or invitation except under circumstances that will result in compliance with any applicable laws and/or regulations. We will not engage in hedging or short-selling or place simultaneous sell and buy orders or engage in similar kinds of transactions involving the Units that have the purpose or effect of evading any applicable laws and/or regulations restricting the resale of Units.
7. Without limiting the generality of the foregoing, we are aware and understand (and each account for which we are acting has been advised and understands) that (i) the Units have not been and will not be registered under the Securities Act or under any securities laws of any state or other jurisdiction of the United States, (ii) any offer and sale of the Units to us is being made solely by CLINT and the Trustee-Manager in reliance on an exemption from the registration requirements of the Securities Act, and (iii) the Units are “restricted securities” within the meaning of Rule 144(a)(3) under the Securities Act; and we agree, on our own behalf and on behalf of any accounts for which we are acting, that we will not offer, resell, pledge or otherwise transfer any Units which we may acquire, or any beneficial interests therein, except in an offshore transaction complying with Rule 904 of Regulation S under the Securities Act, pursuant to another exemption from registration under the Securities Act or pursuant to an effective registration statement under the Securities Act.
8. To the extent we subscribe for Units, we acknowledge and agree that we are not acquiring or subscribing for the Units as a result of any general solicitation or general advertising (as those terms are defined in Regulation D under the Securities Act). We understand and agree that although offers and sales of the Units are being made in the United States to QIBs, such offers and sales are not being made under Rule 144A under the Securities Act.

9. To the extent we subscribe for Units, we agree not to deposit any Units into any unrestricted depository facility maintained by any depository bank unless and until such time as the Units are no longer “restricted securities” within the meaning of Rule 144(a)(3) under the Securities Act.
10. Prior to making any investment decision to subscribe for Units, we (i) have consulted or will have consulted with our own legal, regulatory, tax, business, investment, financial and accounting advisers in each jurisdiction in connection herewith to the extent we have deemed necessary, (ii) possess or will have possessed all information relating to the Trustee-Manager, CLINT, the Preferential Offering and the Units which we believe is necessary or appropriate for the purpose of making our investment decision, including, without limitation, the Exchange Information (as defined below), (iii) have reviewed or will have reviewed all information that we believe is necessary or appropriate in connection with an investment in the Units, and (iv) have conducted or will have conducted our own due diligence on CLINT and the Units, will have made our own investment decisions based upon our own judgment, due diligence and advice from such advisers as we have deemed necessary, and we are not and will not be relying upon any investigation that the Trustee-Manager or any Underwriter or any of their respective affiliates or any person acting on their behalf may have conducted with respect to CLINT, the Preferential Offering or the Units, or upon any recommendation, promise, representation or warranty of or view expressed by or on behalf of the Trustee-Manager or any Underwriter or any of their respective affiliates (including any research reports).
11. Without limiting the generality of the foregoing, we acknowledge that (i) the units of CLINT are listed on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) and the Trustee-Manager is therefore required to publish certain business, financial and other information concerning CLINT in accordance with the rules and practices of the SGX-ST (the “**Exchange Information**”), which includes, but is not limited to, a description of the nature of CLINT’s business and CLINT’s most recent balance sheet and profit and loss account, and similar statements for preceding years, and that we have reviewed such Exchange Information as we have deemed necessary or that we are able to obtain or access the Exchange Information without undue difficulty; and (ii) none of the Trustee-Manager or any Underwriter or any of their respective affiliates, employees, officers, directors or representatives has made any recommendation, promise, representation or warranty to us, express or implied, with respect to CLINT, the Preferential Offering or the Units or the accuracy, completeness or adequacy of the Exchange Information.
12. We understand that the Exchange Information has been prepared in accordance with content, format and style which are either prescribed by the SGX-ST or under Singapore laws or are customary in Singapore, which differs from the content, format and style customary in the United States. In particular, CLINT’s financial information contained in the Exchange Information is prepared in accordance with the provisions of the Business Trusts Act 2004 of Singapore and the Singapore Financial Reporting Standards (International).
13. We understand that the Trustee-Manager has not made a determination as to whether CLINT may be classified as a “passive foreign investment company” (“**PFIC**”) within the meaning of section 1297 of the U.S. Internal Revenue Code of 1986, as amended, for the current or any future taxable year and will not provide information required for us to make a “qualified election fund” election, and that there may be certain adverse consequences under United States tax laws if CLINT were to be a PFIC in the current or any future taxable year in which we may hold units in CLINT, including being subject to United States tax at greater rates than would otherwise apply with respect to our investment in the Units. We understand that a separate determination must be made each year as to CLINT’s PFIC status and if we are subject to United States tax filing requirements, and we are seeking our own advice and will make our own assessment on this matter and its effect on our investment.

14. We acknowledge that (i) any information that we have received or will receive relating to or in connection with the Preferential Offering, the Units and the Exchange Information (collectively, the “**Information**”), has been or will be prepared solely by the Trustee-Manager, (ii) none of the Trustee-Manager, any Underwriter or any of their respective affiliates has verified or will verify such Information, and no recommendation, promise, representation or warranty (express or implied) is, has been or will be made or given by the Trustee-Manager, any Underwriter or any of their respective affiliates as to the accuracy, completeness or sufficiency of the Information, and (iii) nothing contained in the Information is, or shall be relied upon as, a promise, representation or warranty by the Trustee-Manager, any Underwriter or any of their respective affiliates. None of the Trustee-Manager, any Underwriter or any of their respective affiliates are under any obligation to provide us with any amendment, update or replacement information with respect to the Information.
15. We will not hold the Trustee-Manager or any of the Underwriters or any of their respective affiliates responsible for any misstatements in or omissions to the Information or in any other written or oral information provided by the Trustee-Manager to us. We acknowledge that no written or oral information relating to the Preferential Offering or the Units has been or will be provided by the Trustee-Manager or any of the Underwriters or any of their respective affiliates to us.
16. We are a highly sophisticated investor and have such knowledge and experience in financial, business and international investment matters as to be capable of evaluating the merits and risks of an investment in the Units. We, or any account for which we are acting, have the financial ability to bear the economic risk of investment in the Units, have adequate means of providing for our current and contingent needs, have no need for liquidity with respect to any investment we (or such account for which we are acting) may make in the Units, and are able to sustain a complete loss in connection therewith. We will not look to the Trustee-Manager or any Underwriters or any of their respective affiliates for all or part of any such loss or losses we may suffer. We have no reason to anticipate any change in our circumstances, financial or otherwise, which may cause or require any sale or distribution by us of all or any part of any Units we may decide to invest in.
17. We understand and acknowledge that the Underwriters are assisting the Trustee-Manager in respect of the Preferential Offering and that each of the Underwriters and their respective affiliates is acting solely for the Trustee-Manager and no one else in connection with the Preferential Offering and, in particular, is not providing any service to us, making any recommendations to us, advising us regarding the suitability of any transactions we may enter into to subscribe or purchase any Units or providing advice to us in relation to CLINT, the Preferential Offering or the Units. Further, to the extent permitted by law, we waive any and all claims, actions, liabilities, damages or demands we may have against the Underwriters and their affiliates arising from their engagement with the Trustee-Manager and CLINT.
18. We have full power and authority to execute and deliver this letter, which constitutes our valid and legally binding obligation and is enforceable against us in accordance with its terms.
19. We understand that the foregoing acknowledgements, representations, warranties and agreements have been provided in connection with United States, Singapore and other securities laws. We acknowledge that the Trustee-Manager, each of the Underwriters, their respective affiliates and their advisers (including but not limited to the legal counsels to the Trustee-Manager and the Underwriters) will rely upon the truth and accuracy of the foregoing acknowledgements, representations, warranties and agreements and agree that, if at any time before the closing of the Preferential Offering or the issuance of the Units, any of the

acknowledgements, representations, warranties and agreements made in connection with our subscription for Units is no longer accurate, we shall promptly notify the Trustee-Manager in writing.

We understand that the Trustee-Manager, its affiliates and its advisers (including but not limited to the Underwriters appointed by the Trustee-Manager in connection with the Preferential Offering) are entitled to rely upon this letter and are irrevocably authorised to produce this letter or a copy hereof to any interested party in any administrative, arbitration or legal proceeding or official inquiry with respect to the matters covered hereby.

This letter agreement shall be governed by and construed in accordance with Singapore law.

We irrevocably authorise any depositary agent, which includes any nominee, custodian or other financial intermediary through which we hold units in CLINT, to provide the Trustee-Manager and the Underwriters with a copy of this letter and such information regarding our identity and unitholding in CLINT (including pertinent account information and details of our identity and contact information) as may be necessary or appropriate to facilitate our purchase of the Units.

Notwithstanding that a person who is not a party to this letter shall have no right under the Contracts (Rights of Third Parties) Act 2001 of Singapore, to enforce any of its terms, we agree and acknowledge that the Trustee-Manager's affiliates and its advisers (including but not limited to the Underwriters appointed by the Trustee-Manager in connection with the Preferential Offering) shall have the unconditional right under the Contracts (Rights of Third Parties) Act 2001 of Singapore, to enforce and rely on our representations, warranties, agreements, acknowledgments and other terms contained in this letter agreement. It is agreed that the Singapore courts will have the non-exclusive jurisdiction in relation to this letter agreement.

For the purposes of the above acknowledgements, representations, warranties and agreements, the words "we", "us", "our" and similar words shall refer to ourselves and each account for which we are acting as if such acknowledgements, representations, warranties and agreements were made by us and each such account as principal.

The term "affiliate" as used in this letter is understood to include (i) all employees, officers, directors and representatives of the relevant party and any other person acting on that party's behalf in the relevant context and (ii) all persons that directly, or indirectly through one or more intermediaries, controls or is controlled by, or is under common control with, the person specified (as used in this sentence, the terms "control", "controlled by" and "under common control with" shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a person, whether through the ownership of voting securities, by contract or otherwise).

Very truly yours,

Institution:

Signature:

Name:

Title:

Institution's Address:

Daytime Telephone Number:

Email:

If signing on behalf of another person,
please indicate the capacity in which signed:

**Please note that this Investor Representation Letter does not represent an order to
subscribe for or purchase Units.**