



CAPITALAND INDIA TRUST
(Registration Number: 2007004)
(a business trust registered under the Business Trusts Act 2004)

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, CapitaLand India Trust Management Pte. Ltd. ("**CLINTMPL**") (in its capacity as trustee-manager of CapitaLand India Trust ("**CLINT**")) wishes to announce that (i) Datascape Realty Private Limited ("**DRPL**"), a 100% subsidiary of Ascendas Property Fund (India) Pte Ltd. ("**APFI**" which is a 100% subsidiary of CLINT) has entered into a ₹13.25 billion (equivalent to S\$213.7 million) construction loan facility agreement with JPMorgan Securities India Private Limited (the "**Lender**") on 10 November 2023 (the "**Facility Agreement**") and (ii) CLINT has availed a Standby Letter of Credit facility from JPMorgan Chase Bank, N.A., acting through its Singapore Branch, with an overall limit of ₹14.05 billion (equivalent to S\$226.5 million) issued in favour of the Lender for the provision of onshore loan to DRPL on 10 November 2023 (the "**SBLC**").

Pursuant to the terms of the Facility Agreement, a mandatory prepayment event would occur if CLINT (directly or indirectly):

- (i) does not own or ceases to own at least 51% of the issued and paid-up capital (on a fully diluted basis) of DRPL; or
 - (ii) does not control or ceases to control DRPL.
- (collectively, the "**FA Trigger Events**").

Pursuant to the terms of the SBLC:

- (a) A mandatory prepayment event would occur if CapitaLand Investment Limited ("**CLI**") (directly or indirectly) ceases to hold, through any person beneficially:
 - (i) 100% of the issued share capital of CLINTMPL having the right to cast 100% of the votes capable of being cast in general meetings of CLINTMPL; or
 - (ii) the right to determine the composition of the board of directors or equivalent body of CLINTMPL; or
 - (b) CLI ceases to have the power to manage or direct CLINTMPL through ownership of share capital, by contract or otherwise.
- (collectively, the "**SBLC Trigger Events**").

If any of the FA Trigger Events or SBLC Trigger Events were to occur and either (i) DRPL fails to pay the outstanding amounts due and payable under the Facility Agreement or (ii) CLINT fails to pay the outstanding amounts due and payable under the SBLC, it may trigger cross defaults under other facilities, debt issues and borrowings of CLINT and/or its subsidiaries (collectively, together with the facility under the Facility Agreement, "**Borrowings**"). The aggregate level of Borrowings which are outstanding and that may be affected is approximately S\$1,347 million (excluding interest) as at 10 November 2023.

As at the date of this announcement, the FA Trigger Events or SBLC Trigger Events have not occurred.

By Order of the Board

CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD.

(Company Registration No. 200412730D)

(as Trustee-Manager of CapitaLand India Trust)

Hon Wei Seng

Company Secretary

10 November 2023

Important Notice

The value of CLINT units (“Units”) and the income derived from them may fall as well as rise. Units are not the obligations of, deposits in, or guaranteed by, CLINTMPL as trustee-manager of CLINT or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request CLINTMPL as trustee-manager of CLINT to redeem their Units while the Units are listed. It is intended that Unitholders of CLINT may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (“SGX-ST”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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

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