

CapitaLand India Trust
**Acquisition of Blueridge 3
Phase 1 IT SEZ in Hinjawadi,
Pune**

1 March 2024

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All measurements of floor area are defined herein as “Super Built-up Area” or “SBA”, which is the sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, toilets and staircases of that property, and in respect of which rent is payable.

The Indian Rupee and Singapore Dollar are defined herein as “INR/₹” and “SGD/S\$” respectively.

Any discrepancy between individual amounts and total shown in this presentation is due to rounding.

Overview

IT Park at Hebbal, Bangalore, India

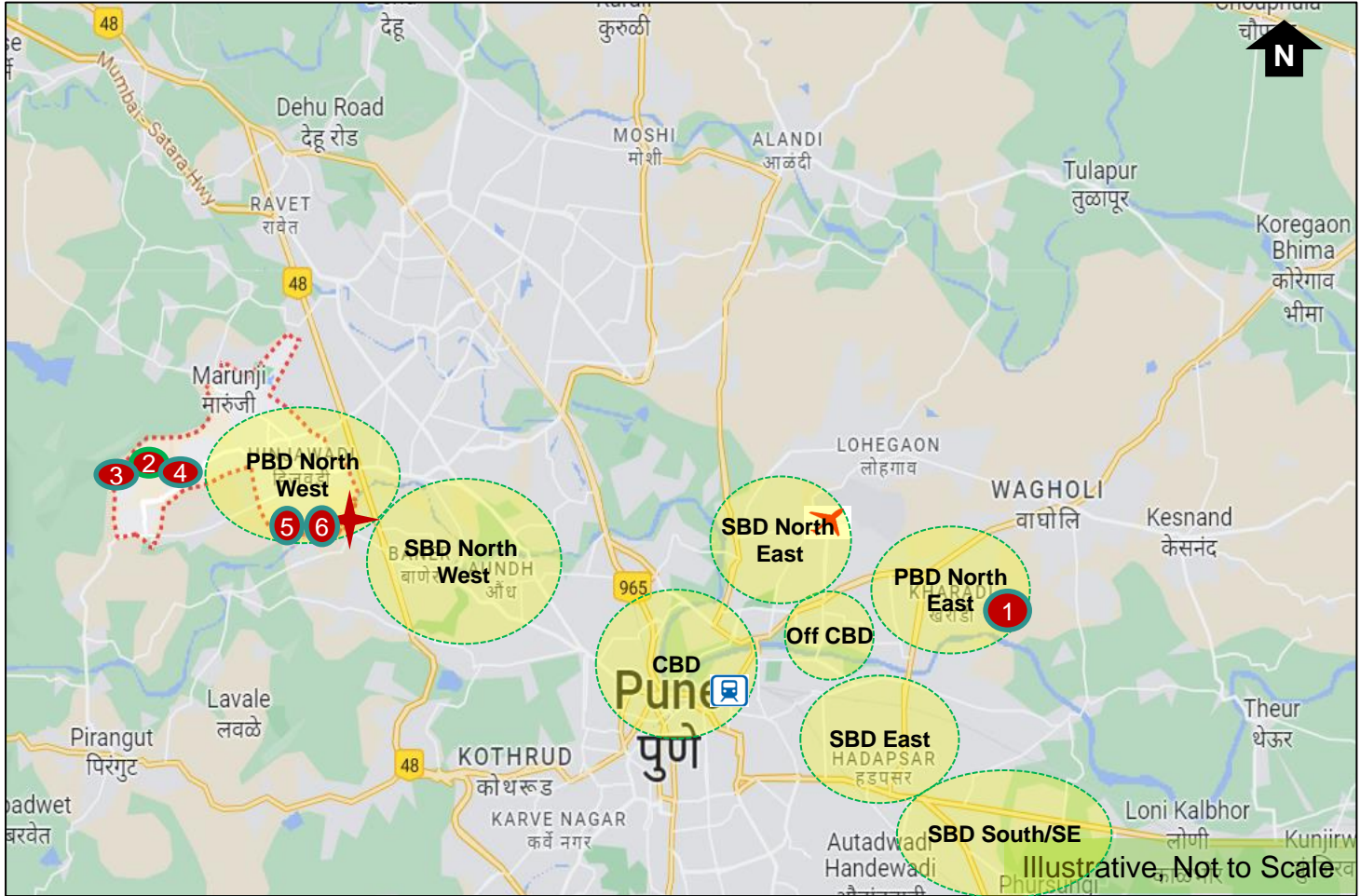
CapitaLand
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Project Overview

Project Acquisition	Blueridge 3 Phase 1
Location	Hinjawadi, Pune
Vendor	Nalanda Shelter Private Limited
Land title	Freehold Land
Project type	IT SEZ ¹
Net Leasable Area	~1.4 million sq ft
Acquisition Price²	~₹ 7.73 billion ³ / S\$ 124.64 million ⁴
Leasing Status	~60% ⁵ is committed to multinational companies such as Panasonic Avionics, Aptiv Components, Forvia, Atria, Cerence Services, Plastic Omnium and Würth Information Technologies

1. Information Technology Special Economic Zone
2. For other details please refer CLINT announcement, a copy of which is available on www.sgx.com or www.CLINT.com
3. Excludes transaction expenses and is subject to working capital adjustments on completion of the transaction
4. Based on an exchange rate of S\$ 1: ₹ 62.0
5. Includes tenants' option

Location Map



-  Proposed site
-  City Railway Station
-  Airport
-  1 ITPP-K
-  2 ITPP-H
-  3 Global SEZ Tech Park
-  4 Embassy Quadron Park
-  5 aVance, Hinjawadi
-  6 Embassy Qubix

Distance from Key Landmarks (KMs)

Pune International Airport	23.0
Pune Railway Station	18.5
Embassy Tech Zone	4.4
ITPP-K	28.1
ITPP-H	9.7
Global SEZ Tech Park	8.6
Embassy Quadron Park	7.0
aVance, Hinjawadi	0.9
Embassy Qubix	1.0

Glossary

CBD	Central Business District
SBD	Secondary Business District
PBD	Peripheral Business District
ITPP-K	International Tech Park Pune, Kharadi
ITPP-H	International Tech Park Pune, Hinjawadi

Project Photographs (1/2)



Project Entrance



IT Building 1

Project Photographs (2/2)



Cafeteria Block



Lobby Area



Lobby Area



Incubation Center

Thank you

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