



CapitaLand India Trust DBS Vickers Pulse of Asia Conference 2024

25 March 2024

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This presentation may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

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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.

CapitaLand India Trust (CLINT)

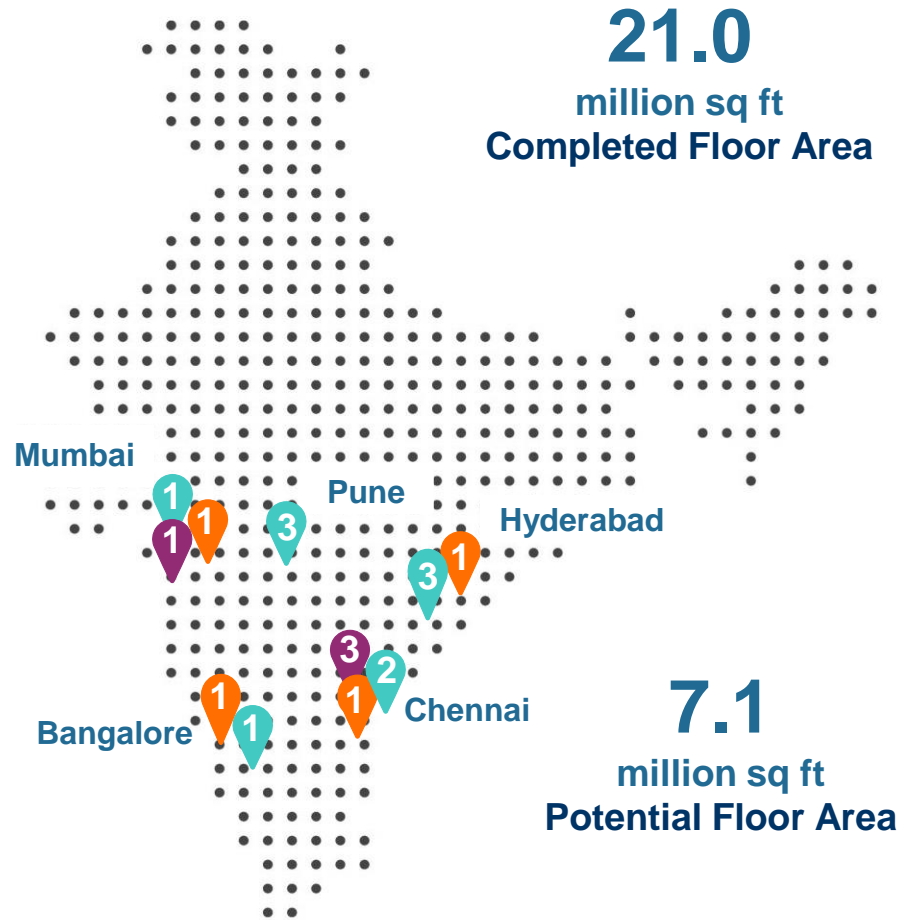
Largest India-focused property trust in Singapore with world-class quality assets

5
Top Tier Cities

18
Diversified
World Class Assets

\$3.0B¹
Assets Under
Management

\$1.4B
Market Capitalisation



Note: Above as at 18 March 2024 unless otherwise stated.
1. As at 31 December 2023.

Portfolio Valuation

Properties	31 December 2023 ¹		31 December 2022 ¹		Variance
	Valuation (INR million)	Cap Rate (%)	Valuation (INR million)	Cap Rate (%)	
International Tech Park Bangalore	50,581	Office: 8.25 Retail: 9.00	45,412	Office: 8.25 Retail: 9.00	11.4%
International Tech Park Chennai	22,385	8.50	21,254	8.50	5.3%
CyberVale, Chennai	4,507	8.50	4,382	8.50	2.9%
Industrial Facility 1, Mahindra World City, Chennai	2,351	8.00	2,289	8.00	2.7%
Industrial Facility 2 & 3, Mahindra World City, Chennai	1,907	8.00	-	-	N.A.
CapitaLand DC Chennai	858	-	802	-	6.9%
aVance Hyderabad	18,103	8.50	17,331	8.50	4.5%
CyberPearl, Hyderabad	3,975	8.50	3,860	8.50	3.0%
International Tech Park Hyderabad	25,400	8.50	23,178	8.50	9.6%
CapitaLand DC ITPH, Hyderabad	3,232	9.00	2,255	9.00	43.3%
aVance Pune	11,168	8.50	10,529	8.50	6.1%
International Tech Park Pune, Hinjawadi	15,651	8.50	-	-	N.A.
Arshiya Panvel Warehouses, Navi Mumbai	10,899	8.00	10,362	8.00	5.2%
Building Q1, Aurum Q Parc, Mumbai	4,395	8.50	4,194	8.50	4.8%
CapitaLand DC Navi Mumbai 1	6,302	9.00	4,565	9.00	38.1%
Portfolio (in INR mil)	181,713	-	150,412	-	20.8%
Portfolio (in SGD mil)	2,951²	-	2,455²	-	20.2%
Portfolio (in INR mil) – exc. 2023 acquisition³	164,155	-	150,412	-	9.1%
Portfolio (in SGD mil) – exc. 2023 acquisition³	2,666²	-	2,455²	-	8.6%

FY 2023 Net Asset Value

S\$1.16 per unit

▲ 5% YoY

with preferential offering impact

S\$1.29 per unit

▲ 16% YoY

without preferential offering impact

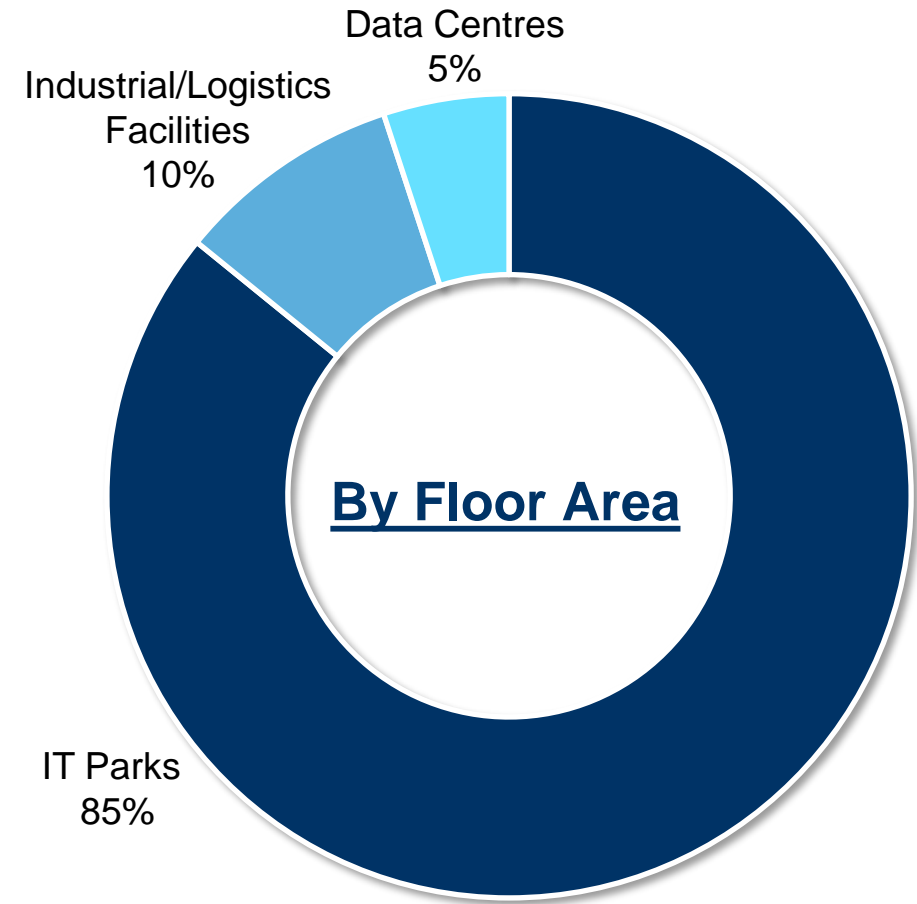
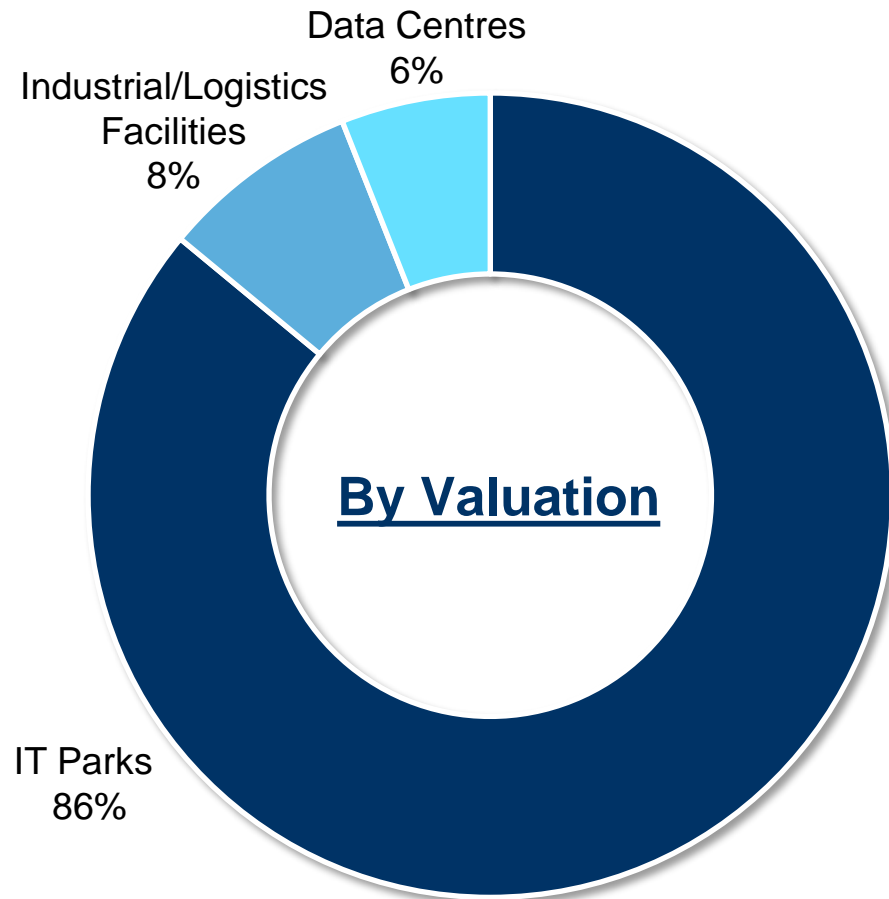
1. The independent market valuations for 31 December 2022 was conducted by CBRE South Asia Pvt. Ltd. and for 31 December 2023 was conducted by Savills Property Services (India) Pvt. Ltd.

2. Based on the exchange rate of S\$1:₹61.6 (as at 31 December 2023) and S\$1:₹61.3 (as at 31 December 2022).

3. Properties excluded are Industrial Facility 2 & 3, Mahindra World City, and International Tech Park Pune, Hinjawadi.

N.A.- Not Applicable

Portfolio Diversification



All information as at 31 December 2023

Portfolio Growth

- ❑ In February 2024, CLINT entered into a forward purchase agreement with Casa Grande Group to acquire 0.79 million sq ft three industrial facilities at OneHub Chennai.
- ❑ In March 2024, CLINT completed the acquisition of 1.4 million sq ft aVance Pune II (previously known as BlueRidge 3 Phase 1), a multi-tenanted IT SEZ project in Hinjawadi, Pune.

Casa Grande – OneHub Chennai



- ❑ Acquisition of Phase 1 is expected to be completed by the first half of 2025.
- ❑ The transaction offers CLINT further diversification into the industrial asset class.

aVance Pune II



- ❑ Completion of the acquisition in 1Q 2024.
- ❑ Approximately 60%¹ has been leased to multinational companies.

1. Includes tenants' option

Development Update on Data Centres

CapitaLand DC Navi Mumbai 1



All critical development permissions secured



Power sanctions received



Gas insulated substation & cabling contracts awarded



Superstructure works in progress



Active ongoing leasing discussions

CapitaLand DC ITPH



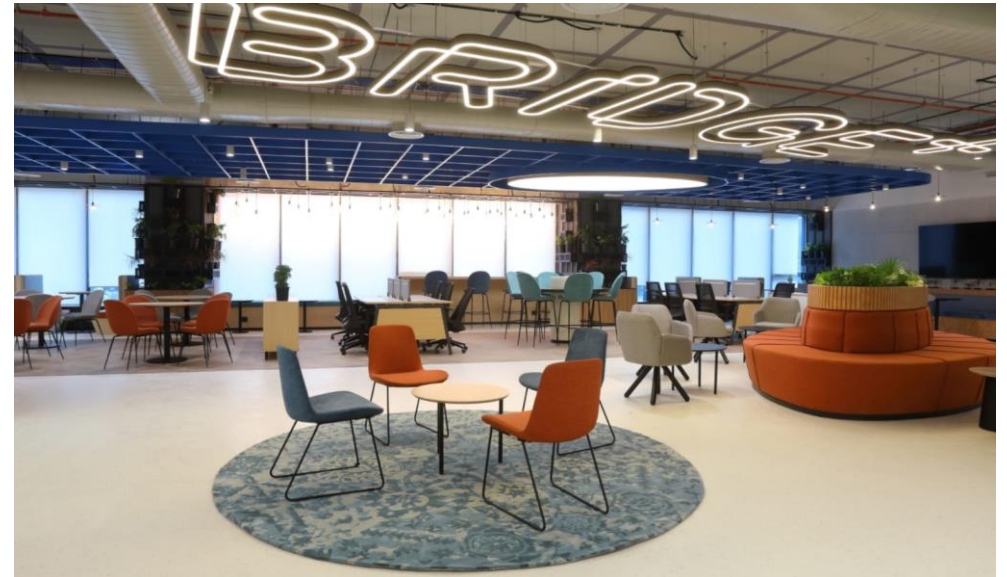
New Initiatives

Captive Solar Power Plant Commissioned



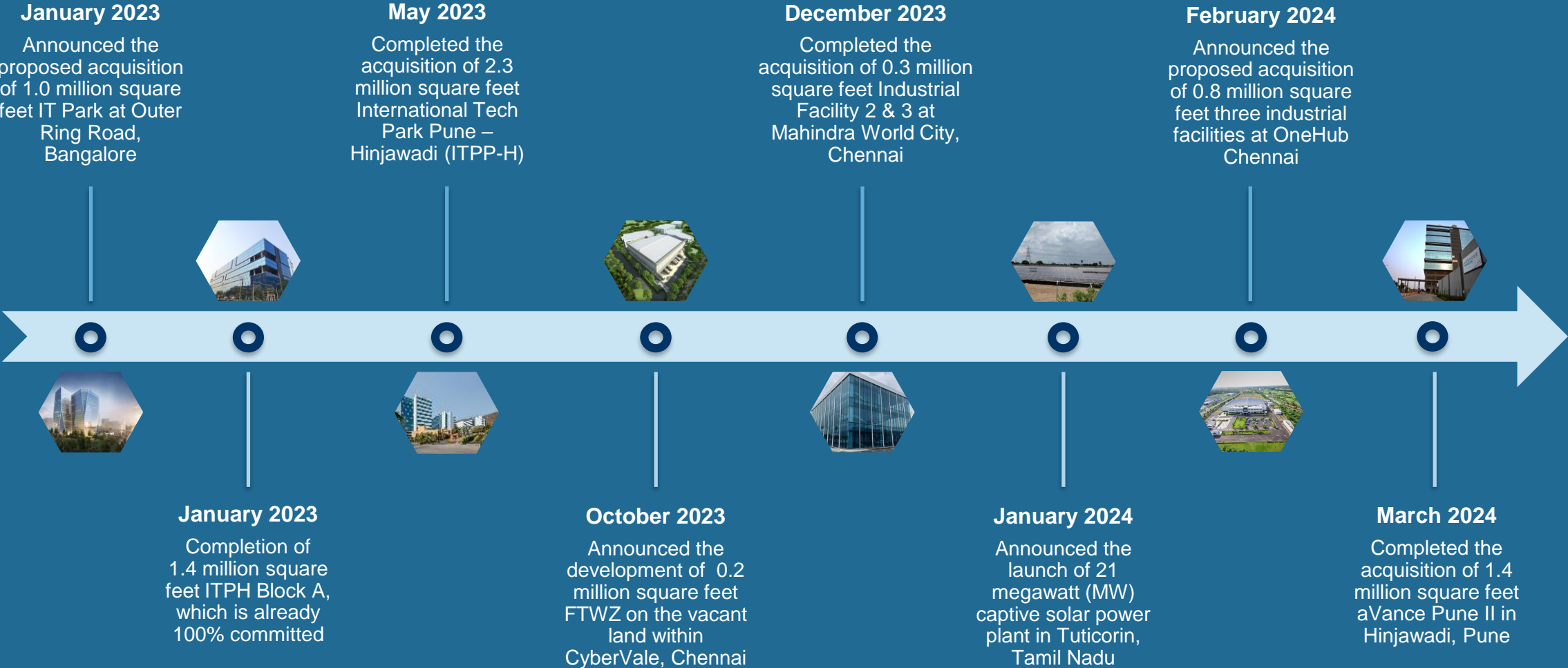
- 21 MW (Phase 1) of 29 MW captive solar power plant in Tamil Nadu was commissioned in January 2024.
- With >30 million units (kWh) generated per year for common area consumption, CLINT's renewable energy usage will increase by >70%.

Flexible Workspaces Launched



- CLINT has launched premium coworking offices at ITPH and ITPC in 4Q 2023, improving our product offering for different tenants' requirements.
- Currently, 25% of the total 700 seats is committed, with strong leasing interest for managed office solutions.

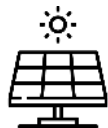
Growth and Expansion across the Portfolio in 2023/2024



Key ESG Metrics



Environmental



39%

Renewable Energy Consumption¹



99%

Green-Certified Portfolio²



58%

Sustainability-Linked Loans



29 MW

First Solar Power Plant located in Tamil Nadu³



Social



S\$2.1 mil

CLINT's CSR Contribution⁴



89 hrs

Total Volunteering Hours⁵



3 schools established

Located in Bangalore and Pune, providing more than 1,300 children from underserved families with access to education



Governance



CENTRE FOR GOVERNANCE AND SUSTAINABILITY
治理与永续发展研究所
(Formerly known as CENTRE FOR GOVERNANCE, INSTITUTIONS AND ORGANISATIONS)
Spearheading best practices and ideas for corporate governance and sustainability.

4th rank

Singapore Governance & Transparency Index 2023⁶ (Up from 6th in 2022)



Accolades

4 stars

GRESB Real Estate Benchmark Report 2023 (first year participation)

Grade A

GRESB Public Disclosure Report 2023

A rating

MSCI ESG Rating (Up from BBB in 2022)

All information as at 31 December 2023.

1. For business park portfolio, including ITPH – Block A and ITPP-H which are newly added in 2023.
2. Platinum or Gold rating for business park portfolio.
3. The first phase with a capacity of 21 MW has gone live in January 2024, and the second phase is likely to go live in 1H 2024.
4. 1 S\$ = INR 59.0.
5. Contributed by employees of the Trustee-Manager.
6. Out of 43 REITs and Business Trusts.

Key Safeguarding Provisions

CLINT is a business trust that has voluntarily adopted the following SREIT restrictions:

Permissible investment	Adheres to Property Fund Appendix's definition of allowable investments
Investment restriction	Invests at least 75% of the Trust property in income-producing real estate
Development limit	20% of Trust property
Distributable income	Minimum 90% to be distributed
Tax-exempt distributions	Distributions exempt from Singapore tax
Gearing limit	50%

The CapitaLand logo is positioned at the top of the main building's facade. It features the word "CapitaLand" in a blue, sans-serif font, with a green swoosh underneath the letters "a" and "l".

CapitaLand

2023 — Year In Review

International Tech Park Bangalore

The CapitaLand India Trust logo is located in the bottom right corner. It consists of the word "CapitaLand" in a blue, sans-serif font, with a white swoosh underneath the letters "a" and "l". Below it, the words "India Trust" are written in a smaller, blue, sans-serif font.

CapitaLand
India Trust

Key Highlights



AUM¹

S\$3.0 billion

▲ 20% YoY



FY 2023 NPI

S\$179.6 million

▲ 8% YoY



Gearing Ratio²

35.8%

down from 36.7%



FY 2023 DPU³

6.45 Singapore cents

▼ 21% YoY



**COMMITTED
OCCUPANCY**

93%

up from 92%



**PROACTIVE
LEASING/RENEWALS**

3.9 million sq ft

leased/renewed during 2023



**GREEN CERTIFIED
PORTFOLIO⁴**

99%

up from 87%



**SUSTAINABILITY-
LINKED FINANCING**

S\$810 million

58% of loan books

**9 IT
Parks**



**3 Industrial
Facilities**



**1 Logistics
Park**



**4 Data Centre
Developments**



1. Includes acquisitions made in FY 2023.
2. Net gearing will be 32.6% if cash and cash equivalents are considered.
3. DPU inclusive of preferential offering impact. Excluding this impact, DPU only decreased by 12% to 7.21 Singapore cents.
4. Platinum or Gold rating for business park portfolio.

Overcoming Macroeconomic Challenges

	Impact on CLINT		
	2020 to 2022 (COVID-19)	2023 (post COVID-19)	2024
COVID-19 pandemic	High	Low	Low
Slowdown of leasing activities	High	Low	Low
Remote work trend	High	Medium	Low
Elevated interest rate	Low	High	High/ Medium
Strengthening of SGD against INR	Medium	High	Medium

Key Income Growth Drivers for FY 2024

NPI Growth Drivers

- ITPH Block A, ITPP-H, as well as Industrial Facility 2 and 3 started contributing to the portfolio revenue from January, May, and December 2023, respectively.
- These additions, along with new leases signed in 4Q 2023, will result in a 20% increase in revenue generating area from 1Q 2024.
- Cost savings – Reduced requirement to purchase 3rd party power due to generation of captive solar power in Tamil Nadu.

Acquisition and Development Pipeline

- 1. Assets to be acquired:**
 - aVance Pune II 3, Pune
Size: 1.40 million sq ft
Leasing status: 60% committed.
 - Building Q2, Aurum Q Parc, Navi Mumbai
Size: 0.85 million sq ft
Leasing status: 63% pre-committed.
- 2. Developments to be completed:**
 - MTB 6, ITPB, Bangalore
Size: 0.80 million sq ft
 - FTWZ, CyberVale, Chennai
Size: 0.21 million sq ft
- 3. Income contributions from incremental funding of committed Forward Purchases.**

Weighted Average Cost of Debt

- In the latest Federal Reserve conference held in November 2023, the Fed is expected to cut interest rates in 2H 2024.
- Markets expect interest rate to fall by 75 to 100 basis points by the end of 2024.
- CLINT's weighted average cost of debt remained unchanged at 6.3% in both 1H FY 2023 and 2H FY 2023, and the cost of debt for SGD loans and SORA started to decline.

Source: Bloomberg

FY 2023 Results

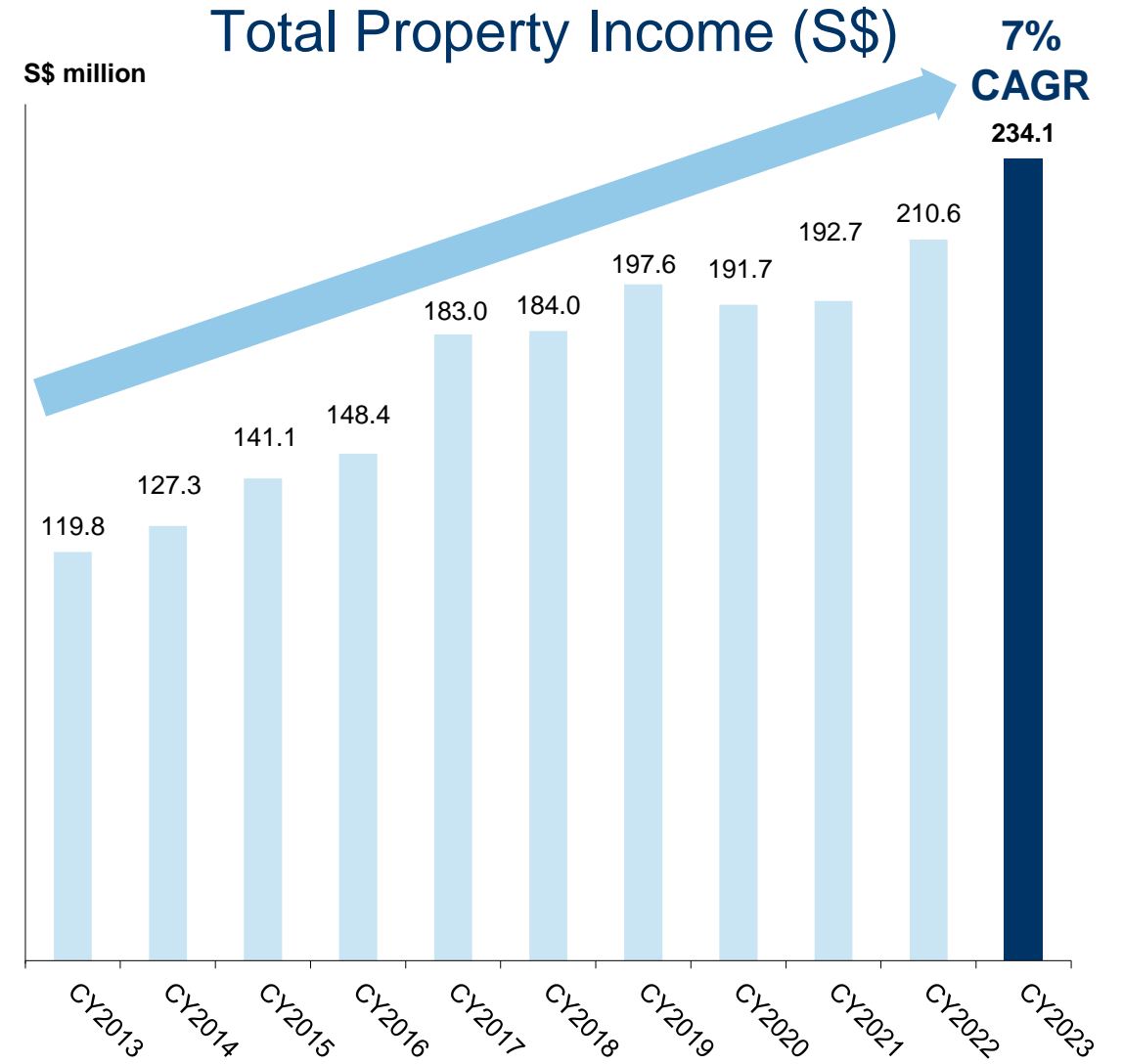
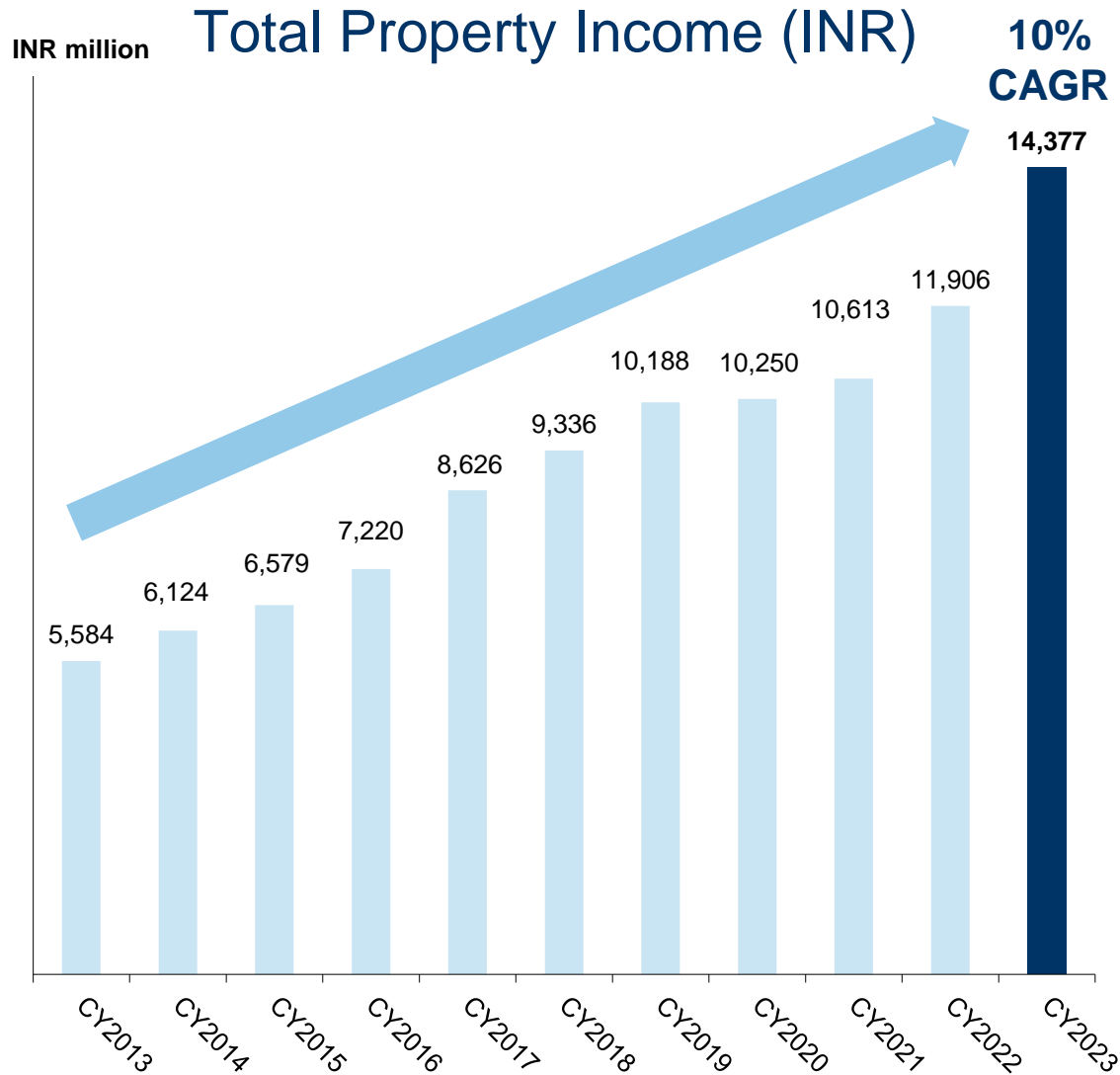
	FY 2023	FY 2022	Variance	
<i>SGD/INR FX rate¹</i>	61.4	56.5	8.7%	
Total property income	₹14,377 million S\$234.1 million	₹11,906 million S\$210.6 million	21% 11%	<ul style="list-style-type: none"> Income contributions from new acquisition - Arshiya Warehouse 7, Industrial Facility 1 in Mahindra World City, ITPH Block A and ITPP-H; and Higher rental income of existing properties.
Net property income	₹11,033 million S\$179.6 million	₹9,429 million S\$166.8 million	17% 8%	<ul style="list-style-type: none"> Increase due to higher property income; Offset by higher operations and maintenance expenses and property management fees.
Income available for distribution	₹5,812 million S\$94.6 million	₹5,974 million S\$105.7 million	(3%) (10%)	<ul style="list-style-type: none"> Mainly due to higher NPI partially offset by higher net finance costs and current income tax.
Income to be distributed	₹5,231 million S\$85.2 million	₹5,376 million S\$95.1 million	(3%) (10%)	<ul style="list-style-type: none"> After retaining 10% of income available for distribution.
Income to be distributed (DPU ²)	₹3.96 6.45 Singapore cents	₹4.64 8.19 Singapore cents	(15%) (21%)	<ul style="list-style-type: none"> DPU inclusive of preferential offering impact. Excluding this impact, DPU decreased by 5% to ₹4.43 in INR terms and by 12% to 7.21 \$¢ in SGD terms.
Weighted average number of units ('000)	1,245,883 ³	1,158,344	8%	

1. Average exchange rate for the period.

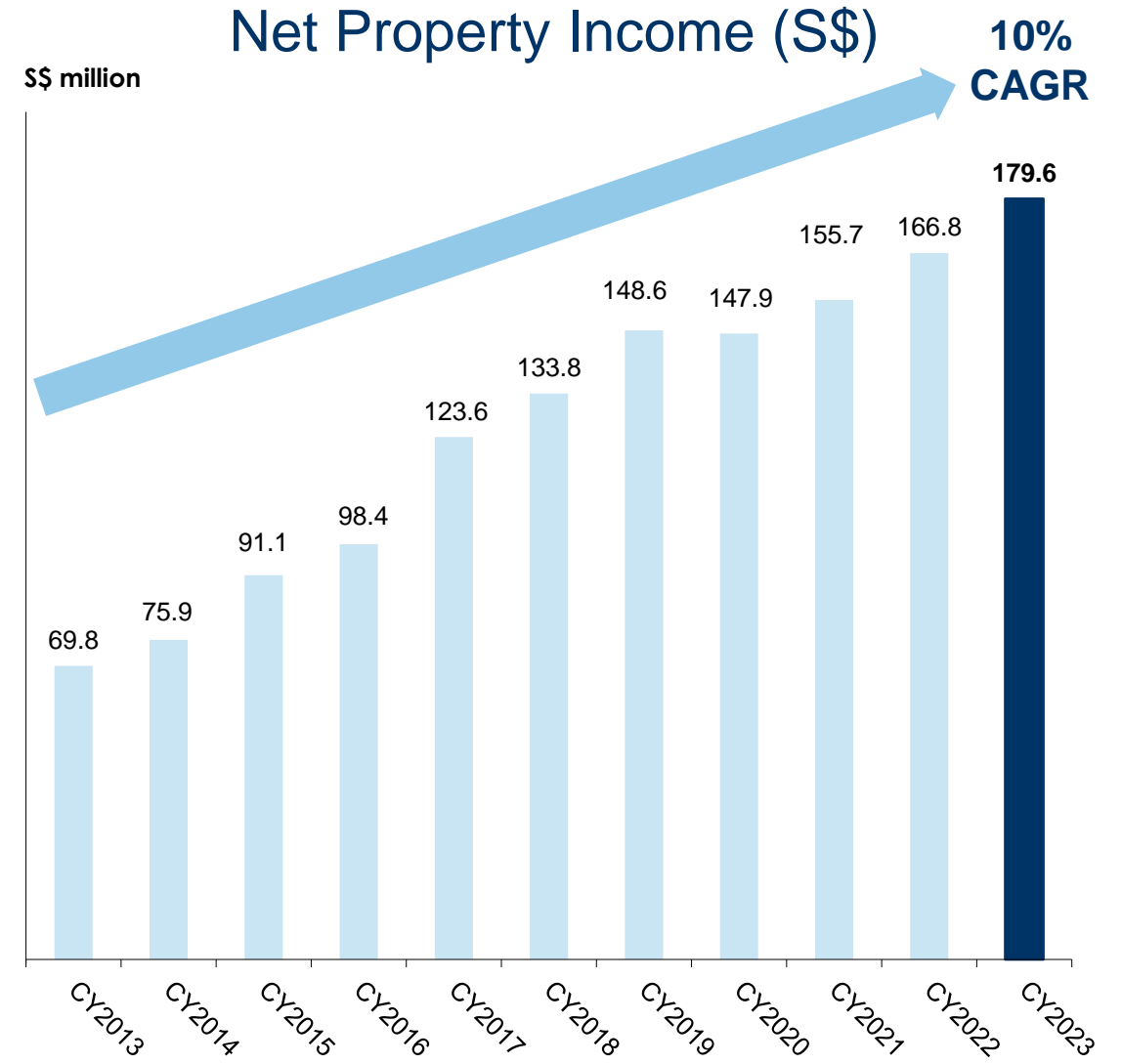
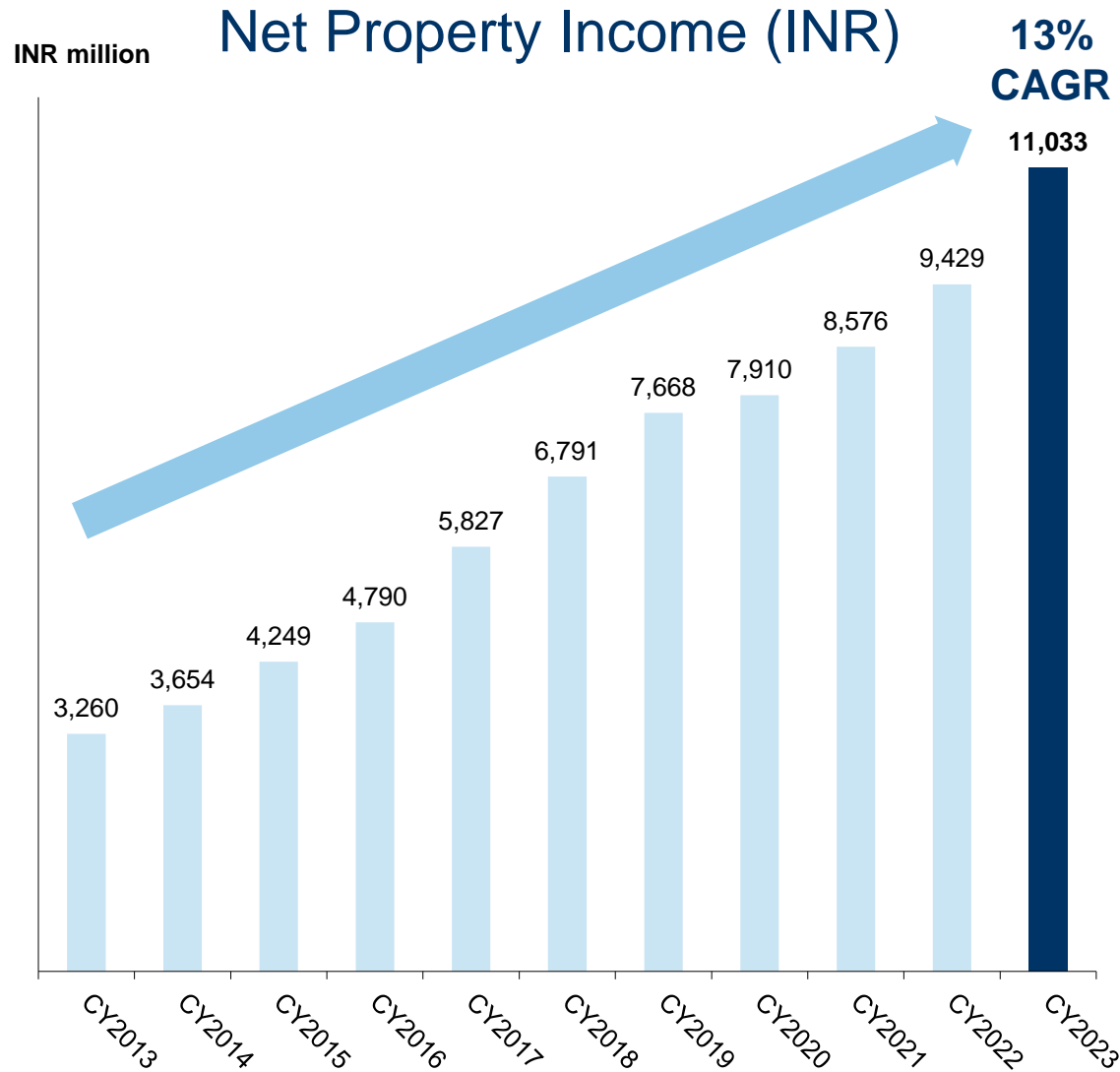
2. Distribution per unit.

3. Increase in number of units was due to the enlarged unit base after preferential offering.

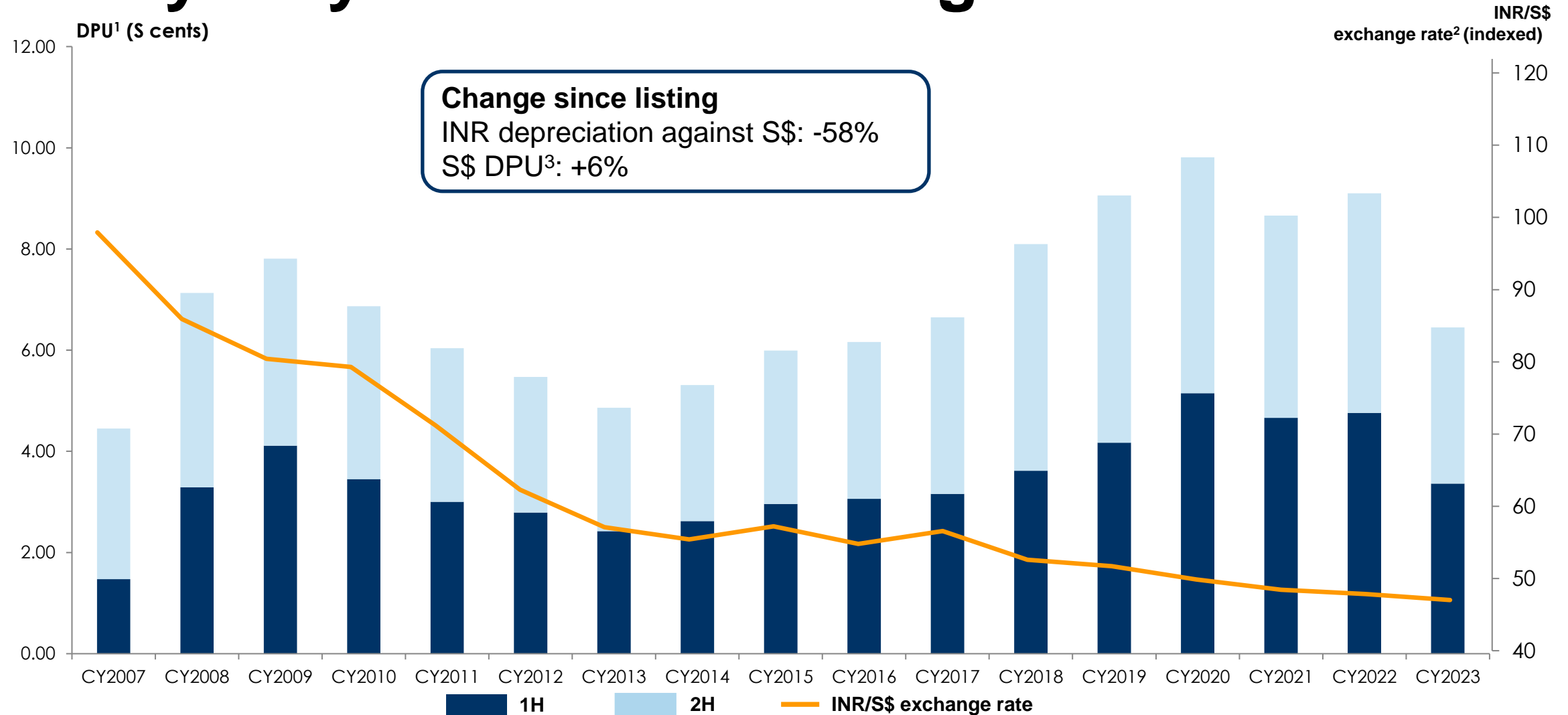
Total Property Income



Net Property Income



Half-yearly DPU since Listing



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

Capital Management



International Tech Park Bangalore

CapitaLand
India Trust

Capital Management

Currency hedging strategy

Balance sheet

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

Income

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


Funding strategy

- The Trustee-Manager's approach to equity raising is predicated on maintaining a strong balance sheet by keeping the Trust's gearing ratio at an appropriate level.
- Trustee-Manager mainly borrows S\$ loans in Singapore as it costs less to hedge S\$ borrowings to INR-denominated borrowings using cross-currency swaps and derivatives.

Income distribution policy

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

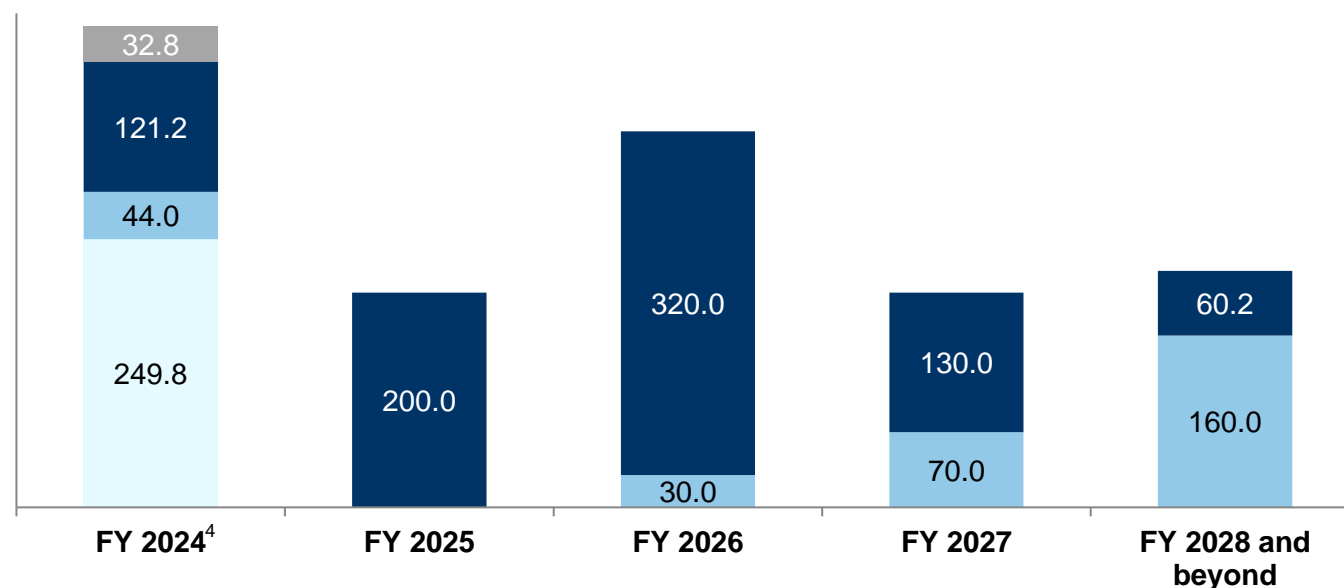
Debt Maturity Profile & Capital Structure

 **Gearing Ratio**
35.8%¹

 **Net Gearing Ratio**
32.6%²

 **Cost of Debt**
6.3%³

S\$ million



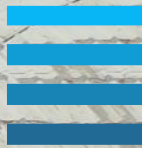
■ S\$-denominated debt
 ■ INR-denominated debt
 ■ Deferred consideration
■ Short-term revolving credit facilities (RCFs)

Effective borrowings	S\$1,336 million
% of fixed rate debt	74.9%
Hedging ratio	INR: 60.0% S\$: 40.0%
Available debt headroom (gearing limit of 50%)	S\$1,058 million
Interest service coverage	2.6 times
Debt maturity	2.3 years
Cash and cash equivalents	S\$180 million
Unsecured borrowings	98.5%

All information as at 31 December 2023.

- As at 31 December 2023, the effective borrowings to net asset ratio and total borrowings less cash and cash equivalents to net asset ratio is 81.5% and 75.5% respectively.
- Net gearing will be 32.6% if cash and cash equivalents are considered.
- Weighted average cost of debt has maintained at 6.3% since 1H FY2023 despite the interest rate hikes.
- Includes short-term revolving credit facilities (RCFs) of S\$249.8 million. CLINT has cash of S\$180 million and undrawn RCFs which may be used for repayment of existing debt.

Market Overview

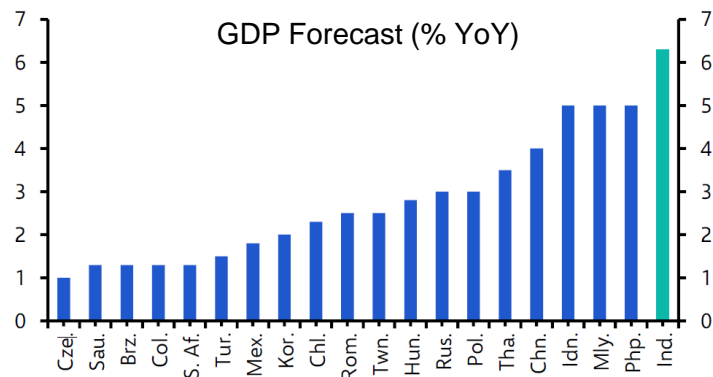


aVance Pune

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India's GDP drivers support CLINT's growth prospects

Economic Growth

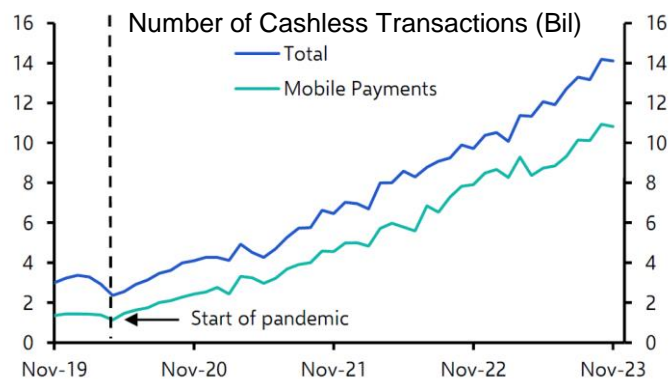


India will remain the fastest-growing major emerging market in 2024

Infrastructure Growth

- ❑ India's infrastructure sector is set to become the biggest driver for the country's economic growth.
- ❑ Investments in the sector are projected to double from 2023 levels to ₹143 trillion (S\$2.3 trillion) by 2030.
- ❑ By 2030, green investments are also expected to reach ₹36.6 trillion (S\$590 billion) a fivefold rise from 2017.

Digitalisation



India's efficient and rapidly-growing digital payments system could create a large online ecosystem

Amendments to Special Economic Zone (SEZ) Act

- ❑ The recent SEZ Act amendments allow non-SEZ tenants to lease space upon refund of pro-rata tax benefits.
- ❑ CLINT's SEZ occupancy is at 91% with a healthy leasing pipeline. The amendments reduce future leasing risk.

Source: Capital Economics and Credit Rating Information Services of India Limited



Operational Review

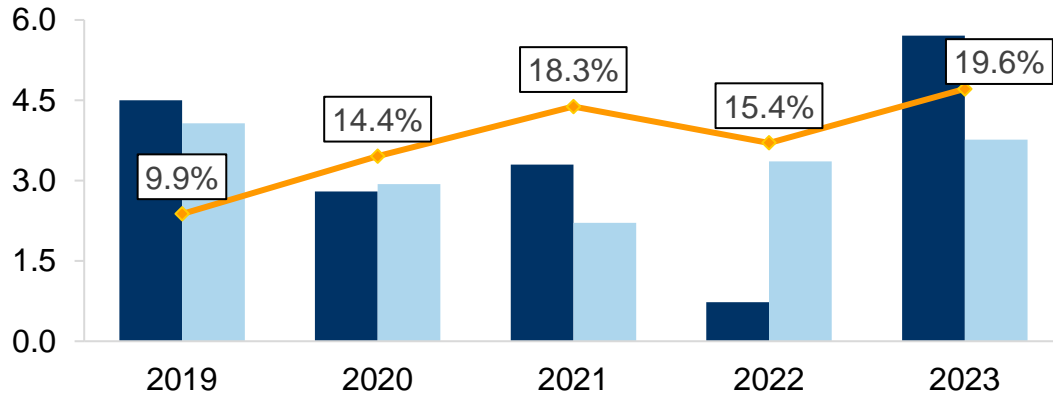


Block A, International Tech Park Hyderabad

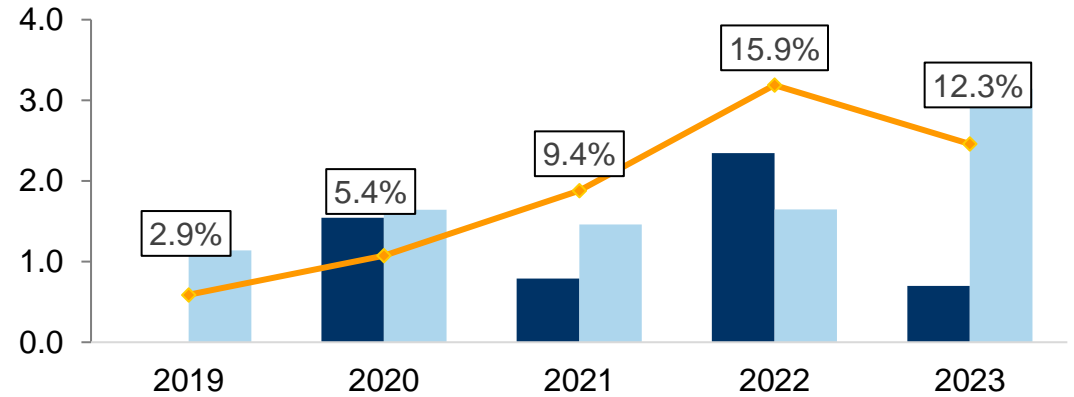
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Office Markets Update

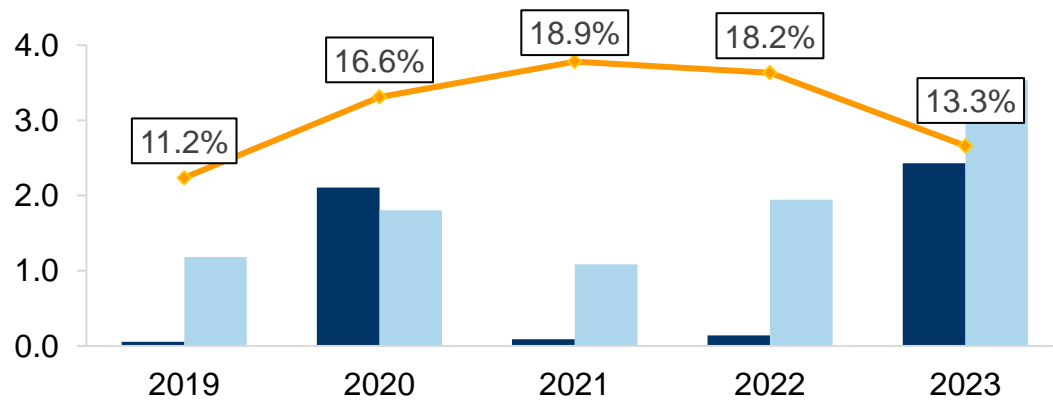
Bangalore (Whitefield)



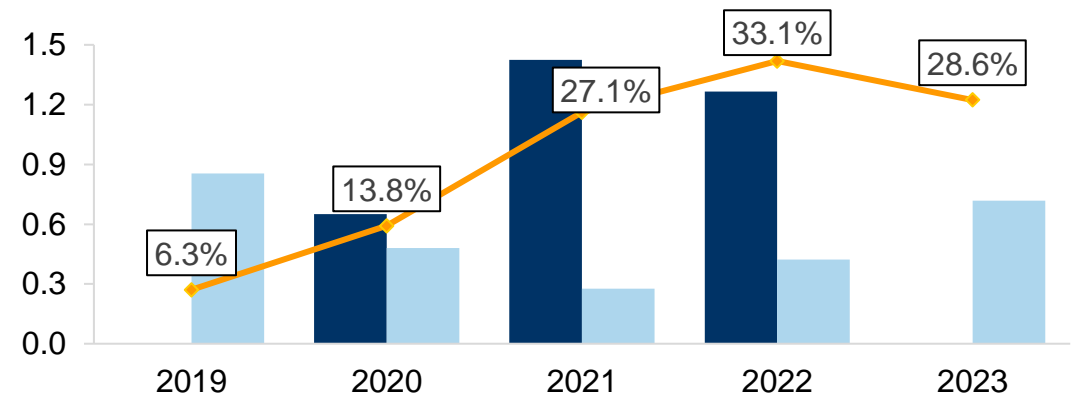
Hyderabad (IT Corridor I includes HITEC City and Madhapur)



Chennai (OMR)



Pune (Hinjawadi)

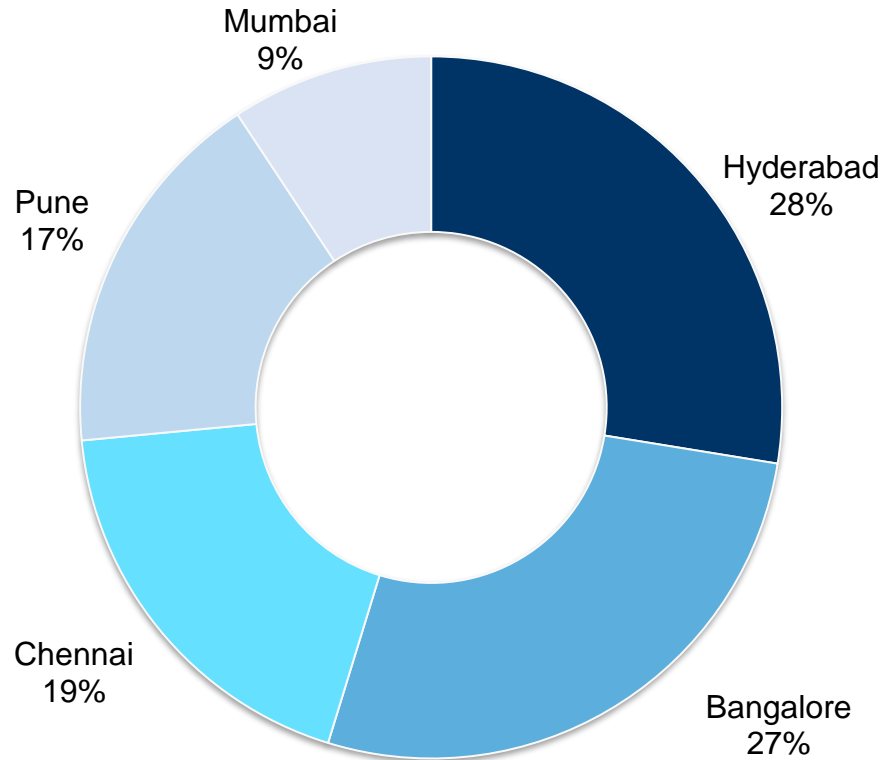


■ YTD Supply (million sq ft) ■ YTD Gross Absorption (million sq ft) — As-at Vacancy (%)

Source: CBRE Research

Diversified Portfolio

Portfolio breakdown by base rental



All information as at 31 December 2023

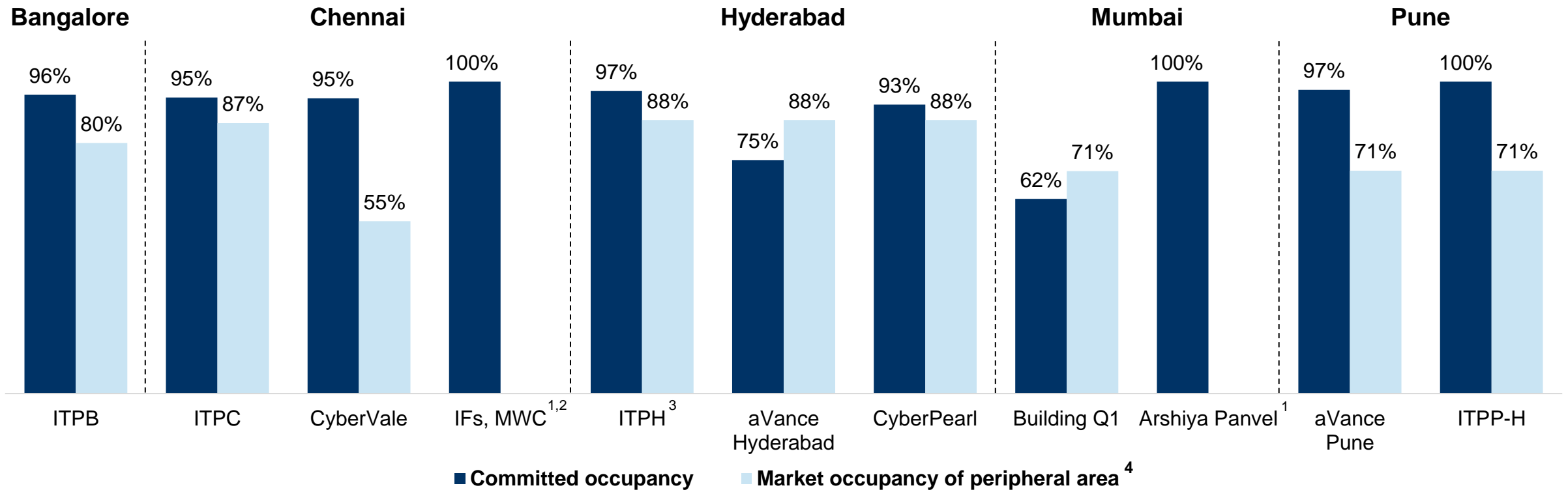
Customer Base

Total number of tenants	299
Average space per tenant	~60,000 sq ft

Largest tenant accounts for 12% of the portfolio base rent

Portfolio Occupancy

Committed occupancy: 93%



All information as at 31 December 2023

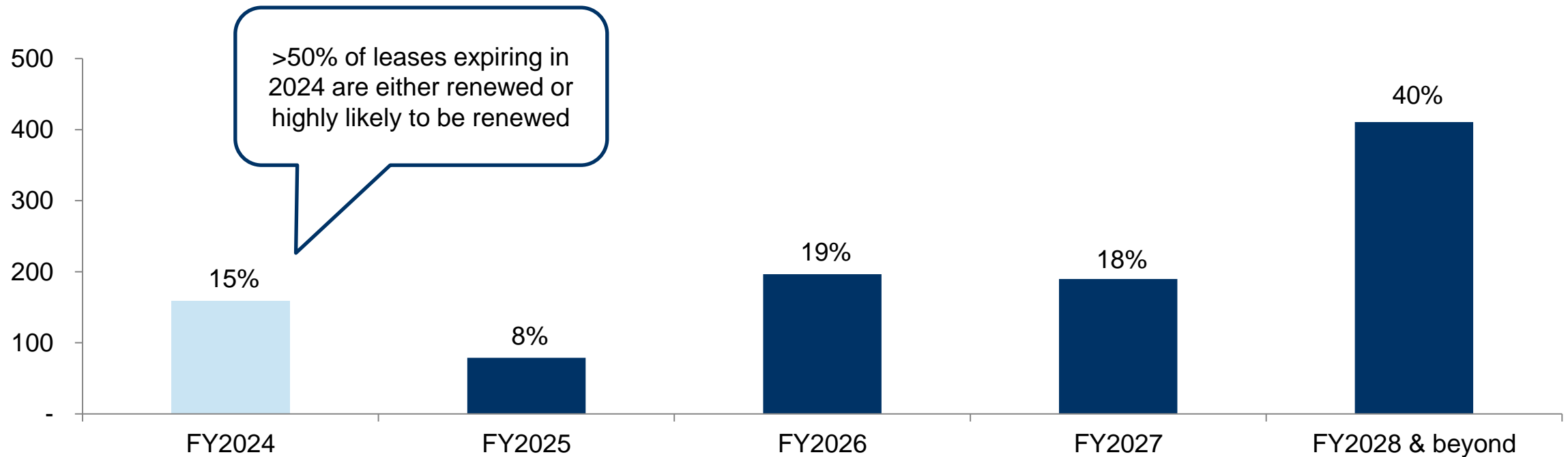
1. No relevant market leasing data is available.
2. Including Industrial Facilities 2 and 3 acquired in December 2023.
3. Including Block A.
4. CBRE market report as at 31 December 2023.

Spread-out Lease Expiry Profile

Weighted average lease term
6.5 years

Weighted average lease expiry
3.4 years

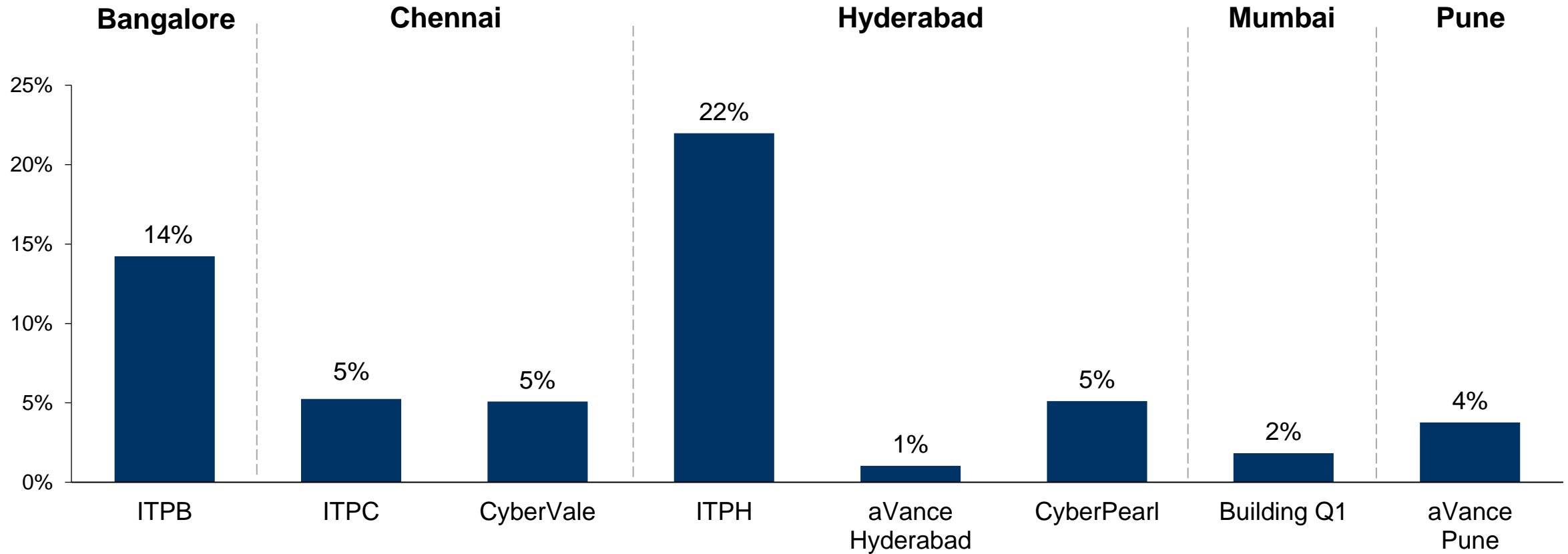
**Monthly base rent expiring
(INR mil)**



All information as at 31 December 2023

Note: Retention rate for the past 12 months was 76%.

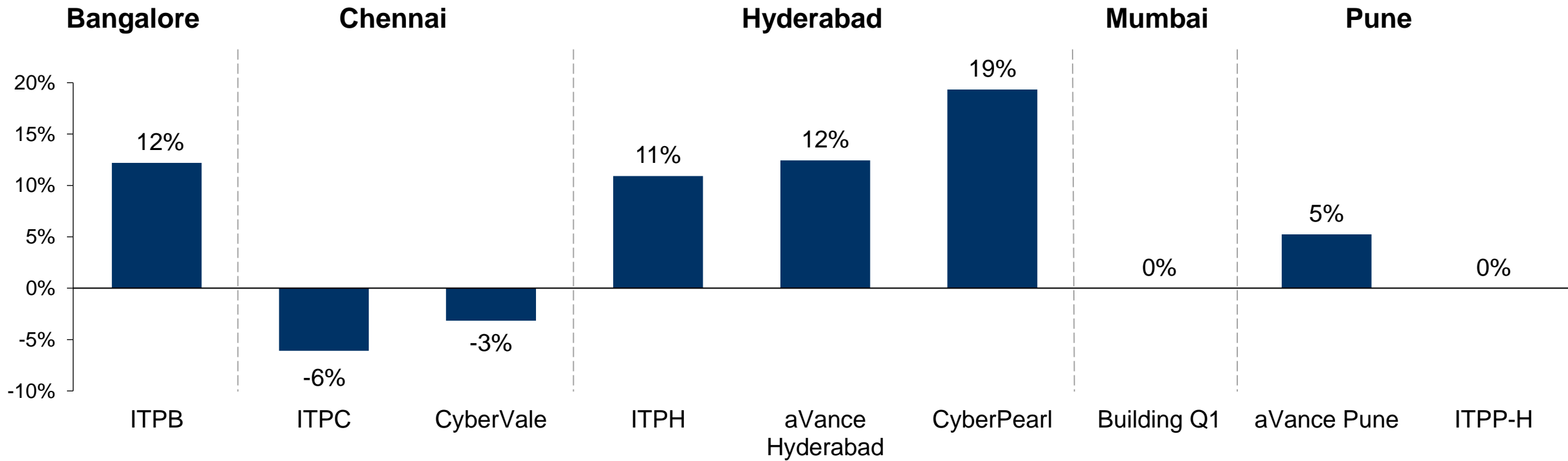
Rental Revenue Growth¹



All information as at 31 December 2023

1. Rental revenue growth is the percentage difference of average headline rent of leases commenced in the last 12 months over the respective property's average rent at the start of the 12-month period.
2. There were no eligible transactions in Arshiya Panvel in the last 12 months.

Rental Reversion¹



All information as at 31 December 2023

Negative rental reversions in Chennai are mostly due to the expiry of certain short-term lease extensions, which were done at above-market rates

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

Quality Tenants

Top 10 tenants of IT Parks		% of base rents
1	Tata Consultancy Services	12%
2	Infosys	6%
3	Amazon	4%
4	Bank of America	3%
5	Synechron	3%
6	Bristol Myers Squibb	3%
7	Applied Materials	3%
8	Renault Nissan	2%
9	Société Générale	2%
10	Technicolor	1%
Total		39%

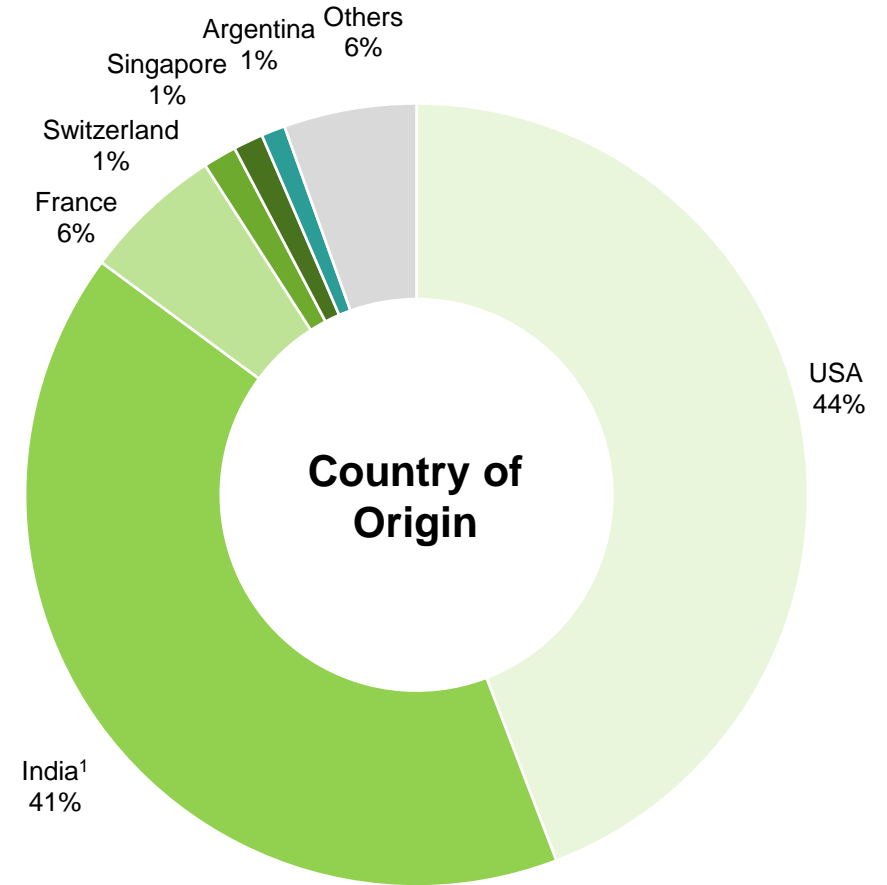
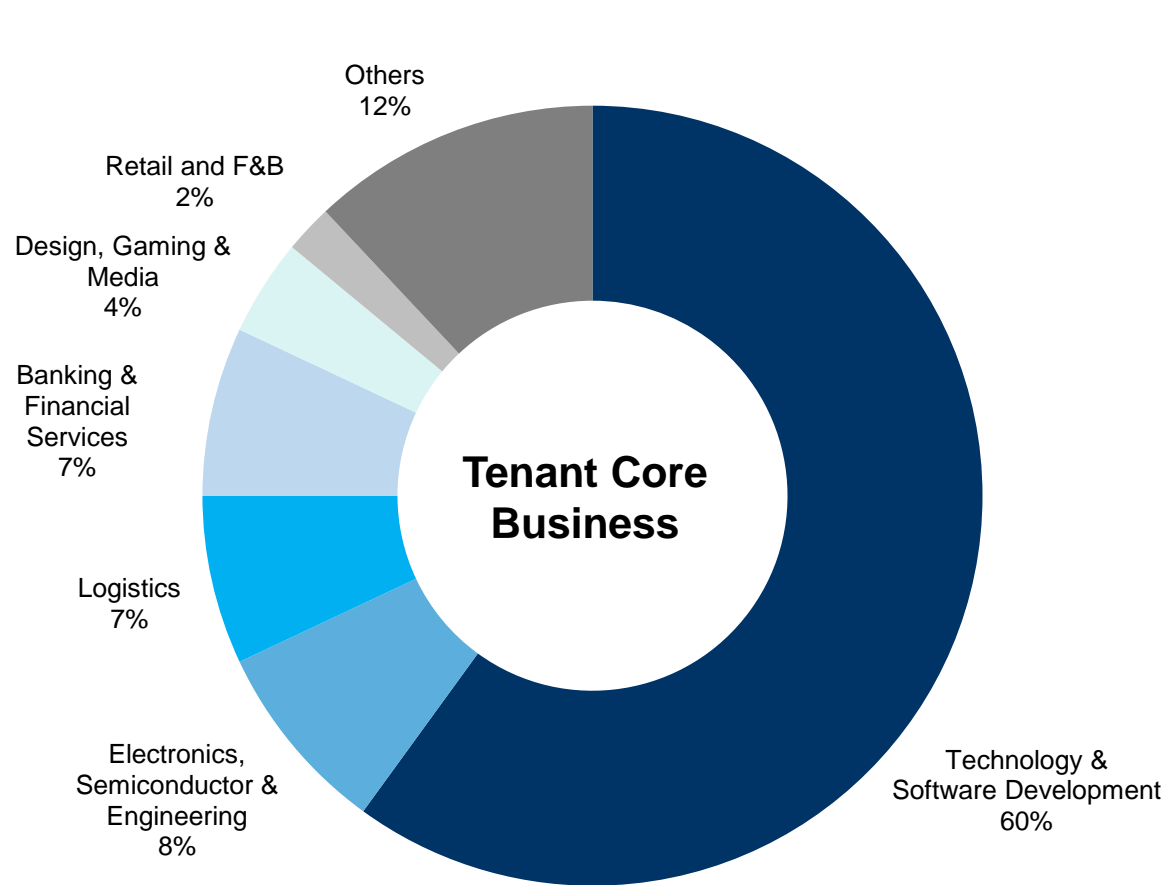
Logistics and Industrial Assets		% of base rents
1	Arshiya <i>Sub-tenants include DHL Logistics, Sawariya Futureworks, UPL Limited Borochemie (India) and Infinity</i>	7%
2	Pegatron	3%

Top 10 tenants accounted for 46% of portfolio base rent

All information as at 31 December 2023

Diversified Tenant Base

Tenant core business & country of origin by base rental



All information as at 31 December 2023

1. Comprises Indian companies with local and overseas operations.

Growth Strategy



CapitaLand

CapitaLand Data Centre Navi Mumbai 1

CapitaLand
India Trust

Good Growth Track Record

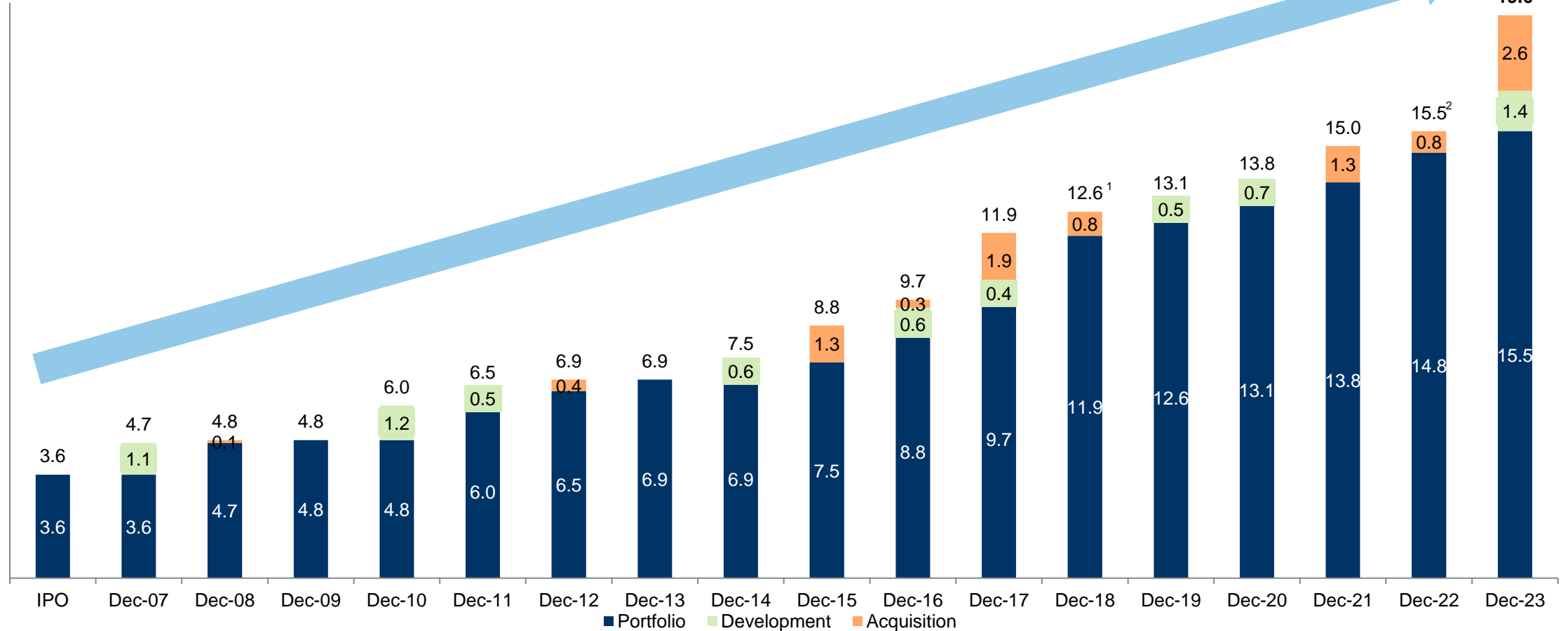
Total developments

7.0 million sq ft

Total acquisitions

9.4 million sq ft

Floor area (million sq ft)



11% CAGR

1. Includes reduction in floor area due to the demolition of Auriga building (0.2 million sq ft) in ITPH as part of the redevelopment.
2. Includes reduction in floor area due to the demolition of Mariner building (0.2 million sq ft) in ITPH as part of the redevelopment.

Long-term Growth Strategy



Development Pipeline

- **3.1 million sq ft** in Bangalore¹
- **2.0 million sq ft** in Hyderabad
- **0.2 million sq ft** in Chennai²



3rd Party Acquisitions

- **1.1 million sq ft** aVance Hyderabad
- **1.4 million sq ft** aVance Business Hub 2, Hyderabad
- **0.8 million sq ft** Building Q2, Aurum Q Parc, Navi Mumbai
- **1.7 million sq ft** Gardencity, Bangalore
- **1.0 million sq ft** Ebisu, Bangalore
- **0.8 million sq ft** OneHub, Chennai



Non-IT Park Asset Class

- **0.2 million sq ft** Arshiya Khurja Warehouses, NCR
- **54 MW** Data Centre (Phase 1), Navi Mumbai
- **40 MW** Data Centre at ITPH, Hyderabad
- **54 MW** Data Centre at Ambattur, Chennai
- **42 MW** Data Centre at ITPB, Bangalore



Sponsor Assets

- Ascendas India Growth Programme
- Ascendas-Firstspace Platform

1. Includes MTB 6 which is under development. Development potential has increased by approximately 0.3 million sq ft due to regulations that grant additional floor space index for properties near to a metro station.
2. Includes FTWZ which is under development.



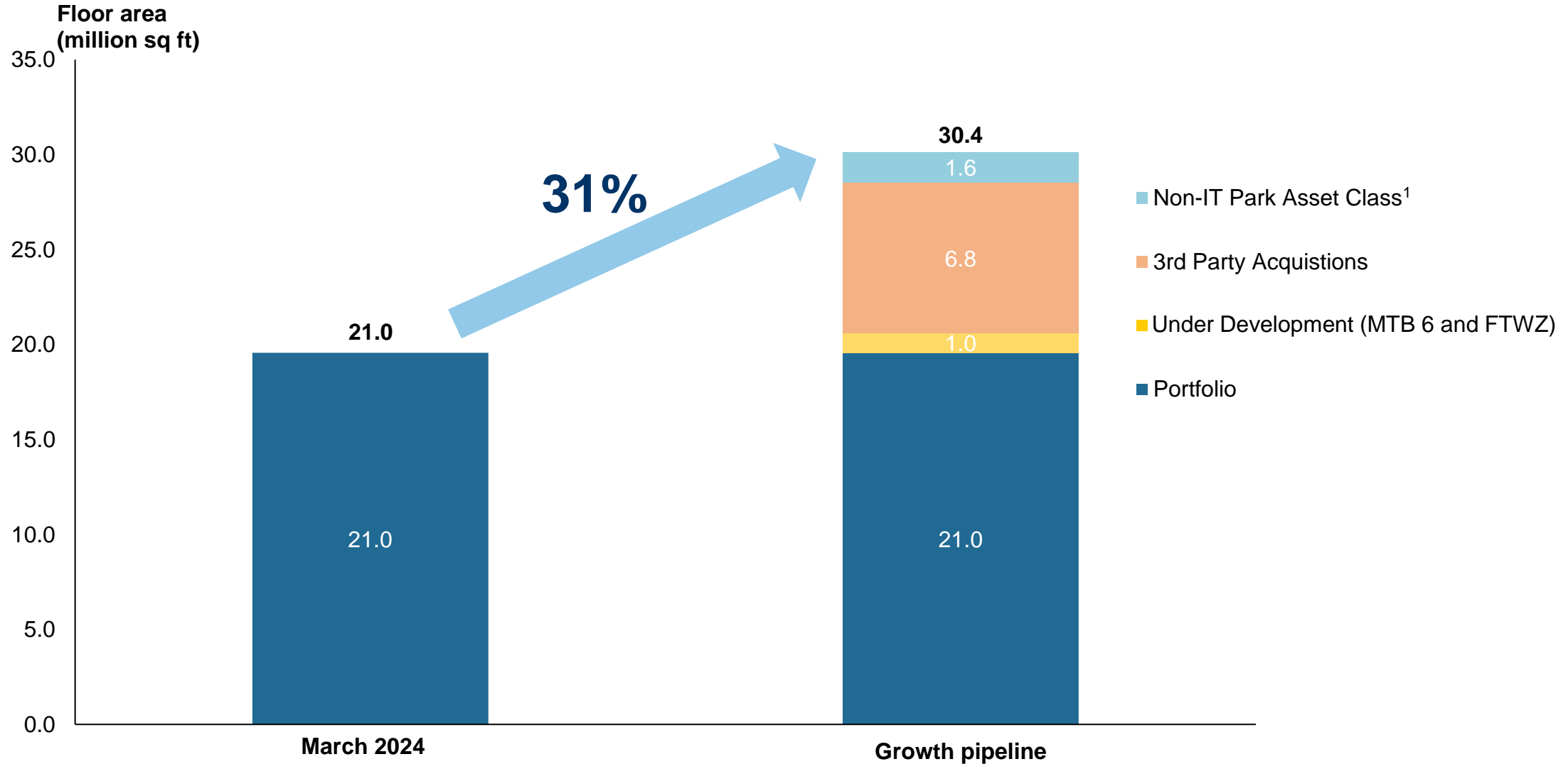
Outlook



Gardencity, Bangalore

CapitaLand
India Trust

Growth based on Committed Pipeline



1. The total area for four DC Developments is 1.4 million sq ft.

Growth Pipeline

	aVance Hyderabad	aVance Business Hub 2		Aurum Q Parc	Gardencity		Arshiya Khurja	Ebisu	Gardencity	Casa Grande – OneHub Chennai ¹⁰	Total
	aVance 5	aVance A1	aVance A2 ⁵	Building Q2	Project I	Project II	1 warehouse	Building 1	Project I	Phase 1, 2 & 3	
Floor area (million sq ft)	1.16	0.83	0.55	0.85	1.26	0.39	0.19	1.00	1.26	0.79	8.28
Time of completion¹	Completed	2H 2024	Construction on hold	OC ⁶ received	2H 2024	2H 2024	Upon completion of CP ⁶	2H 2025	2H 2024	1H 2025 (Phase 1)	N.A.
Expected total consideration²	₹8.4 b (S\$168 m)	₹6.5 b (S\$129 m)	N.A.	₹6.4 b (S\$128 m)	₹11.2 b (S\$209 m)	₹3.2 b (S\$59 m)	₹1.0 b ⁸ (S\$19 m)	₹12.3 b (S\$201 m)	₹11.2 b (S\$209 m)	₹2.7 b (S\$43 m)	₹62.9 b (S\$1,165 m)
Amount disbursed²	₹0.6 b ³ (S\$12 m)	₹2.4 b ⁴ (S\$44 m)	₹0.4 b ⁴ (S\$8 m)	₹2.4 b (S\$48 m)	₹2.9 b (S\$54 m)	₹0.4 b (S\$7 m)	₹0.3 b (S\$5 m)	₹0.5 b (S\$8 m)	₹2.9 b (S\$54 m)	₹0.3 b (S\$5m)	₹13.1 b⁹ (S\$245 m)⁹
Remaining commitment²	₹7.8 b (S\$156 m)	₹4.1 b (S\$85 m)	N.A.	₹4.0 b (S\$80 m)	₹8.3 b (S\$155 m)	₹2.8 b (S\$52 m)	₹0.7 b (S\$14 m)	₹11.8 b (S\$193 m)	₹8.3 b (S\$155 m)	₹2.4 b (S\$38m)	₹50.2b (S\$928 m)

All information as at 31 December 2023 unless otherwise stated.

- Refers to building completion. For Arshiya Khurja, completion refers to the acquisition of 1 Grade-A warehouse.
- Based on exchange rate at the time of investment/announcement. ₹ figures are presented in billions while S\$ figures are presented in millions.
- Post repayment of a portion of the existing loan by the vendor.
- Excludes disbursement of ₹3.6 billion (S\$60 million) towards refinancing of loan taken by the vendor towards acquisition of additional land.
- Construction of aVance A2 is on hold.
- OC refers to Occupancy Certificate; CP refers to Conditions Precedent.
- Top-up consideration will be reduced by accrued interest on APFF and ITPL funding.
- Net consideration after deduction of security deposit.
- Total excludes amount disbursed for aVance A2.
- As at 5 February 2024.

Thank you

For enquiries:

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Website: www.clint.com.sg

The logo for ascelludas is displayed on the glass facade of the building. It features a stylized 'A' icon above the word 'ascelludas' in a lowercase, sans-serif font.

Appendix

Glossary

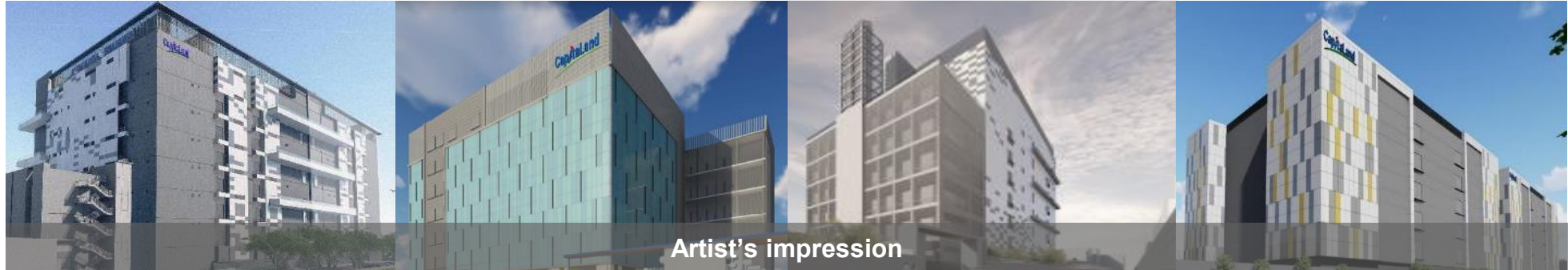
CY	: Calendar year.
Derivative financial instruments	: Includes cross currency swaps (entered to hedge SGD borrowings into INR), interest rate swaps, options and forward foreign exchange contracts.
DPU	: Distribution per unit.
EBITDA	: Earnings before interest expense, tax, depreciation & amortisation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

Balance Sheet

As at 31 December 2023	INR	SGD
Total assets	₹229.7 billion	S\$3,730 million
Total borrowings	₹85.1 billion	S\$1,383 million
Deferred consideration ¹	₹2.1 billion	S\$34 million
Derivative financial instruments	(₹5.0 billion)	(S\$81 million)
Effective borrowings ²	₹82.2 billion	S\$1,336 million
Long term receivables	₹18.8 billion	S\$305 million
Net asset value	₹71.26 per unit	S\$1.16 per unit
Adjusted net asset value ³	₹88.72 per unit	S\$1.44 per unit

1. Deferred consideration refers to the remaining purchase consideration on the acquisition of aVance 6, contingent deferred consideration for ITPP-H and Casa Grande – Phase 2.
2. Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration.
3. Excludes deferred income tax liabilities of ₹23.3 billion (S\$378 million) on capital gains due to fair value revaluation of investment properties.

Development: CapitaLand Data Centres

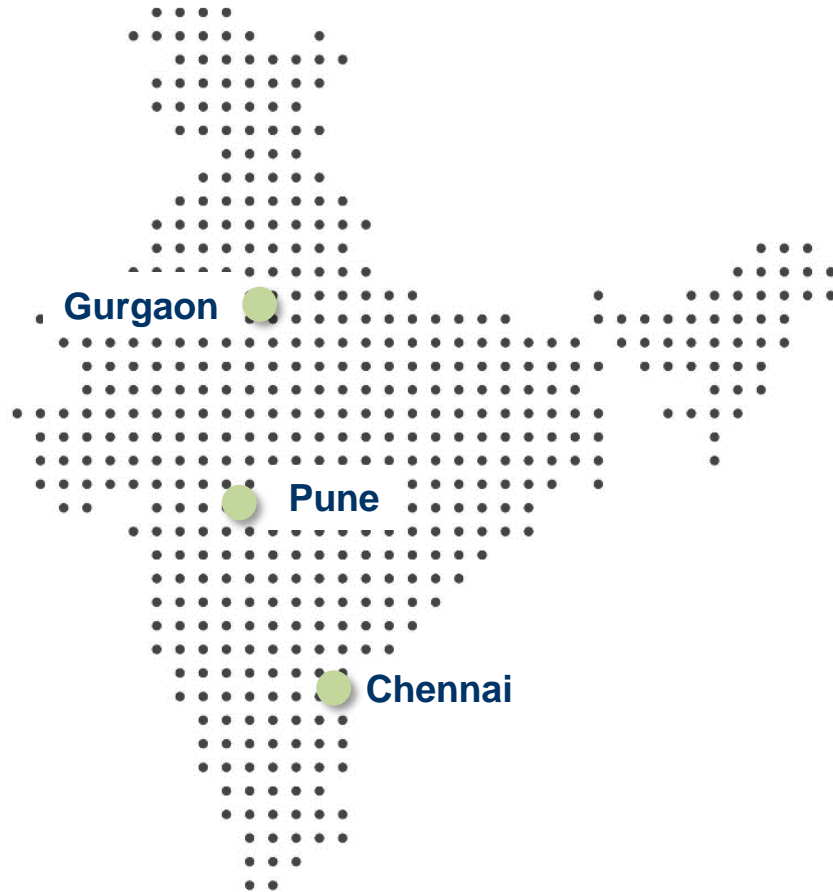


Name	CapitaLand DC Navi Mumbai 1	CapitaLand DC ITPH	CapitaLand DC Chennai	CapitaLand DC ITPB
Location	Airoli, Navi Mumbai	International Tech Park Hyderabad	Ambattur, Chennai	International Tech Park Bangalore
Project details	Capacity ¹ – Phase 1: 54 MW Power load ²	Capacity ⁵ – 40 MW Power load	Capacity ⁷ – 54 MW Power load	Capacity ⁸ – 42 MW Power load
Development status	All critical development permissions secured. GIS ⁹ cabling and 220KV GIS ⁹ sub-station contract awarded. Construction has commenced.	All critical development permissions secured. GIS ⁹ cabling and 220KV GIS ⁹ sub-station contract awarded. Construction has commenced.	Pre-construction permissions being obtained. Construction is expected to commence in 1Q 2024.	Development of 220KV GIS ⁹ sub-station expected to be completed by 1Q 2024. Construction is expected to commence in 2Q 2024.

1. Phase 1: ~30.5 MW IT load.
2. Total estimated development potential for the Project (including Phase 2) is 108 MW Power load.
3. Maharashtra State Electricity Transmission Company Ltd.
4. Mega Volt Amperes.
5. ~25 MW IT load.
6. Transmission Corporation of Telangana Limited.
7. ~34 MW IT load.
8. ~26 MW IT load.
9. Gas Insulated Substation

Sponsor: Assets in India

Sponsor presence¹



Private funds managed by sponsor

- Ascendas India Growth Programme
- Ascendas India Logistics Programme



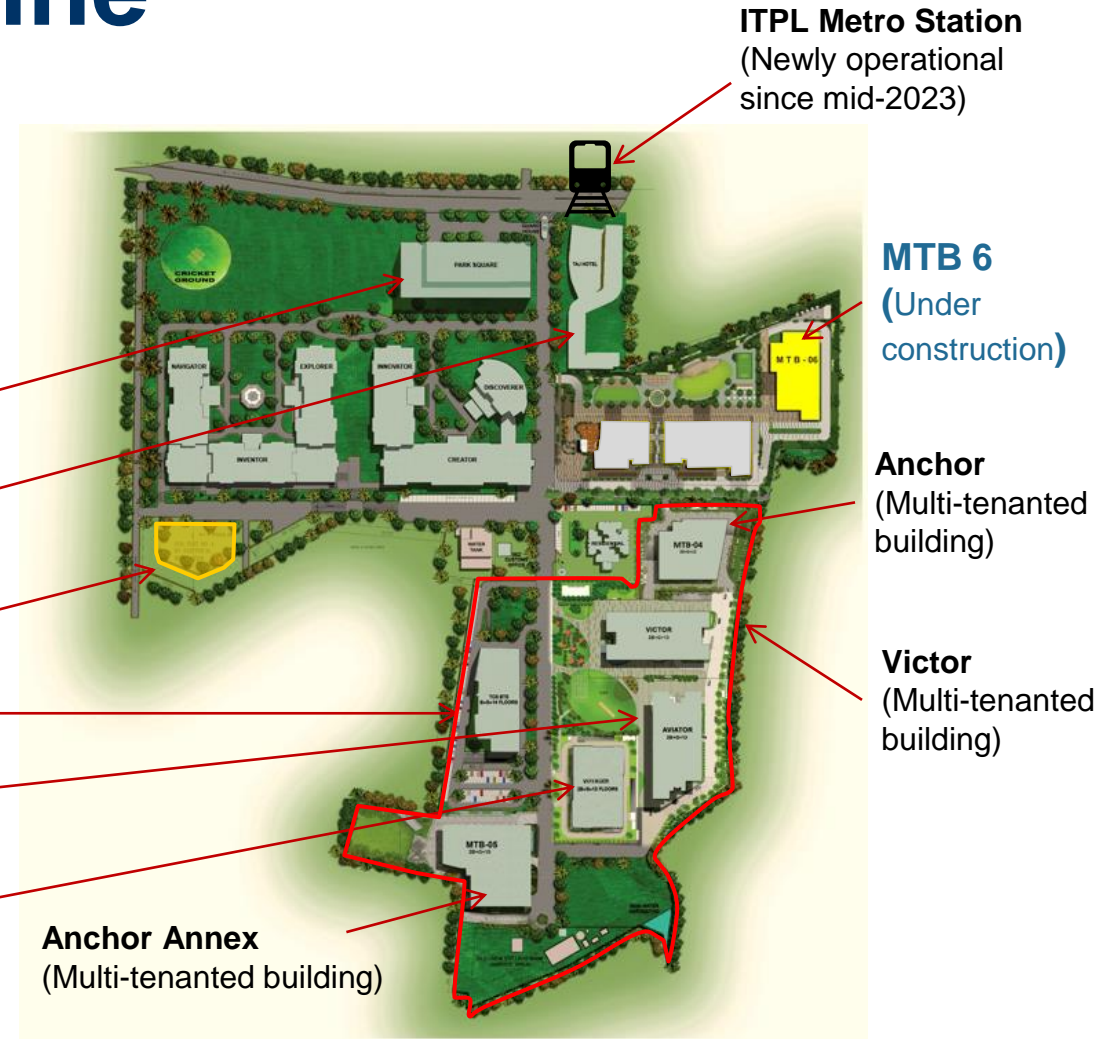
1. Excludes CLINT properties.

Development: ITPB pipeline

Future Development Potential

- Remaining development potential of 3.4 million sq ft¹.
- Site has been identified for development of a data centre.
- ITPB's existing 40 MVA² air insulated substation will be upgraded to a 120 MVA gas insulated substation prior to construction of the data centre.

- Park Square**
(Mall)
- Taj Vivanta**
(Hotel)
- Data centre site**
- Special Economic Zone³**
- Aviator**
(Multi-tenanted building)
- Voyager**
(Multi-tenanted building)



1. Includes MTB 6 which is under development. Development potential has increased by approximately 0.3 million sq ft due to regulations that grant additional floor space index for properties near to a metro station.
2. Mega Volt Amperes.
3. Red line marks border of SEZ area.

Development: MTB 6, Bangalore

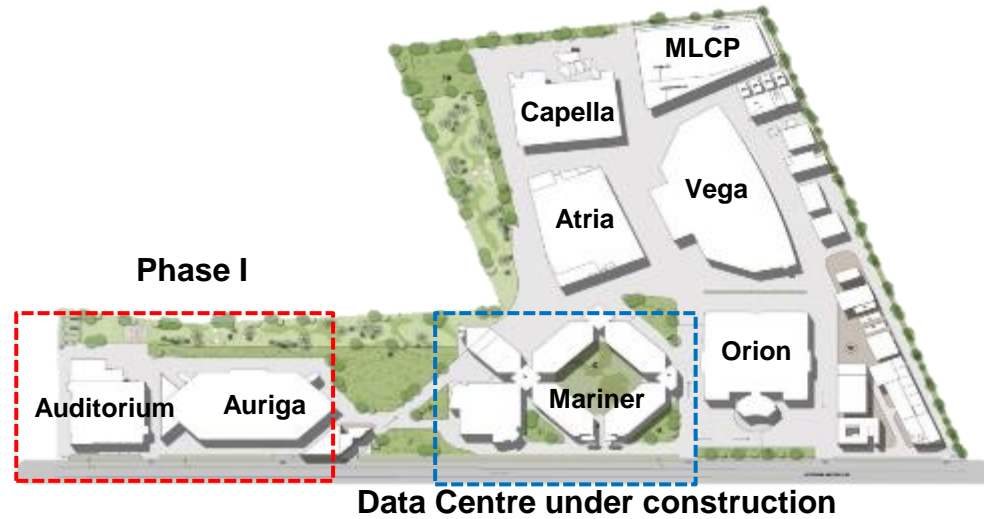


Artist's impression

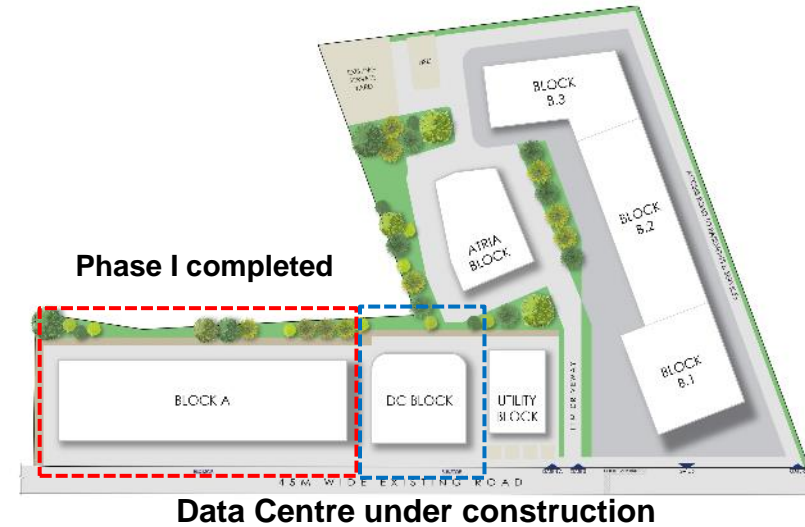
Name	Multi tenanted building – MTB 6
Location	ITPB, Bangalore
Floor area	0.80 million sq ft
Development status	Superstructure work in progress. Building completion expected by 2H 2024.

Development: ITPH redevelopment

Original Master Plan (1.3 million sq ft)



Proposed Master Plan (4.9 million sq ft)



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

- Master plan for ITPH being revised to accommodate development of a Data Centre (DC)
- After the completion of Phase 1 (1.4 million sq ft), the remaining net increase is 2.3 million sq ft of leasable area (including DC area)
- Development planned in multiple phases over the next 7 to 10 years

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

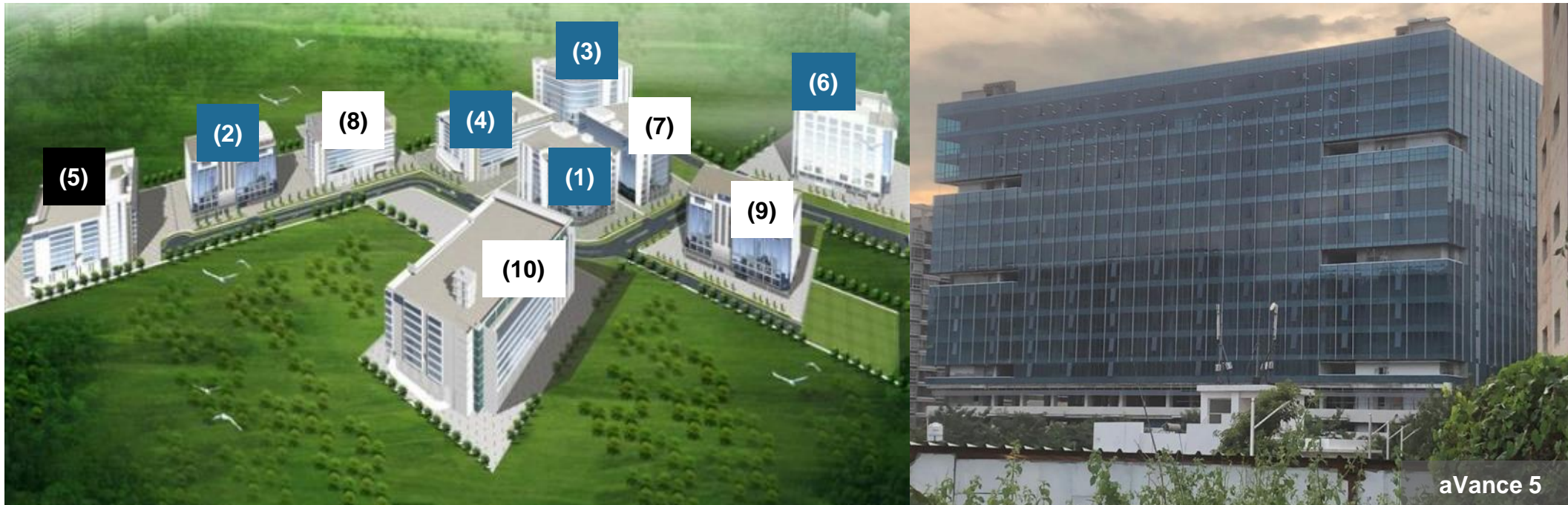
- Demolition of Mariner building completed
- Environment Clearance (EC) , Consent to Establish (CTE) received and Provisional Fire NOC received
- Construction of Data Centre has commenced

Development: FTWZ, Chennai



Name	Free Trade Warehousing Zone
Location	CyberVale, Chennai
Floor area	0.21 million sq ft
Development status	Construction works have commenced. Building completion expected by 2H 2024.

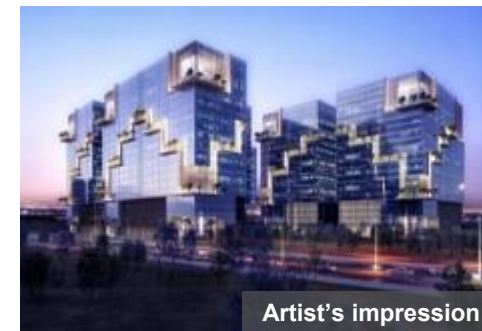
IT Park: aVance Hyderabad



Site area	25.7 acres / 10.4 ha
Asset ownership	CLINT assets – marked in blue; Vendor assets – marked in black; Landowner assets – marked in white; CLINT has ROFR to (7), (8), (9) & (10)
aVance 5	<p>Proposed acquisition of (5)¹ – 1.16 million sq ft</p> <ul style="list-style-type: none"> Occupancy Certificate received; Building is operational 6 Floors (50%) are leased to Carelon (formerly known as Legato). Lease Deed signed with Mphasis for 1.5 floors (~12% of area). Carelon and Mphasis has an option to further lease remaining 4 floors

1. Share Purchase Agreement executed for proposed acquisition of aVance 5..

IT Park: aVance Business Hub 2, Hyderabad

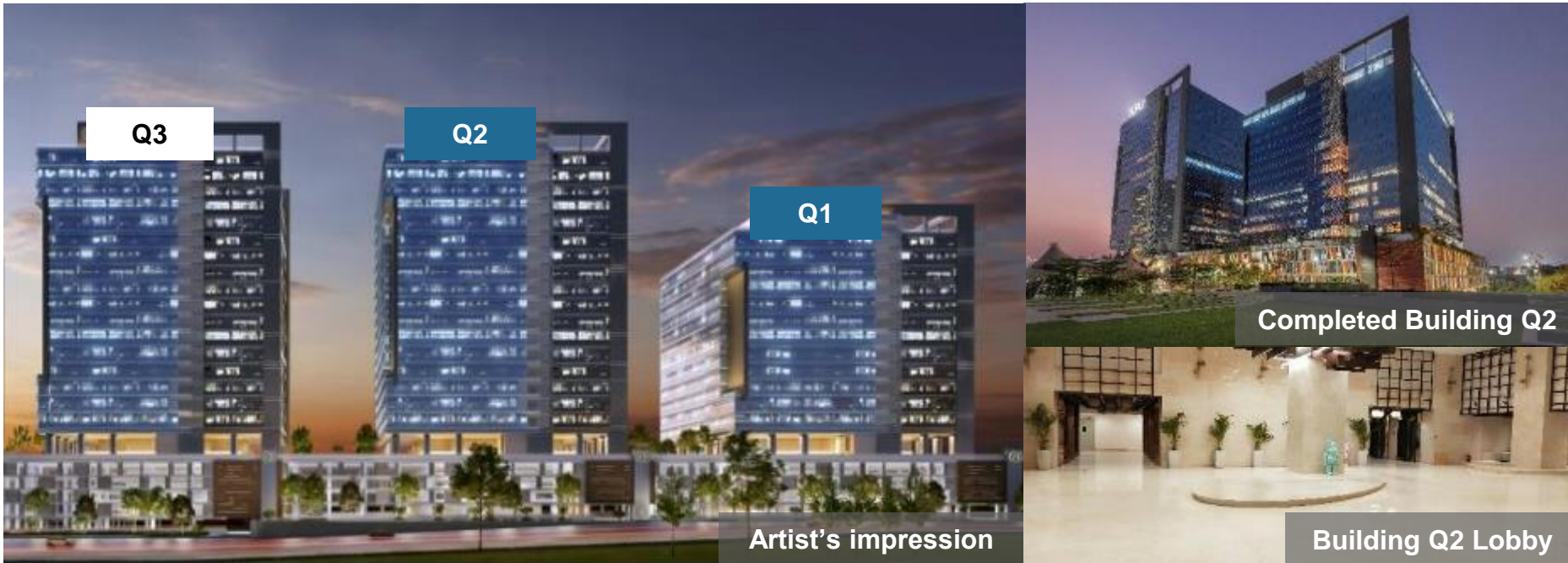


Park Statistics

Site area:	14.4 acres / 5.8 ha	Proposed acquisition of (A1) to (A5) ¹ :	4.75 million sq ft
Vendor assets:	marked in yellow	Construction status:	Façade and MEP installation in process for the A1 building
Landowner assets:	marked in beige		

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

IT Park: Aurum Q Parc, Navi Mumbai



Location	Ghansoli, Navi Mumbai
Floor area	Building Q1 (CLINT owned): 0.62 million sq ft; Building Q2: 0.85 million sq ft
Expected completion	Building Q2: Construction completed; Occupancy Certificate received.
Leasing status	Building Q2 is ~63% (~0.53 million sq ft) pre-committed.
Acquisition	Acquisition of Building Q2 expected to be completed in 1H 2024.

IT Park: Gardencity, Bangalore



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

Logistics: Arshiya Khurja Warehouses, NCR



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

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

IT Park: Ebisu, Bangalore



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

Industrial: Casa Grande – OneHub, Chennai



Location	OneHub, Chennai
Floor area	Phase 1: 0.48 million sq ft Phase 2: 0.16 million sq ft Phase 3: 0.15 million sq ft
Construction status	Development of Phase 1 has commenced in February 2024

World-class Assets

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	<ul style="list-style-type: none"> International Tech Park Bangalore 	<ul style="list-style-type: none"> International Tech Park Chennai CyberVale Industrial Facility 1,2 & 3, MWC 	<ul style="list-style-type: none"> International Tech Park Hyderabad CyberPearl aVance Hyderabad 	<ul style="list-style-type: none"> aVance Pune International Tech Park Pune, Hinjawadi aVance Pune II 	<ul style="list-style-type: none"> Arshiya Panvel Warehouses Building Q1, Aurum Q Parc
Type	IT Park	IT Park; Industrial	IT Park	IT Park	Warehouse; IT Park
Site area	68.3 acres 27.6 ha	49.0 acres 20.0 ha	51.2 acres ¹ 20.5 ha ¹	65.2 acres 26.4 ha	27.9 acres 11.3 ha
Completed floor area	5.2 million sq ft ²	3.6 million sq ft	5.2 million sq ft ²	5.2 million sq ft	1.8 million sq ft
Number of buildings	12	6 IT buildings 3 industrial facilities	12	8	7 warehouses 1 IT building
Park population	62,000	25,000 ³	36,000	40,000	4,000 ³
Land bank (development pipeline ⁴)	3.1 million sq ft ⁵	0.2 million sq ft ⁶	2.0 million sq ft	-	-

1. Includes land not held by CLINT.

2. Only includes floor area owned by CLINT.

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

4. Excludes total area of four Data Centre developments.

5. Includes MTB 6 which is under development. Development potential has increased by approximately 0.3 million sq ft due to regulations that grant additional floor space index for properties near to a metro station.

6. Includes FTWZ which is under development.

Lease Expiry Profile by Base Rental

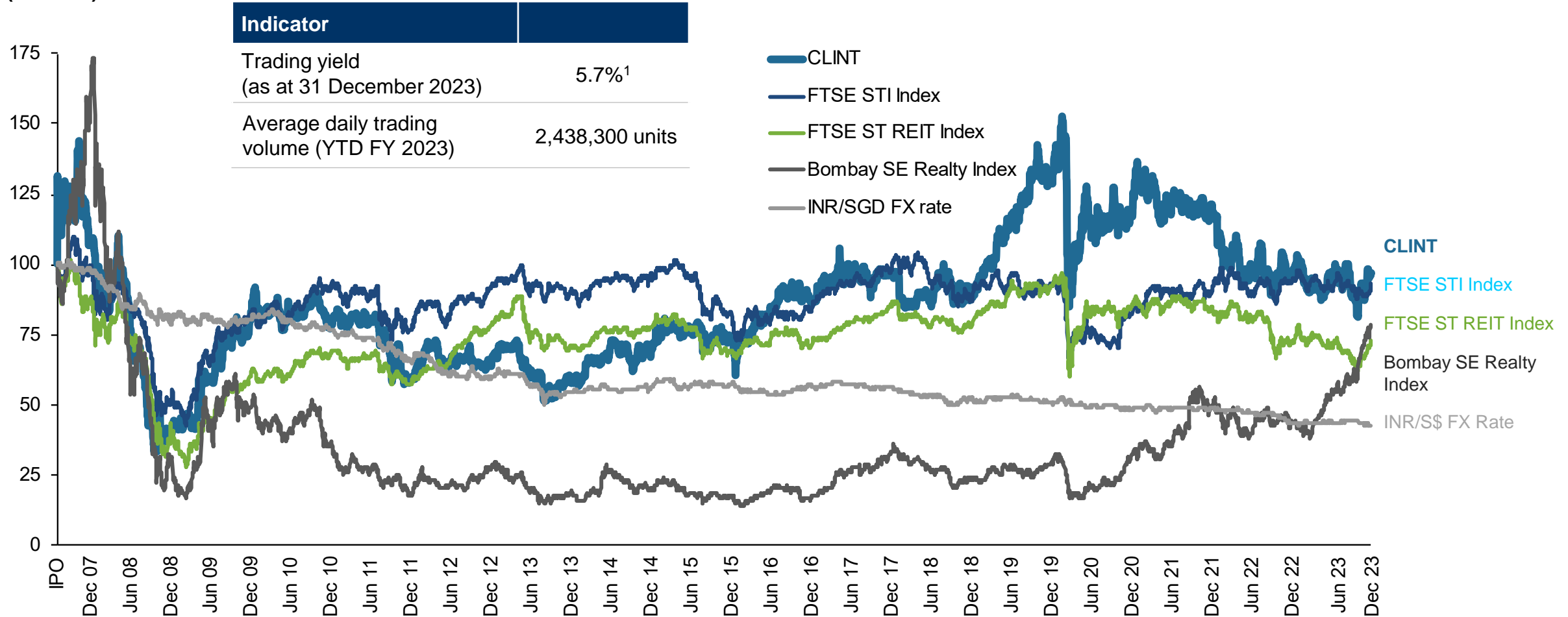
City	2024	2025	2026	2027	2028 & beyond	Total
Bangalore	4.7%	1.8%	9.2%	3.8%	7.8%	27.3%
Hyderabad	2.3%	2.7%	2.2%	5.5%	14.7%	27.4%
Chennai	2.4%	1.6%	2.6%	6.3%	5.6%	18.5%
Pune	0.3%	1.0%	5.0%	1.7%	9.3%	17.3%
Mumbai	5.7%	0.4%	0.0%	1.0%	2.3%	9.4%
Total	15.4%	7.6%	19.0%	18.3%	39.7%	100.0%

Lease Expiry Profile by Area

City	2024	2025	2026	2027	2028 & beyond	Total
Bangalore	4.6%	1.7%	9.2%	4.0%	8.1%	27.6%
Hyderabad	2.2%	2.3%	2.0%	4.6%	13.1%	24.2%
Chennai	2.1%	1.2%	2.8%	5.5%	6.6%	18.2%
Pune	0.4%	1.3%	6.0%	1.9%	11.7%	21.3%
Mumbai	4.7%	0.4%	0.0%	1.1%	2.5%	8.7%
Total	14.0%	7.0%	20.0%	17.1%	41.9%	100.0%

CLINT Unit Price versus Major Indices

(Indexed)



Source: Bloomberg

1. Trading yield based on FY 2023 DPU of 6.45 Singapore cents at closing price of S\$1.14 per unit as at 31 December 2023.