

CapitaLand India Trust

Acquisition of Building Q2  
at Aurum Q Parc business  
park in Navi Mumbai

22 July 2024

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**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

Building Q1 and Q2, Aurum Q Parc, Navi Mumbai, India

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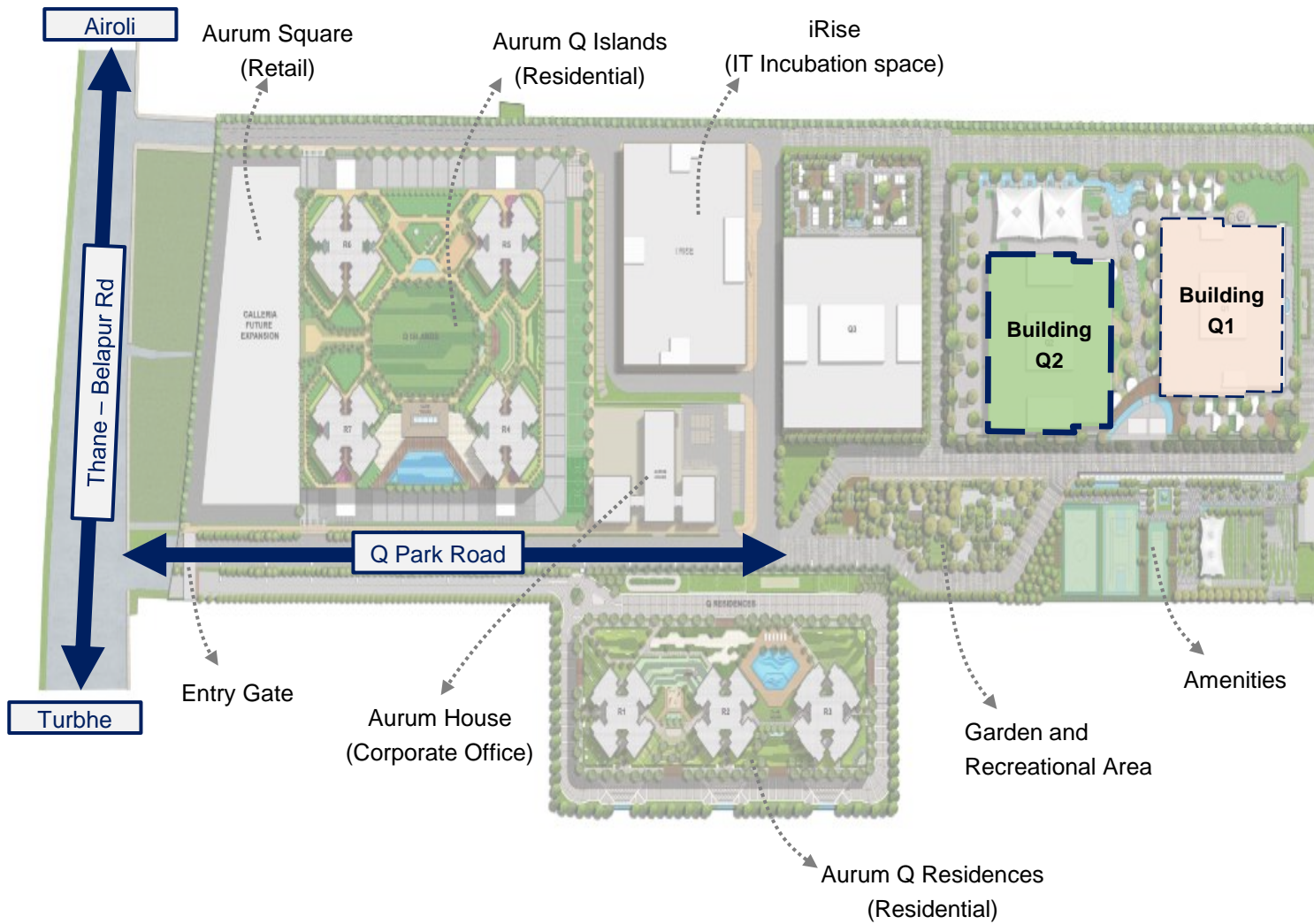


# Project Overview

<b>Project Acquisition</b>	Building Q2
<b>Location</b>	Aurum Q Parc, Ghansoli, Navi Mumbai
<b>Vendor</b>	Aurum Ventures Private Limited <sup>1</sup> (“ <b>Vendor</b> ”)
<b>Land Title</b>	Maharashtra Industrial Development Corporation (“ <b>MIDC</b> ”) Leasehold Land
<b>Project Type</b>	IT Non-SEZ <sup>2</sup> Office Building
<b>Net Leasable Area</b>	~0.82 million sq ft
<b>Purchase Consideration<sup>3</sup></b>	~₹ 6.76 billion / S\$ 108.99 million <sup>4</sup>
<b>Leasing Status</b>	Fully leased to leading domestic and multinational companies such as Mizuho Bank, DP World, ICICI Bank, Axis Securities, John Cockerill, ideaForge Technology and Shriram Finance

1. In 2018, the forward purchase agreement was executed with Aurum Platz Private Limited (“**APPL**”); and pursuant to the merger order dated 13 June 2023, APPL was merged into Aurum Ventures Private Limited
2. Information Technology Non-Special Economic Zone
3. Excludes deferred consideration and transaction expenses;
4. Exchange rate of S\$ 1 = ₹ 62 is used throughout this presentation

# Site Layout



*Illustrative, Not to Scale*

**Building Q1**

- IT SEZ
- NLA of ~0.65 million sq ft
- ~94% committed

**Building Q2**

- IT Non-SEZ
- NLA of ~0.82 million sq ft
- Fully leased



# Project Photographs (1/2)



Building Q2 (left) and Building Q1 (right)



Building Q2 facade



# Project Photographs (2/2)



Lobby



Entrance Fountain



Lift Lobby



Lobby Entrance



Lobby Walkway



# Transaction Details



Building Q1, Aurum Q Parc, Navi Mumbai, India

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# Transaction Details

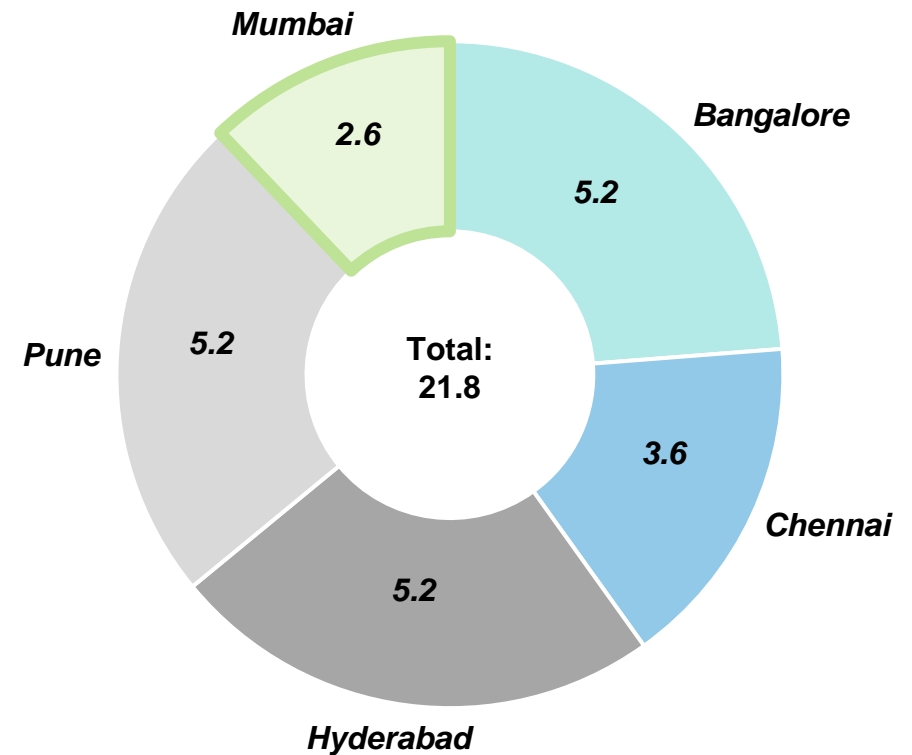
- The Purchase Consideration for the Transaction is approximately ₹ 6.76 billion / S\$ 108.99 million, determined after considering the agreed capitalization rates and rentals.
- The Transaction is expected to be financed entirely by debt.
- Additionally, an estimated ₹ 0.30 billion / S\$ 4.81 million of Deferred Consideration will be payable to the Vendor, subject to achievement of pre-agreed business milestones by the Vendor.
- Savills Property Services (India) Private Limited (“**Valuer**”) was commissioned by CLINT to independently value Building Q2. As per the valuation report prepared by the Valuer, Building Q2 is valued at approximately ₹ 7.51 billion / S\$ 121.07 million based on the discounted cash flow method.



# Transaction Rationale

- The Transaction will strengthen CLINT's presence in Navi Mumbai, which is a **key destination for the IT office market**. Building Q2 is **strategically located in proximity of major IT campuses**.
- Building Q2 has been **fully leased**, with a **diverse blue-chip tenant base** like ICICI Bank, DP World, Shriram Finance and ideaForge Technology, which is a **leading drone manufacturer**.
- Through the forward purchase structure, the acquisition is priced at a **discount to the market cap rates**, allowing CLINT to **capitalise on the growing demand for office space** and **delivering sustainable returns to our Unitholders**.
- As a result of the Transaction, CLINT's portfolio presence (completed floor area) in Mumbai will increase from 1.8 million sq ft (~9%) to 2.6 million sq ft (~12%).

CLINT's portfolio (completed floor area)



The figures in the chart above denote completed floor area in million sq ft



# Thank you

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