



CapitaLand India Trust

Phillip Securities Webinar

11 February 2025

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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.

The logo for CapitaLand, featuring the word "CapitaLand" in a blue sans-serif font with a green swoosh underneath.

About CLINT



International Tech Park Bangalore

CapitaLand
India Trust

CapitaLand India Trust (CLINT) Overview

Largest India-focused Property Trust in Singapore with World-class Quality Assets

Portfolio Metrics

21.9
million sq ft
Completed
Floor
Area

7.1
million sq ft
Development
Potential
Floor Area

6.0
million sq ft
Forward
Purchases
Floor Area

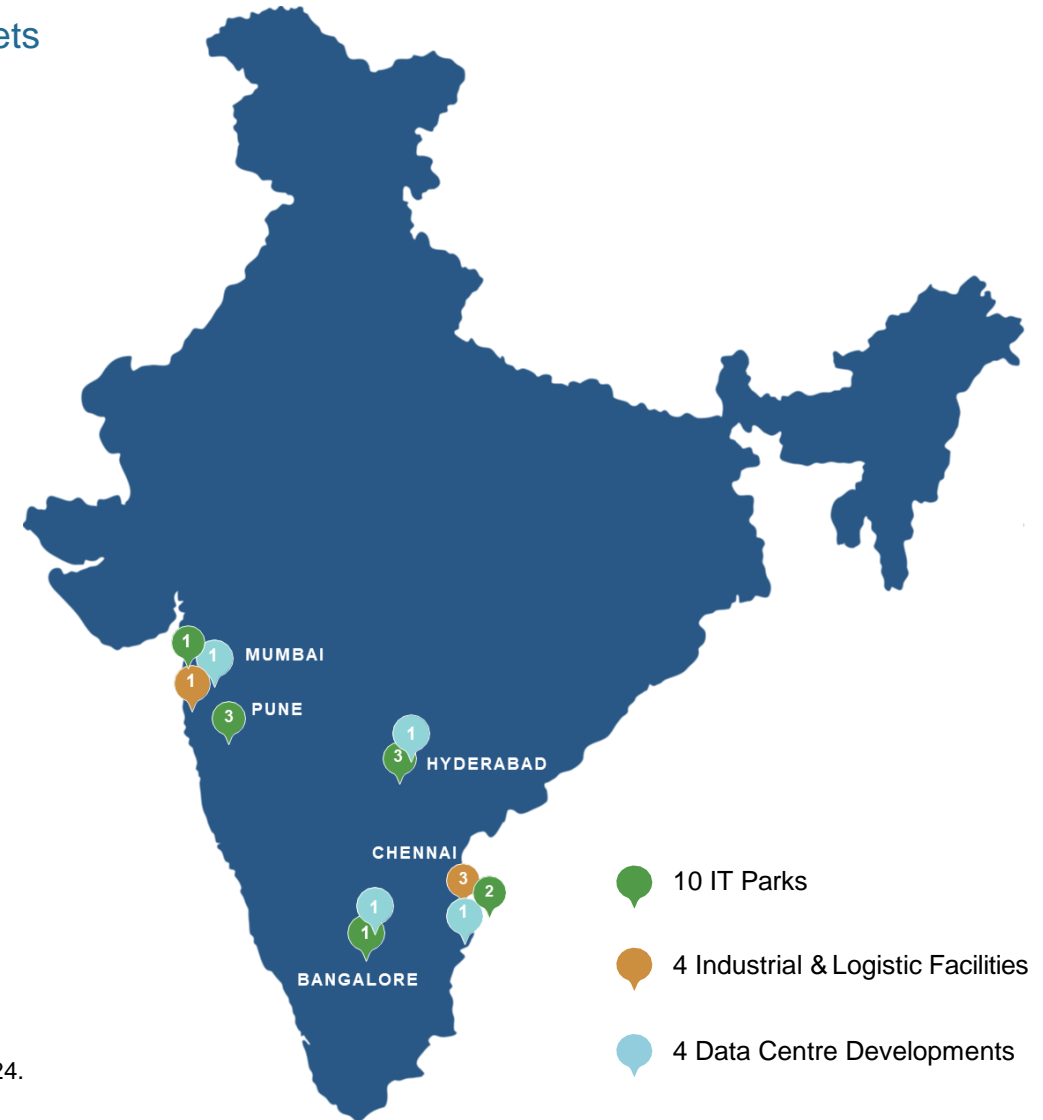
Investment Metrics

CY6U
Stock
Quote

6.4%¹
Dividend
Yield

6.2%²
Total Shareholder
Return

S\$1.4 billion
Market
Capitalisation



Note: Above as at 31 December 2024 unless otherwise stated

1. Trading yield based on FY 2024 DPU of 6.84 Singapore cents at closing price of S\$1.07 per unit as at 31 December 2024.
2. Source: Bloomberg. IPO to 31 December 2024.

Key Highlights



AUM

S\$3.7 billion

▲ 26% YoY



NAV/Unit

S\$1.38

▲ 19% YoY



FY 2024 NPI

S\$205.6 million

▲ 14% YoY



FY 2024 DPU

6.84 Singapore cents

▲ 6% YoY



Committed Occupancy¹

95%



Gearing Ratio²

38.5%



Green Portfolio³

94%



Sustainability-linked

65% of loan book

1. Excluding Logistics Park and acquisitions made in 2024.
2. Net gearing will be 36.6% if cash and cash equivalents are considered.
3. Platinum or Gold rating green certifications for business park portfolio.

FY 2024 Results

	FY 2024	FY 2023	Variance
<i>S\$/INR FX rate¹</i>	62.5	61.4	2%
Total property income	INR17,378 million S\$277.9 million	INR14,377 million S\$234.1 million	21% 19%
Net property income	INR12,859 million S\$205.6 million	INR11,033 million S\$179.6 million	16% 14%
Income available for distribution	INR6,346 million S\$101.5 million	INR5,812 million S\$94.6 million	9% 7%
Income to be distributed	INR5,711 million S\$91.3 million	INR5,231 million S\$85.2 million	9% 7%
Income to be distributed per unit	INR4.26 6.84 Singapore cents	INR3.96 6.45 Singapore cents	8% 6%
Weighted average number of units ('000)	1,336,241	1,245,883	7%

- Increase due to higher rental income from existing properties;
- Income contributions from Building Q2, aVance II Pune, Industrial Facility 2 & 3, ITPH Block A and ITPP-H

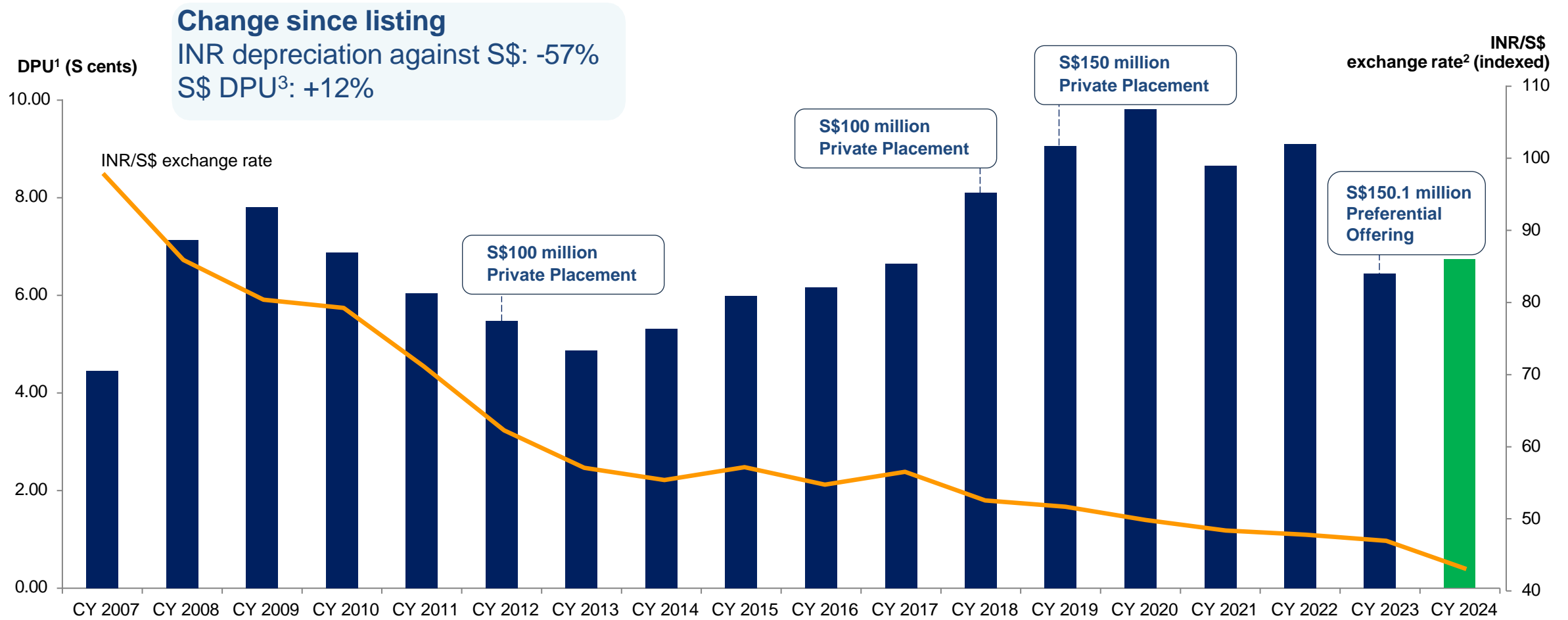
- Increase due to higher property income;
- Partially offset by higher operating expenses

- Increase due to higher NPI;
- Partially offset by higher current income tax expenses and net finance costs

- After retaining 10% of income available for distribution

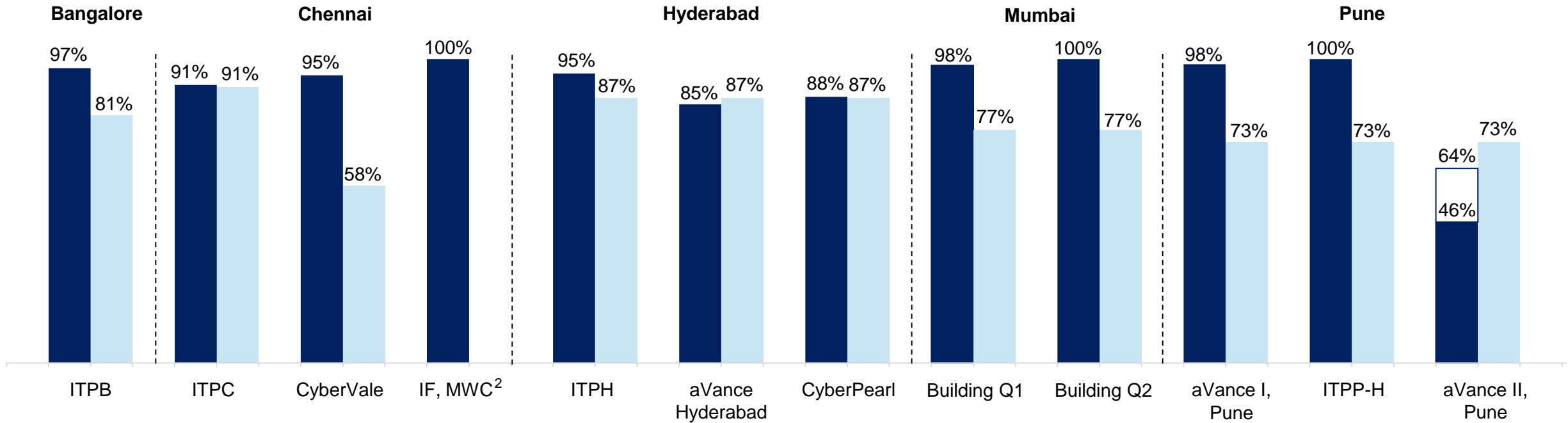
1. Average exchange rate for the period.

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/S\$ 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.

Portfolio Occupancy¹



95% (excluding acquisitions in 2024³)

92% (including acquisitions in 2024)

- Committed occupancy
- Committed occupancy (including options and rights of first refusal)
- Market occupancy of peripheral area⁴

All information as at 31 December 2024

1. Excludes Logistics Park.
2. No relevant market leasing data is available.
3. aVance II, Pune, which was acquired in March 2024 and Building Q2, which was acquired in July 2024.
4. CBRE market report as at 31 December 2024.

Quality Tenants

Top 10 tenants of IT Parks		% of base rent
1	Tata Consultancy Services	11%
2	Infosys	6%
3	Applied Materials	3%
4	Amazon	3%
5	Synechron	3%
6	Renault Nissan	3%
7	Bristol Myers Squibb	3%
8	UnitedHealth Group	2%
9	Lennox	2%
10	Société Générale	2%
Total		38%

Industrial Facilities		% of base rent
1	Pegatron	3%

Top 10 tenants accounted for

39%

of portfolio base rent

All information as at 31 December 2024

Note: Excludes Logistics Park.

Growth Strategy



CapitalLand Data Centre Navi Mumbai 1

Long-term Growth Strategy

DATA CENTRE DEVELOPMENTS

51 MW Data Centre (Tower 1) at Airoli, Navi Mumbai
53 MW Data Centre (Tower 2) at Airoli, Navi Mumbai
41 MW Data Centre at ITPH, Hyderabad
54 MW Data Centre at Ambattur, Chennai
45 MW Data Centre at ITPB, Bangalore



DEVELOPMENT PIPELINE

2.3 million sq ft in Bangalore
2.0 million sq ft in Hyderabad
0.2 million sq ft in Chennai¹



FORWARD PURCHASES

1.1 million sq ft aVance Hyderabad
1.4 million sq ft aVance Business Hub 2, Hyderabad
1.7 million sq ft Gardencity, Bangalore
1.0 million sq ft Ebisu, Bangalore
0.8 million sq ft OneHub, Chennai

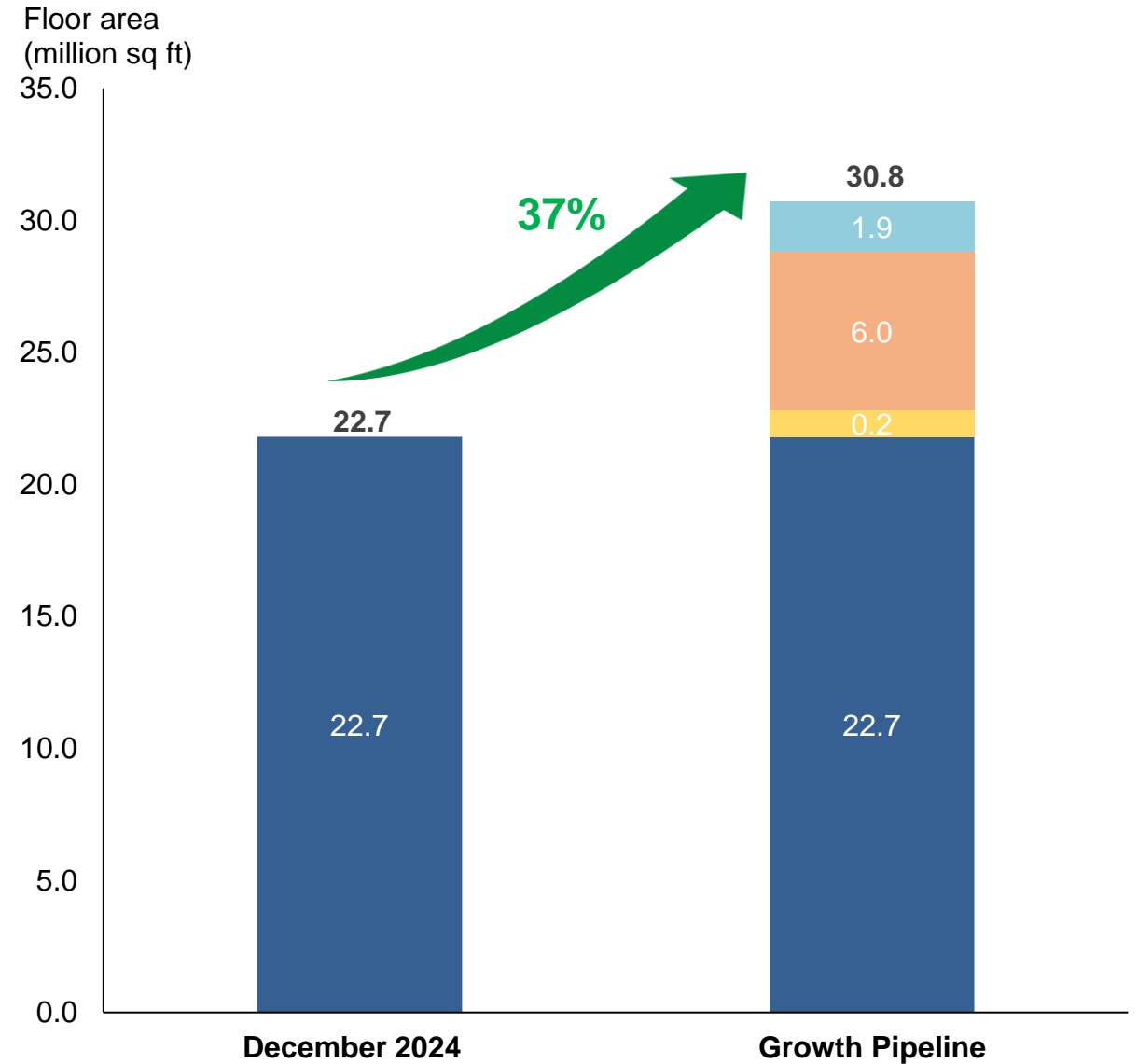
SPONSOR ASSETS



1. Includes FTWZ which is under development.

Growth based on Committed Pipeline

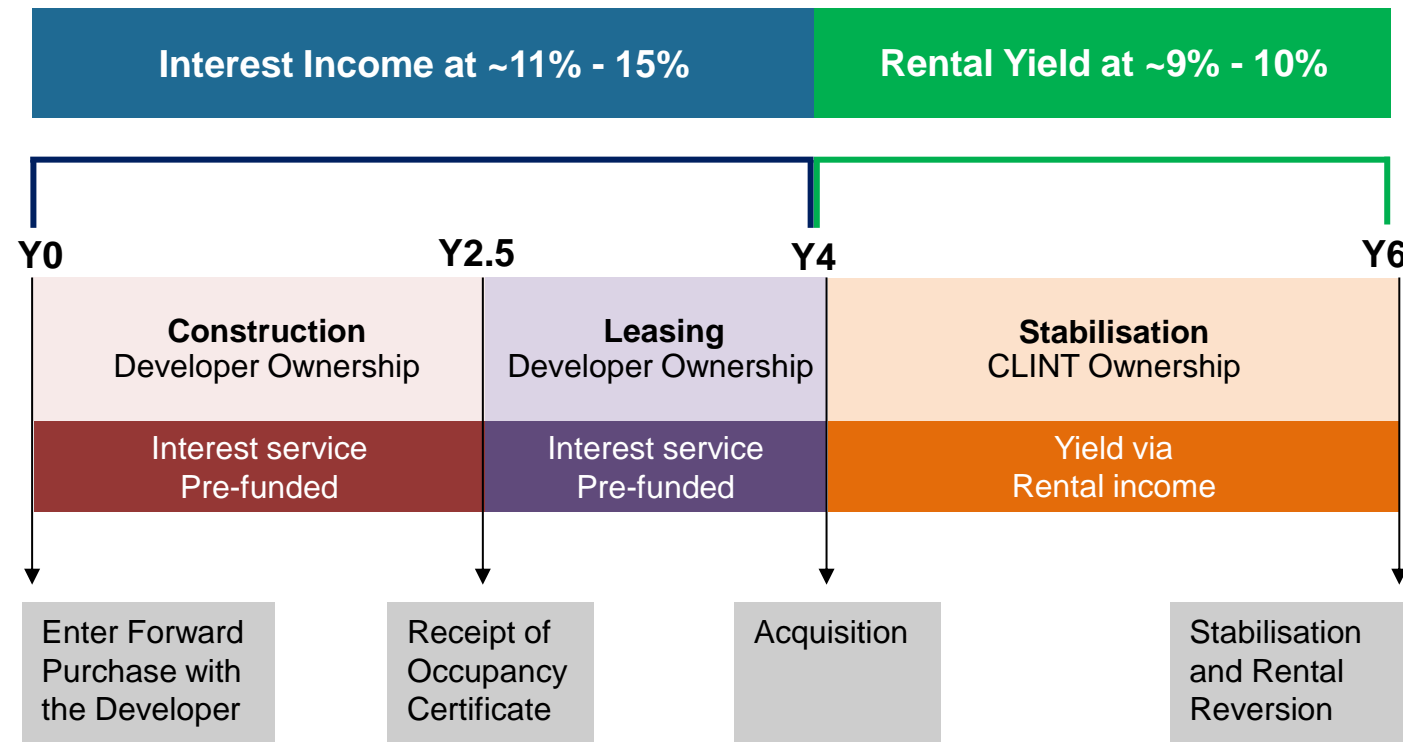
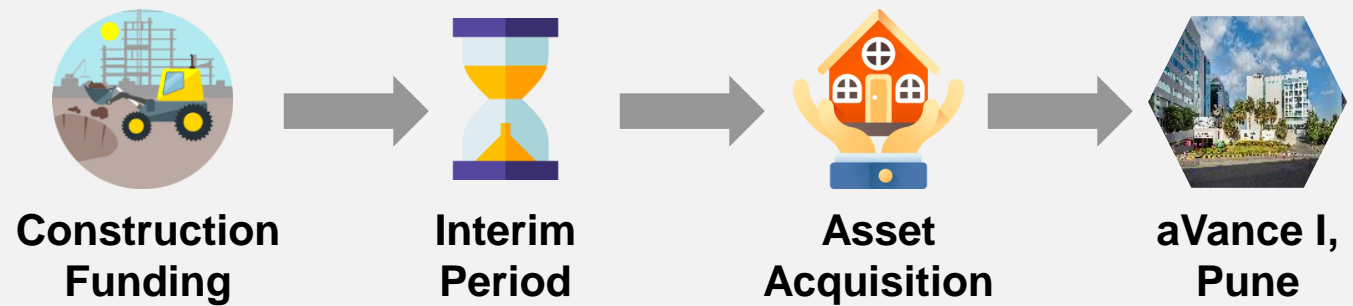
- Portfolio
- Data Centre Developments
- Forward Purchases
- Under Development (FTWZ)



Forward Purchase

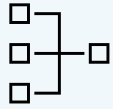
Key Takeaways, Life Cycle and Deal Structure

- Sufficient security cover to protect downside in default
- Set time limit for completion and leasing
- Vacancy deductions for the risk of acquiring with vacancy

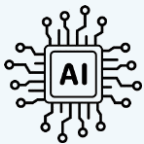


Outlook for Data Centres in India

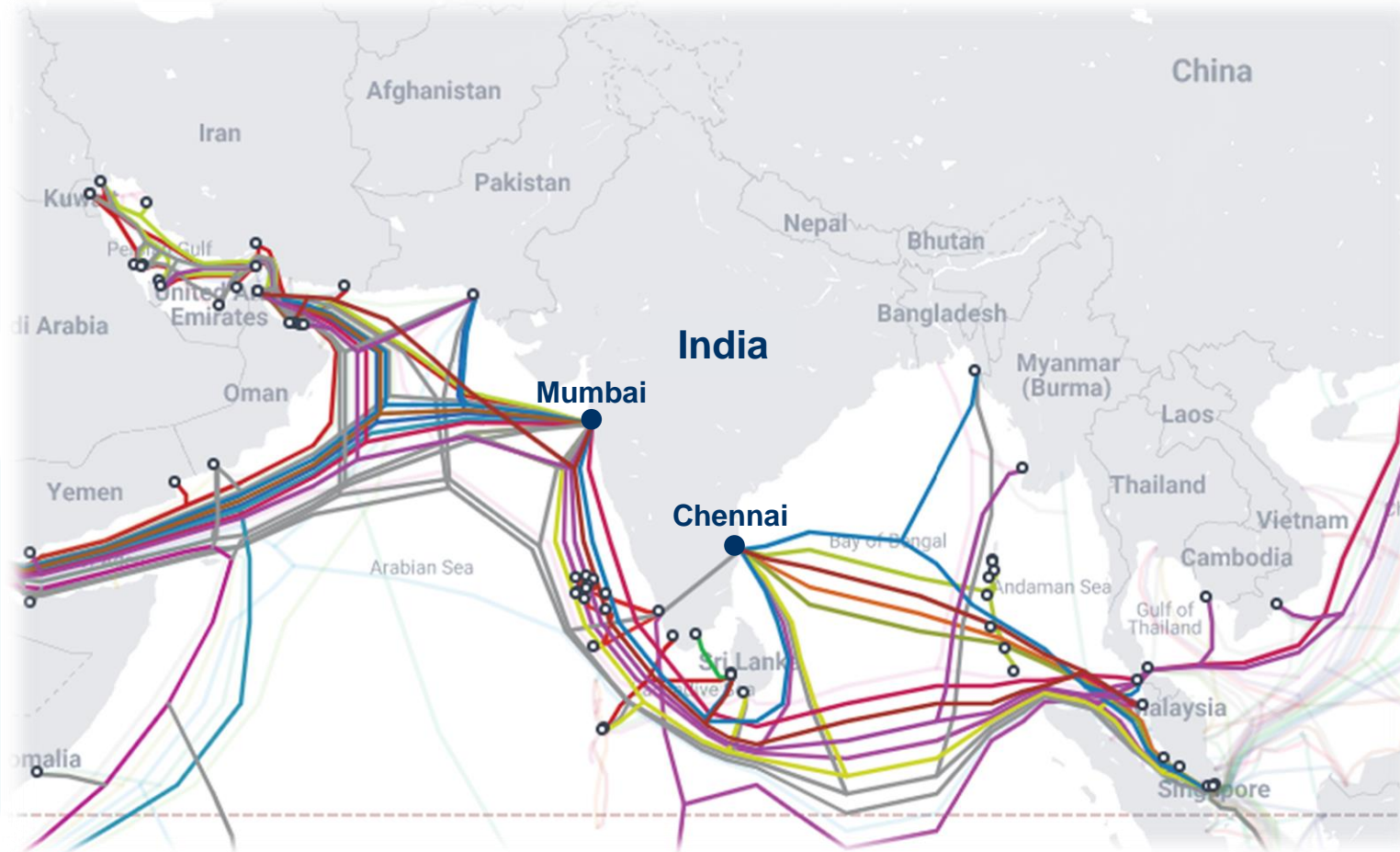
India contributes 20% of the digital content, but only has 3% of the digital storage capacity



34 sub sea cables stations are expected to land in **India** which will be essential in providing data traffic **from Africa and Middle East to Southeast Asia**



The **generative AI¹ sector** is expected to grow at a CAGR of 28% by 2030, driving the needs for **higher power densities and advanced cooling solutions**



India is the **third largest digitalised economy** in the world with the average mobile data usage expected to **double** to reach **45 GB per month per user by 2029**



The latest **nation-wide policies** such as the Draft Data Centre Policy and IndiaAI Mission aim to **create a conducive environment for data centre growth**

Source: CBRE 2024 India Data Centre Market Update Map: TeleGeography

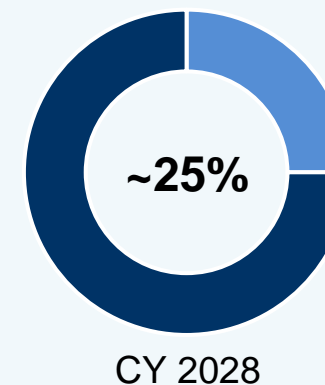
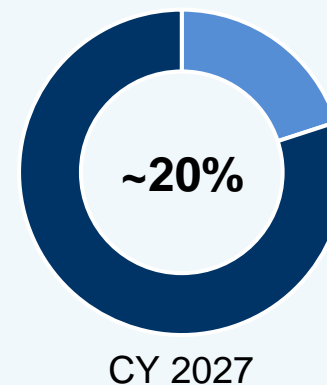
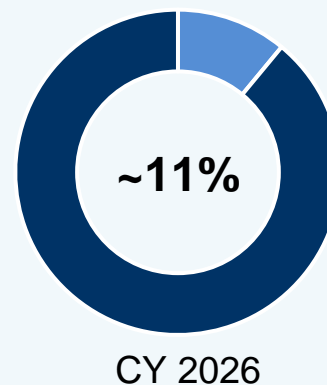
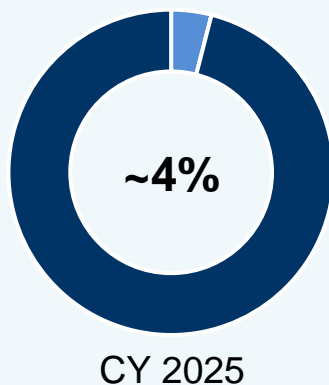
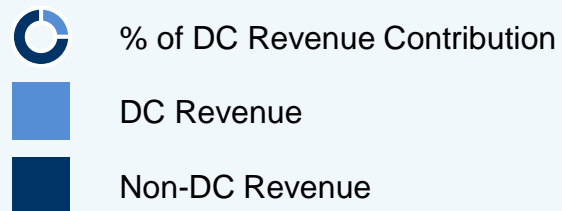
1. Generative AI (GenAI) is a type of AI that uses models to create new content such as text, images, videos, and music.

CLINT DC Revenue Share and Assumptions

	Gross Load (MW)	Operational ¹
Navi Mumbai (Tower 1)	51	Q2 2025
Navi Mumbai (Tower 2)	53	Q1 2027
Hyderabad	41	Q2 2025
Chennai	54	Q2 2026
Bangalore	45	Q1 2027
Total	244	



Assuming 33% stake sale basis:



Note: The above illustrations are based on certain assumptions that may or may not happen depending on the development completion, actual leasing achieved, rental rates, and growth of business parks vis-à-vis DC business.

1. Receipt of Occupancy Certificate. Approximately a year to stabilisation.
2. Total revenue over total CAPEX.
3. Earnings before interest, tax, depreciation and amortisation (EBITDA) over total CAPEX.

Sustainability Highlights

Environmental



39%

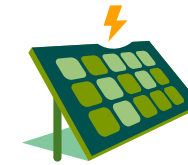
Renewable Energy Consumption¹



99%

Green-Certified Portfolio²

G R E S B
★★★★★ 2024



29 MW

First Solar Power Plant located in Tamil Nadu³

Governance



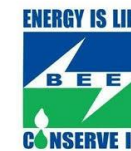
Corporate Sustainability Award

A Rating

MSCI ESG Rating

13th Rank

Singapore Governance & Transparency Index 2024⁶



All information as at 31 December 2024 unless otherwise stated.

1. For business park portfolio, including ITPH – Block A and ITPP-H.
2. Platinum or Gold rating for business park portfolio.
3. The first phase, with a capacity of 21 MW, commenced power generation in January 2024.
4. 1 S\$ = INR 59.0.
5. Contributed by employees of the Trustee-Manager.
6. Out of 43 REITs and Business Trusts.



Thank you

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