

CapitaLand India Trust
**Proposed Forward Purchase
of an Office Project at
Nagawara, Outer Ring Road,
Bangalore**

21 February 2025

Disclaimer

This presentation on the Proposed Forward Purchase of a 1.13 mln sq ft Office Project at Nagawara, Outer Ring Road, Bangalore should be read in conjunction with CLINT’s announcement, a copy of which is available on www.sgx.com or www.clint.com.sg.

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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

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Project Overview

| | |
|--|--|
| Location | Nagawara, Outer Ring Road, Bangalore, India |
| Land area and title | 4.6 acres (“ Project Land ”) |
| Land tenure | Freehold |
| Project type | Office Project (with high end retail) |
| Project¹ | Total Development Potential: 1.36 million sq ft <ul style="list-style-type: none">• CLINT’s share: 1.13 million sq ft (Office Area)• Promoter’s² share: 0.22 million sq ft (Retail Area) |
| Expected Construction Completion | 2H 2028 |
| Expected Acquisition Date (Office Area) | 1H 2030 |

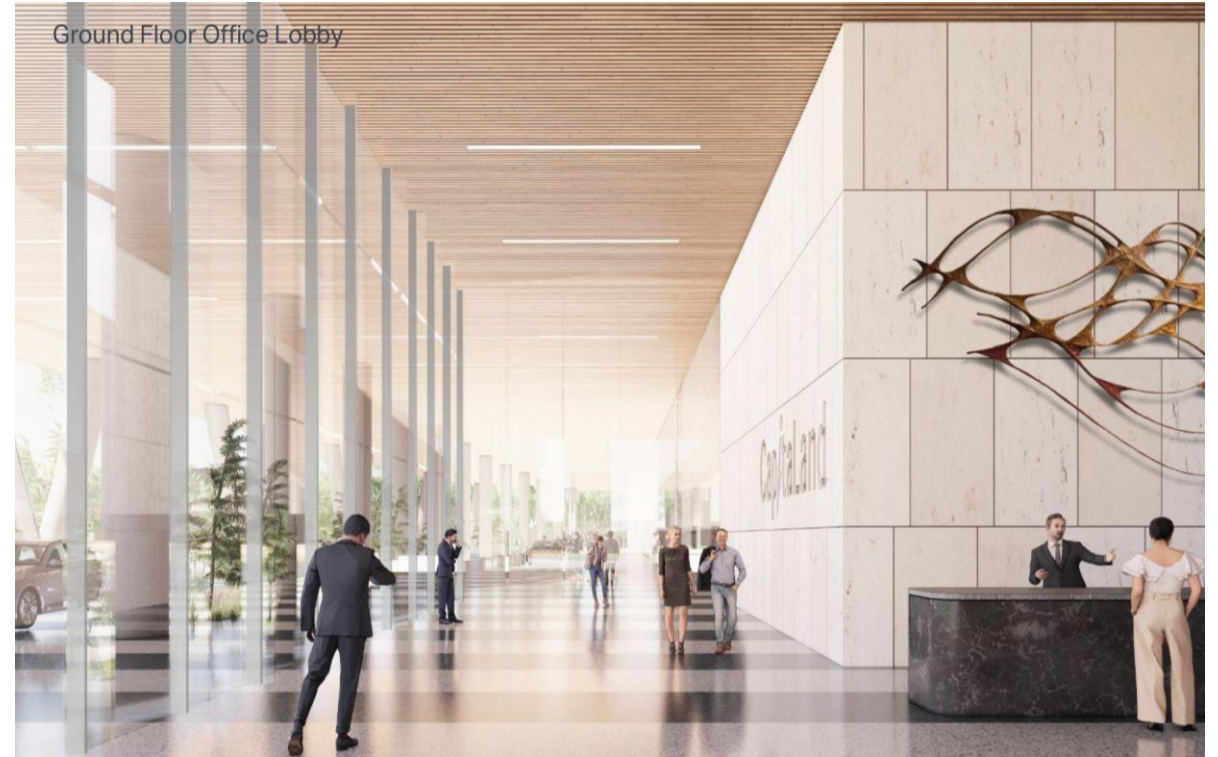
1. Project refers to the combined Office Area and Retail Area.

2. Maia Estates Offices Private Limited, belonging to the Maia Group; The Maia Group is a Bangalore-based luxury residential developer, promoted by Mr. Mayank Ruia.

Project Renders



View of Building^{1,2}



View of Office Lobby

1. Building renders are based on initial concept design and subject to further changes.
2. The design architect for the Project is Skidmore, Owings & Merrill (SOM), a renowned US-based architectural firm.

Site Location

Bangalore City



Legend:

- NBD: North Bangalore Business District
- SBD: South Bangalore Business District
- PBD: Peripheral Business District
- ORR: Outer Ring Road
- CBD: Central Business District

Location Highlights



Located off ORR, the largest office micro-market in India



Presence of established business parks (Embassy Manyata and Karle) in the micro-market



~2 km from upcoming metro station (expected completion by 2026)



Well-connected to the international airport (~28 km)

Prominent Occupiers in the micro-market

Google

Qualcomm

Deloitte.

J.P.Morgan

accenture

cognizant

ORACLE

IBM

Goldman Sachs

Transaction Details

International Tech Park Bangalore, India

 **ascendas**
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Transaction Details

Funding

CLINT shall provide total funding of up to INR9,853 million / S\$156.4 million¹ towards the Project over the next 4 years.

Acquisition

- Upon completion of construction of the Project and after a stabilisation period, CLINT shall purchase all of the issued share capital of Nestled Haven Estates Private Limited, the entity which owns the Office Area
- The purchase price is to be determined in accordance with an agreed formula, which takes into account pre-agreed capitalisation rate, rentals and leasing level
- The total purchase price is expected to be INR14,717 million / S\$233.6 million, which includes the total funding amount

1. Exchange rate of S\$1 = INR63 is used throughout this presentation.

Transaction Rationale

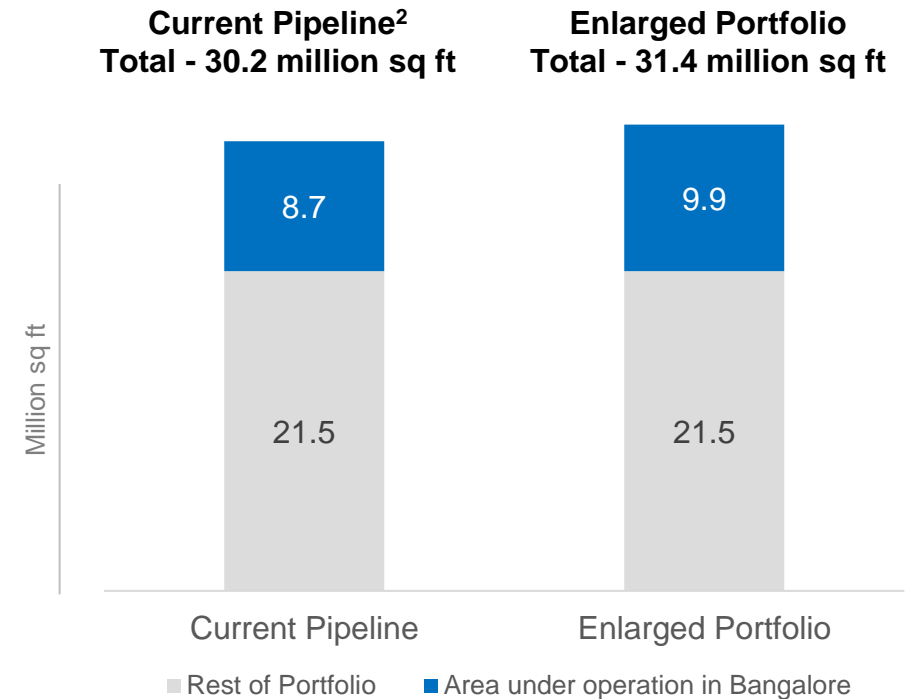


Building Q1, Aurum Q Parc, Navi Mumbai, India

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Transaction Rationale

- The Project is **well-located**, situated off Outer Ring Road, the largest office micro-market in Bangalore
- The Project **complements CLINT's existing portfolio** in Whitefield (International Tech Park Bangalore), Hebbal (Gardencity) and Outer Ring Road (Ebisu) to offer tenants options across micro-markets and leverages its deep market knowledge and occupier relationships in Bangalore
- As a result of the acquisition of the Project, CLINT's area under operation in Bangalore will increase from 8.7 million sq ft¹ to 9.9 million sq ft



1. Includes International Tech Park Bangalore, Gardencity (IT park at Hebbal) and Ebisu (IT Park at Outer Ring Road).

2. Includes the proposed acquisitions of: (i) aVance 5, A1 & A2 in Hyderabad, (ii) IT Park at Hebbal, Bangalore, (iii) Navi Mumbai Data Centre (Tower 1), (iv) Chennai Data Centre, (v) IT Park at Outer Ring Road, Bangalore, and (vi) Industrial Facilities at OneHub Chennai

Accretive Acquisition

Pro forma FY 2024 net profits¹

The FY 2024 pro forma net profit attributable to the acquisition is approximately S\$7.7 million² assuming income generated from the Project on a stabilised basis.

Pro forma NAV as at 31 December 2024¹

| | Before the acquisition | After the acquisition |
|--------------------|------------------------|-----------------------|
| NAV per Unit (S\$) | 1.38 | 1.38 |

Pro forma FY 2024 DPU³

| | Before the acquisition | After the acquisition |
|-----------------|------------------------|-----------------------|
| DPU (S\$ cents) | 6.84 | 6.96 |

1. The pro-forma financial effects of the acquisition presented are strictly for illustration purposes only, and do not reflect the actual financial position of CLINT following the completion of the acquisition. Calculations assume that the transaction had been funded using 70% debt and 30% equity and is based on the 12-month audited financial statements as of 31 December 2024.
2. Estimated income available for distribution based on the assumed revenue derived from the Office Area post acquisition, net of operating, financing, trust expenses and withholding taxes.
3. Post retaining 10% of income available for distribution.

Thank you

For enquiries:

Cheah Ying Soon
Chief Financial Officer
CapitaLand India Trust Management Pte. Ltd.
(Trustee-Manager of CLINT)

Office: +65 6713 2888

Email: cheah.yingsoon@clint.com.sg

Website: www.clint.com.sg