



CapitaLand India Trust

# Citi's 30<sup>th</sup> Annual Global Property CEO Conference

3 - 4 March 2025

# Disclaimer

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This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

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

CapitaLand

# About CLINT



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

# 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

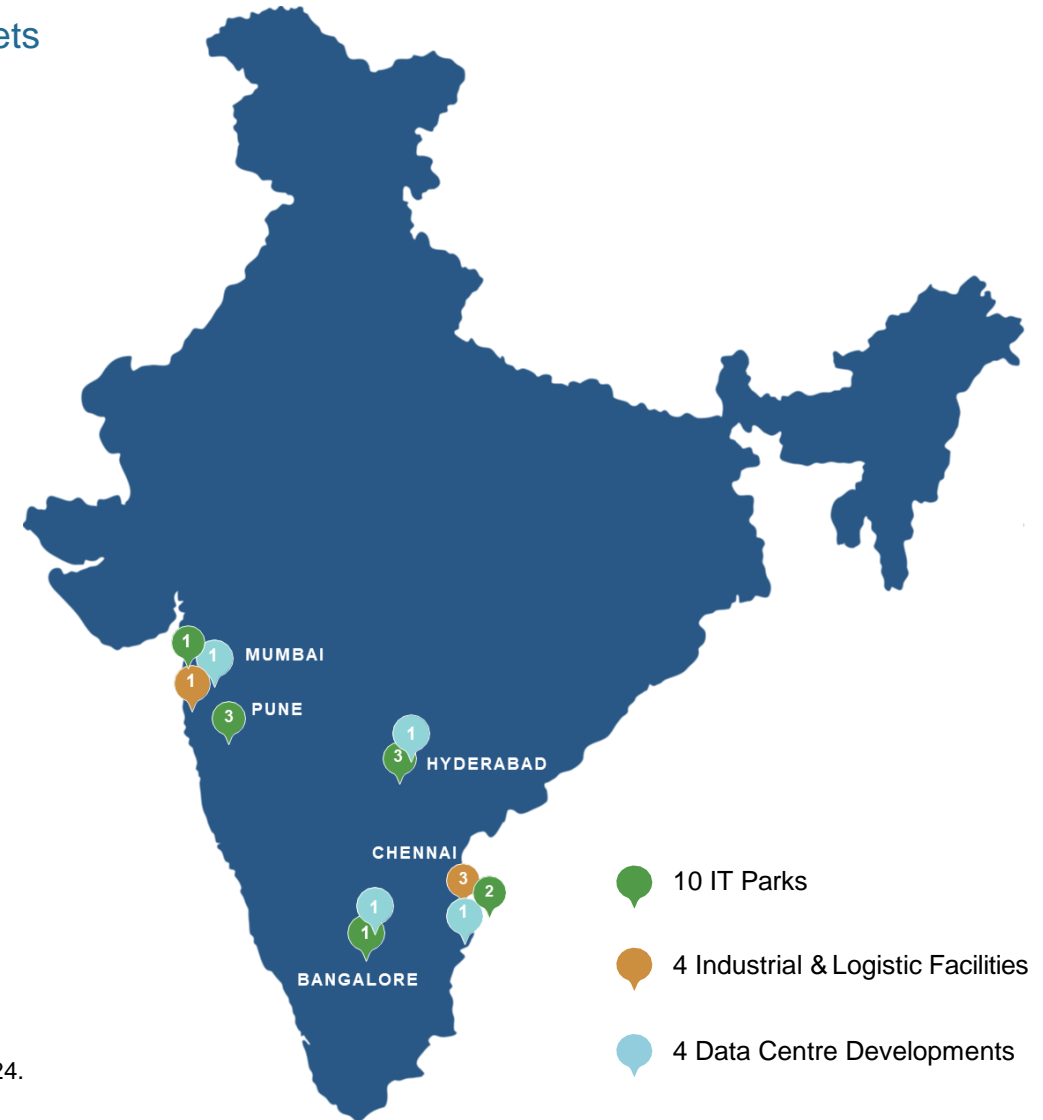
## Investment Metrics

**CY6U**  
Stock  
Quote

**6.4%<sup>1</sup>**  
Dividend  
Yield

**6.2%<sup>2</sup>**  
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.

# Good Growth Track Record

## Total Developments

7.0 million sq ft

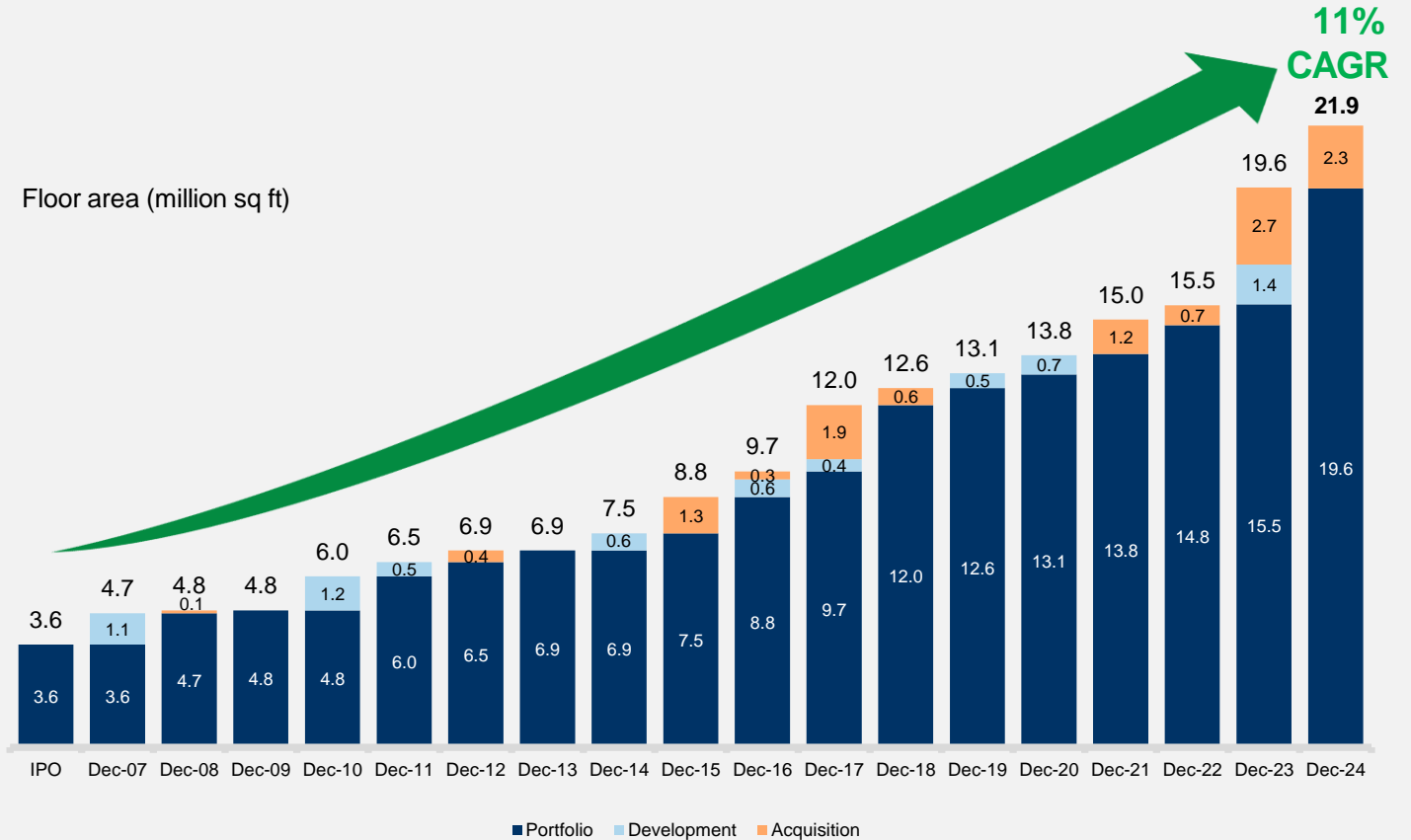
## Total 3rd Party acquisitions

8.4 million sq ft

## Total Sponsor acquisitions

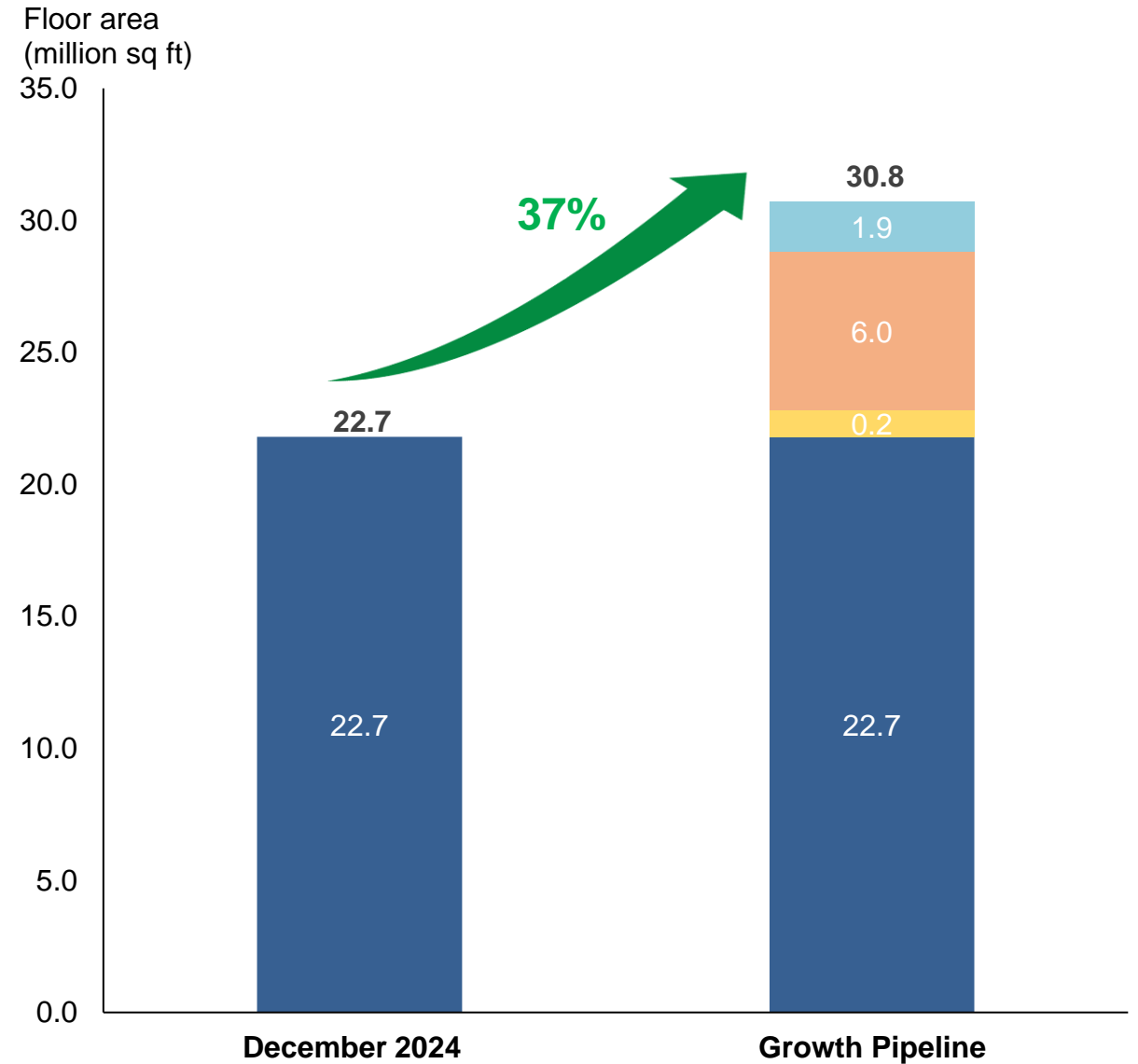
2.9 million sq ft

Portfolio size increased by more than **5 times** since IPO



# Growth based on Committed Pipeline

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



# Strengthening Portfolio

## Leading Global Hyperscaler Signed



- CLINT announced the signing of an agreement with a leading global hyperscaler
- Revenue contribution from the hyperscaler will commence by 2Q 2025
- On track to divest a partial stake in the data centre portfolio to unlock greater value for Unitholders

## Proposed Acquisition of Office Project at Nagawara



- Acquisition of 1.1 m sq ft office project at Nagawara, Outer Ring Road, Bangalore will further enhance CLINT's quality portfolio
- Upon completion, CLINT's operational area in Bangalore will increase from 8.7 million sq ft<sup>1</sup> 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).



# Financial Performance

Artist's impression of Ebisu, Bangalore

CapitaLand  
India Trust



# FY 2024 Key Highlights



**AUM**

**S\$3.7 billion**

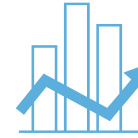
▲ 26% YoY



**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 Occupancy<sup>1</sup>**

**95%**



**Gearing Ratio<sup>2</sup>**

**38.5%**



**Green Portfolio<sup>3</sup>**

**94%**



**Sustainability-linked**

**65% of loan book**

**10 IT  
Parks**



**4 Data Centre  
Developments**



**3 Industrial  
Facilities**



**1 Logistics  
Park**



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.

# 2H FY 2024 Results

	2H FY 2024	2H FY 2023	Variance
<i>S\$/INR FX rate<sup>1</sup></i>	63.0	61.3	3%
Total property income	INR8,958 million S\$141.8 million	INR7,582 million S\$123.6 million	18% 15%
Net property income	INR6,453 million S\$102.1 million	INR5,768 million S\$94.0 million	12% 9%
Income available for distribution	INR2,997 million S\$47.4 million	INR2,803 million S\$45.7 million	7% 4%
Income to be distributed	INR2,698 million S\$42.6 million	INR2,523 million S\$41.1 million	7% 4%
Income to be distributed per unit	INR2.01 3.20 Singapore cents	INR1.89 3.09 Singapore cents	6% 3%
Weighted average number of units ('000)	1,342,041	1,319,497	2%

- 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 net finance costs and current income tax expenses

- After retaining 10% of income available for distribution

1. Average exchange rate for the period.

# FY 2024 Results

	FY 2024	FY 2023	Variance
<i>S\$/INR FX rate<sup>1</sup></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

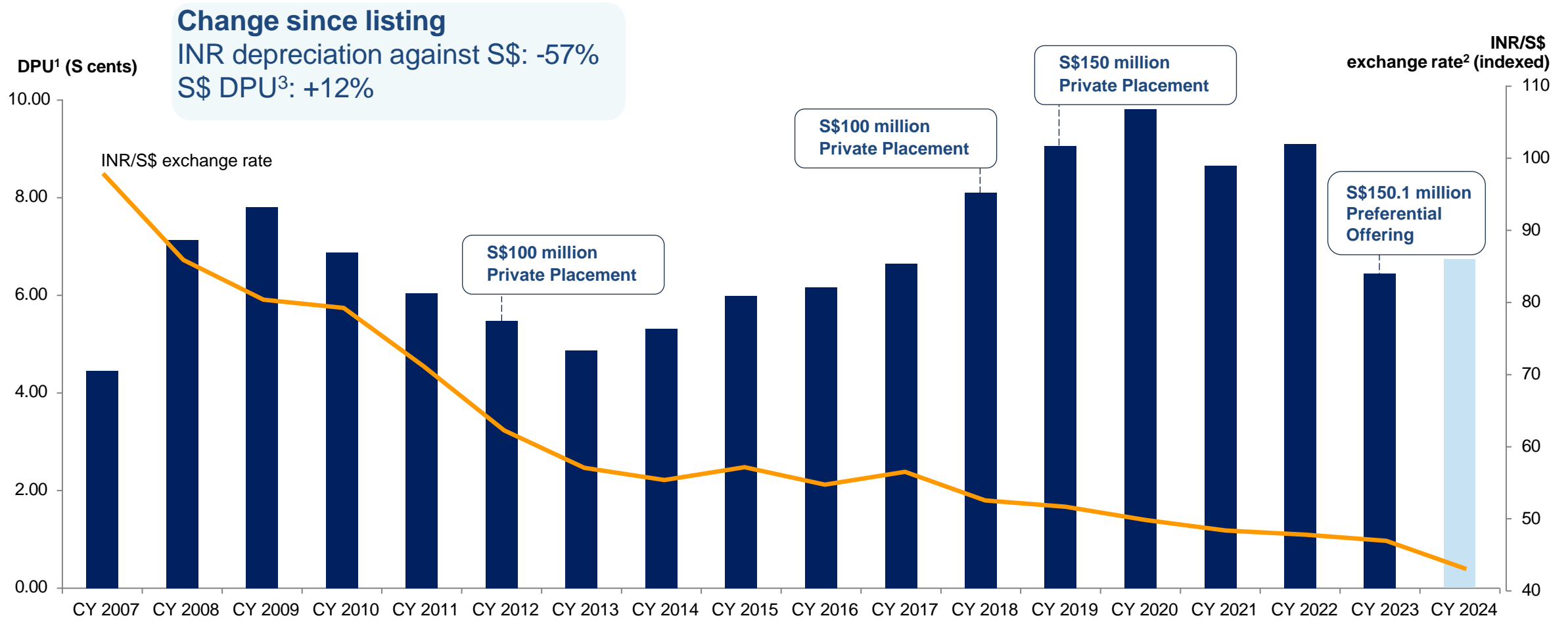
- Increase due to higher property income;
- Partially offset by higher operating expenses

- 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.

# Data Centres

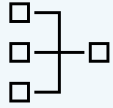


Capitaland Data Centre Chennai

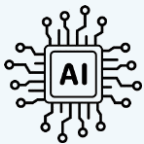
Capitaland  
India Trust

# Why India

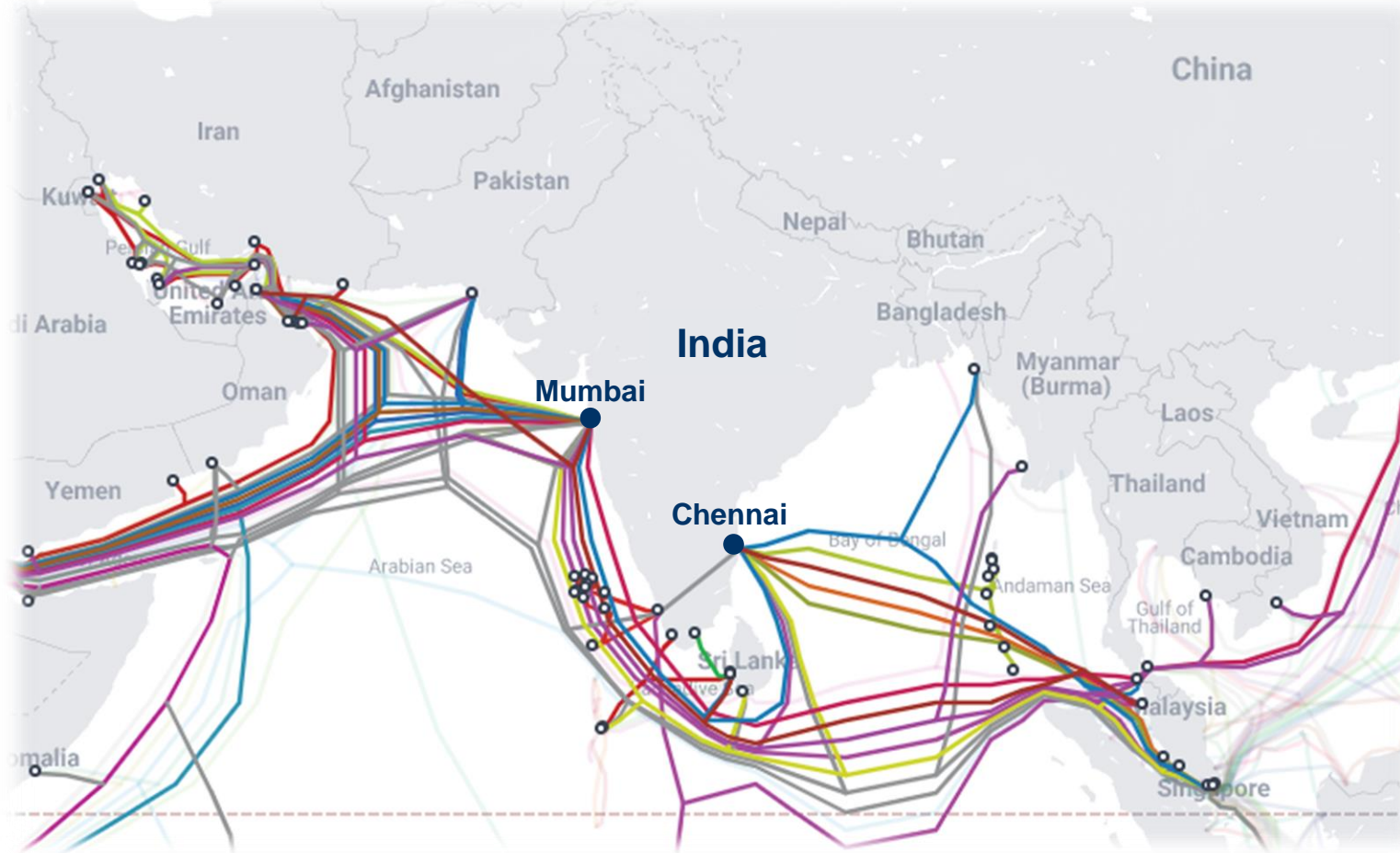
India contributes 20% of the digital content, but only has 3% of the digital storage capacity



**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 AI<sup>1</sup> 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

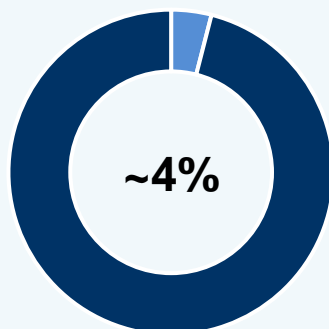
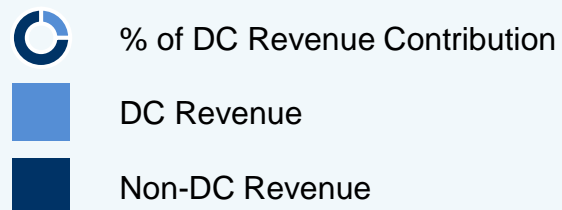
1. Generative AI (GenAI) is a type of AI that uses models to create new content such as text, images, videos, and music.

# CLINT DC Revenue Share and Assumptions

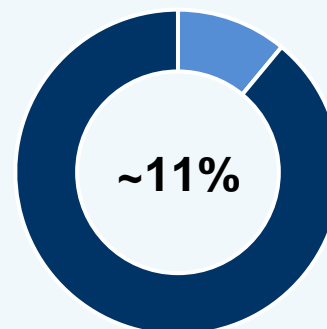
	Gross Load (MW)	Operational <sup>1</sup>
Navi Mumbai (Tower 1)	51	Q2 2025
Navi Mumbai (Tower 2)	53	Q1 2027
Hyderabad	41	Q2 2025
Chennai	54	Q2 2026
Bangalore	45	Q1 2027
<b>Total</b>	<b>244</b>	



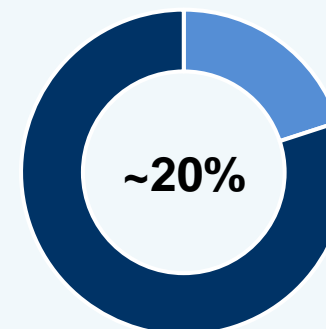
Assuming 33% stake sale basis:



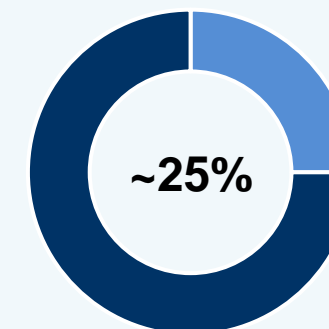
CY 2025



CY 2026



CY 2027



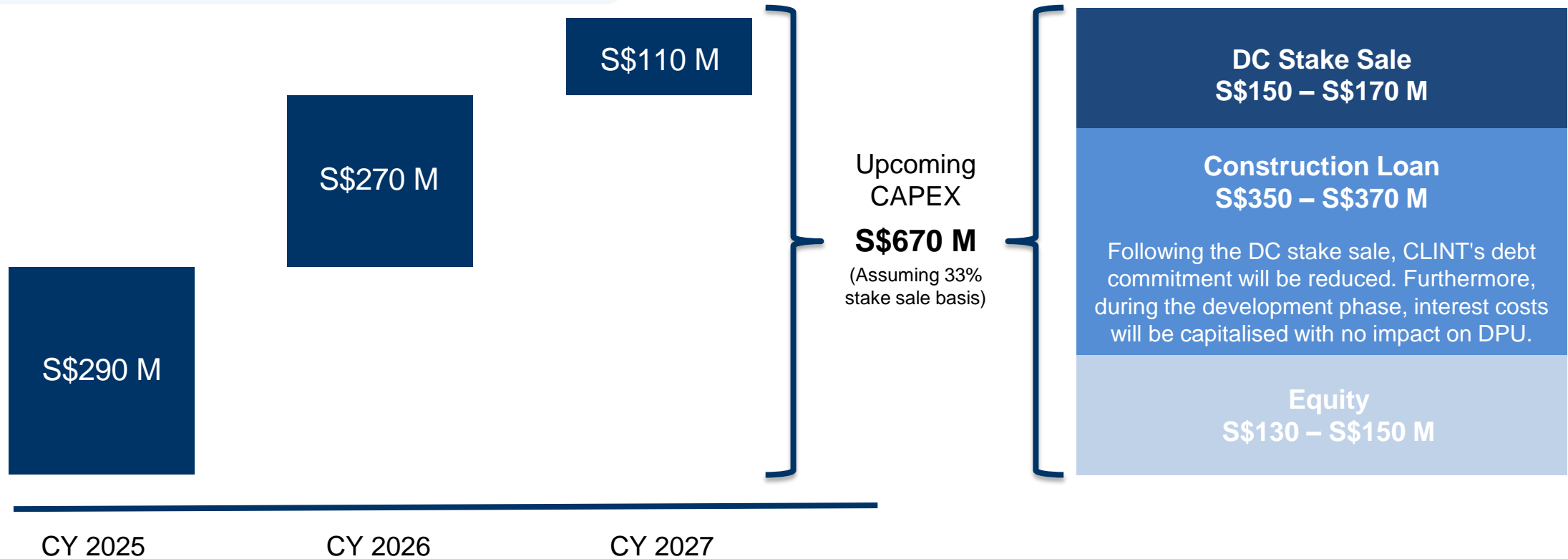
CY 2028

**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.

# CLINT DC CAPEX Projection

Total projected DC CAPEX is S\$1.3 billion of which S\$300 million has been spent. After the 33% stake sale, the remaining CAPEX will be S\$1.0 billion, out of which CLINT's share will be S\$670 million.





# Capital Management



Logistics Park, Navi Mumbai

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

- 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 maintains a portfolio of loans comprising both offshore S\$-denominated loans and onshore INR-denominated loans
- A portion of the offshore S\$-denominated loans are hedged into INR via cross-currency swaps and derivatives. Onshore INR-denominated loans serve as a natural hedge

## 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**  
38.5%<sup>1</sup>

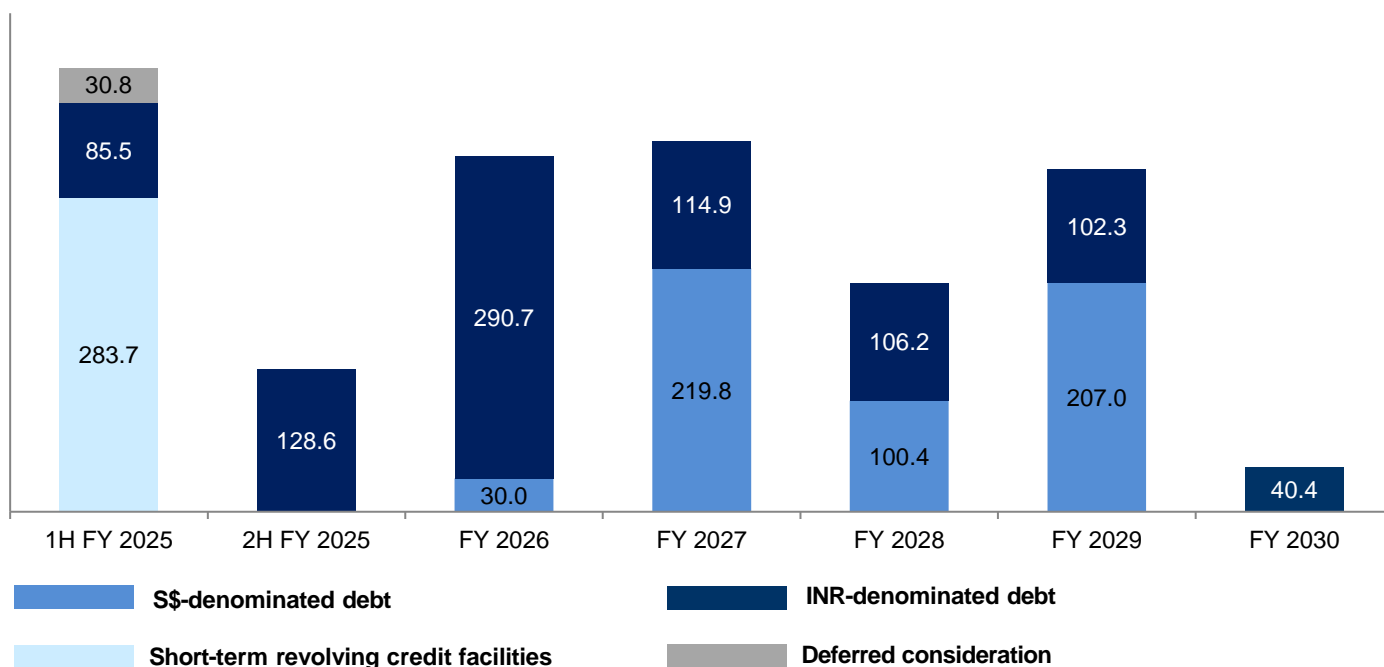


**Net Gearing Ratio**  
36.6%<sup>2</sup>



**Cost of Debt**  
6.0%

S\$ million



- As at 31 December 2024, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 87.0% and 82.9% respectively.
- Net gearing is 36.6% if cash and cash equivalents are considered.
- Based on a fully drawn down basis.
- CLINT has undrawn committed onshore and offshore facilities for additional financing flexibility.

Effective borrowings	S\$1,740 million
% of fixed rate debt	73.3%
% of sustainability-linked loans <sup>3</sup>	65%
Hedging ratio	INR: 52.4% S\$: 47.6%
Available debt headroom (gearing limit of 50%)	S\$1,026 million
Interest service coverage (ICR)	2.6 times
ICR assuming: (i) 10% increase in EBITDA (ii) 100 bps increase in interest rate	(i) 2.3 times (ii) 2.3 times
Debt maturity	2.3 years
Cash and cash equivalents	S\$135 million
Unsecured borrowings	91.0%

All information as at 31 December 2024

# Market Overview

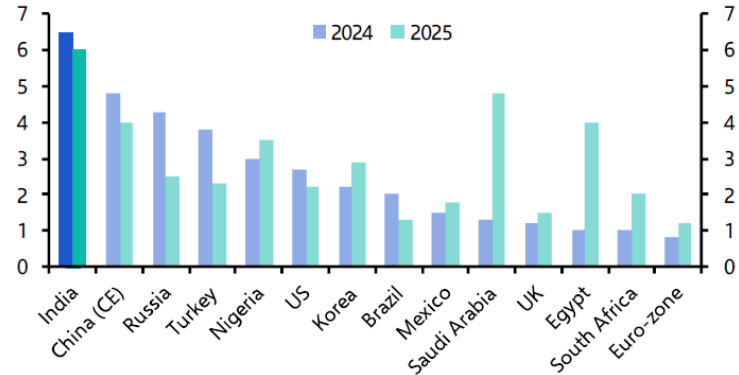
aVance II  
HINJAWADI, PUNE

CapitaLand  
India Trust

aVance II, Pune

# Macro Drivers Signal India's Growth Potential

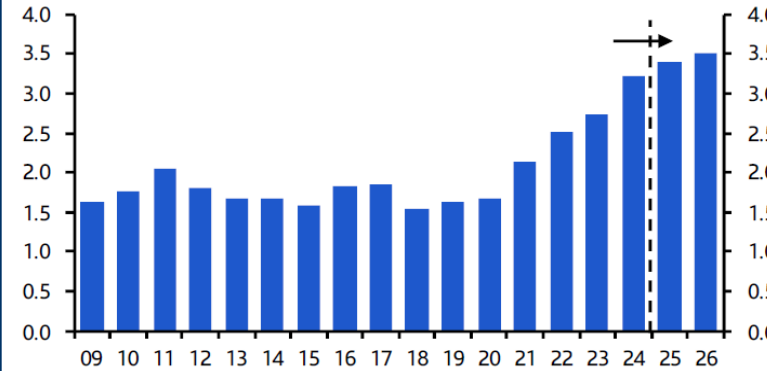
## Economic Growth



GDP Forecast (% YoY)

India's annual GDP is forecasted to grow 6.5% in 2024 and 6.0% in 2025. It is likely that India will retain its position as the fastest-growing major economy.

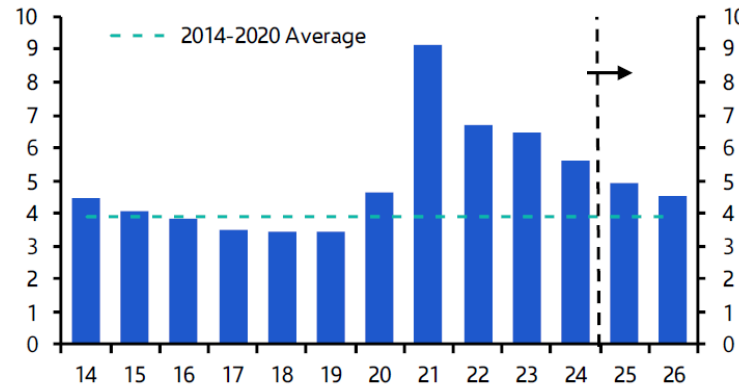
## Infrastructure Growth



Central Government Capital Expenditure (% of GDP)

The government's commitment to investing in infrastructure should prop up growth over the coming years.

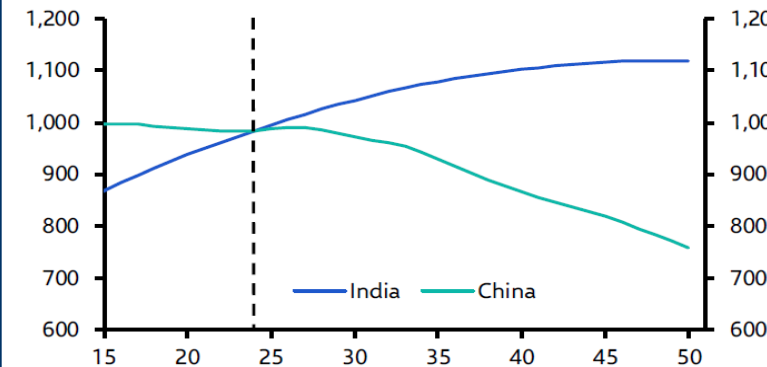
## Fiscal Stability



Fiscal Deficit (% of GDP)

The Finance Ministry is dedicated to ensuring fiscal stability, aiming to lower the budget deficit to 4.9% of GDP in FY24/25, and 4.5% in FY25/26.

## Young Demographics



Working Age Population (Million)

With strong demographics, India is on the cusp of overtaking China to become home to the world's largest labour force.

Source: Capital Economics, Ministry of Finance, India



# Operational Review



Block A, International Tech Park Hyderabad

CapitaLand  
India Trust

# Diversified Portfolio



## Customer Base

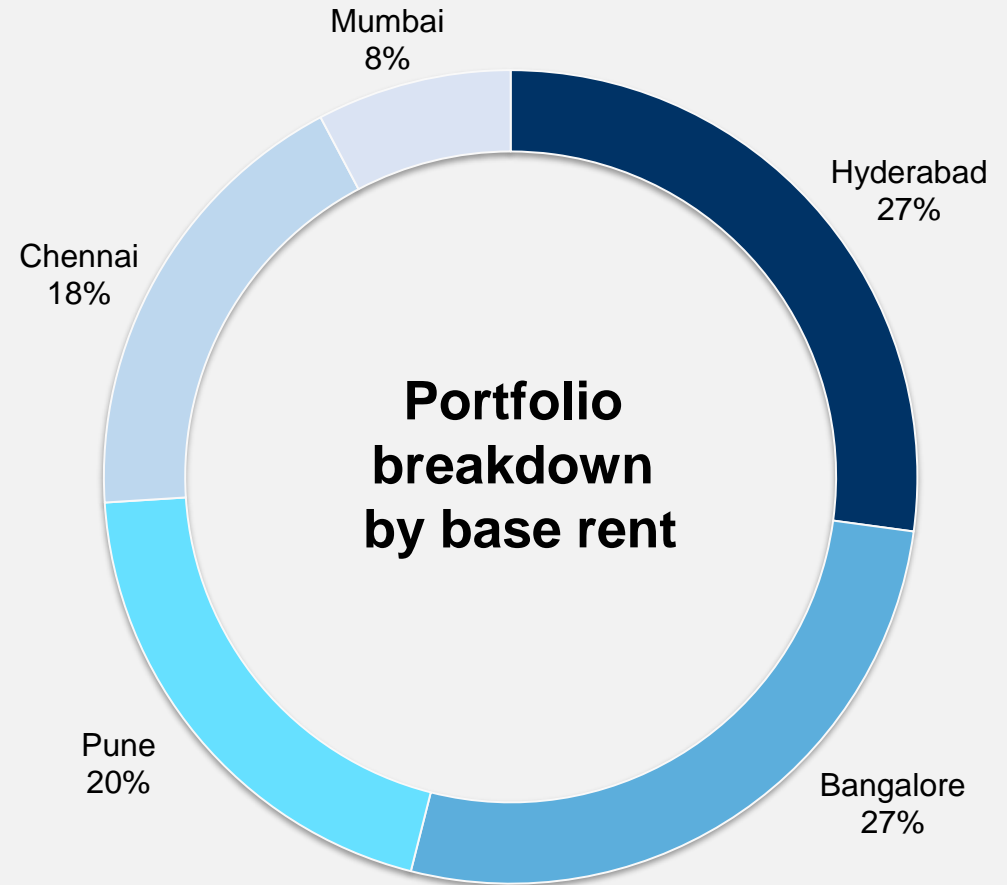
Total Number Of Tenants: 336

Average Space Per Tenant: ~56,000 sq ft

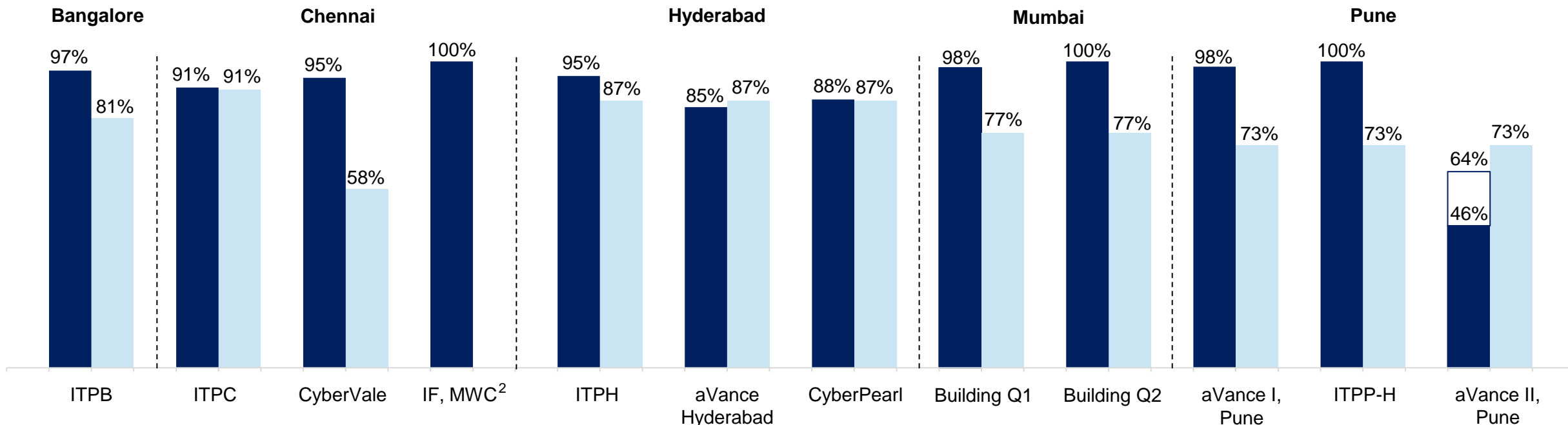


Largest tenant accounts for 11% of portfolio base rent

All information as at 31 December 2024  
Note: Excludes Logistics Park.



# Portfolio Occupancy<sup>1</sup>



**95%** (excluding acquisitions in 2024<sup>3</sup>)

**92%** (including acquisitions in 2024)

- Committed occupancy
- Committed occupancy (including options and rights of first refusal)
- Market occupancy of peripheral area<sup>4</sup>

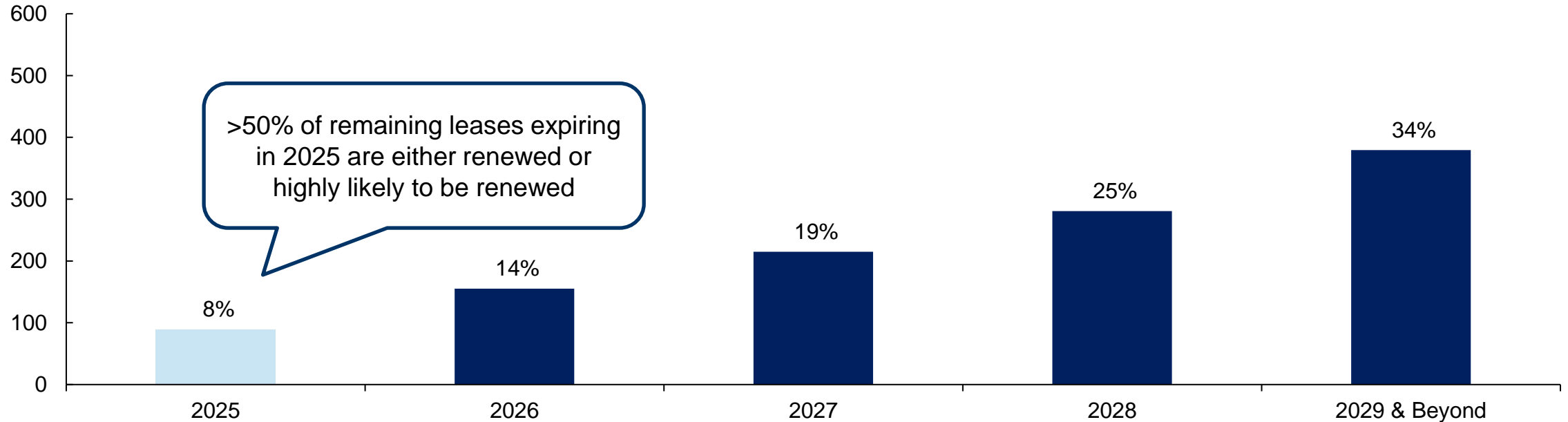
All information as at 31 December 2024

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.



# Lease Expiry Profile

Monthly base rent expiring  
(INR million)



**6.5 years**

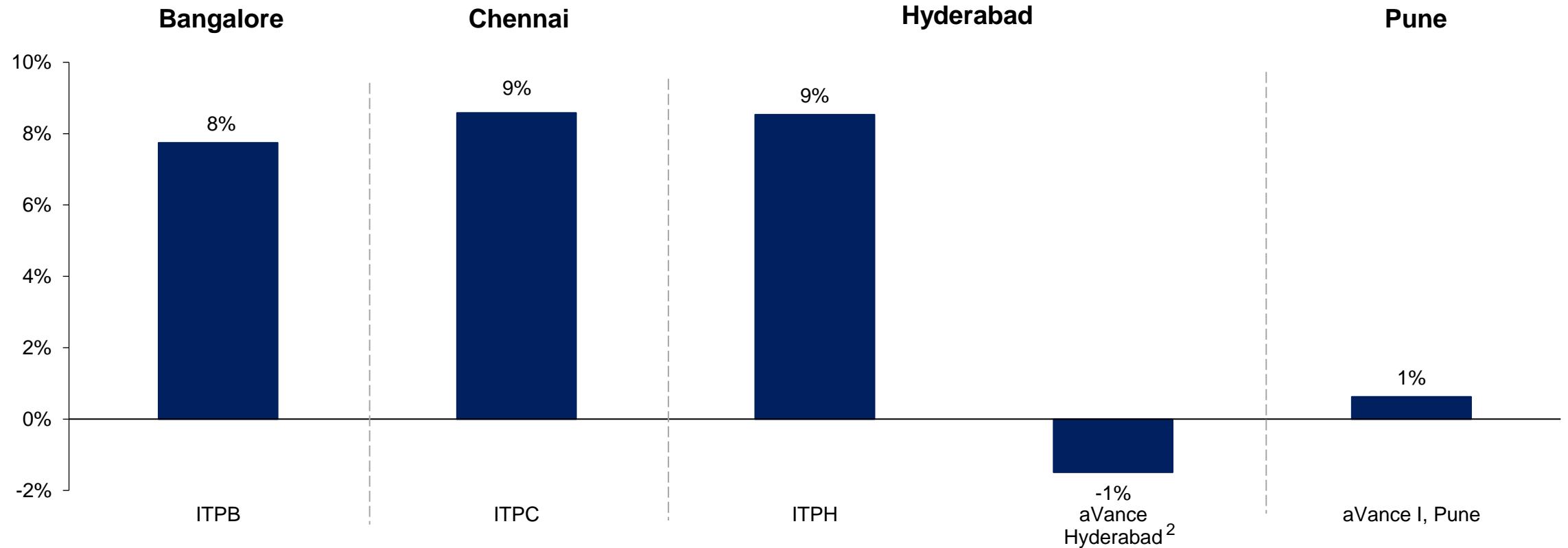
Weighted average lease term

**3.5 years**

Weighted average lease expiry

All information as at 31 December 2024

# Rental Reversion<sup>1</sup>



All information as at 31 December 2024

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 long-term leases within the last 12 months are included. There were no eligible transactions in IF, MWC, Building Q1, Building Q2, ITPP-H, and aVance II, Pune in the last 12 months.
2. Negative rental reversion is mainly due to impact of rent-free period.



# Thank you

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Gardencity, Bangalore

CapitaLand  
India Trust

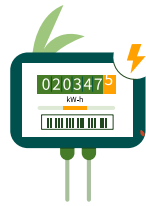
# Appendix

## Glossary

<b>CY</b>	: Calendar year.
<b>Derivative financial instruments</b>	: Includes cross currency swaps (entered to hedge S\$ borrowings into INR), interest rate swaps, options and forward foreign exchange contracts.
<b>DPU</b>	: Distribution per unit.
<b>EBITDA</b>	: Earnings before interest expense, tax, depreciation & amortisation (excluding gains/losses from foreign exchange translation and mark-to-market revaluation from settlement of loans).
<b>Effective borrowings</b>	: Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration.
<b>Gearing</b>	: Ratio of effective borrowings to the value of Trust properties.
<b>ITES</b>	: Information Technology Enabled Services.
<b>INR</b>	: Indian rupees.
<b>SEZ</b>	: Special Economic Zone.
<b>S\$</b>	: Singapore dollars.
<b>Super Built-up Area or SBA</b>	: 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.
<b>Trust properties</b>	: Total assets.

# Sustainability Highlights

## Environmental



**39%**

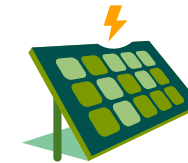
Renewable Energy Consumption<sup>1</sup>



**99%**

Green-Certified Portfolio<sup>2</sup>

**G R E S B**  
★★★★★ 2024



**29 MW**

First Solar Power Plant located in Tamil Nadu<sup>3</sup>

## Governance



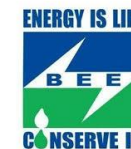
**Corporate Sustainability Award**

**A Rating**

MSCI ESG Rating

**13<sup>th</sup> Rank**

Singapore Governance & Transparency Index 2024<sup>6</sup>



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.

# Key Safeguarding Provisions

CLINT is a business trust that has voluntarily adopted key SREIT restrictions

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

# Balance Sheet

As at 31 December 2024	INR	S\$
Total assets	281.1 billion	4,481.1 million
Total borrowings	110.6 billion	1,763.5 million
Deferred consideration <sup>1</sup>	1.9 billion	30.8 million
Derivative financial instruments	(3.4 billion)	(53.9 million)
Effective borrowings <sup>2</sup>	109.1 billion	1,740.4 million
Long term receivables	19.1 billion	304.5 million
Net asset value	86.7 per unit	1.38 per unit
Adjusted net asset value <sup>3</sup>	100.6 per unit	1.60 per unit

1. Deferred consideration refers to the remaining purchase consideration on the acquisition of aVance 6 and the contingent deferred consideration for aVance II, Pune and Aurum Q2.
2. Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration.
3. Excludes deferred income tax liabilities of INR18.6 billion (S\$296.9 million) on capital gains due to fair value revaluation of investment properties.

# 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%
<b>Total</b>		<b>38%</b>

Industrial Facilities		% of base rent
1	Pegatron	3%

Top 10 tenants accounted for

**39%**

of portfolio base rent

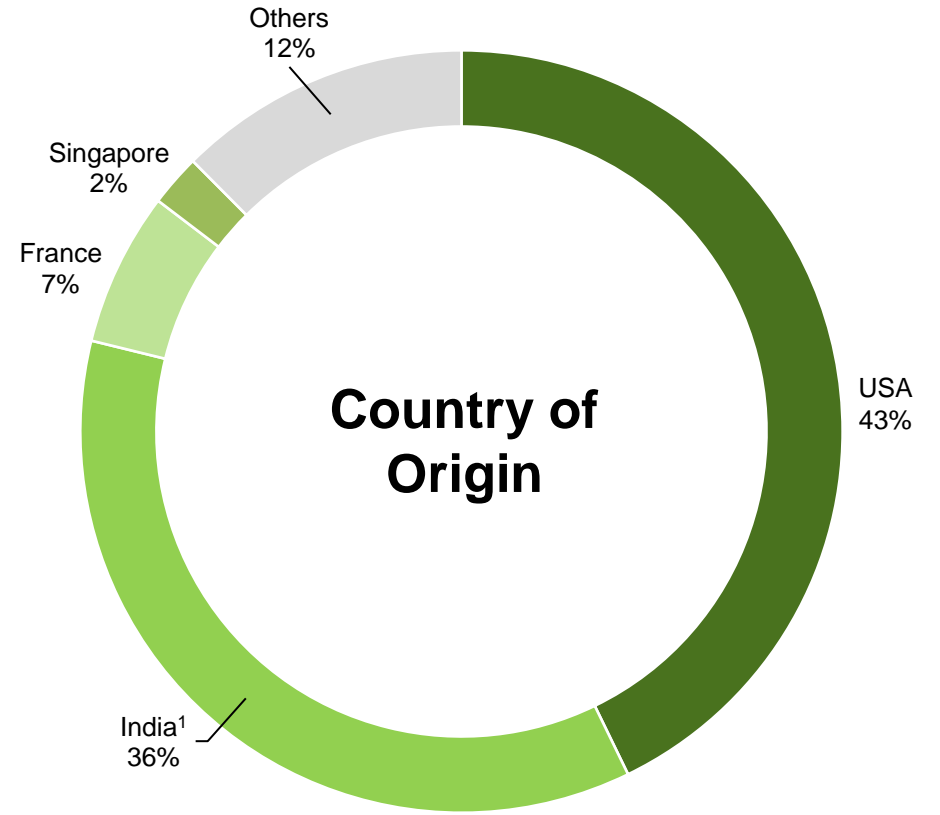
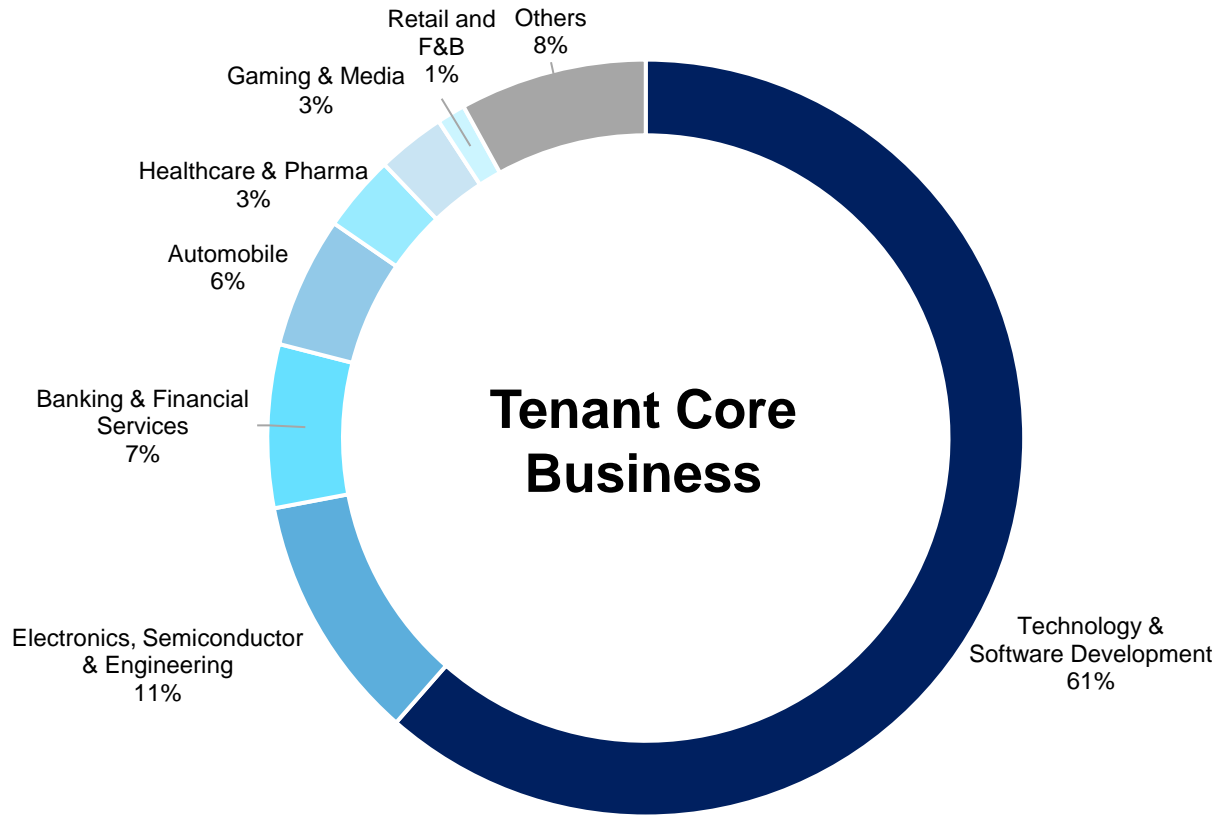
All information as at 31 December 2024

Note: Excludes Logistics Park.



# Diversified Tenant Base

Tenant core business & country of origin by base rental



All information as at 31 December 2024

1. Comprises Indian companies with local and overseas operations.

# 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 Chennai<sup>1</sup>



## 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 Pipeline

	aVance Hyderabad	aVance Business Hub 2		Gardencity		Ebisu	Casa Grande – OneHub Chennai	Total
	aVance 5	aVance A1	aVance A2 <sup>5</sup>	Project I	Project II	Building 1	Phase 1, 2 & 3	
<b>Floor area (million sq ft)</b>	1.16	0.83	0.55	1.26	0.39	1.00	0.79	5.98
<b>Time of building completion</b>	Completed	2H 2024	Construction on hold	1H 2025	2H 2027	2H 2026	1H 2025 (Phase 1)	N.A.
<b>Expected total consideration<sup>1</sup></b>	INR8.4 B (S\$168 M)	INR7.2 B (S\$129 M)	N.A.	INR11.2 B (S\$209 M)	INR3.2 B (S\$59 M)	INR12.3 B (S\$201 M)	INR2.7 B (S\$43 M)	INR45.0 B (S\$809 M)
<b>Amount disbursed<sup>1</sup></b>	INR0.8 B <sup>3</sup> (S\$16 M)	INR3.6 B <sup>4</sup> (S\$70 M)	INR0.4 B <sup>6</sup> (S\$8 M)	INR6.1 B (S\$113 M)	INR0.4 B (S\$7 M)	INR1.6 B (S\$26 M)	INR0.4 B (S\$7 M)	INR12.9 B <sup>7</sup> (S\$239 M)
<b>Remaining commitment<sup>1,2</sup></b>	INR7.6 B (S\$152 M)	INR3.6 B (S\$59 M)	N.A.	INR5.1 B (S\$96 M)	INR2.8 B (S\$52 M)	INR10.7 B (S\$175 M)	INR2.3 B (S\$36 M)	INR32.1 B (S\$570 M)

All information as at 31 December 2024 unless otherwise stated.

1. Based on exchange rate at the time of investment/announcement. INR figures are presented in billions while S\$ figures are presented in millions.
2. Remaining commitment is reflected prior to accrued interest, working capital and other adjustments.
3. Expected total consideration increased due to an increase in leasing percentage.
4. Post repayment of a portion of the existing loan by the vendor.
5. Construction of aVance A2 is on hold.
6. Excludes disbursement of INR3.6 billion (S\$60 million) towards refinancing of loan taken by the vendor towards acquisition of additional land.
7. Total excludes amount disbursed for aVance A2.

# Sponsor: Assets in India

## Sponsor presence<sup>1</sup>



## Private funds managed by sponsor

- Ascendas India Growth Programme
- Ascendas India Logistics Programme



1. Excludes CLINT properties.

# Development: MTB 6, Bangalore

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## Name

Multi tenanted building – MTB 6

## Location

ITPB, Bangalore

## Floor Area

0.8 million sq ft

## Development Status

Occupancy Certificate obtained in December 2024.

## Leasing Status

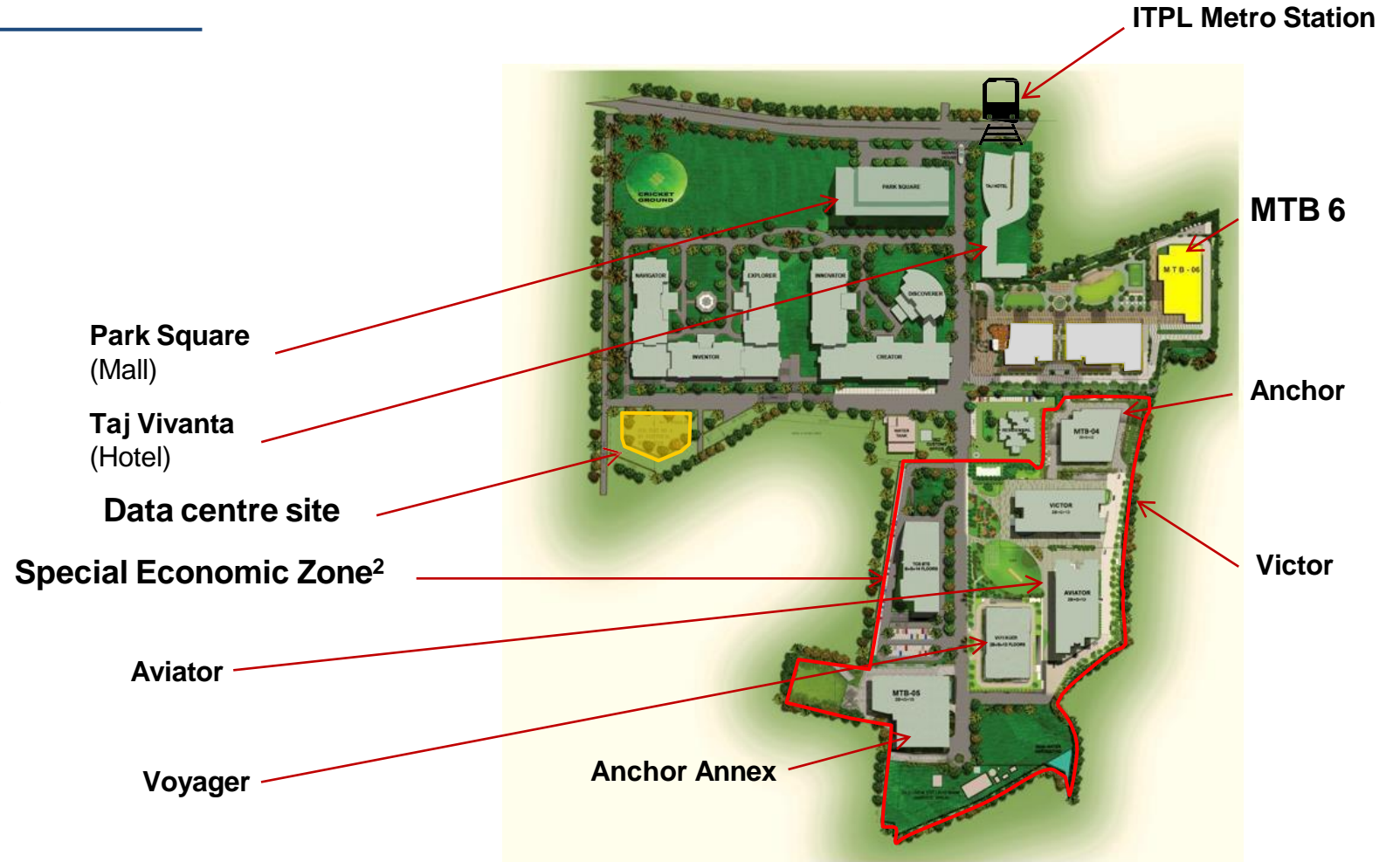
Agreement to Lease executed with a tenant for the entire building.



# Development: ITPB Pipeline

## Future Development Potential

- Remaining development potential of 2.3 million sq ft<sup>1</sup>
- Site has been identified for development of a data centre
- ITPB's 40 Mega Volt Amperes (MVA) air insulated substation has been upgraded to a 120 MVA gas insulated substation prior to construction of the data centre

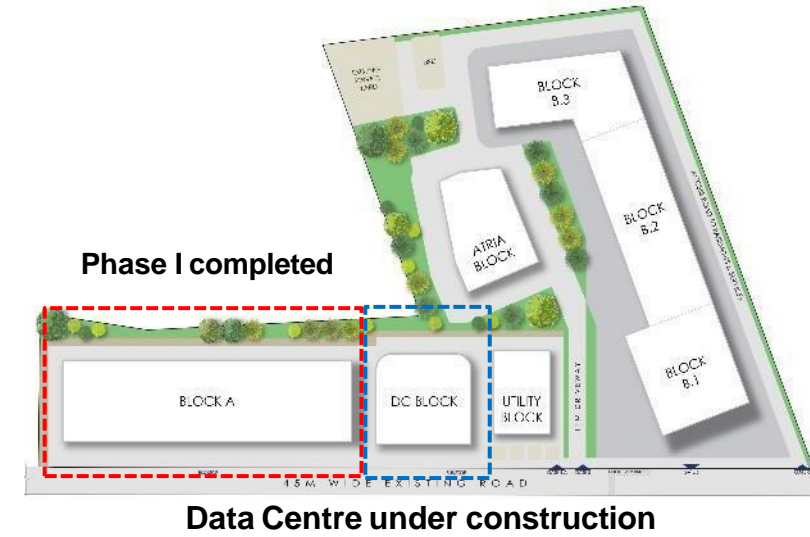
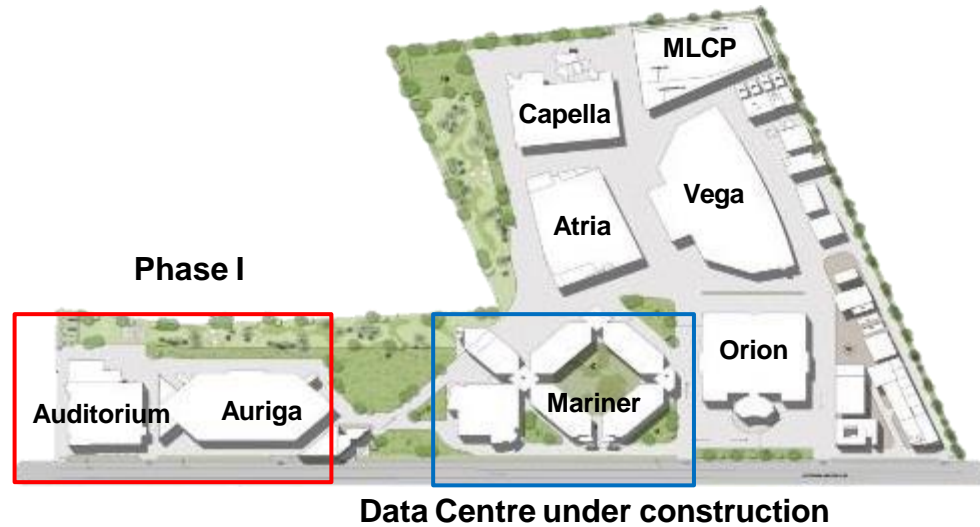


1. Red line marks border of SEZ area.

# 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

41 Megawatt (MW) Power load DC under construction at the site of Mariner Building.

# Development: FTWZ, Chennai

## Name

Free Trade Warehousing Zone

## Location

CyberVale, Chennai

## Floor Area

0.23 million sq ft

## Development Status

Construction completed. Building is expected to be ready for occupancy in 1Q 2025.





# IT Park: aVance Hyderabad

## Site Area

25.7 acres / 10.4 ha

## Asset Ownership

- CLINT Assets
- Vendor Assets
- Landowner Assets

CLINT has ROFR to (7), (8), (9) & (10)

## aVance 5

Proposed acquisition of (5)<sup>1</sup> – 1.16 million sq ft

- Occupancy Certificate received; Building is operational
- 63% leased to Carelon and Mphasis, who have options to lease the remaining area



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

# IT Park: aVance Business Hub 2, Hyderabad

## Site Area

14.4 acres / 5.8 ha

## Asset Ownership

● Vendor Assets

● Landowner Assets

## Proposed acquisition of (A1) to (A5)<sup>1</sup>:

4.75 million sq ft

## Construction Status

Common area and rest room finishes work in progress; main lobby and external landscaping completed for the A1 building. OC awaited.



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

# IT Park: Gardencity, Bangalore

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## Location

Hebbal, Bangalore

## Floor Area

Project I: 1.3 million sq ft; Project II: 0.4 million sq ft

## Expected Completion

Project I: 1H 2025

Project II: 2H 2027

## Construction Status

Construction of Project I at an advanced stage.



Artist's impression

# IT Park: Ebisu, Bangalore

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## Location

Outer Ring Road, Bangalore

## Floor Area

Building 1: 1.0 million sq ft

## Expected Completion

4Q 2026

## Construction Status

Basement works near completion.



# Industrial: Casa Grande – OneHub, Chennai

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## 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

Phase 1: Excavation and Foundation works are in progress.



# World-class Assets

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	<ul style="list-style-type: none"> <li>International Tech Park Bangalore</li> </ul>	<ul style="list-style-type: none"> <li>International Tech Park Chennai</li> <li>CyberVale</li> <li>Industrial Facility 1, 2 &amp; 3, MWC</li> </ul>	<ul style="list-style-type: none"> <li>International Tech Park Hyderabad</li> <li>CyberPearl</li> <li>aVance Hyderabad</li> </ul>	<ul style="list-style-type: none"> <li>aVance I, Pune</li> <li>aVance II, Pune</li> <li>International Tech Park Pune - Hinjawadi</li> </ul>	<ul style="list-style-type: none"> <li>Logistics Park</li> <li>Building Q1 &amp; Q2, Aurum Q Parc</li> </ul>
Type	IT Park	IT Park; Industrial	IT Park	IT Park	Logistics; IT Park
Site area	68.3 acres	49.4 acres	51.2 acres <sup>1</sup>	38.7 acres	38.0 acres
Completed floor area	5.2 million sq ft <sup>2</sup>	3.6 million sq ft	5.2 million sq ft <sup>2</sup>	5.2 million sq ft	2.6 million sq ft
Number of buildings	12	6 IT buildings 3 industrial facilities	12	8	7 warehouses 2 IT buildings
Land bank (development potential <sup>3</sup> )	3.1 million sq ft <sup>4</sup>	0.2 million sq ft <sup>5</sup>	2.0 million sq ft	-	-

All information as at 31 December 2024

1. Includes land not held by CLINT.
2. Only includes floor area owned by CLINT.
3. Excludes total floor area of four Data Centre developments.
4. Includes MTB 6 which is under development.
5. Includes FTWZ which is under development.

# Lease Expiry Profile by Base Rent

City	2025	2026	2027	2028	2029 & beyond	Total
Bangalore	1.7%	9.1%	4.1%	1.7%	9.6%	<b>26.2%</b>
Hyderabad	2.7%	2.1%	5.4%	11.1%	5.8%	<b>27.1%</b>
Chennai	1.8%	2.2%	6.1%	4.0%	4.4%	<b>18.5%</b>
Pune	1.3%	0.2%	1.2%	6.3%	11.2%	<b>20.2%</b>
Mumbai	0.4%	0.2%	2.5%	2.0%	2.7%	<b>7.8%</b>
<b>Total</b>	<b>8.0%</b>	<b>13.9%</b>	<b>19.2%</b>	<b>25.1%</b>	<b>33.9%</b>	<b>100.0%</b>

# Lease Expiry Profile by Area

City	2025	2026	2027	2028	2029 & beyond	Total
Bangalore	1.6%	9.1%	4.2%	1.7%	9.7%	<b>26.2%</b>
Hyderabad	2.5%	1.9%	4.5%	9.8%	5.6%	<b>24.4%</b>
Chennai	1.3%	2.1%	5.3%	4.6%	4.8%	<b>18.2%</b>
Pune	1.6%	0.2%	1.3%	7.7%	13.0%	<b>23.8%</b>
Mumbai	0.4%	0.2%	2.4%	1.8%	2.6%	<b>7.5%</b>
<b>Total</b>	<b>7.3%</b>	<b>13.6%</b>	<b>17.7%</b>	<b>25.6%</b>	<b>35.7%</b>	<b>100.0%</b>



# CapitaLand Data Centre Presence & Capabilities



**> 800 MW**

Gross Load



**~ US\$4.5 B**

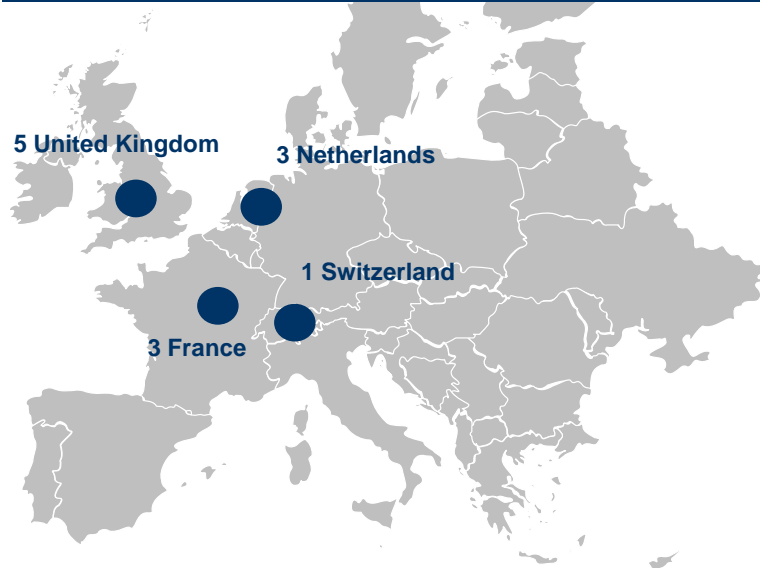
Assets Under Management  
On Completed Basis



**27**

Data Centre Assets

## 12 Data Centres in Europe



## 15 Data Centres in Asia



Proven Capital  
Management  
Capabilities



Infrastructure  
Design & Planning



Project & Development  
Management



Engineering,  
Procurement &  
Construction

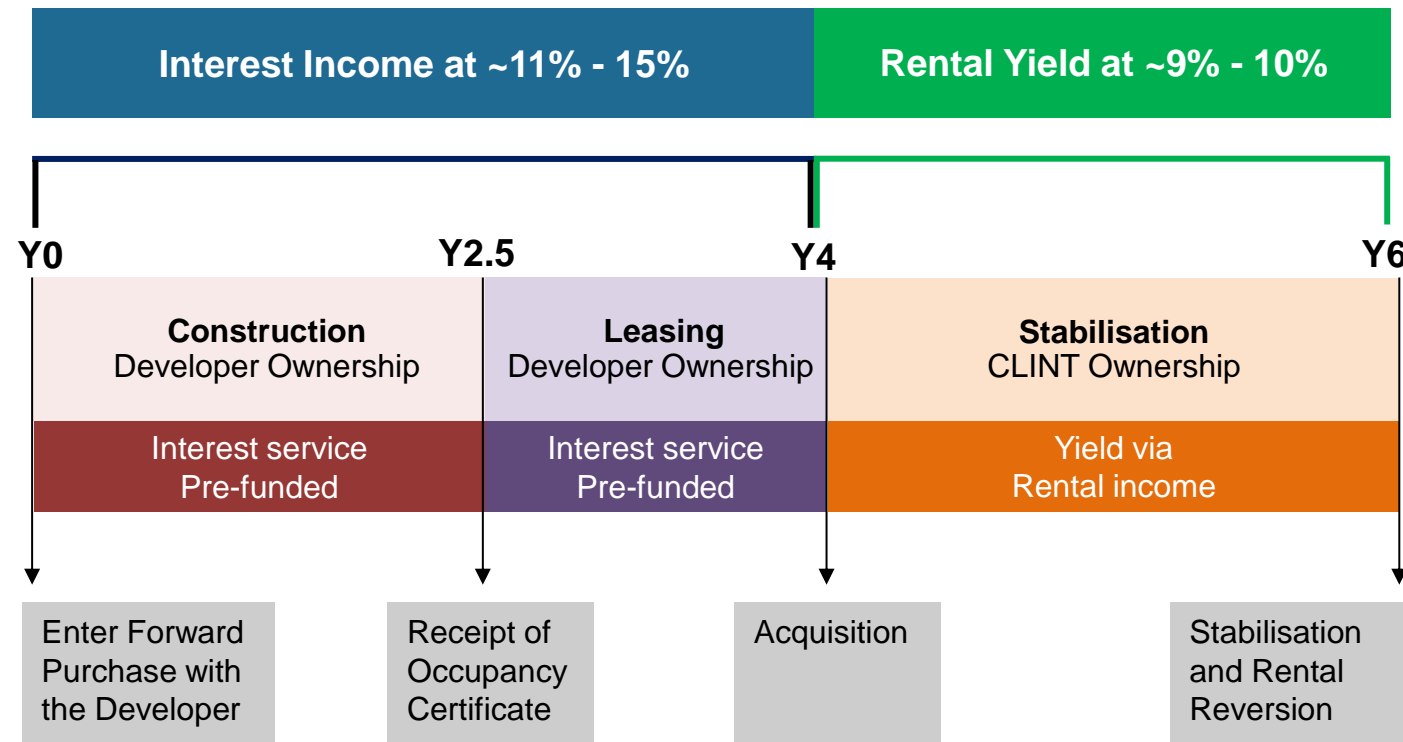
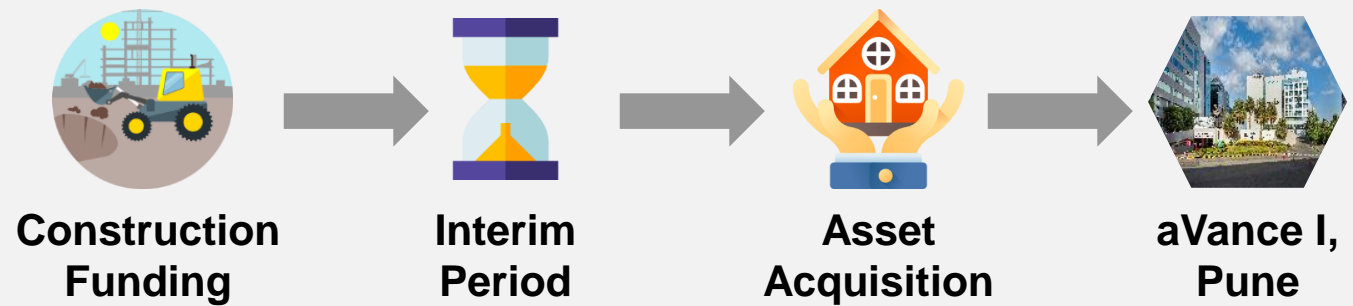


Sales & Customer  
Relationships

# 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



# Forward Purchase

## aVance I, Pune

### 2014

- Entered into Forward Purchase Agreement

### 2017

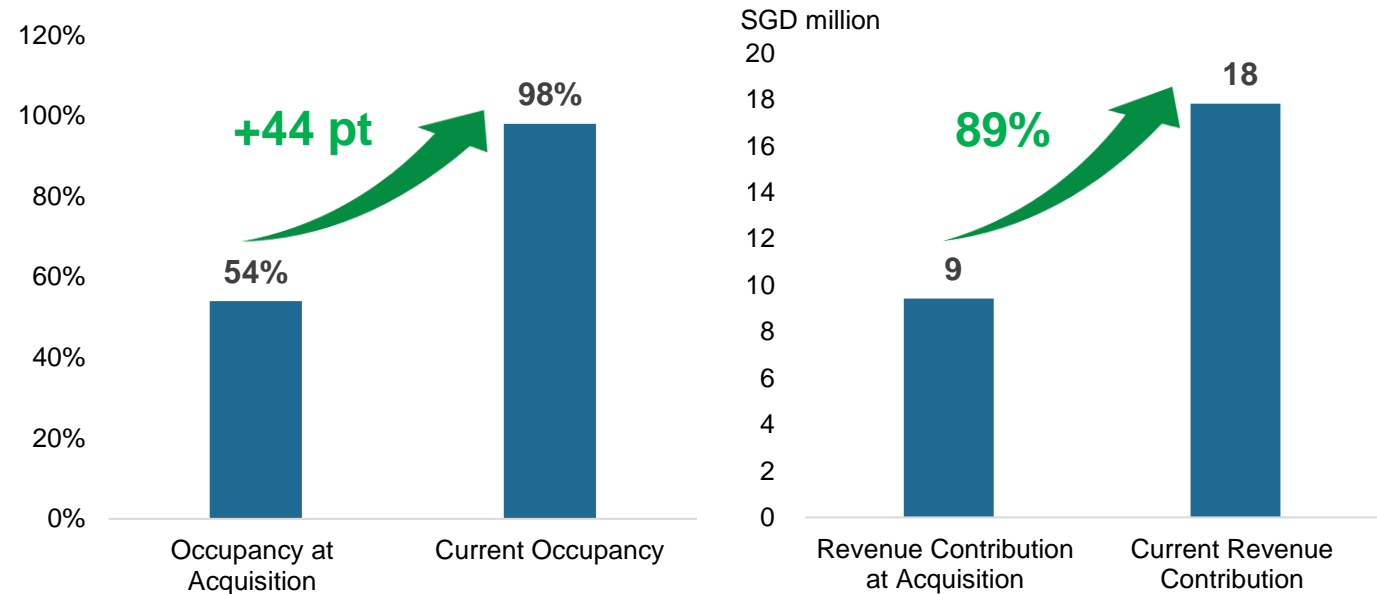
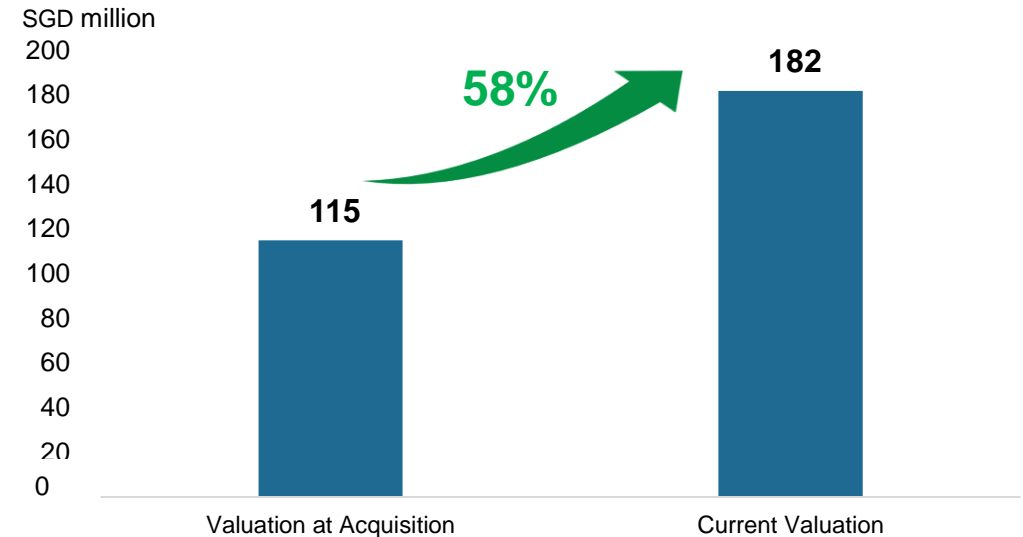
- Completed acquisition at 2.2% discount to market price but at a low occupancy of 54%

### 2023

- Occupancy improved to 97% while valuation increased by 58%

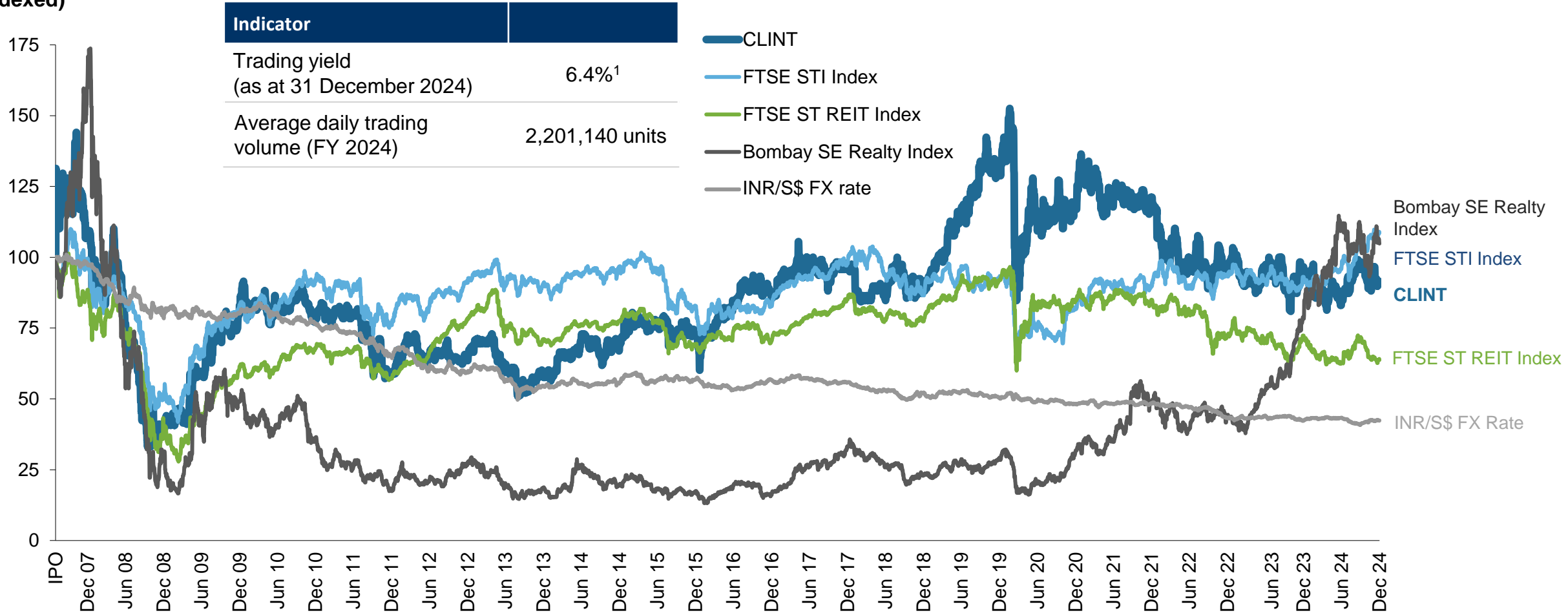
### 1H 2024

- Occupancy continued to improve to 98% and revenue contribution increased by 89% since 2017



# CLINT Unit Price versus Major Indices

(Indexed)



Source: Bloomberg

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.