CapitaLand INDIA TRUST

(Registration Number: 2007004)
(a business trust registered under the Business Trusts Act 2004 of Singapore)

ANNOUNCEMENT

PROPOSED DIVESTMENT OF 20.2% INTEREST IN THREE DATA CENTRE ASSETS AND THE PROPOSED JOINT VENTURE IN RESPECT OF THESE ASSETS

1. INTRODUCTION

CapitaLand India Trust Management Pte. Ltd. ("**CLINTMPL**"), as the trustee-manager of CapitaLand India Trust ("**CLINT**", and the trustee-manager of CLINT, the "**Trustee-Manager**") is pleased to announce that CLINT, through its wholly-owned subsidiary Ascendas Property Fund (India) Pte. Ltd. ("**APFI**"), had on 30 December 2025 entered into three separate securities purchase and subscription agreements (each, a "**SSPA**") to divest 20.2% of its interests in each of the following wholly-owned subsidiaries of APFI incorporated in India (collectively, the "**DC SPVs**") which directly owns the respective data centre assets set out against its name in the table below (the "**Data Centre Assets**"), with (a) each of the DC SPVs, and (b) each of the following wholly-owned subsidiaries of CapitaLand India Data Centre Fund Pte. Ltd. ("**CIDCF**" or the "**Fund**") (collectively, the "**Purchaser SPVs**"), in respect of the Proposed Divestment and Subscription Transactions (as defined herein):

Purchaser SPV	DC SPV	Data Centre Asset Held (Location)	Power Capacity (IT / Gross)	Independent Valuation[1] (INR million)
CIDCF Chennai Pte. Ltd.	Minerva Veritas Data Centre Private Limited ("**Chennai DC Ind SPV**")	CapitaLand DC Chennai (Ambattur, Chennai)	34 / 53 megawatts ("**MW**")	6,529

1 The Trustee-Manager has commissioned Cushman & Wakefield (India) Pvt. Ltd. (the "**Independent Valuer**") to value each of the Data Centre Assets. The Independent Valuer valued the Data Centre Assets as at 31 December 2025 based on the discounted cash flow approach.

Purchaser SPV	DC SPV	Data Centre Asset Held (Location)	Power Capacity (IT / Gross)	Independent Valuation[1] (INR million)
CIDCF Hyderabad Pte. Ltd.	ITPH Data Centre Private Limited ("**Hyderabad DC Ind SPV**")	CapitaLand DC Hyderabad (Madhapur, Hyderabad)	27 / 42 MW	12,295
CIDCF Mumbai Pte. Ltd.	Datascape Realty Private Limited ("**Mumbai DC Ind SPV**")	CapitaLand DC Mumbai (Airoli, Mumbai)	Tower 1: 34 / 50 MW Tower 2: 37 / 55 MW	26,874
Total				**45,698**

CIDCF is a private fund company incorporated in Singapore held jointly by certain unrelated third-party investor(s) holding approximately 98.0% stake in the Fund and CapitaLand India Data Centre Fund Holdings Pte. Ltd. ("**CIDCFH**"), an affiliated entity of CapitaLand Investment Limited ("**CLI**") holding the remaining approximately 2.0% stake in the Fund. The Fund is managed by CapitaLand Fund Management Pte. Ltd. ("**CLFM**"), a wholly owned subsidiary of CLI.

APFI had on 30 December 2025 also entered into three separate shareholders' agreements (the "**Shareholders' Agreements**") with (a) each of the Purchaser SPVs, and (b) each of the DC SPVs, which will, among others, govern the relationships between APFI and each Purchaser SPV *inter se* as shareholders of the relevant DC SPV upon completion of the Proposed Divestment and Subscription Transactions (as defined herein) (the "**Proposed Joint Ventures**"). The arrangements to govern the relationship between APFI and each Purchaser SPV under the Shareholders' Agreements will be conditional upon the completion of the Proposed Divestment and Subscription Transactions.

2. THE PROPOSED TRANSACTIONS

2.1 The Proposed Divestment and Subscription Transactions

Pursuant to each relevant SSPA, APFI has agreed:

(i) to sell to the relevant Purchaser SPV a certain number of equity shares and compulsorily convertible debentures in each of the DC SPVs (collectively, the "**Sale Securities**", and APFI's divestment of the Sale Securities, the "**Proposed Divestment**"); and

(ii) for the relevant Purchaser SPV to subscribe for a certain number of equity shares and compulsorily convertible debentures in each of the DC SPVs (collectively, the "**Subscription Securities**") as well as for a certain number of rupee denominated bonds / debentures ("**RDBs**") to be issued by each of the respective DC SPVs (collectively, the "**Subscription RDBs**") to the relevant Purchaser SPV (collectively, the "**Proposed Subscription**", and together with the Proposed Divestment, the "**Proposed Divestment and Subscription Transactions**"),

such that the Proposed Divestment and Subscription Transactions will constitute a divestment by APFI of 20.2% of the total issued, subscribed and paid-up share capital of each respective DC SPV on a fully diluted basis to the relevant Purchaser SPV.

Upon completion of the Proposed Divestment and Subscription Transactions ("**Completion**"), CLINT will retain a 79.8% stake in each of the Data Centre Assets through the DC SPVs.

2.2 The Proposed Joint Ventures

APFI will enter into the Proposed Joint Ventures with each of the Purchaser SPVs on the terms and conditions set out in the respective Shareholders' Agreement to, among others, record the terms pursuant to which the shareholders of each of the DC SPVs will participate in the management, operations and affairs of the respective DC SPV and its subsidiaries (if any), and to regulate the relationship of the shareholders of each DC SPV in relation to matters relating to the respective DC SPV and its subsidiaries (if any).

2.3 Divestment and Subscription Consideration and Valuation

Under the SSPAs, the consideration for the Proposed Divestment and Subscription Transactions (the "**Total Consideration**"), comprising the consideration for the sale of the Sale Securities and subscription amounts under the Proposed Subscriptions, is estimated to be an aggregate of INR 7,021 million (approximately S$99.7 million)[2]. The consideration for the sale of the Sale Securities is based on 20.2% of the total enterprise value of the DC SPVs of INR 51,973 million (approximately S$738.2 million) as of 31 December 2025 (the "**Total Enterprise Value**") which will be adjusted

2 An exchange rate of S$1 = INR 70.40 is used throughout this Announcement.

for liabilities, working capital, capital expenditure, and is subject to post-Completion adjustments. The subscription amounts under the Proposed Subscriptions will be mutually agreed between APFI and the relevant Purchaser SPV on Completion, and is dependent on, among others, the final consideration amount for the sale of the Sale Securities and the capital contributions required to be made by APFI and the relevant Purchaser SPV to the relevant DC SPVs on Completion.

The Total Consideration was negotiated on a willing-buyer and willing-seller basis with reference to the independent valuation of the Data Centre Assets, and the Total Enterprise Value represents an approximate 13.7% premium to the independent valuation of the Data Centre Assets as at 31 December 2025 by the Independent Valuer.

The estimated net gain[3] on the Proposed Divestment and Subscription Transactions is approximately INR 8,656 million (approximately S$123.0 million).

2.4 Certain Terms and Conditions of the Agreements relating to the Proposed Transactions

2.4.1 Principal Terms of the SSPAs

The terms set out in each of the SSPAs are substantially similar. The principal terms of each SSPA include, among others, the following:

(i) completion is conditional upon the satisfaction or, as the case may be, waiver of certain conditions precedent, including that no material adverse event in respect of APFI or the relevant DC SPV has occurred;

(ii) completion of the Proposed Divestment and Subscription Transactions for all the DC SPVs shall occur simultaneously. Accordingly, the SSPA in respect of one DC SPV may be terminated automatically upon the termination of any of the transaction documents in respect of any other DC SPV;

(iii) the SSPA may be terminated, among others:

(a) automatically if the conditions precedent under the SSPA are not satisfied in accordance with the SSPA (or waived by the Purchaser SPV in its sole discretion) by the long stop date agreed under the SSPA, or if any the transaction documents in

3 The estimated net gain of CLINT comprises the gain from disposal of 20.2% of the Sale Securities and the remeasurement gain on the remaining 79.8% stake due to de-consolidation into a joint venture arrangement.

respect of any other DC SPV is terminated in accordance with their terms;

(b) by mutual written agreement of APFI, the Purchaser SPV, and the DC SPV; or

(c) by the Purchaser SPV, at its sole and absolute discretion, immediately by written notice to the DC SPV and APFI upon the DC SPV and/or APFI breaching certain interim covenants (which breach, if remediable, has not been remedied within a specified cure period) or upon the occurrence of a material adverse event.

2.4.2 Principal Terms of the Shareholders' Agreements

The terms set out in each of the Shareholders' Agreement are substantially similar. The principal terms of each Shareholders' Agreement include, among others, the following:

(i) each shareholder of the DC SPV will be required to make capital contributions in proportion to their shareholdings in the DC SPV;

(ii) each DC SPV shall be governed by a board of directors responsible for the overall direction, management, supervision and control of the DC SPV, subject to the requirement for the unanimous approval of the relevant Purchaser SPV and APFI for certain specified reserved matters;

(iii) for so long as APFI or (as the case may be) the relevant Purchaser SPV holds majority interest in the relevant DC SPV, it shall be entitled to appoint a majority of the directors of the board of the relevant DC SPV;

(iv) a project management committee will be authorised and established in respect of each of the DC SPVs by the respective boards of each DC SPV, to review the progress of construction and leasing of the relevant Data Centre Asset, and provide reports or recommendations to the board of the relevant DC SPV, CapitaLand Services (India) Private Limited ("**CSIPL**") or CapitaLand Data Centre Services Private Limited ("**CLDC**")[4];

4 Currently, CSIPL is engaged to provide certain project management services in respect of each Data Centre Asset pursuant to existing project management agreements entered into between each DC SPV and CSIPL, and CLDC is engaged to provide certain project management, development management, facility management, and marketing and

(v) there are reserved matters that require unanimous approval of the relevant Purchaser SPV and APFI, being shareholders of the DC SPV, in relation to certain key operational and management issues affecting the DC SPV;

(vi) the Purchaser SPV shall have the right and option to acquire such additional securities held by APFI as will result in the Purchaser SPV's shareholding in the respective DC SPV being increased beyond 20.2% to up to 40.0% of the total issued, subscribed and paid up share capital of the respective DC SPV on a fully diluted basis (the "**Additional Stake**"), at the same price and on the same terms as agreed between the relevant Purchaser SPV and APFI in respect of the Sale Securities pursuant to the relevant SSPA, provided that the acquisition of the Additional Stake is completed on or prior to 28 February 2026 (or such other date as mutually agreed in writing between the shareholders);

(vii) separately and subject to APFI's further agreement and the Purchaser SPV having acquired the Additional Stake, the Purchaser SPV may acquire up to such number of additional securities held by APFI in the DC SPV as will result in the Purchaser SPV's aggregate shareholding in the DC SPV being increased up to 49.0% of the total issued, subscribed and paid up share capital of the DC SPV on a fully diluted basis, at such price and on such terms as may be mutually agreed between the Purchaser SPV and APFI. Such sale by APFI of such additional securities in the DC SPV is subject to, among others, Unitholders' approval (if required) being obtained at the relevant time;

(viii) APFI and the Purchaser SPV shall make best endeavours to facilitate a complete exit for the Purchaser SPV and its affiliates before the expiry of the term of the Fund through the following exit options and procedures, which shall be subject to all applicable laws and all approvals as may be required, including Unitholders' approval (if required under the listing manual of Singapore Exchange Securities Trading Limited (the "**Listing Manual**")) at the relevant time:

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leasing services in respect of each Data Centre Asset pursuant to existing data centre service agreements entered into between each DC SPV and CLDC. Upon Completion, the respective agreements will continue to be in force and CSIPL and CLDC will continue to provide their respective services under the respective agreements to the relevant DC SPV in respect of the respective Data Centre Assets on the existing terms.

(a) an initial public offering ("**IPO**") of the relevant DC SPV or, if feasible, a potential combined and simultaneous initial public offering of the DC SPVs ("**Joint IPO**");

(b) if an IPO in sub-paragraph (a) cannot be completed before the end of the term of the Proposed Joint Ventures, a sale of all (and not less than all) of the securities held by the existing shareholders of such DC SPV to a third party purchaser prior to the expiry of the term of the Fund ("**Third-Party Sale**");

(c) following a certain time period after the execution of the Shareholders' Agreement, the relevant Purchaser SPV may notify APFI that it wishes to exercise the following rights in the following order:

    (I) a sale of all (and not less than all) of the securities held by the Purchaser SPV to any third-party purchaser(s);

    (II) if a sale of all (and not less than all) of the securities held by the Purchaser SPV to any third-party purchaser(s) as contemplated in sub-paragraph (I) cannot be completed, the Purchaser SPV will have a put option (but not an obligation) to require APFI to purchase and acquire all (and not less than all) of the securities held by the Purchaser SPV, at a price equal to the average of two independent valuations conducted by independent valuers appointed by each of APFI and the Purchaser SPV, of the Purchaser SPV's stake; and

    (III) if APFI does not purchase the Purchaser SPV's stake as contemplated in sub-paragraph (II) other than solely due to refusal or failure by the Purchaser SPV, the Purchaser SPV may sell all (and not less than all) of the securities held by it to any person and shall have a drag along right to require the other shareholders of the DC SPV, including APFI, to sell all of the respective securities held by them to such person at the same price (being a price not less than the average of the two independent valuations arrived at in sub-paragraph (II)) and on terms and conditions not less favourable than as applicable to the sale of the Purchaser SPV's stake.

2.4.3 Other Agreements – Framework Agreement and Participation Right Letter Agreement

(i) <u>Framework Agreement</u>

In connection with the Proposed Divestment and Subscription Transactions and the Proposed Joint Ventures (the "**Proposed Transactions**"), the Trustee-Manager, APFI and CIDCF, among others, had also on 30 December 2025 entered into a framework agreement (the "**Framework Agreement**") which sets out, principally, a framework in relation to, as well as to provide for the mechanisms for effecting, the following:

(a) a Joint IPO by way of a consolidated listing of all DC SPVs on a stock exchange on or prior to expiry of the term of the Fund; and

(b) a right of first offer to be granted to CIDCF, the Purchaser SPVs and CLFM if, prior to 31 December 2027, Information of Technology Park Limited ("**ITPL**"), a company incorporated in India holding the data centre proposed to be developed and known as CapitaLand DC Bangalore located in Whitefield, Bangalore, proposes to transfer CapitaLand DC Bangalore held by ITPL to ITPB Data Centre Private Limited or any other entity by way of scheme of demerger or by way of transfer of assets or undertaking on a slump sale basis, involving a third party.

(ii) <u>Participation Right Letter Agreement</u>

Further to the Framework Agreement, the Trustee-Manager, CIDCFH and CLFM had also on 30 December 2025 entered into a participation right letter agreement (the "**Participation Right Letter Agreement**") pursuant to which CLINT, APFI and their respective affiliates have the right to participate in any new data centre investment fund, joint venture or similar club-style investment vehicle or single asset investment vehicle established by CLFM, CIDCFH or their respective affiliates which intends to invest in the development of data centre projects in India (each, an "**Other Investment Opportunity**"). Under the Participation Right Letter Agreement, if at any time after the date of the Participating Right Letter Agreement there arises an Other Investment Opportunity, the Trustee-Manager (acting on behalf of CLINT) and APFI shall have the right to participate for a commitment not exceeding (in the aggregate) 33.0% in such Other Investment Opportunity as a limited partner or capital partner, which shall be on terms and conditions no less favourable than the terms and conditions offered by CLFM, CIDCFH and/or their respective affiliates to other prospective investors that are making similar commitments as CLINT in such Other Investment Opportunity, unless otherwise agreed.

For the avoidance of doubt, the exercise of any rights granted pursuant to the Framework Agreement and the Participation Right Letter Agreement is subject to, among others, applicable laws and Unitholders' approval being obtained at the relevant time if required under the Listing Manual.

2.5 Total Cost of the Proposed Divestment and Subscription Transactions

The total cost of the Proposed Divestment and Subscription Transactions (the "**Total Divestment and Subscription Cost**") is estimated to be INR 378 million (approximately S$5.4 million).[5]

3. USE OF PROCEEDS FROM THE PROPOSED DIVESTMENT AND SUBSCRIPTION TRANSACTIONS

On the date of Completion, the proceeds received by each DC SPV pursuant to the subscription for Subscription RDBs will be used for the redemption of RDBs issued by the DC SPVs and held by Ascendas Property Fund (FDI) Pte. Ltd. ("**APFF**") (the "**Redemption**"). Any residual amounts received from subscription proceeds under the Proposed Subscription may be used for the redemption of non-convertible, unsecured and redeemable non-convertible debentures issued by the relevant DC SPV to APFF, and/or for any capital and/or operational expenditure of the relevant DC SPVs.

After taking into account the estimated Total Divestment and Subscription Cost of INR 378 million (approximately S$5.4 million) and estimated capital gain tax of INR 718 million (approximately S$10.2 million), the net proceeds from the Proposed Divestment and Subscription Transactions (consisting of the net proceeds from the sale of the Sale Securities and the proceeds received for the Redemption, and excluding any subscription proceeds from the Proposed Subscription which will be

5 The Total Divestment and Subscription Costs include the divestment fee payable in cash to CLINTMPL in accordance with the deed of trust dated 7 December 2004 constituting CLINT (as amended) (the "**Trust Deed**"), sale advisory fees, and transaction related costs.

retained by the DC SPVs to fund their capital requirements) would be approximately INR 5,926 million (approximately S$84.2 million).

Such net proceeds received by CLINT (through APFI and APFF) may be used to repay debt, reinvest in higher yielding projects, and/or enhance distributions to Unitholders, as the Trustee-Manager may decide.

4. RATIONALE AND KEY BENEFITS OF THE PROPOSED TRANSACTIONS

The Trustee-Manager believes that the Proposed Transactions will bring the following key benefits to Unitholders:

4.1 Unlocking value for Unitholders and improving distributions

Assuming that the net proceeds are used to repay debt, the distribution per Unit ("**DPU**") accretion is expected to be 5% on a FY2024 pro forma basis. (See paragraph 5 "Pro Forma Financial Effects" of this Announcement for details of the pro forma financial effects of the Proposed Divestment and Subscription Transactions on the DPU.)

4.2 CLINT's capital recycling strategy

The Proposed Transactions are in line with CLINT's capital recycling strategy, which includes the divestment of selected assets such as business parks, logistics assets, and a strategic stake in its data centre portfolio. In September 2025, CLINT divested CyberVale in Chennai and CyberPearl in Hyderabad, and the Proposed Transactions further demonstrate CLINT's portfolio reconstitution efforts to unlock asset value and strengthen financial agility.

4.3 Enhancing financial agility

The Proposed Transactions allow CLINT to redeploy capital more effectively into other uses, such as repaying higher-interest debt and reducing the debt burden, reinvesting in other income-yielding opportunities, and/or for general corporate purposes.

In addition, the Proposed Transactions provide CLINT with participation rights in future data centre asset investments of CLFM, CIDCFH and their respective affiliates and also establishes CLINT's credentials in partnering with global institutional investors to raise capital to fund its investment strategy.

5. PRO FORMA FINANCIAL EFFECTS

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Divestment and Subscription Transactions on the DPU and net asset value ("**NAV**") per Unit presented below are strictly for illustrative purposes, and do not reflect the actual financial position of CLINT following the completion of the Proposed Divestment and Subscription Transactions. They have been prepared based on the audited financial statements of CLINT for the last financial year ended 31 December 2024 ("**FY2024**").

5.1 Pro Forma DPU[6]

The pro forma financial effects of the Proposed Divestment and Subscription Transactions on the DPU of CLINT as at 31 December 2024 or for FY2024, as if the Proposed Divestment and Subscription Transactions was completed on 1 January 2024, are as follows:

	Before the Proposed Divestment and Subscription Transactions	**After the Proposed Divestment and Subscription Transactions**
DPU(1) (Singapore cents)	6.84(2)	7.19(3,4)

Notes:

(1) After retaining 10% of income otherwise available for distribution.

(2) Based on 1,343,710,299 units in CLINT ("**Units**") in issue as at 31 December 2024.

(3) Assumes the net proceeds received by CLINT (through APFF and APFI) from the Proposed Divestment and Subscription Transactions will be used to repay debt.

(4) After adjusting the 295,986 Units which were issued as payment of the Trustee-Manager's management fee (as defined in the Trust Deed) in relation to DC SPVs for the period from 1 January 2024 to 31 December 2024 (both dates inclusive), in accordance with the provisions stipulated in the Trust Deed.

5.2 Pro Forma NAV

The pro forma financial effects of the Proposed Divestment and Subscription Transactions on the NAV per Unit as at 31 December 2024, as if the Proposed

6 The effect of the Proposed Divestment and Subscription Transactions on the DPU is a more appropriate measure for a property trust and is disclosed in lieu of earnings per share of the issuer.

Divestment and Subscription Transactions was completed on 31 December 2024, are as follows:

	Before the Proposed Divestment and Subscription Transactions	After the Proposed Divestment and Subscription Transactions
NAV per Unit (S$)	1.38[1]	1.41[1]

Note:

(1) Based on 1,343,710,299 Units in issue as at 31 December 2024.

6. REQUIREMENT UNDER CHAPTER 10 OF THE LISTING MANUAL

6.1 Discloseable Transactions

A proposed disposal by CLINT may fall into any of the categories set out in Rule 1004 of the Listing Manual depending on the size of the relative figures computed on the following applicable bases of comparison from Rule 1006 of the Listing Manual:

(A) the NAV of the assets to be disposed of, compared with the NAV of CLINT and its subsidiaries (the "**CLINT Group**");

(B) the net profits attributable to the assets to be disposed of, compared with the net profits of the CLINT Group; and

(C) the aggregate value of the consideration received, compared with CLINT's market capitalisation based on the total number of issued Units (excluding treasury units).

Rule 1006(d) of the Listing Manual does not apply in relation to the Proposed Divestment and Subscription Transactions as no Units will be issued as consideration for the Proposed Divestment and Subscription Transactions.

6.2 Relative Figures computed on the bases set out in Rule 1006

The relative figures for the Proposed Divestment and Subscription Transactions computed using the applicable bases of comparison described above are as follows:

	The Proposed Divestment and Subscription Transactions (S$ million)	CLINT Group (S$ million)	Relative Figure (%)
Rule 1006(a) NAV of the assets to be disposed of compared with NAV of CLINT	54.3	1,740.2[(1)]	3.1
Rule 1006(b) Net profits attributable to the assets to be disposed of compared with net profits of CLINT	(0.2)	32.5[(1)]	(0.6)
Rule 1006(c) The estimated Total Consideration compared with the market capitalisation of CLINT	99.7	1,653.8[(2)]	6.0

Notes:

(1) Based on the unaudited financial statements of CLINT for 1H 2025 announced on 30 July 2025.

(2) Market capitalisation is computed based on the number of Units in issue multiplied by the volume weighted average price of S$1.22 per Unit on 29 December 2025, being the Market Day immediately prior to the entry into the SSPAs. "**Market Day**" means a day on which the SGX-ST is open for securities trading.

As the relative figures computed on the bases set out in Rule 1006(c) of the Listing Manual in respect of the Proposed Divestment and Subscription Transactions exceed 5.0% but do not exceed 20.0%, the Proposed Divestment and Subscription Transactions is classified as a "discloseable transaction" under Chapter 10 of the Listing Manual.

As the Proposed Divestment and Subscription Transactions are in the ordinary course of CLINT's business and none of the relative figures computed on the bases set out above exceeds 50% based on the aggregate value of all disposals by CLINT in the last 12 months, the Proposed Divestment and Subscription Transactions are not subject to Unitholders' approval under Rule 1014(3) of the Listing Manual.

7. INTERESTS OF DIRECTORS AND CONTROLLING UNITHOLDERS

As at the date of this Announcement and based on information available to the Trustee-Manager, certain directors of the Trustee-Manager (the "**Directors**") collectively hold an aggregate direct and deemed interest in 760,934 Units and certain Directors collectively hold an aggregate direct and deemed interest in 2,607,942 ordinary shares of CLI.

Mr Manohar Khiatani is the Chairman and a Non-Executive Non-Independent Director of the Trustee-Manager and CLI's Senior Advisor. He also holds directorships in various CLI group companies. Mr Goh Soon Keat Kevin is the Non-Executive Non-Independent Director of the Trustee-Manager as well as the Chief Executive Officer, Lodging of CLI. He is also the Chief Executive Officer of The Ascott Limited. Mr Gauri Shankar Nagabhushanam is the Chief Executive Officer and an Executive Non-Independent Director of the Trustee-Manager.

As at the date of this Announcement and based on information available to the Trustee-Manager, CLI has a deemed interest in 341,272,686 Units in CLINT, which is equivalent to approximately 25.17% of the total number of Units in issue.

Save as disclosed in this Announcement and based on information available to the Trustee-Manager as at the date of this Announcement, none of the Directors or the controlling Unitholders[7] have an interest, direct or indirect, in the Proposed Transactions.

8. DIRECTORS' SERVICE CONTRACTS

No person is proposed to be appointed as a director of the Trustee-Manager in connection with the Proposed Transactions or any other transactions contemplated in relation to the Proposed Transactions.

7 "**controlling Unitholder**" means a person who:

(a) holds directly or indirectly 15% or more of the total voting rights in CLINT. Singapore Exchange Securities Trading Limited may determine that a person who satisfies this paragraph is not a controlling Unitholder; or

(b) in fact exercises control over CLINT.

9. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection during normal business hours at the registered office of the Trustee-Manager[8] at 168 Robinson Road, #30-01 Capital Tower, Singapore 068912 from the date of this Announcement up to and including the date falling three months after the date of this Announcement:

(i) the SSPAs;

(ii) the Shareholders' Agreements;

(iii) the Framework Agreement;

(iv) the Participation Right Letter Agreement; and

(v) the independent valuation reports on the respective Data Centre Assets issued by the Independent Valuer.

The Trust Deed will also be available for inspection at the registered office of the Trustee-Manager for so long as CLINT is in existence.

BY ORDER OF THE BOARD

CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD.
(Company Registration No. 200412730D)
(as trustee-manager of CapitaLand India Trust)

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
31 December 2025

8 Prior appointment with the Trustee-Manager is required. Please contact the Trustee-Manager via email at enquiries@clint.com.sg.

Important Notice

This announcement may contain forward-looking statements that involve risks and uncertainties. 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, competition from other developments or companies for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Trustee-Manager's view of future events.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Trustee-Manager to redeem their Units while the Units are listed. It is intended that Unitholders of CLINT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLINT is not necessarily indicative of the future performance of CLINT.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

This announcement has not been reviewed by the Monetary Authority of Singapore.