

NEWS RELEASE

**CapitaLand India Trust to divest 20.2% stake in
three data centres under development**

- ***Strategic divestment is in line with the Trustee-Manager's continued portfolio reconstitution strategy to drive growth and performance***
- ***Divestment unlocks value of CLINT's data centre developments and enhances financial agility***

Singapore, 31 December 2025 – CapitaLand India Trust¹ has entered into definitive agreements for the divestment of 20.2% stakes in three data centre assets under development to CapitaLand India Data Centre Fund (CIDCF) for an estimated total purchase consideration² of INR 7.02 billion (S\$99.73 million³).

The total purchase consideration of the three data centres is based on 20.2% of the total enterprise value of INR 51.97 billion (S\$738.2 million) as of 31 December 2025 which will be adjusted for liabilities, working capital, capital expenditure, and is subject to post-completion adjustments. The enterprise value, negotiated on a willing-buyer and willing-seller basis, is at a premium to the independent valuation of INR 45.70 billion (S\$649 million) as at 31 December 2025.

The three data centres are:

| Data Centre Asset | Status | Location | Power Capacity (IT / Gross) |
|--|--|---------------------|--|
| CapitaLand DC Mumbai Tower 1 and Tower 2 | Tower 1: Completed Tower 2: Under development | Airoli, Navi Mumbai | Tower 1: 34 / 50 MW Tower 2: 37 / 55 MW |
| CapitaLand DC Chennai | Under development | Ambattur, Chennai | 34 / 53 MW |
| CapitaLand DC Hyderabad | Under development | Madhapur, Hyderabad | 27 / 42 MW |

In September 2025, CLINT had divested CyberVale in Chennai and CyberPearl in Hyderabad, the Trust's first divestment since its listing in 2007. The divestment of the partial stake in

¹ Through its wholly owned subsidiaries, Ascendas Property Fund (India) Pte. Ltd. ("APFI / Seller").

² The purchase consideration for the Transaction will be determined at the completion date. Please refer to the announcement titled "Proposed Divestment of 20.20% interest in three data centre assets located in India and the Proposed Joint Venture in respect of these assets" announced on 31 December 2025 for further details.

³ Exchange rate of S\$1 = INR70.40.

CLINT's data centre portfolio further reinforces the Trust's commitment to unlock value by monetising and realising the value of its developments to strengthen its balance sheet.

Mr Gauri Shankar Nagabhushanam, Chief Executive Officer of CapitaLand India Trust Management Pte. Ltd. (the Trustee-Manager of CLINT), said: "The partial divestment reflects continued execution of our portfolio reconstitution strategy. By unlocking value earlier in the development cycle, while retaining a significant stake in the assets, we are able to support our development pipeline and enhance financial flexibility."

"We are pleased to be partnering with CIDCF and remain invested in the future growth of India's data centre sector through our remaining stake in the portfolio. The partnership with CIDCF also provides CLINT the right to participate in a partial stake in future data centre developments by our sponsor and potentially buy back the assets or explore exit options such as an initial public offering of the assets. Post-transaction, CLINT remains well-positioned to pursue accretive and higher yielding investment growth opportunities in key India cities to create value for our Unitholders."

About CapitaLand India Trust (www.clint.com.sg)

CapitaLand India Trust (CLINT) was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in August 2007 as the first Indian property trust in Asia. Its principal objective is to own income-producing real estate used primarily as business space in India. CLINT may also develop and acquire land or uncompleted developments primarily to be used as business space, with the objective of holding the properties upon completion. As at 30 June 2025, CLINT's assets under management stood at S\$3.7 billion.

CLINT's portfolio includes eight world-class IT business parks, three industrial facilities, one logistics park and four data centre developments in India, with total completed floor area of 21.7 million square feet spread across Bangalore, Chennai, Hyderabad, Pune and Mumbai. CLINT is focused on capitalising on the fast-growing IT industry and logistics/industrial asset classes in India, as well as proactively diversifying into other asset classes such as data centres.

CLINT is structured as a business trust, offering stable income distributions similar to a real estate investment trust. CLINT focuses on enhancing shareholder value by actively managing existing properties, developing vacant land in its portfolio, and acquiring new properties. CLINT is managed by CapitaLand India Trust Management Pte. Ltd. The Trustee-Manager is a wholly owned subsidiary of Singapore-listed CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore in 2021, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 5 November 2025, CLI had S\$120 billion of funds under management held via stakes in eight listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in demographics, disruption and digitalisation-themed strategies. Its diversified real asset

classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres and private credit.

CLI aims to scale its fund management, lodging management and commercial management businesses globally and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand Group's development arm.

CLI is committed to growing in a responsible manner, delivering long-term economic value and contributing to the environmental and social well-being of its communities.

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