



CapitaLand India Trust

# DBS Global Financial Markets - Regional Property Conference 2026

7 January 2026

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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.**

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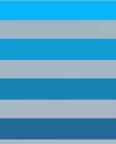
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aVance II, Pune



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# About CLINT



Building Q1, Navi Mumbai

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# CapitaLand India Trust (CLINT) Overview

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

## Portfolio Metrics

**21.7**  
**million sq ft**  
Completed  
Floor  
Area

**7.3**  
**million sq ft**  
Forward  
Purchases  
Floor Area

**4.6**  
**million sq ft**  
Development  
Potential  
Floor Area

## Investment Metrics

**CY6U**  
Stock  
Quote

**6.5%<sup>1</sup>**  
Dividend  
Yield

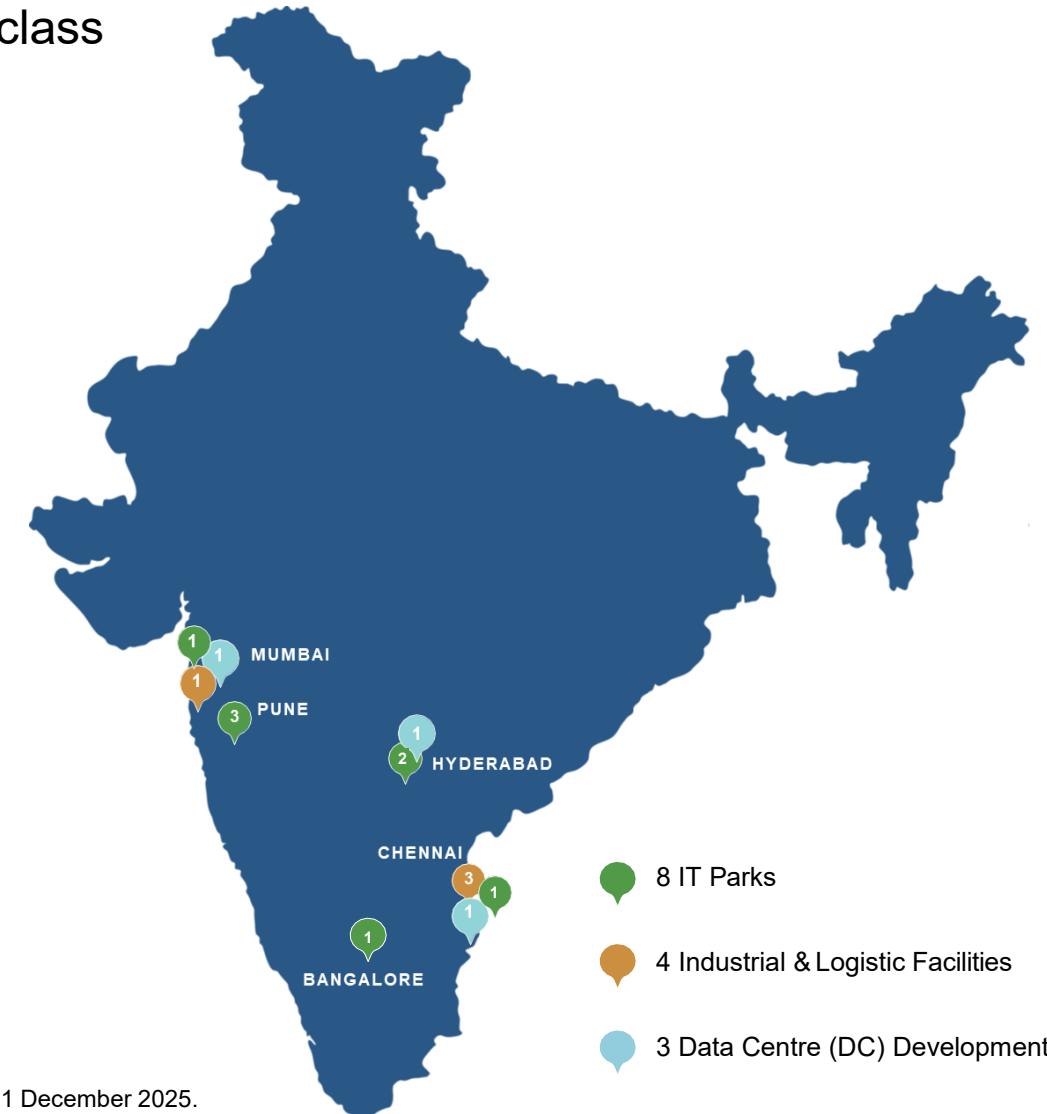
**21.6%<sup>2</sup>**  
Total Shareholder  
Return

**S\$1.7 billion**  
Market  
Capitalisation

Note: Above as at 30 September 2025 unless otherwise stated

1. Dividend yield is based on annualised 1H 2025 DPU of 3.97 Singapore cents and closing price of S\$1.22 per unit as at 31 December 2025.

2. Source: Bloomberg. Total shareholder return based on 12 months from 31 December 2024 to 31 December 2025.



# Good Growth Track Record

## Total Developments

8.3 million sq ft

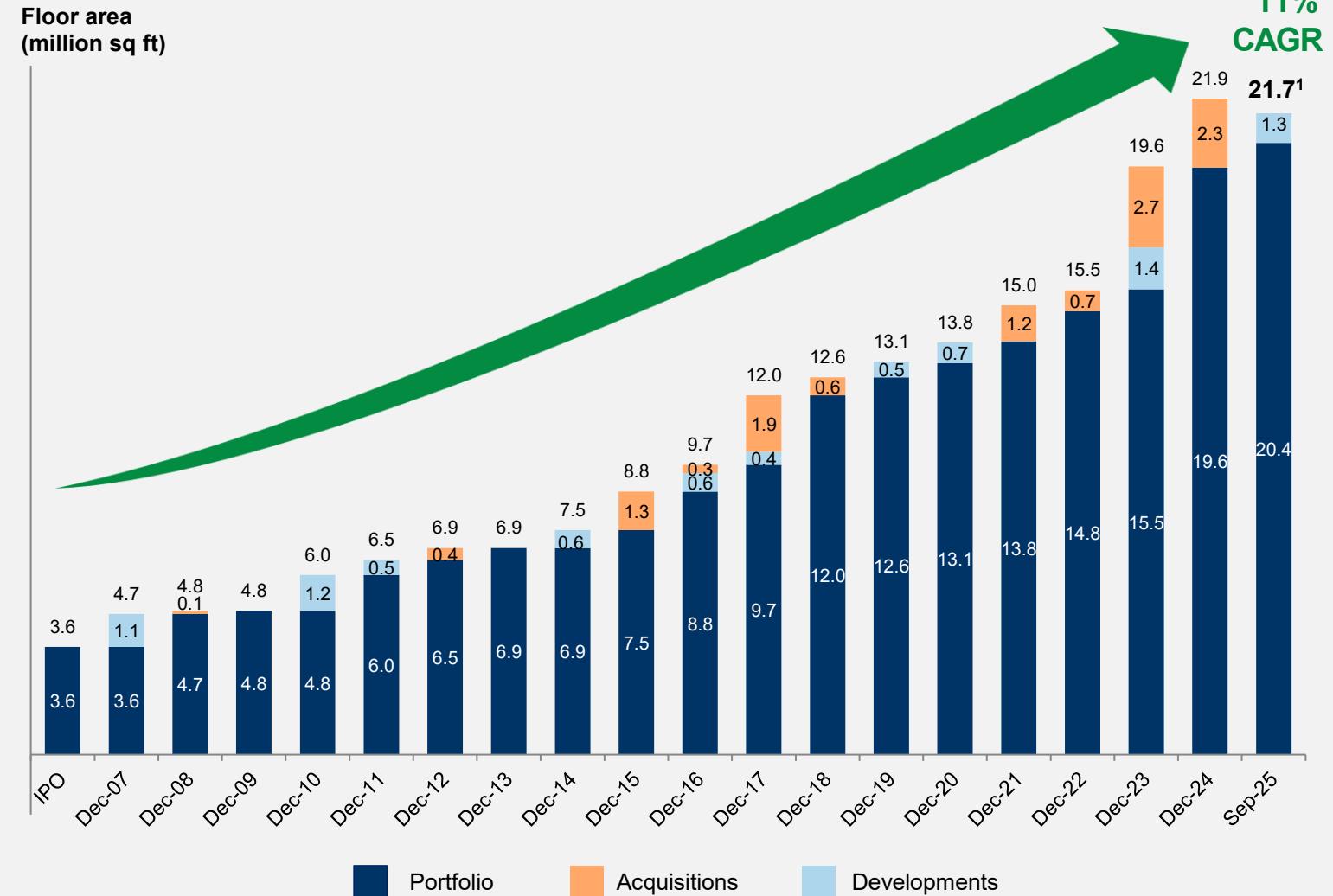
## Total 3rd Party acquisitions

8.4 million sq ft

## Total Sponsor acquisitions

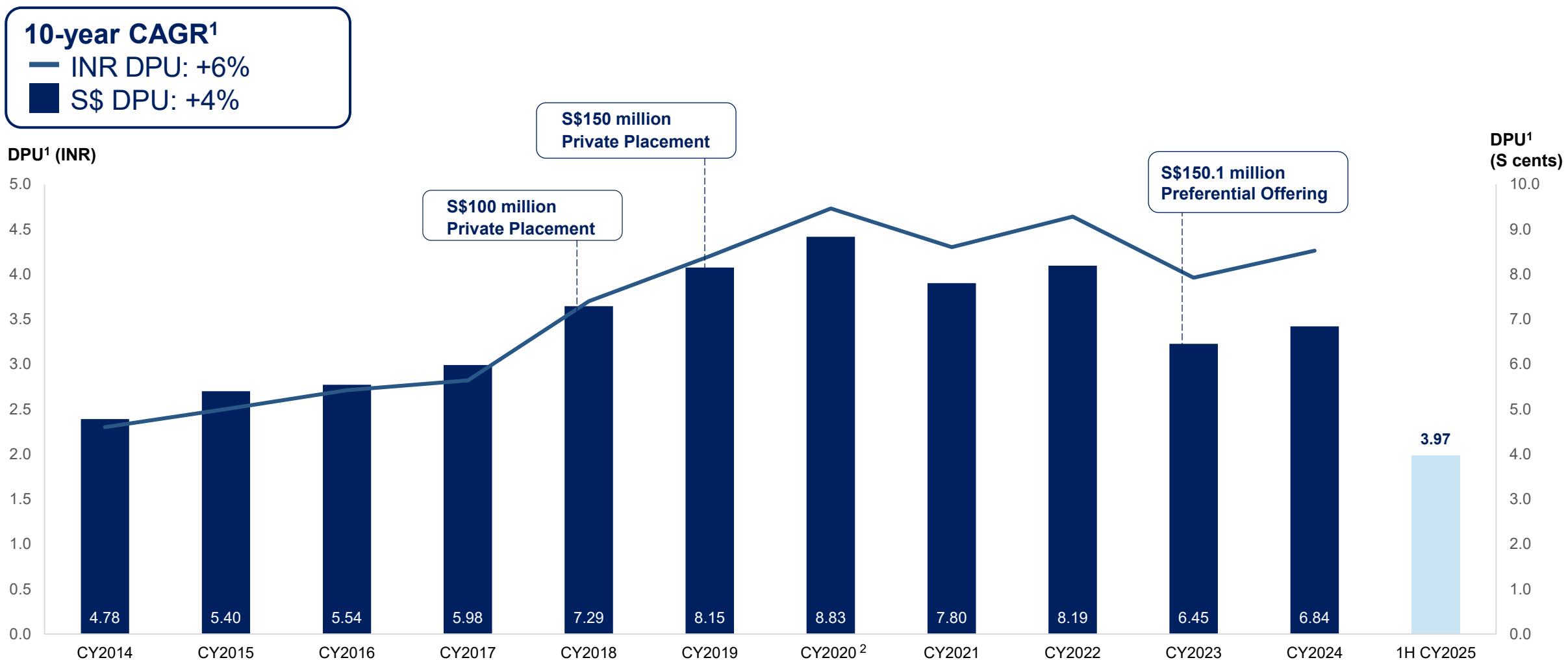
2.9 million sq ft

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



1. Includes completion of Navi Mumbai DC Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

# Increasing Distribution per Unit



1. CAGR from CY2014 to CY2024

2. Due to one-off gain from reversal of dividend distribution tax of 1.16 cents

# CLINT's Investment Merits



## Strong Portfolio

- ✓ Diversified footprint across **IT Parks, Industrial & Logistics and Data Centres** in **5 cities** in India
- ✓ Diversification into Data Centres



## Value Creation

- ✓ On track to achieve **44% growth in portfolio floor area by 2028** based on committed pipeline
- ✓ Portfolio has grown over **5 times** since IPO in 2007
- ✓ Steady DPU growth with **10-year CAGR of 4% in SGD terms**



## Successful Track Record

- ✓ **Increase growth pipeline** through forward purchase programme and market opportunities
- ✓ Development pipeline of **4.6 million sq ft**
- ✓ **Divestment of non-core assets to unlock value** eg divestment of CyberVale and CyberPearl



## Capital Management

- ✓ **Proactive capital management** to increase onshore debt to minimise foreign exchange risk
- ✓ Well spread debt expiry profile with ability to **tap on improving interest rate environment**



## Income Distribution

- ✓ Distribute **at least 90%** of its income available for distribution
- ✓ **Singapore dollar denominated distributions**



## Robust ESG Framework

- ✓ Governed under **Singapore regulatory framework**, offering transparency and accountability
- ✓ Backed by strong sponsor, CapitaLand Investment, and aligned to its **2030 Sustainability Master Plan**

# Highlights



MTB 6, International Tech Park Bangalore

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# Advancing Portfolio Strategy

## Driving Portfolio Performance



- ✓ Progressive income contribution from Navi Mumbai Data Centre (DC) Tower 1 in 3Q 2025
- ✓ Secured 100% pre-commitment at Ebisu, a forward purchase project at Outer Ring Road, Bangalore
- ✓ Commenced development of MTB 7 in ITPB, Bangalore

## Kickstarting Capital Recycling



- ✓ Completed inaugural divestment of CyberPearl and CyberVale in September 2025
- ✓ Signed agreement for stake divestment in DC portfolio on 31 December 2025

## Increasing Onshore Financing



- ✓ Signed onshore sustainability-linked construction loan of INR15 billion (~S\$221 million) for Chennai DC
- ✓ Issued first onshore bond of INR 9.15 billion (S\$130 million) on 2 January 2026

## IT Park Project Updates

### Forward Purchase



Ebisu – Works In Progress

### New Development



MTB 7 Ground Floor – Works In Progress

### Ebisu, Bangalore

**Floor Area:** 1.2 million sq ft

### Development Progress

- ✓ Superstructure in progress

### Leasing Update

- ✓ 100% pre-committed

### MTB 7, ITPB

**Floor Area:** 0.9 million sq ft

### Development Progress

- ✓ Substructure in progress

### Leasing Update

- ✓ Discussions ongoing

# Completed Maiden Divestment in September 2025

- ✓ Divestment of CyberPearl and CyberVale has optimised portfolio and enhanced balance sheet flexibility
- ✓ Net proceeds of INR10.8 billion / S\$158.8 million used to repay debt, reinvest in higher yielding projects and/or enhance distributions to Unitholders

## Achieved 3% Premium to Valuation<sup>1</sup>



### Valuation as at 31 Dec 2024

INR  
SGD

9.5 billion  
**139.3 million**



### Total Enterprise Value

INR  
SGD

9.8 billion  
**143.8 million**

## Recorded Divestment Gain<sup>2</sup>



### Internal Rate of Return

INR  
SGD

19.1%  
**13.9%**



### Multiple on Invested Capital

INR  
SGD

4.0x  
**2.8x**

## Reduced Gearing

42.3%



**-1.4 ppts**



40.9%



1. Based on the exchange rate of S\$1:INR68.2 as at announcement of divestment on 25 September 2025.
2. Returns are presented net of Trustee-Manager fees, with historical exchange rates applied for each respective year.

# Strategic Divestment to Unlock Value of DC Developments

- ✓ Proposed divestment of 20.2% stake in three data centres under development to CapitaLand India Data Centre Fund
- ✓ Advancing CLINT's portfolio reconstitution strategy to unlock value while remaining invested in India's data centre sector
- ✓ In line with capital recycling to enhance financial agility and redeploy capital to repay higher-interest debt or reinvesting in other income-yielding opportunities

## Transaction Overview

### Total Consideration



**INR** 7.0 billion  
**SGD** 99.7 million

### Estimated Net Gain<sup>1</sup>



**INR** 8,656 million  
**SGD** 123 million

## 13.7% Premium to Valuation<sup>2</sup>

### Valuation as at 31 Dec 2025



**INR** 45.7 billion  
**SGD** 649 million

### Total Enterprise Value



**INR** 52.0 billion  
**SGD** 738.2 million



CapitaLand DC Mumbai Tower 1

### Notes:

Please refer to announcement dated 31 December 2025 titled "Proposed Divestment of 20.2% interest in three data centre assets and the proposed joint venture in respect of these assets" for more information. Figures are indicative and are subjected to further adjustments.

1. 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.

2. Independent valuation by Cushman & Wakefield (India) Pvt. Ltd. as at 31 December 2025 based on the discounted cash flow approach.

Based on exchange rate of S\$1 = INR 70.40

# CLINT's DC Portfolio Under Development



**CapitaLand DC Mumbai  
Tower 1 & Tower 2**



**CapitaLand  
DC ITPH**



**CapitaLand  
DC Chennai**

Contractual Arrangement	Colocation (Tenants utilise space for their servers and equipment while CLINT manages the facilities)		
<b>Total Project Development Cost</b>	S\$1.0b		
<b>Power Capacity</b>	Tower 1 – 50 MW Tower 2 – 55 MW	42 MW	53 MW
<b>IT Load</b>	Tower 1 – 33.7 MW Tower 2 – 37.0 MW	27.0 MW	34.0 MW
<b>Built-up Area (sq ft)</b>	962,000	441,000	521,000
<b>Time of Building Completion</b>	Tower 1 – Operational in 3Q 2025 Tower 2 – 1Q 2027	2Q 2026	3Q 2026
<b>Latest Project Status</b>	Tower 2 – Advanced negotiations with the same hyperscaler	Core and Shell and Phase 1 M&E works nearing completion	Core and Shell works in progress

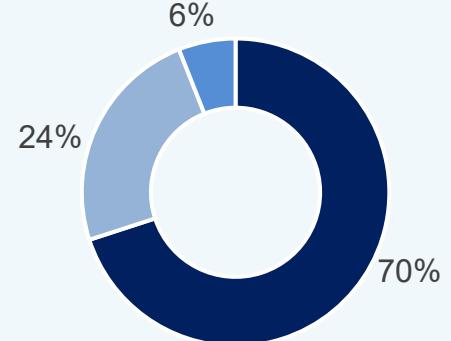
Note: The development of CapitaLand DC Bangalore has been put on hold.

1. Represents 20.2% stake divestment.

**Capital Expenditure Requirement from Jan to Dec 2026**



**~S\$420m**



- Construction loan
- Partial divestment proceeds from DC portfolio<sup>1</sup>
- Joint venture partner's contribution<sup>1</sup>

# Issued First Onshore Bond in January 2026

- ✓ In line with CLINT's plan to gradually increase natural hedge by onshoring loans and debts to 40-50% in the next three to four years

## Onshore Bond

- CLINT issued its first onshore bond on 2 January 2026
- Proceeds of the bond issuance will be utilised to repay debt in Singapore



**Principal Amount**  
INR 9.15 billion  
**SGD 130 million**



**Coupon Rate**  
**7.25% per annum**



**Rating**  
**AAA**  
by Crisil Ratings Limited

## Anticipated tax advantages for onshoring debt

Financing Structures and Tax Implications	Before	After
	SGD Loans with Cross-Currency Swaps	Onshore Loans and Debt
Withholding Tax	15%	0%
Tax deductibility of interest expense on entity levels	Interest deductibility capped at 30% of EBITDA	Full deductibility

# Growth Strategy



Artist Impression of CapitaLand Data Centre, Chennai

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# Long Term Growth Strategy

## DATA CENTRE DEVELOPMENTS

55 MW Data Centre (Tower 2) at Airoli, Navi Mumbai  
42 MW Data Centre at ITPH, Hyderabad  
53 MW Data Centre at Ambattur, Chennai



### DEVELOPMENT PIPELINE

2.3 million sq ft in Bangalore  
2.3 million sq ft in Hyderabad



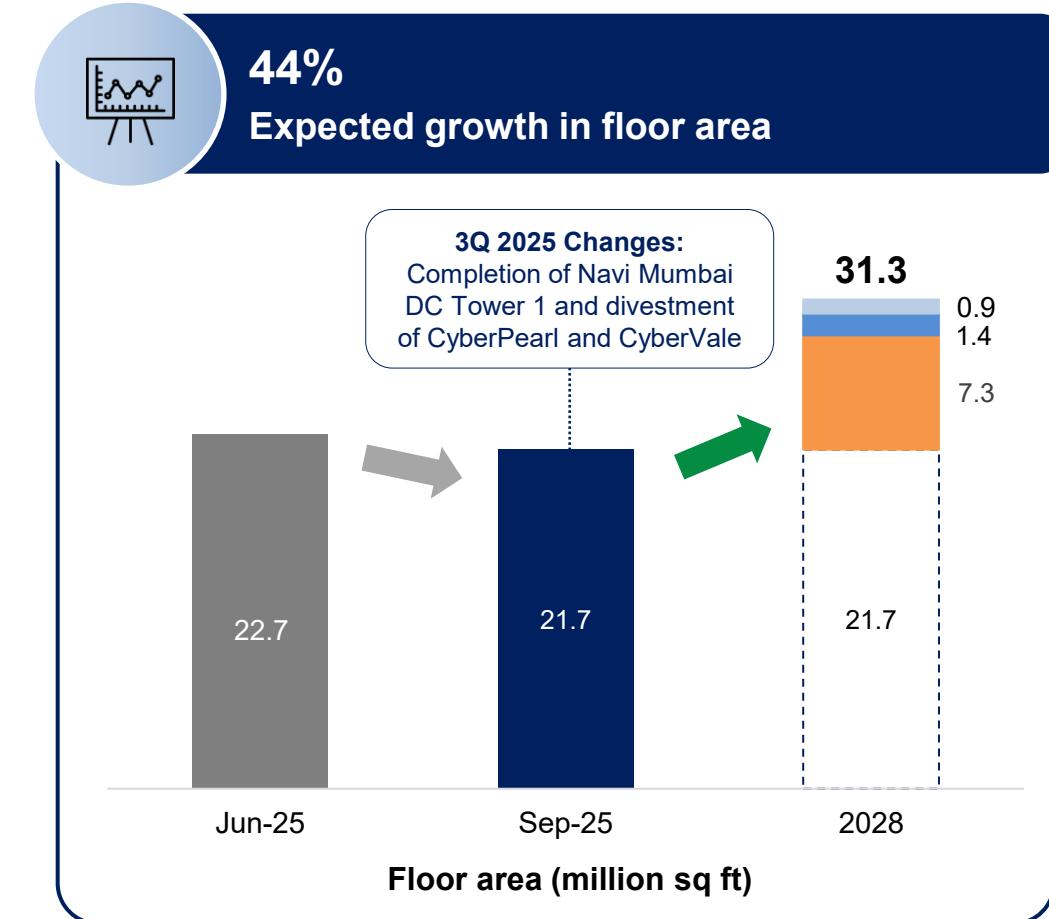
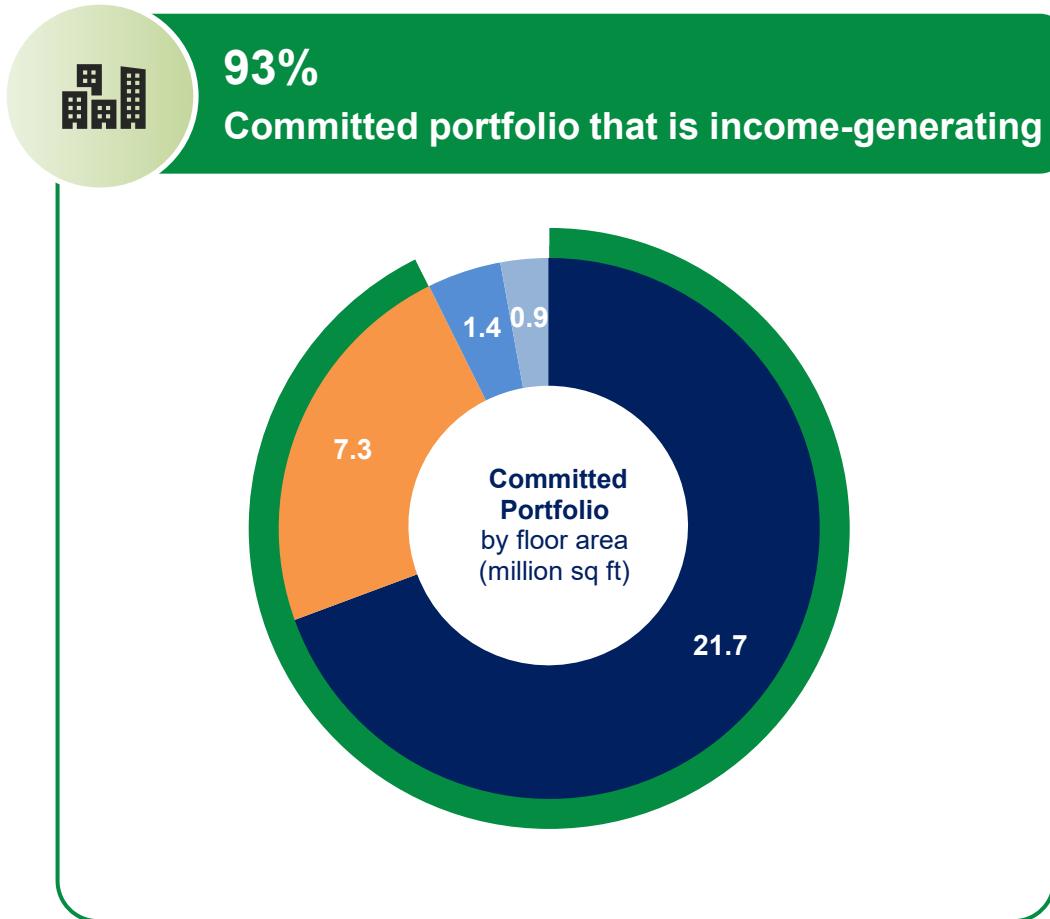
### FORWARD PURCHASES

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

## SPONSOR ASSETS

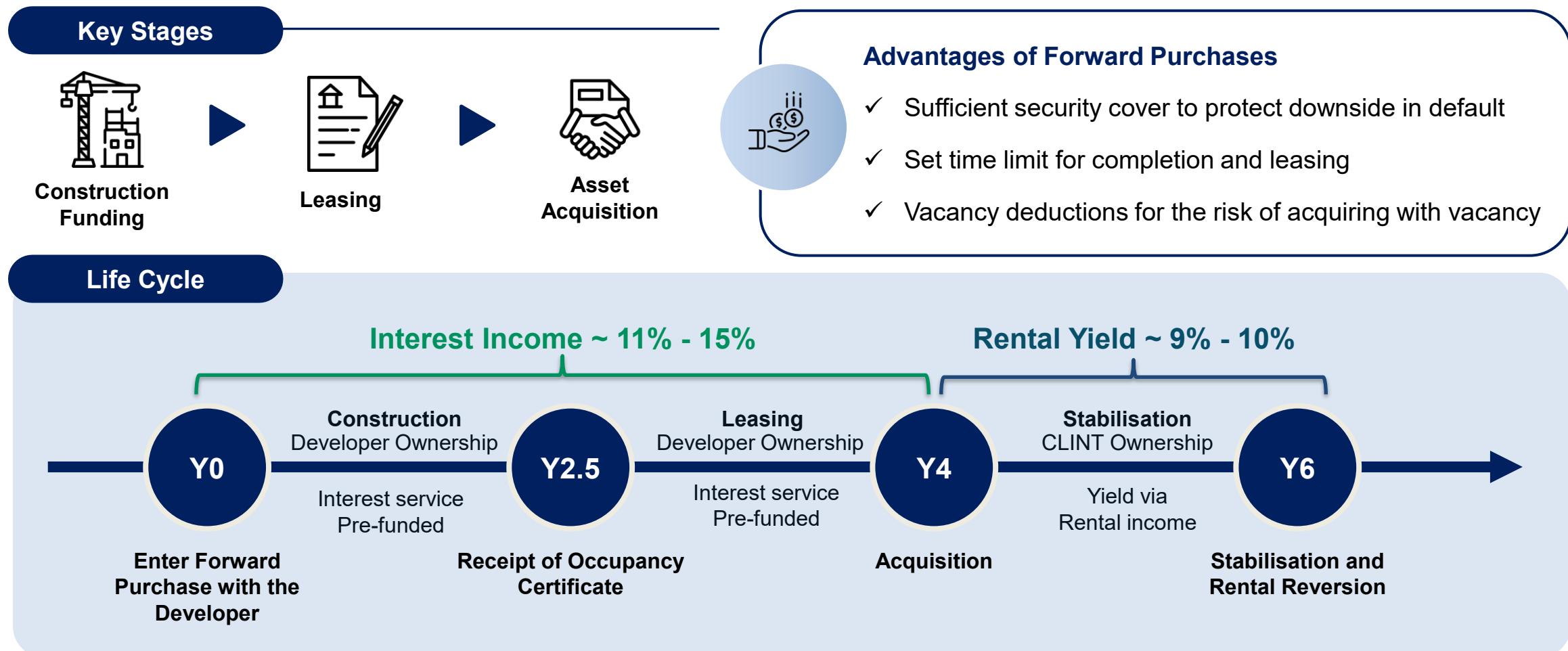


# Growth Based on Committed Pipeline



# Forward Purchase

## Key Takeaways, Life Cycle and Deal Structure



# Completed Redevelopment

## Block A, International Tech Park Hyderabad (ITPH)

Before



Auriga

**Leasable Area:** 0.2 million sq ft

**Valuation:** INR6,386 psf (FY 2016/17)

**Key Tenants** ✓ AT&T, Head Infotech, RMSI

After



Block A

**Leasable Area:** 1.4 million sq ft **(+600%)**

**Valuation:** INR10,197 psf (FY 2024) **(+60%)**

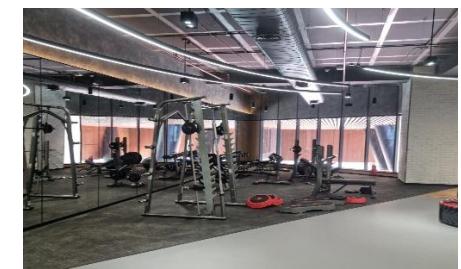
**Key Tenants** ✓ Bristol Myers Squibb, Ernst & Young, London Stock Exchange and Warner Bros



Bridge+ Lobby



Food Court



Gym

1. Based on foreign exchange conversion rate of S\$ 1 = INR 65.9.

# Growth Pipeline

	aVance Hyderabad	aVance Business Hub 2		Gardencity		Ebisu	Casa Grande – OneHub Chennai	Maia	Total
	aVance 5	aVance A1	aVance A2	Project I	Project II	Building 1	Phase 1, 2 & 3		
<b>Floor area (million sq ft)</b>	1.2	0.8	0.6	1.3	0.4	1.2	0.8	1.1	7.3
<b>Time of building completion</b>	Completed	4Q 2025	Construction on hold	4Q 2025	2H 2028	4Q 2026	1Q 2026	2H 2028	N.A.
<b>Expected Consideration<sup>1</sup></b>	INR10.5b (S\$155m)	INR9.4b (S\$138m)	N.A.	INR14.3b (S\$210m)	INR3.2b (S\$47m)	INR14.6b (S\$215m)	INR2.7b (S\$39m)	INR14.7b (S\$216m)	INR69.4b (S\$1.0b)
<b>Remaining commitment<sup>1,2</sup></b>	INR9.3b (S\$137m)	INR3.0b (S\$44m)	N.A.	INR3.9b (S\$57m)	INR2.8b (S\$41m)	INR8.2b (S\$120m)	INR1.7b (S\$24m)	INR11.2b (S\$165m)	INR40.1b (S\$590m)

All information as at 30 September 2025 unless otherwise stated

1. Based on the exchange rate of S\$1:INR68.0

2. Remaining commitment is net of accrued interest (on acquisition date), and prior to working capital and other adjustments



# Financial Highlights

Logistics Park, Navi Mumbai

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# Financial Highlights

Increase in Total Property Income due to higher rental income from existing properties; income contribution from newly completed developments (MTB 6 at ITPB, CyberVale FTWZ and Navi Mumbai T1 from 3Q); and income contributions from aVance II, Pune and Building Q2.

	1H 2025	1H 2024	Variance
S\$/INR FX rate <sup>1</sup>	64.5	61.9	4%
<b>Total Property Income</b>	<b>INR9,625m S\$149.3m</b>	<b>INR8,42m S\$136.1m</b>	<b>14% 10%</b>
<b>Net Property Income</b>	<b>INR7,322m S\$113.6m</b>	<b>INR6,405m S\$103.5m</b>	<b>14% 10%</b>
<b>Income to be distributed per unit</b>	<b>INR2.56 3.97 Singapore cents</b>	<b>INR2.25 3.64 Singapore cents</b>	<b>14% 9%</b>
	YTD Sep 2025	YTD Sep 2024	Variance
S\$/INR FX rate <sup>1</sup>	65.4	62.1	5%
<b>Total Property Income</b>	<b>INR14,731m S\$225.2m</b>	<b>INR12,724m S\$204.9m</b>	<b>16% 10%</b>
<b>Net Property Income</b>	<b>INR11,257m S\$172.1m</b>	<b>INR9,724m S\$156.6m</b>	<b>16% 10%</b>

1. Average exchange rate for the period

# Capital Management



## Funding Strategy

### Gearing

- ✓ Equity raising is predicated on maintaining a strong balance sheet by keeping gearing ratio at an appropriate level.

**~ 40%**  
gearing level

### Hedging Policy

- ✓ Part of CLINT's offshore S\$-denominated loans are already hedged into INR via cross-currency swaps and derivatives.
- ✓ Proportion of onshore loans and debt is targeted to increase to 40-50% in the next three to four years to benefit from tax incentives

**40% - 50%**  
onshore debt in INR



## Income

**Semi-annual** repatriation of income from India to Singapore

**Monthly** forward contracts to lock in income to be repatriated



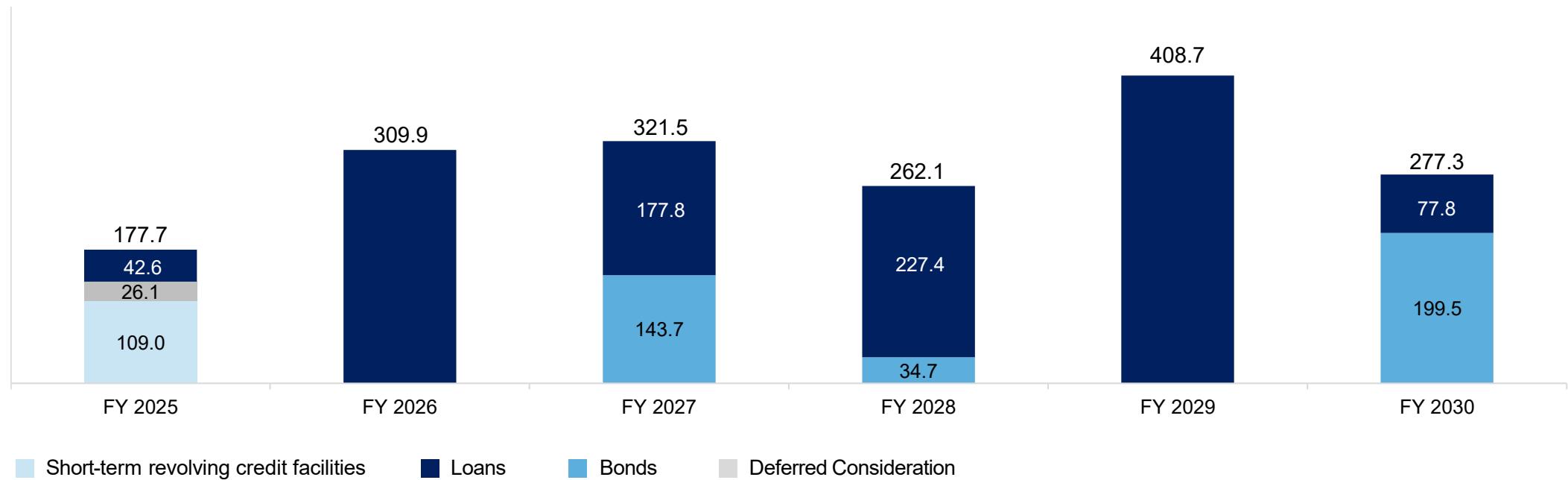
## Distribution Policy

**90%** of income available for distribution to be distributed; and  
**10%** retained to provide financial flexibility in growing the Trust

# Well-spread Debt Maturity Profile



S\$ million



All information as at 30 September 2025 unless otherwise stated.

1. Includes derivative financial instruments and deferred consideration
2. Assuming fully drawn basis

# Proactive Capital Management

Financial Indicators	As at 30 Sep 2025	As at 30 June 2025
Gearing Ratio	<b>40.9%<sup>1</sup></b>	42.3%
Net Gearing Ratio (cash and cash equivalents considered)	<b>38.9%</b>	40.6%
Interest Coverage Ratio <sup>2</sup> (ICR)	<b>2.6x</b>	2.5x
Average Cost of Debt	<b>5.8%</b>	5.9%
% Borrowings on Fixed Interest Rate	<b>77.2%</b>	77.2%
Unsecured Borrowings	<b>84.7%</b>	87.9%
Available Debt Headroom (gearing limit of 50%)	<b>S\$780 million</b>	S\$692 million
Cash and Cash Equivalents	<b>S\$142 million</b>	S\$129 million
ICR Sensitivity <sup>3</sup>	As at 30 Sep 2025	
(i) 10% decrease in EBITDA	<b>2.4x</b>	
(ii) 100 bps increase in interest rate	<b>2.4x</b>	

1. As at 30 September 2025, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 100.6% and 97.1% respectively.
2. Based on the trailing 12 months EBITDA (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), divided by the trailing 12 months interest expense, borrowing-related fees and distributions on perpetual securities. The interest coverage ratio, excluding distributions on perpetual securities, is 2.7x.
3. In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2024.



# Operational Review

Block A, International Tech Park Hyderabad

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# Portfolio Occupancy

**Committed Occupancy**  
as at 30 September 2025

**89%**

**Committed Occupancy**  
as at 31 October 2025

**91%**

**Occupancy as at 31 October 2025**

**Bangalore**

95%

ITPB

**Chennai**

85%

ITPC

100%

IF, MWC

**Hyderabad**

98%

ITPH

92%

aVance  
Hyderabad

**Mumbai**

100%

Building  
Q1

Building  
Q2

**Pune**

91%

88%

ITPP-H

74%

54%

aVance II  
Pune

**Micro-market Occupancy<sup>1</sup>**

81%

93%

n.a.

84%

76%

70%

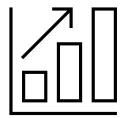
Committed occupancy

Options and ROFR

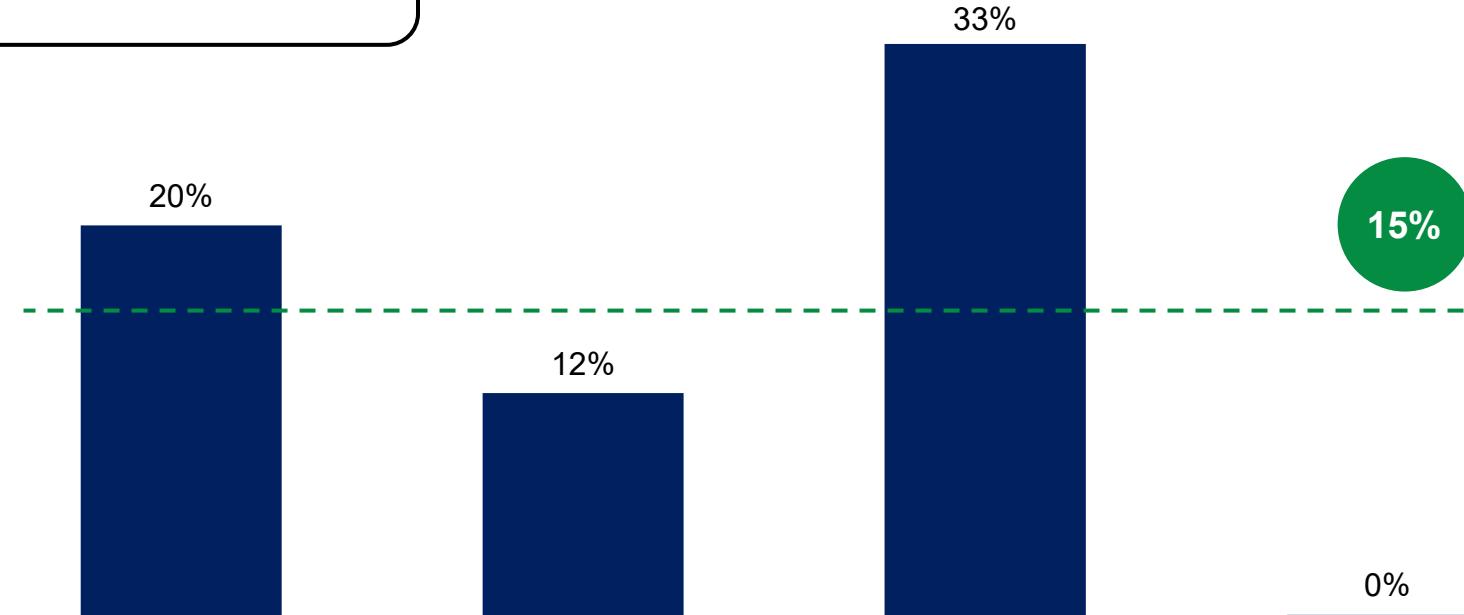
Note: Excludes Logistics Park, CyberVale, CyberPearl and Data Centres

1. CBRE market report as at 30 September 2025.

# Portfolio Rental Reversion



Robust Rental Reversion  
+15%



City	Bangalore	Chennai	Hyderabad	Pune	Total
No. of eligible transactions	41	13	9	8	71
SBA ('000 sq ft)	600	520	250	450	1,820

## Notes:

- Excludes Logistics Park, CyberVale, CyberPearl and Data Centres
- Rental reversion for a lease is the percentage change of the new effective gross rent over the preceding effective gross rent (from October 2024 to September 2025).
- There were no eligible transactions in IF, MWC, Building Q1, and Building Q2 for the period.

# Diversified Portfolio



## Customer Base

Total Number of Tenants: 302

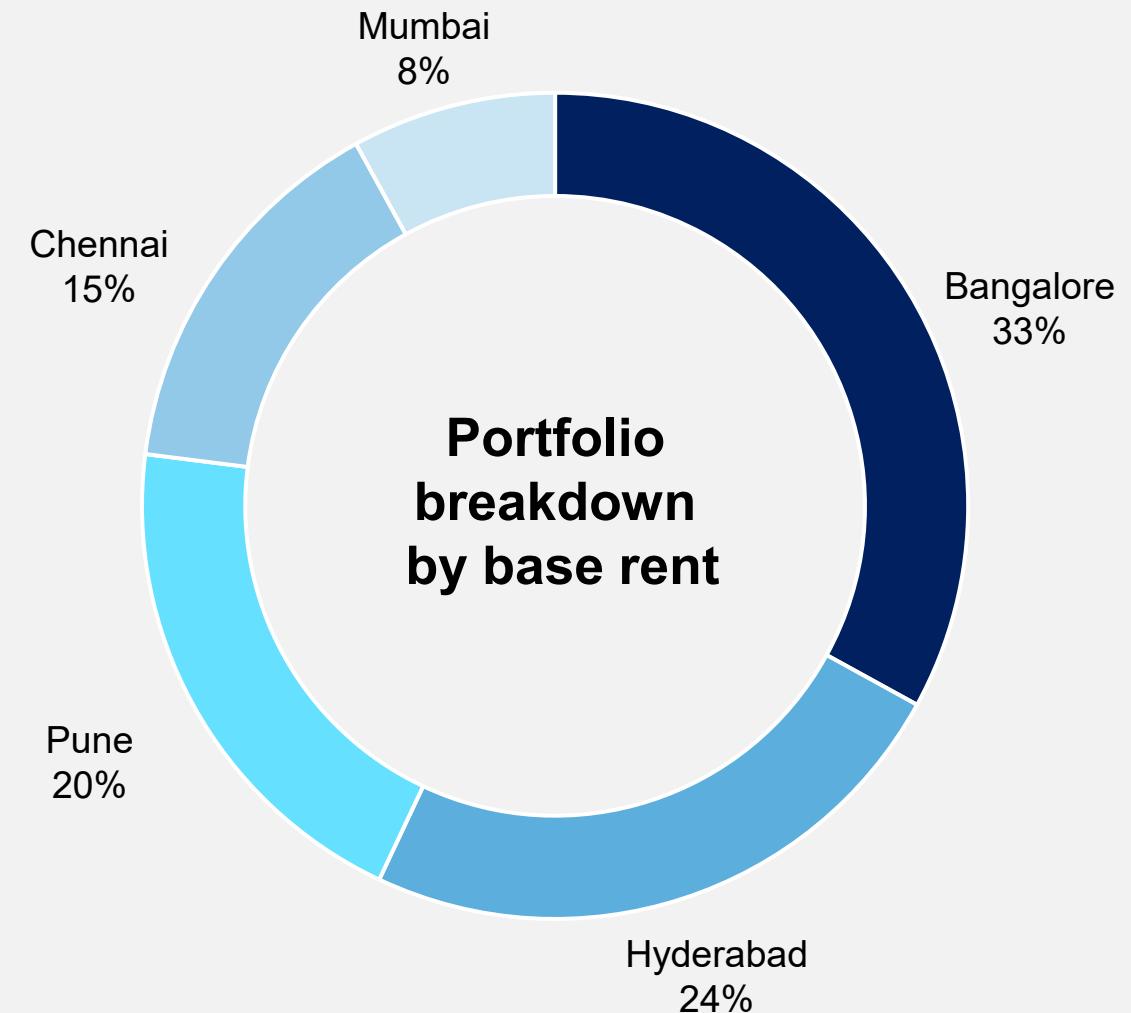
Average Space per Tenant: ~59,000 sq ft



**Largest tenant accounts for 12% of portfolio base rent**

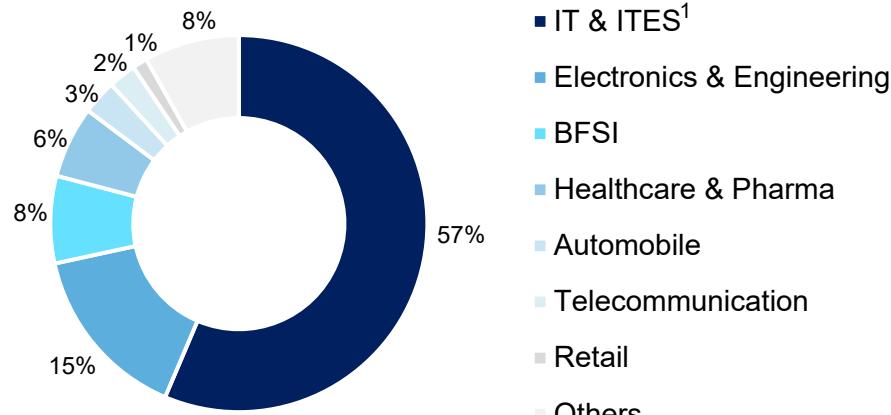
All information as at 30 September 2025

Note: Excludes Logistics Park, CyberVale, CyberPearl and Data Centres

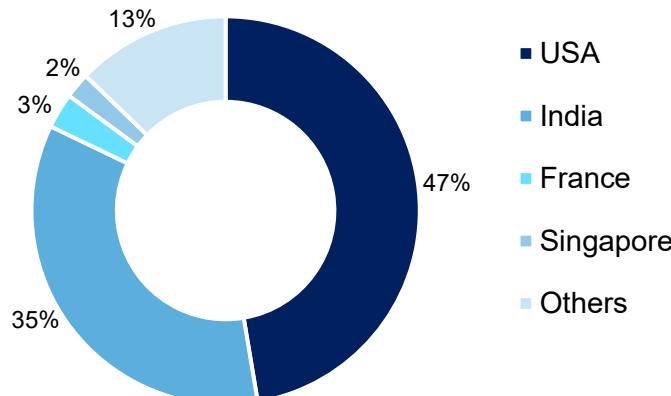


# Diversified Portfolio

## Tenant Core Business by Base Rent



## Country of Origin by Base Rent



All information as at 30 September 2025

Note: Excludes Logistics Park, CyberVale, CyberPearl and Data Centres

1. Includes Amazon

Top 10 Tenants	% of Portfolio Base Rent	Trade Sector	Asset Class	
1 Tata Consultancy Services	12%	IT & ITES	IT Park	
2 Applied Materials	9%	Electronics & Engineering		
3 Infosys	5%	IT & ITES		
4 Amazon	3%	E-Commerce		
5 Synechron	3%	IT & ITES		
6 UnitedHealth Group	3%	Healthcare & Pharma		
7 Pegatron	2%	Electronics & Engineering		
8 Bristol Myers Squibb	2%	Healthcare & Pharma		
9 Société Générale	2%	BFSI		
10 Deloitte	2%			
<b>Total</b>	<b>43%</b>			

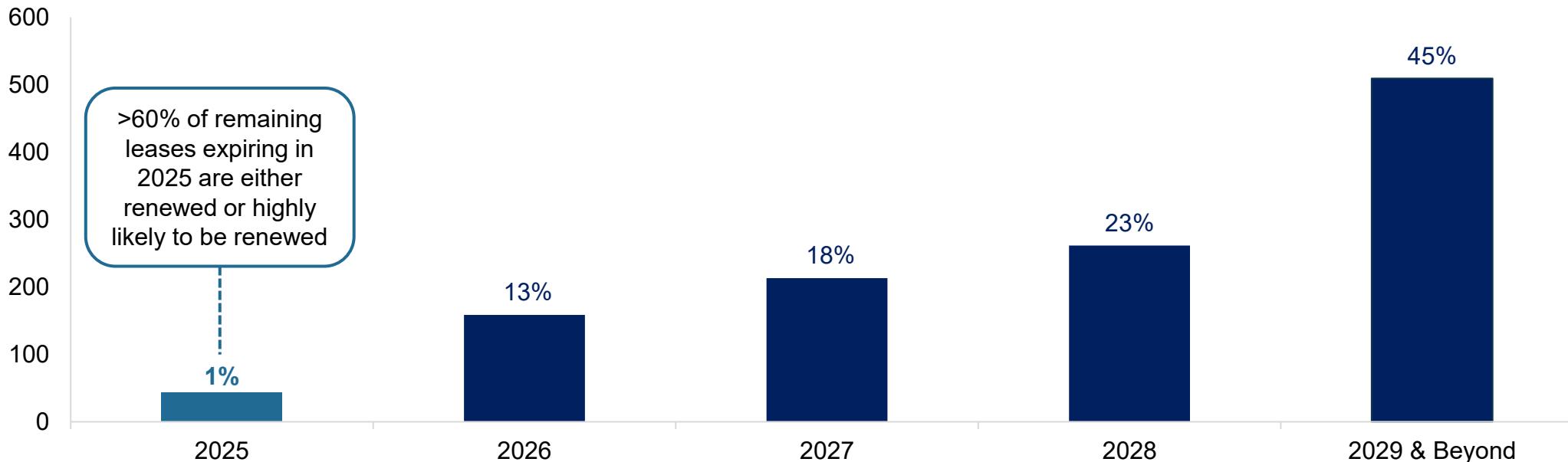
# Lease Expiry Profile



**Weighted Average Lease Term**  
**6.7 years**

**Weighted Average Lease Expiry**  
**3.6 years**

**Monthly base rent expiring  
(INR million)**



All information as at 30 September 2025

Note: Excludes Logistics Park, CyberVale, CyberPearl and Data Centres

# Appendix



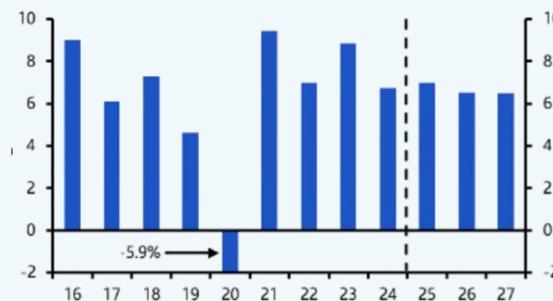
Artist Impression of Ebisu, Bangalore

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# Economic Overview and Market Developments

## Economic

### GDP 2025 Growth Forecast ~7%



### Reserve Bank of India Repo Rate 5.5%



## Recent Developments

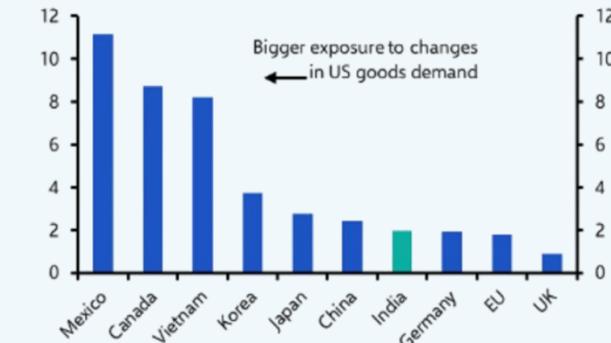
- H-1B Visas** – Employer-sponsored visas that allow immigrants to enter US to work in technology, engineering and sciences sectors. Effective 21 September 2025, a fee of US\$100,000 for H-1B applications was introduced. This could have positive spillover effects by increasing the pool of high-skilled workers staying in India.

- India's Latest GST Reforms** – India has a multi-tiered GST structure with four tiers at 5%, 12%, 18% and 28%, which has been reported to be simplified into two 2-tier structure of 5% and 18%.

## US Tariffs

- US imposed 50% total tariffs on India from 27 August 2025

### % GDP dependent on US Demand ~2%



### US Share in India's Total Exports 2024 ~18%

Sources:

Capital Economics, Government of India, Ministry of Commerce and Industry, Directorate General of Foreign Trade

# CLINT's Growth Levers



Increase occupancy,  
improve space efficiency  
and diversify tenant base



Increase proportion of  
onshore debt and natural  
hedge to minimise impact of  
exchange rate fluctuations



Strengthen pipeline through  
forward purchase  
programme, development  
and/or market opportunities



Initiate portfolio optimisation  
and reconstitution through  
divestments to unlock value  
and deleverage

# Completed New Development

## MTB 6, International Tech Park Bangalore (ITPB)

### Metrics

**0.8 million sq ft**  
Net Leasable Area

**INR 9,379 psf**  
Valuation<sup>1</sup>

### Property Status

- ✓ Fully committed and leased to a large semiconductor tenant
- ✓ Operations and income contribution commenced in 1H 2025

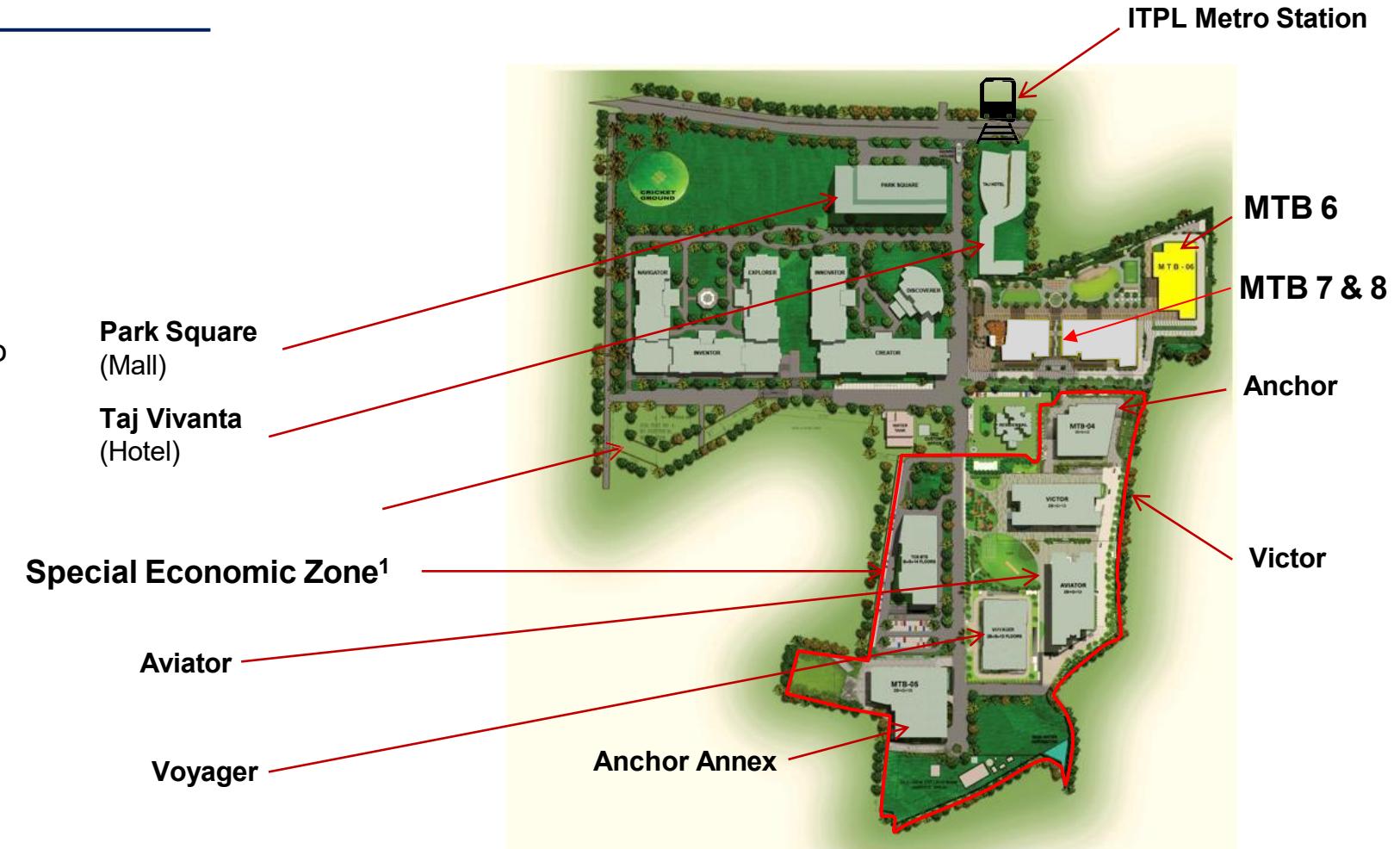


1. As of 31 December 2024. Based on foreign exchange conversion rate of S\$ 1 = INR 65.9.

# Development: ITPB Pipeline

## Future Development Potential

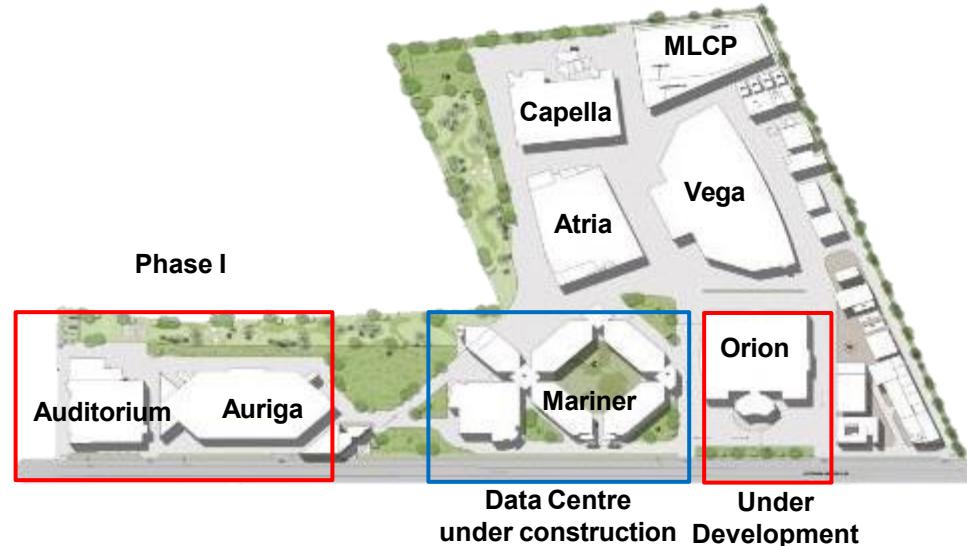
- Remaining development potential of 2.3 million sq ft, of which 0.9 million sq ft (MTB 7) has begun development in 4Q 2025
- ITPB's 40 Mega Volt Amperes (MVA) air insulated substation has been upgraded to a 120 MVA gas insulated substation



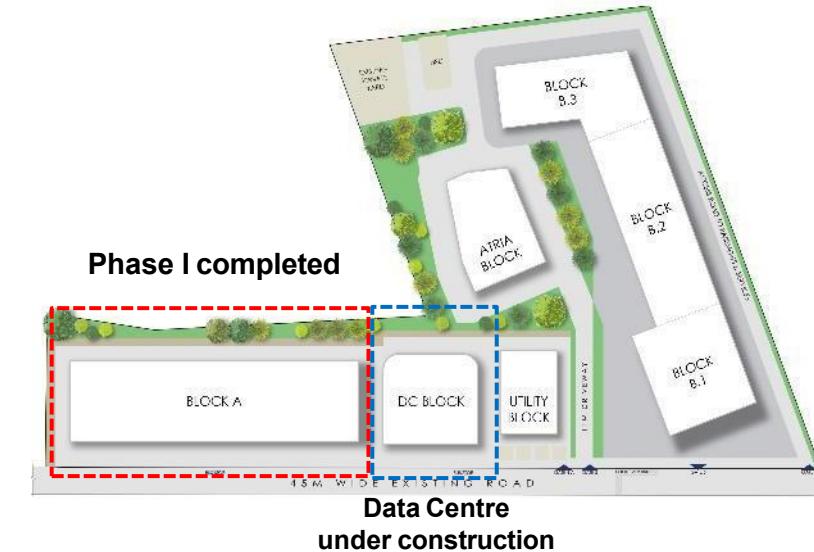
1. Red line marks border of SEZ area.

# 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)
- Redevelopment of Phase 1 (1.4 million sq ft) has been completed, 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. Demolition of Orion building superstructure is complete, with the basement demolition underway

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

# IT Park: aVance 5, Hyderabad

## Metrics

**25.7 acres / 10.4 ha**

Site Area

**1.2 million sq ft – (5)**

Acquisition Area

## Property Status

- ✓ **Expected Completion:** Completed
- ✓ **Construction Status:**  
Occupancy Certificate received; Building is operational
- ✓ **Leasing Status:**  
63% leased to Carelon and Mphasis, who have options to lease the remaining area

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



## Asset Ownership

- CLINT Assets
- Vendor Assets
- Landowner Assets

1. As of 31 December 2024. Based on foreign exchange conversion rate of S\$ 1 = INR 65.9.

# IT Park: aVance Business Hub 2, Hyderabad

## Metrics

**14.4 acres / 5.8 ha**

Site Area

**4.8 million sq ft**

Acquisition Area  
of (A1) to (A5)

## Property Status

✓ **Expected Completion:** 2H 2026 for A1

✓ **Construction Status:**

Construction of A1 building is completed with landscaping works in progress. Fire NOC and Occupancy Certificate has been obtained

✓ **Leasing Status:**

~24% of A1 is leased to a leading US pharma company



Proposed buildings under forward  
purchase with CLINT

# IT Park: Gardencity, Bangalore

## Metrics

### Hebbal, Bangalore

Site Area

1.3 million sq ft

0.4 million sq ft

Floor Area

## Property Status

### ✓ Expected Completion:

Project I: 4Q 2025, Project II: 2H 2028

### ✓ Construction Status:

Construction of Project I at an advanced stage,  
Occupancy Certificate to be obtained in 4Q 2025

### ✓ Leasing Status:

Discussions with potential tenants underway



# IT Park: Ebisu, Bangalore

## Metrics

**Outer Ring Road**  
Site Area

**1.2 million sq ft**  
Floor Area

## Property Status

- ✓ **Expected Completion:** 4Q 2026
- ✓ **Construction Status:**  
Basement works completed. Superstructure works in progress
- ✓ **Leasing Status:**  
100% Pre-committed



# IT Park: Maia, Bangalore

## Metrics

**Outer Ring Road**

Site Area

**1.1 million sq ft**

Floor Area

## Property Status

- ✓ **Expected Completion:** 2H 2028
- ✓ **Construction Status:**  
Pre-construction approvals being obtained
- ✓ **Leasing Status:**  
Discussions with potential tenants underway



# Industrial: Casa Grande – OneHub, Chennai

## Metrics

**OneHub, Chennai**  
Site Area

**0.8 million sq ft**  
Floor Area

## Property Status

- ✓ **Expected Completion:** 1Q 2026
- ✓ **Construction Status:**  
Phase 1 (0.48 million sq ft): Construction underway
- ✓ **Leasing Status:**  
Discussions with potential tenants underway



# Sustainability Highlights

## Environmental



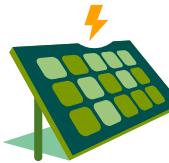
**65%**

Carbon Emission  
Intensity Reduction<sup>1,2</sup>



**56%**

Renewable Energy  
Consumption<sup>1</sup>



**29 MW**

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



**GRESB**  
REAL ESTATE  
Improved score to **92 points**  
and maintained **5-Star Rating**

## Social



**S\$1.9 mil**

CLINT's CSR  
Contribution

**96 hrs**

Volunteering  
Hours<sup>4</sup>

## 3 Schools Established

in Bangalore and Pune providing education to more  
than 1,600 children from underserved families

## Governance



**Corporate  
Sustainability  
Award 2024**

**MSCI  
ESG RATINGS**

CCC B BB BBB A AA AAA



**MSCI ESG Ratings**  
Maintained "A" in 2025



**NUS**  
National University  
of Singapore

Centre for Governance  
and Sustainability  
NUS Business School

**14<sup>th</sup> Rank**

Singapore Governance &  
Transparency Index 2025<sup>5</sup>

All information as at 31 December 2024 unless otherwise stated.

1. For business park portfolio in FY 2024.
2. Against 2019 as the baseline year.
3. The first phase, with a capacity of 21 MW, commenced power generation in January 2024.
4. Contributed by employees of the Trustee-Manager.
5. Out of 42 REITs and Business Trusts.



# The End

For enquiries, please contact:

CapitaLand India Trust Management Pte. Ltd.

Office: (65) 6713 2888

Email: [enquiries@clint.com.sg](mailto:enquiries@clint.com.sg)

Website: [www.clint.com.sg](http://www.clint.com.sg)



Gardencity, Bangalore