

CapitaLand India Trust

DBS Global Financial Markets - Regional Property Conference 2026

7 January 2026

Disclaimer

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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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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
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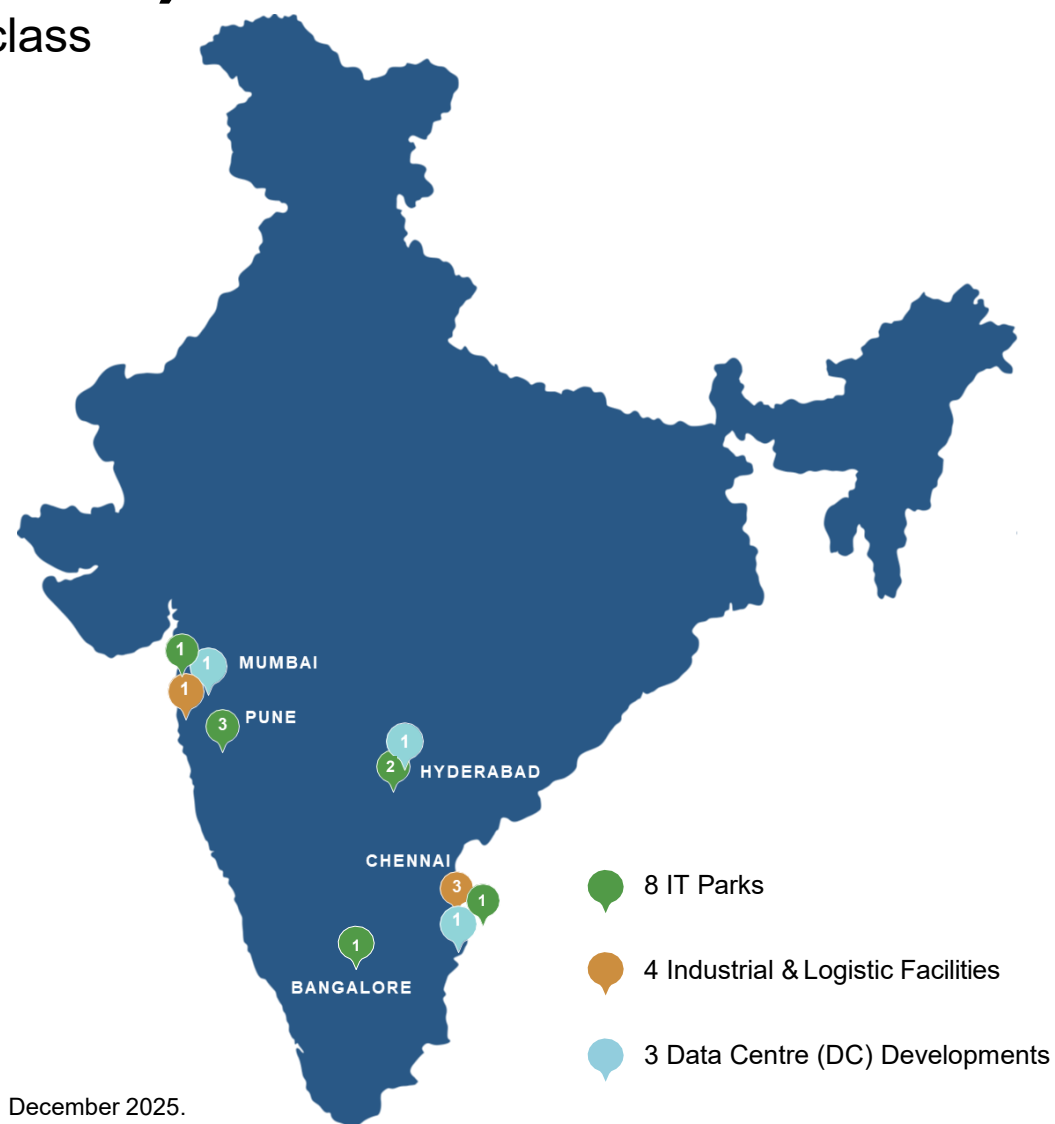
Investment Metrics

CY6U Stock Quote	6.5%¹ Dividend Yield	21.6%² Total Shareholder Return	S\$1.7 billion Market Capitalisation
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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

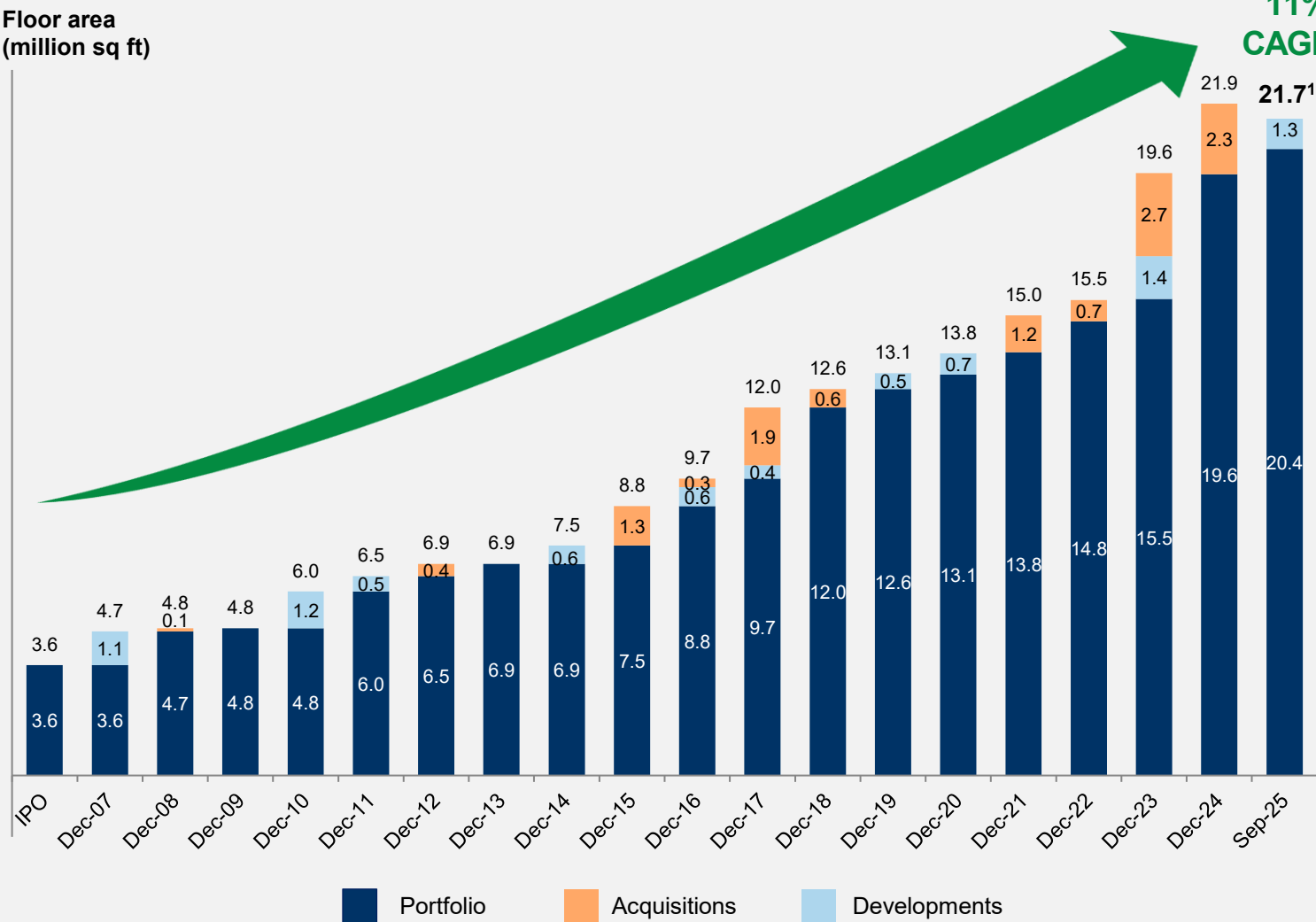
Total 3rd Party acquisitions

8.4 million sq ft

Total Sponsor acquisitions

2.9 million sq ft

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



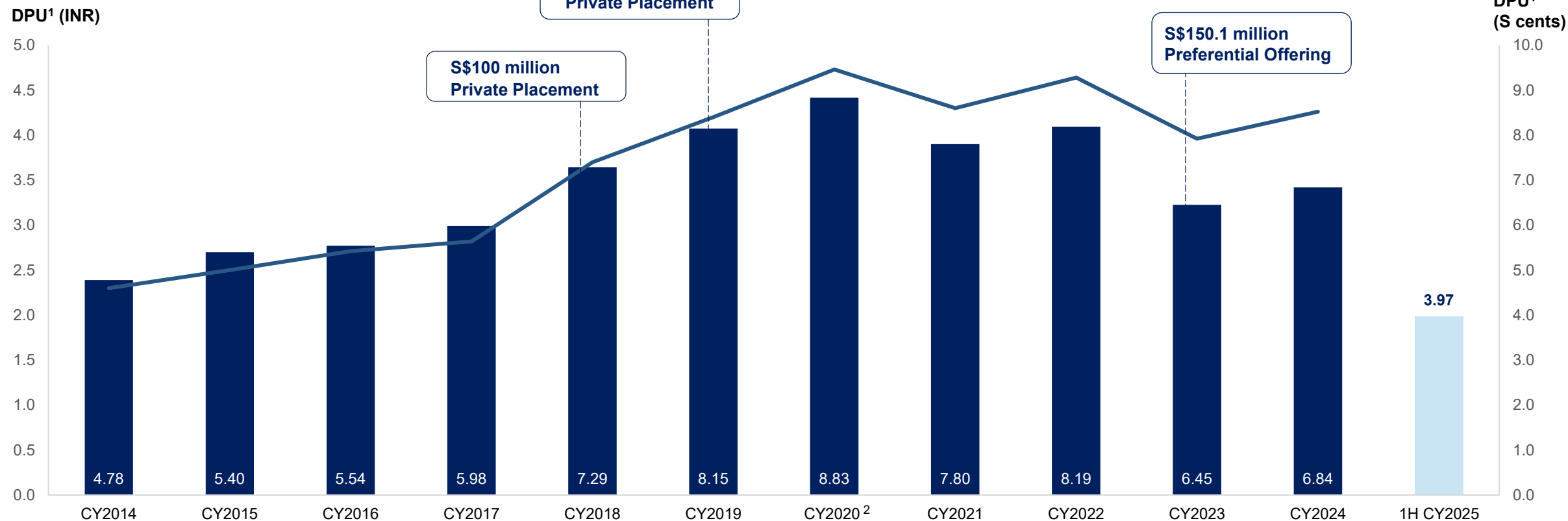
1. Includes completion of Navi Mumbai DC Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

Increasing Distribution per Unit

10-year CAGR¹

— INR DPU: +6%

■ S\$ DPU: +4%



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

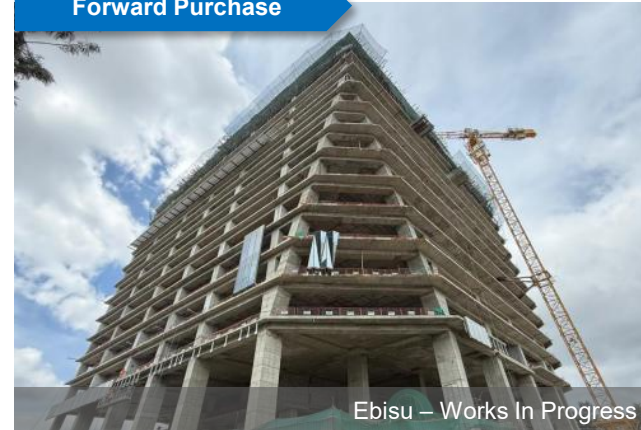


Increasing Onshore Financing

- ✓ 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

Ebisu, Bangalore

Floor Area: 1.2 million sq ft

Development Progress

- ✓ Superstructure in progress

Leasing Update

- ✓ 100% pre-committed

New Development



MTB 7 Ground Floor – Works In Progress

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 Valuation¹



Valuation as at 31 Dec 2024

INR	9.5 billion
SGD	139.3 million



Total Enterprise Value

INR	9.8 billion
SGD	143.8 million

Recorded Divestment Gain²



Internal Rate of Return

INR	19.1%
SGD	13.9%



Multiple on Invested Capital

INR	4.0x
SGD	2.8x

Reduced Gearing

42.3%



-1.4 pts

40.9%

30 Jun 25

30 Sep 25

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 Gain¹



INR 8,656 million
SGD 123 million

13.7% Premium to Valuation²

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)		
Total Project Development Cost	S\$1.0b		
Power Capacity	Tower 1 – 50 MW Tower 2 – 55 MW	42 MW	53 MW
IT Load	Tower 1 – 33.7 MW Tower 2 – 37.0 MW	27.0 MW	34.0 MW
Built-up Area (sq ft)	962,000	441,000	521,000
Time of Building Completion	Tower 1 – Operational in 3Q 2025 Tower 2 – 1Q 2027	2Q 2026	3Q 2026
Latest Project Status	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

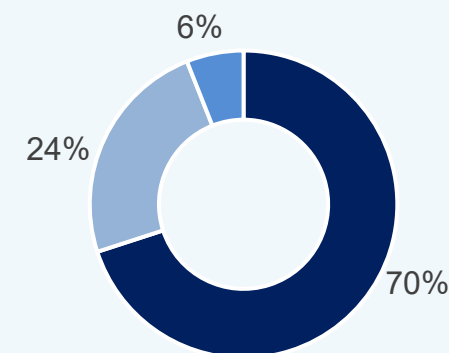
Note: The development of CapitaLand DC Bangalore has been put on hold.

1. Represents 20.2% stake divestment.

Capital Expenditure Requirement from Jan to Dec 2026



~S\$420m



- Construction loan
- Partial divestment proceeds from DC portfolio¹
- Joint venture partner's contribution¹

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



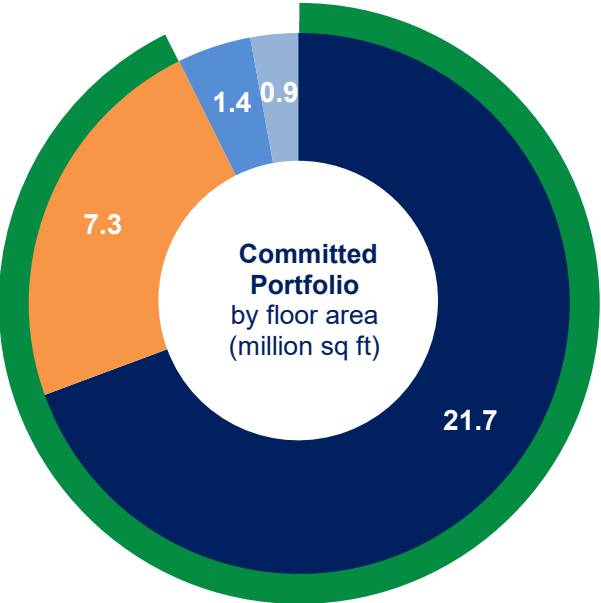
FORWARD PURCHASES


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

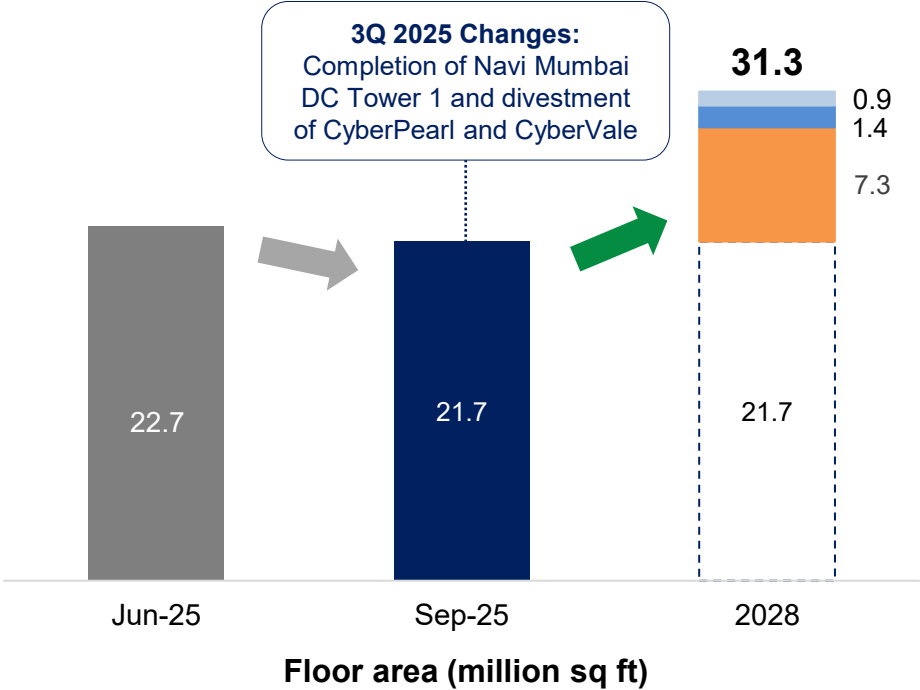


Growth Based on Committed Pipeline



 Existing Portfolio (Includes Navi Mumbai DC T1)

 Forward Purchases



 Data Centre Developments

 IT Building Developments

Forward Purchase

Key Takeaways, Life Cycle and Deal Structure

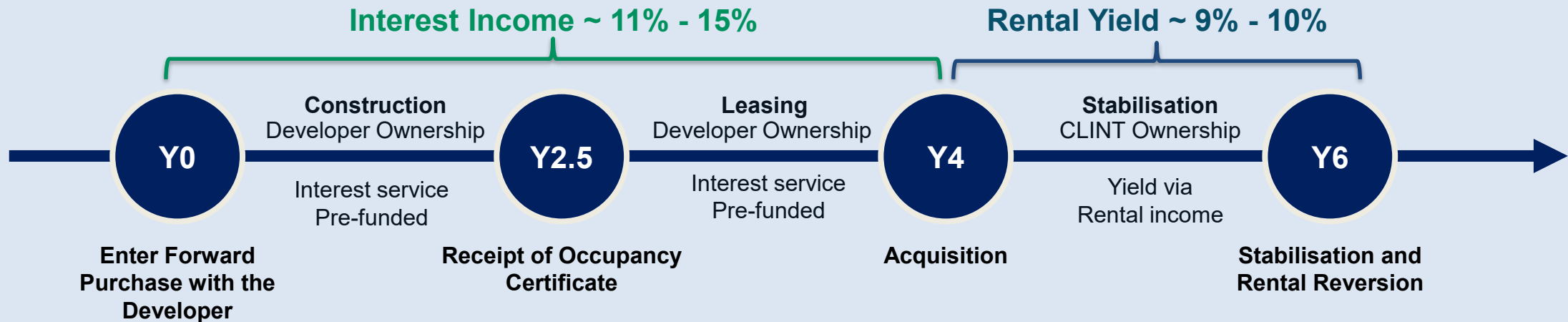
Key Stages



Advantages of Forward Purchases

- ✓ Sufficient security cover to protect downside in default
- ✓ Set time limit for completion and leasing
- ✓ Vacancy deductions for the risk of acquiring with vacancy

Life Cycle



Completed Redevelopment

Block A, International Tech Park Hyderabad (ITPH)

Before



Auriga

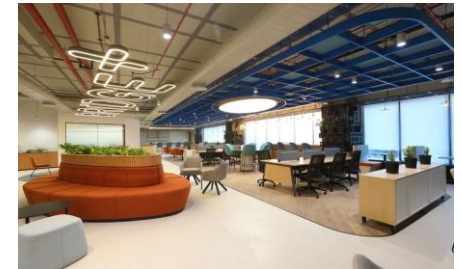
After



Block A

Leasable Area:	0.2 million sq ft
Valuation:	INR6,386 psf (FY 2016/17)
Key Tenants	✓ AT&T, Head Infotech, RMSI

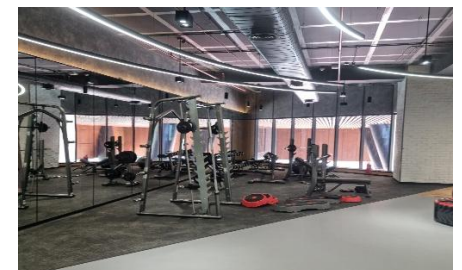
Leasable Area:	1.4 million sq ft (+600%)
Valuation:	INR10,197 psf (FY 2024) (+60%)
Key Tenants	✓ Bristol Myers Squibb, Ernst & Young, London Stock Exchange and Warner Bros



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		
Floor area (million sq ft)	1.2	0.8	0.6	1.3	0.4	1.2	0.8	1.1	7.3
Time of building completion	Completed	4Q 2025	Construction on hold	4Q 2025	2H 2028	4Q 2026	1Q 2026	2H 2028	N.A.
Expected Consideration¹	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)
Remaining commitment^{1,2}	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
<i>S\$/INR FX rate¹</i>	64.5	61.9	4%
Total Property Income	INR9,625m S\$149.3m	INR8,42m S\$136.1m	14% 10%
Net Property Income	INR7,322m S\$113.6m	INR6,405m S\$103.5m	14% 10%
Income to be distributed per unit	INR2.56 3.97 Singapore cents	INR2.25 3.64 Singapore cents	14% 9%
	YTD Sep 2025	YTD Sep 2024	Variance
<i>S\$/INR FX rate¹</i>	65.4	62.1	5%
Total Property Income	INR14,731m S\$225.2m	INR12,724m S\$204.9m	16% 10%
Net Property Income	INR11,257m S\$172.1m	INR9,724m S\$156.6m	16% 10%

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



Effective Borrowings¹
S\$1,757 million



Average Term to Maturity
2.5 years

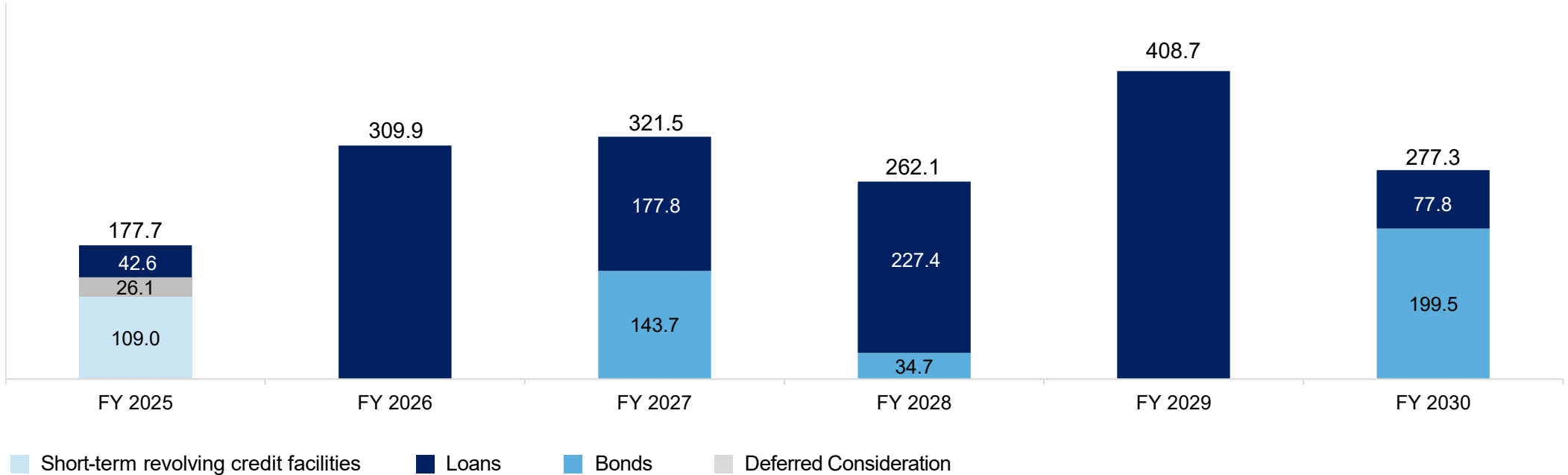


Sustainability-Linked Loans²
62%



Currency-denominated Loans
INR: 55%
SGD: 45%

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

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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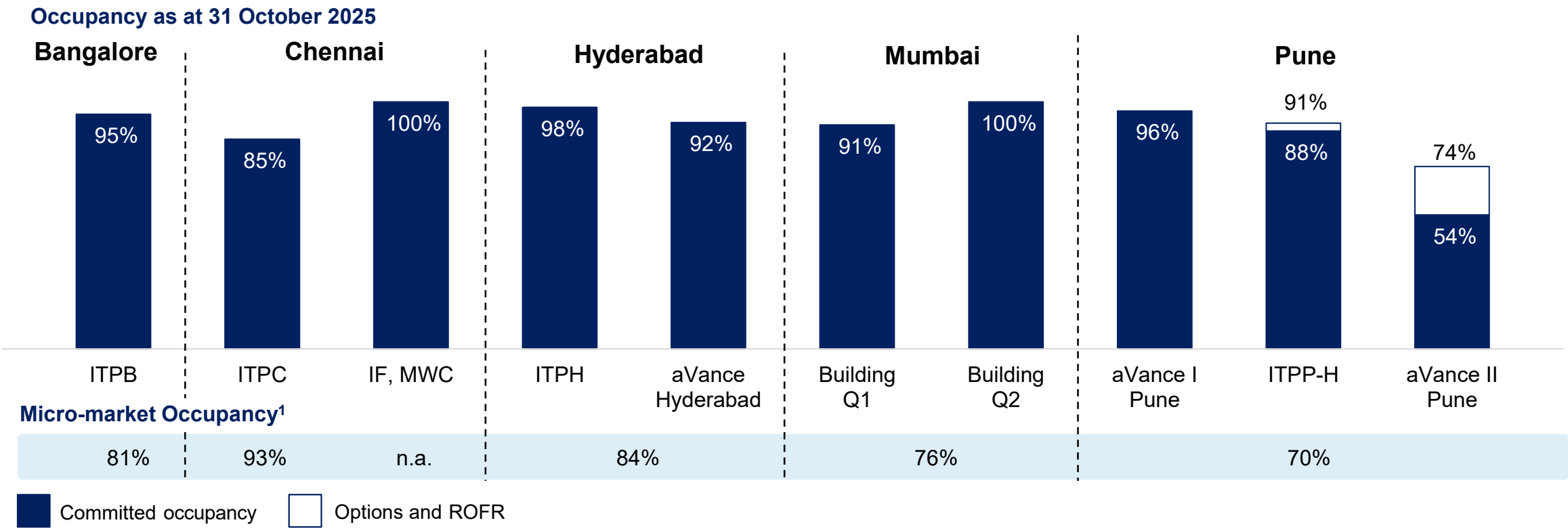
Portfolio Occupancy

Committed Occupancy
as at 30 September 2025

89%

Committed Occupancy
as at 31 October 2025

91%



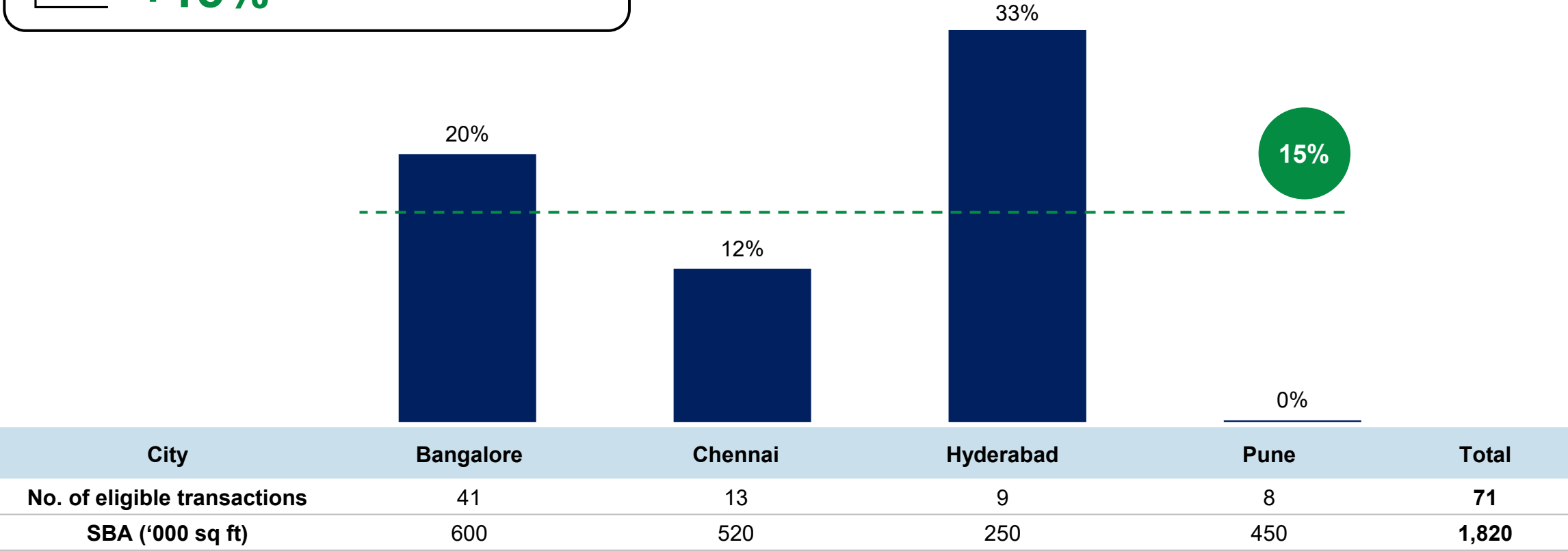
Note: Excludes Logistics Park, CyberVale, CyberPearl and Data Centres
1. CBRE market report as at 30 September 2025.

Portfolio Rental Reversion



Robust Rental Reversion

+15%



- 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

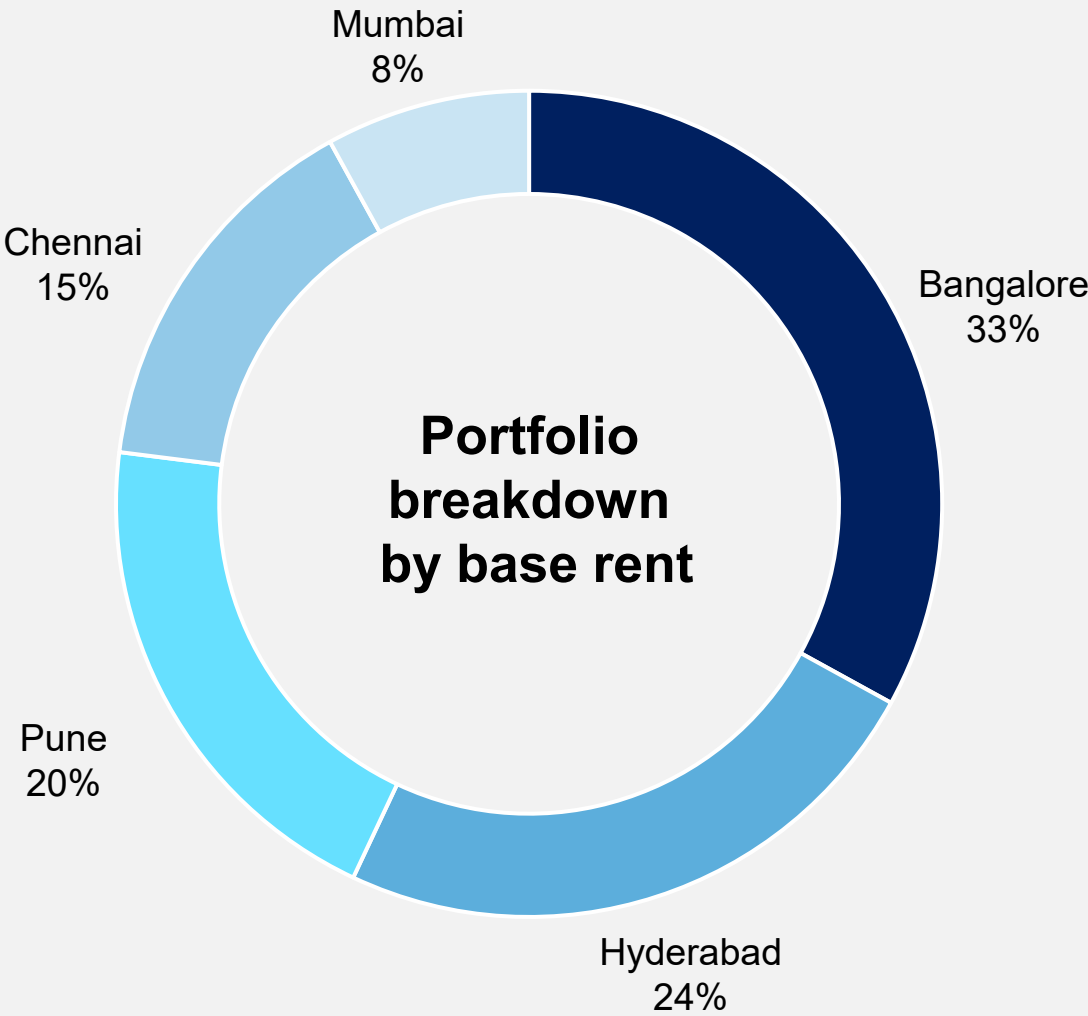
Total Number of Tenants: 302

Average Space per Tenant: ~59,000 sq ft



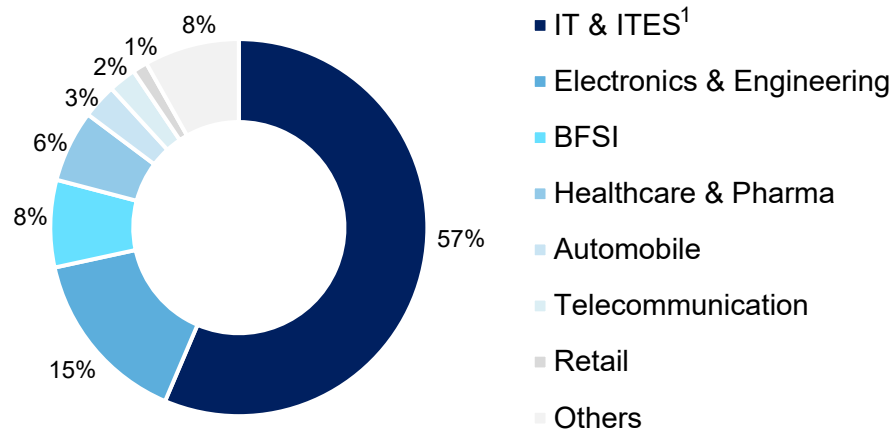
Largest tenant accounts for 12% of portfolio base rent

All information as at 30 September 2025
Note: Excludes Logistics Park, CyberVale, CyberPearl and Data Centres

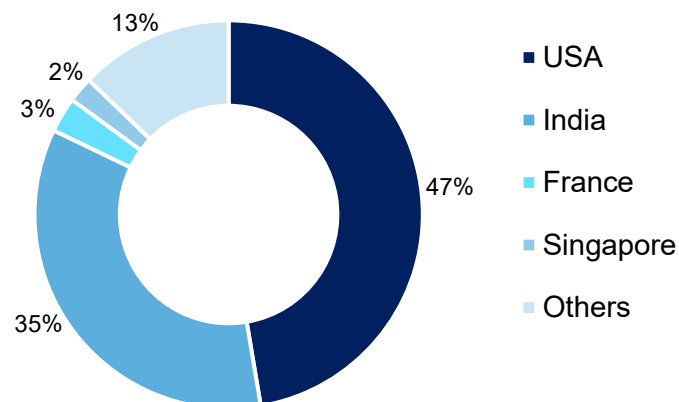


Diversified Portfolio

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	Industrial
8	Bristol Myers Squibb	2%	Healthcare & Pharma	IT Park
9	Société Générale	2%	BFSI	
10	Deloitte	2%		
Total		43%		

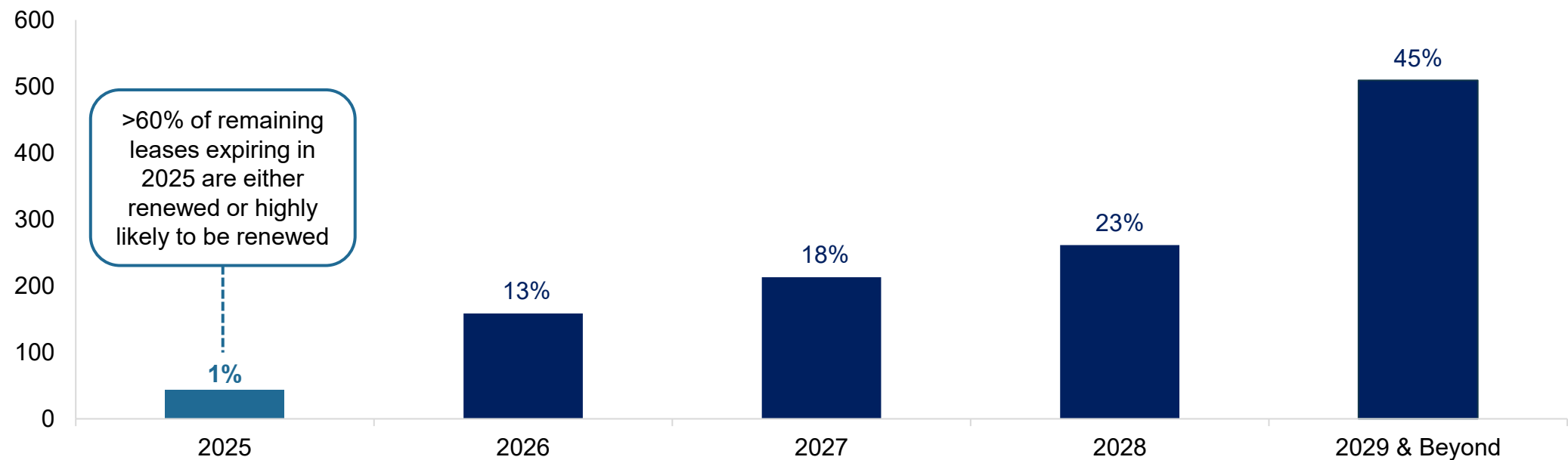
Lease Expiry Profile



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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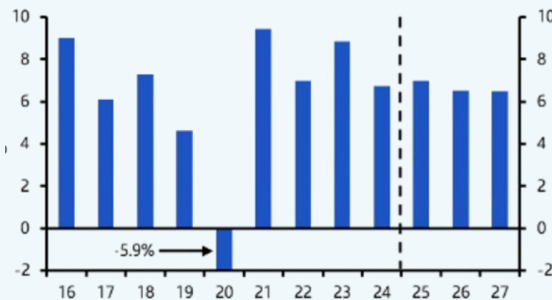
Economic Overview and Market Developments

Economic



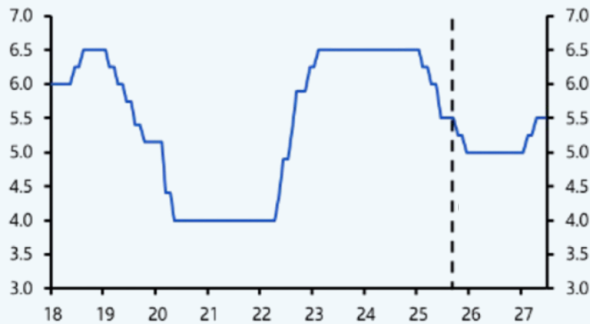
GDP 2025 Growth Forecast

~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%.

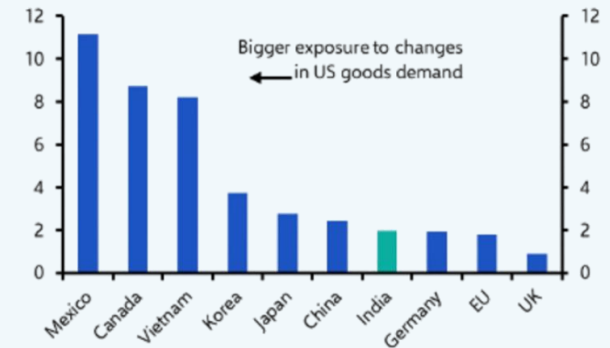
US Tariffs

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



% GDP dependent on US Demand

~2%

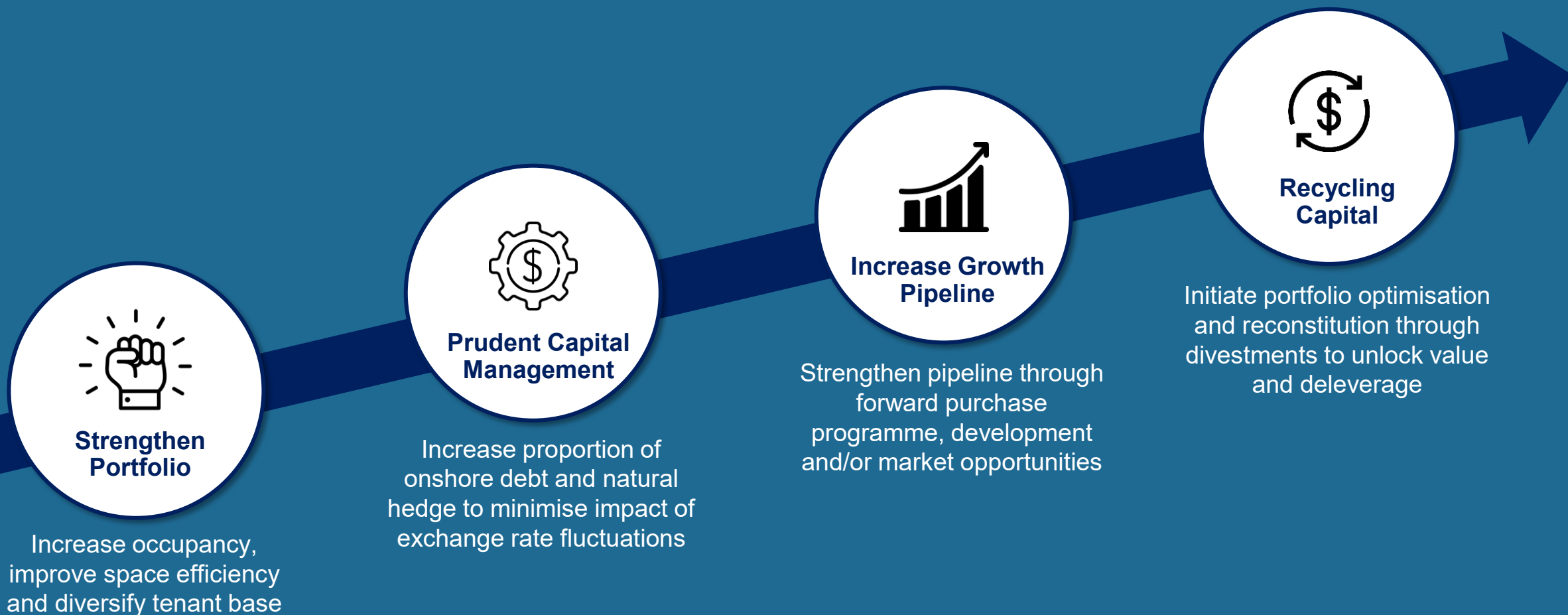


US Share in India's Total Exports 2024

~18%

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

CLINT's Growth Levers



Completed New Development

MTB 6, International Tech Park Bangalore (ITPB)

Metrics

0.8 million sq ft
Net Leasable Area

INR 9,379 psf
Valuation¹

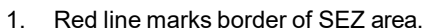
Property Status

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



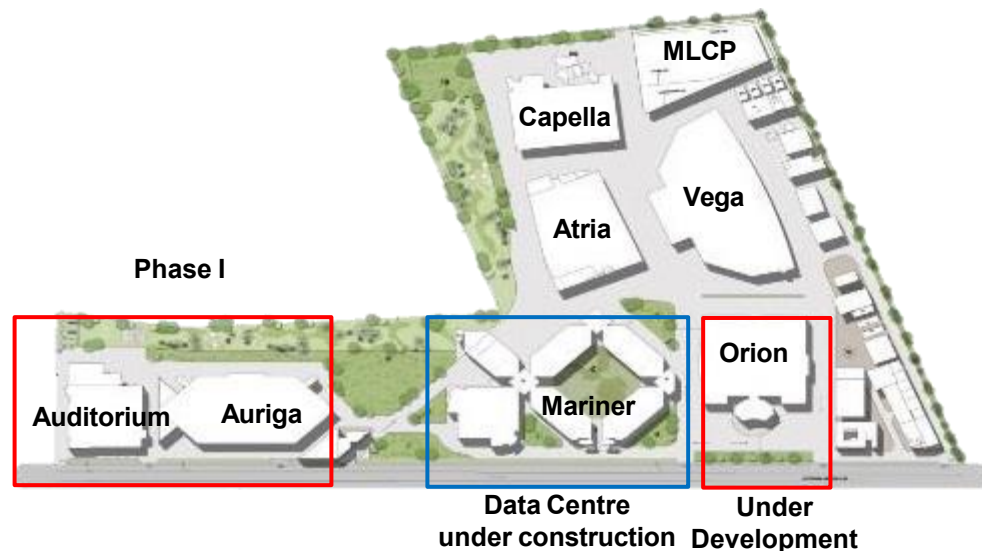
1. As of 31 December 2024. Based on foreign exchange conversion rate of S\$ 1 = INR 65.9.

- 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

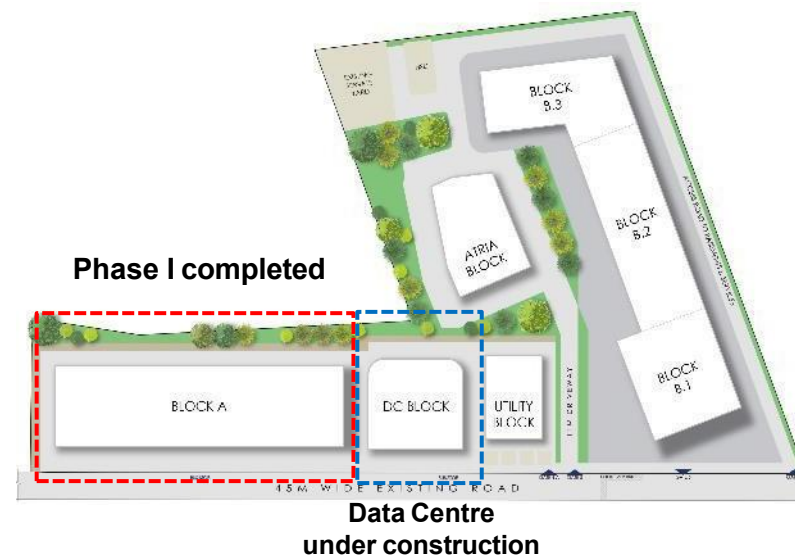


Development: ITPH redevelopment

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



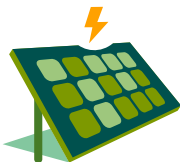
65%

Carbon Emission Intensity Reduction^{1,2}



56%

Renewable Energy Consumption¹



29 MW

First Captive Solar Power Plant Located in Tamil Nadu³



GRESB 2025 Real Estate Assessment
Improved score to 92 points and maintained 5-Star Rating

Social



\$S\$1.9 mil

CLINT's CSR Contribution

96 hrs

Volunteering Hours⁴

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



14th Rank

Singapore Governance & Transparency Index 2025⁵

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

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Gardencity, Bangalore