

NEWS RELEASE

**CapitaLand India Trust gains leasing momentum with  
second hyperscaler agreement for data centre**  
*Major milestone with more than half of CLINT's total  
gross power capacity pre-leased*

**Singapore, 15 January 2026** – CapitaLand India Trust (CLINT or the Trust) has secured a second long-term agreement with a leading global hyperscaler for Tower 2 of CapitaLand DC Navi Mumbai in Airoli, Navi Mumbai. This strategic agreement marks a significant milestone with CLINT having pre-leased 53% of the total gross power capacity across its three data centres under development located in Navi Mumbai, Hyderabad and Chennai.

Mr Gauri Shankar Nagabhushanam, Chief Executive Officer of CapitaLand India Trust Management Pte. Ltd. (the Trustee-Manager of CLINT), said: "This agreement underscores CLINT's ability to deliver world-class solutions within the critical infrastructure sector, establishing our data centres as the preferred choice for global hyperscalers. Successfully pre-leasing a substantial portion of our data centres under development reinforces CLINT's position as a key player in India's rapidly expanding digital solutions market. It also reflects the confidence leading global technology companies have in CapitaLand's vertically-integrated data centre and real estate expertise, from design, development through to operation."

In December 2025, CLINT announced the divestment of 20.2% stakes in three data centres under development to CapitaLand India Data Centre Fund (CIDCF), as part of its portfolio reconstitution and value-unlocking strategy. This follows CLINT's maiden divestment of CyberVale in Chennai and CyberPearl in Hyderabad in September 2025. Proceeds from the divestments will be redeployed to repay higher-interest debt or reinvest in other income-yielding opportunities.

"CLINT's disciplined portfolio reconstitution strategy allows us to strengthen portfolio quality and recycle capital towards higher yielding investment opportunities. Upon completion of the proposed divestment, expected by end-February 2026, CLINT will continue to be invested in India's data centre sector through our 79.8% interest in the data centre portfolio. The joint venture with CIDCF will also provide CLINT with participation rights of up to 33.0% in future data centre opportunities in India by the Sponsor, CapitaLand Investment or CIDCF, offering strategic flexibility and optionality for further expansion in future. We remain committed to deliver long-term risk-adjusted returns to our unitholders," added Mr Nagabhushanam.

CapitaLand DC Navi Mumbai Tower 2 is a hyper dense facility with a planned IT load of 37 megawatts and gross power capacity of 55 megawatts. It is one of the largest single tower implementations of liquid cooling in the region and has one of the best design power usage

effectiveness achieved for a single data centre tower. The tower is expected to be completed by 4Q 2026 and will be progressively handed over to the tenant in 1H 2027.

**About CapitaLand India Trust ([www.clint.com.sg](http://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](http://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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