



# FY 2025 Financial Results

2 February 2026

CapitaLand  
INDIA TRUST



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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.

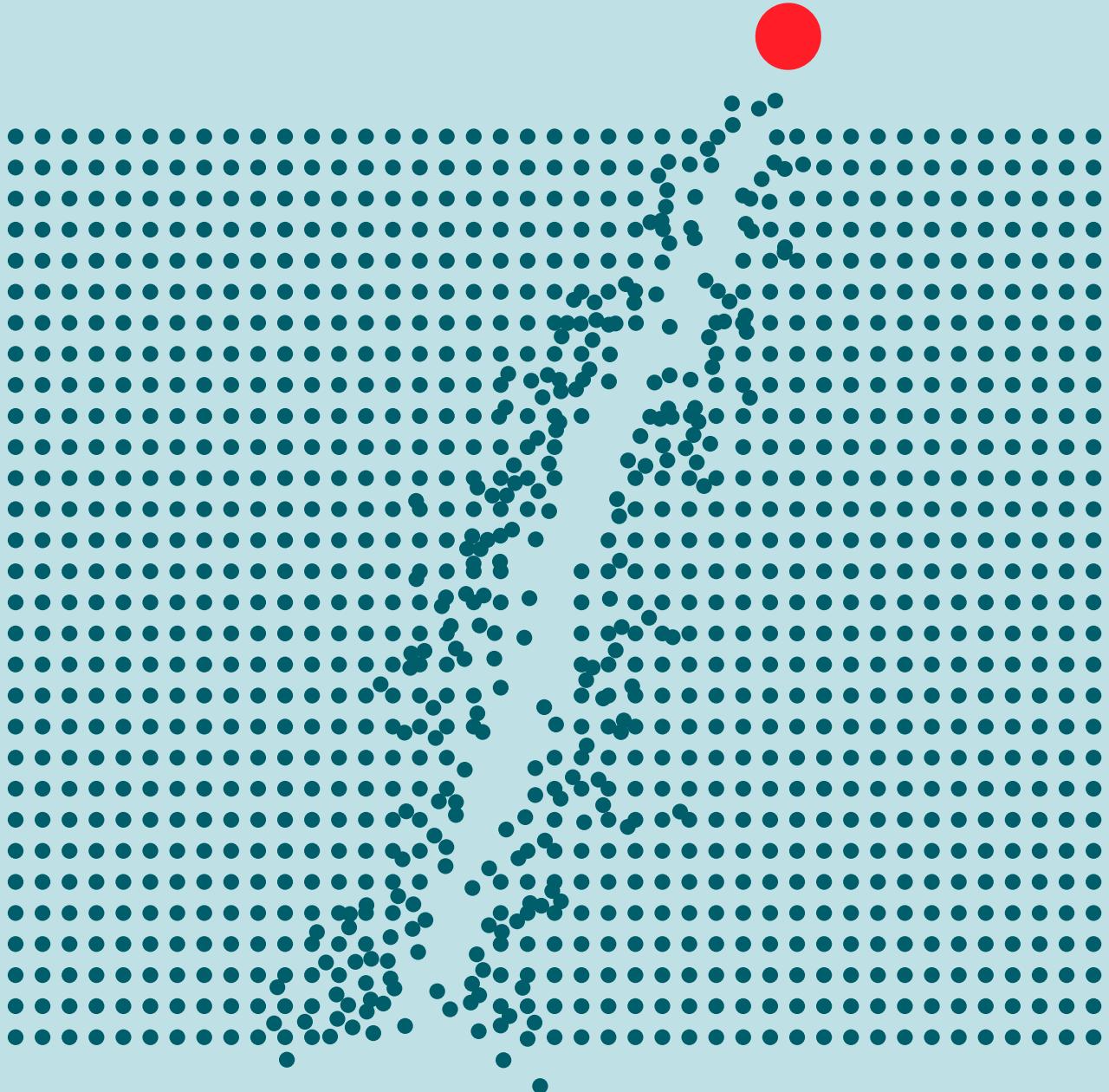
# Agenda

- 01 FY 2025 Highlights
- 02 Financial Review
- 03 Capital Management
- 04 Operations Review
- 05 Growth Strategy
- 06 Appendix



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## FY 2025 Highlights



# Solid Performance in FY 2025

## Financials

	Total Property Income	Net Property Income	Distribution Per Unit (Singapore cents)
2H 2025	S\$145.1 M +2% YoY	S\$111.3 M +9% YoY	3.90 +22% YoY
FY 2025	S\$294.4 M +6% YoY	S\$224.9 M +9% YoY	7.87 +15% YoY

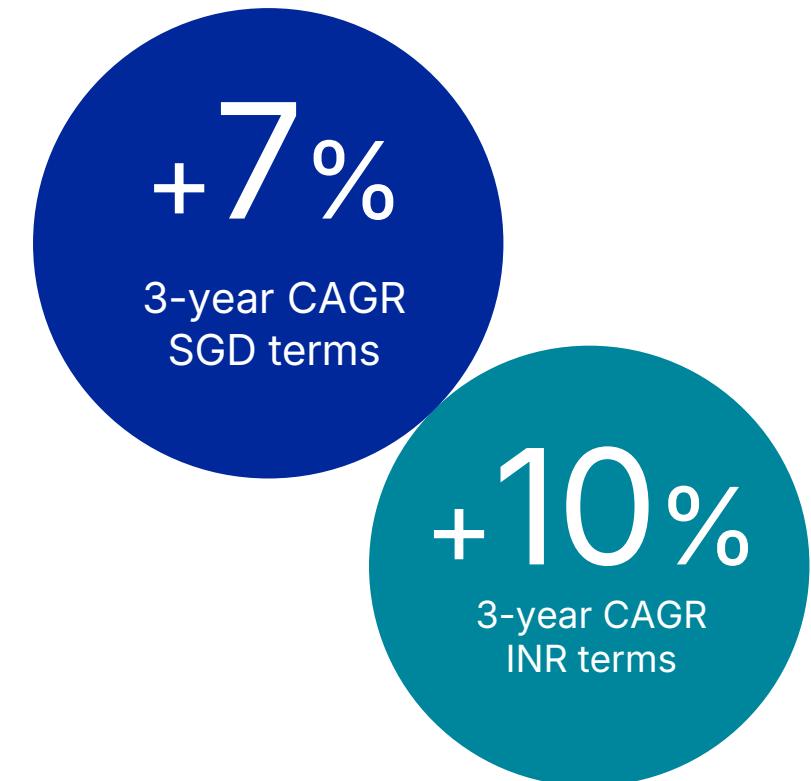
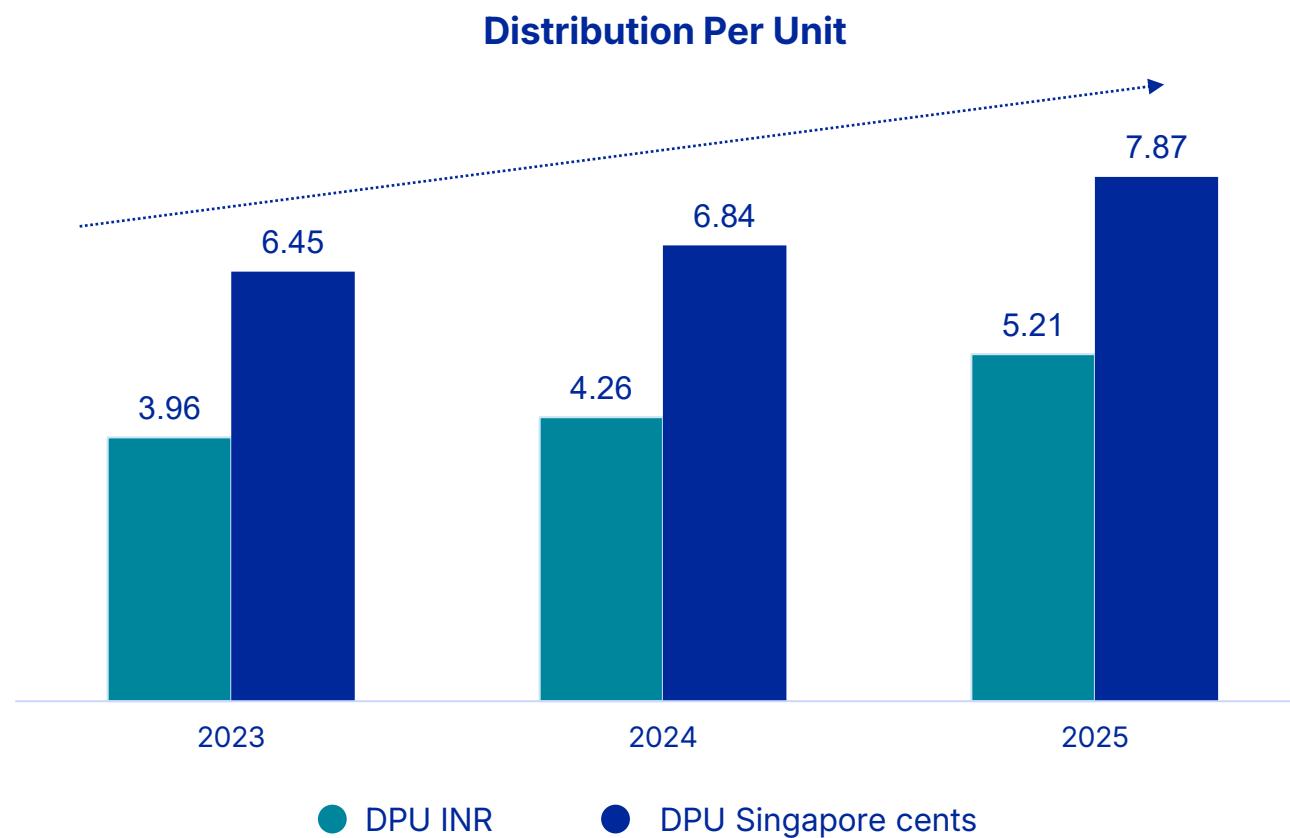
## Key Metrics

Committed Occupancy <sup>1</sup>	Rental Reversion (TTM)	Average Cost of Debt	Gearing Ratio	Net Asset Value / Unit
91%	+21%	5.6%	39.6%	INR 97.38 / S\$1.38 +12% YoY / Stable YoY

1. As at 31 December 2025. Excludes Logistics Park and Data Centres.

# Robust DPU Growth

3-year Compound Annual Growth Rate (CAGR)<sup>1</sup>



1. CAGR from 2023 to 2025

# Advancing Portfolio Strategy

## Strengthen Portfolio



### Strong Operating Metrics

- ✓ Improved net property income margins
- ✓ Robust rental reversions
- ✓ Long-term agreement signed with leading global hyperscaler for CapitaLand Data Centre Navi Mumbai Towers 1 and 2

## Unlock Value



### Divestments

- ✓ Completed maiden divestment of CyberPearl and CyberVale in September 2025
- ✓ Announced the divestment of 20.2% stake in three data centres under development for INR 7.0 B (~S\$99.7 M) in December 2025

## Increase Growth Pipeline



### Forward Purchase

- ✓ Entered into agreement to acquire an office project (1.1 M sq ft) at Nagawara, Outer Ring Road, Bangalore

### Development

- ✓ Completed the development of MTB 6, ITPB (0.8 M sq ft)
- ✓ Ongoing development of MTB 7, ITPB (0.9 M sq ft) with target completion in 3Q 2027
- ✓ Commenced redevelopment of Orion, ITPH into a 1.0 M sq ft building with target completion in 4Q 2028

## Optimise Capital Structure



### Capital Management

- ✓ Issued S\$100 M perpetual securities
- ✓ Signed two onshore INR sustainability linked loans totaling INR 21 B (~S\$300 M)
- ✓ Issued first onshore INR bond of INR 9.15 B (~S\$130 M) on 2 January 2026

# Strategic Divestment Unlocks Value of DC Portfolio

- ✓ Announced divestment of 20.2% stake in three data centres under development to CapitaLand India Data Centre Fund
- ✓ In line with capital recycling strategy to enhance financial agility and redeploy capital to repay higher-interest debt or reinvest in other income-yielding opportunities
- ✓ Remain invested in India's data centre sector with majority stake in the three data centre developments and obtained participation rights for Sponsor's future data centre investments for up to 33.0%

## Transaction Overview

Total Consideration	Estimated Net Gain <sup>1</sup>
 INR SGD 7.0 B 99.7 M	 INR SGD 8.6 B 123 M
13.7% Premium to Independent Valuation <sup>2</sup>	
Independent Valuation	Enterprise Value
 INR SGD 45.7 B 649 M	 INR SGD 52.0 B 738 M

### 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. 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 exchange rate of S\$1 : INR 70.4

# Optimising Capital Structure by Onshoring Debt

CLINT aims to gradually increase natural hedge by onshoring debts to 40-50% of total debt<sup>1</sup> in the next three to four years

## Benefits of Onshore Debt



## Tax Implications on Offshore/Onshore Debt

	BEFORE Offshore	AFTER Onshore
Withholding Tax	15%	0%
Tax deductibility of interest expense on entity levels	Interest deductibility capped at 30% of EBITDA	<b>Full deductibility</b>

1. Proportion of onshore INR debt was 16% as at 31 December 2025.

## First Onshore Bond Issuance

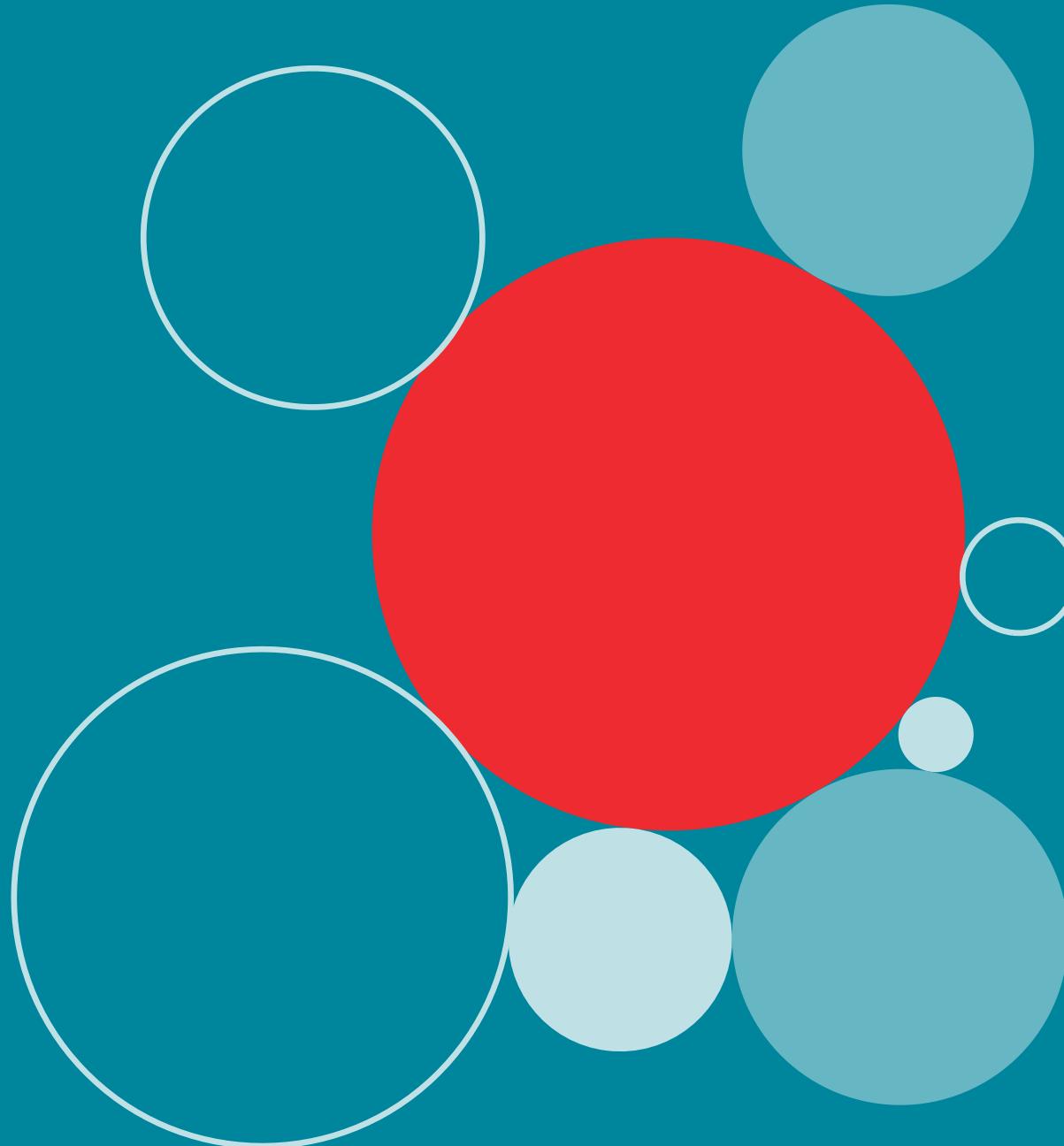
- ✓ Issued first onshore bond on 2 January 2026
- ✓ **Three-year bond** of INR 9.15 B (~S\$130 M) at **7.25%** per annum
- ✓ Rated **AAA** by Crisil Ratings Limited
- ✓ Proceeds of the bond issuance are utilised to repay debt in Singapore

## Illustration of DPU impact from onshore bond issuance of INR 9.15 B

Annual Savings from Withholding Tax at 15%	~S\$2.0 M
Annual Savings from Estimated Tax Disallowance in FY 2025	~S\$2.5 M
Additional Income to be Distributed based on Distribution Policy	~S\$4.0 M
Estimated DPU impact based on FY 2025 DPU	+3.8% p.a.

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## Financial Review



# FY 2025 vs FY 2024 Results

	FY 2025	FY 2024	Variance	
<b>S\$/INR FX rate<sup>1</sup></b>	66.1	62.5	6%	
<b>Total Property Income</b>	INR 19,468 M S\$294.4 M	INR 17,378 M S\$277.9 M	12% 6%	<ul style="list-style-type: none"> <li>• Increase due to higher rental income from existing properties;</li> <li>• Income contribution from newly completed properties (MTB 6 at ITPB, CyberVale FTWZ and DC Navi Mumbai Tower 1 partially); and</li> <li>• Income contributions from newly acquired properties (aVance II, Pune and Building Q2)</li> </ul>
<b>Net Property Income</b>	INR 14,872 M S\$224.9 M	INR 12,859 M S\$205.6 M	16% 9%	<ul style="list-style-type: none"> <li>• Increase due to higher property income;</li> <li>• Partially offset by higher operating expenses.</li> </ul>
<b>Income available for distribution</b>	INR 7,833 M S\$118.9 M	INR 6,346 M S\$101.5 M	23% 17%	<ul style="list-style-type: none"> <li>• Increase due to higher NPI;</li> <li>• Partially offset by higher net realized foreign exchange differences and FV on DFI, current income tax expenses and trustee-manager's fees.</li> </ul>
<b>Income to be distributed</b>	INR 7,049 M S\$107.0 M	INR 5,711 M S\$91.3 M	23% 17%	<ul style="list-style-type: none"> <li>• After retaining 10% of income available for distribution.</li> </ul>
<b>Income to be distributed per unit</b>	INR 5.21 7.87 Singapore cents	INR 4.26 6.84 Singapore cents	22% 15%	
<b>Weighted average number of units ('000)</b>	1,343,882	1,336,241	1%	

1. Average exchange rate for the period

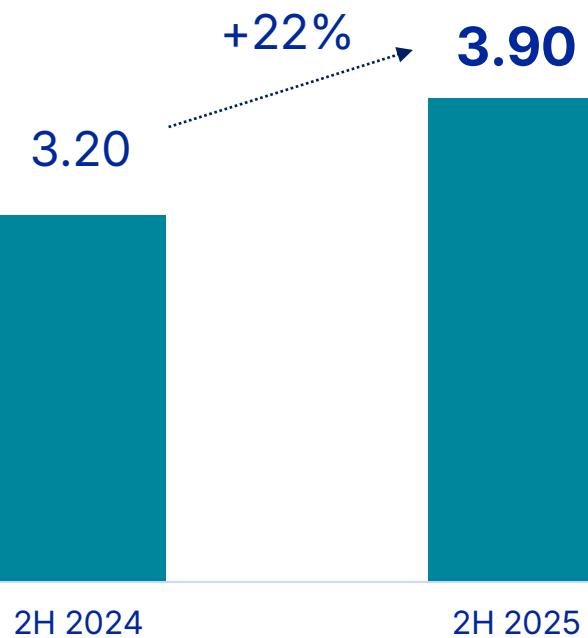
# 2H 2025 vs 2H 2024 Results

	2H 2025	2H 2024	Variance	
S\$/INR FX rate <sup>1</sup>	67.8	63.0	8%	
<b>Total Property Income</b>	INR 9,843 M S\$145.1 M	INR 8,958 M S\$141.8 M	10% 2%	<ul style="list-style-type: none"> <li>Increase due to higher rental income from existing properties;</li> <li>Income contribution from newly completed properties (MTB 6 at ITPB, CyberVale FTWZ, DC Navi Mumbai Tower 1 partially); and</li> <li>Income contributions from newly acquired property (Building Q2)</li> </ul>
<b>Net Property Income</b>	INR 7,550 M S\$111.3 M	INR 6,453 M S\$102.1 M	17% 9%	<ul style="list-style-type: none"> <li>Increase due to higher property income;</li> <li>Partially offset by lower operating expenses.</li> </ul>
<b>Income available for distribution</b>	INR 3,990 M S\$59.3 M	INR 2,997 M S\$47.4 M	33% 25%	<ul style="list-style-type: none"> <li>Increase due to higher NPI;</li> <li>Lower net finance expenses (including perpetual securities accrued distribution);</li> <li>Partially offset by higher net realized foreign exchange differences and FV on DFI and current income tax expenses.</li> </ul>
<b>Income to be distributed</b>	INR 3,591 M S\$53.3 M	INR 2,698 M S\$42.6 M	33% 25%	<ul style="list-style-type: none"> <li>After retaining 10% of income available for distribution.</li> </ul>
<b>Income to be distributed per unit</b>	INR 2.65 3.90 Singapore cents	INR 2.01 3.20 Singapore cents	32% 22%	
<b>Weighted average number of units ('000)</b>	1,353,812	1,342,041	1%	

1. Average exchange rate for the period

# Achieved 22% YoY Growth in 2H 2025 DPU

## Distribution per Unit (DPU) (Singapore cents)



**Distribution Period** 1 July to 31 December 2025

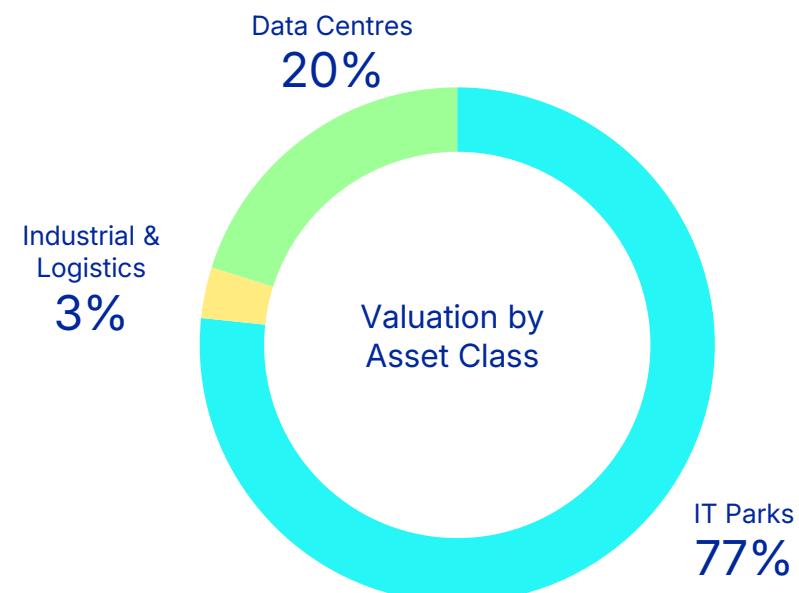
## Distribution Schedule

Notice of Record Date	2 February 2026
Last Day of Trading on 'cum' Basis	11 February 2026, 5.00 pm
Ex-Date	12 February 2026, 9.00 am
Record Date	13 February 2026, 5.00 pm
Distribution Payment Date	19 March 2026

# Portfolio Valuation

Asset Class / INR B	31 December 2025	31 December 2024
IT Parks	204.3	184.9
Industrial & Logistics	8.5	12.5
Data Centres	53.6 <sup>1</sup>	35.1
<b>Portfolio Total (INR B)</b>	<b>266.4</b>	<b>232.5</b>
<b>Portfolio Total (S\$ B)<sup>2</sup></b>	<b>3.8</b>	<b>3.7</b>
<b>Portfolio Total (INR B) – exc. 2025 divestments<sup>3</sup></b>	<b>266.4</b>	<b>223.0</b>
<b>Portfolio Total (S\$ B)<sup>2</sup> – exc. 2025 divestments<sup>3</sup></b>	<b>3.8</b>	<b>3.6</b>

## 2025 Valuation Breakdown



Note: The independent market valuations for 31 December 2024 and 31 December 2025 were conducted by Savills Property Services (India) Pvt. Ltd. and Cushman & Wakefield (India) Pvt. Ltd. respectively.

1. Based on enterprise value as per announcement of the divestment of 20.2% interest in the three data centres under development on 31 December 2025 and independent market valuation of CapitaLand Data Centre ITPB, which was not a part of the divestment.

2. Based on the exchange rate of S\$1: INR 62.7 (as at 31 December 2024) and S\$1: INR 70.4 (as at 31 December 2025)

3. Excluding CyberPearl and CyberVale

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## Capital Management



# Well-spread Debt Maturity Profile

**Effective Borrowings<sup>1</sup>**

**S\$1,847 M**

**Average Term to Maturity**

**2.5 years**

**Sustainability-Linked Borrowings<sup>2</sup>**

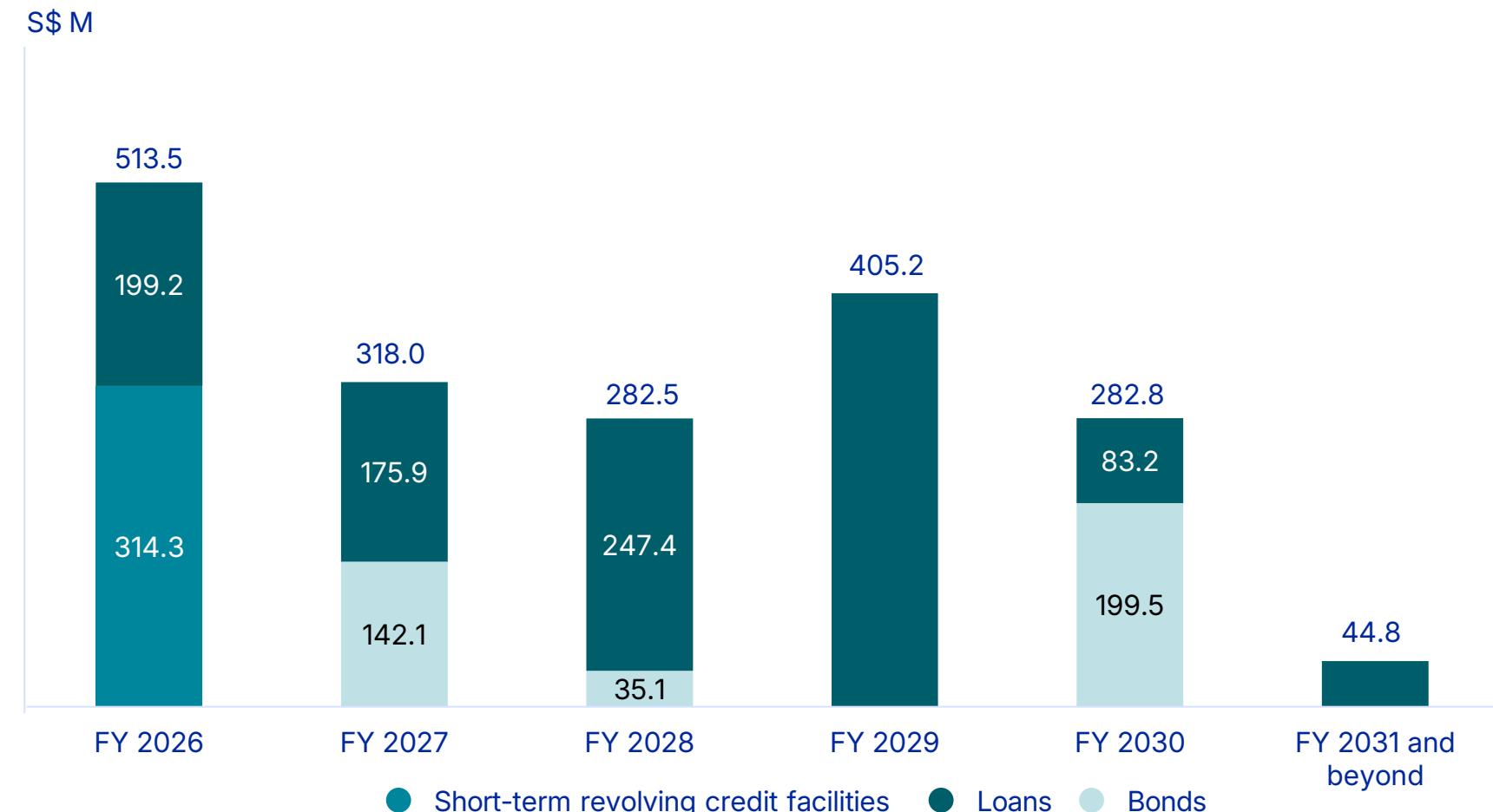
**56%**

**INR:SGD Borrowings**

**53:47**

**INR Onshore Borrowings**

**16%**



All information as at 31 December 2025 unless otherwise stated.

1. Includes derivative financial instruments and deferred consideration

2. Assuming fully drawn basis

# Proactive Capital Management

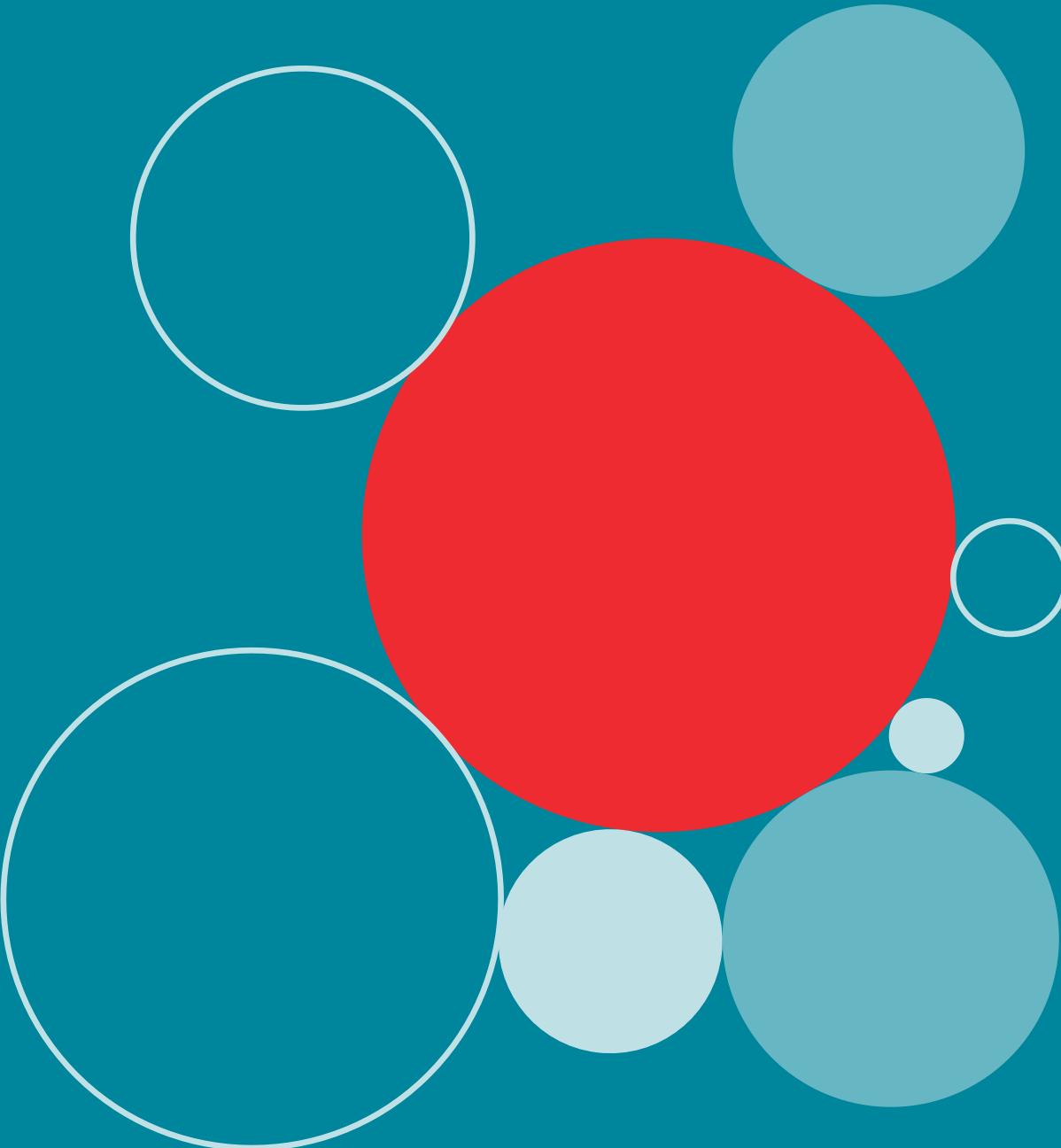
Financial Indicators	As at 31 Dec 2025	As at 30 Sep 2025
Gearing Ratio	<b>39.6%<sup>1</sup></b>	40.9%
Net Gearing Ratio (cash and cash equivalents considered)	<b>37.6%</b>	38.9%
Interest Coverage Ratio <sup>2</sup> (ICR)	<b>2.7x</b>	2.6x
Average Cost of Debt	<b>5.6%</b>	5.8%
% Borrowings on Fixed Interest Rate	<b>72.6%</b>	77.2%
Unsecured Borrowings	<b>84.0%</b>	84.7%
Available Debt Headroom (gearing limit of 50%)	<b>S\$967 M</b>	S\$780 M
Cash and Cash Equivalents	<b>S\$155 M</b>	S\$142 M

ICR Sensitivity <sup>3</sup>	As at 31 Dec 2025
i. 10% decrease in EBITDA	<b>2.4x</b>
ii. 100 bps increase in interest rate	<b>2.4x</b>

1. As at 31 December 2025, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 93.3% and 88.6% 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 2.8x.
3. In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2024.

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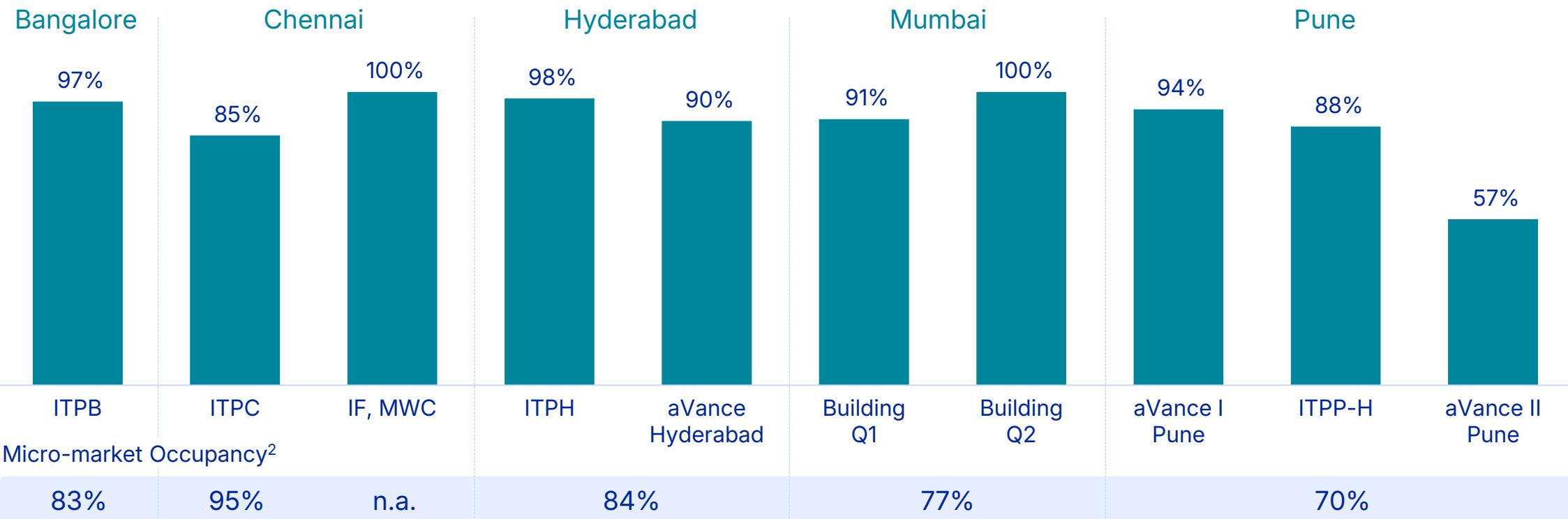
## Operational Review



# Portfolio Occupancy

**Committed Occupancy<sup>1</sup>**

**91%**



Note: Excludes Logistics Park and Data Centres

1. As at 31 December 2025

2. CBRE market report as at 31 December 2025

# Diversified Portfolio



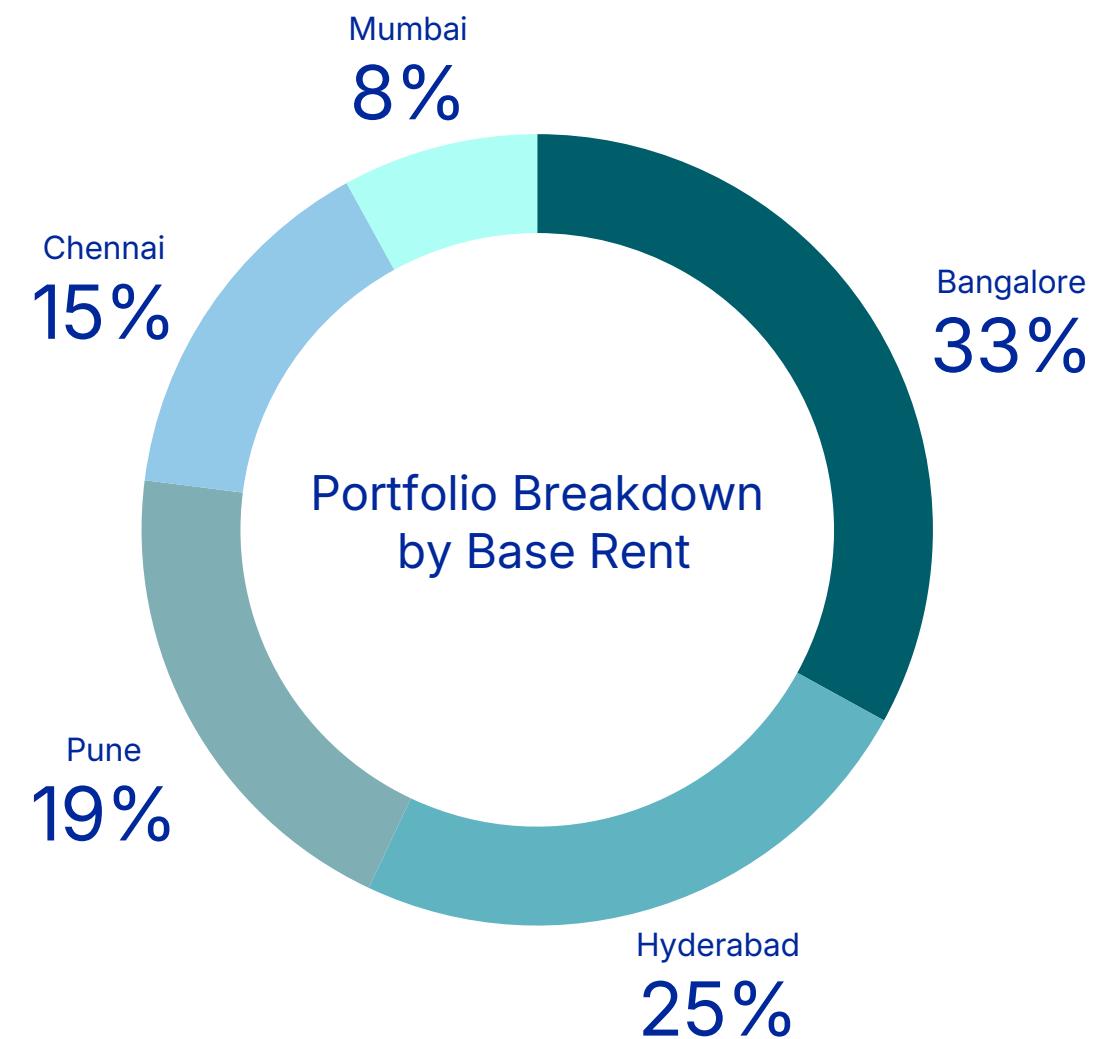
Total Number of Tenants  
**307**



Average Space per Tenant  
**~59,000 sq ft**

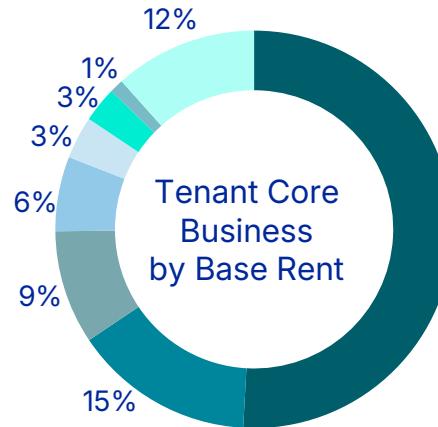


Largest tenant accounts for **11%** of portfolio base rent

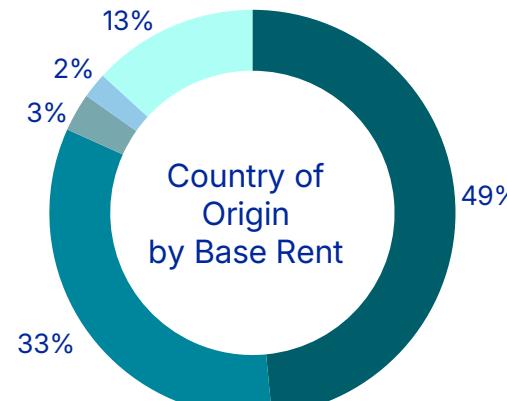


# Diversified Portfolio

## Portfolio Breakdown



- IT & ITES
- Electronics & Engineering
- BFSI
- Healthcare & Pharma
- Telecommunication
- Automobile
- Retail
- Others



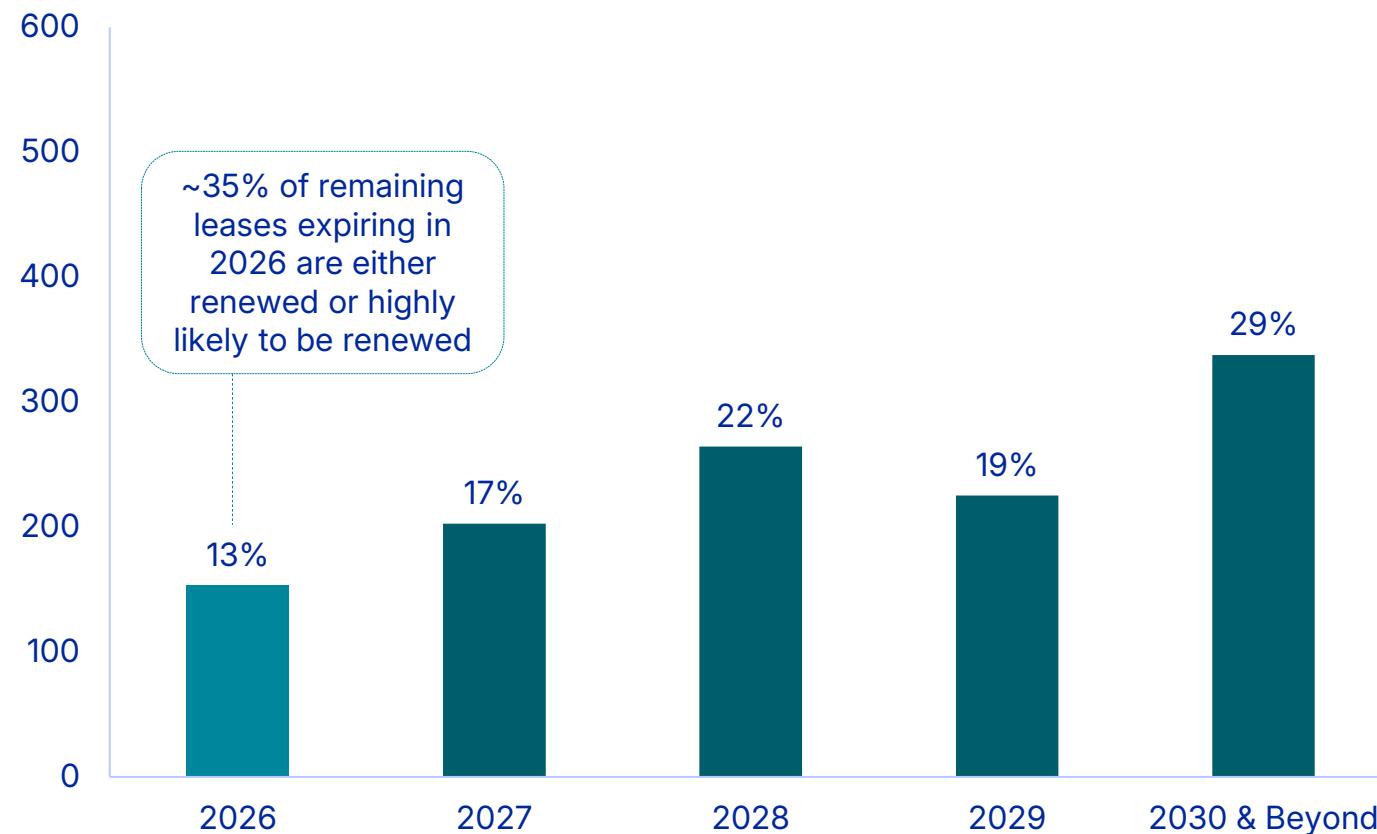
- USA
- India
- France
- Singapore
- Others

All information as at 31 December 2025  
Note: Excludes Logistics Park and Data Centres

Top 10 Tenants		% of Portfolio Base Rent	Trade Sector	Asset Class
1	Tata Consultancy Services	11%	IT & ITES	IT Park
2	Applied Materials	8%	Electronics & Engineering	
3	Infosys	5%	IT & ITES	
4	Amazon	3%	E-Commerce	
5	SynchroN	3%	IT & ITES	
6	UnitedHealth Group	3%	Healthcare & Pharma	
7	Pegatron	2%	Electronics & Engineering	Industrial
8	Bristol Myers Squibb	2%	Healthcare & Pharma	
9	Société Générale	2%		
10	Deloitte	2%	BFSI	
Total		41%		

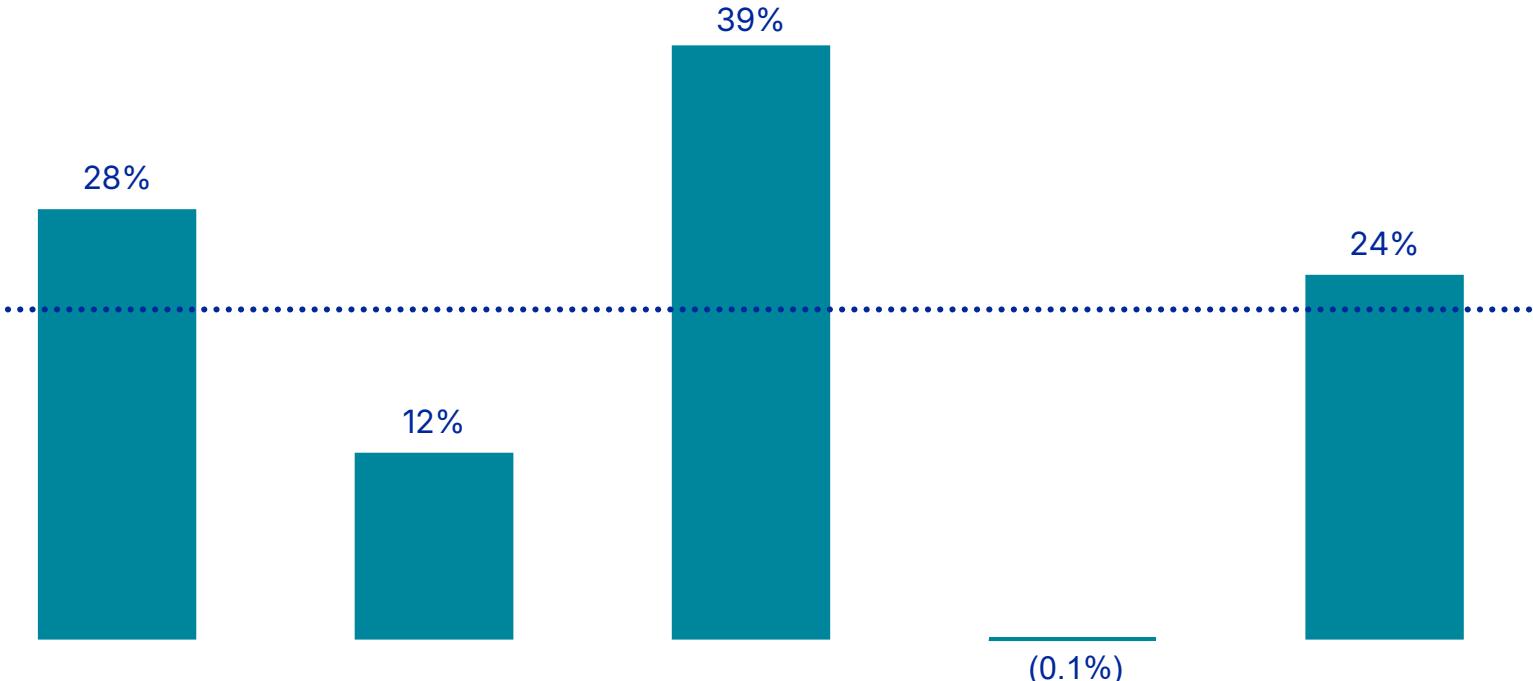
# Lease Expiry Profile

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



# Portfolio Rental Reversion

+21%  
TTM Reversion



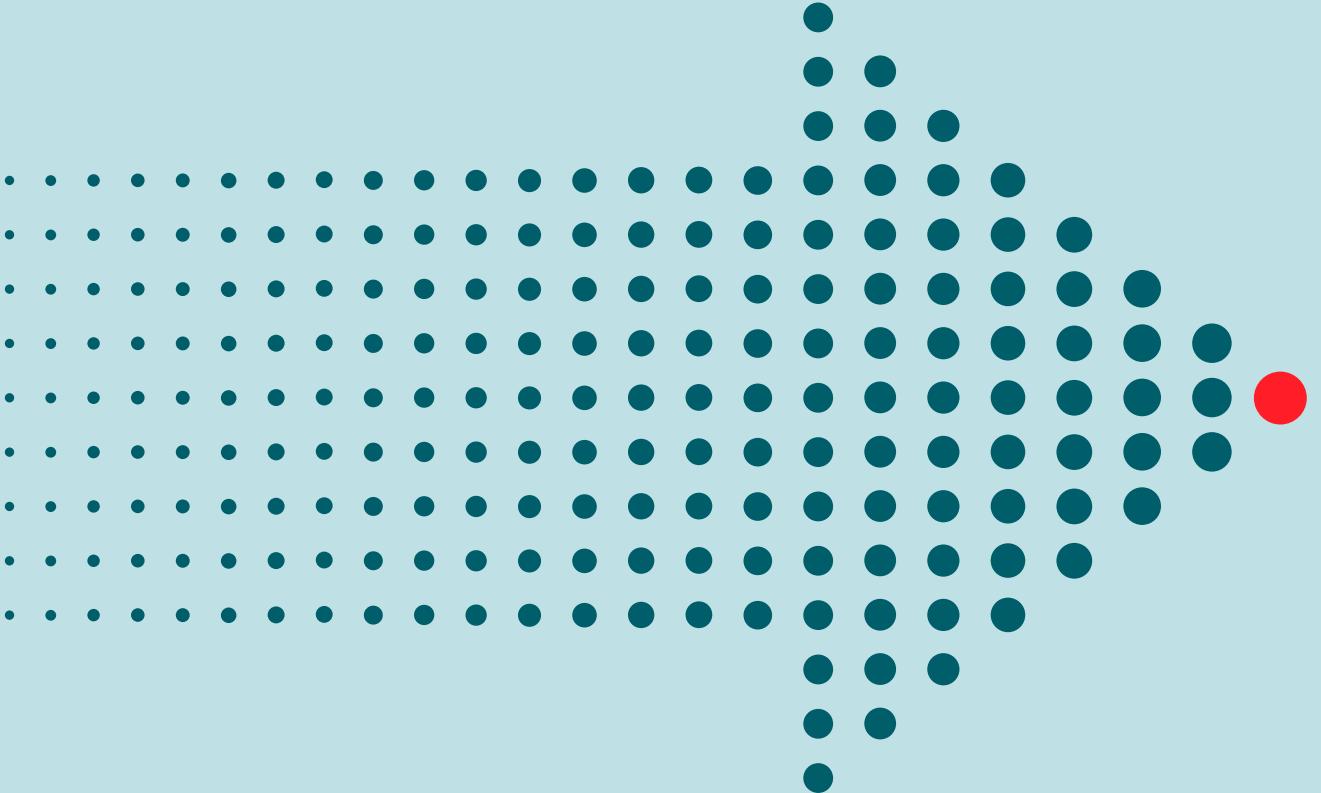
	Bangalore	Chennai	Hyderabad	Pune	Mumbai	Total
Eligible Transactions – TTM (nos.)	39	8	10	8	1	66
SBA ('000 sq ft)	660	240	280	350	10	1,540

## Notes:

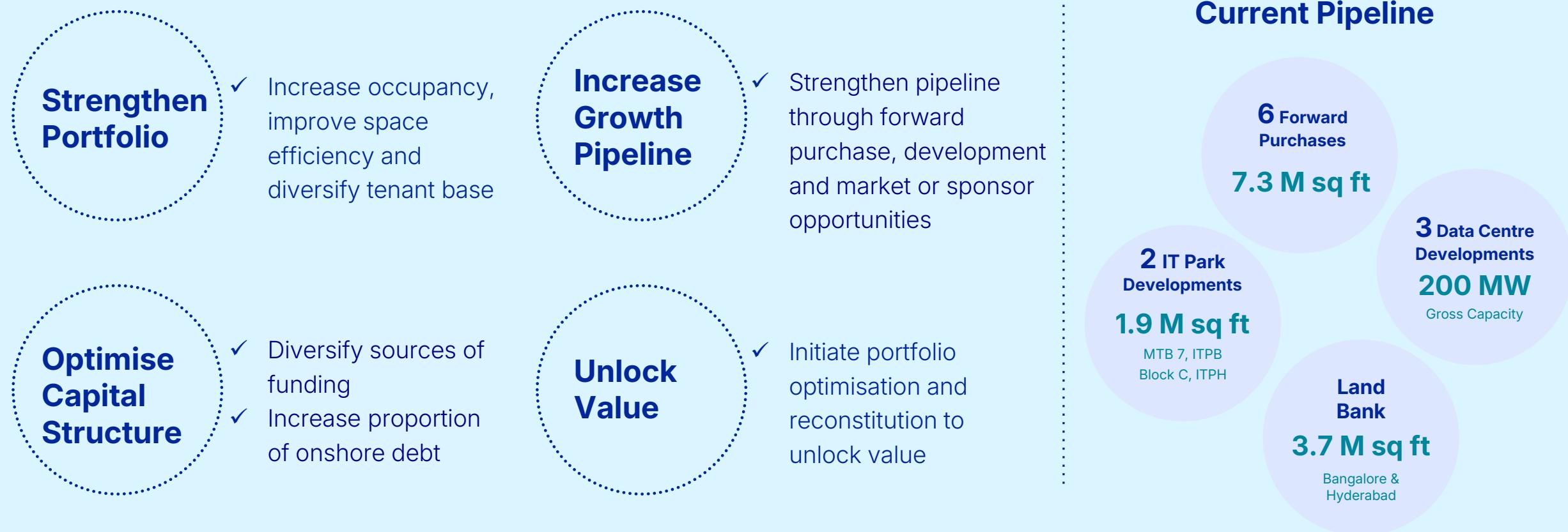
1. Excludes Logistics Park and Data Centres
2. Rental reversion for a lease is the percentage change of the new effective gross rent over the preceding effective gross rent (from January to December 2025)
3. There were no eligible transactions in IF, MWC, aVance II Pune, and Building Q1 for the period

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## Growth Strategy



# Multiple Levers Drive Growth



# Strong Growth Track Record

## Performance since IPO

CAGR since IPO

10%

Total Completed Developments

8.3 M sq ft

Total Acquisitions

11.3 M sq ft

Third Party : Sponsor Acquisitions

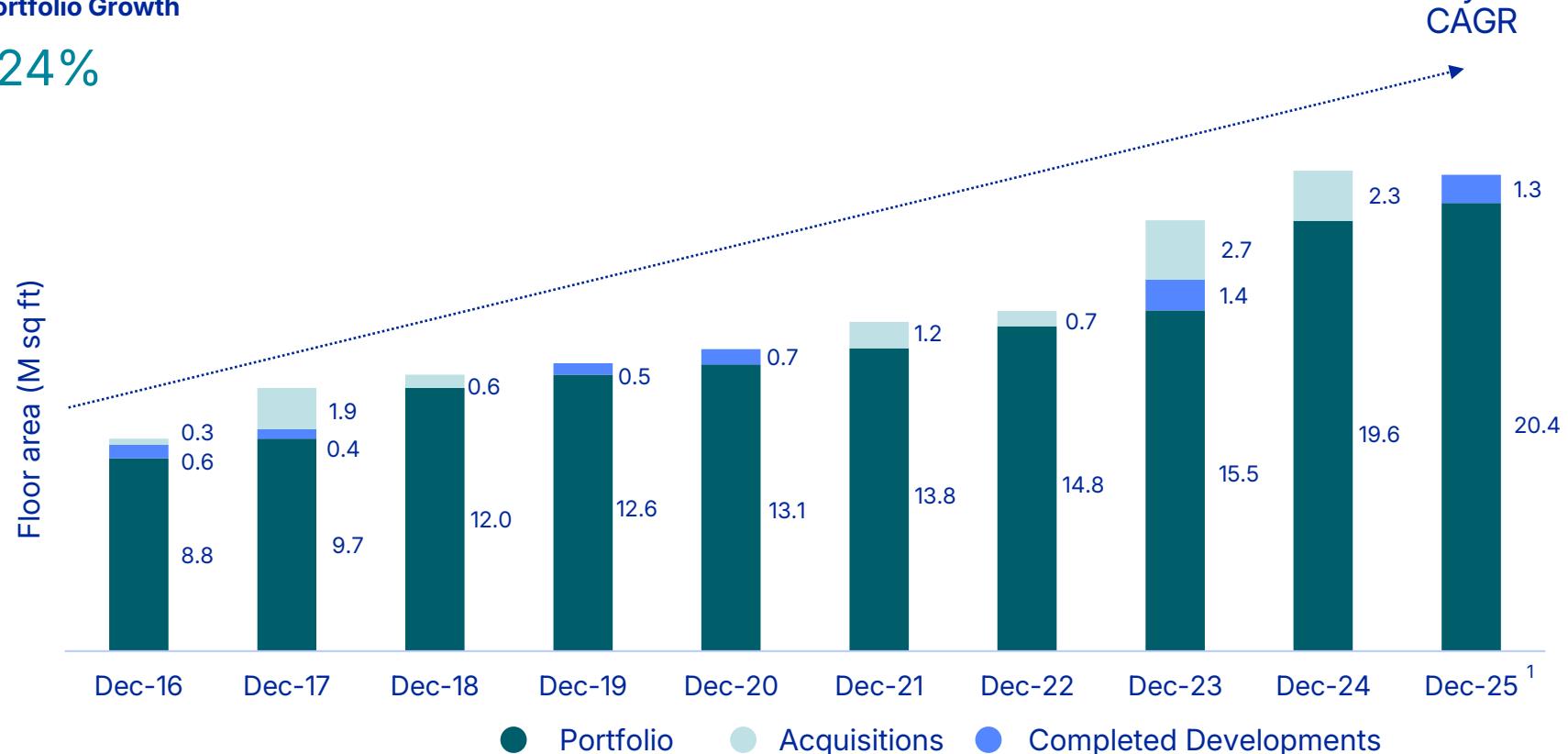
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## 10-year Performance

### Portfolio Growth

124%

**+8.4%**  
10-year  
CAGR<sup>1</sup>

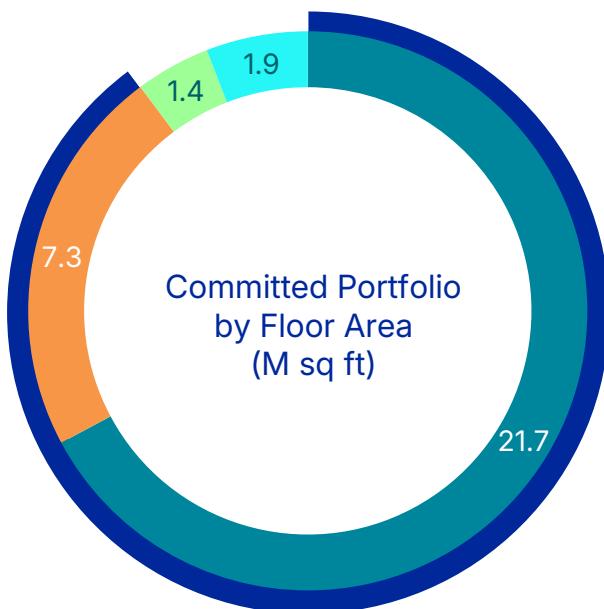


1. Includes completion of CapitaLand Data Centre Navi Mumbai Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

# Growth Based on Committed Pipeline

90%

Committed portfolio  
that is income-  
generating



Committed Portfolio  
by Floor Area  
(M sq ft)

49%

Expected growth  
in floor area

Floor area (M sq ft)

21.7

Dec 2025

32.3

1.9

1.4

7.3

Growth Pipeline  
by 2028

● Existing Portfolio  
(Includes CapitaLand Data Centre  
Navi Mumbai Tower 1)

● Forward Purchases

● Data Centre Developments

● IT Building Developments

# Growth Pipeline

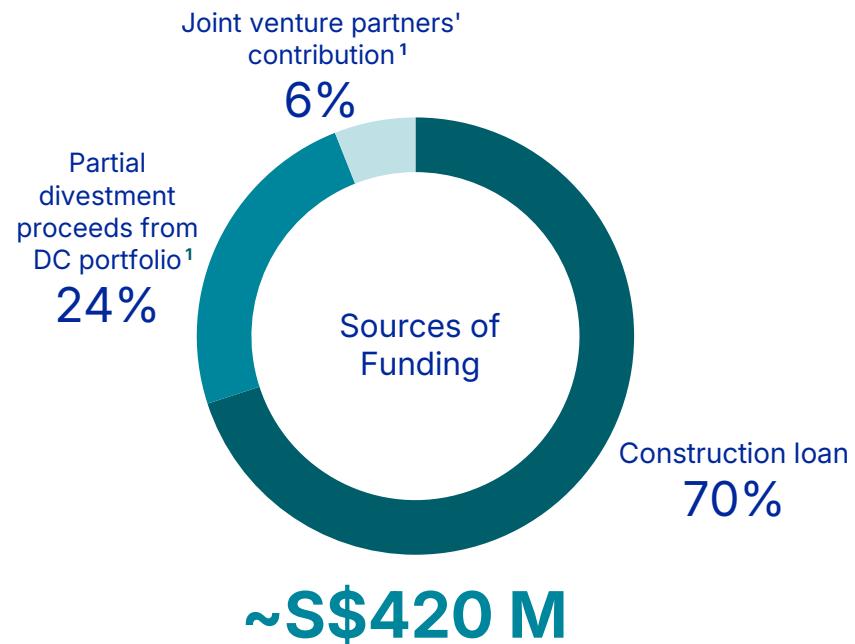
Project Name	Building	Floor area (M sq ft)	Construction Completion	Expected Total Consideration	Remaining Commitment
<b>IT PARK</b>					
aVance Hyderabad	aVance 5	1.2	Completed	INR 10.5 B (S\$150 M)	INR 9.3 B (S\$133 M)
aVance Business Hub 2	aVance A1	0.8	Completed	INR 9.4 B (S\$133 M)	INR 3.0 B (S\$43 M)
	aVance A2	0.6	Construction on hold	N.A.	N.A.
Gardencity	Project I	1.3	1H 2026	INR 14.3 B (S\$203 M)	INR 3.4 B (S\$49 M)
	Project II	0.4	2H 2028	INR 3.2 B (S\$45 M)	INR 2.8 B (S\$40 M)
Ebisu	Building I	1.2	2H 2026	INR 15.0 B (S\$213 M)	INR 2.2 B (S\$32 M)
MAIA		1.1	2H 2028	INR 14.7 B (S\$209 M)	INR 10.7 B (S\$152 M)
<b>INDUSTRIAL</b>					
Case Grande – OneHub Chennai	Phase 1, 2 & 3	0.8	1H 2026	INR 2.7 B (S\$38 M)	INR 1.7 B (S\$24 M)
<b>Total</b>		<b>7.3</b>		<b>INR 69.8 B (S\$991 M)</b>	<b>INR 33.2 B (S\$472 M)</b>

All information as at 31 December 2025 unless otherwise stated

1. Based on the exchange rate of S\$1 : INR 70.4

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

# CLINT's DC Portfolio Under Development



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

1. Represents 20.2% partial divestment of DC portfolio



	CapitaLand DC Navi 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\$1.0 B	
Power Capacity	Tower 1 – 50.0 MW Tower 2 – 55.0 MW	42.0 MW	53.0 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 – 4Q 2026	2Q 2026	3Q 2026
Latest Project Status	Towers 1 & 2 – Fully leased to a global hyperscaler	Core and Shell and Phase 1 M&E works nearing completion	Core and Shell works in progress

# Thank You

For enquiries, please contact:

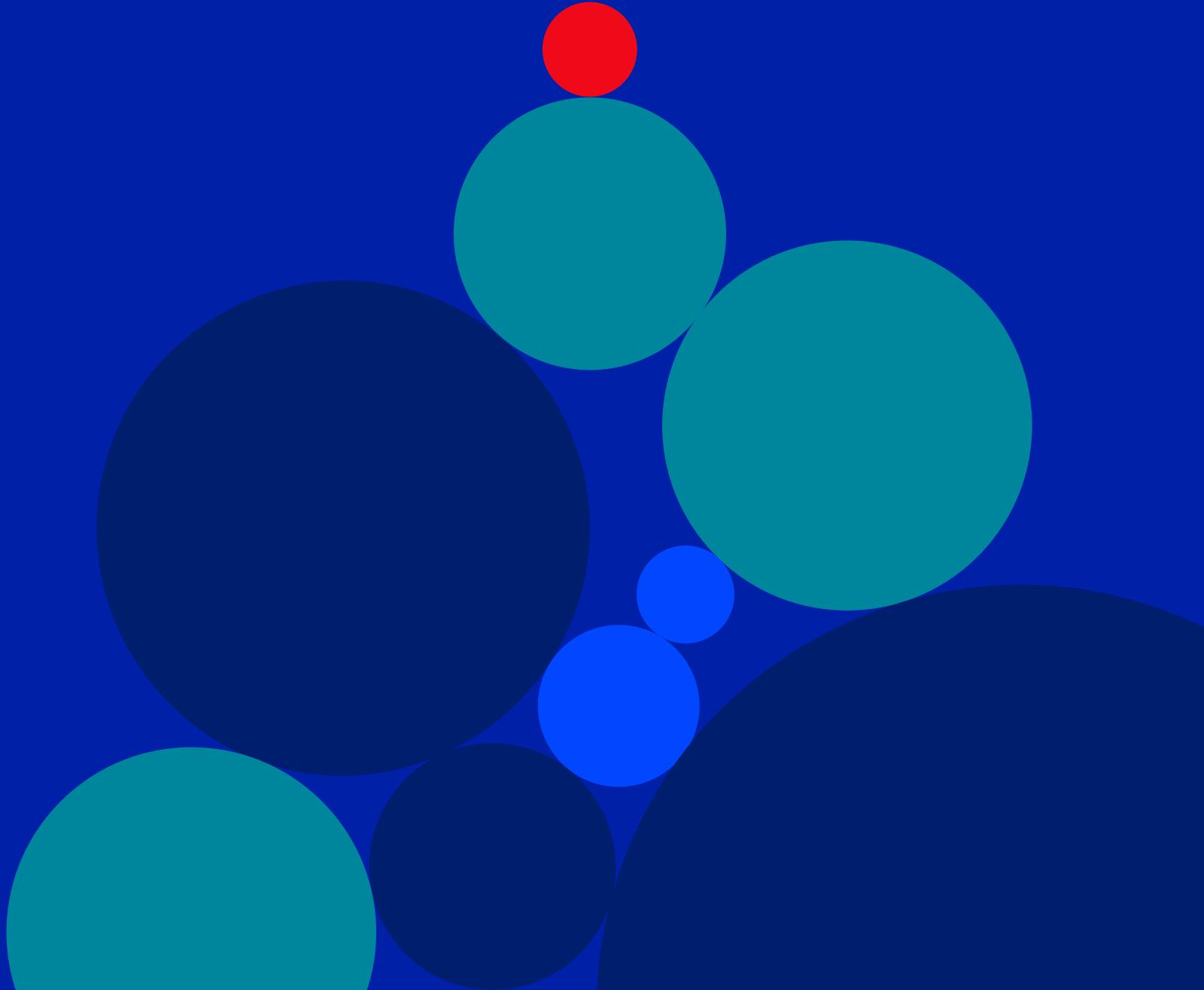
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CapitaLand India Trust Management Pte. Ltd.  
Tel: (65) 6713 2888 | Fax: (65) 6713 2999

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# Appendix



# Glossary

Term	Definition
<b>BFSI</b>	Banking, Financial Services and Insurance
<b>CY</b>	Calendar year
<b>Derivative financial instruments</b>	Includes cross currency swaps (entered to hedge S\$ borrowings into INR), interest rate swaps, options and forward foreign exchange contracts
<b>DPU</b>	Distribution per unit
<b>EBITDA</b>	Earnings before interest expense, tax, depreciation & amortisation (excluding gains/losses from foreign exchange translation and mark-to-market revaluation from settlement of loans)
<b>Effective borrowings</b>	Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration
<b>Gearing</b>	Ratio of effective borrowings to the value of Trust properties
<b>IT / ITES</b>	Information Technology / Information Technology Enabled Services
<b>INR</b>	Indian rupee
<b>SEZ</b>	Special Economic Zone
<b>S\$</b>	Singapore dollar
<b>Super Built-up Area or SBA</b>	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
<b>Trust properties</b>	Total assets
<b>TTM</b>	Trailing twelve months

# Capital Management

Proactively diversify sources of funding and increase natural hedge by onshoring loans and debts

## Funding Strategy

### Gearing

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

### Hedging

**50% - 75%**  
total debt in INR

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

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.

### 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

# Portfolio Details

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	<ul style="list-style-type: none"> <li>● International Tech Park Bangalore</li> </ul>	<ul style="list-style-type: none"> <li>● International Tech Park Chennai</li> <li>● Industrial Facility 1, 2 &amp; 3, MWC</li> </ul>	<ul style="list-style-type: none"> <li>● International Tech Park Hyderabad</li> <li>● aVance Hyderabad</li> </ul>	<ul style="list-style-type: none"> <li>● International Tech Park Pune - Hinjawadi</li> <li>● aVance I, Pune</li> <li>● aVance II, Pune</li> </ul>	<ul style="list-style-type: none"> <li>● Building Q1 &amp; Q2</li> <li>● Logistics Park</li> <li>● DC Navi Mumbai T1</li> </ul>
Completed Floor Area	6.0 M sq ft <sup>1</sup>	2.7 M sq ft	4.6 M sq ft <sup>1</sup>	5.3 M sq ft	3.1 M sq ft
Number of Buildings	13	3 IT buildings 3 industrial facilities	9	8	2 IT buildings 7 warehouses 1 data centre
Land Bank (development potential)	1.4 M sq ft	-	2.3 M sq ft	-	-

● IT Park  
 ● Industrial  
 ● Logistics  
 ● Data Centre

All information as at 31 December 2025

Note: Excludes Data Centres under development

1. Only includes floor area owned by CLINT



# Portfolio Valuation (1/2)

	31 December 2025		31 December 2024	
	Valuation (INR M)	Cap Rate (%)	Valuation (INR M)	Cap Rate (%)
<b>IT Parks</b>				
International Tech Park Bangalore	70,923	Office: 8.00 Retail: 9.00	58,874	Office: 8.25 Retail: 9.00
International Tech Park Hyderabad	38,622	8.00	25,765	8.50
International Tech Park Chennai	25,512	8.00	23,849	8.50
aVance Hyderabad	19,725	8.46	18,135	8.50
International Tech Park Pune - Hinjawadi	14,714	8.50	14,096	8.50
aVance I, Pune	11,713	8.50	11,372	8.50
aVance II, Pune	10,052	8.50	10,989	8.50
Building Q2, Mumbai	7,885	8.25	7,702	8.50
Building Q1, Mumbai	5,130	8.50	4,661	8.50
CyberVale, Chennai	N.A.	N.A.	5,287	8.50
CyberPearl, Hyderabad	N.A.	N.A.	4,215	8.50
<b>Subtotal (INR M)</b>	<b>204,276</b>	-	<b>184,945</b>	-
<b>Subtotal (S\$ M)<sup>1</sup></b>	<b>2,903</b>	-	<b>2,948</b>	-

Note: The independent market valuations for 31 December 2024 and 31 December 2025 were conducted by Savills Property Services (India) Pvt. Ltd. and Cushman & Wakefield (India) Pvt. Ltd., respectively

1. Based on the exchange rate of S\$1 : INR 62.7 (as at 31 December 2024) and S\$1 : INR 70.4 (as at 31 December 2025).

N.A. Not Applicable

# Portfolio Valuation (2/2)

Properties	31 December 2025		31 December 2024		
	Valuation (INR M)	Cap Rate (%)	Valuation (INR M)	Cap Rate (%)	
<b>Industrial &amp; Logistics</b>					
Logistics Park, Navi Mumbai	4,643	8.00	8,098	8.00	
Industrial Facility 1, 2 & 3 Mahindra World City, Chennai	3,892	8.50	4,366	8.00	
<b>Data Centres</b>					
CapitaLand Data Centre Navi Mumbai <sup>1</sup>	32,198	N.A.	20,036	8.25	
CapitaLand Data Centre ITPH <sup>1</sup>	12,310	N.A.	8,619	8.25	
CapitaLand Data Centre Chennai <sup>1</sup>	7,464	N.A.	4,918	8.25	
CapitaLand Data Centre ITPB	1,653	N.A.	1,483	N.A.	
<b>Portfolio Total (INR M)</b>	<b>266,436</b>	-	<b>232,465</b>	-	
<b>Portfolio Total (S\$ M)<sup>2</sup></b>	<b>3,786</b>	-	<b>3,705</b>	-	
<b>Portfolio Total (INR M) – exc. 2025 divestments<sup>3</sup></b>	<b>266,436</b>	-	<b>222,963</b>	-	
<b>Portfolio Total (S\$ M)<sup>1</sup> – exc. 2025 divestments<sup>3</sup></b>	<b>3,786</b>	-	<b>3,554</b>	-	

Note: The independent market valuations for 31 December 2024 and 31 December 2025 were conducted by Savills Property Services (India) Pvt. Ltd. and Cushman & Wakefield (India) Pvt. Ltd., respectively

1. Based on enterprise value as per announcement of the divestment of 20.2% interest in the three data centres under development on 31 December 2025.

2. Based on the exchange rate of S\$1 : INR 62.7 (as at 31 December 2024) and S\$1 : INR 70.4 (as at 31 December 2025)

3. Excluding CyberPearl and CyberVale

N.A. Not Applicable

# Lease Expiry Profile by Base Rent

City	2026	2027	2028	2029	2030 & beyond	Total
<b>Bangalore</b>	9.0%	3.7%	3.2%	6.1%	10.8%	<b>32.8%</b>
<b>Hyderabad</b>	1.2%	5.3%	10.0%	4.3%	4.8%	<b>25.6%</b>
<b>Chennai</b>	2.0%	4.5%	3.0%	2.1%	3.5%	<b>15.0%</b>
<b>Pune</b>	0.5%	1.2%	4.4%	5.8%	7.3%	<b>19.0%</b>
<b>Mumbai</b>	0.2%	2.4%	1.9%	0.9%	2.2%	<b>7.6%</b>
<b>Total</b>	<b>12.8%</b>	<b>17.1%</b>	<b>22.4%</b>	<b>19.1%</b>	<b>28.6%</b>	<b>100.0%</b>

Note: Excludes Logistics Park and Data Centres

# Lease Expiry Profile by Area

City	2026	2027	2028	2029	2030 & beyond	Total
<b>Bangalore</b>	9.1%	4.0%	3.1%	6.1%	10.0%	<b>32.2%</b>
<b>Hyderabad</b>	1.1%	4.6%	9.3%	4.4%	3.7%	<b>23.0%</b>
<b>Chennai</b>	1.5%	3.5%	3.5%	1.6%	3.5%	<b>13.6%</b>
<b>Pune</b>	0.7%	1.3%	5.6%	7.3%	8.5%	<b>23.5%</b>
<b>Mumbai</b>	0.2%	2.5%	1.8%	0.9%	2.2%	<b>7.7%</b>
<b>Total</b>	<b>12.6%</b>	<b>15.8%</b>	<b>23.4%</b>	<b>20.3%</b>	<b>27.9%</b>	<b>100.0%</b>

Note: Excludes Logistics Park and Data Centres