



CapitaLand India Trust Supplementary Information As at 31 December 2025

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Note:

More information is available on CLINT's website:

<https://investor.clint.com.sg/financials.html>

Any discrepancy between individual amounts and total shown in this document is due to rounding.

CAPITALAND INDIA TRUST
OVERVIEW AS AT 31 DECEMBER 2025

Portfolio breakdown for completed properties

Property	City	Floor area (million sq ft)
International Tech Park Bangalore (ITPB)	Bangalore	6.0
International Tech Park Chennai (ITPC)	Chennai	2.0
Industrial Facility 1, 2 & 3, Mahindra World City	Chennai	0.7
International Tech Park Hyderabad (ITPH)	Hyderabad	2.5
aVance Hyderabad	Hyderabad	2.2
aVance I, Pune	Pune	1.5
International Tech Park Pune – Hinjewadi (ITPP-H)	Pune	2.3
aVance II, Pune	Pune	1.4
Logistics Park	Mumbai	1.2
Building Q1	Mumbai	0.7
Building Q2	Mumbai	0.8
CapitalLand Data Centre Navi Mumbai Tower 1	Mumbai	0.4
Total		21.7

Portfolio history¹

Date	Property	Building	Floor area (million sq ft)	Portfolio floor area (million sq ft)	Type
Aug-07	-	-	-	3.8	At IPO
Dec-07	ITPH	Vega	0.4	4.2	Development
Dec-07	ITPC	Crest	0.7	4.9	Development
Sep-08	ITPB	Strata units	0.1	5.0	Acquisition
Dec-10	ITPB	Park Square	0.4	5.4	Development
Dec-10	ITPC	Zenith	0.7	6.1	Development
Jun-11	ITPB	Voyager	0.5	6.6	Development
Feb-12	aVance Hyderabad	aVance 1 & 2	0.5	7.1	Acquisition
Jan-14	ITPB	Aviator	0.6	7.7	Development
Mar-15	CyberVale	Lakeview & Springfield	0.6	8.3	Acquisition
Jul-15	aVance Hyderabad	aVance 3	0.7	9.0	Acquisition
Mar-16	CyberVale	CyberVale 3	0.3	9.3	Acquisition
Jun-16	ITPB	Victor	0.6	9.9	Development
Feb-17	aVance Pune	aVance Pune	1.5	11.4	Acquisition
Apr-17	aVance Hyderabad	aVance 4	0.4	11.8	Acquisition
Sep-17	ITPH	Atria	0.4	12.2	Development
Feb-18	Logistics Park	Warehouse 1-6	0.8	13.0	Acquisition
Apr-18	ITPH	Auriga	-0.2	12.8	Redevelopment
May-19	ITPB	Anchor	0.5	13.3	Development
Nov-20	ITPB	Anchor Annex	0.7	14.0	Development
Mar-21	aVance Hyderabad	aVance 6	0.6	14.6	Acquisition
Nov-21	Building Q1	Building Q1	0.7	15.3	Acquisition
Jan-22	ITPH	Mariner	-0.2	15.1	Redevelopment
Mar-22	Logistics Park	Warehouse 7	0.3	15.4	Acquisition
May-22	Industrial Facility, Mahindra World City	Industrial Facility 1	0.4	15.8	Acquisition
Jan-23	ITPH	Block A	1.4	17.2	Development
May-23	ITPP-H	ITPP-H	2.3	19.5	Acquisition
Dec-23	Industrial Facilities, Mahindra World City	Industrial Facility 2 & 3	0.3	19.8	Acquisition
Mar-24	aVance II Pune	aVance II Pune	1.4	21.2	Acquisition
Jul-24	Building Q2	Building Q2	0.8	22.0	Acquisition
Jan-25	ITPB	MTB 6	0.8	22.8	Development
Feb-25	CyberVale	FTWZ	0.2	23.0	Development
Apr-25	ITPH	Orion	-0.2	22.8	Redevelopment
Sep-25	CapitalLand Data Centre Navi Mumbai	Tower 1	0.4	23.2	Development
Sep-25	CyberVale	CyberVale 1-3 and FTWZ	-1.1	22.1	Divestment
Sep-25	CyberPearl	CyberPearl 1 & 2	-0.4	21.7	Divestment

Lease expiry profile by monthly base rent (%)¹

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

Lease expiry profile by area (%)¹

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

Note:

All measurements of floor area are defined herein as Super Built-up Area (SBA) where rent is payable. Change of property's SBA is due to adjustment of efficiency.

¹ Excluding Logistics Park and Data Centres

CAPITALAND INDIA TRUST
PORTFOLIO AS AT 31 DECEMBER 2025 (COMPLETED PROPERTIES)

	Dec-20	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25
Floor area (million sq ft)						
Portfolio	13.3	14.0	15.3	15.8	19.8	22.0
Development / Redevelopment	0.7	-	-0.2	1.4	-	1.2
Acquisition	-	1.3	0.7	2.6	2.2	-
Divestment	-	-	-	-	-	-1.5
Total	14.0	15.3	15.8	19.8	22.0	21.7
Portfolio by city (%)¹						
Bangalore	34%	35%	33%	27%	27%	33%
Hyderabad	26%	28%	25%	28%	27%	25%
Chennai	22%	17%	22%	19%	18%	15%
Pune	11%	10%	9%	17%	20%	19%
Mumbai	7%	10%	11%	9%	8%	8%
Total	100%	100%	100%	100%	100%	100%
Occupancy (%)²						
ITPB	81% ³	91%	96%	96%	97%	97% ⁴
ITPC	82%	64%	92%	95%	91%	85%
CyberVale	100%	78%	78%	95%	95%	- ⁵
Industrial Facility, Mahindra World City	-	-	100%	100% ⁶	100%	100%
ITPH ⁷	91%	92%	95%	97%	95%	98%
aVance Hyderabad	97%	90% ⁸	84%	75%	85%	90%
CyberPearl	91%	89%	94%	93%	88%	- ⁵
Building Q1	-	54%	58%	62%	98%	91%
Logistics Park	100%	100%	100% ⁹	100%	-	-
aVance I, Pune	100%	99%	96%	97%	98%	94%
ITPP Hinjawadi	-	-	-	100%	100%	88%
aVance II, Pune	-	-	-	-	46%	57%
Building Q2	-	-	-	-	100%	100%
Portfolio	89%	87%	92%	93%	92%¹	91%¹
Retention rate (%)	53%	56%	88%	76%	52%	37%
Weighted average lease term (years)	6.6	6.7	6.5	6.5	6.5	6.6

Note:

¹ Based on base rent. Excludes Logistics Park and Data Centres.

² Occupancy breakdown on or before December 2021 is presented based on physical occupancy. Occupancy breakdown from December 2022 is based on committed occupancy.

³ Includes the newly completed Anchor Annex building in ITPB, which is 100% committed. ITPB committed occupancy was 94%.

⁴ Includes the newly completed MTB 6 building in ITPB.

⁵ Assets were divested in September 2025.

⁶ Includes Industrial Facility 2&3 acquired in December 2023.

⁷ Excludes leases in ITPH that were affected by the redevelopment in ITPH

⁸ Includes aVance 6 building acquired in March 2021.

⁹ Includes Warehouse 7 acquired in March 2022.

CAPITALAND INDIA TRUST
TENANTS AS AT 31 DECEMBER 2025

	Dec-20	Dec-21	Dec-22	Dec-23	Dec-24 ¹	Dec-25 ¹
Number of tenants	289	259	287	299	336	307
Tenant activity (By base rent)						
IT	49%	47%	45%	48%	48%	49%
IT/ITES	36%	39%	34%	31%	36%	38%
Logistics and warehousing	7%	7%	9%	7%	-	-
ITES	4%	3%	3%	4%	3%	3%
Retail and F&B	3%	2%	2%	1%	1%	1%
R&D	0%	0%	3%	3%	6%	3%
Others	1%	2%	4%	6%	6%	6%
Tenant industry (By base rent)						
IT, Software & Application Devt & Service Support	52%	58%	55%	60%	61%	52%
Electronics, Semiconductor & Engineering	7%	6%	8%	8%	11%	15%
Banking & Financial Services	10%	8%	9%	7%	7%	8%
Logistics	7%	7%	9%	7%	1%	1%
Automobile	5%	4%	3%	3%	6%	3%
Design, Gaming and Media	7%	6%	5%	4%	3%	2%
Healthcare & Pharmaceutical	3%	2%	2%	2%	3%	6%
Retail and F&B	2%	2%	2%	2%	1%	2%
Others	7%	8%	8%	7%	7%	11%
Country of origin						
USA	51%	50%	50%	44%	43%	49%
India ²	30%	34%	34%	41%	36%	33%
France	9%	8%	7%	6%	7%	3%
Singapore	2%	1%	1%	1%	2%	2%
Others	8%	7%	8%	8%	12%	13%
Company structure						
Multinational corporations ³	87%	87%	86%	88%	94%	95%
Indian company ⁴	13%	13%	14%	12%	6%	5%

Note:

¹ Excludes Logistics Park and Data Centres.

² Comprises Indian companies with local and overseas operations.

³ Multinational corporations, including Indian companies with local and overseas operations.

⁴ Comprises Indian companies with local operations only.

CAPITALAND INDIA TRUST
TOP 10 TENANTS AS AT 31 DECEMBER 2025

(In alphabetical order)

	Dec-20	Dec-21	Dec-22
1	Applied Materials	Amazon	Amazon
2	Arshya Panvel	Applied Materials	Applied Materials
3	Bank of America	Arshya Panvel	Arshya
4	Cognizant	Bank of America	Bank of America
5	Renault Nissan	Larsen & Toubro	Pegatron
6	Societe Generale	Renault Nissan	Renault Nissan
7	Tata Consultancy Services	Societe Generale	Societe Generale
8	Technicolor	Tata Consultancy Services	Tata Consultancy Services
9	UnitedHealth Group	Technicolor	Technicolor
10	Xerox	UnitedHealth Group	UnitedHealth Group
	Dec-23	Dec-24 ¹	Dec-25 ¹
1	Amazon	Amazon	Amazon
2	Applied Materials	Applied Materials	Applied Materials
3	Arshya	Bristol Myers Squibb	Bristol Myers Squibb
4	Bank of America	Infosys	Deloitte
5	Bristol Myers Squibb	Lennox	Infosys
6	Infosys	Pegatron	Pegatron
7	Pegatron	Renault Nissan	Societe Generale
8	Renault Nissan	Synechron	Synechron
9	Synechron	Tata Consultancy Services	Tata Consultancy Services
10	Tata Consultancy Services	UnitedHealth Group	UnitedHealth Group

Note:

¹ Excludes Logistics Park and Data Centres.

CAPITALAND INDIA TRUST
BALANCE SHEET AS AT 31 DECEMBER 2025

	Dec-20	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25
SGD/INR closing FX rate (for balance sheet)	55.3	55.1	61.3	61.6	62.7	70.4
Valuation (INR mil)						
ITPB	40,892	44,489	45,412	50,581	58,874	70,923
CapitaLand Data Centre ITPB					1,483	1,653
ITPC	21,127	20,430	21,254	22,385	23,849	25,512
CyberVale ²	4,052	4,240	4,382	4,507	5,287	N.A.
ITPH	18,544	22,309	23,178	25,400	25,765	38,622
CapitaLand Data Centre ITPH			2,255	3,232	8,619	12,310
CyberPearl ²	3,279	3,701	3,860	3,975	4,215	N.A.
aVance Hyderabad	10,650	16,718	17,331	18,103	18,135	19,725
aVance I, Pune	9,490	10,148	10,529	11,168	11,372	11,713
aVance II, Pune	-	-	-	-	10,989	10,052
ITPP-H	-	-	-	15,651	14,096	14,714
Logistics Park	6,150	7,319	10,362	10,899	8,098	4,643
Building Q1	-	3,989	4,194	4,395	4,661	5,130
Building Q2	-	-	-	-	7,702	7,885
CapitaLand Data Centre Navi Mumbai	-	1,315	4,565	6,302	20,036	32,198
Industrial Facility 1, Mahindra World City	-	-	2,289	2,351	2,427	2,149
Industrial Facility 2 & 3, Mahindra World City	-	-	-	1,907	1,939	1,743
CapitaLand Data Centre Chennai	-	-	802	858	4,918	7,464
Total	114,183	134,658	150,412	181,713	232,465	266,436
Net asset value (NAV) per unit (\$\$)	1.08	1.18	1.11	1.16	1.38	1.38
Gearing (LTV basis)³	30%	35%	37%	35.8%	38.5%	39.6%
Effective borrowings (\$\$ mil)⁴	786	1,089	1,181	1,336	1,740	1,847
Gross borrowings (\$\$ mil)	814	1,113	1,266	1,415	1,794	1,904
Effective weighted average cost of debt	5.3%	5.2%	5.9%	6.3%	6.0%	5.6%
Percentage of fixed rate debt	86%	75%	76%	74.9%	73.3%	72.6%
Breakdown of effective borrowings by currency (\$\$ mil)⁵						
SGD denominated	301	392	537	554	841	896
INR denominated	485	668	618	748	869	923
Total	786	1,060	1,155	1,302	1,710	1,819

Note:

¹ With effect from 1 April 2019, CLINT's financial year end was changed from 31 March to 31 December.

² CyberVale and CyberPearl were divested in September 2025

³ From FY13/14 onwards, gearing was computed as effective borrowings divided by Trust property.

⁴ Effective borrowings is calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, inclusive of deferred consideration.

⁵ Excludes deferred consideration.

Any discrepancy between individual amounts and total shown in this presentation is due to rounding.

CAPITALAND INDIA TRUST
SINGAPORE DOLLAR INCOME STATEMENT AS AT 31 DECEMBER 2025

	FY 2020 Full Year S\$'000	FY 2021 Full Year S\$'000	FY 2022 Full Year S\$'000	FY 2023 Full Year S\$'000	FY 2024 Full Year S\$'000	FY 2025 Full Year S\$'000
Base rent, amenities and fit out rental income ¹	143,026	146,251	159,184	178,667	211,419	222,971
Operations, maintenance and utilities income	1,743	1,475	1,182	1,037		
Car park and other operating income	2,604	2,171	1,624	1,707		
Total property income	191,672	192,726	210,611	234,053	277,881	294,351
Operations, maintenance and utilities expenses	(19,591)	(17,545)	(18,124)	(22,996)	(32,207)	(28,357)
Service and property taxes	(4,983)	(3,714)	(5,425)	(6,208)	(8,788)	(6,706)
Property management fees	(8,815)	(8,245)	(10,080)	(12,285)	(13,527)	(14,429)
Other property operating expenses	(10,362)	(7,485)	(10,180)	(12,945)	(17,751)	(19,994)
Total property expenses	(43,751)	(36,989)	(43,809)	(54,434)	(72,273)	(69,486)
Net property income	147,921	155,737	166,802	179,619	205,608	224,865
Trustee-manager's fees	(15,984)	(16,956)	(18,386)	(19,373)	(24,101)	(26,016)
Other operating expenses	(7,283)	(4,943)	(3,800)	(5,933)	(6,592)	(7,861)
Finance costs	(44,265)	(51,337)	(64,835)	(81,793)	(90,305)	(92,094)
Interest income	51,752	53,769	53,311	55,378	55,204	60,446
Other income	198	0	0	0	0	0
Gain on disposal of subsidiary	0	0	0	0	0	4,081
Foreign currency translation reserve loss for divestment-realised	0	0	0	0	0	(20,252)
Fair value gain/(loss) on derivative financial instruments - realised ²	7,528	5,307	24,257	(28,817)	(16,120)	(37,251)
Exchange gain/(loss) - realised ²	(18,906)	(10,349)	(35,365)			
Ordinary profit before tax	120,961	131,228	121,984	99,081	123,694	105,918
Fair value gain/(loss) on derivative financial instruments - unrealised ³	7,848	423	5,495	4,214	1,879	(73,568)
Exchange gain/(loss) - unrealised ³	(1,143)	4,061	(37,052)			
Fair value gain/(loss) on investment properties	65,639	132,380	128,070	141,242	331,791	426,498
Profit before tax	193,305	268,092	218,497	244,537	457,364	458,848
Income tax expenses	(50,479)	(67,627)	(73,750)	(87,024)	666	(118,818)
Net profit after tax	142,826	200,465	144,747	157,513	458,030	340,030
Attributable to:						
Unitholders of the Trust	130,716	192,289	137,400	147,429	438,775	322,489
Non-controlling interest	12,110	8,176	7,347	10,084	19,255	17,541
142,826	200,465	144,747	157,513	458,030	340,030	
Distributions						
Ordinary profit before tax	120,961	131,228	121,984	99,081	123,694	105,918
Distribution adjustments	(8,353)	(31,230)	(16,286)	(4,456)	(22,202)	12,935
Income available for distribution	112,608	99,998	105,698	94,625	101,492	118,853
Income to be distributed⁴	101,347	89,998	95,128	85,162	91,343	106,968
Income available for distribution per unit (S\$)	9.81	8.66	9.10	7.16	7.60	8.74
Income to be distributed (DPU) (S\$)⁴	8.83	7.80	8.19	6.45	6.84	7.87
SGD/INR average FX rate (for income statement)	53.5	55.1	56.5	61.4	62.5	66.1

Note:

¹ From FY 2024, these three line items will be presented as a single line item "Base rent, amenities and fit out rental income".

² From FY 2023, these two line items will be presented as a single line item "Net exchange differences and fair value on derivative financial Instruments - realised".

³ From FY 2023, these two line items will be presented as a single line item "Net exchange differences and fair value on derivative financial Instruments - unrealised".

⁴ 10% of income available for distribution was retained from FY12/13 onwards.

CAPITALAND INDIA TRUST

INDIAN RUPEE INCOME STATEMENT AS AT 31 DECEMBER 2025

	FY 2020 Full Year INR '000	FY 2021 Full Year INR '000	FY 2022 Full Year INR '000	FY 2023 Full Year INR '000	FY 2024 Full Year INR '000	FY 2025 Full Year INR '000
Base rent, amenities, fit out rental income ¹	7,648,474	8,053,466	8,998,525	10,974,638		
Amenities income	93,188	81,233	66,821	63,677	13,222,017	14,746,872
Fit-out rental income	139,277	119,532	91,833	104,938		
Operations, maintenance and utilities income	2,012,233	1,935,059	2,248,986	2,703,748	3,660,150	4,185,414
Car park and other operating income	356,750	423,415	499,463	529,765	496,304	535,456
Total property income	10,249,922	10,612,705	11,905,628	14,376,766	17,378,471	19,467,742
Operations, maintenance and utilities expenses	(1,047,658)	(966,182)	(1,024,524)	(1,412,562)	(2,014,155)	(1,875,475)
Service and property taxes	(266,461)	(204,513)	(306,668)	(381,354)	(549,607)	(443,518)
Property management fees	(471,403)	(454,011)	(569,809)	(754,626)	(845,970)	(954,266)
Other property operating expenses	(554,122)	(412,171)	(575,494)	(795,167)	(1,110,149)	(1,322,346)
Total property expenses	(2,339,644)	(2,036,877)	(2,476,495)	(3,343,709)	(4,519,881)	(4,595,605)
Net property income	7,910,278	8,575,828	9,429,133	11,033,057	12,858,590	14,872,137
Trustee-manager's fees	(847,281)	(933,717)	(1,041,591)	(1,190,880)	(1,509,927)	(1,758,012)
Other operating expenses	(389,466)	(272,204)	(214,798)	(364,421)	(412,281)	(519,931)
Finance costs	(2,367,110)	(2,826,904)	(3,665,072)	(5,024,132)	(5,647,569)	(6,090,840)
Interest income	2,767,503	2,960,844	3,013,650	3,401,586	3,452,428	3,997,756
Other income	10,575	0	0	0	0	0
Gain on disposal of subsidiary	0	0	0	0	0	266,886
Fair value gain/(loss) on derivative financial instruments - realised ²	402,585	292,253	1,371,207	(1,770,082)	(1,008,130)	(2,463,680)
Exchange gain/(loss) - realised ²	(1,011,029)	(569,866)	(1,999,162)			
Ordinary profit before tax	6,476,055	7,226,234	6,893,367	6,085,128	7,733,111	8,304,316
Fair value gain/(loss) on derivative financial instruments - unrealised ³	419,674	23,272	310,639	258,943	117,587	(4,865,519)
Exchange gain/(loss) - unrealised ³	(61,148)	223,604	(2,094,487)			
Fair value gain/(loss) on investment properties	3,510,122	7,289,661	7,239,688	8,675,793	20,749,883	28,207,544
Profit before tax	10,344,703	14,762,771	12,349,207	15,019,864	28,600,581	31,646,341
Income tax expenses	(2,699,427)	(3,723,940)	(4,169,036)	(5,345,457)	41,628	(7,872,303)
Net profit after tax	7,645,276	11,038,831	8,180,171	9,674,407	28,642,209	23,774,038
Attributable to:						
Unitholders of the Trust	6,997,673	10,588,597	7,764,866	9,054,935	27,438,046	22,613,843
Non-controlling interest	647,603	450,234	415,305	619,472	1,204,163	1,160,195
	7,645,276	11,038,831	8,180,171	9,674,407	28,642,209	23,774,038
Distributions						
Ordinary profit before tax	6,476,055	7,226,234	6,893,367	6,085,128	7,733,111	8,304,316
Distribution adjustments	(450,299)	(1,719,768)	(919,610)	(273,336)	(1,387,165)	(471,714)
Income available for distribution	6,025,756	5,506,466	5,973,757	5,811,792	6,345,946	7,832,602
Income to be distributed	5,423,180	4,955,819	5,376,381	5,230,613	5,711,351	7,049,342
Income available for distribution per unit (INR)	5.26	4.78	5.16	4.40	4.73	5.79
Income to be distributed (DPU) (INR)	4.73	4.30	4.64	3.96	4.26	5.21

Note:

The Income Statement in India Rupee was disclosed from FY12/13 onwards.

¹ From FY 2024, these three line items will be presented as a single line item "Base rent, amenities and fit out rental income".

² From FY 2023, these two line items will be presented as a single line item "Net exchange differences and fair value on derivative financial Instruments - realised".

³ From FY 2023, these two line items will be presented as a single line item "Net exchange differences and fair value on derivative financial Instruments - unrealised".

GLOSSARY

Logistics Park	Operating warehouses located in Panvel (near Mumbai)
aVance Hyderabad	aVance, HITEC City, Hyderabad, located at IT corridor of Madhapur and Gachibowli, Hyderabad
aVance Pune	aVance, Hinjawadi, Pune, located at Blue Ridge Township, Hinjawadi, Pune 411057
CP	CyberPearl, Hyderabad, located at Hitec City Layout, Madhapur, Hyderabad 500081, was divested on 29 September 2025
CV	CyberVale, located at Mahindra World City, Chennai 603002, was divested on 29 September 2025
F&B	Food and beverage
IT	Information technology
ITES	IT enabled services (includes various services ranging from call centres, claims processing, medical transcription, e-CRM, SCM to back-office operations such as accounting, data processing, and data mining)
ITPB	International Tech Park, Bangalore, located at Whitefield Road, Bangalore 560066
ITPC	International Tech Park, Chennai, located at Tharamani Road, Chennai 600013
ITPH	International Tech Park Hyderabad, located at IT Park, Software Units Layout, Madhapur, Hyderabad 500081
ITPP-H	International Tech Park Pune, Hinjawadi located at Rajiv Gandhi Infotech Park, Hinjawadi, Pune 411057
R&D	Research and development
USA	United States of America