



(Registration Number: 2007004)
(a business trust registered under the Business Trusts Act, Chapter 31A of Singapore)

ASSET VALUATION

CapitaLand India Trust Management Pte. Ltd. (the “**Trustee-Manager**”), in its capacity as Trustee-Manager for CapitaLand India Trust (“**CLINT**”), wishes to announce that it had obtained independent valuations, as of 31 December 2025, for all properties in the CLINT portfolio, which were certified by Cushman & Wakefield (India) Pvt. Ltd.

In addition, CLINT has entered into definitive agreements for the divestment of 20.2% stakes in three data centre assets under development, namely CapitaLand DC Navi Mumbai, CapitaLand DC ITPH, and CapitaLand DC Chennai¹. As such, the valuations of these assets reflect the total enterprise value as per the above definitive agreements.

Accordingly, the valuations as of 31 December 2025 are listed below. Any discrepancy between individual amounts and total shown is due to rounding.

Name of Property	Valuation (INR million)
International Tech Park Bangalore	70,923
International Tech Park Hyderabad	38,622
CapitaLand DC Navi Mumbai	32,198
International Tech Park Chennai	25,512
aVance Hyderabad	19,725
International Tech Park Pune - Hinjawadi	14,714
CapitaLand DC ITPH	12,310
aVance I, Pune	11,713
aVance II, Pune	10,052
Building Q2, Mumbai	7,885
CapitaLand DC Chennai	7,464
Building Q1, Mumbai	5,130
Logistics Park, Navi Mumbai	4,643
Industrial Facility 1, Mahindra World City, Chennai	2,149
Industrial Facility 2 and 3, Mahindra World City, Chennai	1,743
CapitaLand DC ITPB	1,653
Total	266,436

¹ For more details, please refer to the Announcement and News Release dated 31 December 2025.

The valuation reports are available for inspection by prior appointment at the Trustee-Manager's registered office during business hours for 3 months from today.

By Order of the Board

CapitaLand India Trust Management Pte. Ltd.

(Company Registration No. 200412730D)

as Trustee-Manager of CapitaLand India Trust

Hon Wei Seng

Lee Wei Hsiung

Company Secretaries

2 February 2026

Important Notice

The value of CLINT units ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Trustee-Manager to redeem their Units while the Units are listed. It is intended that Unitholders of CLINT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLINT is not necessarily indicative of the future performance of CLINT.