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This announcement is not for publication or distribution, directly or indirectly, in or into the United States of America (the “**United States**”), European Economic Area, the United Kingdom, Canada, Japan or Australia. This announcement is not an offer of securities for sale in the United States, European Economic Area, the United Kingdom (other than to UK investors to whom the Units may lawfully be offered), Canada, Japan, Australia or any other jurisdiction. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”), and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements under the Securities Act and in compliance with any applicable state securities laws. There will be no public offering of securities of CapitaLand India Trust in the United States.



CAPITALAND INDIA TRUST

(Registration Number: 2007004)

(a business trust registered under the Business Trusts Act 2004 of Singapore)

ANNOUNCEMENT

NOTICE OF RECORD DATE AND PAYMENT DATE FOR THE ADVANCED DISTRIBUTION

1. Advanced Distribution Details

NOTICE IS HEREBY GIVEN that, pursuant to the Private Placement (as defined herein), the Transfer Books and Register of Unitholders of CapitaLand India Trust (“**CLINT**”, and the unitholders of CLINT, the “**Unitholders**”) will be closed at **5.00 p.m. on Wednesday, 4 March 2026** (the “**Record Date**”) to determine the entitlements of the holders of the units in CLINT (“**Units**”) in issue on the day immediately prior to the date on which the New Units (as defined herein) pursuant to the Private Placement (as defined herein) are issued (the “**Existing Units**” and holders of Existing Unitholders, the “**Existing Unitholders**”) to CLINT’s distributable income (the “**Advanced Distribution**”) for the period from 1 January

2026 to the day immediately prior to the date on which the new units in CLINT (the “**New Units**”) are issued in connection with the placement of New Units to institutional and accredited investors (the “**Private Placement**”).

The New Units pursuant to the Private Placement are expected to be issued on 5 March 2026, being one market day after the Record Date (the “**Issuance Date**”).

The current expectation of CapitaLand India Trust Management Pte. Ltd., as the trustee-manager of CLINT (the “**Trustee-Manager**”), is that the quantum of distribution per Unit for the Advanced Distribution will be approximately 1.44 Singapore cents¹.

The actual quantum of the distribution per Unit under the Advanced Distribution (which may differ from the estimate above) will be announced in due course after the management accounts of CLINT for the relevant period have been finalised.

The Advanced Distribution will only be distributed in respect of the Existing Units held as at 5.00 p.m. on the Record Date respectively. Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with the Existing Units as at 5.00 p.m. on the Record Date will be entitled to the Advanced Distribution that will be paid on or around 10 April 2026.

The New Units issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the Existing Units in issue on the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement, other than in respect of the Advanced Distribution.

The Advanced Distribution is intended to ensure that the distributable income of CLINT accrued up to the day immediately preceding the date of issue of the New Units (which at this point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

The Advanced Distribution will be tax-exempt in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to tax credits for any taxes paid by the Trustee-Manager.

Distribution period	1 January 2026 to the day immediately prior to the date on which the New Units are issued
Ex-distribution date	9.00 a.m., 3 March 2026
Record date	5.00 p.m., 4 March 2026

¹ These amounts are only estimates based on information currently available to the Trustee-Manager and the Trustee-Manager’s estimate of CLINT’s revenue and expenses for the relevant period on a pro rata basis, and the actual Advanced Distribution may differ.

Payment date	Expected to be on or about 10 April 2026
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2. Distribution Policy

The distributable income of CLINT is substantially based on the cash flow generated from the operations undertaken by the venture capital undertakings (“VCUs”) in India, being mainly the letting of completed properties and the provision of property-related services.

- At the VCU level, the consolidated net profit from operations is arrived at after deducting all expenses incurred from the consolidated net property income.
- At CLINT and Singapore special purpose vehicle (“SPV”) levels, the distributable income is derived after deducting all expenses incurred and adding any income earned at CLINT and Singapore SPV levels. Non-cash items (e.g. payment of Trustee-Manager’s fees in units, unrealised gains or losses on foreign exchange or on fair value of investment properties and derivatives) are also adjusted.

CLINT is committed to distribute at least 90% of its distributable income, with the actual level of distribution to be determined at the Trustee-Manager’s discretion. Distributions, when paid, will be in Singapore dollars.

CLINT’s policy is to distribute its distributable income on a semi-annual basis to Unitholders. In connection with the Private Placement, the Trustee-Manager has however declared the Advanced Distribution in respect of the Existing Units to ensure fairness to holders of the Existing Units. Semi-annual distributions are conducted for every 6-month period ending 30 June and 31 December every year.

3. Directors’ Responsibility Statement

The Board of Directors of the Trustee-Manager is satisfied on reasonable grounds that, immediately after making the Advanced Distribution, the Trustee-Manager will be able to fulfil from the Trust Property (as defined in the Business Trusts Act 2004 of Singapore) of CLINT, the liabilities of CLINT as these liabilities fall due.

4. Documents Available for Inspection

A copy of the Directors’ responsibility statement and the distribution policy are available to Unitholders for inspection during normal business hours at the Trustee-Manager’s office at 168 Robinson Road, #30-01, Capital Tower, Singapore 068912.

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
24 February 2026

Important Notice

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in CLINT (“Units”) in the United States or any other jurisdictions nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than UK investors to whom the Units may lawfully be offered), Canada, Japan, or Australia and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities described herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States unless pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offer of securities described herein in the United States.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Trustee-Manager’s view of future events.

The value of 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.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

This announcement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore:

The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).