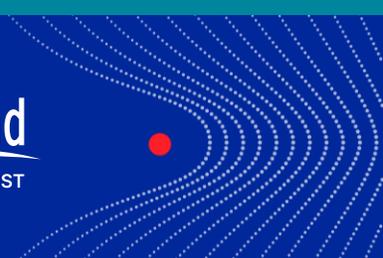




Citi's 31st Annual Global Property CEO Conference

2 March 2026

CapitaLand
INDIA TRUST



Disclaimer

This presentation may contain forward-looking statements. 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, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

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All measurements of floor area are defined herein as "Super Built-up Area" or "SBA", which is the 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.

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 About CLINT
- 02 Highlights
- 03 Growth Strategy
- 04 Financial Review
- 05 Capital Management
- 06 Operations Review
- 07 Appendix



Block A,
International Tech Park
Hyderabad

01

About CLINT



CapitaLand India Trust (CLINT) Overview

Largest India-focused property trust in Singapore with world-class quality assets

Portfolio Metrics

21.7 M sq ft
Completed
Floor
Area

7.3 M sq ft
Forward
Purchases
Floor Area

3.7 M sq ft
Development
Potential
Floor Area

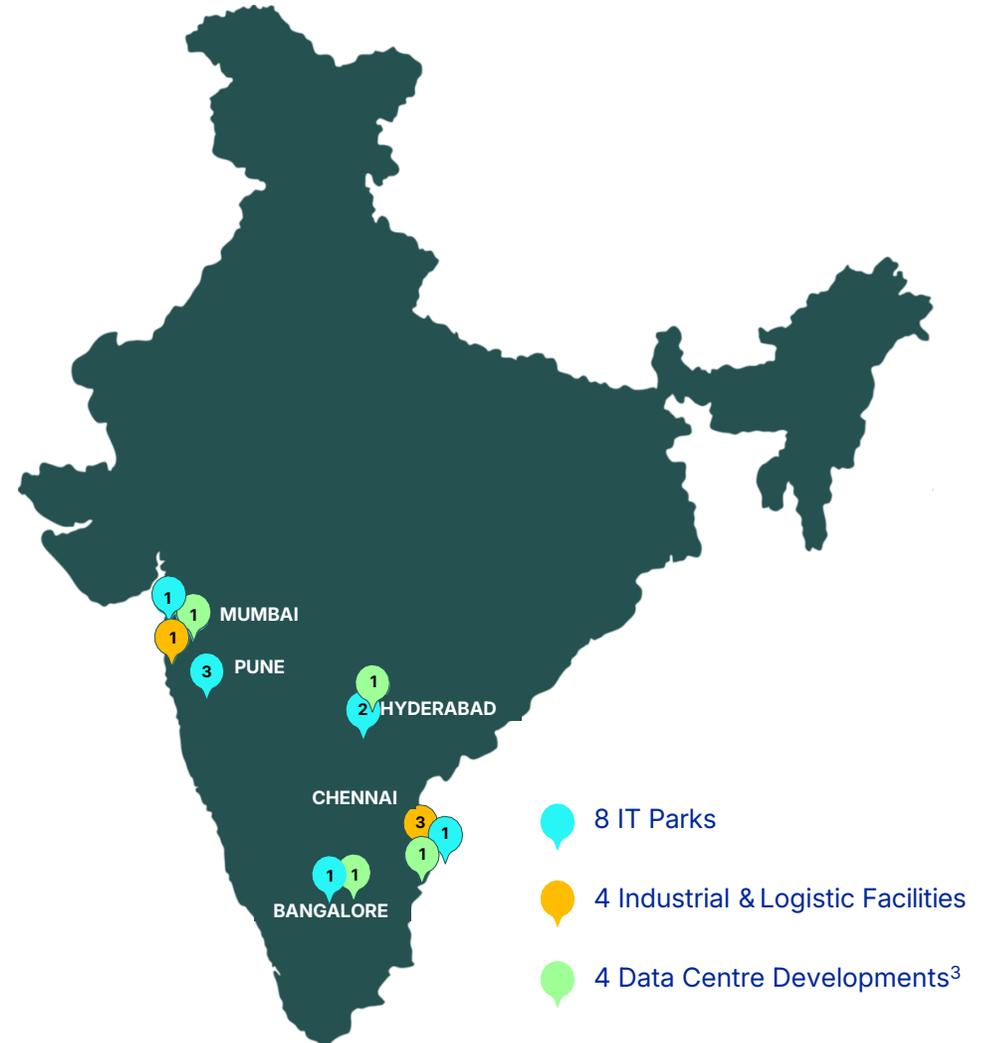
Investment Metrics

CY6U
Stock
Quote

6.5%¹
Dividend
Yield

21.6%²
Total Unitholder
Return

\$S\$1.7 B
Market
Capitalisation



Note: Above as at 31 December 2025 unless otherwise stated

1. Dividend yield is based on FY 2025 DPU of 7.87 Singapore cents and closing price of \$S\$1.22 per unit as at 31 December 2025.
2. Source: Bloomberg. Total unitholder return based on 12 months from 31 December 2024 to 31 December 2025.
3. The development of CapitaLand Data Centre Bangalore has been put on hold.

CLINT's Investment Merits



Strong Portfolio

- ✓ Diversified footprint across **IT Parks, Industrial & Logistics and Data Centres** in **5 cities** in India
- ✓ **Diversification into Data Centres**



Value Creation

- ✓ On track to achieve **49% growth in portfolio floor area by 2030** based on committed pipeline
- ✓ Portfolio has grown over **5 times** since IPO in 2007
- ✓ Steady DPU growth with **10-year CAGR of 4% in SGD terms**



Successful Track Record

- ✓ **Increase growth pipeline** through forward purchase programme and market opportunities
- ✓ Development pipeline of **3.7 M sq ft**
- ✓ **Divestment of non-core assets to unlock value**



Capital Management

- ✓ **Proactive capital management** to increase onshore debt to minimise foreign exchange risk
- ✓ Well spread debt expiry profile



Income Distribution

- ✓ Distribute **at least 90%** of its income available for distribution
- ✓ **Singapore dollar denominated distributions**

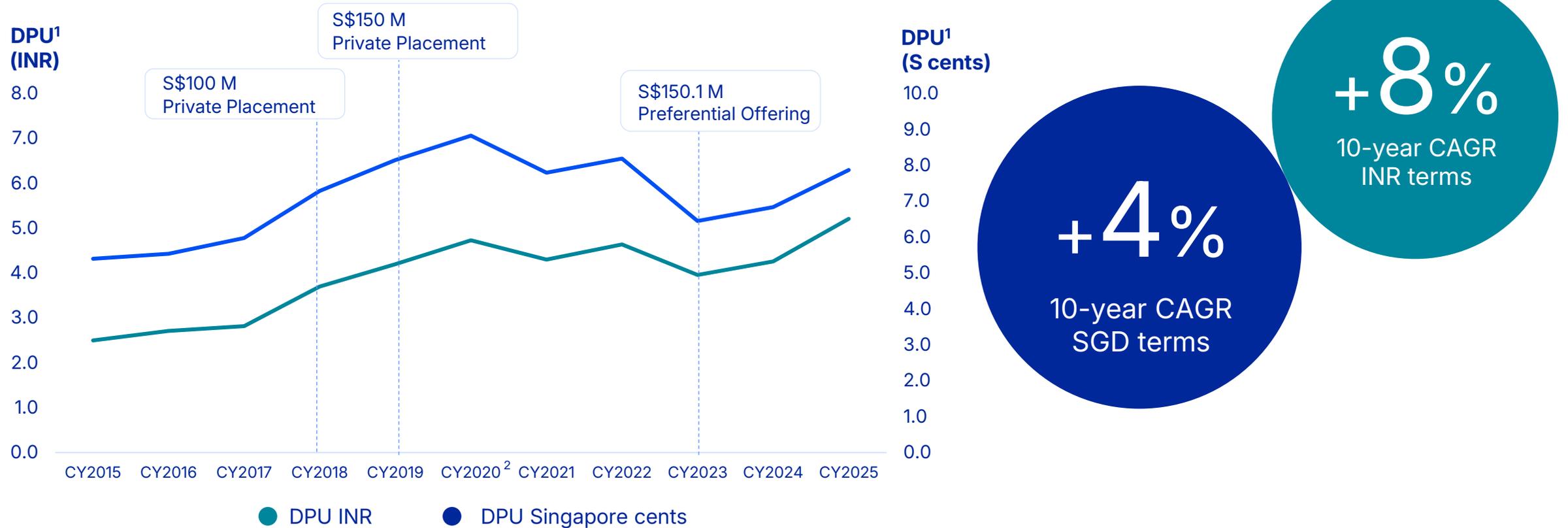


Robust ESG Framework

- ✓ Governed under **Singapore regulatory framework**, offering transparency and accountability
- ✓ Backed by strong sponsor, CapitaLand Investment, and aligned to its **2030 Sustainability Master Plan**

Disciplined Growth Driving Higher Distributions

10-year Compound Annual Growth Rate (CAGR)¹



1. CAGR from CY2015 to CY2025
 2. Due to one-off gain from reversal of dividend distribution tax of 1.16 cents

Strong Growth Track Record

Performance since IPO

CAGR since IPO

11%

Total Completed Developments

8.3 M sq ft

Total Acquisitions

11.3 M sq ft

Third Party : Sponsor Acquisitions

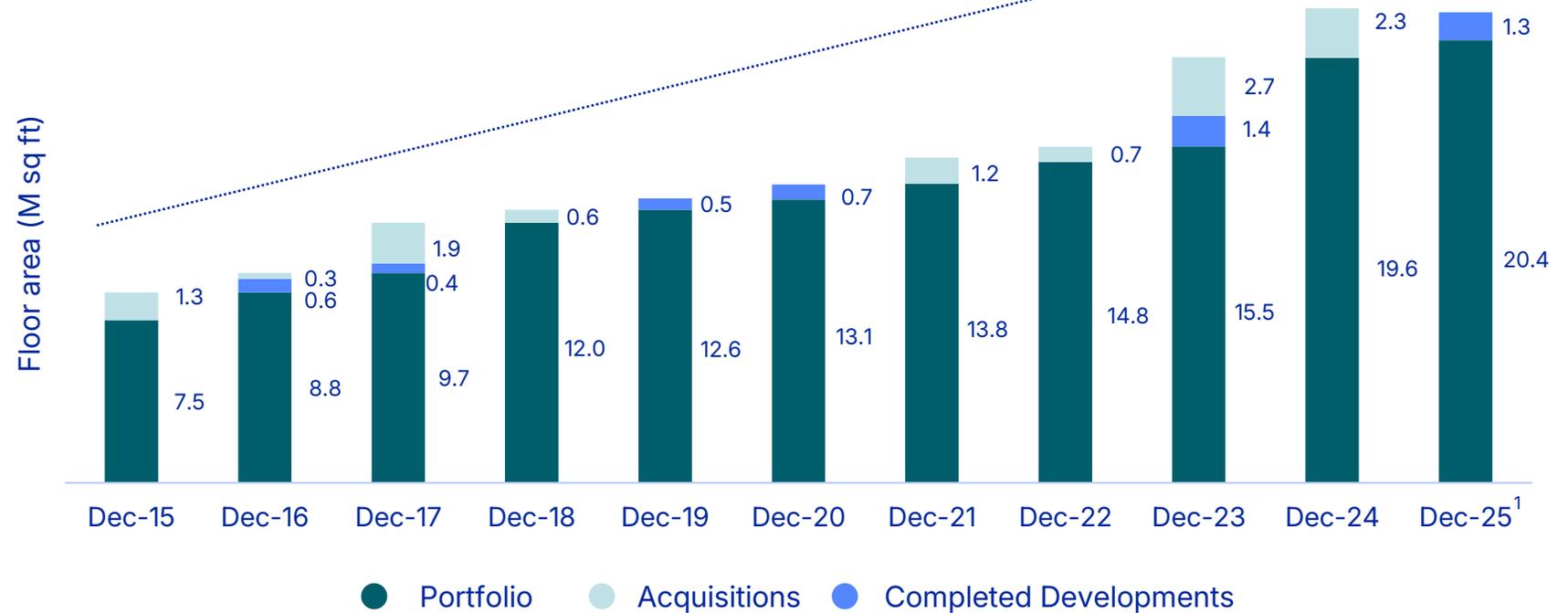
74:26

10-year Performance

Portfolio Growth

147%

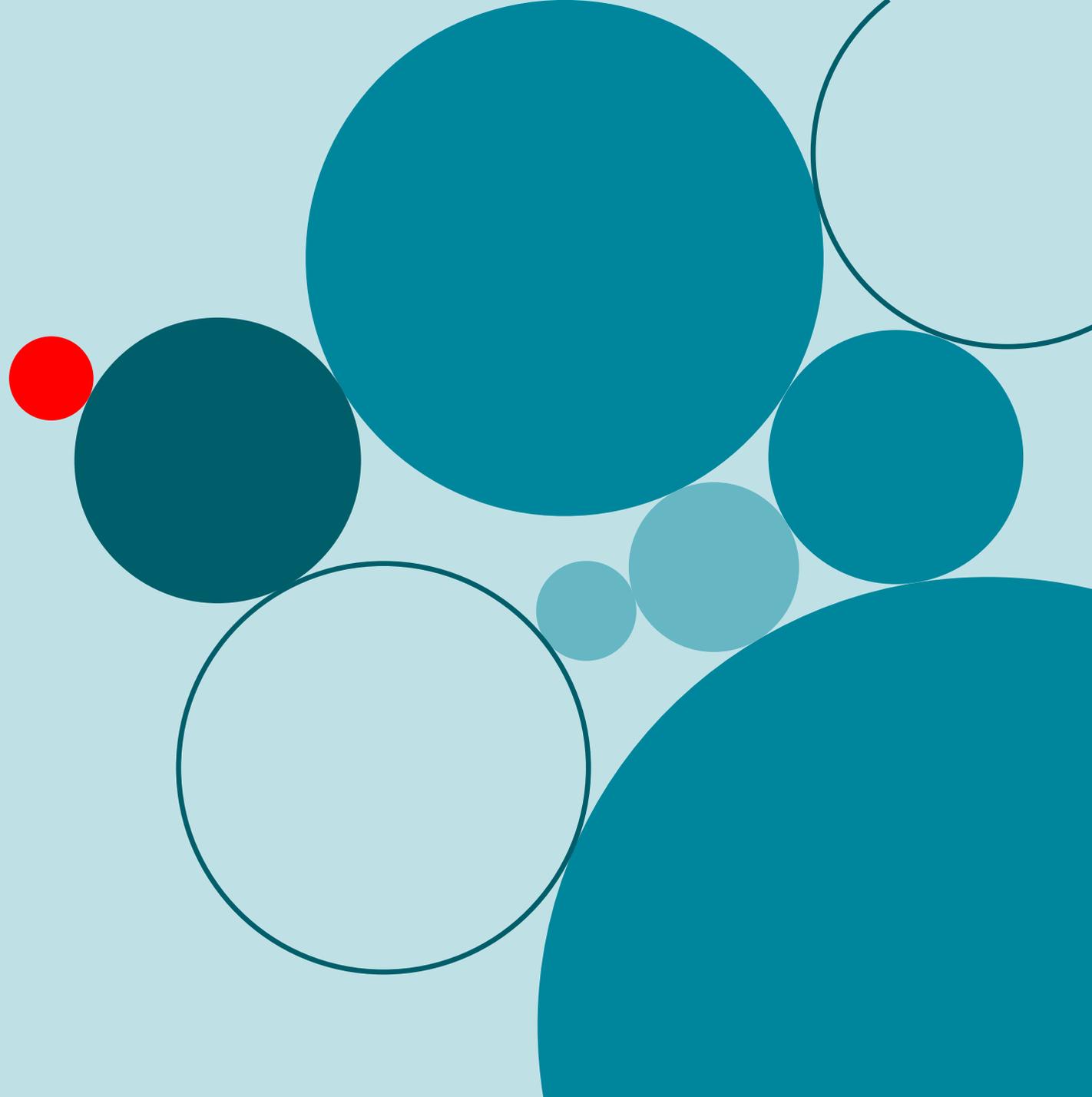
+9.5%
10-year
CAGR



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

02

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

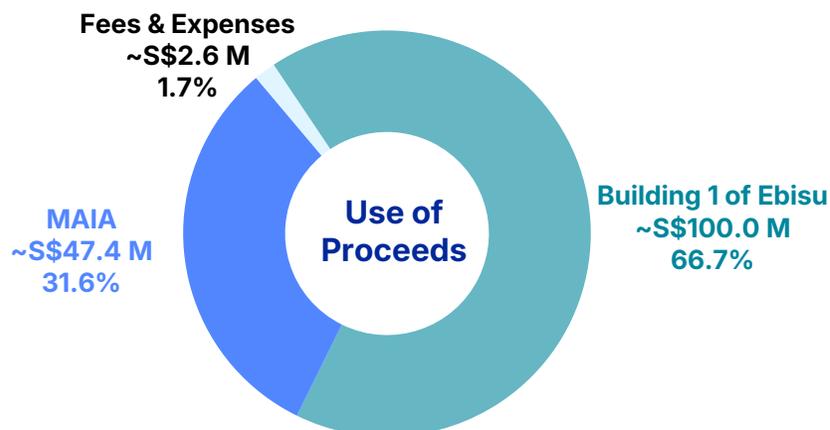
Committed Occupancy ¹	Rental Reversion (TTM)	Average Cost of Debt	Gearing Ratio	Net Asset Value / Unit
91%	+21%	5.6%	39.6%	INR 97.38 / S\$1.38
				+12% YoY / Stable YoY

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

Tapping Equity to Drive Forward Purchases

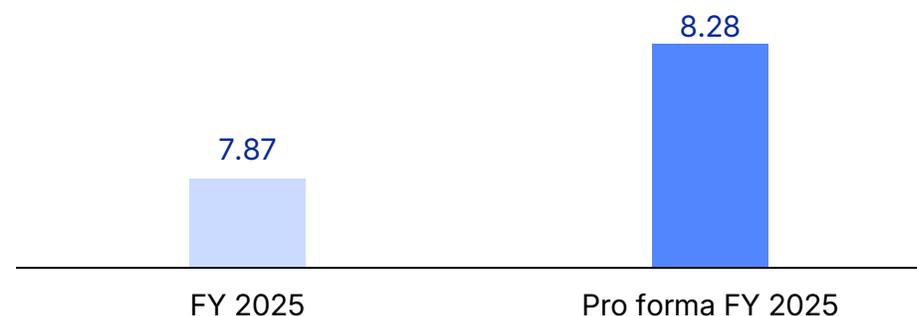
Private Placement launched on 24 February 2026

- ✓ To issue 124.2 million new units at issue price of S\$1.208 per new unit to raise gross proceeds of **~S\$150 million** to fund forward purchases
- ✓ Private placement was approximately **2.6x** covered with strong participation from a quality mix of new and existing institutional, accredited and other investors



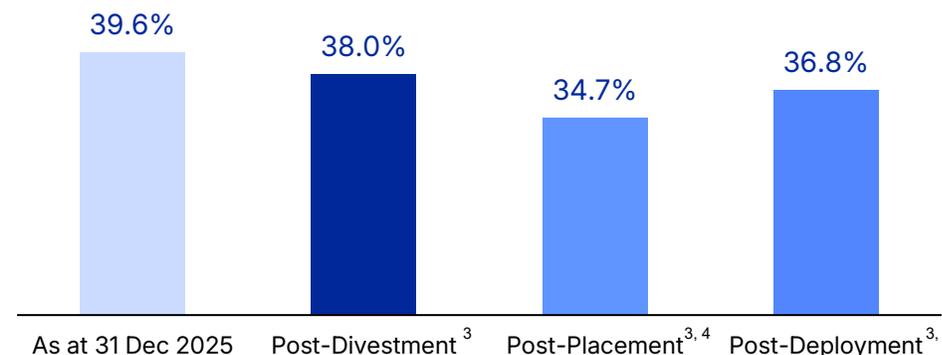
Distribution Per Unit (DPU)¹ (Singapore cents)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT A FORWARD-LOOKING PROJECTION



**DPU Accretion
+5.1%**

Gearing Ratio² (%)



**Gearing Reduction
2.8%**

1. The pro forma DPU figure is on a historical pro forma basis and is subject to the assumptions set out in paragraph 5.1 of the Launch Announcement.
2. The pro forma gearing ratio figure is on a historical pro forma basis and is subject to the assumptions set out in paragraph 5.2 of the Launch Announcement.
3. Post divestment of 20.2% interest in three Data Centre Assets (as defined in the Launch Announcement) (as announced on SGXNET on 31 December 2025) with net divestment proceeds used to repay debt, assuming the proposed divestment of the three Data Centre Assets took place on 31 December 2025.
4. Immediately after the Private Placement and assuming the repayment of debt pending the deployment of the net proceeds of the Private Placement for their intended uses.
5. Immediately after the Private Placement and after deployment of the net proceeds of the Private Placement for their intended uses.

Unlocking Value from Data Centre (DC) Divestment

**Divestment completed
on 27 February 2026**

- ✓ Divestment of 20.2% interest in three DC developments to CapitaLand India Data Centre Fund
- ✓ Achieved a multiple on invested capital of 2.7x in INR terms
- ✓ Proceeds may be used to repay debt and/or reinvest in higher yielding projects such as funding remaining capital expenditure requirements for the DC developments
- ✓ Remain invested in India's data centre sector with majority stake in the three DC developments and obtained participation rights for Sponsor's future DC investments for up to 33.0%

**Multiple on
Invested Capital¹**
2.7x
INR terms

Transaction Overview

Total Consideration

 INR 7.0 B
SGD 99.7 M

Estimated Net Gain²

 INR 8.6 B
SGD 123 M

13.7% Premium to Independent Valuation³

Independent Valuation

 INR 45.7 B
SGD 649 M

Enterprise Value

 INR 52.0 B
SGD 738 M

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. The figures do not consider the infusions in 1Q 2026, for which the consideration will be settled at the time of final accounts closing.

2. 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.

3. 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 debt¹ 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	Full deductibility

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

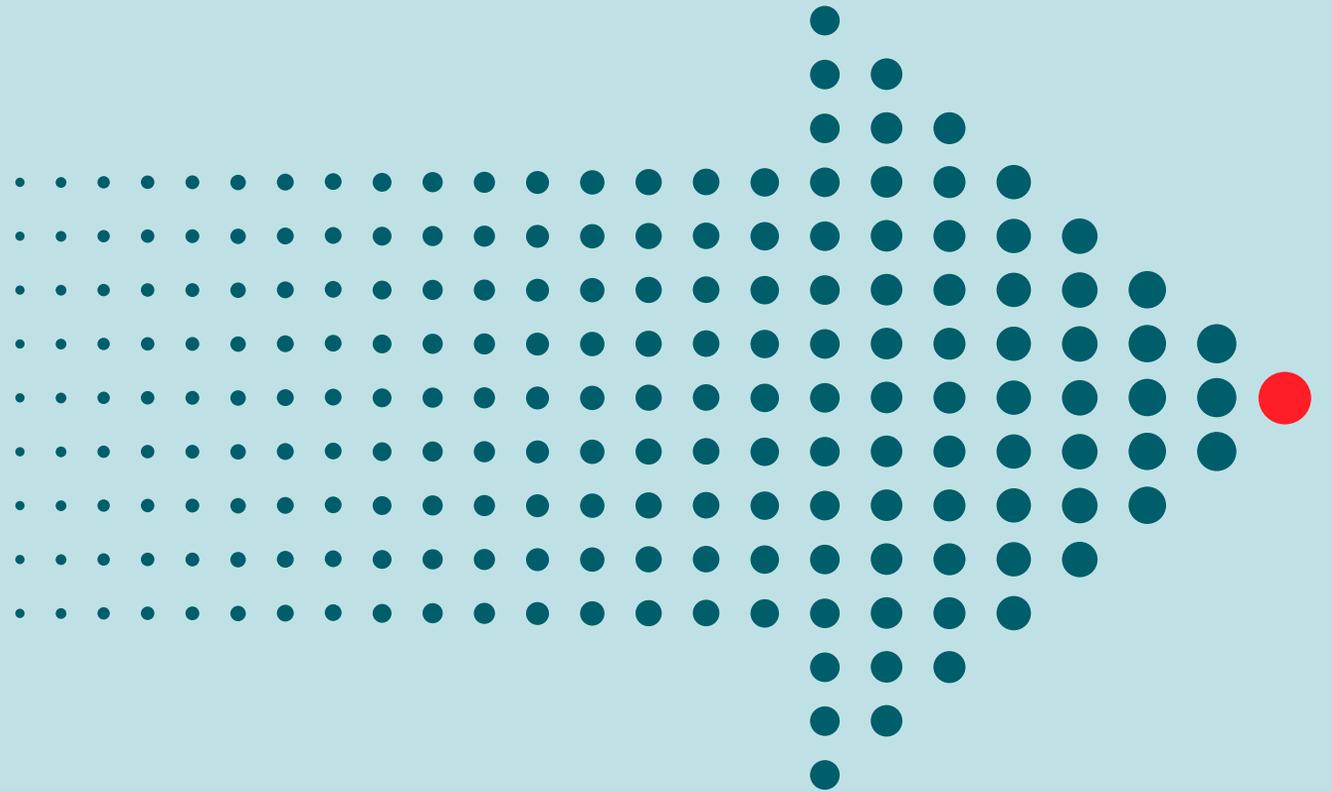
Illustration of DPU impact from onshore bond issuance of INR 9.15 B

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.

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

03

Growth Strategy



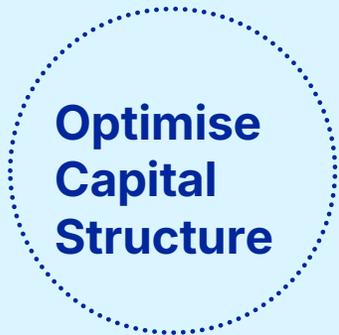
Multiple Levers Drive Growth



- ✓ Increase occupancy, improve space efficiency and diversify tenant base



- ✓ Strengthen pipeline through forward purchase, development and market or sponsor opportunities

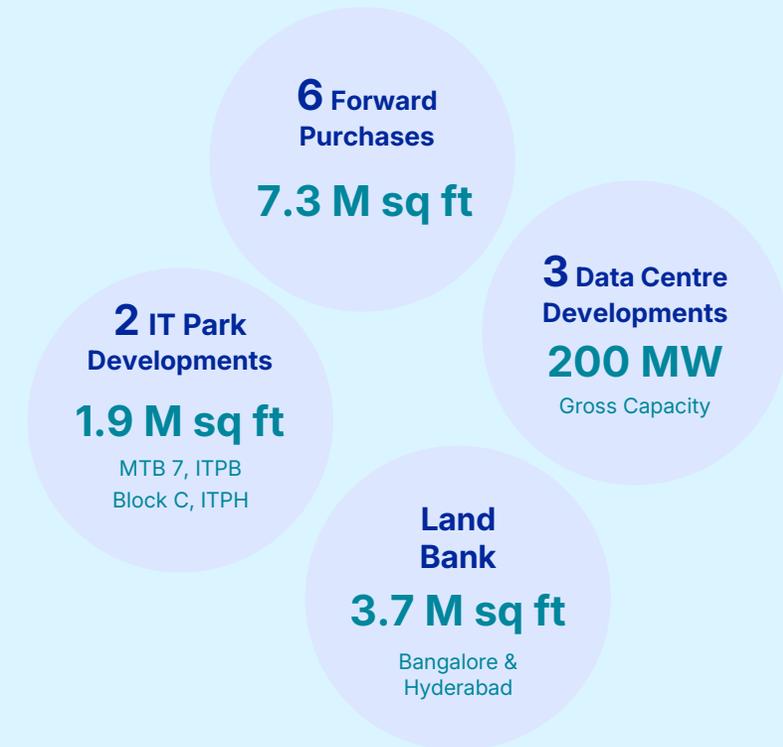


- ✓ Diversify sources of funding
- ✓ Increase proportion of onshore debt



- ✓ Initiate portfolio optimisation and reconstitution to unlock value

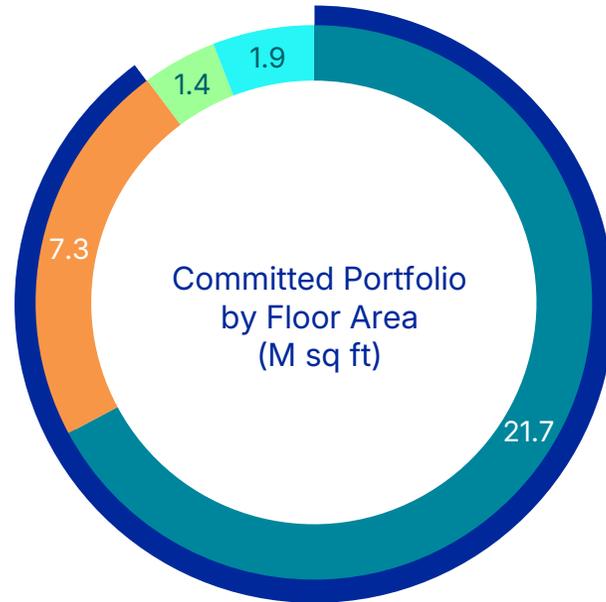
Current Pipeline



Growth Based on Committed Pipeline

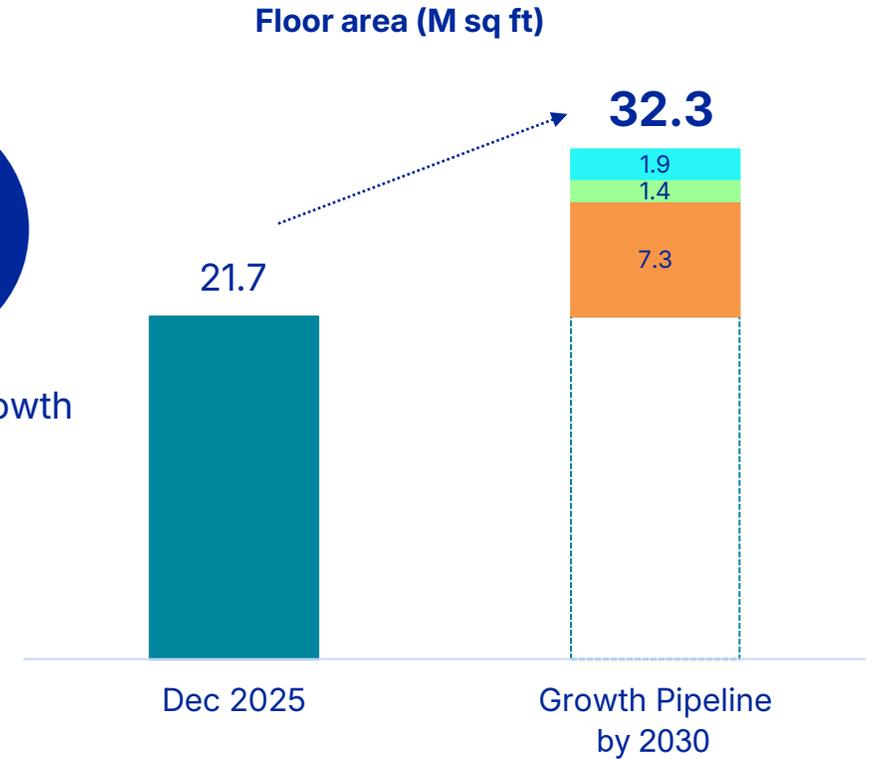
90%

Committed portfolio that is income-generating



49%

Expected growth in floor area



● 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 ¹
IT PARK					
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 8.6 B (S\$123 M)
MAIA		1.1	2H 2028	INR 14.7 B (S\$209 M)	INR 10.7 B (S\$152 M)
INDUSTRIAL					
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)
Total		7.3		INR 69.8 B (S\$991 M)	INR 39.5 B (S\$564 M)

All information as at 31 December 2025 unless otherwise stated

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

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

Forward Purchase

Key Stages



Construction Funding



Leasing



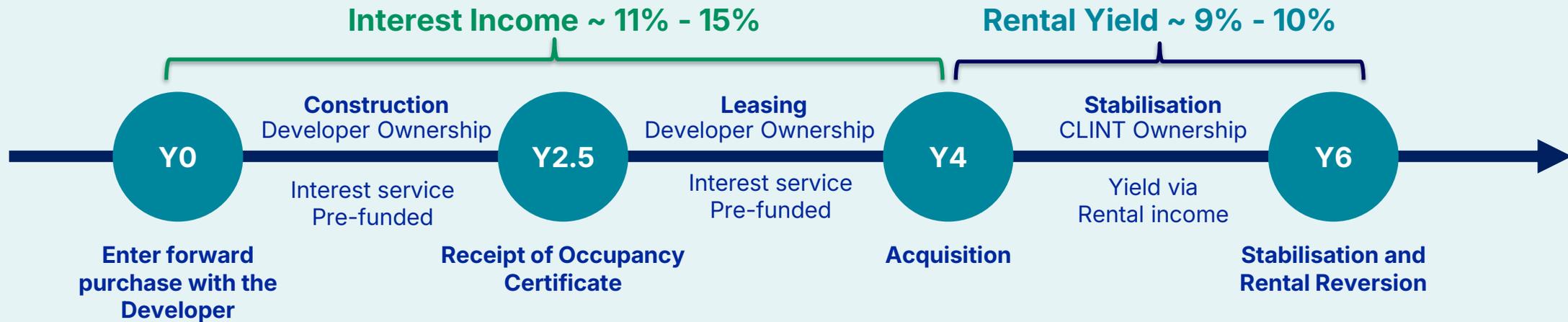
Asset Acquisition



Advantages of Forward Purchases

- ✓ Sufficient security cover to mitigate downside risk in the event of default
- ✓ Set time limit for completion and leasing
- ✓ Vacancy deductions for the risk of acquiring with vacancy

Life Cycle



Proven Track Record in Forward Purchases

Completed forward purchase acquisitions

aVance, Hyderabad



aVance 3



aVance 4



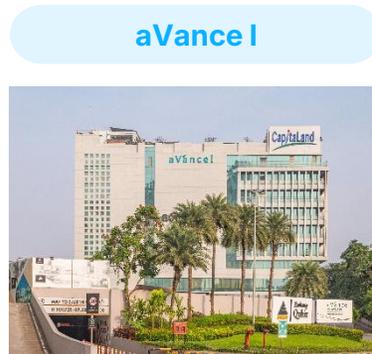
aVance 6

Acquisition dates
July 2015 to
March 2021

Acquired at
INR 9,940 M

**31 Dec-25
Valuation¹**
INR 19,725 M

aVance, Pune



aVance I

Acquisition date
February 2017

Acquired at
INR 6,406 M

31 Dec-25 Valuation
INR 11,713 M



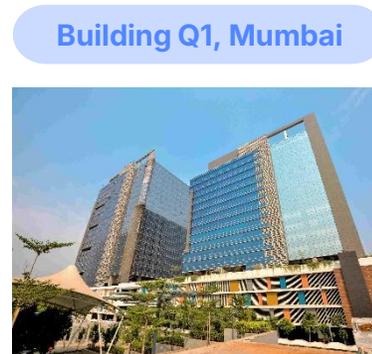
aVance II

Acquisition date
March 2024

Acquired at
INR 7,730 M

31 Dec-25 Valuation
INR 10,052 M

Building Q1 & Q2, Mumbai



Building Q1, Mumbai

Acquisition date
November 2021

Acquired at
INR 3,420 M

31 Dec-25 Valuation
INR 5,130 M



Building Q2, Mumbai

Acquisition date
July 2024

Acquired at
INR 7,030 M

31 Dec-25 Valuation
INR 7,885 M

Completed forward purchase acquisitions account for 7.1 M sq ft (32.7%) of CLINT's total portfolio floor area²

1. Total valuation for five properties in aVance Hyderabad.
2. Total portfolio floor area of 21.7 million sq ft as at 31 December 2025.

Value Creation through Redevelopment

Completed Redevelopment: Block A, International Tech Park Hyderabad (ITPH)



Before

Auriga

Leasable Area	0.2 M sq ft
Valuation	INR 6,386 psf (FY 2016/17)
Key Tenants	✓ AT&T, Head Infotech, RMSI



After

Block A

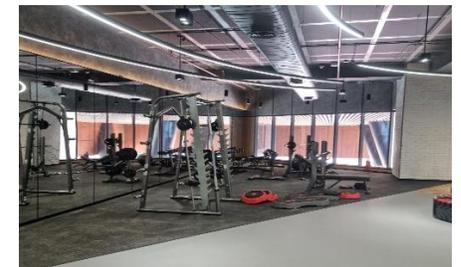
Leasable Area	1.4 M sq ft (+600%)
Valuation¹	INR 11,725 psf (+84%)
Key Tenants	✓ Bristol Myers Squibb, Ernst & Young, London Stock Exchange and Warner Bros



Bridge+ Lobby



Food Court



Gym

1. Valuation of Block A, ITPH as at 31 December 2025.

Successful New Development

New Development: MTB 6, International Tech Park Bangalore (ITPB)

Metrics

0.8 M sq ft
Net Leasable Area

INR 11,829 psf
Valuation¹

INR 5,101 psf
Development Cost²

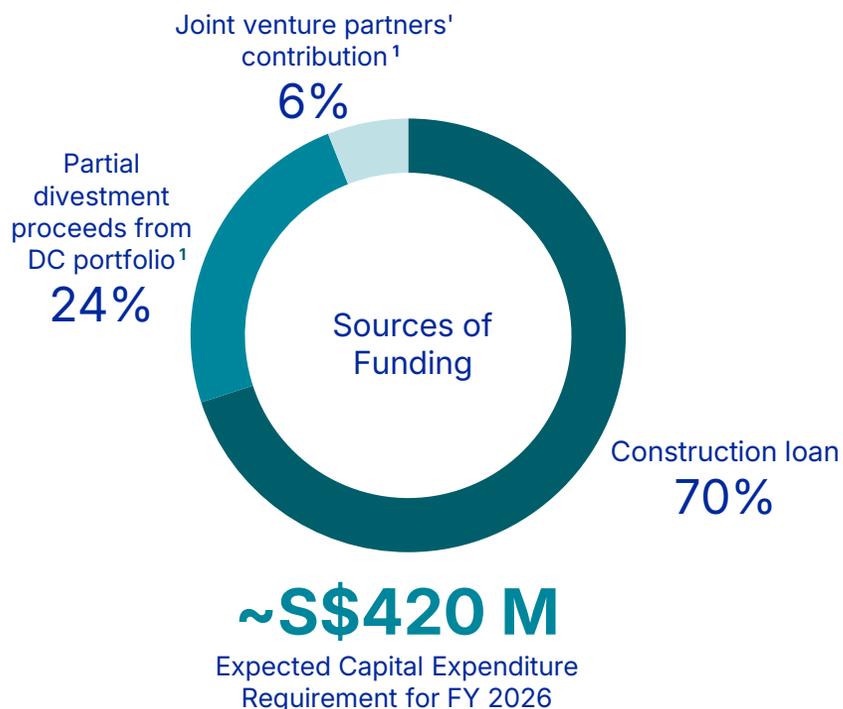
Property Status

- ✓ Fully committed and leased to a large semiconductor tenant
- ✓ Operations and income contribution commenced in 1H 2025



1. Valuation of MTB 6, ITPB as at 31 December 2025.
2. Based on the budgeted and awarded amounts in 2023.

CLINT's DC Portfolio Under Development

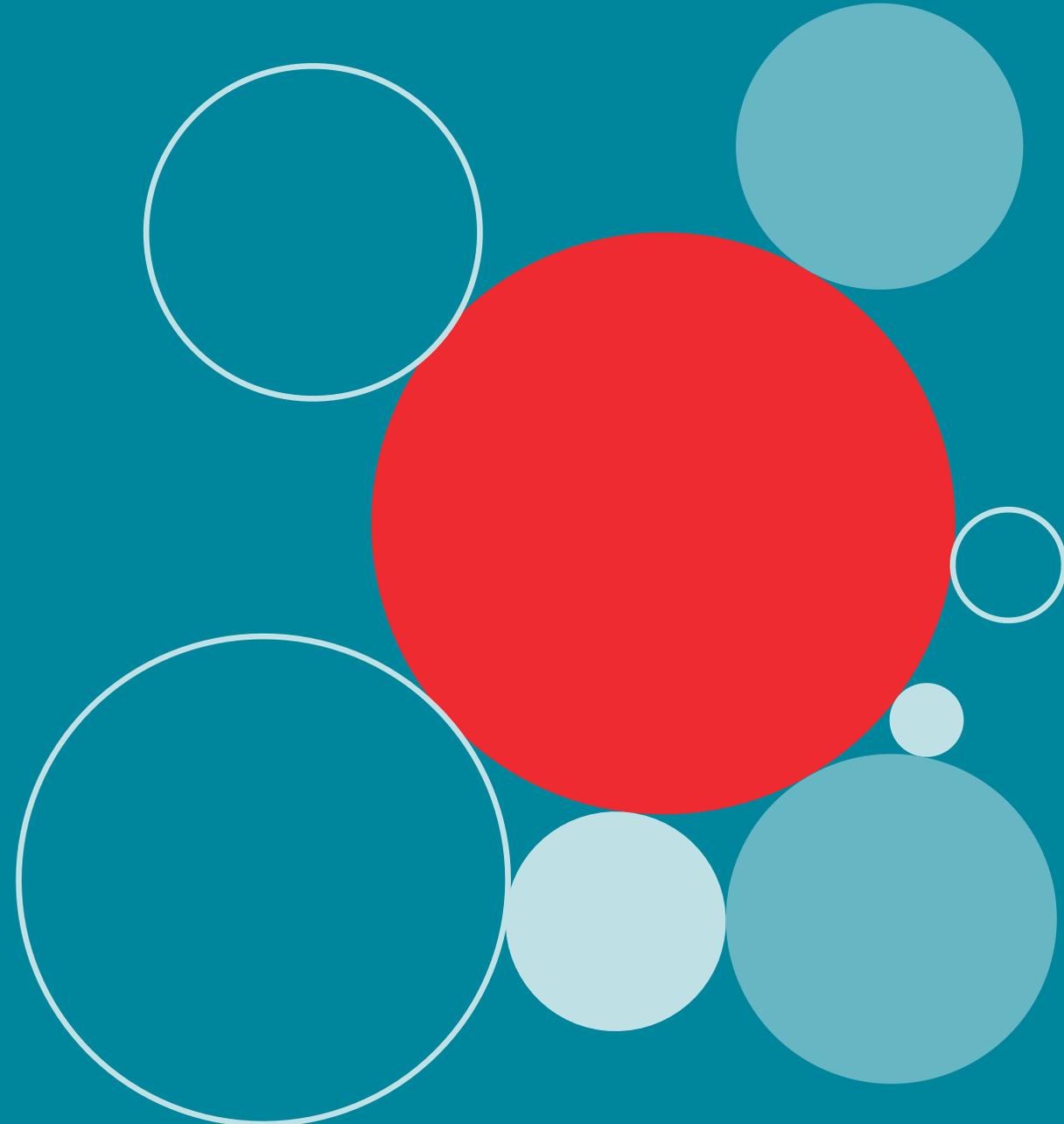


	CapitaLand DC Navi Mumbai Tower 1 & Tower 2	CapitaLand DC ITPH	CapitaLand DC Chennai
Contractual Arrangement	Colocation (Tenants utilise space for their servers and equipment while CLINT manages the facilities)		
Total Project Development Cost	S\$1.0 B		
Power Capacity	Tower 1 – 50.0 MW Tower 2 – 55.0 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

Note: The development of CapitaLand DC Bangalore has been put on hold.
1. Represents 20.2% partial divestment of DC portfolio

04

Financial Review



FY 2025 vs FY 2024 Results

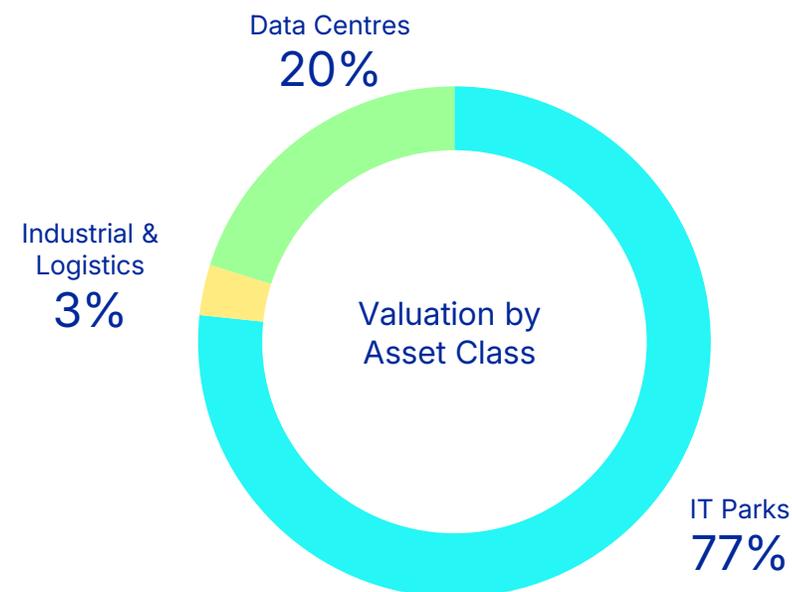
	FY 2025	FY 2024	Variance	
<i>S\$/INR FX rate¹</i>	66.1	62.5	6%	
Total Property Income	INR 19,468 M S\$294.4 M	INR 17,378 M S\$277.9 M	12% 6%	<ul style="list-style-type: none"> • Increase due to higher rental income from existing properties; • Income contribution from newly completed properties (MTB 6 at ITPB, CyberVale FTWZ and DC Navi Mumbai Tower 1 partially); and • Income contributions from newly acquired properties (aVance II, Pune and Building Q2)
Net Property Income	INR 14,872 M S\$224.9 M	INR 12,859 M S\$205.6 M	16% 9%	<ul style="list-style-type: none"> • Increase due to higher property income; • Partially offset by higher operating expenses.
Income available for distribution	INR 7,833 M S\$118.9 M	INR 6,346 M S\$101.5 M	23% 17%	<ul style="list-style-type: none"> • Increase due to higher NPI; • Partially offset by higher net realized foreign exchange differences and FV on DFI, current income tax expenses and trustee-manager's fees.
Income to be distributed	INR 7,049 M S\$107.0 M	INR 5,711 M S\$91.3 M	23% 17%	<ul style="list-style-type: none"> • After retaining 10% of income available for distribution.
Income to be distributed per unit	INR 5.21 7.87 Singapore cents	INR 4.26 6.84 Singapore cents	22% 15%	
Weighted average number of units ('000)	1,343,882	1,336,241	1%	

1. Average exchange rate for the period

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 ¹	35.1
Portfolio Total (INR B)	266.4	232.5
Portfolio Total (S\$ B)²	3.8	3.7
Portfolio Total (INR B) – exc. 2025 divestments³	266.4	223.0
Portfolio Total (S\$ B)² – exc. 2025 divestments³	3.8	3.6

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.

- 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.
- 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)
- Excluding CyberPearl and CyberVale

05

Capital Management



Well-spread Debt Maturity Profile

Effective Borrowings¹

S\$1,847 M

Average Term to Maturity

2.5 years

Sustainability-Linked Borrowings²

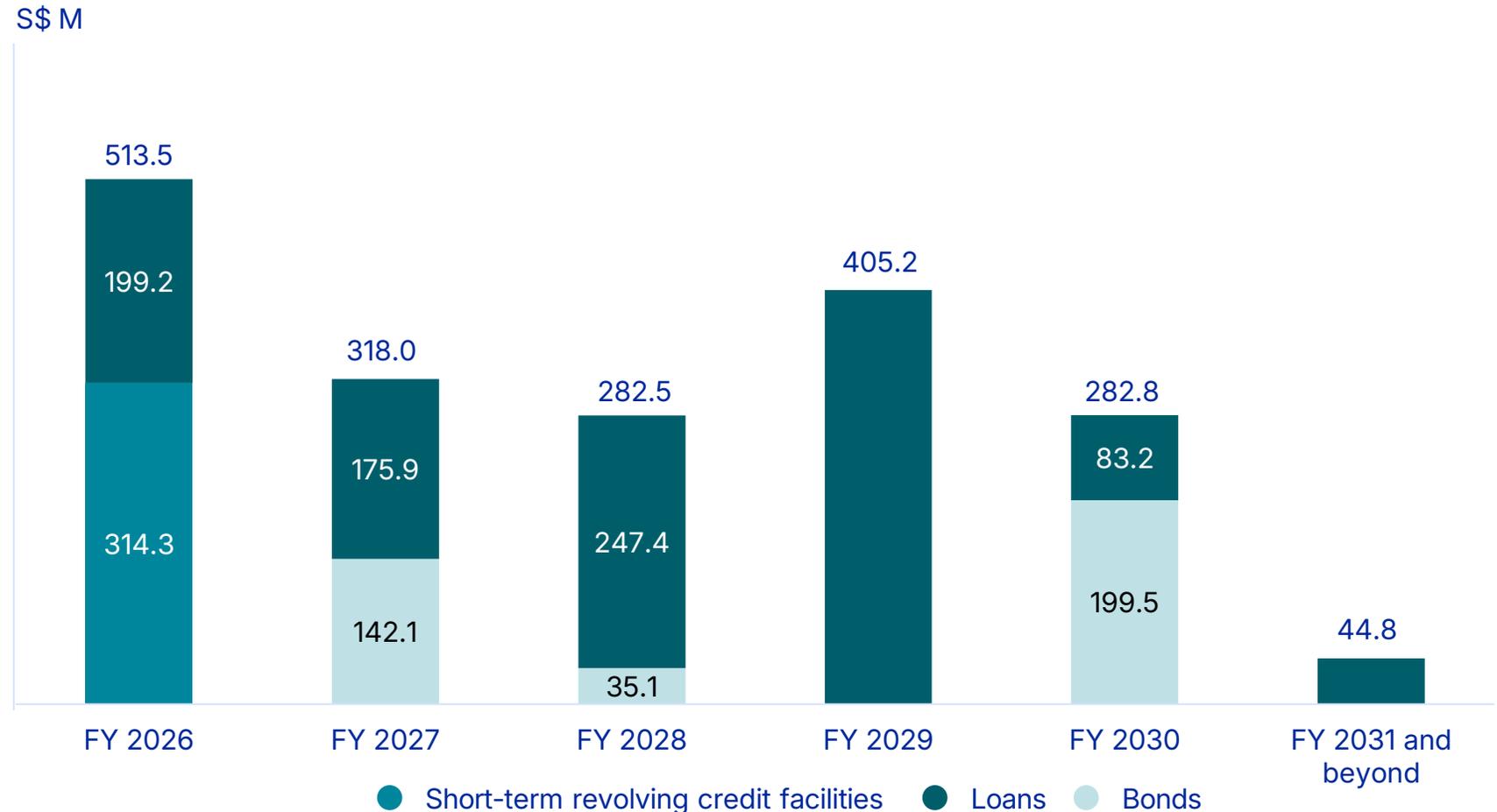
56%

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

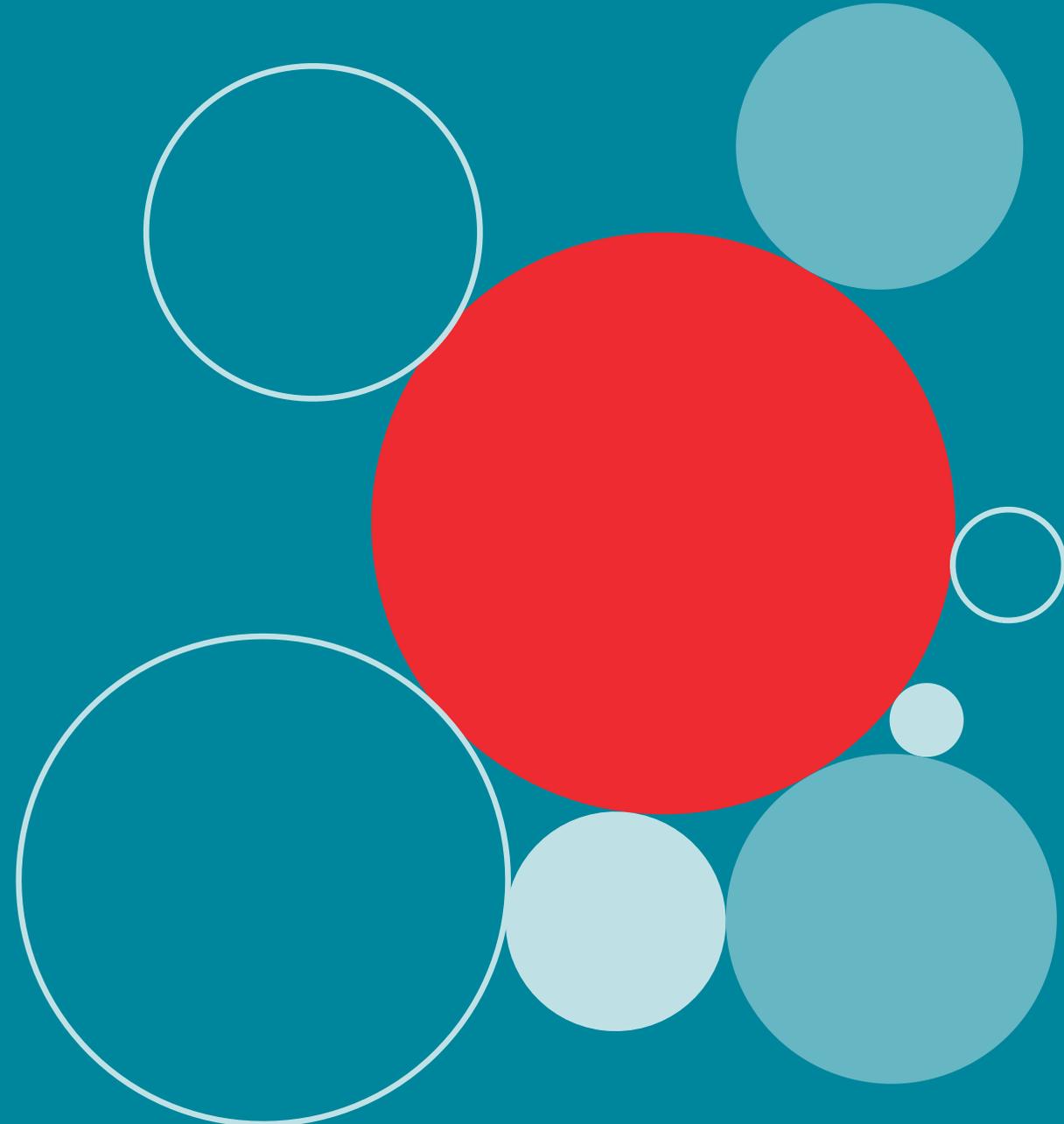
Financial Indicators	As at 31 Dec 2025	As at 30 Sep 2025
Gearing Ratio	39.6% ¹	40.9%
Net Gearing Ratio (cash and cash equivalents considered)	37.6%	38.9%
Interest Coverage Ratio ² (ICR)	2.7x	2.6x
Average Cost of Debt	5.6%	5.8%
% Borrowings on Fixed Interest Rate	72.6%	77.2%
Unsecured Borrowings	84.0%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

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

- 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.
- 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.
- In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2024.

06

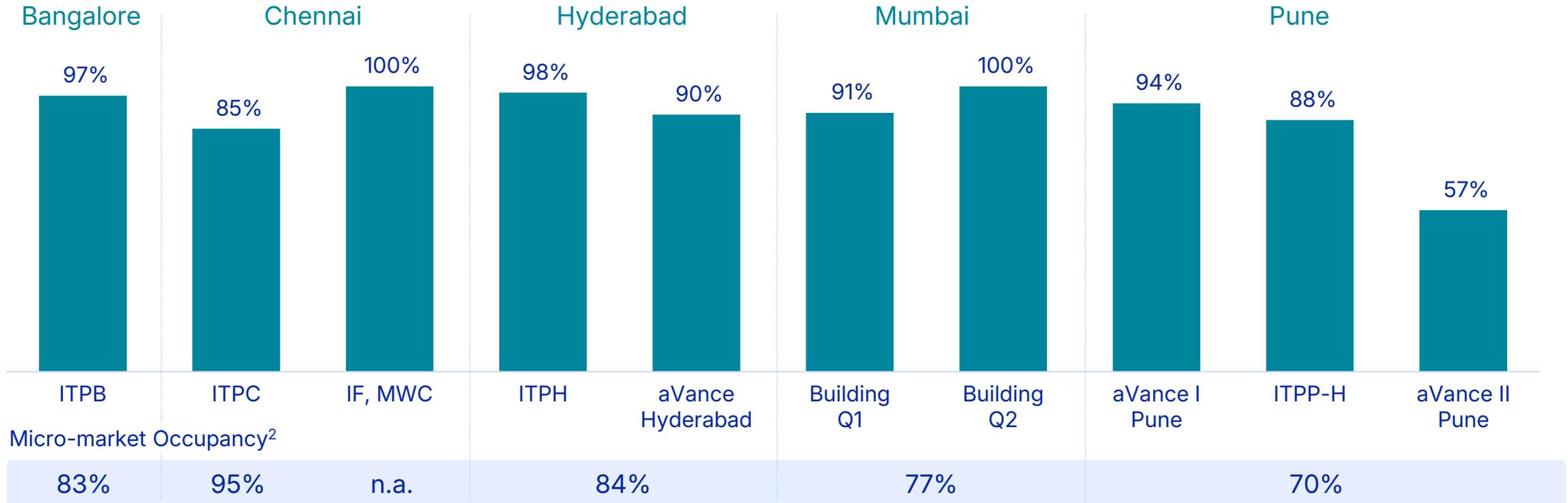
Operational Review



Portfolio Occupancy

Committed Occupancy¹

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



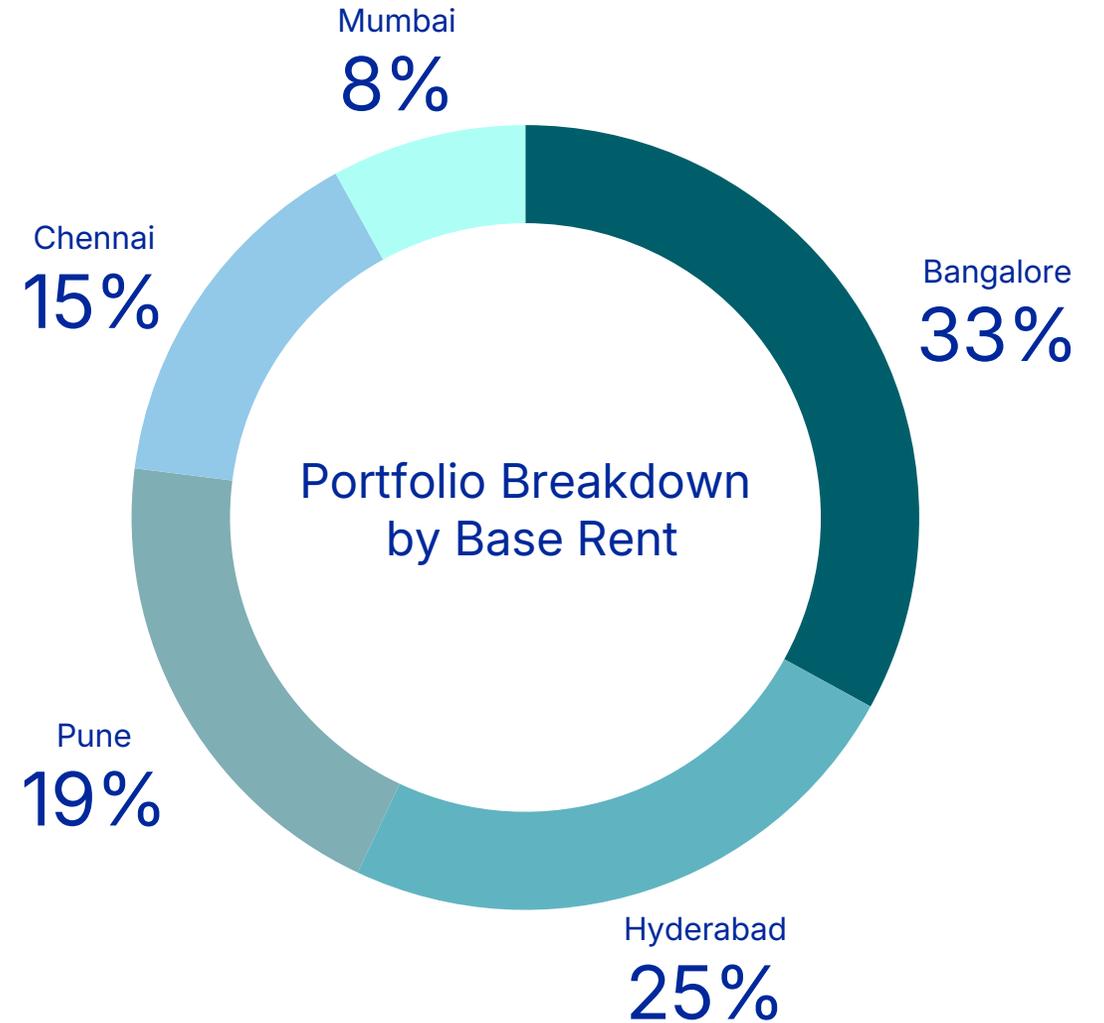
Total Number of Tenants
307



Average Space per Tenant
~59,000 sq ft

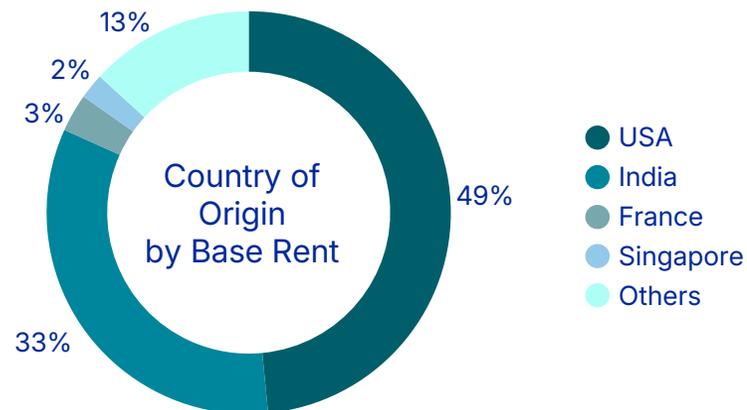
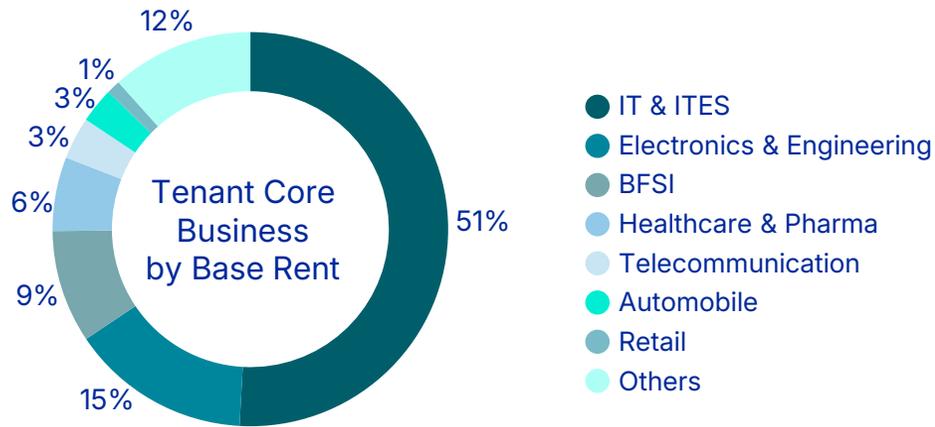


Largest tenant accounts for 11%
of portfolio base rent



Diversified Portfolio

Portfolio Breakdown

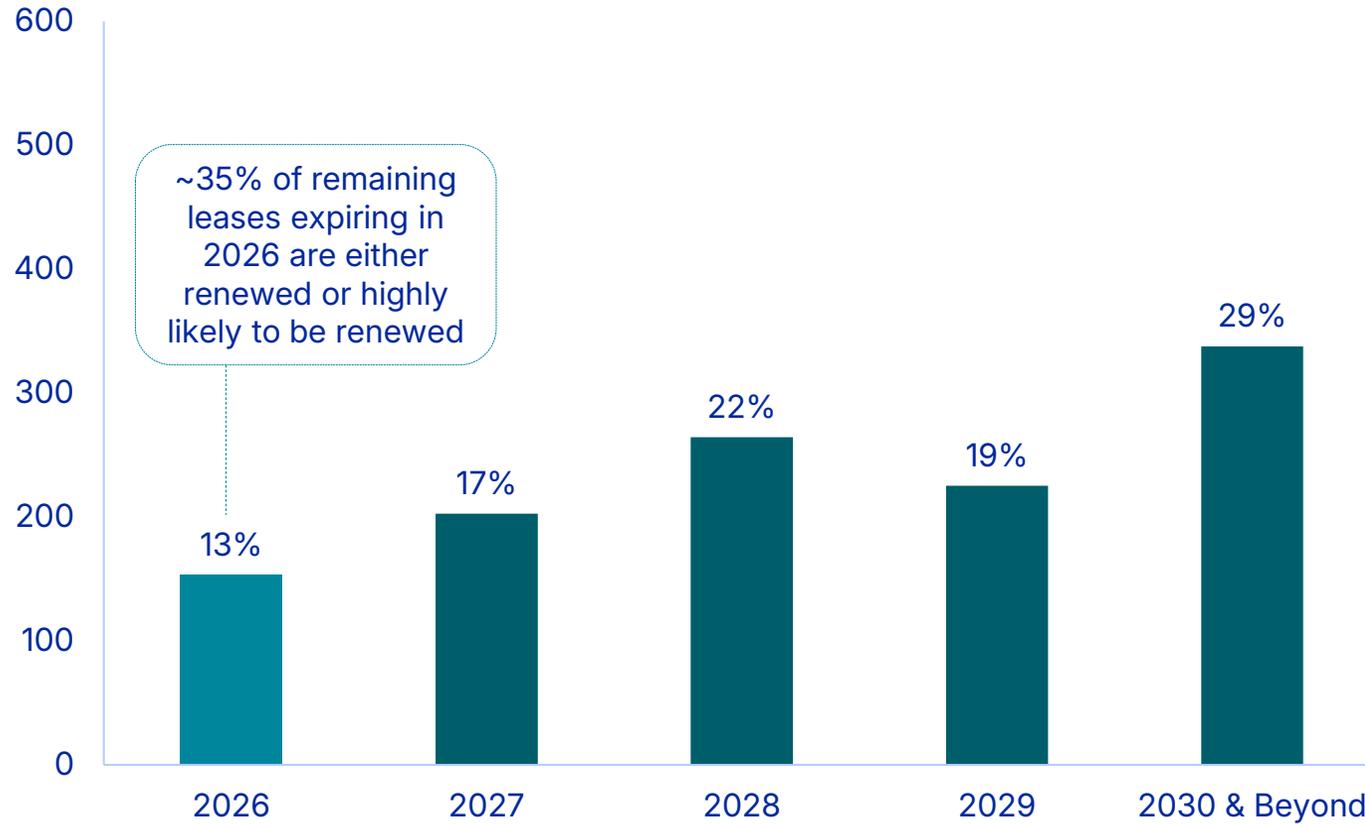


All information as at 31 December 2025
 Note: Excludes Logistics Park and Data Centres

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	Synechron	3%	IT & ITES	
6	UnitedHealth Group	3%	Healthcare & Pharma	
7	Pegatron	2%	Electronics & Engineering	Industrial
8	Bristol Myers Squibb	2%	Healthcare & Pharma	IT Park
9	Société Générale	2%	BFSI	
10	Deloitte	2%		
Total		41%		

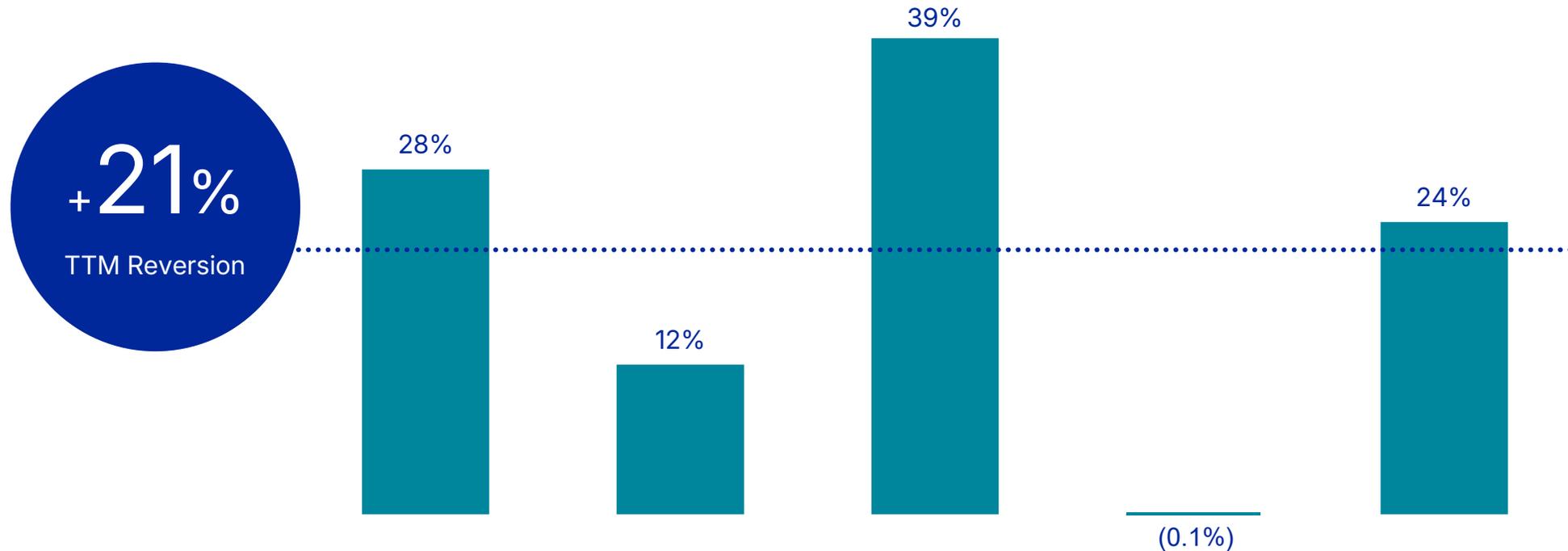
Lease Expiry Profile

Monthly base rent expiring (INR M)



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

Portfolio Rental 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

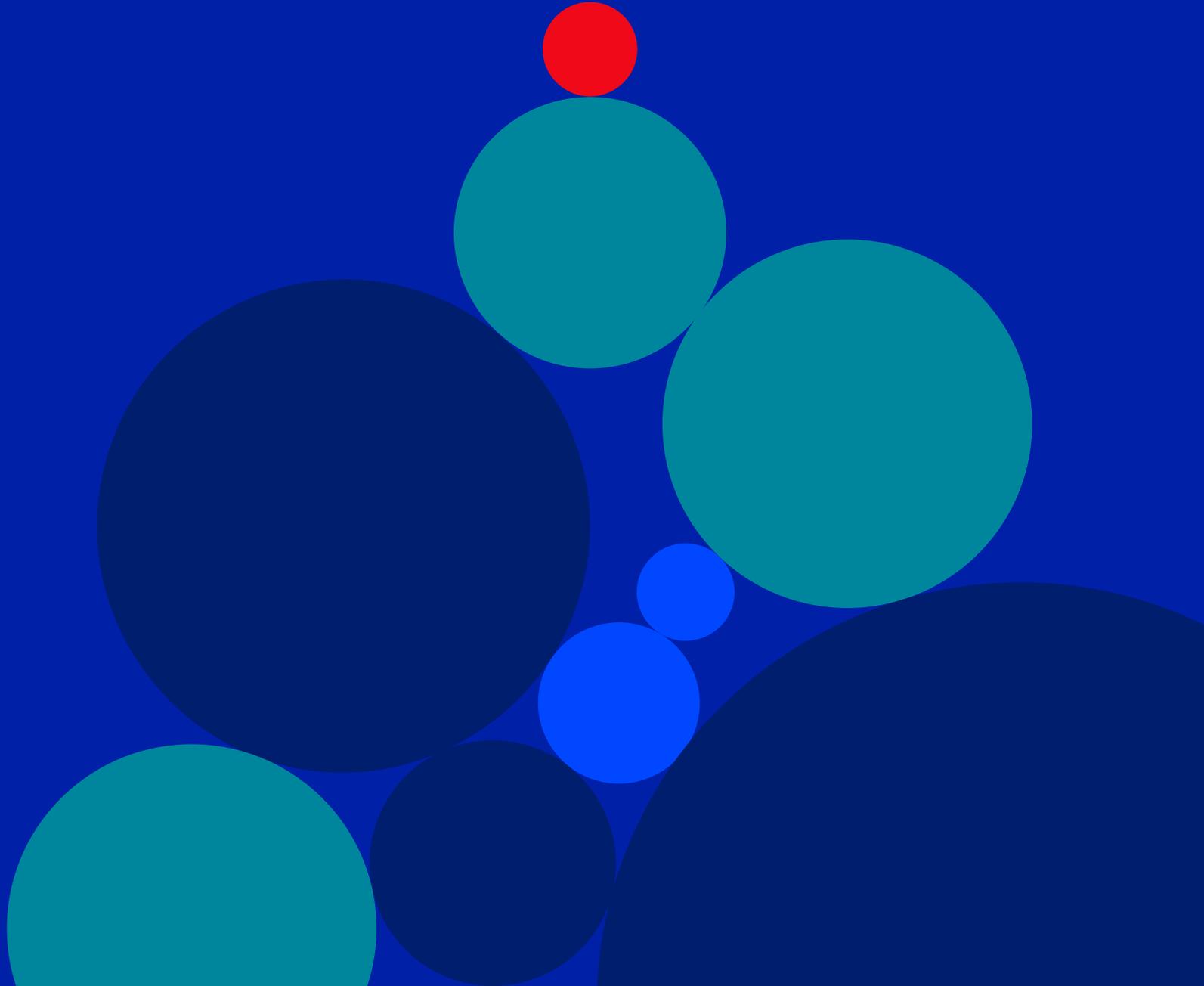
Thank You

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07

Appendix



Glossary

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

Part of CLINT's offshore S\$-denominated loans are already hedged into INR via cross-currency swaps and derivatives.

40% - 50%

onshore debt in INR

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"> International Tech Park Bangalore 	<ul style="list-style-type: none"> International Tech Park Chennai Industrial Facility 1, 2 & 3, MWC 	<ul style="list-style-type: none"> International Tech Park Hyderabad aVance Hyderabad 	<ul style="list-style-type: none"> International Tech Park Pune - Hinjawadi aVance I, Pune aVance II, Pune 	<ul style="list-style-type: none"> Building Q1 & Q2 Logistics Park DC Navi Mumbai T1
Completed Floor Area	6.0 M sq ft ¹	2.7 M sq ft	4.6 M sq ft ¹	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 (%)
IT Parks				
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
Subtotal (INR M)	204,276	-	184,945	-
Subtotal (\$ M)¹	2,903	-	2,948	-

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 (%)
Industrial & Logistics				
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
Data Centres				
CapitaLand Data Centre Navi Mumbai ¹	32,198	N.A.	20,036	8.25
CapitaLand Data Centre ITPH ¹	12,310	N.A.	8,619	8.25
CapitaLand Data Centre Chennai ¹	7,464	N.A.	4,918	8.25
CapitaLand Data Centre ITPB	1,653	N.A.	1,483	N.A.
Portfolio Total (INR M)	266,436	-	232,465	-
Portfolio Total (\$ M)²	3,786	-	3,705	-
Portfolio Total (INR M) – exc. 2025 divestments³	266,436	-	222,963	-
Portfolio Total (\$ M)¹ – exc. 2025 divestments³	3,786	-	3,554	-

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
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%

Note: Excludes Logistics Park and Data Centres

Lease Expiry Profile by Area

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%

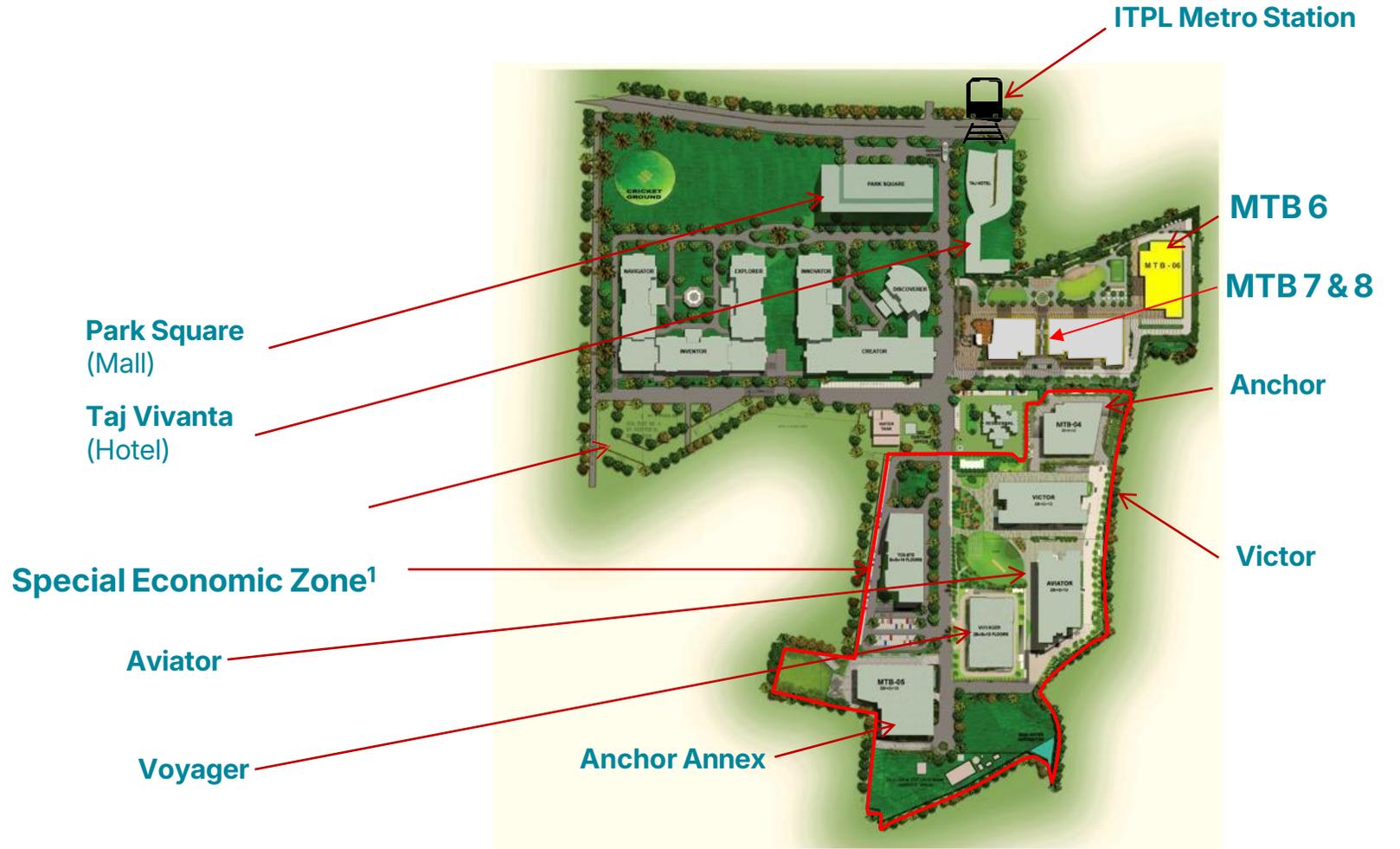
Note: Excludes Logistics Park and Data Centres

Development: ITPB Pipeline

Growth Strategy

Future Development Potential

- Remaining development potential of 1.4 M sq ft
- MTB 7 (0.9 M sq ft) has started development in 4Q 2025
- ITPB's 40 Mega Volt Amperes (MVA) air insulated substation has been upgraded to a 120 MVA gas insulated substation

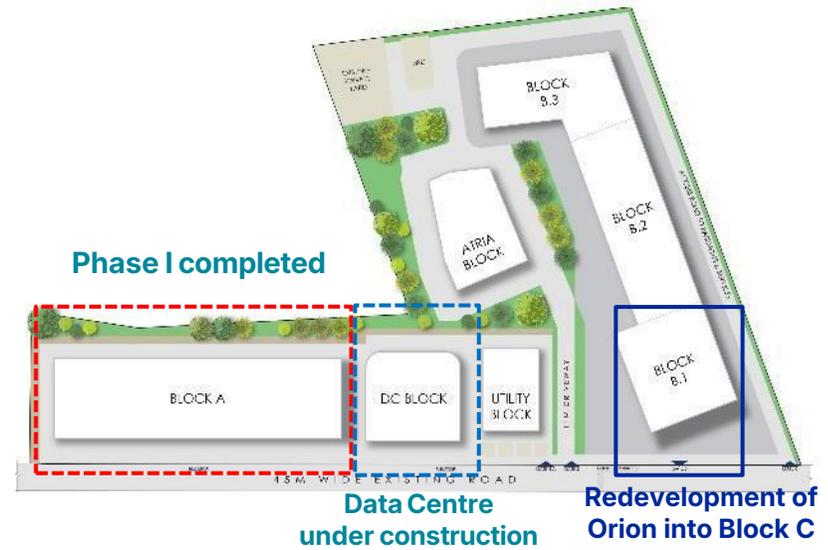
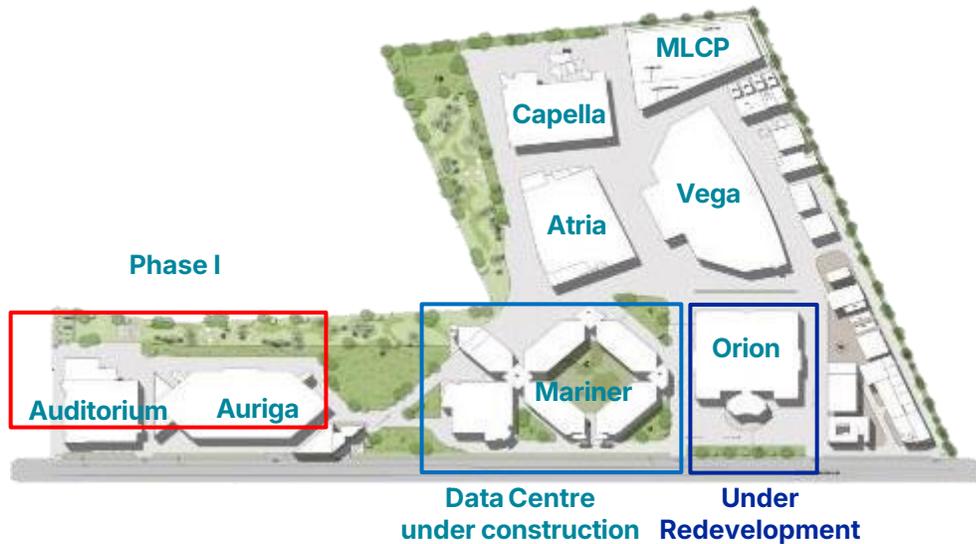


Development: ITPH redevelopment

Growth Strategy

Original Master Plan (~1.7 M sq ft)

Proposed Master Plan (~5.7 M sq ft)



Redevelopment to increase the development potential, rejuvenate the existing park, and leverage strong demand in Hyderabad:

- Redevelopment of Phase 1, Block A (1.4 M sq ft) has been completed; the building is fully occupied by global companies like Bristol Myers Squibb, Ernst & Young, Tata Consultancy Services and Warner Bros.
- Phase 2 consists of the ongoing development of a ~27 MW IT Load Data Centre, which is expected to be completed in 2026.
- Phase 3 consists of 3 IT Office buildings whose re-development is planned over the next 7 to 10 years. Commenced development of Block C (1.0 M sq ft) on the site of Orion in 4Q 2025 with target completion in 4Q 2028.

IT Park: aVance 5, Hyderabad

Growth Strategy (Forward Purchase)

Metrics

25.7 acres / 10.4 ha **1.2 M sq ft – (5)**
Site Area Floor Area

Property Status

- ✓ **Construction Status:**
Completed with Occupancy Certificate received; Building is operational
- ✓ **Leasing Status:**
 - ~63% leased to tenants such as Carelon and Mphasis
 - Discussions for further commitments ongoing

CLINT has ROFR to (7), (8), (9) & (10)



Asset Ownership

- CLINT Assets
- Vendor Assets
- Landowner Assets

IT Park: aVance Business Hub 2, Hyderabad

Growth Strategy (Forward Purchase)

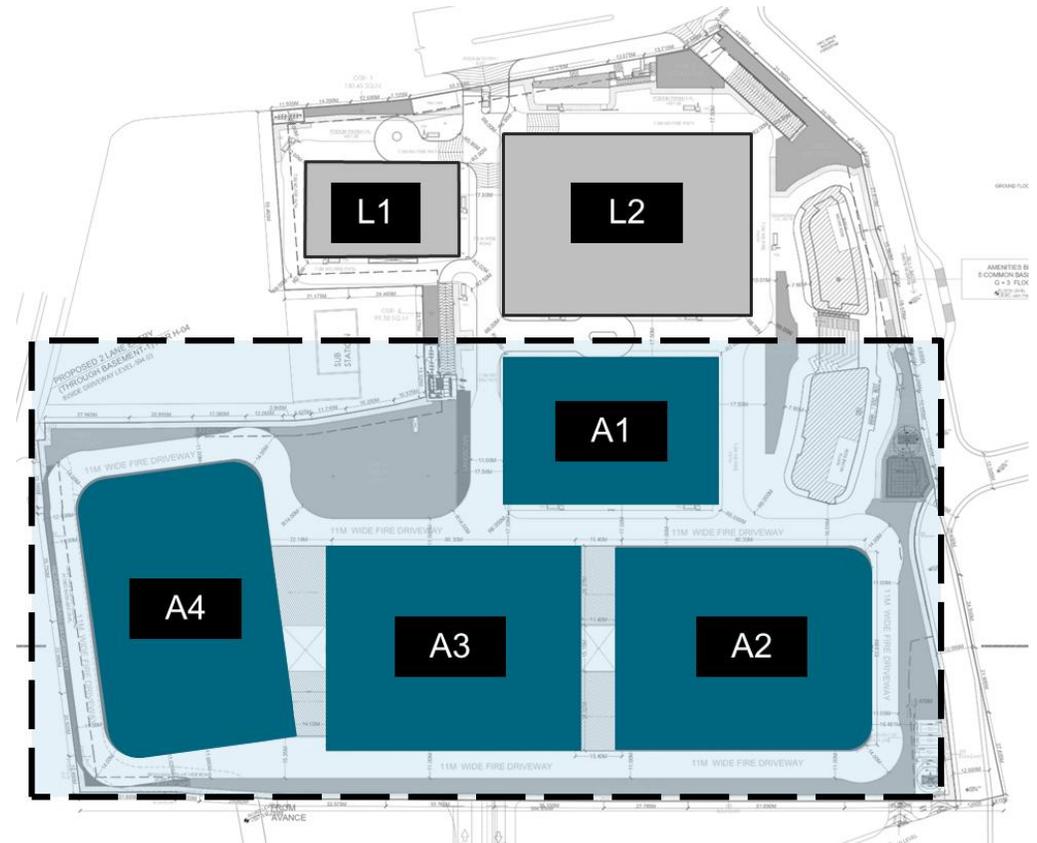
Metrics

14.4 acres / 5.8 ha
Site Area

4.5 M sq ft
Floor Area
of (A1) to (A4)

Property Status

- ✓ **Construction Status:**
Construction of A1 building is completed with landscaping works in progress. Fire NOC and Occupancy Certificate has been obtained
- ✓ **Leasing Status:**
 - ~62% committed to a leading US pharma company and global coworking player
 - In advanced discussions for further commitments



Proposed buildings under forward purchase with CLINT

IT Park: Gardencity, Bangalore

Growth Strategy (Forward Purchase)

Metrics

Hebbal, Bangalore Project I: **1.3 M sq ft**
 Site Area Project II: **0.4 M sq ft**
 Floor Area

Property Status

- ✓ **Expected Completion:**
 Project I: 1H 2026, Project II: 2H 2028
- ✓ **Construction Status:**
 Construction of Project I at an advanced stage,
 Occupancy Certificate to be obtained in 1Q 2026
- ✓ **Leasing Status:**
 Discussions with potential tenants underway



IT Park: Ebisu, Bangalore

Growth Strategy (Forward Purchase)

Metrics

Outer Ring Road
Site Area

1.2 M sq ft
Floor Area

Property Status

- ✓ **Expected Completion:** 2H 2026
- ✓ **Construction Status:**
Basement works completed. Superstructure works in progress
- ✓ **Leasing Status:**
Letter of Intent signed with an enterprise Global Capability Centre platform



IT Park: MAIA, Bangalore

Growth Strategy (Forward Purchase)

Metrics

Outer Ring Road
Site Area

1.1 M sq ft
Floor Area

Property Status

- ✓ **Expected Completion:** 2H 2028
- ✓ **Construction Status:**
Pre-construction approvals being obtained
- ✓ **Leasing Status:**
Discussions with potential tenants underway



Industrial: Casa Grande – OneHub, Chennai

Growth Strategy (Forward Purchase)

Metrics

OneHub, Chennai
Site Area

0.8 M sq ft
Floor Area

Property Status

- ✓ **Expected Completion:** 1H 2026
- ✓ **Construction Status:**
Phase 1 (0.48 M sq ft): Construction underway
- ✓ **Leasing Status:**
Discussions with potential tenants underway

