

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

CapitaLand India Trust (“CLINT”) was listed in August 2007 as the first Indian property trust in Asia. Its principal objective is to own income-producing real estate used primarily as business space in India. CLINT may also develop and acquire land or uncompleted developments primarily to be used as business space, with the objective of holding the properties upon completion. CLINT is managed by CapitaLand India Trust Management Pte. Ltd., a wholly-owned subsidiary of CapitaLand Investment Limited.

Assets Under Management

S\$3.0 billion

Market Capitalisation

S\$1.5 billion

Portfolio floor area

19.6 million sq ft

Gearing¹

35.8%

Committed Occupancy

93%

Green Certified Portfolio²

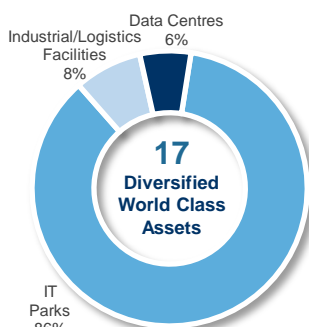
99%

Sustainability Linked Loans

S\$810 million

Portfolio Diversification

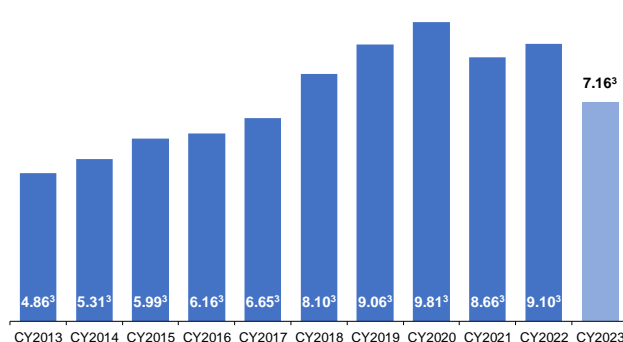
By Valuation



By Floor Area



Distribution per unit (Singapore cents)



Growth Pipeline



Development Pipeline

- **3.1 million sq ft** in Bangalore⁴
- **2.0 million sq ft** in Hyderabad
- **0.2 million sq ft** in Chennai⁵



3rd Party Acquisitions

- **1.1 million sq ft** aVance Hyderabad
- **1.4 million sq ft** aVance Business Hub 2, Hyderabad
- **0.8 million sq ft** Building Q2, Aurum Q Parc, Navi Mumbai
- **1.9 million sq ft** BlueRidge 3, Pune
- **1.7 million sq ft** Gardencity, Bangalore
- **1.0 million sq ft** Ebisu, Bangalore



Non-IT Park Asset Class

- **0.2 million sq ft** Arshiya Khurja Warehouses, NCR
- **54 MW** Data Centre (Phase 1), Navi Mumbai
- **40 MW** Data Centre at ITPH, Hyderabad
- **54 MW** Data Centre at Ambattur, Chennai
- **42 MW** Data Centre at ITPB, Bangalore



Sponsor assets

- Ascendas India Growth Programme
- Ascendas-Firstspace Platform

1. Net gearing will be 32.6% if cash and cash equivalents are considered.

2. Platinum or Gold rating for business park portfolio.

3. Assumes 100% income payout ratio.

4. Includes Multi Tenanted Building 6 which is under development.

5. Includes Free Trade Warehousing Zone which is under development.

Notes:

i. All information dated as at 31 December 2023 unless stated otherwise.

ii. All measurements of floor area are defined 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.

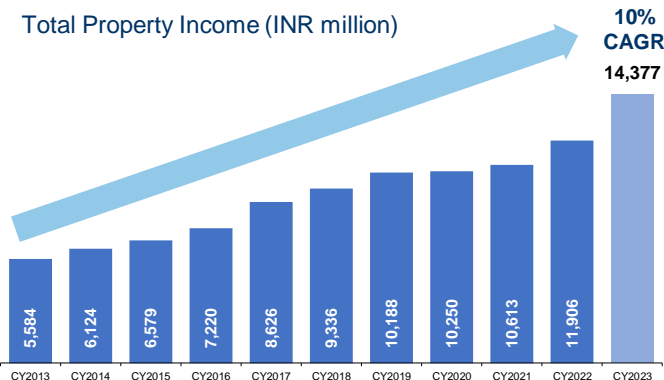
iii. Any discrepancy between individual amounts and total shown is due to rounding.

Portfolio Overview

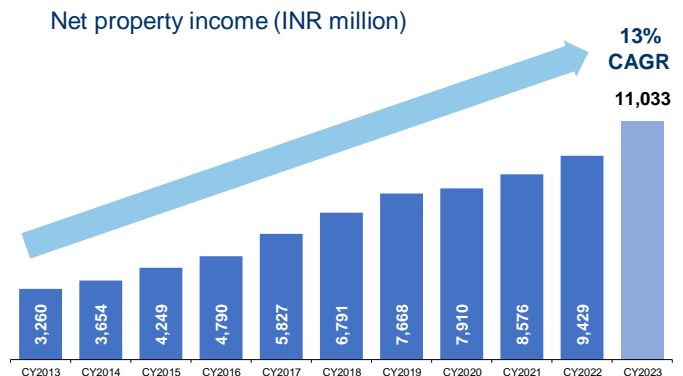


Financial Performance

Total Property Income (INR million)



Net property income (INR million)



REIT-like Characteristics

- **Permissible investment:** Adherence to Property Fund Appendix's definition.
- **Investment restrictions:** Invests at least 75% of the Trust property in income-producing real estate as defined as CLINT's Trust Deed.
- **Development limit:** at 20%.
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- **Distributable income:** Minimum 90% to be distributed.
- **Tax-exempt distributions:** Distributions exempt from Singapore tax.
- **Gearing limit:** Gearing limit at 50%.

Corporate Information

Bloomberg ticker: CLINT.SP
 Reuters ticker: CAPC.SI
 SGX-ST ticker: CY6U
 Financial Year: January to December

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