

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\$3.3 billion¹

Committed Occupancy
96%²

Revenue Generating area
18.8 million sq ft

Gearing
38.1%³

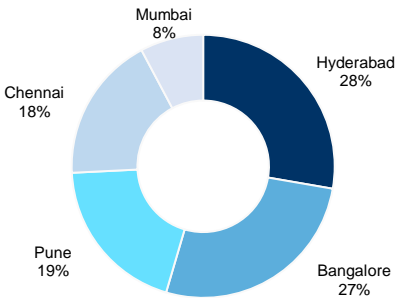
Dividend Yield
7.1%⁴

Market Capitalisation
S\$1.3 billion

Fitch Credit Rating
BBB- Stable Outlook

Diversified Portfolio

Portfolio breakdown by base rental

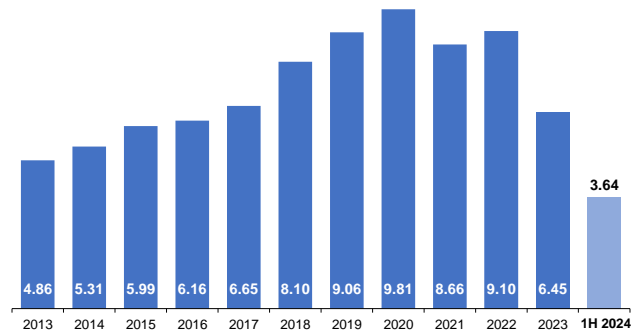


Customer Base

Total number of tenants 315
Average space per tenant ~60,000 sq ft

Largest tenant accounts for 11% of the portfolio base rent

Distribution per unit (Singapore cents)⁵



Growth Pipeline



Development Pipeline

- **3.1 million sq ft** in Bangalore⁶
- **2.0 million sq ft** in Hyderabad
- **0.2 million sq ft** in Chennai⁷



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
- **1.7 million sq ft** Gardencity, Bangalore
- **1.0 million sq ft** Ebisu, Bangalore
- **0.8 million sq ft** OneHub, Chennai



Non-IT Park Asset Class

- **54 MW** Data Centre at Airoli, Navi Mumbai
- **40 MW** Data Centre at ITPH, Hyderabad
- **54 MW** Data Centre at Ambattur, Chennai
- **43 MW** Data Centre at ITPB, Bangalore



Sponsor assets

- Ascendas India Growth Programme
- Ascendas-Firstspace Platform

1. Includes Building Q2 which was acquired in July 2024.
2. Excludes aVance II, Pune, which was acquired in March 2024.
3. Net gearing will be 36.5% if cash and cash equivalents are considered.
4. Based on annualised 1H FY 2024 DPU of 3.64 Singapore cents at closing price of S\$1.03 per unit as at 6 August 2024
5. Assumes 100% income payout ratio.
6. Includes MTB 6 which is under development.
7. Includes FTWZ which is under development.

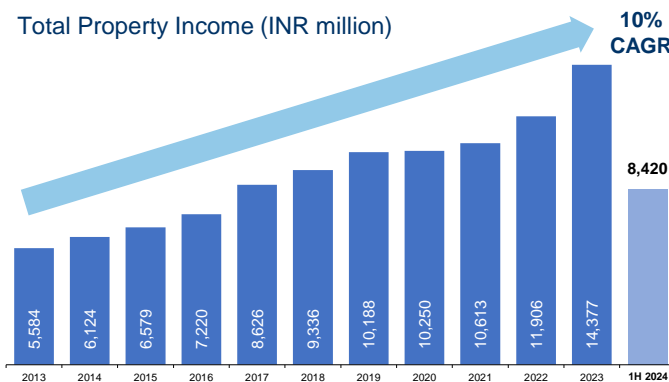
Notes:
i. All information dated as at 30 June 2024 unless stated otherwise.
ii. All measurements of floor area are defined as “Super Built-up Area” or “SBA”, which is the sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, 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

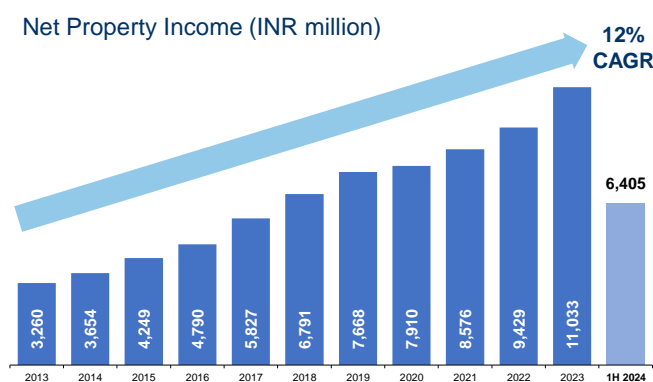


Financial Performance

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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