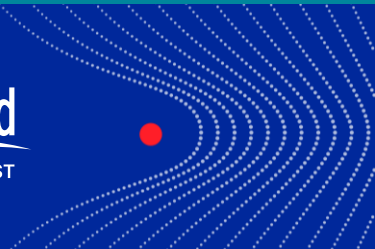




CLINT 3Q 2026 Business Updates

28 October 2026

CapitaLand
INDIA TRUST



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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.

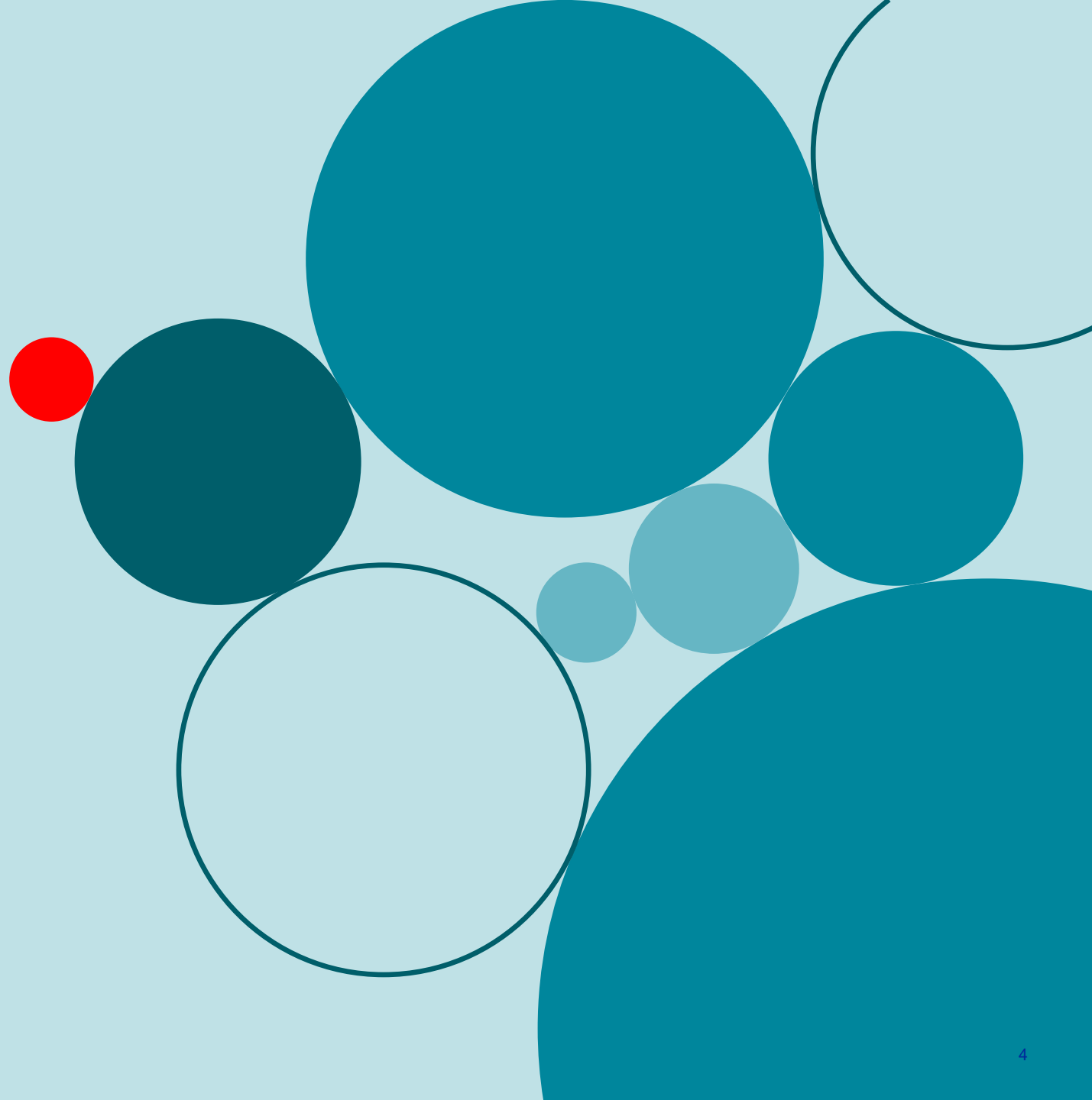
Agenda

- 01 Key Highlights
- 02 Financial Review
- 03 Operational Review
- 04 Growth Strategy
- 05 Appendix



01

Key Highlights



Key Highlights

YTD Sep 2026



Financials

**Total Property
Income (TPI)**

INR 15,032 M

+2% YoY

**Net Property
Income**

INR 11,749 M

+4% YoY

S\$ 206.4 M

-8% YoY

S\$ 161.3 M

-6% YoY

Contributions from share of profits from joint ventures and interest income from forward purchases will enhance distributable income.



Operations

**Committed
Occupancy¹**

91%

Stable QoQ

**Rental Reversion
(trailing 12 months)**

+23%



Capital Management

**Gearing
Ratio**

38.2%

+0.2 pts QoQ

**Net Gearing
Ratio²**

36.6%

+0.7 pts QoQ

Average Cost of Debt

5.7%

+0.1 pts QoQ

1. As at 30 September 2026. Excludes Logistics Park and Data Centres.

2. Cash and cash equivalents considered.

Advancing Growth Strategies

MTB 7, International Tech Park Bangalore (ITPB)



Artist impression of MTB 7, ITPB

Floor Area: 0.9 M sq ft

Development Progress

- ✓ Superstructure in progress

Leasing Update

- ✓ 100% committed to a top-ranking Fortune 500 company

- ✓ Lease commitment demonstrates sustained demand from high-quality multinational occupiers.
- ✓ Committed tenant is an existing occupier expanding its footprint within ITPB.
- ✓ Development is on track for completion in 3Q 2027.

CapitaLand Data Centre Chennai



Celebrating the unveiling of CapitaLand Data Centre on 15 October 2026

- ✓ CapitaLand Data Centre Chennai was unveiled by Singapore Deputy Prime Minister Gan Kim Yong and Tamil Nadu Chief Minister C. Joseph Vijay, together with CLINT's CEO, underscoring strong Singapore – Tamil Nadu collaboration.
- ✓ CLINT's first data centre development in Tamil Nadu, Chennai will deliver 53 MW of gross power capacity upon completion.
- ✓ Development is on track for completion in 4Q 2026.

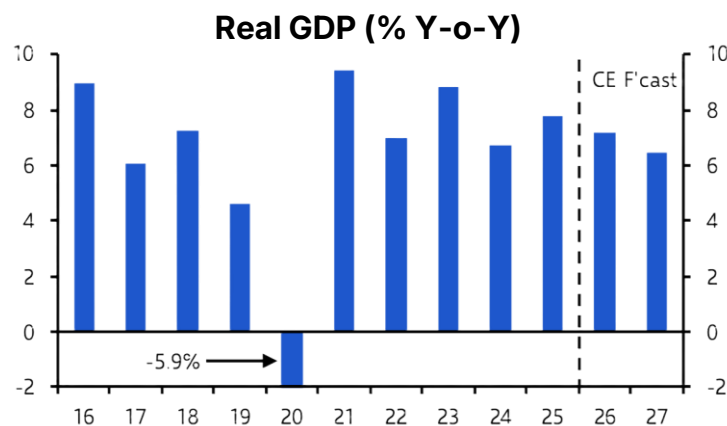
India Economic Overview

Steady GDP Growth Outlook



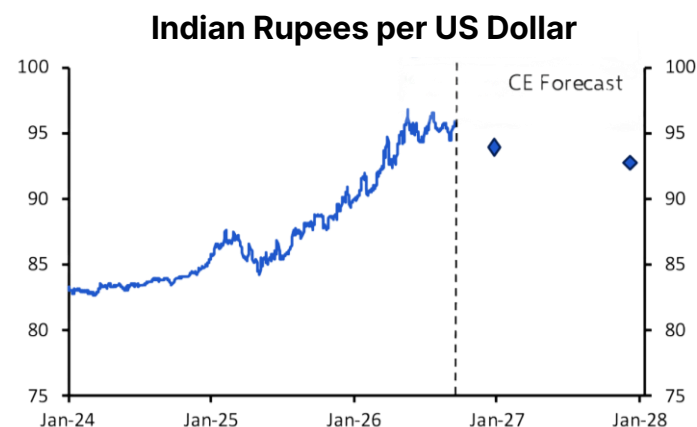
**India GDP 2026
Growth Forecast
7.2%**

India's GDP growth forecast to average 7% from 2026 to 2028



Stabilising India Rupees (INR)

Reducing pressure on INR depreciation and INR currency to stabilise, supported by RBI's Foreign Currency Non-Resident (Bank) (FCNR(B)) deposits of >US\$130 billion²

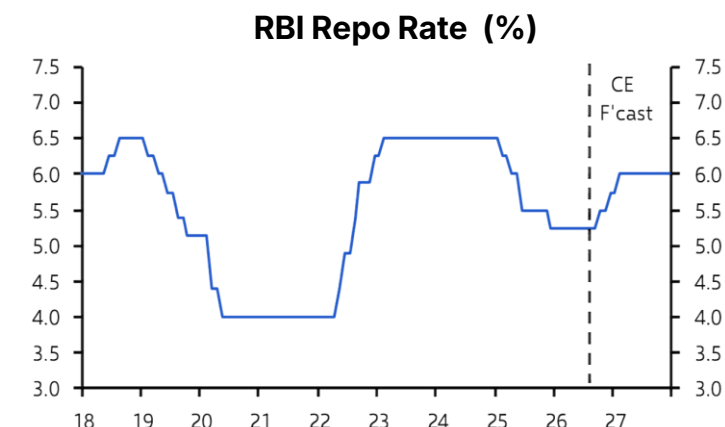


Interest Rate Environment



**Reserve Bank of India (RBI)
Repo Rate
5.5%**

RBI raised repo rate by 25 bps in October 2026



1. Capital Economics, 4Q 2026 India Economic Outlook and 4Q 2026 India Chart Pack
2. Reserve Bank of India [Press Release 21 September 2026](#)

India Office Demand Remains Strong



Sustained leasing momentum led by strong GCCs demand drove record-high absorption in 9M 2026



77% of surveyed occupiers expect to increase India office portfolios over the next two years¹



66.4 M sq ft
+8% YoY
9M 2026 Absorption

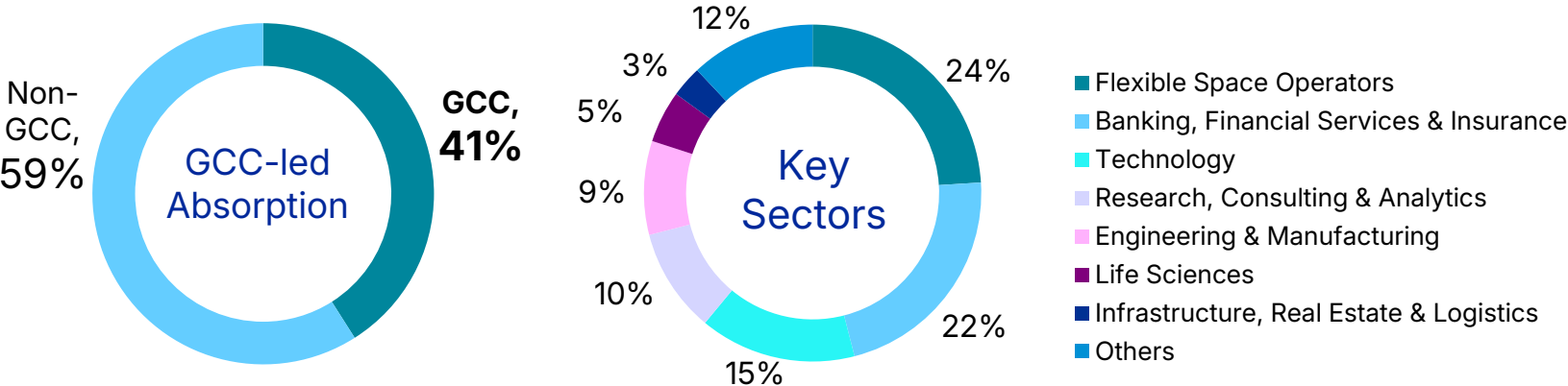


51.0 M sq ft
+18% YoY
9M 2026 Supply



28.0 M sq ft
9M 2026
Global Capability Centres (GCCs) leasing activity

Key Drivers of 21.0 M sq ft Absorption in 3Q 2026

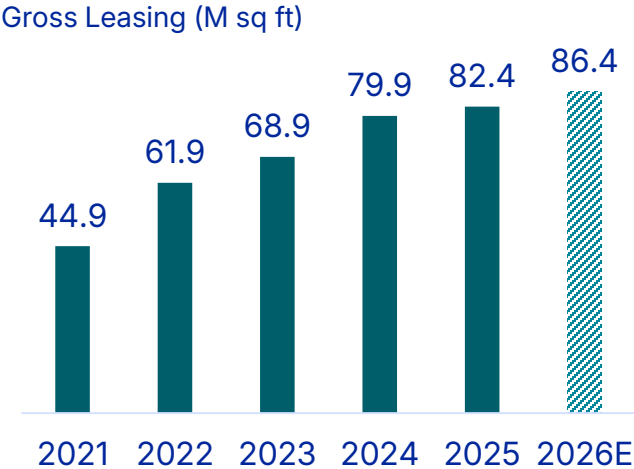


Source: CBRE Research, India Office Figures 3Q 2026, India Market Monitor, 3Q 2026

1. CBRE Research [2026 India Office Occupier Survey](#)

2. CBRE Research 2Q 2026

India Office Absorption Trend²



Awards and Recognition



Singapore Corporate Awards 2026

Best Investor Relations Award

Bronze

REITs & Business Trusts



SIAS Investors' Choice Awards 2026

Most Transparent Company

REITs & Business Trusts

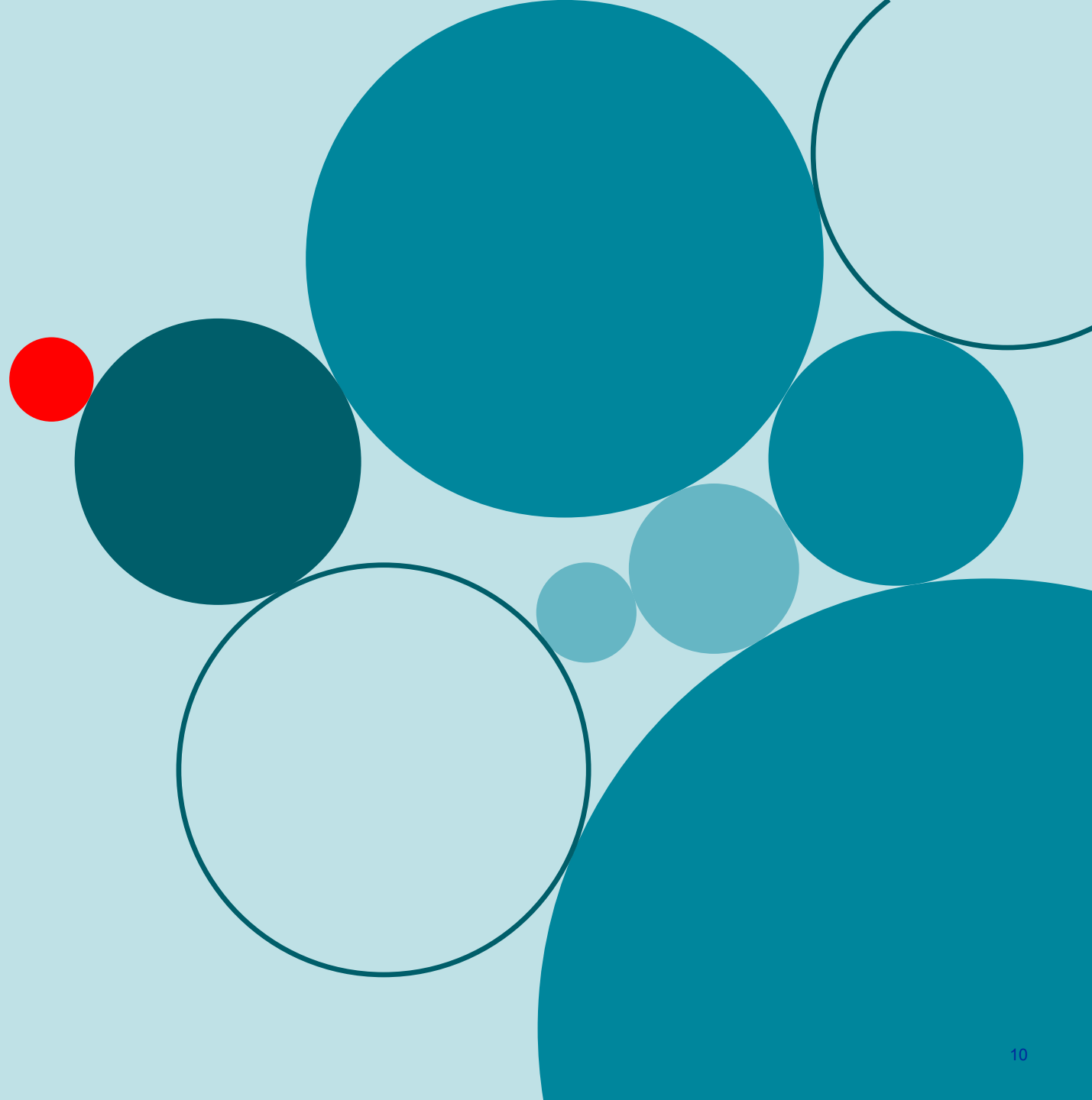


GRESB 2026 Real Estate Assessment

- **Ranked 3rd**
among 14 real estate peers in India
- **5-Star Rating, 94.7 points**
up 3 points from 91.7 points in 2025
- **"A" for Public Disclosure**

02

Financial Review



Financial Highlights

	YTD Sep 2026	YTD Sep 2025	Variance
<i>S\$/INR FX rate¹</i>	72.8	65.4	11%
Total property income	INR15,032 M S\$206.4 M	INR14,731 M S\$225.2 M	2% (8%)
Net property income	INR11,749 M S\$161.3 M	INR11,257 M S\$172.1 M	4% (6%)

Higher total property income in INR terms due to:

- Higher income from existing properties and contribution from MTB 6 at ITPB
- Partially offset by absence of income from CyberPearl and CyberVale post divestment

INR depreciation led to lower SGD equivalent income

Higher NPI in INR terms mainly due to higher property income and lower property expenses

INR depreciation led to lower SGD equivalent income

	3Q 2026	3Q 2025	Variance
<i>S\$/INR FX rate¹</i>	74.4	67.4	10%
Total property income	INR5,109 M S\$68.8 M	INR5,106 M S\$76.0 M	0% (10%)
Net property income	INR3,996 M S\$53.8 M	INR3,935 M S\$58.6 M	2% (8%)

Higher total property income in INR terms due to:

- Higher income from existing properties
- Partially offset by absence of income from CyberPearl and CyberVale post divestment

INR depreciation led to lower SGD equivalent income

Higher NPI in INR terms mainly due to higher property income and lower property expenses

INR depreciation led to lower SGD equivalent income

1. Average exchange rate for the period

Well-spread Debt Maturity Profile

Effective Borrowings¹

S\$1,740 M

Average Term to Maturity

2.8 years

Sustainability-Linked Borrowings²

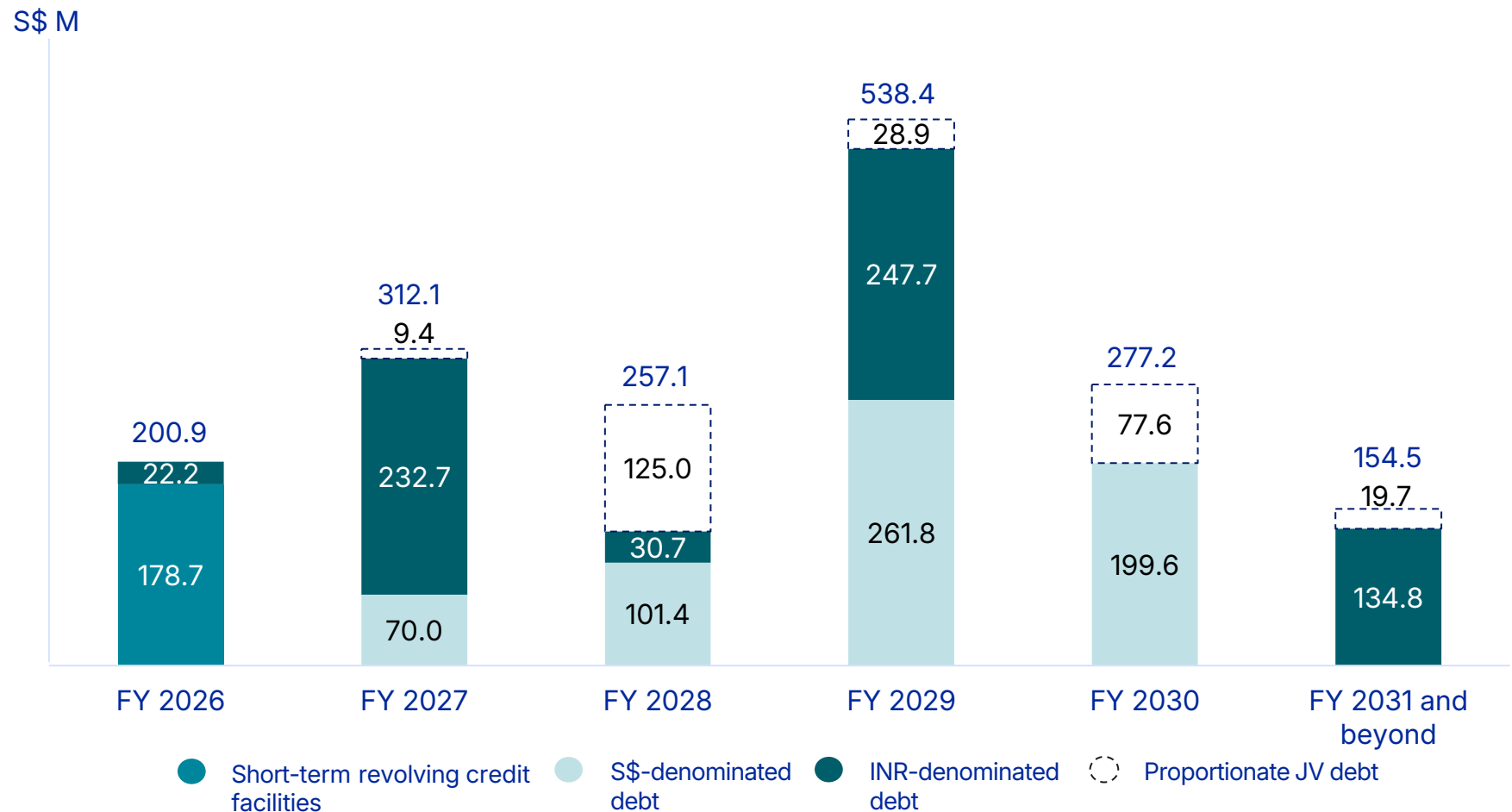
48%

INR:SGD Borrowings

55:45

INR Onshore Borrowings

30%



All information as at 30 September 2026 and includes proportionate share of debt in joint venture entities.

1. Includes derivative financial instruments and deferred consideration

2. Assuming fully drawn basis

Proactive Capital Management

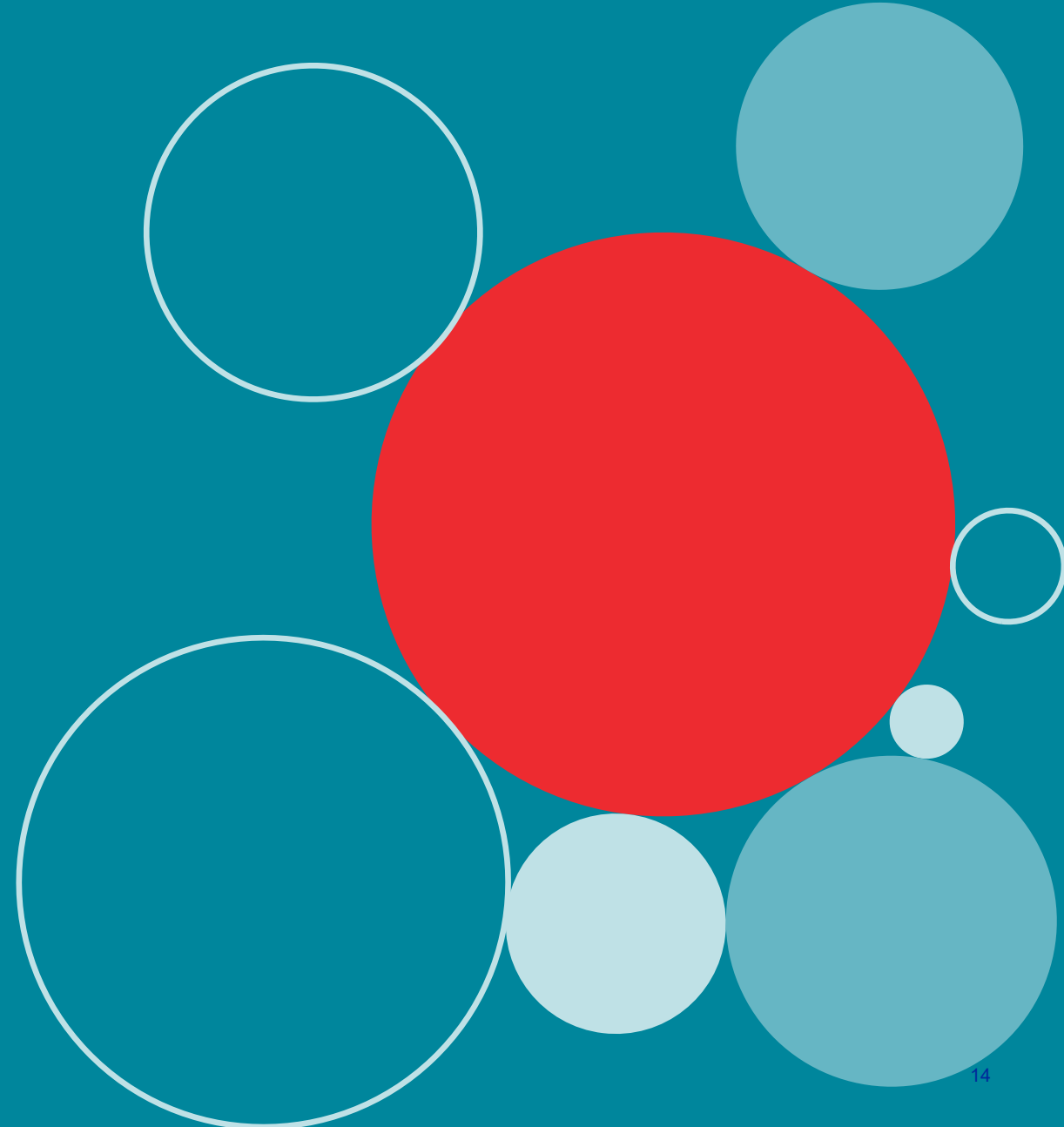
Financial Indicators	As at 30 Sep 2026	As at 30 Jun 2026
Gearing Ratio	38.2% ¹	38.0%
Net Gearing Ratio (cash and cash equivalents considered)	36.6%	35.9%
Interest Coverage Ratio ² (ICR)	3.0x	2.9x
Average Cost of Debt	5.7%	5.6%
% Borrowings on Fixed Interest Rate	70.8%	74.5%
Unsecured Borrowings ³	90.4%	95.2%
Available Debt Headroom (gearing limit of 50%)	S\$1,076 M	S\$1,075 M
Cash and Cash Equivalents	S\$116 M	S\$140 M
ICR Sensitivity ⁴	As at 30 Sep 2026	
i. 10% decrease in EBITDA	2.7x	
ii. 100 bps increase in interest rate	2.6x	

All information includes proportionate share of debt in joint venture entities unless otherwise stated.

1. Includes CLINT's proportionate share of its joint ventures' borrowings and deposited property values. In accordance with the UK AIFM rules and regulations as at 30 September 2026, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 84.0% and 86.5% respectively.
2. 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 3.1x.
3. Exclude proportionate share of debt in joint venture entities.
4. In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2024.

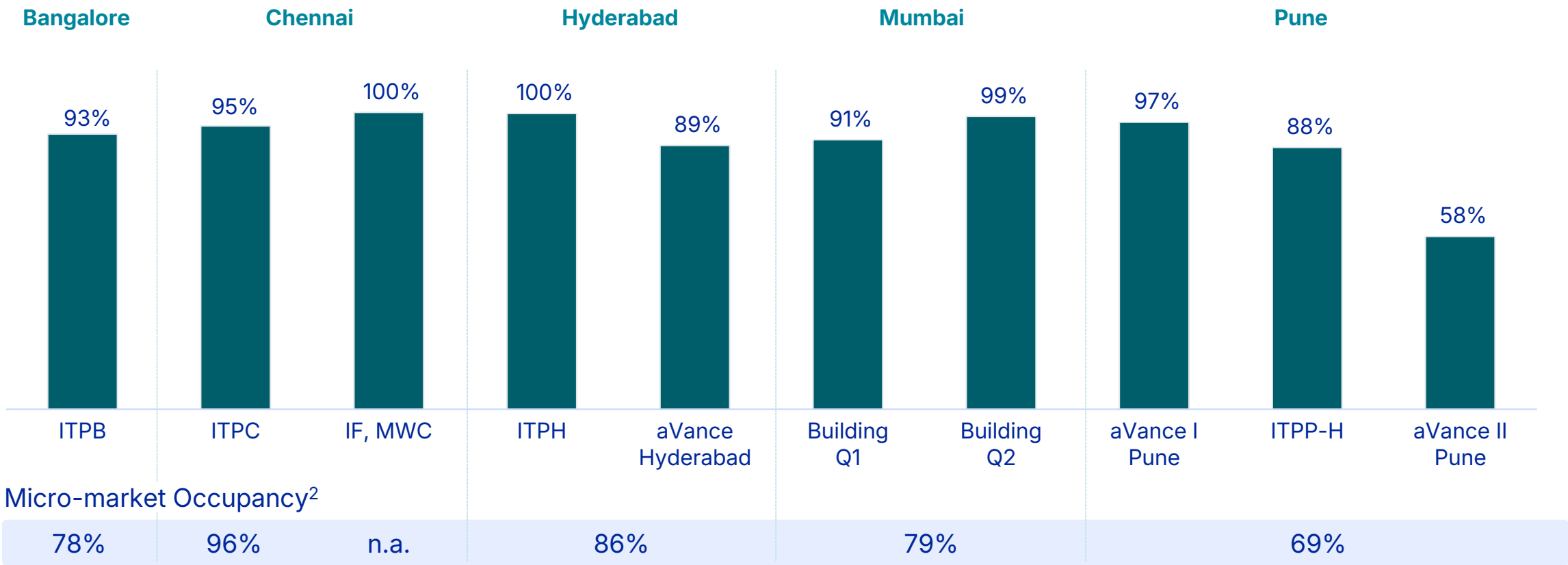
03

Operational Review



Portfolio Occupancy

Committed Occupancy¹: 91%



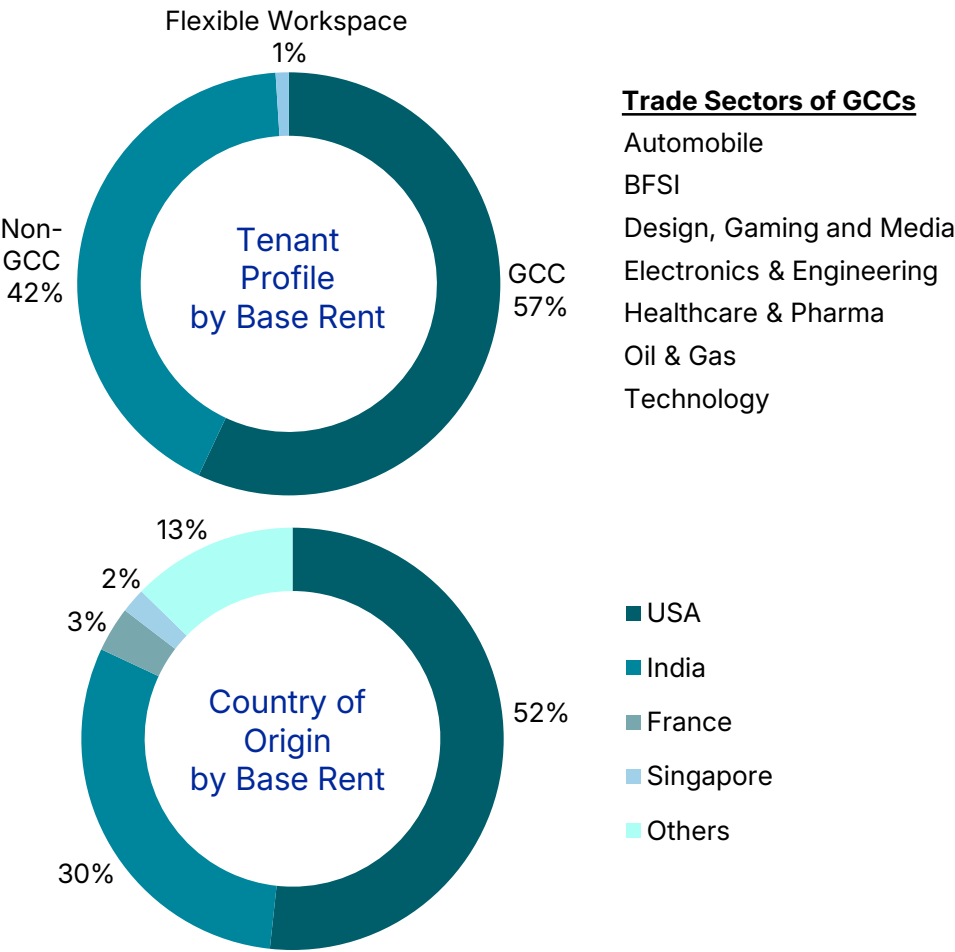
Note: Excludes Logistics Park and Data Centres

1. As at 30 September 2026

2. CBRE market report as at 30 September 2026

Diversified Portfolio, Anchored by GCCs

Portfolio Breakdown¹



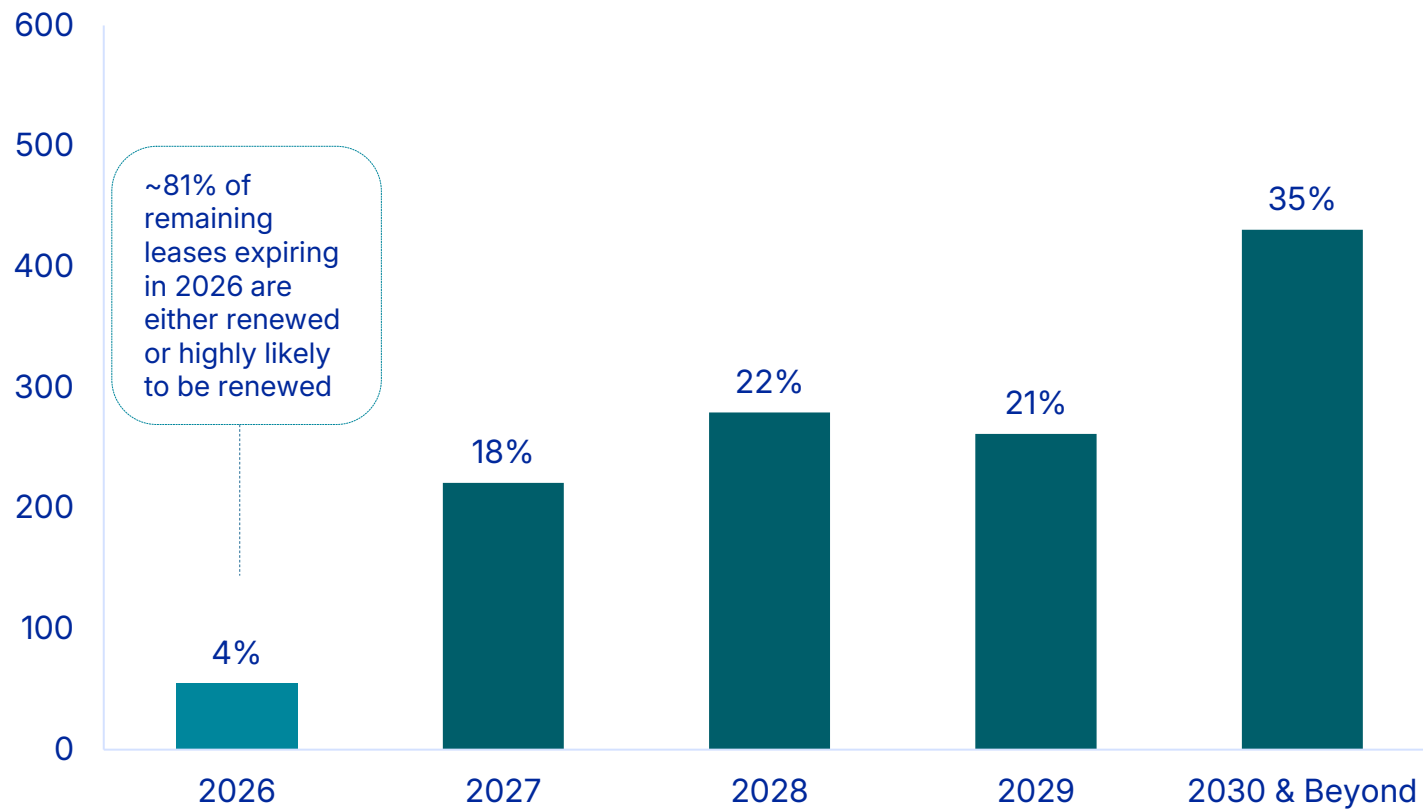
Top 10 Tenants: IT Parks		% of Portfolio Base Rent	Trade Sector
1	Tata Consultancy Services	8%	Technology
2	Applied Materials	6%	Electronics & Engineering
3	Infosys	4%	Technology
4	Amazon	3%	E-Commerce
5	UnitedHealth Group	3%	Healthcare & Pharma
6	Bristol Myers Squibb	3%	
7	Synechron	2%	Technology
8	Capital One	2%	BFSI
9	Société Générale	2%	
10	Deloitte	2%	
Total		~35%	

Data Centres and Industrial		% of Portfolio Base Rent	Trade Sector
1	Leading Hyperscaler	>7%	Digital Infrastructure
2	Pegatron	2%	Electronics & Engineering

All information as at 30 September 2026
1. Excludes Logistics Park and Data Centres

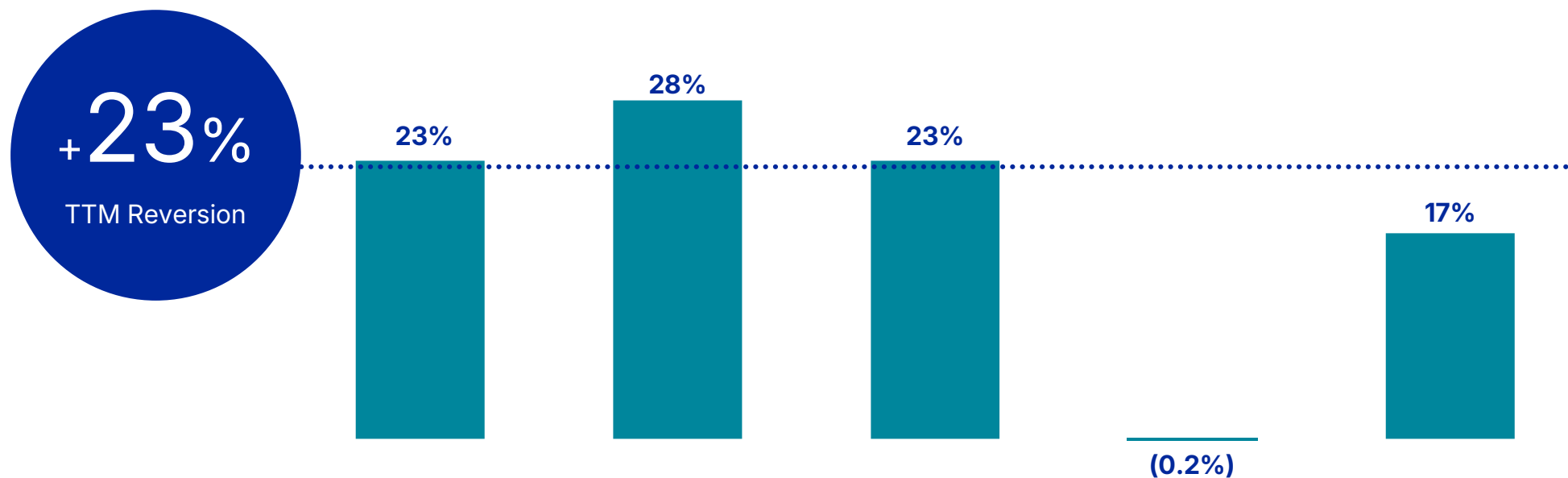
Lease Expiry Profile

Monthly base rent expiring
(INR M)



All information as at 30 September 2026
Note: Excludes Logistics Park and Data Centres

Portfolio Rental Reversion



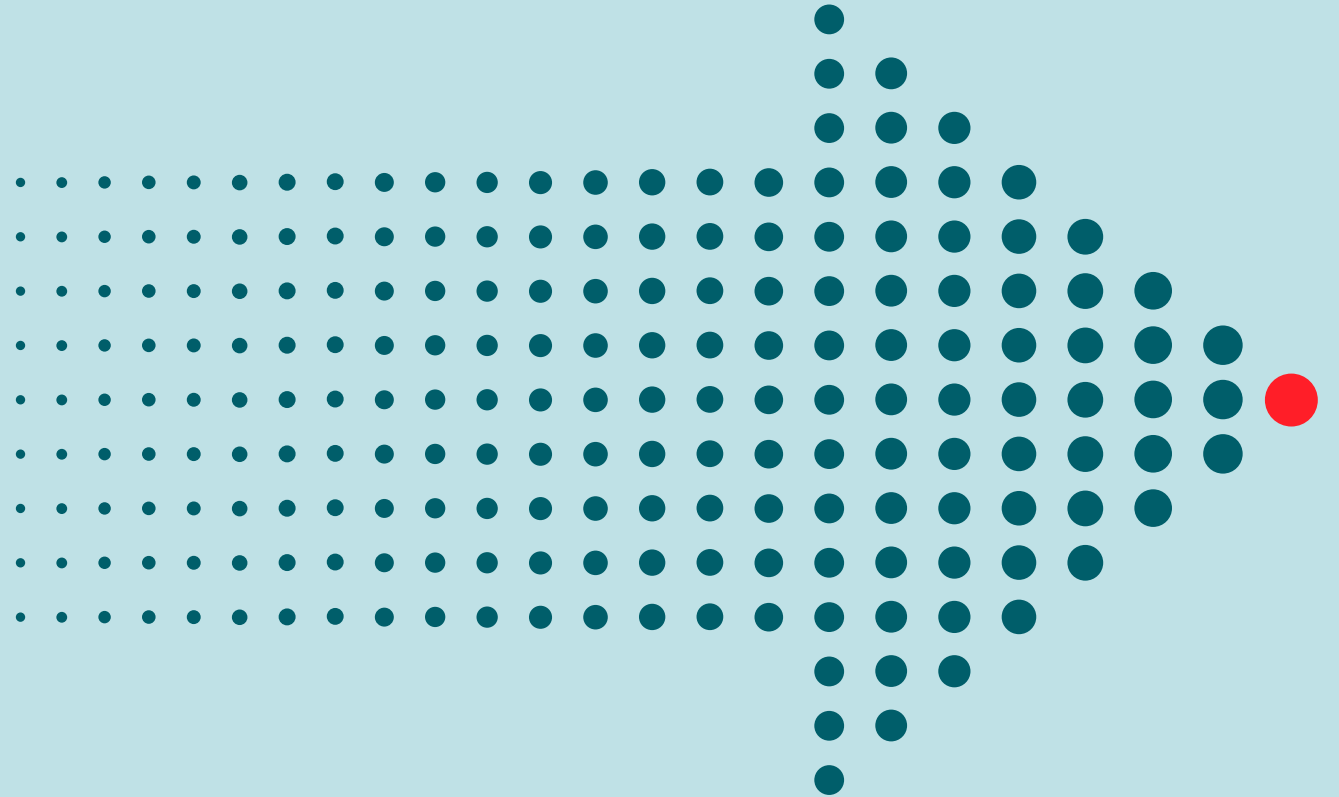
	Bangalore	Chennai	Hyderabad	Pune	Mumbai	Total
Eligible Transactions – TTM (nos.)	43	9	4	4	4	64
~SBA ('000 sq ft)	1,153	208	146	54	67	1,628

Notes:

- Excludes Logistics Park and Data Centres
- Rental reversion for a lease is the percentage change of the new effective gross rent over the preceding effective gross rent (from October 2025 to September 2026)
- There were no eligible transactions in IF, MWC, aVance II Pune and ITPP-H for the period

04

Growth Strategy



Strong Growth Track Record

Performance since IPO

CAGR since IPO
10%

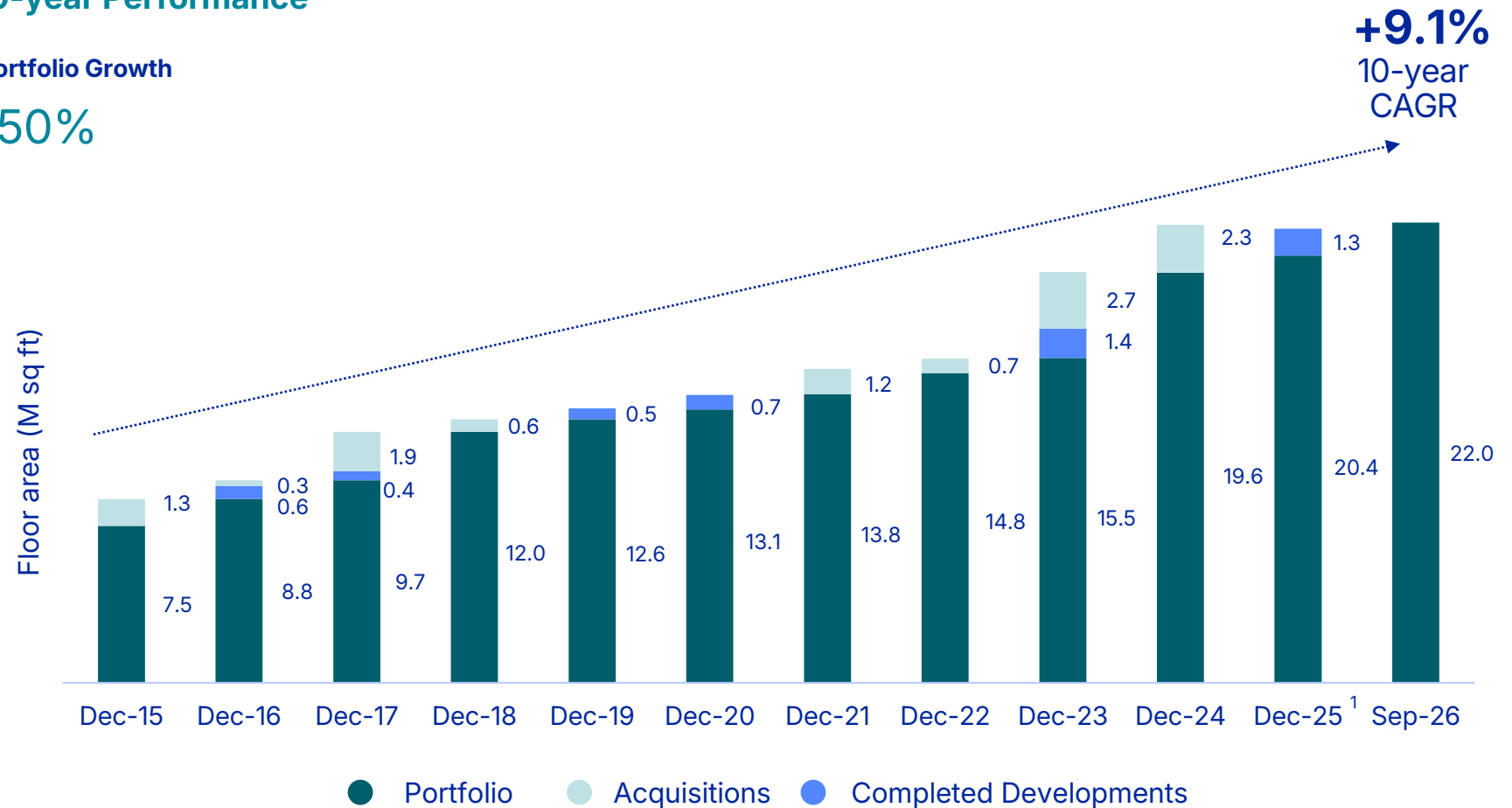
Total Completed Developments
8.3 M sq ft

Total Acquisitions
11.3 M sq ft

Third Party : Sponsor Acquisitions
74:26

10-year Performance

Portfolio Growth
150%

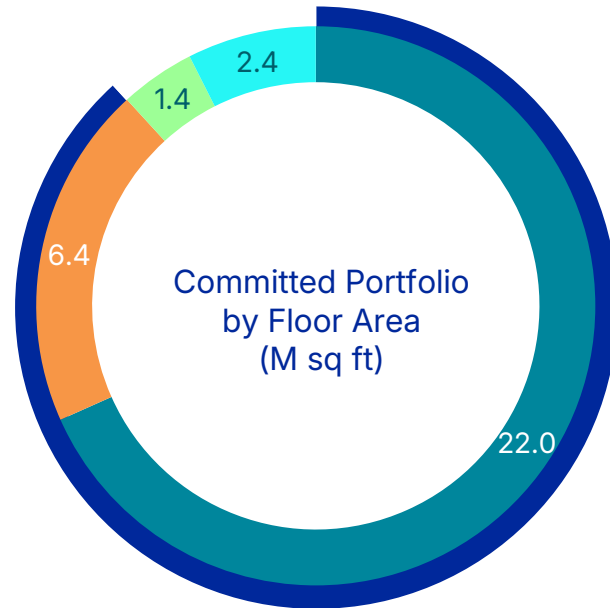


1. Includes completion of CapitaLand Data Centre Navi Mumbai Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

Growth Based on Committed Pipeline

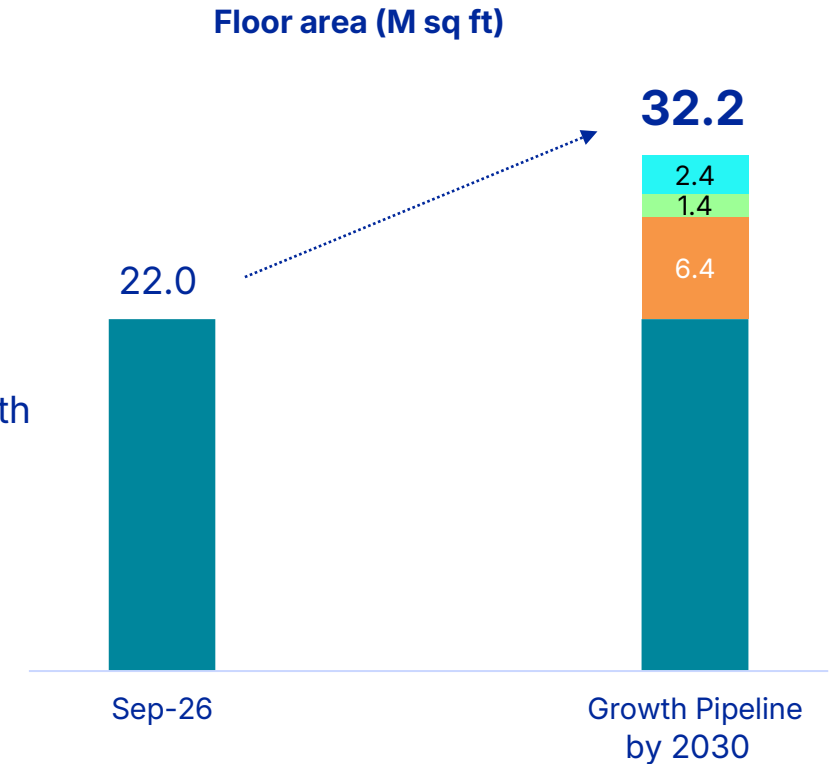
88%

Committed portfolio
that is income-
generating



46%

Expected growth
in floor area



Existing Portfolio
(Includes CapitaLand Data Centre
Navi Mumbai Tower 1)

Forward Purchases

Data Centre Developments

IT Building Developments

Progress on Development Pipeline

Forward Purchase



Floor Area: 1.2 M sq ft

Leasing Update

- ✓ 83% committed to large multinational tenants



Floor Area: 0.9 M sq ft

Leasing Update

- ✓ 74% committed to a US pharma company and coworking player

Assets Under Construction

GardenCity

Bangalore

Floor Area:
1.3 M sq ft

Development Progress

- ✓ Completed

Leasing Update

- ✓ 35% leased to an automotive company

Ebisu

Bangalore

Floor Area:
~1.2 M sq ft

Development Progress

- ✓ Finishing work in progress

Leasing Update

- ✓ 100% committed

MAIA

Bangalore

Floor Area:
1.1 M sq ft

Development Progress

- ✓ Superstructure works in progress

Development



MTB 7, ITPB

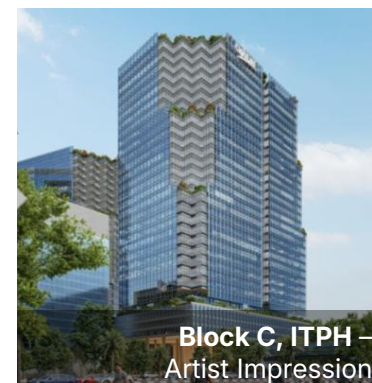
Floor Area: 0.9 M sq ft

Development Progress

- ✓ Superstructure in progress

Leasing Update

- ✓ 100% committed to a top-ranking Fortune 500 company



Block C, ITPH

Floor Area: 1.5 M sq ft

Development Progress

- ✓ Excavation ongoing

Leasing Update

- ✓ Discussions ongoing

Forward Purchase Pipeline

Project Name	Building	Floor area (M sq ft)	Construction Completion	Expected Total Consideration ¹	Remaining Commitment ¹
IT PARK					
aVance Hyderabad	aVance 5	1.2	Completed	INR 16.1 B (S\$215 M)	INR 15.0 B (S\$200 M)
aVance Business Hub 2	aVance A1	0.9	Completed	INR 14.5 B (S\$194 M)	INR 6.8 B (S\$92 M)
Gardencity	Project I	1.3	Completed	INR 14.3 B (S\$191 M)	INR 2.2 B (S\$29 M)
Ebisu	Building 1	1.2	2H 2026	INR 15.1 B (S\$202 M)	INR 5.8 B (S\$78 M)
MAIA		1.1	2H 2028	INR 15.0 B (S\$200 M)	INR 10.2 B (S\$136 M)
INDUSTRIAL					
Casa Grande – OneHub Chennai	Phase 1, 2 & 3	0.7	2H 2026 ²	INR 2.2 B (S\$29 M)	INR 0.9 B (S\$13 M)
Total		6.4		INR 77.2 B (S\$1.0 B)	INR 40.9 B (S\$548 M)

All information as at 30 September 2026 unless otherwise stated.

Based on the exchange rate of S\$1 : INR 74.7

- Expected Total Consideration is the total value expected to be paid at the time of acquisition; Remaining commitment is net of all construction funding already advanced, accrued interest (on acquisition date), and prior to working capital and other adjustments.
- Target Construction completion for Phase 1 only.

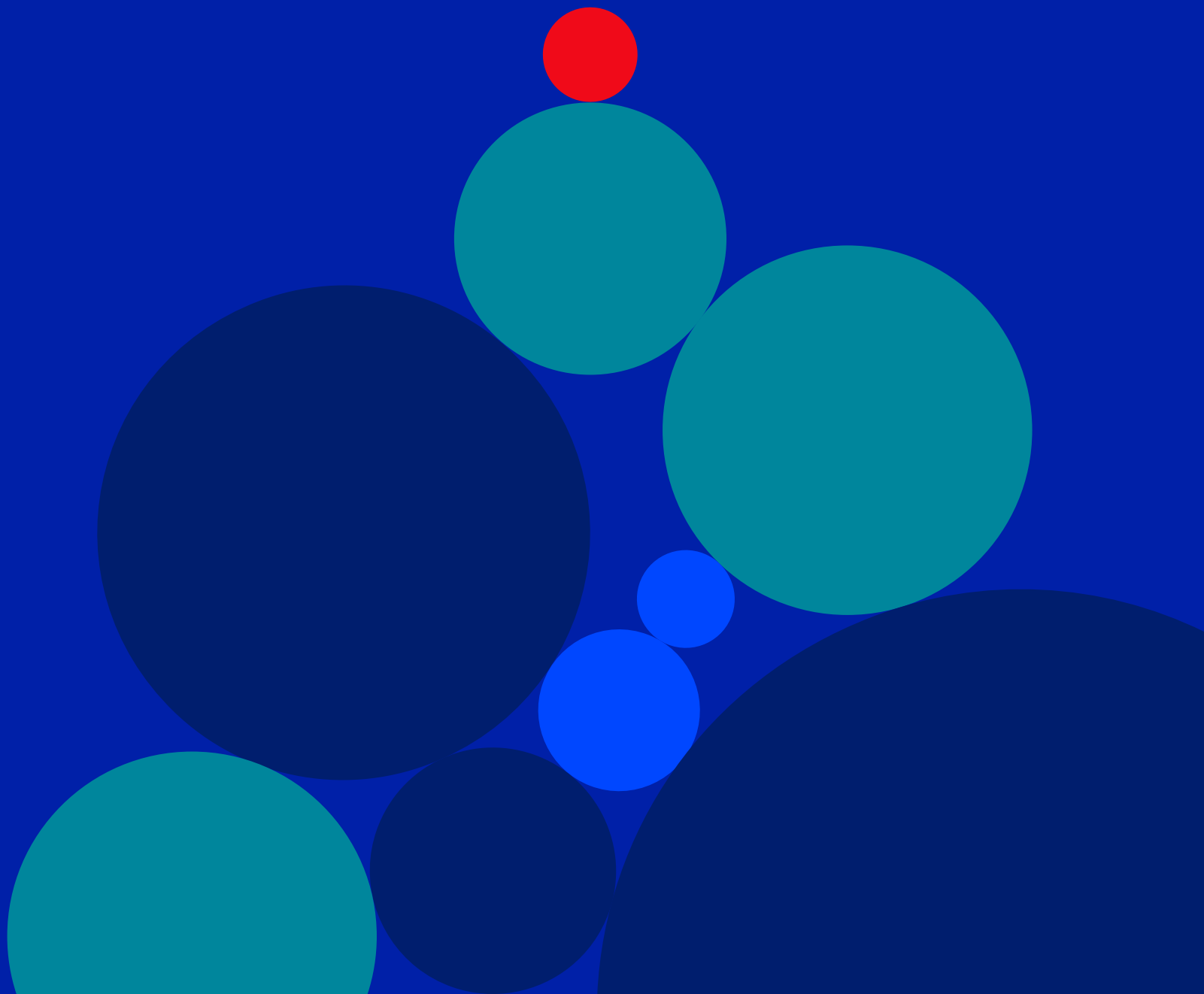
Thank You

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05

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
GCC	Global Capability Centre
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

Monthly forward contracts to hedge a portion of expected distributable income

Distribution Policy

90% of income available for distribution to be distributed; and

10% retained to provide financial flexibility in growing the Trust

Diversified Portfolio



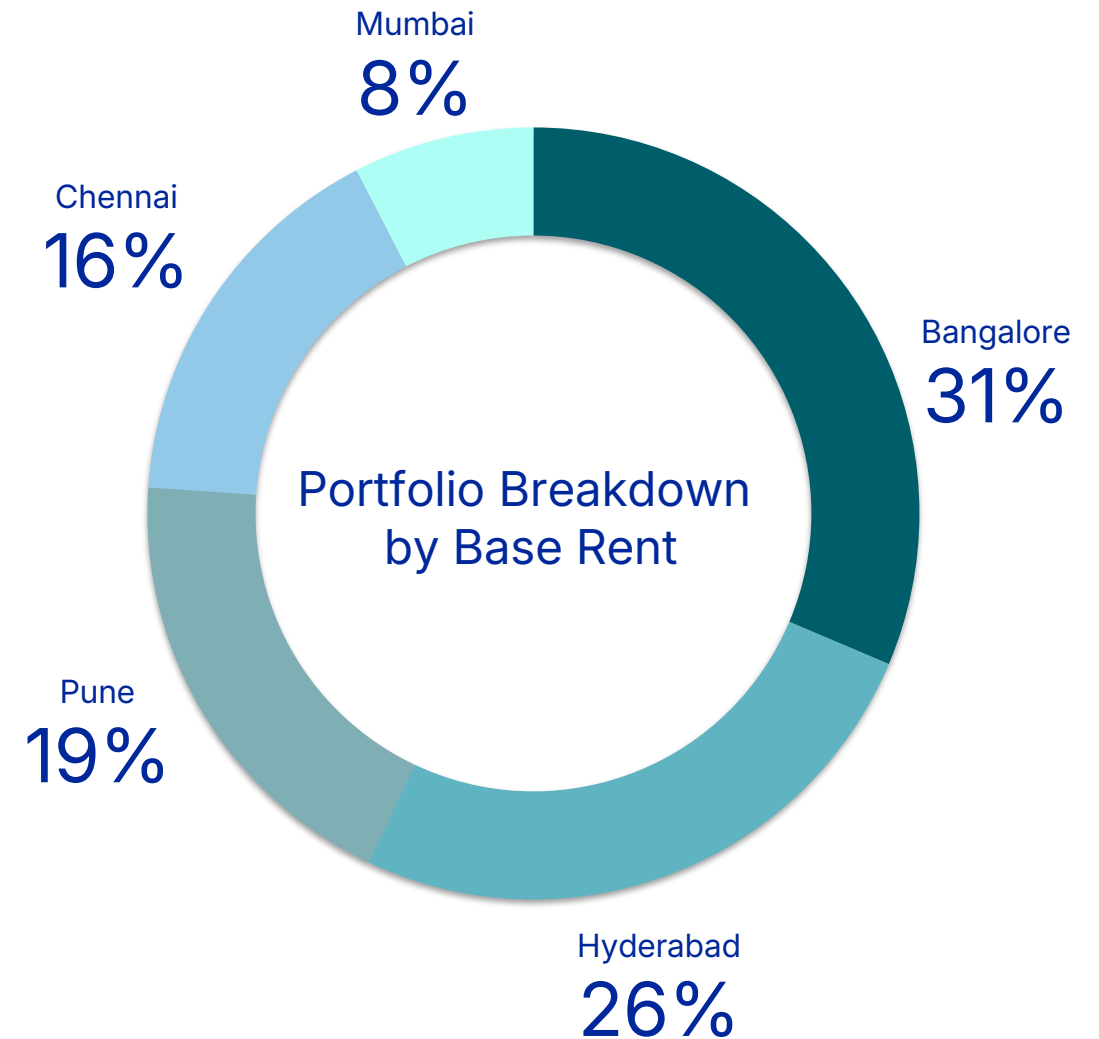
Total Number of Tenants
301



Average Space per Tenant
~61,000 sq ft



Largest tenant accounts for **8%**
of portfolio base rent



DCs Under Development

- ✓ Divested 20.2% interest in the three DCs under development and retained majority stake
- ✓ Obtained participation rights for Sponsor's future DC investments for up to 33.0%

	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 – 1Q 2027	4Q 2026	4Q 2026
Latest Project Status	Tower 1 - Fully handed over to hyperscaler tenant in July 2026 Tower 2 – Fully leased to a global hyperscaler; Super structure and M&E works in progress	Core and Shell and Phase 1 M&E works nearing completion	Core and Shell works in progress

Note: The development of CapitaLand DC ITPB has been put on hold

Portfolio Details

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	International Tech Park Bangalore	- International Tech Park Chennai - Industrial Facility 1, 2 & 3, MWC	- International Tech Park Hyderabad - aVance Hyderabad	- International Tech Park Pune - Hinjawadi - aVance I, Pune - aVance II, Pune	- Building Q1 & Q2 - Logistics Park - DC Navi Mumbai T1
Completed Floor Area	6.1 million sq ft ¹	2.8 million sq ft	4.6 million sq ft ¹	5.3 million sq ft	3.2 million 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 million sq ft ²	-	3.5 million sq ft ³	-	-

All information as at 30 September 2026

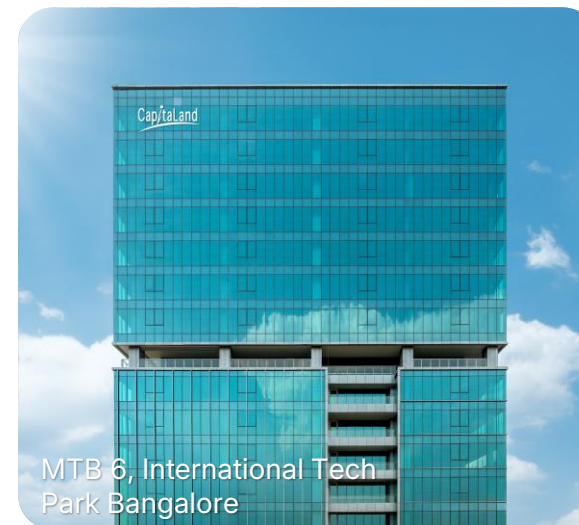
Note: Excludes Data Centres under development

1. Only includes floor area owned by CLINT

2. Includes 1.0 million sq ft allocated towards the development of a new building (i.e. MTB 8)

3. Development potential is likely to increase upon completion of master planning and design

● IT Park
 ● Industrial
 ● Logistics
 ● Data Centre



Lease Expiry Profile by Base Rent

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	2.7%	3.6%	3.3%	8.0%	13.6%	31.2%
Hyderabad	0.4%	5.7%	10.3%	4.3%	5.2%	25.9%
Chennai	0.8%	4.8%	3.0%	2.2%	5.6%	16.4%
Pune	0.3%	1.3%	4.1%	5.7%	7.6%	19.0%
Mumbai	0.2%	2.2%	1.7%	0.9%	2.5%	7.5%
Total	4.4%	17.6%	22.4%	21.1%	34.5%	100.0%

Note: Excludes Logistics Park and Data Centres

Lease Expiry Profile by Area

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	2.8%	3.9%	3.2%	7.9%	13.0%	30.8%
Hyderabad	0.4%	4.8%	9.2%	4.4%	4.2%	23.0%
Chennai	0.6%	3.8%	3.5%	1.7%	5.1%	14.7%
Pune	0.5%	1.6%	5.5%	7.2%	9.0%	23.8%
Mumbai	0.2%	2.4%	1.6%	0.9%	2.6%	7.7%
Total	4.5%	16.5%	23.0%	22.1%	33.9%	100.0%

Note: Excludes Logistics Park and Data Centres