



For immediate release

NEWS RELEASE

CapitaLand India Trust – Proposed Acquisition of International Tech Park Pune – Hinjawadi, Pune, India

Singapore, 29 December 2022 – CapitaLand India Trust Management Pte. Ltd., in its capacity as Trustee-Manager of CapitaLand India Trust (“CLINT”, and as the trustee-manager of CLINT, the “Trustee-Manager”), is pleased to announce that it has, through its wholly-owned subsidiary, Ecospace IT Park Private Limited (the “Purchaser”), entered into definitive agreements (“Agreements”) for the proposed acquisition (the “Proposed Acquisition”) of close to 100% of International Tech Park Pune – Hinjawadi, Pune, India (“ITPP-H”).

The Agreements were executed between the Purchaser and each of the shareholders of Ascendas IT Park (Pune) Private Limited (the “Property SPV”), being Ascendas India Development VII Pte. Ltd., a wholly-owned subsidiary of CLI India Pte. Ltd. (formerly known as CapitaLand India Pte. Ltd.) (the “Sponsor”), and Maharashtra Industrial Development Corporation, for the Purchaser to acquire their respective stakes of approximately 78.5% and approximately 21.5% in ITPP-H.

ITPP-H is an IT SEZ with a total floor area of approximately 2.3 million square feet spread across four buildings and is close to 100% leased to prominent IT/ITES tenants such as Infosys Ltd., Synechron Technologies Pvt. Ltd. and Tata Consultancy Services Ltd.

The total purchase consideration¹ for the Proposed Acquisition is estimated to be approximately INR13.5 billion (S\$221.9 million²).

The Proposed Acquisition forms part of the planned pipeline of assets being developed by the Sponsor. This provides CLINT with the ability to create further scale in its portfolio in India and deepens its presence in Pune which provides significant operational advantages to CLINT.

Mr. Sanjeev Dasgupta, Chief Executive Officer of the Trustee-Manager said, “The proposed acquisition adds a high-quality asset developed by the Sponsor into the CLINT portfolio. The marquee tenant profile with high level of occupancy will add substantial scale to the CLINT portfolio.”

¹ Excludes any additional consideration payable by the Purchaser under the Agreements. The actual purchase consideration for the Proposed Acquisition will be determined as at the relevant completion date in respect of the Agreements. Please refer to the acquisition announcement titled “Proposed Acquisition of Ascendas IT Park (Pune) Private Limited and Proposed Sponsor Subscription” announced on 29 December 2022 for further details.

² Based on the exchange rate of S\$1.00 to INR 60.70.

The Proposed Acquisition constitutes an “interested person transaction” under Chapter 9 of the Listing Manual, in respect of which the approval of Unitholders is required. A Unitholders’ circular will be issued and an extraordinary general meeting of CLINT will be held in due course.

Media and investor queries:

Cheah Ying Soon

Chief Financial Officer

CapitaLand India Trust

Tel: (65) 6713 2888 | Email: cheah.yingsoon@clint.com.sg

About CapitaLand India Trust (www.clint.com.sg)

CapitaLand India Trust (CLINT), formerly known as Ascendas India Trust (a-iTrust), was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) 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. As at 30 June 2022, CLINT's assets under management stand at S\$2.5 billion.

CLINT's portfolio includes eight world-class IT business parks, one logistics park, one industrial facility and one data centre development in India, with total completed floor area of 15.5 million square feet spread across Bangalore, Chennai, Hyderabad, Pune and Mumbai. CLINT is focused on capitalising on the fast-growing IT industry and logistics/industrial asset classes in India, as well as proactively diversifying into other new economy asset class such as data centres.

CLINT is structured as a business trust, offering stable income distributions similar to a real estate investment trust. CLINT focuses on enhancing shareholder value by actively managing existing properties, developing vacant land in its portfolio, and acquiring new properties. CLINT is managed by CapitaLand India Trust Management Pte. Ltd., formerly known as Ascendas Property Fund Trustee Pte. Ltd.. The trustee-manager is a wholly owned subsidiary of Singapore-listed CapitaLand Investment Limited, a leading global real estate investment manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 30 September 2022, CLI had about S\$130 billion of real estate assets under management, and about S\$86 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and about 30 private vehicles across Asia-Pacific, Europe and USA. Its diversified real estate asset classes cover retail, office, lodging, business parks, industrial, logistics and data centres.

CLI aims to scale its FUM and fee-related earnings through fund management, lodging management and its full stack of operating capabilities, and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand's development arm.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve net zero emissions by 2050. CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

Important Notice

This release 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.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this release. Neither CapitaLand India Trust Management Pte. Ltd. ("**Trustee-Manager**") nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this release or its contents or otherwise arising in connection with this release.

The past performance of CapitaLand India Trust ("**CLINT**") is not indicative of future performance. The listing of the units in CLINT ("**Units**") on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") does not guarantee a liquid market for the Units. The value of the 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. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Trustee-Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

This release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.