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**NEWS RELEASE**

# CapitaLand India Data Centre Fund to acquire 20.2% interest in three data centres for S$99.73 million

***The development-focused data centre fund raised approximately S$150 million equity at first close***

***Singapore/Mumbai, 31 December 2025*** – CapitaLand Investment Limited (CLI), a leading global real asset manager, has successfully raised approximately S$150 million equity in the first close of its CapitaLand India Data Centre Fund (CIDCF). CIDCF focuses on data centre development opportunities within India's key data centre corridors.

CIDCF held a first close of approximately S$150 million anchored by a third-party global institutional investor, with a GP commitment from CLI. The fund is targeting a final close of approximately S$300 million.

With the first close, CIDCF will acquire a 20.2% interest in each of the three data centres, from CapitaLand India Trust (CLINT) for an estimated total purchase consideration[1] of S$99.73 million (INR 7.02 billion[2]). Additionally, CIDCF will have right of first offer on acquiring an interest in CLINT's fourth data centre in Bangalore, CapitaLand DC Bangalore.

The three data centres will be AI-ready with sustainable design features; and able to meet the demands of hyperscalers and large enterprises in the region. Power has been secured for all three projects which will have a combined gross capacity of 200 megawatts (MW).

The three data centres are:

| Data Centre Asset | Status | Location | Power Capacity (IT / Gross) |
|---|---|---|---|
| CapitaLand DC Mumbai Tower 1 and Tower 2 | Tower 1: Completed<br>Tower 2: Under development | Airoli, Navi Mumbai | Tower 1: 34 / 50 MW<br>Tower 2: 37 / 55 MW |
| CapitaLand DC Chennai | Under development | Ambattur, Chennai | 34 / 53 MW |
| CapitaLand DC Hyderabad | Under development | Madhapur, Hyderabad | 27 / 42 MW |

[1] The actual purchase consideration will be determined at the completion date.
[2] Based on the exchange rate of S$1 to INR 70.40.

Mr Andrew Lim, Group Chief Operating Officer for CLI, said: "The successful first close and investor's support in CIDCF underscore CLI's investment and development strategies to shape India's dynamic data centre landscape. India has emerged as a hotspot for data centre investment, driven by cloud adoption, data localisation and the rapid growth of AI-led workloads. The country's data centre capacity is expected to double by 2027[3]. With three prime assets currently under development and power secured, CIDCF offers an attractive prospect for private capital to participate in this growth opportunity."

Mr Hardik Gesota, Managing Director and Head, India Private Funds, CLI said: "CIDCF's portfolio is strategically located within India's established data centre corridors with access to power and network connectivity. It is poised to meet growing demand from hyperscalers and enterprise customers. CLI has gained deep experience operating in India for over 30 years. Tapping our global data centre operating excellence, we are also well-positioned to meet market demand for cutting-edge, secure and sustainable data infrastructure. With CLI's combined real estate, investment and data centre expertise, we remain confident in delivering attractive and long-term value for stakeholders."

CLI in India

CLI has a resilient and well-diversified real estate portfolio in India spanning business parks, industrial and logistics facilities, data centres, lodging and coworking assets, with funds under management of approximately S$8.4 billion in the country as at 5 November 2025.

Currently, CLI manages assets across eight key Indian cities, including Bangalore, Chennai, Hyderabad, Mumbai, Pune, Gurgaon, Kolkata and Goa. CLI's India portfolio comprises 38 assets with a total gross floor area of approximately 39 million square feet, including around 27 million square feet of Grade A office space, and logistics assets of over 12 million square feet.

**About CapitaLand Investment Limited (www.capitalandinvest.com)**

Headquartered and listed in Singapore in 2021, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 5 November 2025, CLI had S$120 billion of funds under management. CLI holds stakes in eight listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in demographics, disruption and digitalisation-themed strategies. Its diversified real asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres and private credit.

CLI aims to scale its fund management, lodging management and commercial management businesses globally 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 Group's development arm.

CLI is committed to growing in a responsible manner, delivering long-term economic value and contributing to the environmental and social well-being of our communities.

[3] 'Racks to riches: India Data Centres', Macquarie Equity Research, October 2025.

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