For immediate release

NEWS RELEASE

CapitaLand India Trust signs agreement with leading global hyperscaler

Milestone deal with the hyperscaler underscores CapitaLand Investment's capabilities in designing, developing and operating state-of-the-art data centres

Singapore, 15 January 2025 – CapitaLand India Trust (CLINT) has signed a long-term agreement with a leading global hyperscaler for one of CLINT's data centres under development. With this, CLINT is likely to pre-lease about half of its total gross power capacity under development of around 250 MW.

Mr Gauri Shankar Nagabhushanam, Chief Executive Officer of CapitaLand India Trust Management Pte. Ltd. (the Trustee-Manager of CLINT), said: "CLINT's decision to diversify into critical infrastructure such as data centres is validated by the strong interest shown by hyperscale and enterprise customers and positions us well to capitalise on India's burgeoning digitalisation needs and drive long-term value for our unitholders. We are on track to complete the development of our data centres in India, accelerate leasing momentum, and unlock value through divestments of partial stakes to strategic investors. With the support of our sponsor, CapitaLand Investment (CLI), we are well-poised to meet the fast-growing demand for data centre capacity in India."

Mr Manohar Khiatani, Senior Executive Director of CLI, who oversees the group's data centre business and is Chairman of the Trustee-Manager, said: "India is a core market for CLI and we see strong growth potential across the asset classes that CLINT is active in, including data centres. This agreement with a leading hyperscaler is a milestone and demonstrates our ability to deliver world-class data centre solutions. It underscores our deep in-country expertise and strong vertically-integrated capabilities in acquiring greenfield land; designing, developing and completing construction on schedule; as well as leasing and operating data centres. Digitalisation is the global megatrend of our times and CLI has significantly expanded its data centre business and capabilities worldwide in the last few years. With our 27 data centres across the globe offering more than 800 MW in gross power on a completed basis, we are well-positioned to cater to the expansion needs of hyperscalers and enterprises."

"India is seeing a surge in demand for data storage and processing given the significant scale and growth of mobile and internet users and businesses widely adopting technologies such as artificial intelligence and Internet of Things[1]. The rapid pace of digital transformation, increased adoption of cloud computing and the need for data localisation will continue to drive demand for

[1] Deloitte India Pre-Budget Survey 2024

data centres. With 30 years of experience in India, strong technical capabilities and a global customer network, CLI is fully equipped to support CLINT's growth in India," added Mr Khiatani.

CLINT is developing four state-of-the-art facilities in all the key data centre corridors of India, i.e., Mumbai, Chennai, Hyderabad and Bangalore. This strategic diversification strengthens CLINT's portfolio in India, enabling it to deliver quality risk adjusted returns to unitholders.

About CapitaLand India Trust (www.clint.com)

CapitaLand India Trust (CLINT) 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 September 2024, CLINT's assets under management stood at S$3.3 billion.

CLINT's portfolio includes 10 world-class IT business parks, three industrial facilities, one logistics park, and four data centre developments in India, with total completed floor area of 21.8 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 asset manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvestment.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 30 September 2024, CLI had S$134 billion of assets under management, as well as S$102 billion of funds under management held via six listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in thematic and tactical strategies. Its diversified real estate asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres, private credit and special opportunities.

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's development arm.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve Net Zero carbon emissions for Scope 1 and 2 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.

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