



Citi's 2026 ASEAN Summit: Singapore Edition

13 August 2026

CapitaLand
INDIA TRUST

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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.

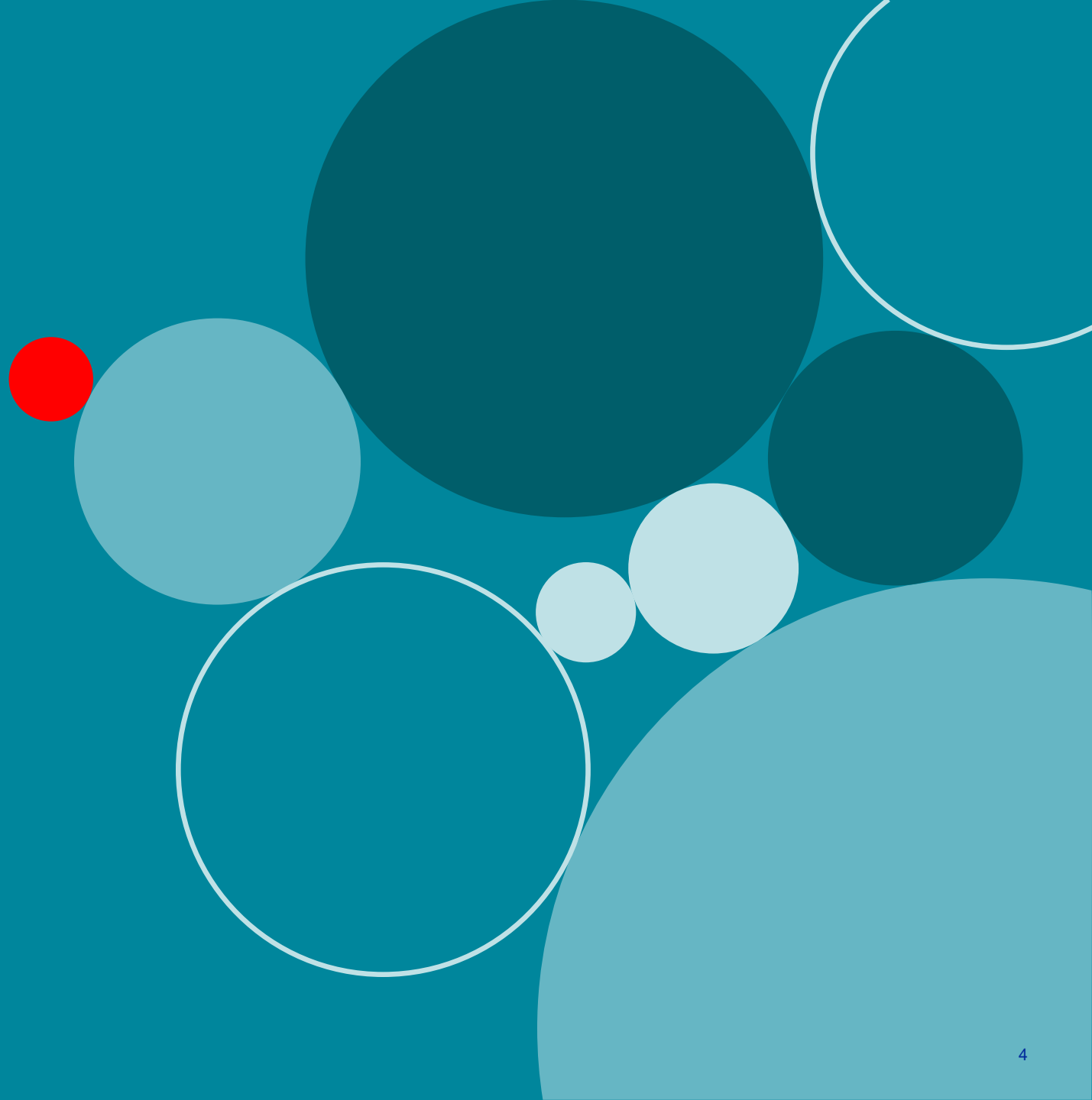
Agenda

- 01 About CLINT
- 02 Key Highlights
- 03 Financial Performance
- 04 Capital Management
- 05 Operational Review
- 06 Growth Strategy
- 07 Appendix



01

About CLINT



CLINT: India Portfolio with High Yield and Growth

World-class quality assets across 5 key cities in India

Portfolio and Pipeline

22.0 M sq ft
Completed
Floor
Area

6.8 M sq ft
Forward
Purchases

2.4 M sq ft
IT Park
Developments

200 MW
Gross Capacity
Data Centres
Development

4.9 M sq ft
Development
Potential

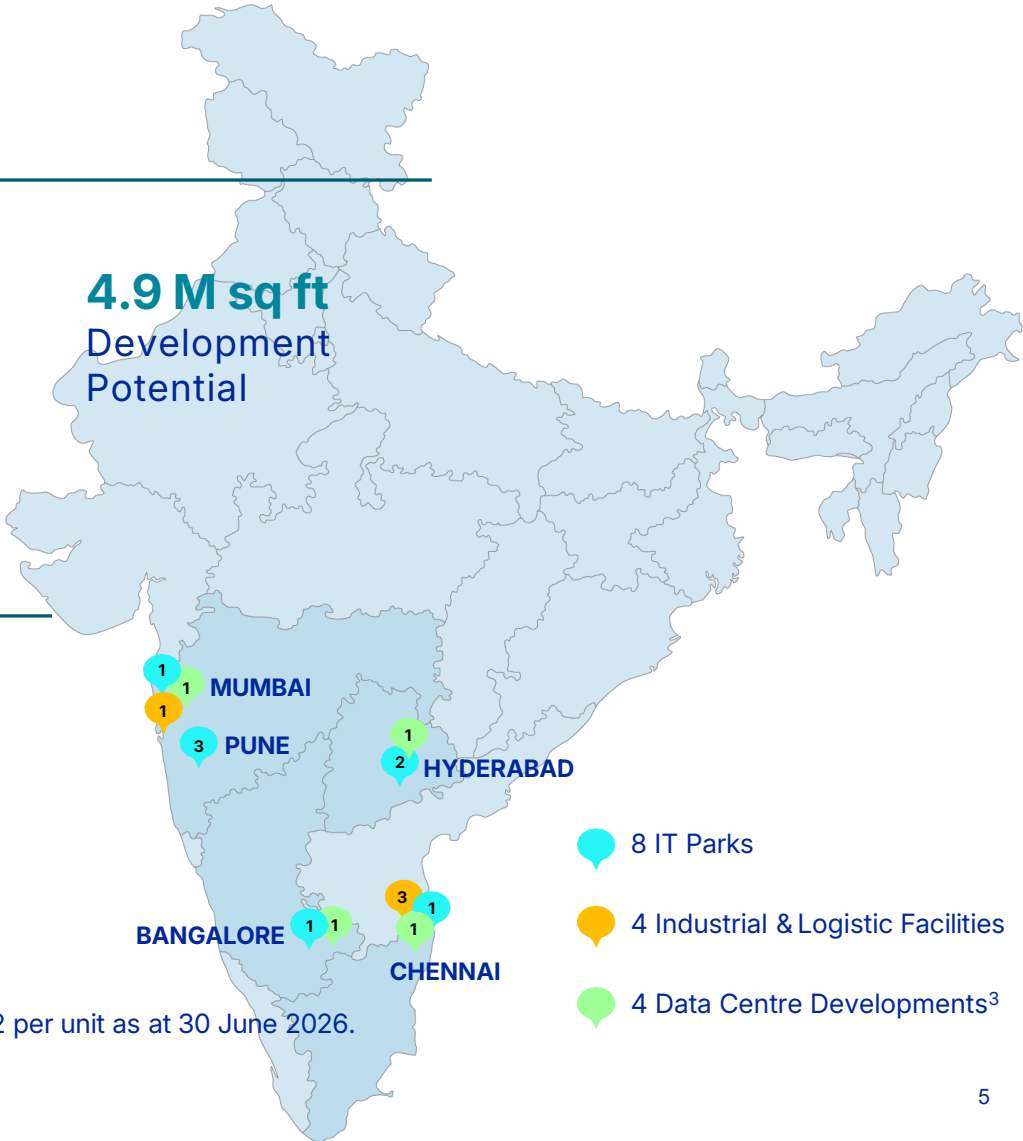
Investment Metrics

CY6U
Stock
Quote

7.9%¹
Dividend
Yield
(SGD)

4.9%²
Total Unitholder
Return
(SGD)

S\$1.5 B
Market
Capitalisation



Note: Above as at 30 June 2026 unless otherwise stated.

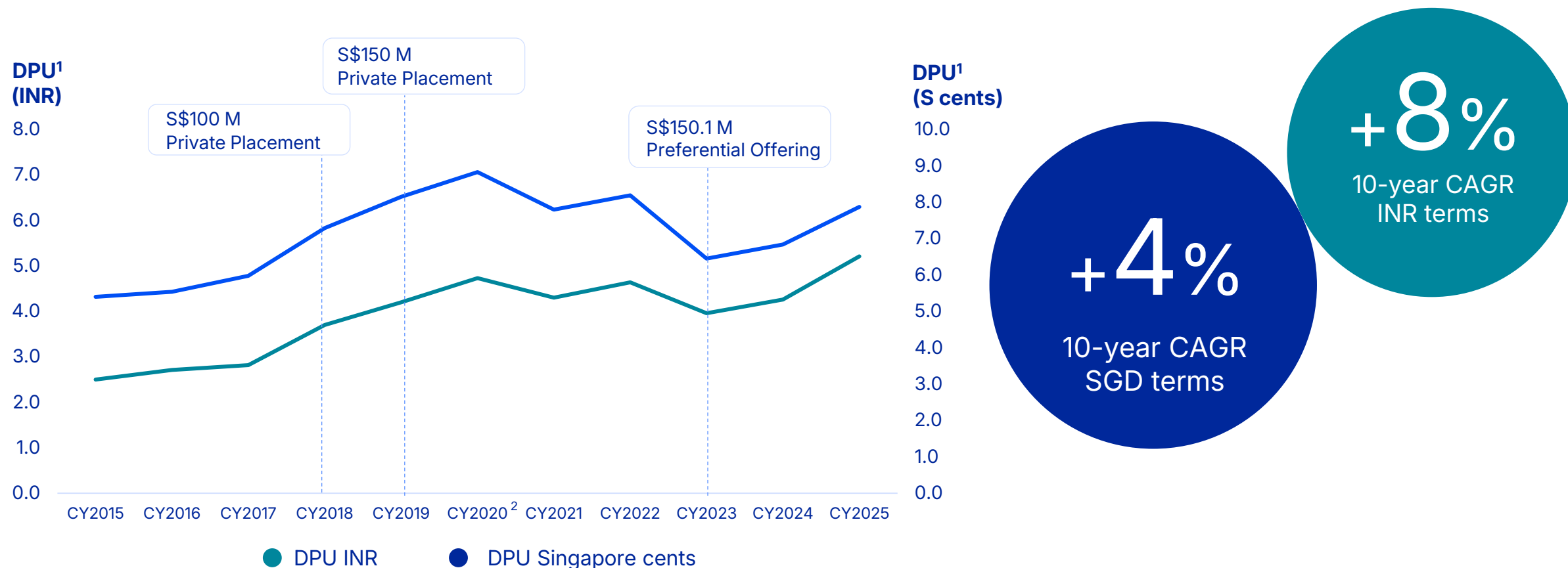
1. Dividend yield is based on annualised 1H 2026 Distribution of 4.00 Singapore cents and closing price of S\$1.02 per unit as at 30 June 2026.

2. Source: Bloomberg. Total unitholder return based on 12 months from 30 June 2025 to 30 June 2026.

3. The development of CapitaLand Data Centre ITPB has been put on hold.

Disciplined Growth Driving Higher Distributions

10-year Compound Annual Growth Rate (CAGR)¹

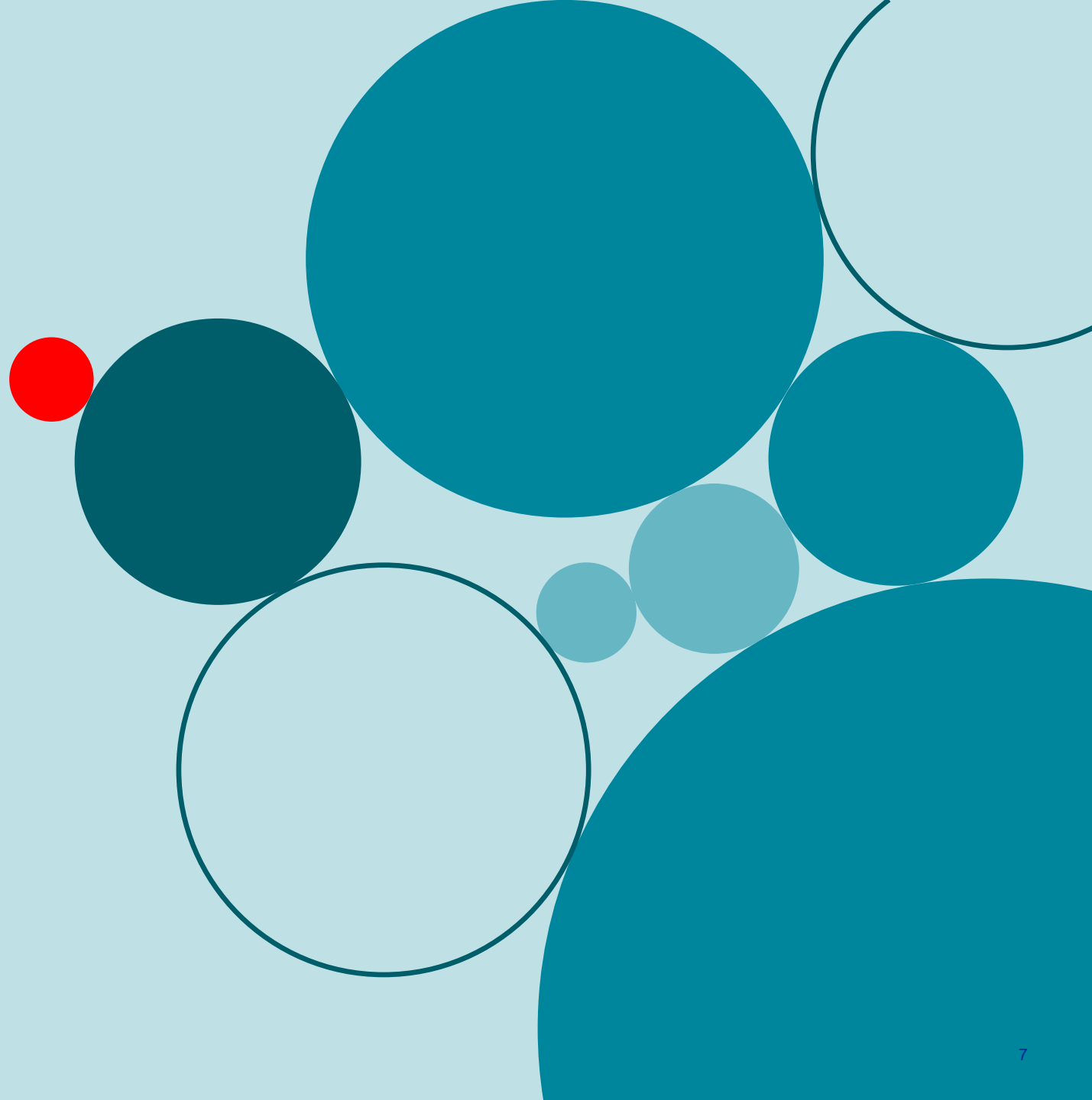


1. CAGR from CY2015 to CY2025

2. Due to one-off gain from reversal of dividend distribution tax of 1.16 cents

02

Key Highlights



Key Highlights

1H 2026



Financials

Distribution per Unit

INR 2.88

+13% YoY

4.00 Singapore cents

+1% YoY

Total Property Income

INR 9,923M

+3% YoY

Income Available for Distribution

INR 4,622M

+20% YoY

Net Property Income

INR 7,753M

+6% YoY



Operations

Committed Occupancy¹

91%

Stable QoQ

Rental Reversion (trailing 12 months)

+24%



Capital Management

Gearing

38.0%

+2.3 ppts QoQ

Average Cost of Debt

5.6%

-0.1 ppts QoQ

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

India Office Maintains Growth Trajectory



Strong leasing momentum with absorption hitting record high at 24.6 M sq ft in 2Q 2026 and 45.5 M sq ft in 1H 2026.



India office sector remains well-positioned, supported by GCC-led demand and rising flex space adoption



45.5 M sq ft
+9.6% YoY
1H 2026 Absorption

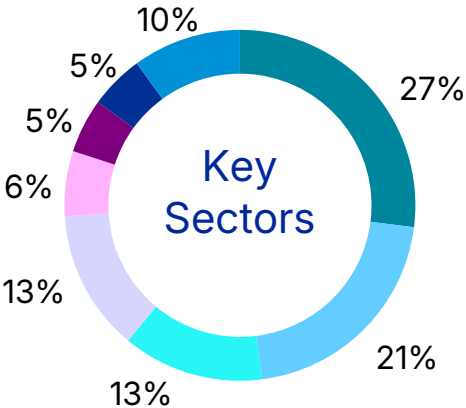
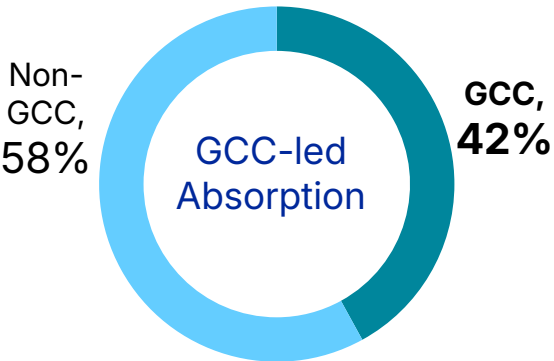


32.0 M sq ft
+14% YoY
1H 2026 Supply



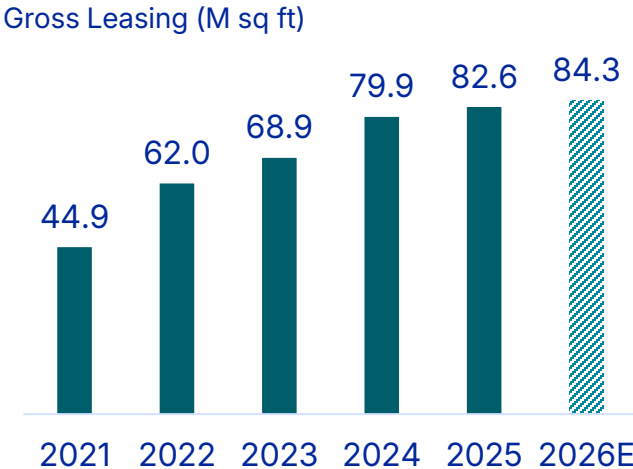
12.7 M sq ft
Bangalore has the highest absorption in 1H 2026

Key Drivers of 24.6 M sq ft Absorption in 2Q 2026



- Flexible Space Operators
- Technology
- Research, Consulting & Analytics
- Banking, Financial Services & Insurance
- Infrastructure, Real Estate & Logistics
- Engineering & Manufacturing
- Life Sciences
- Others

5 –Year Office Absorption Trend¹



Source: CBRE Research, India Market Monitor, 2Q 2026

1. CBRE Research 1Q 2026

Increased Onshore Debt to Enhance Distribution

- ✓ CLINT aims to gradually increase natural hedge by onshoring debts to 40-50% of total debt¹
- ✓ ~S\$200 M of onshore refinancing completed year-to-date

Benefits of Onshore Debt



Tax Implications on Offshore/Onshore Debt

	BEFORE Offshore	AFTER Onshore
Withholding Tax	15%	0%
Tax deductibility of interest expense on entity levels	Interest deductibility capped at 30% of EBITDA	Full deductibility

New Onshore Debt - Second onshore refinancing in FY 2026

- ✓ Drawn down an onshore term loan in July 2026
- ✓ INR 5.5 B (~S\$74 M) at ~7.1% per annum (pre-tax)²
- ✓ Proceeds used to refinance existing Singapore debt

Illustration of DPU impact from onshore term loan of INR 5.5 B

Annual Savings from Withholding Tax at 15%	~S\$0.8 M
Annual Savings from Estimated Tax Disallowance	~S\$1.3 M
Additional Income to be Distributed based on Distribution Policy	~S\$2.1 M
Estimated DPU impact based on FY 2025 DPU	+1.6% p.a.

1. Onshore INR debt (includes proportionate share of debt in joint venture entities) is expected to represent 29% of total debt, assuming the new term loan is fully drawn (up from 23% as at 31 March 2026).
2. Based on floating rate as at 8 July 2026. The post-tax rate of the loan is estimated at 5.3%.

Healthy Traction across DC Portfolio Reinforces Long-Term Growth

Full income contribution from CapitaLand DC Navi Mumbai Tower 1 to flow through in August 2026

1



CapitaLand DC Navi Mumbai Tower 1

- ✓ Tower 1 fully handed over to hyperscaler in Jul 2026
- ✓ Full income contribution from Aug 2026



2

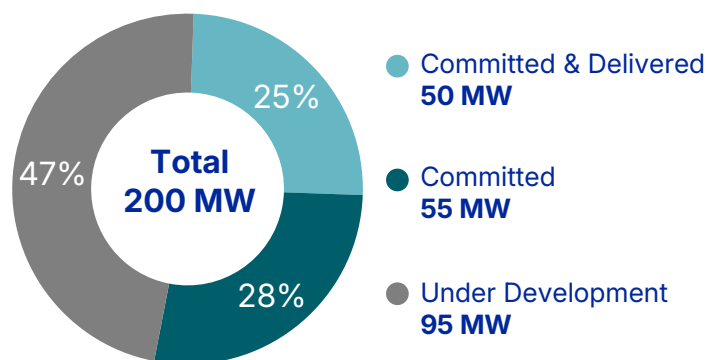


Positive Leasing Traction

- ✓ Remaining developments on track for completion in 2026
- ✓ Active discussions with global and regional tenants for CapitaLand DC Hyderabad and Chennai

Data Centre Portfolio

Power Capacity



Capital Expenditure (S\$)¹

Based on 79.8% effective interest

Incurred Capital Expenditure

~330 M

Up till Jun 2026

Forecast Capital Expenditure Requirement

2H 2026	1H 2027	2H 2027
~230 M	~190 M	~36 M
Expected Debt/Construction Loans ²		
~215 M	~130 M	~1 M
Divestment Proceeds/Equity		
~15 M	~60 M	~35 M

1. SGD figures based on S\$1.00 = INR 74.9.

2. Loan facilities have been secured for all DC projects under development.

Driving DPU Growth through Multiple Levers

Strengthen Portfolio



Resilient Portfolio

- ✓ Anchored by >50% GCC tenants

Strong Operating Metrics

- ✓ Improved net property income margins to 78% in 1H 2026
- ✓ Robust rental reversions
- ✓ Stable occupancy

Unlock Value



Acquisitions

- ✓ Potential acquisitions of stabilised forward purchase projects (aVance 5 and aVance A1 which are both >75% leased)

Divestments

- ✓ Unlock value through divestments

Visible Growth Pipeline



Forward Purchase

- ✓ Growth pipeline from forward purchases - Gardencity, Ebisu and MAIA

Development

- ✓ MTB 7, ITPB (0.9 M sq ft) with target completion in 3Q 2027
- ✓ Block C, ITPH (1.5 M sq ft) with target completion in 4Q 2029

Data Centre Developments

- ✓ Full income contribution from CapitaLand DC Navi Mumbai T1 from August 2026
- ✓ Other DC developments on track for completion by end-2026

Optimise Capital Structure



Capital Management

- ✓ Drawn down INR 5.5 B (~S\$74 M) term loan with an estimated 1.6% DPU accretion
- ✓ Onshore debt increased to 29%

03

Financial Performance



1H 2026 vs 1H 2025 Results

	1H 2026	1H 2025	Variance	
<i>S\$/INR FX rate¹</i>	72.1	64.5	12%	
Total Property Income	INR 9,923M S\$137.6M	INR 9,625M S\$149.3M	3% (8%)	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
Net Property Income	INR 7,753M S\$107.5M	INR 7,322M S\$113.6M	6% (5%)	Higher NPI in INR terms mainly due to higher property income and lower property expenses INR depreciation led to lower SGD equivalent income
Income available for distribution	INR 4,622M S\$64.2M	INR 3,843M S\$59.6M	20% 8%	Higher income available for distribution mainly due to: - Higher NPI - Higher contribution from data centre JV - Lower net finance costs - Partially offset by higher current income tax expenses and TM fees.
Income to be distributed	INR 4,160M S\$57.8M	INR 3,458M S\$53.6M	20% 8%	After retaining 10% of income available for distribution
Income to be distributed per unit	INR 2.88 4.00 Singapore cents	INR 2.56 3.97 Singapore cents	13% 1%	
Weighted average number of units ('000)	1,455,232	1,348,718	8%	Private placement of 124.2 million units in March 2026

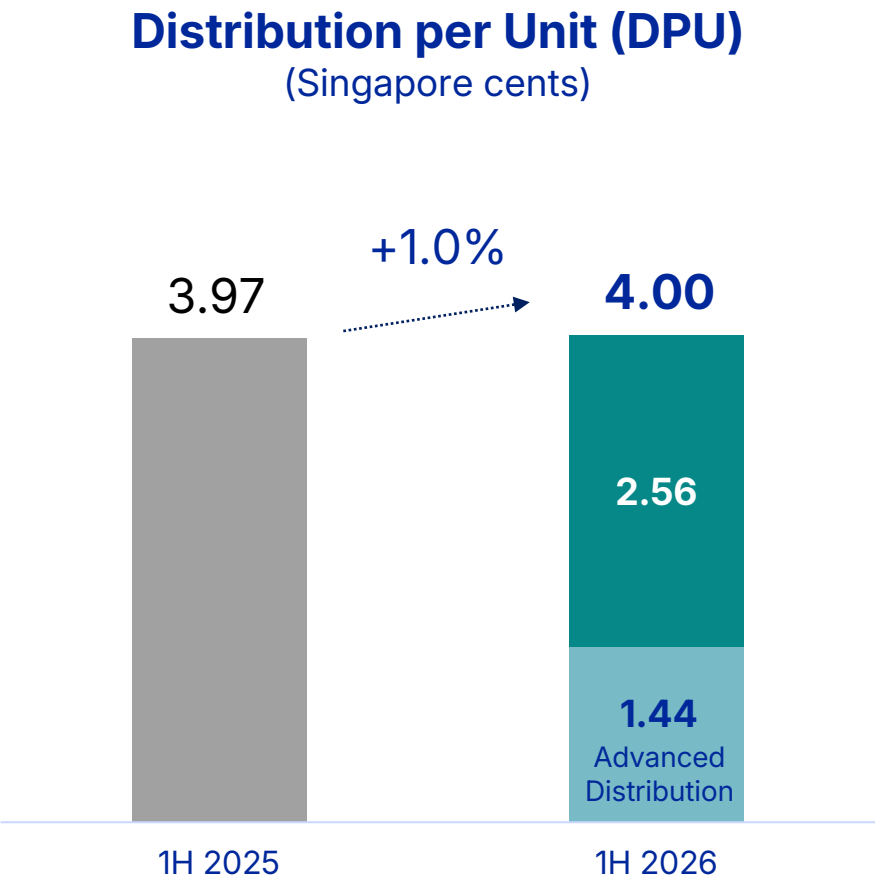
1. Average exchange rate for the period

1H 2026 vs 2H 2025 Results

	1H 2026	2H 2025	Variance	
<i>S\$/INR FX rate¹</i>	72.1	67.8	6%	
Total Property Income	INR 9,923M S\$137.6M	INR 9,843 M S\$145.1 M	1% (5%)	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 - Reclassification of income from data centres in line with JV structure INR depreciation led to lower SGD equivalent income
Net Property Income	INR 7,753M S\$107.5M	INR 7,550 M S\$111.3 M	3% (3%)	Higher NPI in INR terms mainly due to higher property income and lower property expenses INR depreciation led to lower SGD equivalent income
Income available for distribution	INR 4,622M S\$64.2M	INR 3,990 M S\$59.3 M	16% 8%	Higher income available for distribution mainly due to: - Higher contribution from data centre JV - Higher NPI - Lower net finance costs
Income to be distributed	INR 4,160M S\$57.8M	INR 3,591 M S\$53.3 M	16% 8%	After retaining 10% of income available for distribution
Income to be distributed per unit	INR 2.88 4.00 Singapore cents	INR 2.65 3.90 Singapore cents	9% 3%	
Weighted average number of units ('000)	1,455,232	1,353,812	7%	Private placement of 124.2 million units in March 2026

1. Average exchange rate for the period

Resilient Performance Drives DPU Growth



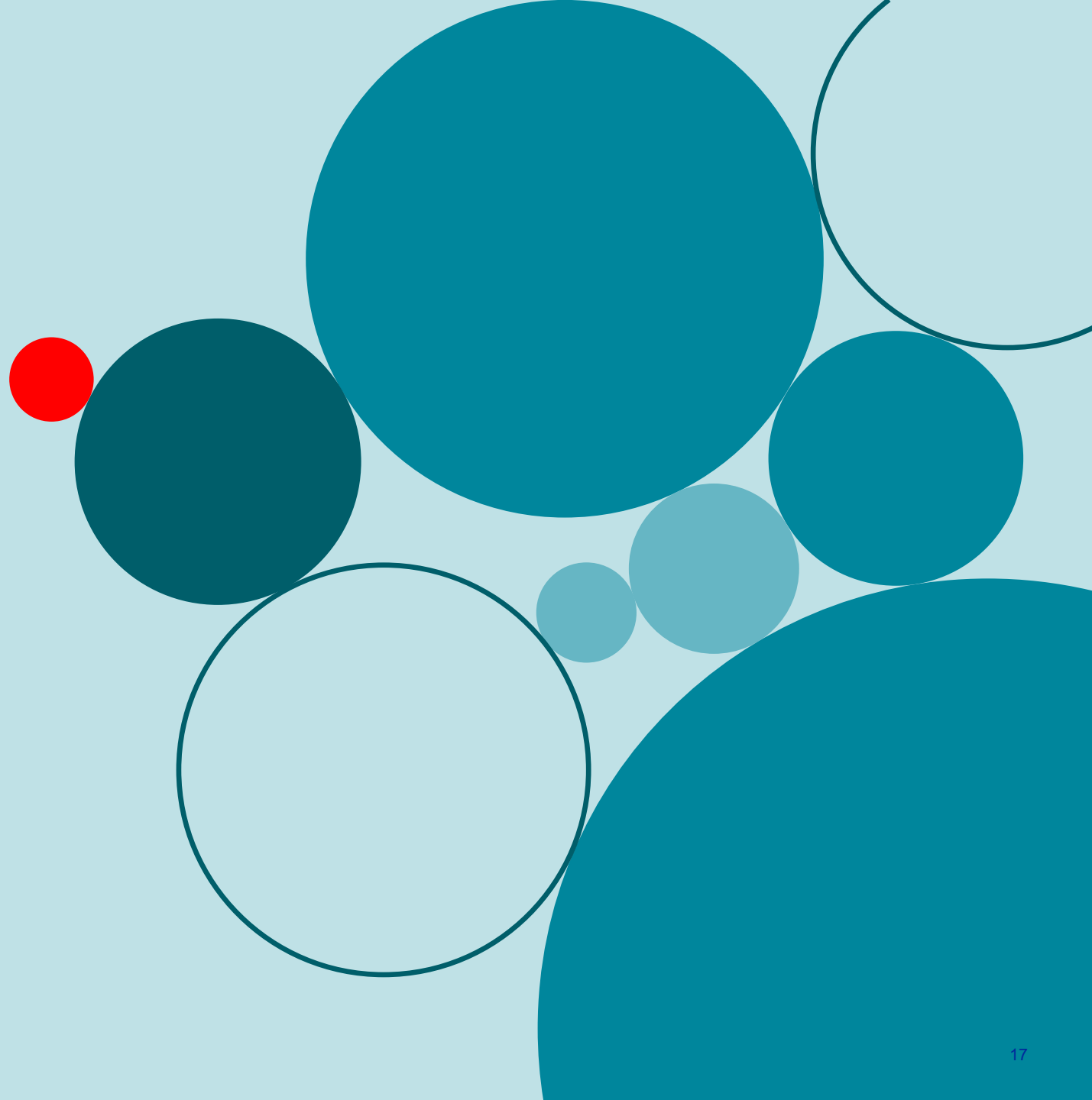
DPU	Distribution Period	Distribution Payment Date
2.56 S cents	5 March to 30 June 2026	23 September 2026
1.44 S cents	1 January to 4 March 2026	10 April 2026

Distribution Schedule

Notice of Record Date	29 July 2026
Last Day of Trading on 'cum' Basis	16 August 2026, 5.00 pm
Ex-Date	17 August 2026, 9.00 am
Record Date	18 August 2026, 5.00 pm
Distribution Payment Date	23 September 2026

04

Capital Management



Well-spread Debt Maturity Profile

Effective Borrowings¹

S\$1,695 M

Average Term to Maturity

2.6 years

Sustainability-Linked Borrowings²

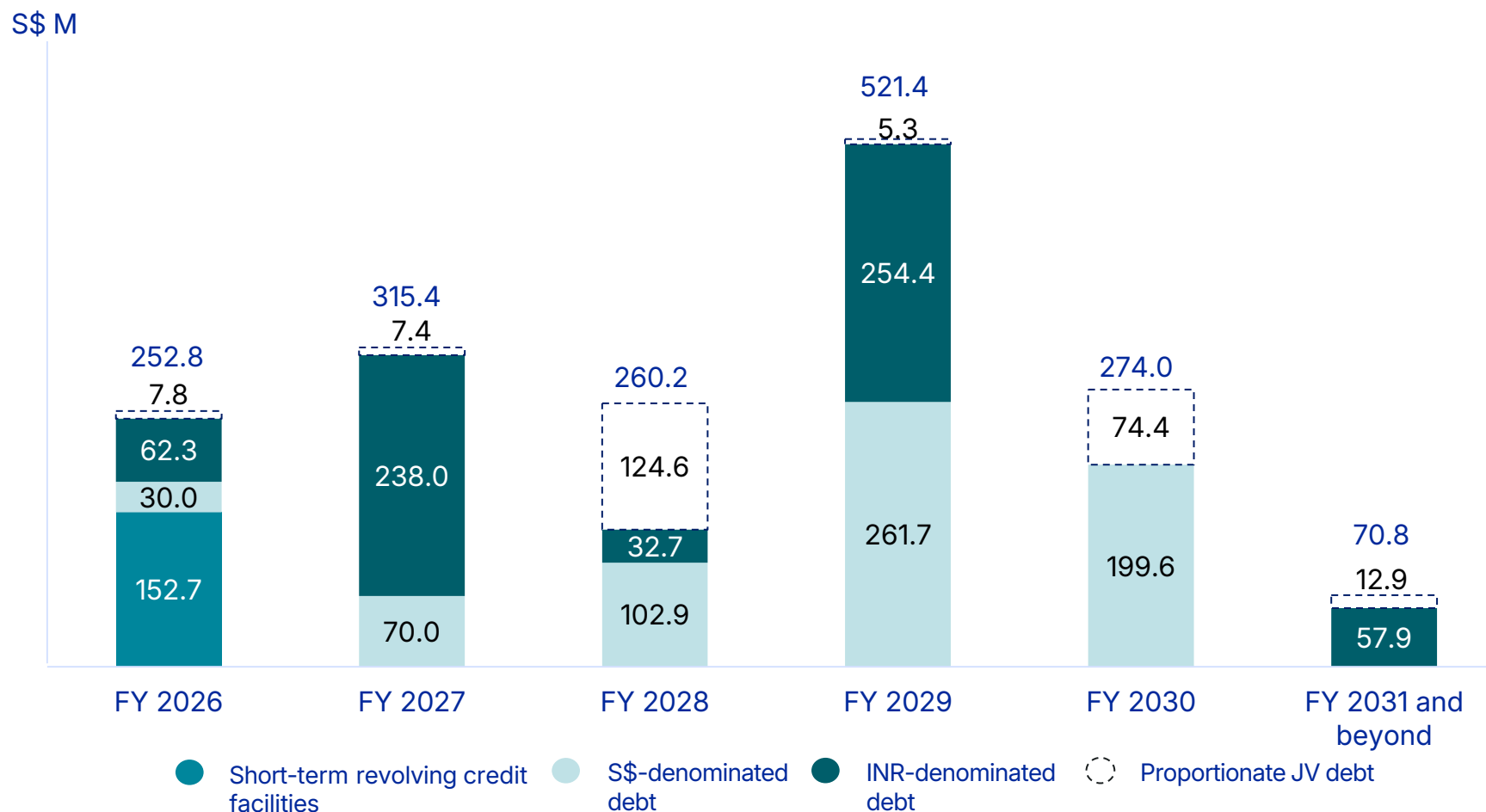
53%

INR:SGD Borrowings

53:47

INR Onshore Borrowings³

29%



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

1. Includes derivative financial instruments and deferred consideration

2. Assuming fully drawn basis

3. Assuming new onshore term loan is fully drawn down

Proactive Capital Management

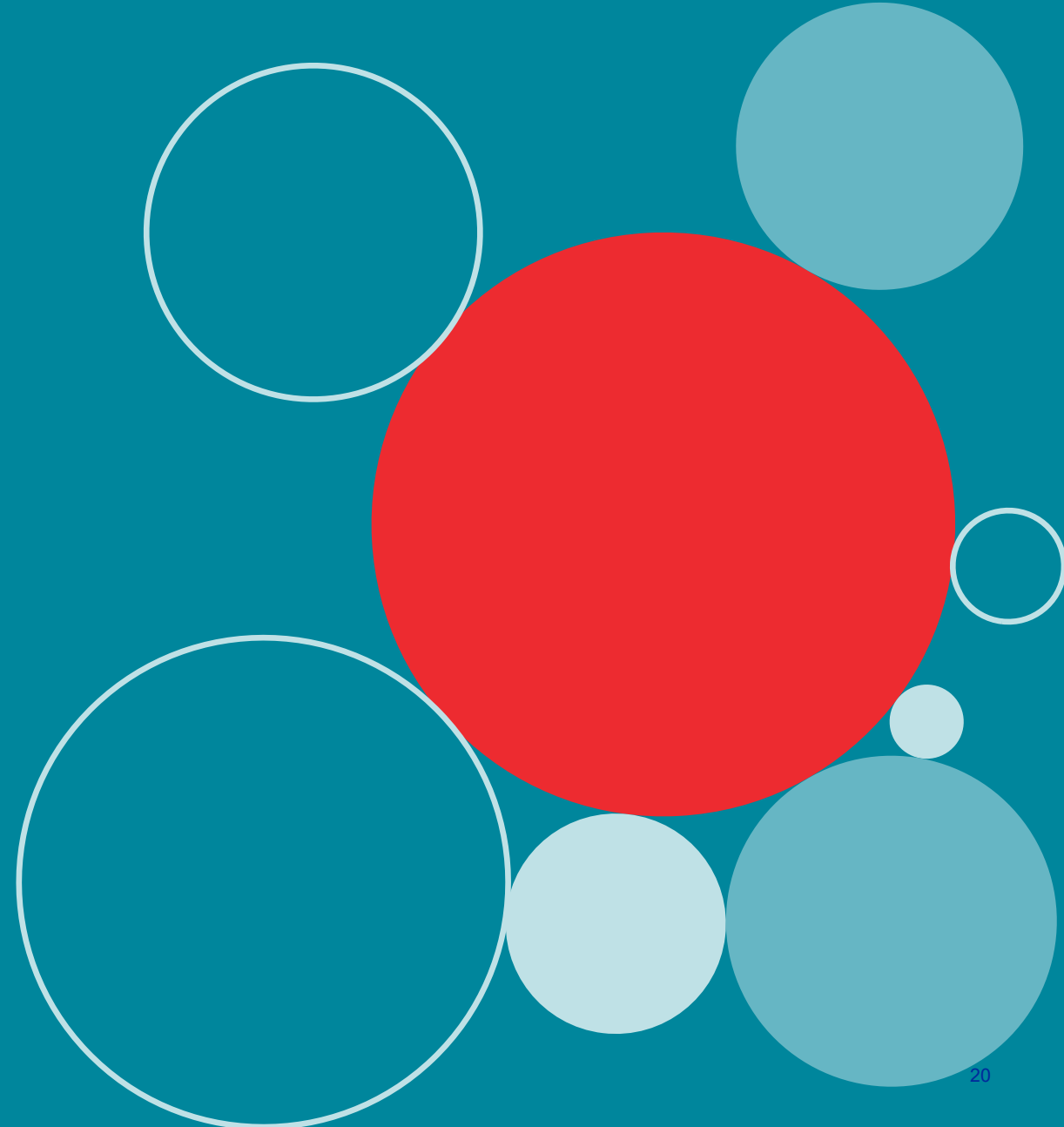
Financial Indicators	As at 30 Jun 2026	As at 31 Mar 2026
Gearing Ratio	38.0% ¹	35.7%
Net Gearing Ratio (cash and cash equivalents considered)	35.9%	33.8%
Interest Coverage Ratio ² (ICR)	2.9x	2.8x
Average Cost of Debt	5.6%	5.7%
% Borrowings on Fixed Interest Rate	74.5%	78.5%
Unsecured Borrowings ³	95.2%	96.3%
Available Debt Headroom (gearing limit of 50%)	S\$1,075 M	S\$1,284 M
Cash and Cash Equivalents	S\$140 M	S\$132 M
ICR Sensitivity ⁴	As at 30 Jun 2026	
i. 10% decrease in EBITDA	2.6x	
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 June 2026, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 82.7% and 83.8% 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 3.0x.
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.

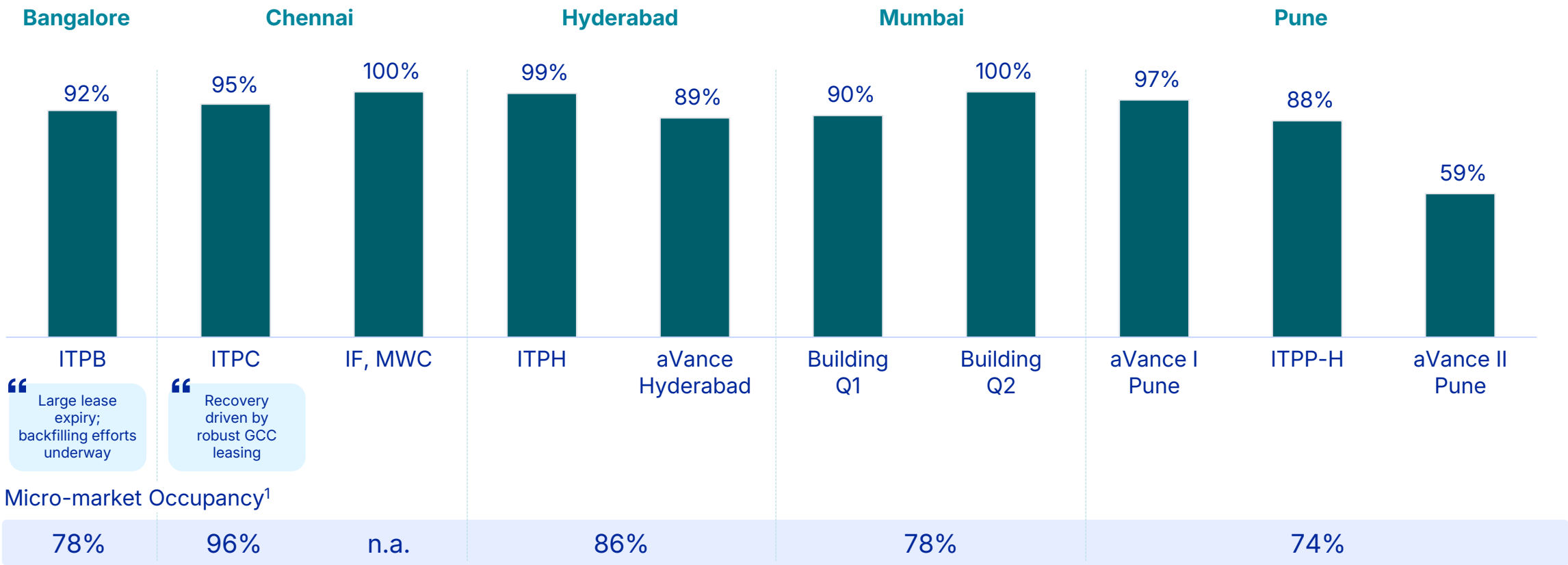
05

Operational Review



Portfolio Occupancy

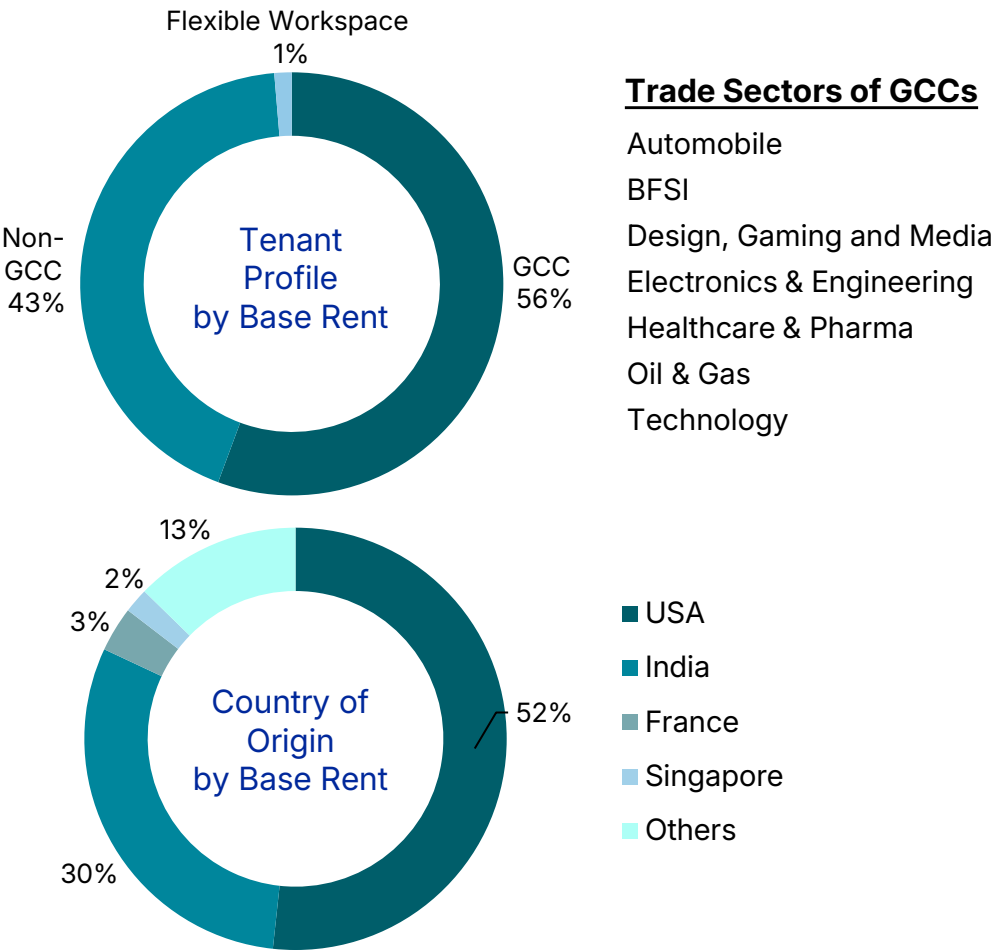
Committed Occupancy: 91%



All information as at 30 June 2026
Note: Excludes Logistics Park and Data Centres
1. CBRE market report as at 30 June 2026

Diversified Portfolio, Anchored by GCCs

Portfolio Breakdown¹



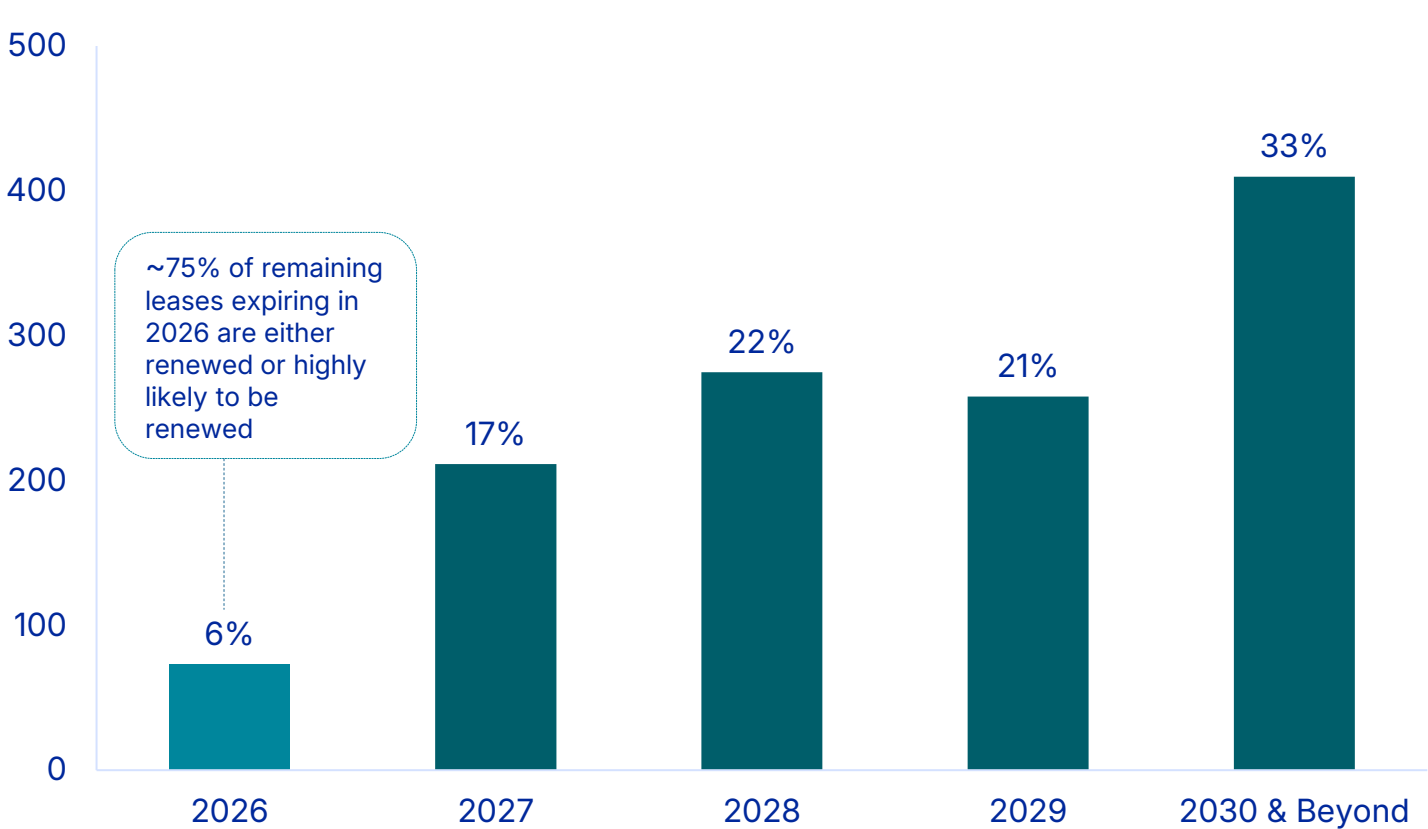
Top 10 Tenants: IT Parks		% of Portfolio Base Rent	Trade Sector
1	Tata Consultancy Services	8%	Technology
2	Applied Materials	7%	Electronics & Engineering
3	Infosys	4%	Technology
4	UnitedHealth Group	3%	Healthcare & Pharma
5	Amazon	3%	E-Commerce
6	Synechron	3%	Technology
7	Bristol Myers Squibb	2%	Healthcare & Pharma
8	Capital One	2%	BFSI
9	Société Générale	2%	
10	Deloitte	2%	
Total		36%	

Data Centres and Industrial		% of Portfolio Base Rent	Trade Sector
1	Leading Hyperscaler	>5%	Digital Infrastructure
2	Pegatron	2%	Electronics & Engineering

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

Lease Expiry Profile

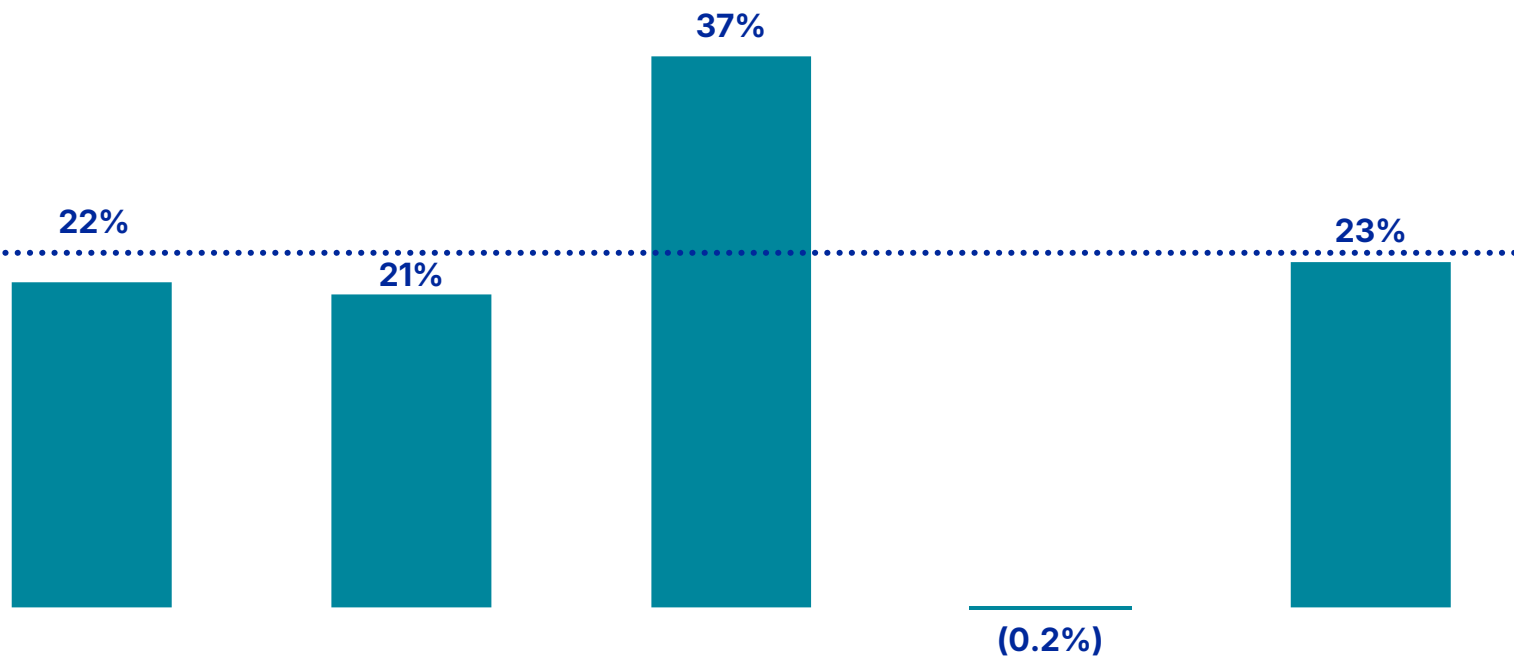
Monthly base rent expiring
(INR M)



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

Portfolio Rental Reversion

+24%
TTM Reversion

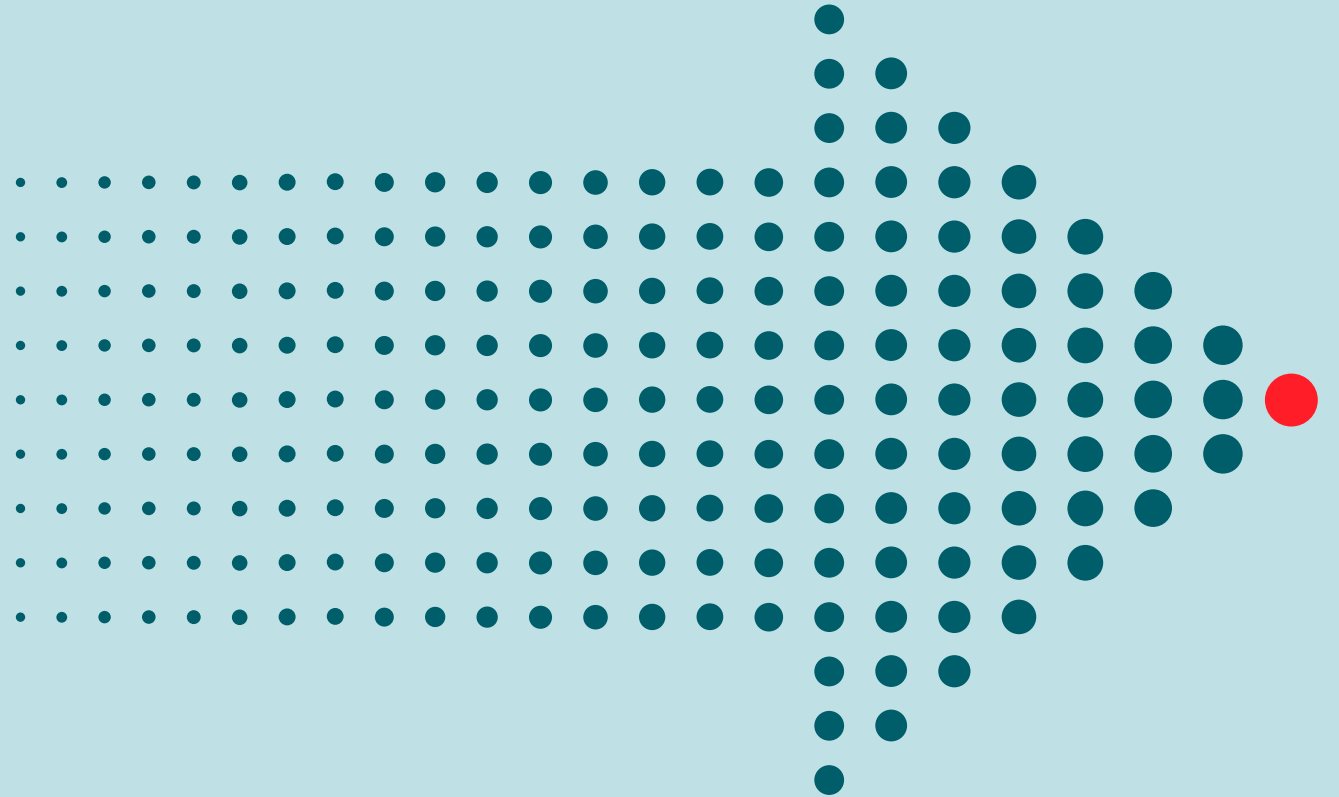


	Bangalore	Chennai	Hyderabad	Pune	Mumbai	Total
Eligible Transactions – TTM (nos.)	41	13	9	5	4	72
~SBA ('000 sq ft)	1,130	300	320	60	40	1,850

- 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 July 2025 to June 2026)
 - There were no eligible transactions in IF, MWC, aVance II Pune and ITPP-H for the period

06

Growth Strategy



Strong Growth Track Record

Performance since IPO

CAGR since IPO
10%

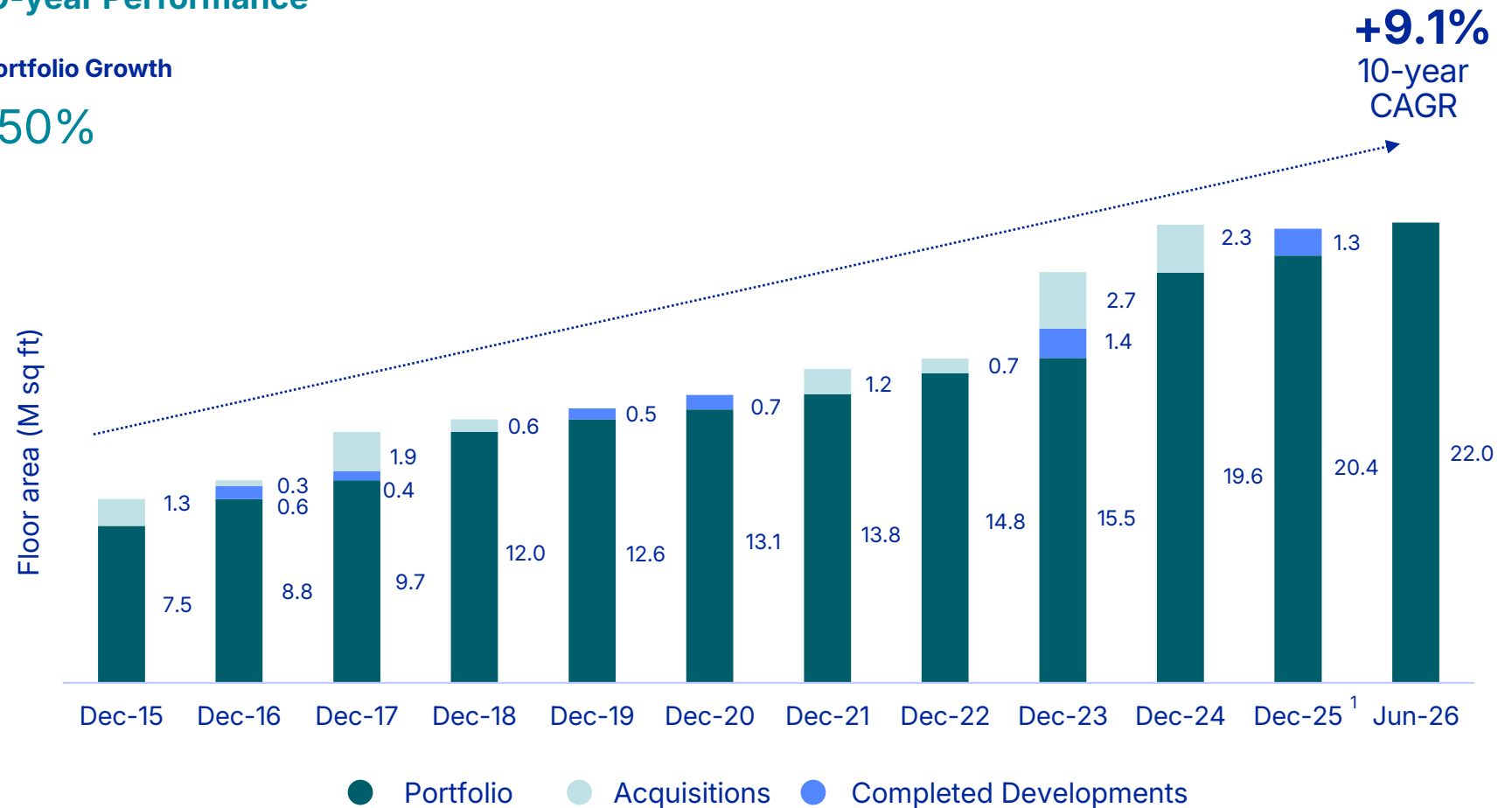
Total Completed Developments
8.3 M sq ft

Total Acquisitions
11.3 M sq ft

Third Party : Sponsor Acquisitions
74:26

10-year Performance

Portfolio Growth
150%

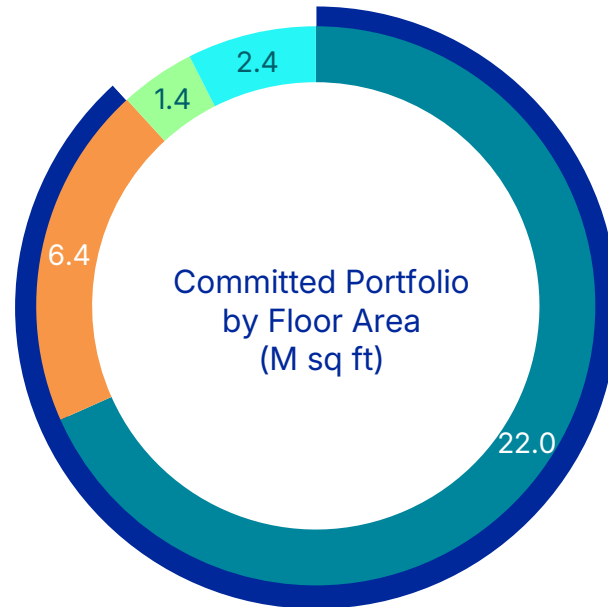


1. Includes completion of CapitaLand Data Centre Navi Mumbai Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

Growth Based on Committed Pipeline

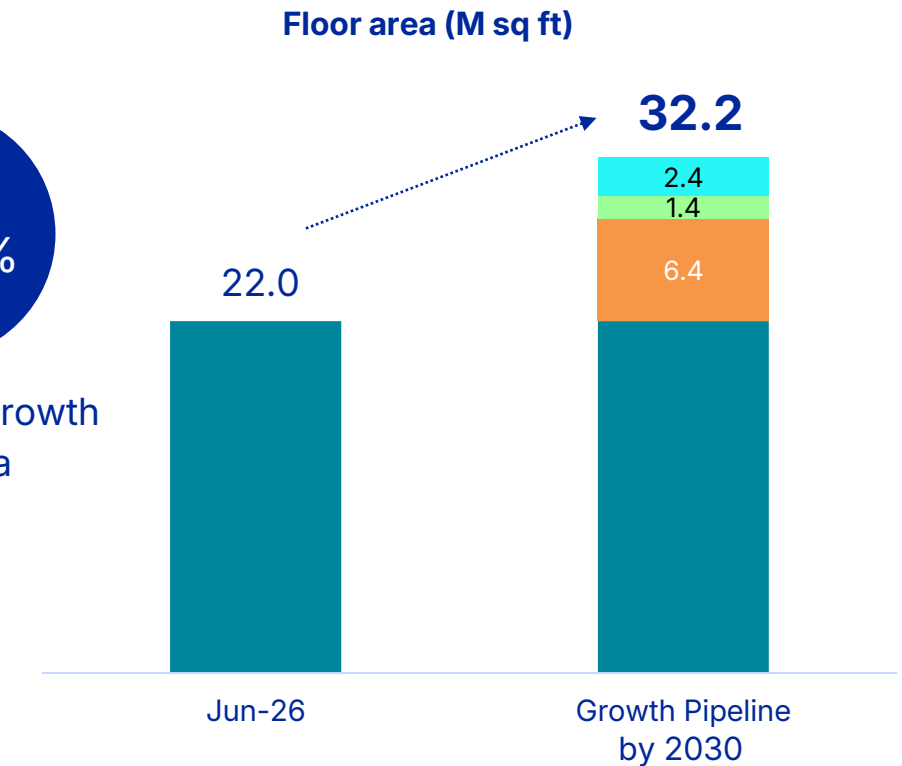
88%

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

- ✓ ~75% committed to US pharma company and coworking player

Assets Under Construction

GardenCity

Bangalore

Floor Area:
1.3 M sq ft

Development Progress

- ✓ Completed

Leasing Update

- ✓ ~19% committed to an automotive company

Ebisu

Bangalore

Floor Area:
~1.2 M sq ft

Development Progress

- ✓ Finishing work in progress

Leasing Update

- ✓ LOI signed for 100%

MAIA

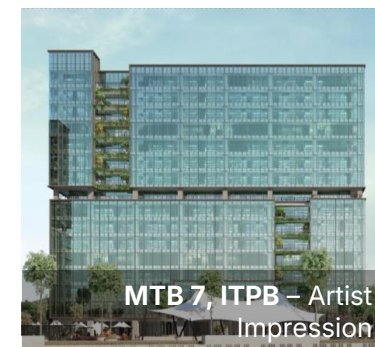
Bangalore

Floor Area:
1.1 M sq ft

Development Progress

- ✓ Substructure works in progress

Development



MTB 7, ITPB

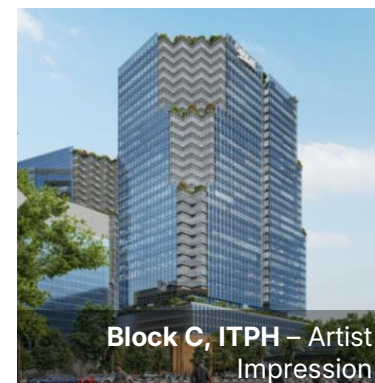
Floor Area: 0.9 M sq ft

Development Progress

- ✓ Superstructure in progress

Leasing Update

- ✓ LOI signed for 100% with Fortune 50 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	0.8	Completed	INR 14.0 B (S\$187 M)	INR 6.3 B (S\$84 M)
Gardencity	Project I	1.3	1H 2026	INR 14.3 B (S\$191 M)	INR 2.4 B (S\$32 M)
Ebisu	Building I	1.2	2H 2026	INR 15.0 B (S\$200 M)	INR 7.6 B (S\$101 M)
MAIA		1.1	2H 2028	INR 15.0 B (S\$200 M)	INR 10.3 B (S\$138 M)
INDUSTRIAL					
Casa Grande – OneHub Chennai	Phase 1, 2 & 3	0.8	2H 2026 ²	INR 2.2 B (S\$29 M)	INR 1.0 B (S\$14 M)
Total		6.4		INR 76.6 B (S\$1.0 B)	INR 42.6 B (S\$569 M)

All information as at 30 June 2026 unless otherwise stated

Based on the exchange rate of S\$1 : INR 74.9

- 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.

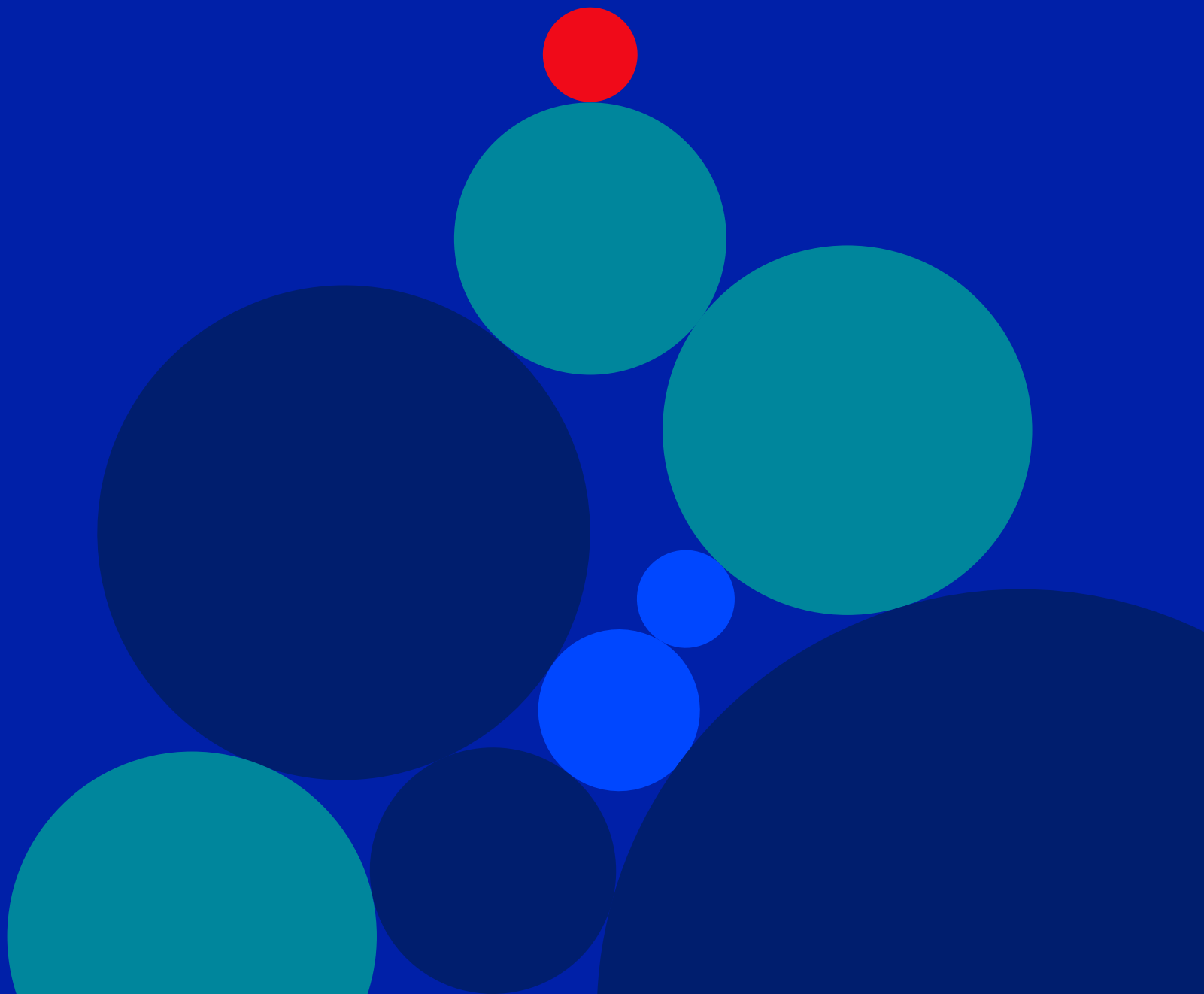
Thank You

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07

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

Semi-annual repatriation of income from India to Singapore

Monthly forward contracts to lock in income to be repatriated

Distribution Policy

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

10% retained to provide financial flexibility in growing the Trust

Diversified Portfolio



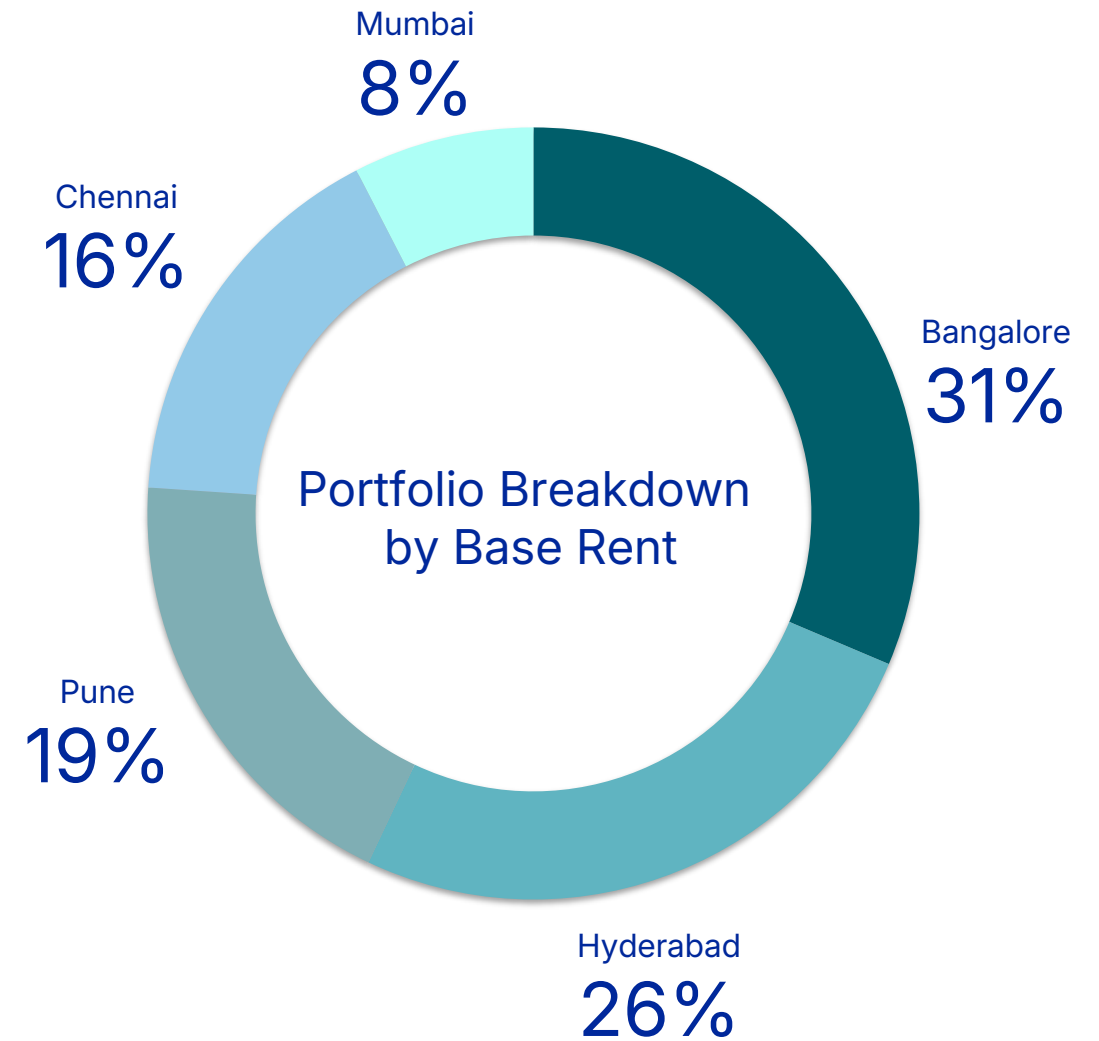
Total Number of Tenants
300



Average Space per Tenant
~61,000 sq ft



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



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 June 2026

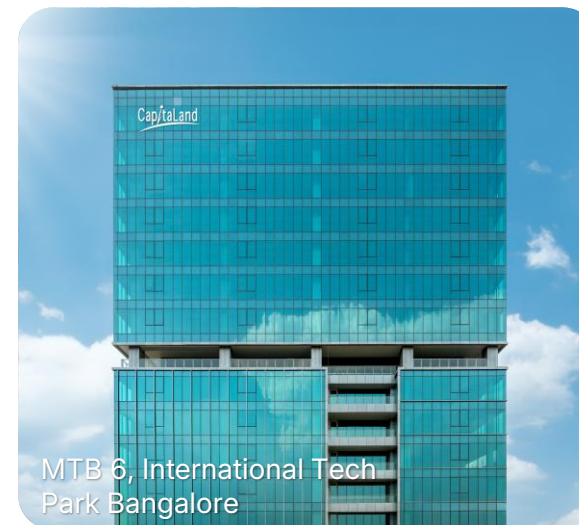
Note: Excludes Data Centres under development

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



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 – 4Q 2026	3Q 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 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.

Forward Purchase

Key Stages



Construction
Funding



Leasing



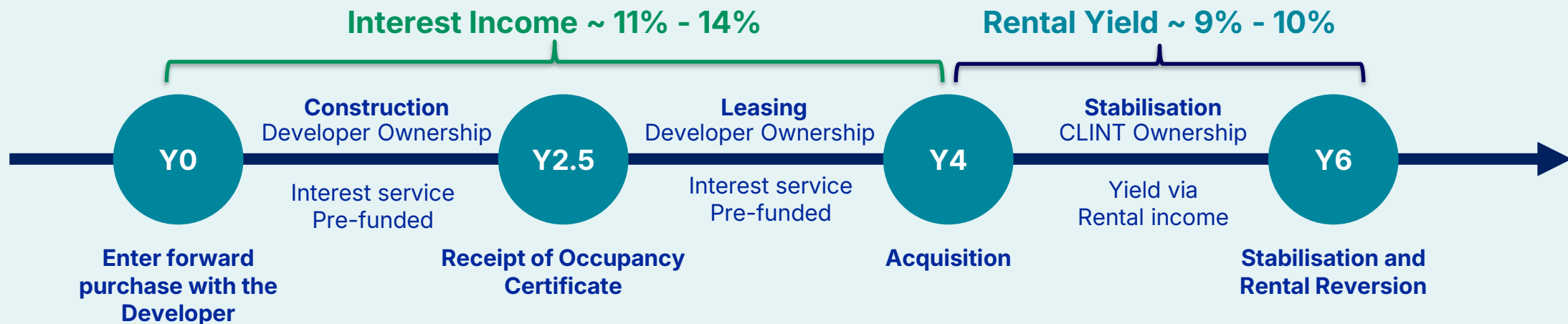
Asset
Acquisition



Advantages of Forward Purchases

- ✓ Sufficient security cover to mitigate downside risk in the event of default
- ✓ Set time limit for completion and leasing
- ✓ Vacancy deductions for the risk of acquiring with vacancy

Life Cycle



Proven Track Record in Forward Purchases

Completed forward purchase acquisitions

aVance, Hyderabad

aVance 3



aVance 4



aVance 6



Acquisition dates
July 2015 to
March 2021

Acquired at
INR 9,940 M

**31 Dec-25
Valuation¹**
INR 19,725 M

aVance, Pune

aVance I

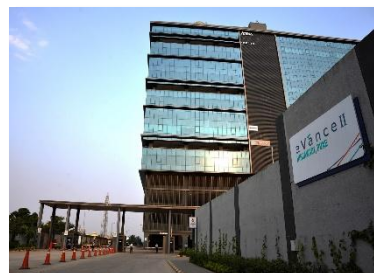


Acquisition date
February 2017

Acquired at
INR 6,406 M

31 Dec-25 Valuation
INR 11,713 M

aVance II



Acquisition date
March 2024

Acquired at
INR 7,730 M

31 Dec-25 Valuation
INR 10,052 M

Building Q1 & Q2, Mumbai

Building Q1, Mumbai



Acquisition date
November 2021

Acquired at
INR 3,420 M

31 Dec-25 Valuation
INR 5,130 M

Building Q2, Mumbai



Acquisition date
July 2024

Acquired at
INR 7,030 M

31 Dec-25 Valuation
INR 7,885 M

Completed forward purchase acquisitions account for 7.1 M sq ft (32.3%) of CLINT's total portfolio floor area²

1. Total valuation for five properties in aVance Hyderabad.
2. Total portfolio floor area of 22.0 million sq ft as at 30 June 2026.

Value Creation through Redevelopment

Completed Redevelopment: Block A, International Tech Park Hyderabad (ITPH)



Auriga

Leasable Area	0.2 M sq ft
Valuation	INR 6,386 psf (FY 2016/17)
Key Tenants	✓ AT&T, Head Infotech, RMSI



Block A

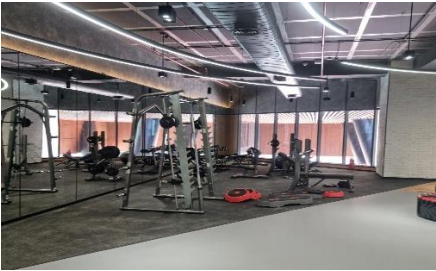
Leasable Area	1.4 M sq ft (+600%)
Valuation ¹	INR 11,725 psf (+84%)
Key Tenants	✓ Bristol Myers Squibb, Ernst & Young, London Stock Exchange and Warner Bros



Bridge+ Lobby



Food Court



Gym

1. Valuation of Block A, ITPH as at 31 December 2025.

Successful New Development

New Development: MTB 6, International Tech Park Bangalore (ITPB)

Metrics

0.8 M sq ft

Net Leasable Area

INR 11,829 psf

Valuation¹

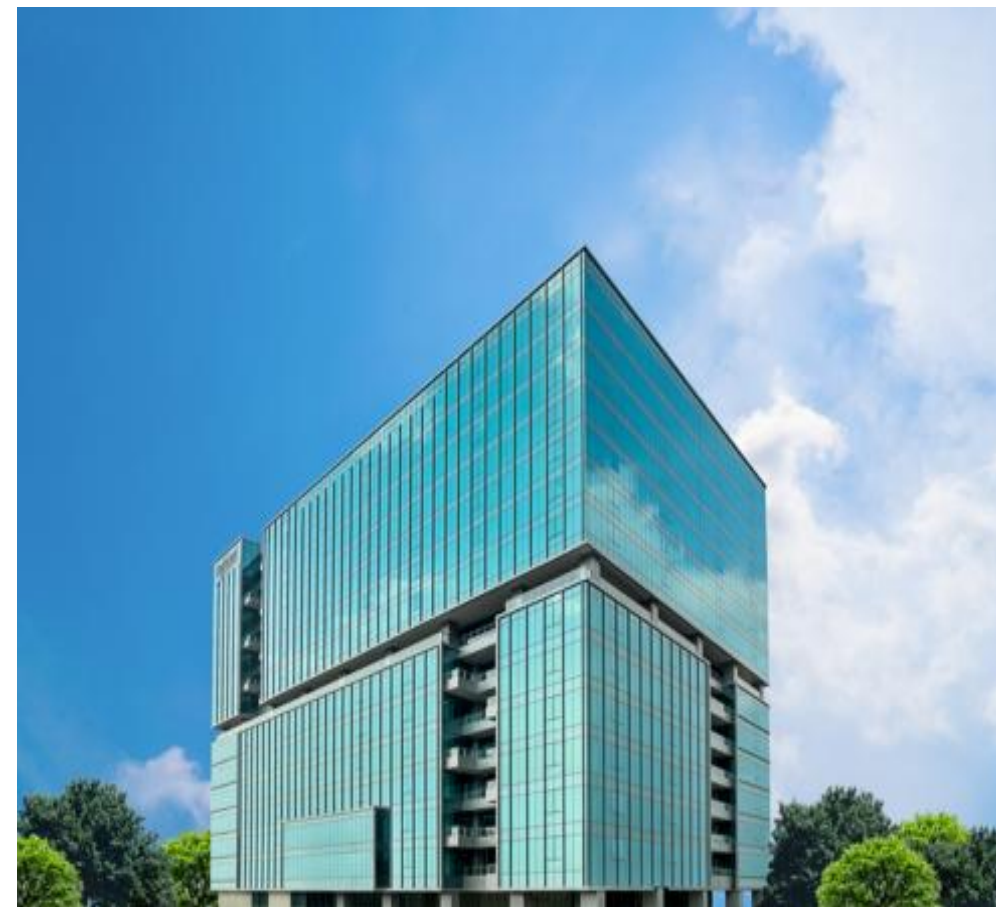
INR 5,101 psf

Development Cost²

Property Status

- ✓ Fully committed and leased to a large semiconductor tenant
- ✓ Operations and income contribution commenced in 1H 2025

1. Valuation of MTB 6, ITPB as at 31 December 2025.
2. Based on the budgeted and awarded amounts in 2023.

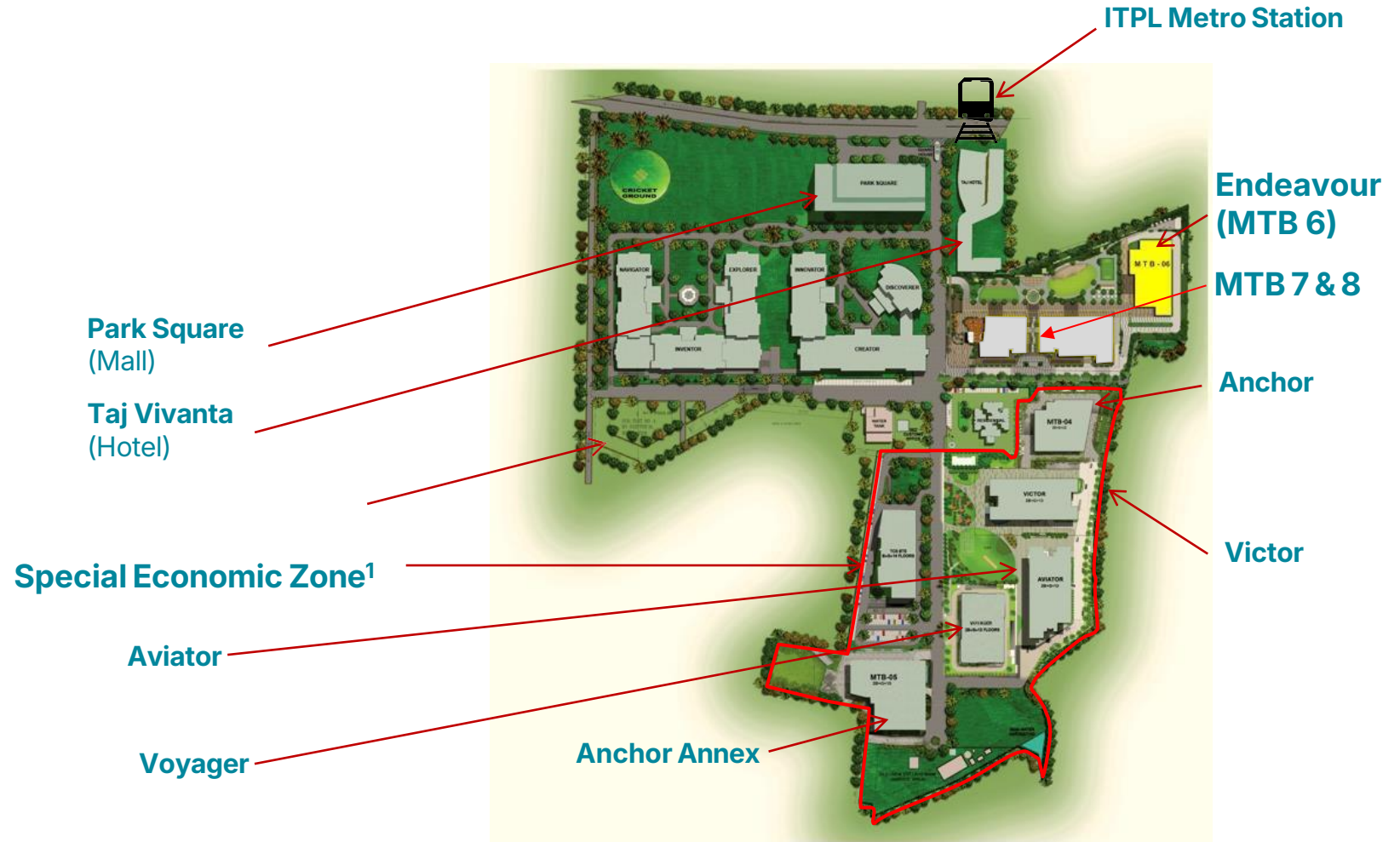


Development: ITPB Pipeline

Growth Strategy

Future Development Potential

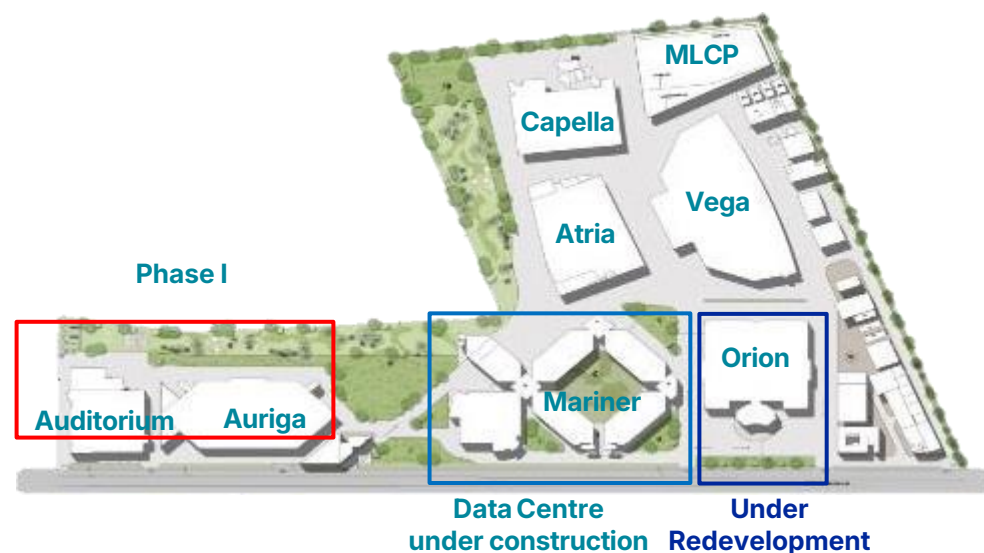
- Remaining development potential of 1.4 M sq ft
- MTB 7 (0.9 M sq ft) has started development in 4Q 2025
- ITPB's 40 Mega Volt Amperes (MVA) air insulated substation has been upgraded to a 120 MVA gas insulated substation



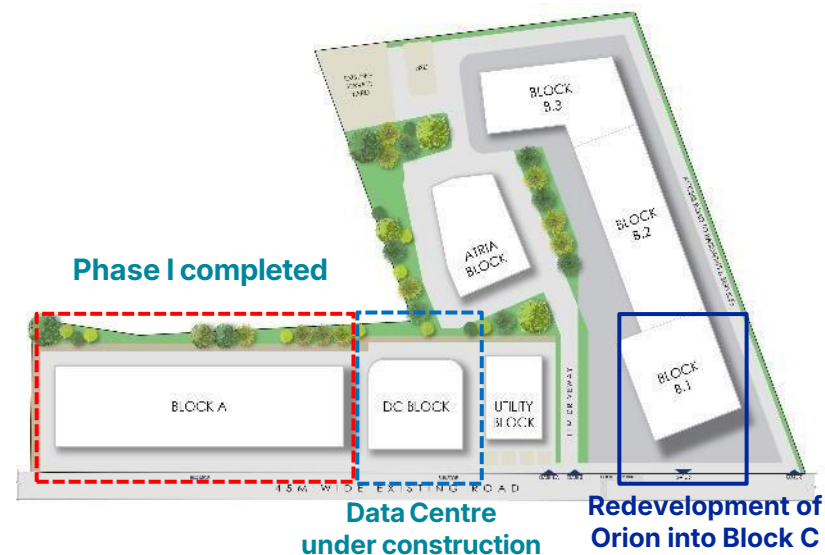
Development: ITPH redevelopment

Growth Strategy

Original Master Plan (~1.7 M sq ft)



Proposed Master Plan (~7.5 M sq ft)



Redevelopment to increase the development potential, rejuvenate the existing park, and leverage strong demand in Hyderabad:

- Redevelopment of Phase 1, Block A (1.4 M sq ft) has been completed; the building is fully occupied by global companies like Bristol Myers Squibb, Ernst & Young, Tata Consultancy Services and Warner Bros.
- Phase 2 consists of the ongoing development of a ~27 MW IT Load Data Centre, which is expected to be completed in 2027.
- Phase 3 consists of 3 IT Office buildings whose re-development is planned over the next 8 to 10 years. Commenced development of Block C (1.5 M sq ft) on the site of Orion in 4Q 2025 with target completion in 4Q 2029.

IT Park: aVance 5, Hyderabad

Growth Strategy (Forward Purchase)

Metrics

25.7 acres / 10.4 ha **1.2 M sq ft – (5)**
Site Area Floor Area

Property Status

- ✓ **Construction Status:**
Completed with Occupancy Certificate received; Building is operational
- ✓ **Leasing Status:**
 - ~83% committed to global tenants across healthcare, IT consulting and financial services
 - Advanced discussions for further commitments ongoing

CLINT has ROFR to (7), (8), (9) & (10)



Asset Ownership

- CLINT Assets
- Vendor Assets
- Landowner Assets

IT Park: aVance Business Hub 2, Hyderabad

Growth Strategy (Forward Purchase)

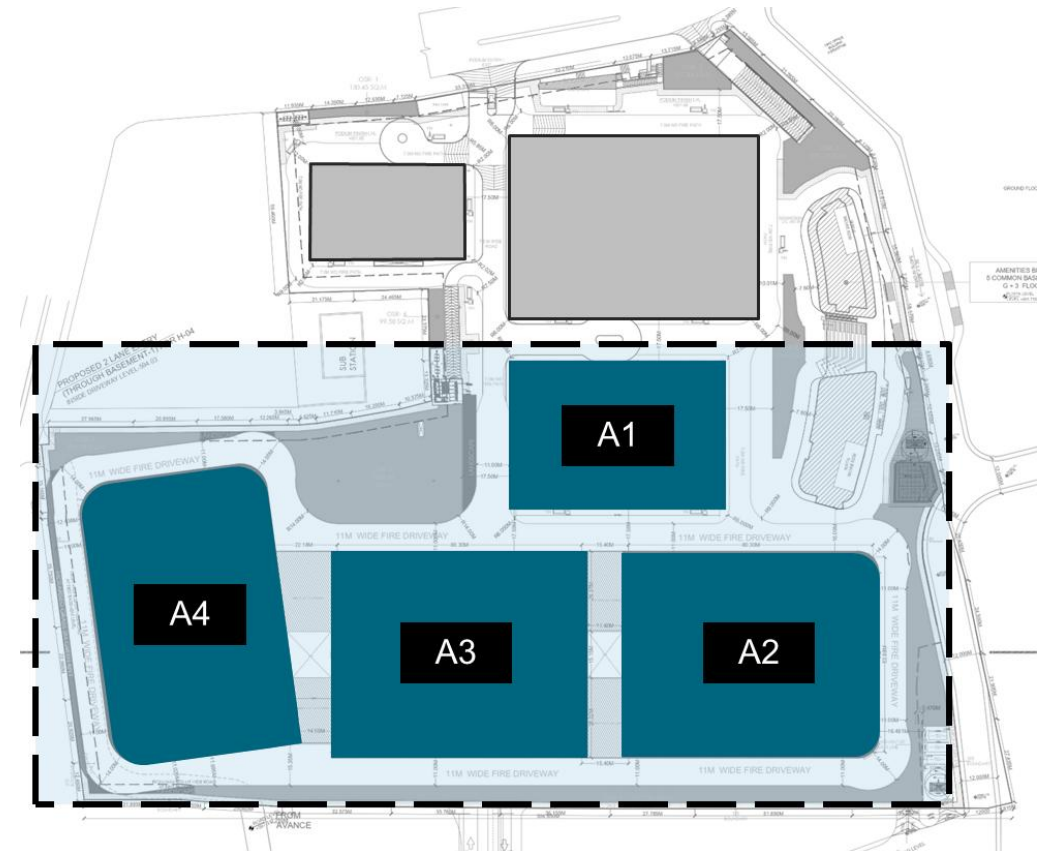
Metrics

14.4 acres / 5.8 ha
Site Area

4.5 M sq ft
Floor Area
of A2 to A4

Property Status

- ✓ **Construction Status:**
Construction of A1 building is completed with landscaping works in progress. Fire NOC and Occupancy Certificate have been obtained.
- ✓ **Leasing Status:**
 - ~75% committed to a leading US pharma company and global coworking player
 - Discussions for further commitments underway



Proposed buildings under optional
forward purchase with CLINT

IT Park: Gardencity, Bangalore

Growth Strategy (Forward Purchase)

Metrics

Hebbal, Bangalore Project I: **1.3 M sq ft**
Site Area Floor Area

Property Status

- ✓ **Expected Completion:**
Project I: 1H 2026
- ✓ **Construction Status:**
Finishing works of Project I is nearing completion
Occupancy Certificate has been obtained
- ✓ **Leasing Status:**
~19% committed to a large automotive company



Gardencity, Bangalore

IT Park: Ebisu, Bangalore

Growth Strategy (Forward Purchase)

Metrics

Outer Ring Road
Site Area

~1.15 M sq ft
Floor Area

Property Status

- ✓ **Expected Completion:** 2H 2026
- ✓ **Construction Status:**
Basement and Superstructure completed.
Ongoing works on external façade.
- ✓ **Leasing Status:**
Letter of Intent signed with an enterprise Global Capability Centre platform



IT Park: MAIA, Bangalore

Growth Strategy (Forward Purchase)

Metrics

Outer Ring Road
Site Area

1.1 M sq ft
Floor Area

Property Status

- ✓ **Expected Completion:** 2H 2028
- ✓ **Construction Status:**
Pre-construction approvals being obtained
- ✓ **Leasing Status:**
Discussions with potential tenants underway



Industrial: Casa Grande – OneHub, Chennai

Growth Strategy (Forward Purchase)

Metrics

OneHub, Chennai
Site Area

0.8 M sq ft
Floor Area

Property Status

- ✓ **Expected Completion:** 2H 2026
- ✓ **Construction Status:**
Phase 1 (0.48 M sq ft): Construction underway
- ✓ **Leasing Status:**
Discussions with potential tenants underway



Lease Expiry Profile by Base Rent

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	3.5%	3.7%	3.3%	7.9%	13.1%	31.5%
Hyderabad	0.8%	5.2%	10.0%	4.3%	5.2%	25.5%
Chennai	1.3%	4.6%	2.9%	2.2%	5.4%	16.4%
Pune	0.2%	1.3%	4.2%	5.8%	7.5%	19.1%
Mumbai	0.2%	2.4%	1.9%	0.9%	2.3%	7.6%
Total	6.0%	17.1%	22.4%	21.1%	33.5%	100.0%

Note: Excludes Logistics Park and Data Centres

Lease Expiry Profile by Area

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	3.7%	3.9%	3.2%	7.7%	12.4%	30.9%
Hyderabad	0.7%	4.6%	9.3%	4.4%	4.2%	23.1%
Chennai	1.0%	3.6%	3.5%	1.7%	4.8%	14.7%
Pune	0.5%	1.6%	5.6%	7.2%	8.8%	23.6%
Mumbai	0.2%	2.5%	1.8%	0.9%	2.3%	7.8%
Total	6.0%	16.1%	23.3%	22.0%	32.5%	100.0%

Note: Excludes Logistics Park and Data Centres

Sustainability Highlights

Environmental



G R E S B
REAL ESTATE
★★★★★ 2025

GRESB Real Estate Assessment 2025
5-star Rating, 92 points

Public Disclosure
Maintained "A"

43%

Reduction in absolute
Scope 1 and Scope 2
GHG emissions^{1,2}

57%

Renewable Energy
Consumption¹

32%

Reduction in energy
consumption intensity^{1,2}

99%

Portfolio that is
green building certified¹

Social

100%

Of employees attended at
least one ESG training⁴

36 hrs

Volunteering Hours⁴

**3 Hope
Schools**

Under construction in
Bangalore, Chennai and Pune

100%

Of suppliers abided by CLI's
Supply Chain Code of Conduct

Governance

Sustainalytics

15.2 Low Risk

ESG Risk Rating
(as at 13 June 2025)

MSCI ESG Rating

Maintained "A"

2025 Singapore

Board Diversity Index

One of the 43 listed companies that
exhibits exemplary diversity standards
across 4 or more categories

**Singapore Governance &
Transparency Index 2026**

Rank 11th⁵

Note: All information as at 31 December 2025 unless otherwise stated.

1. For business park portfolio in FY 2025.
2. Against 2019 as the baseline year.
3. The first phase, with a capacity of 21 MW, commenced power generation in January 2024.
4. Contributed by employees of the Trustee-Manager.
5. Out of 41 REITs and Business Trusts.