CAPITALAND INDIA TRUST
(Registration Number: 2007004)
(a business trust registered under the Business Trusts Act 2004)

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, CapitaLand India Trust Management Pte. Ltd. ("**CLINTMPL**") (in its capacity as trustee-manager of CapitaLand India Trust ("**CLINT**")) wishes to announce that (A) Minerva Veritas Data Centre Private Limited ("**MVDC**"), an indirect 100% subsidiary of CLINT, has entered into a INR15 billion (approximately S$220.6 million[1]) sustainability-linked construction loan facility (the "**Onshore Loan Facility**") agreement with Sumitomo Mitsui Banking Corporation, New Delhi Branch (the "**Lender**") on 30 September 2025 (the "**Facility Agreement**") and (B) CLINT has availed a Standby Letter of Credit facility from Sumitomo Mitsui Banking Corporation, Singapore Branch ("**SMBC SG**"), with an overall limit of US$193 million (approximately S$249.0 million[2]) issued in favour of the Lender for the provision of the Onshore Loan Facility on 30 September 2025 (the "**SBLC**").

Pursuant to the terms of the Facility Agreement,

(a) a mandatory prepayment event, as well as an event of default, would occur if CLINT, without having obtained the prior written consent of the Lender, ceases to, directly or indirectly:
    (i) be the legal or beneficial owner of at least 51% of the share capital of MVDC; or
    (ii) retain management control in MVDC; and
(b) an event of default would also occur if any SBLC Trigger Event (as defined below) were to occur,

(collectively, the "**FA Trigger Events**").

Pursuant to the terms of the SBLC, the facilities under the SBLC may be terminated if any of the following conditions occurs resulting in a breach of the SBLC:

(1) CLINTMPL ceases to be the trustee-manager of CLINT without the prior written consent of SMBC SG and a replacement trustee-manager acceptable to SMBC SG is not appointed in accordance with the terms of the trust deed constituting CLINT dated 7 December 2004 (as amended, varied and/or supplemented from time to time)(the "**Trust Deed**") or by the effective date of the resignation or removal of the trustee-manager; or

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[1] Exchange Rate of S$1 = INR 68 is used throughout this announcement.
[2] Exchange Rate of US$1 = S$1.29 is used throughout this announcement.

(2) CLINT is terminated pursuant to the provisions of the Trust Deed; or
(3) CapitaLand Investment Limited ceases to own (whether directly or indirectly) at least 51% per cent of the share capital of CLINTMPL,

(collectively, the "**SBLC Trigger Events**").

If any of the FA Trigger Events or SBLC Trigger Events were to occur and either (i) MVDC fails to pay the outstanding amounts due and payable under the Facility Agreement or (ii) CLINT fails to pay the outstanding amounts due and payable under the SBLC, it may trigger cross defaults under other facilities, debt issues and borrowings of CLINT and/or its subsidiaries (collectively, together with the facility under the Facility Agreement, "**Borrowings**"). The aggregate level of Borrowings which are outstanding and that may be affected is approximately S$1,806 million (excluding interest) as at 30 September 2025.

As at the date of this announcement, none of the FA Trigger Events or SBLC Trigger Events have occurred.

By Order of the Board
CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD.
(Company Registration No. 200412730D)
(as Trustee-Manager of CapitaLand India Trust)

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
30 September 2025

Important Notice

The value of CLINT units ("Units") and the income derived from them may fall as well as rise. Units are not the obligations of, deposits in, or guaranteed by, CLINTMPL as trustee-manager of CLINT or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request CLINTMPL as trustee-manager of CLINT to redeem their Units while the Units are listed. It is intended that Unitholders of CLINT may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLINT is not necessarily indicative of the future performance of CLINT.

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