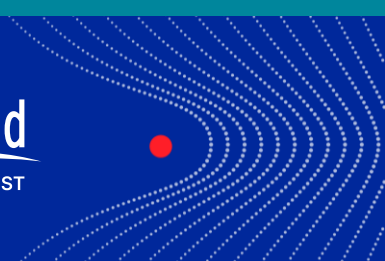




J.P. Morgan ASEAN Real Assets Forum

30 June 2026

CapitaLand
INDIA TRUST



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All measurements of floor area are defined herein as "Super Built-up Area" or "SBA", which is the 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.

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

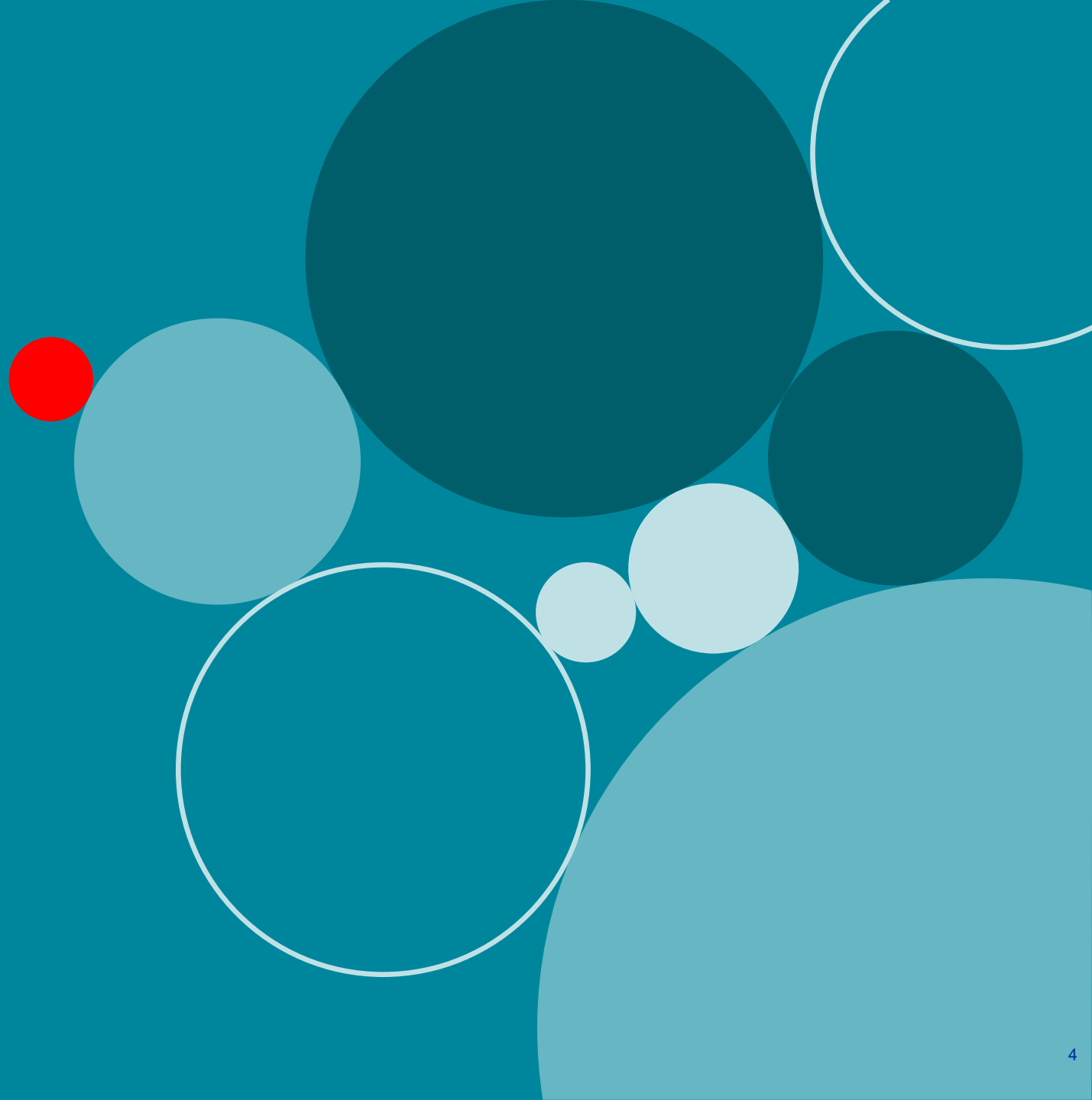
- 01 About CLINT
- 02 Highlights
- 03 Capital Management
- 04 Operational Review
- 05 Growth Strategy
- 06 Appendix



Block A,
International Tech Park
Hyderabad

01

About CLINT



CLINT: India Portfolio with High Yield and Growth

World-class quality assets across 5 key cities in India

Portfolio and Pipeline

21.7 M sq ft
Completed
Floor
Area

7.3 M sq ft
Forward
Purchases

1.9 M sq ft
IT Park
Developments

200 MW
Gross Capacity
Data Centres
Development

3.7 M sq ft
Development
Potential

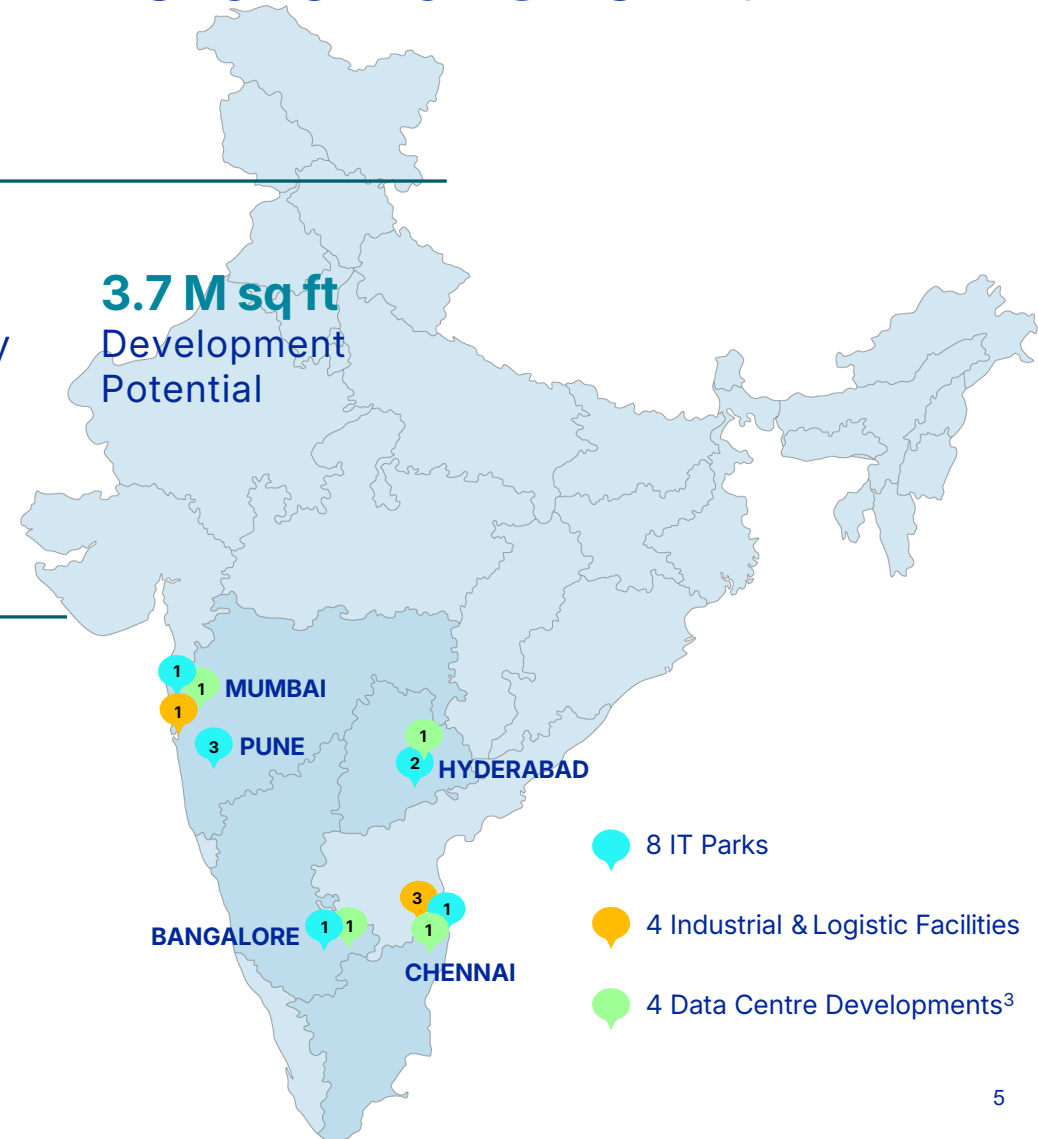
Investment Metrics

CY6U
Stock
Quote

8.3%¹
Dividend
Yield

10.7%²
Total Unitholder
Return

\$S\$1.5 B
Market
Capitalisation



Note: Above as at 31 May 2026 unless otherwise stated.

1. Dividend yield is based on annualised FY 2026 Advanced Distribution of 1.44 Singapore cents and closing price of \$S\$1.01 per unit as at 29 May 2026.

2. Source: Bloomberg. Total unitholder return based on 12 months from 31 May 2025 to 31 May 2026.

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

CLINT: Capturing India's Growth Through Platform Strength and Execution

Proxy to India's Growth

- Ride on India's rapid urbanisation, digitalisation and growing workforce
- Increasing attractiveness of India as an IT and artificial intelligence hubs for global capability centres

Strong Platform

- Diversified and scalable portfolio in IT Parks, Industrial & Logistics and Data Centres across 5 key Indian cities
- Singapore-listed business trust that distributes at least 90% of its income available for distribution in SGD terms
- Backed by strong sponsor, CapitaLand Investment, and aligned to its 2030 Sustainability Master Plan

Proven Track Record

- Grown over 5 times in floor area since IPO in 2007
- Achieved DPU growth with 10-year CAGR of 4% in SGD terms
- Proactive capital management to increase natural hedge and minimise foreign exchange risk

Clear Growth Visibility

- On track for ~49% growth in portfolio floor area by 2030 based on committed pipeline through forward purchase programme and developments
- 3.7 M sq ft of land available for development within portfolio
- Portfolio reconstitution to unlock value from non-core assets for higher-yielding investments

02

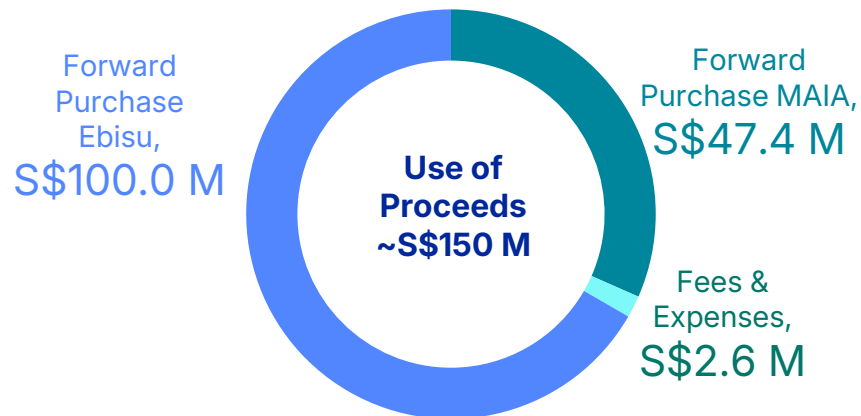
Highlights



Key Milestones in 1Q 2026

Private Placement launched on 24 February 2026

- ✓ Private Placement of 124.2 million new units at an issue price of S\$1.208 per new unit to raise gross proceeds of **~S\$150 million** to fund forward purchases
- ✓ Private placement was approximately **2.6x** covered with strong participation from a quality mix of new and existing institutional, accredited and other investors



Divestment of 20.2% interest in three DCs under development completed on 27 February 2026

Total Consideration¹

INR 7.0 B
SGD 99.7 M



Enterprise Value¹

INR 52.0 B
SGD 738 M



Independent Valuation²

INR 45.7 B
SGD 649 M

1. Figures are indicative and are subjected to further adjustments.

2. Independent valuation by Cushman & Wakefield (India) Pvt. Ltd. as at 31 December 2025.

Steering Through Macro Headwinds

Artificial Intelligence (AI)



- Impact of AI on space requirements by occupiers



- ✓ Evolving space requirements towards more modular, AI-compatible layouts, supported by reliable digital infrastructure
- ✓ India's Global Capability Centres (GCCs) landscape is strengthening as GCCs scale up their role as global AI-led innovation hubs¹
- ✓ IT sector and GCCs contributed to record office absorption of ~83 million sq ft in 2025¹
- ✓ Proactive portfolio management and asset enhancement initiatives ensures CLINT's assets remain competitive

Geopolitical Tensions



- Rising energy prices globally
- Inflationary pressure



- ✓ 57% of CLINT's energy requirements come from renewable energy in FY 2025
- ✓ Utility costs form part of common area maintenance expenses which are largely recovered from tenants, resulting in no material impact on net property income
- ✓ Proactive cost management and monitoring of any inflationary impact on development projects

Foreign Exchange Risks



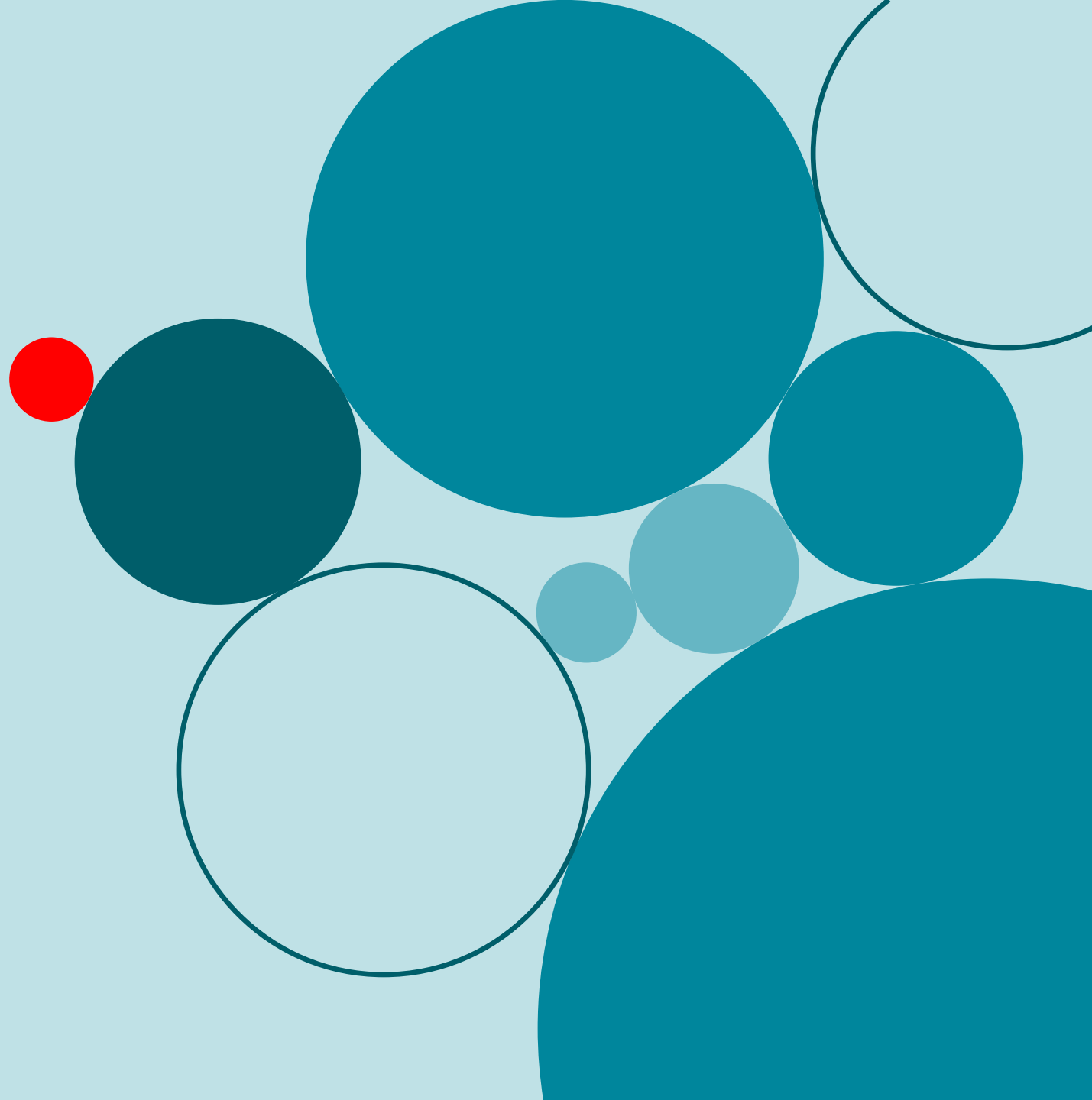
- Depreciating India Rupee



- ✓ CLINT to increase onshore India debt to 40-50% of total borrowings over the next few years to increase natural hedge
- ✓ 54% of debt is denominated in INR as at 1Q 2026
- ✓ Monthly forward contracts to lock in semi-annual repatriation of income from India to Singapore
- ✓ Hedge future expected cashflows from INR to SGD

03

Capital Management



Well-spread Debt Maturity Profile

Effective Borrowings¹

S\$1,610 M

Average Term to Maturity

2.7 years

Sustainability-Linked Borrowings²

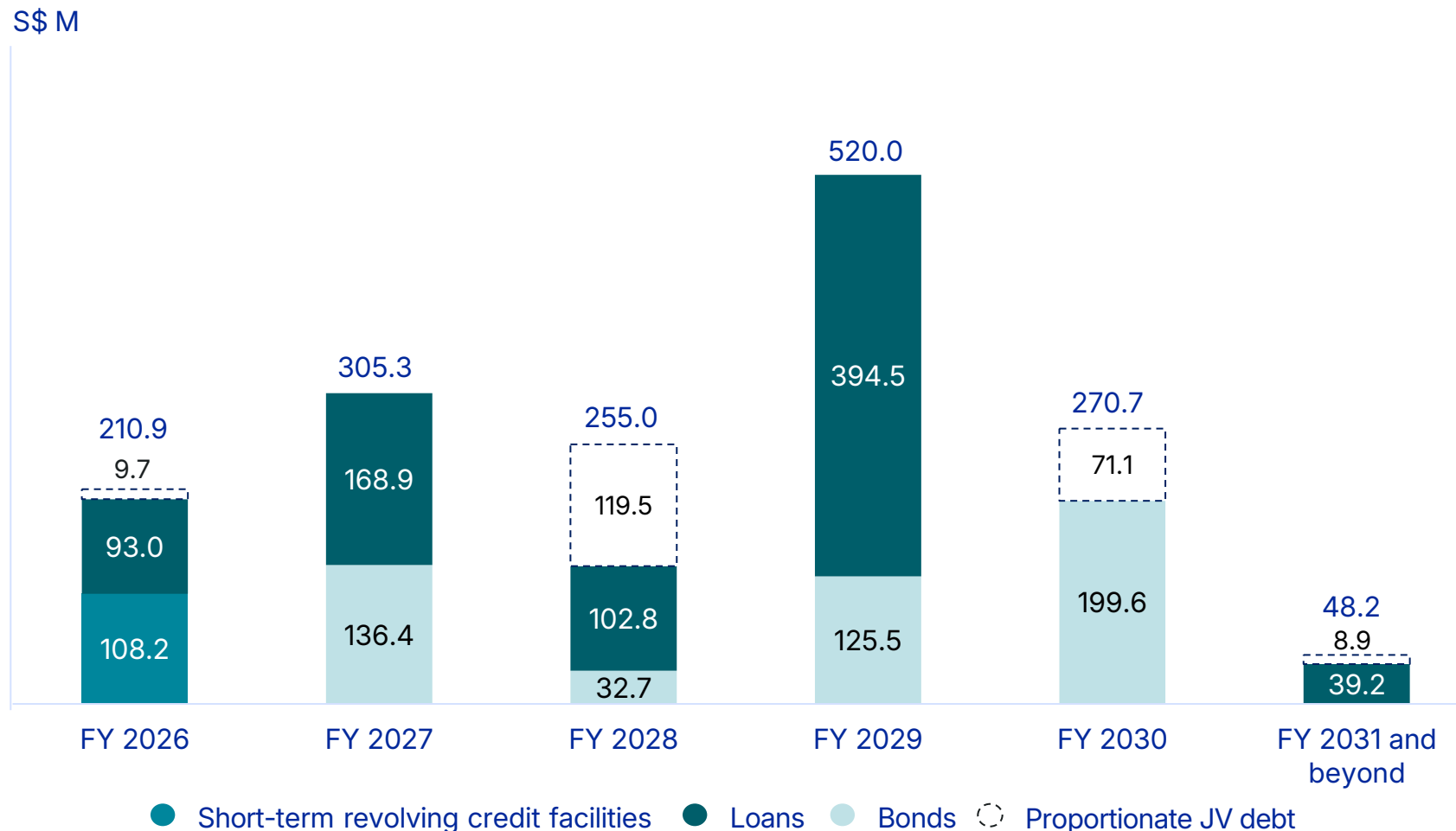
55%

INR:SGD Borrowings

54:46

INR Onshore Borrowings

23%



All information as at 31 March 2026 unless otherwise stated.

1. Includes derivative financial instruments and deferred consideration
2. Assuming fully drawn basis
3. All figures are calculated based on proportionate share of joint ventures' borrowings

Proactive Capital Management

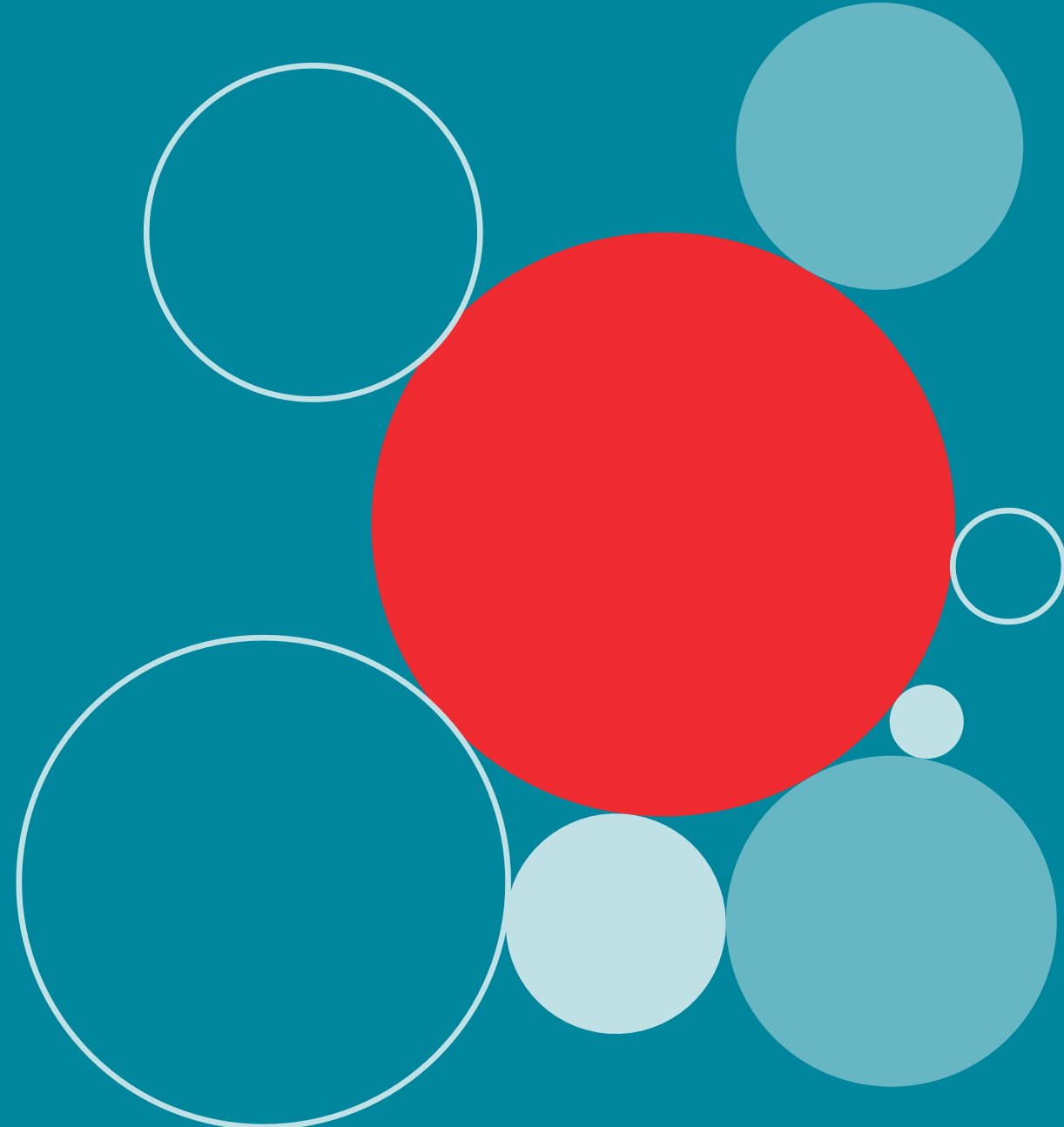
Financial Indicators	As at 31 Mar 2026	As at 31 Dec 2025
Gearing Ratio	35.7% ¹	39.6%
Net Gearing Ratio (cash and cash equivalents considered)	33.8%	37.6%
Interest Coverage Ratio ² (ICR)	2.8x	2.7x
Average Cost of Debt	5.7%	5.6%
% Borrowings on Fixed Interest Rate	78.5%	72.6%
Unsecured Borrowings	83.7%	84.0%
Available Debt Headroom (gearing limit of 50%)	S\$1,284 M	S\$967 M
Cash and Cash Equivalents	S\$132 M	S\$155 M

ICR Sensitivity ³	As at 31 March 2026
i. 10% decrease in EBITDA	2.5x
ii. 100 bps increase in interest rate	2.5x

1. CLINT's proportionate share of its joint ventures' borrowings and deposited property values are included when computing the gearing ratio. As at 31 March 2026, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 75.9% and 74.3% 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 2.8x.
3. In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2024.
4. All figures are calculated based on proportionate share of joint ventures' borrowings.

04

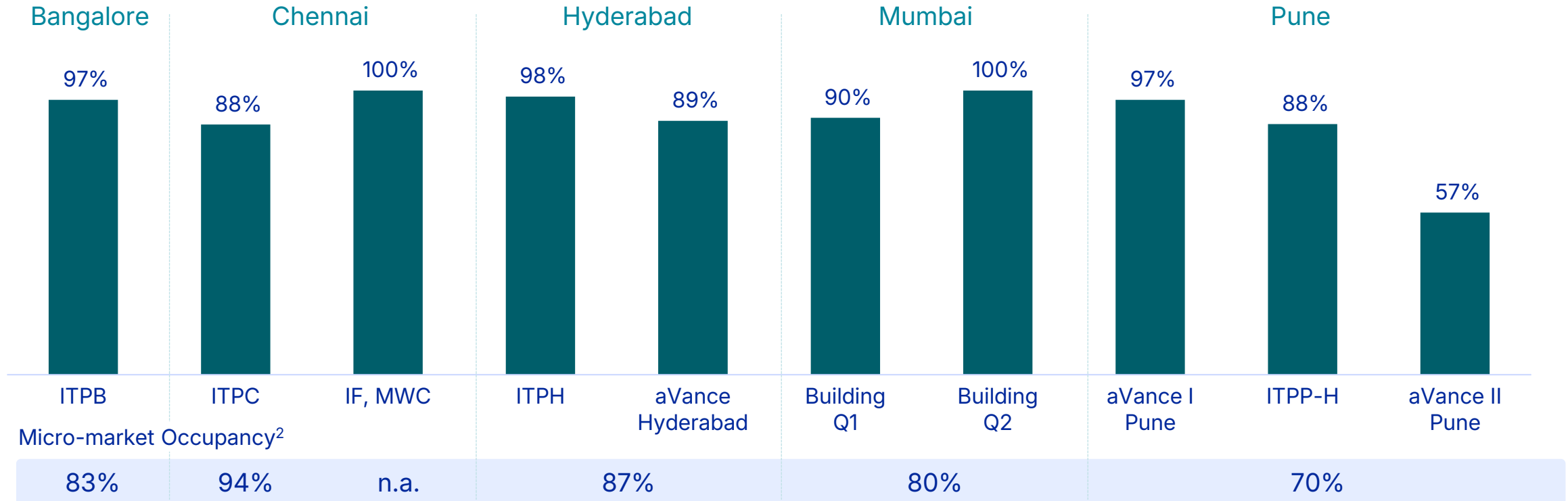
Operational Review



Portfolio Occupancy

Committed Occupancy¹

91%



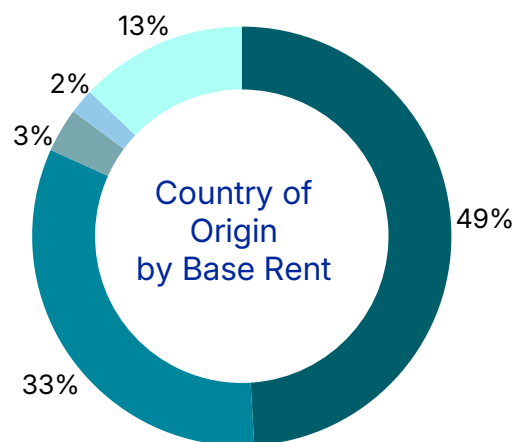
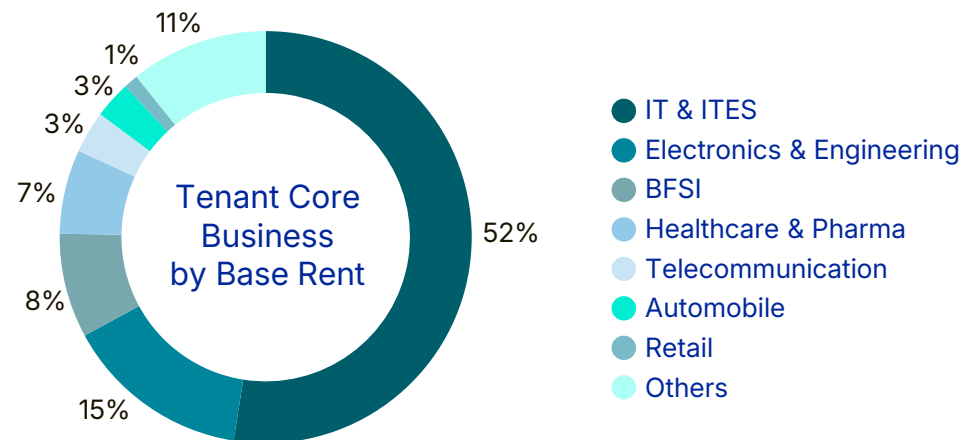
Note: Excludes Logistics Park and Data Centres

1. As at 31 March 2026

2. CBRE market report as at 31 March 2026

Diversified Portfolio

Portfolio Breakdown

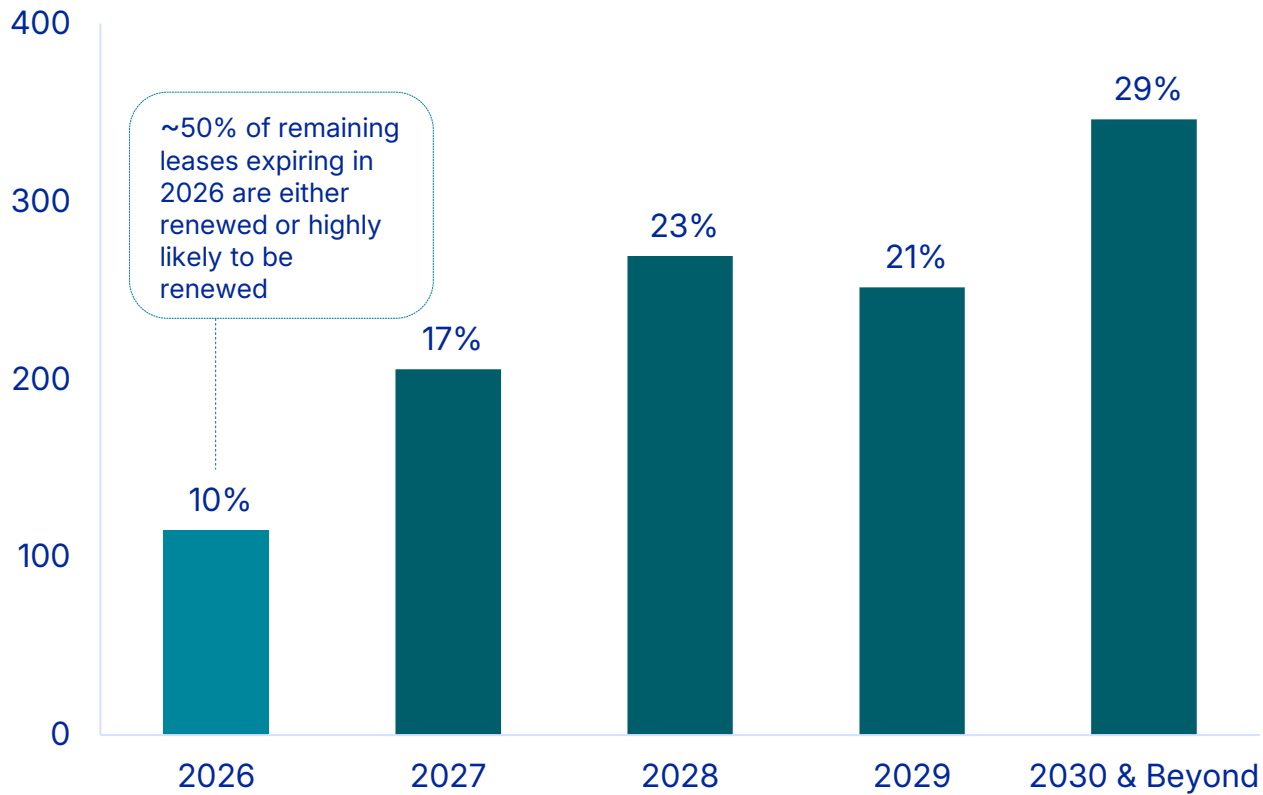


Top 10 Tenants		% of Portfolio Base Rent	Trade Sector	Asset Class
1	Tata Consultancy Services	11%	IT & ITES	IT Park
2	Applied Materials	7%	Electronics & Engineering	
3	Infosys	5%	IT & ITES	
4	UnitedHealth Group	3%	Healthcare & Pharma	
5	Amazon	3%	E-Commerce	
6	Synechron	3%	IT & ITES	
7	Pegatron	3%	Electronics & Engineering	Industrial
8	Bristol Myers Squibb	2%	Healthcare & Pharma	IT Park
9	Société Générale	2%	BFSI	
10	Deloitte	2%		
Total		39%		

All information as at 31 March 2026
 Note: Excludes Logistics Park and Data Centres

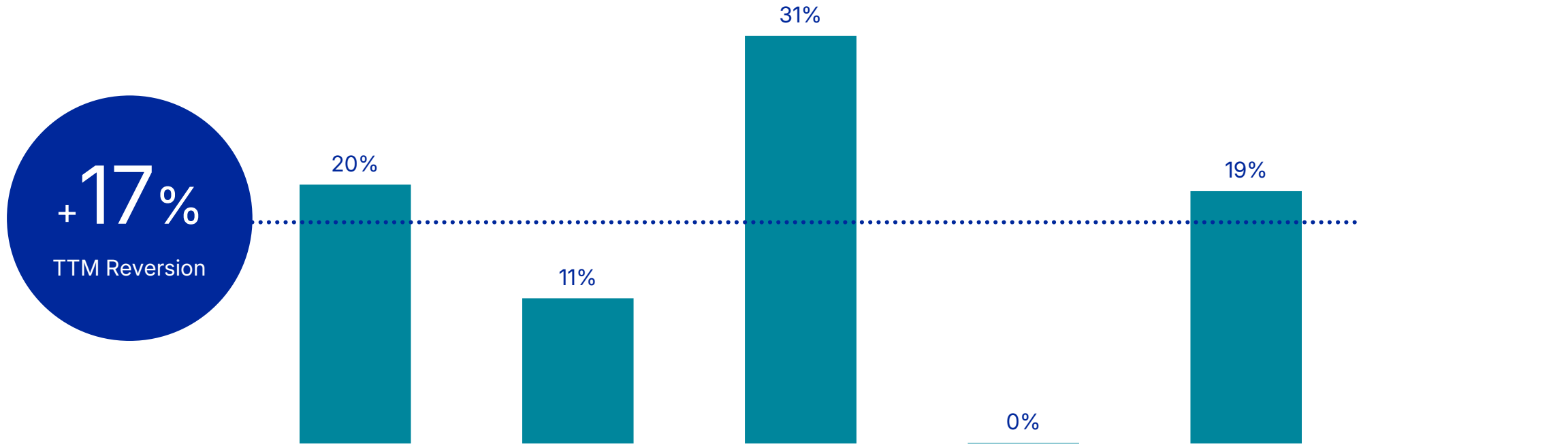
Lease Expiry Profile

Monthly base rent expiring
(INR M)



All information as at 31 March 2026
Note: Excludes Logistics Park and Data Centres

Portfolio Rental Reversion



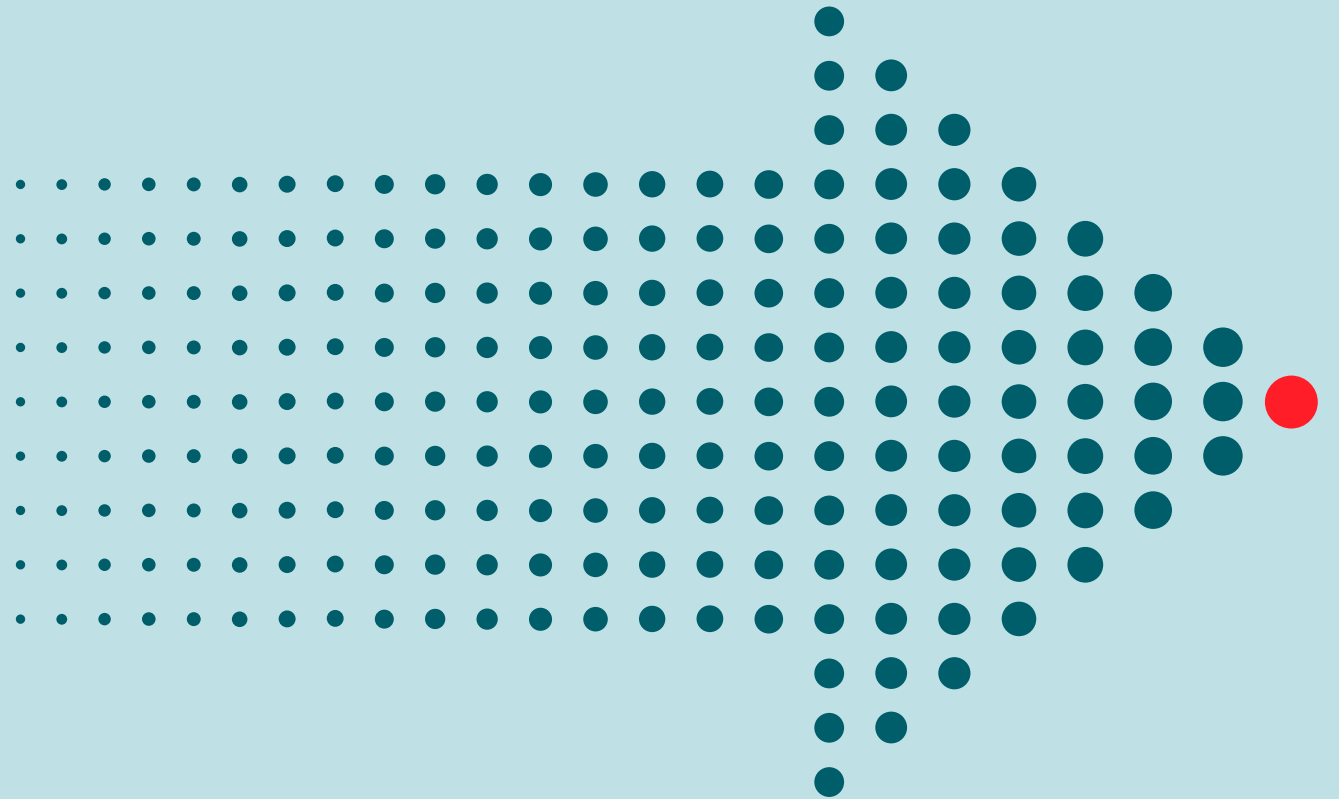
	Bangalore	Chennai	Hyderabad	Pune	Mumbai	Total
Eligible Transactions – TTM (nos.)	41	9	9	11	3	73
SBA ('000 sq ft)	880	240	320	400	40	1,880

Notes:

1. Excludes Logistics Park and Data Centres
2. Rental reversion for a lease is the percentage change of the new effective gross rent over the preceding effective gross rent (from April 2025 to March 2026)
3. There were no eligible transactions in IF, MWC and aVance II Pune for the period

05

Growth Strategy



Multiple Levers Drive Growth



✓ Increase occupancy, improve space efficiency and diversify tenant base



✓ Strengthen pipeline through forward purchase, development and market or sponsor opportunities



✓ Diversify sources of funding
✓ Increase proportion of onshore debt



✓ Initiate portfolio optimisation and reconstitution to unlock value

Current Pipeline



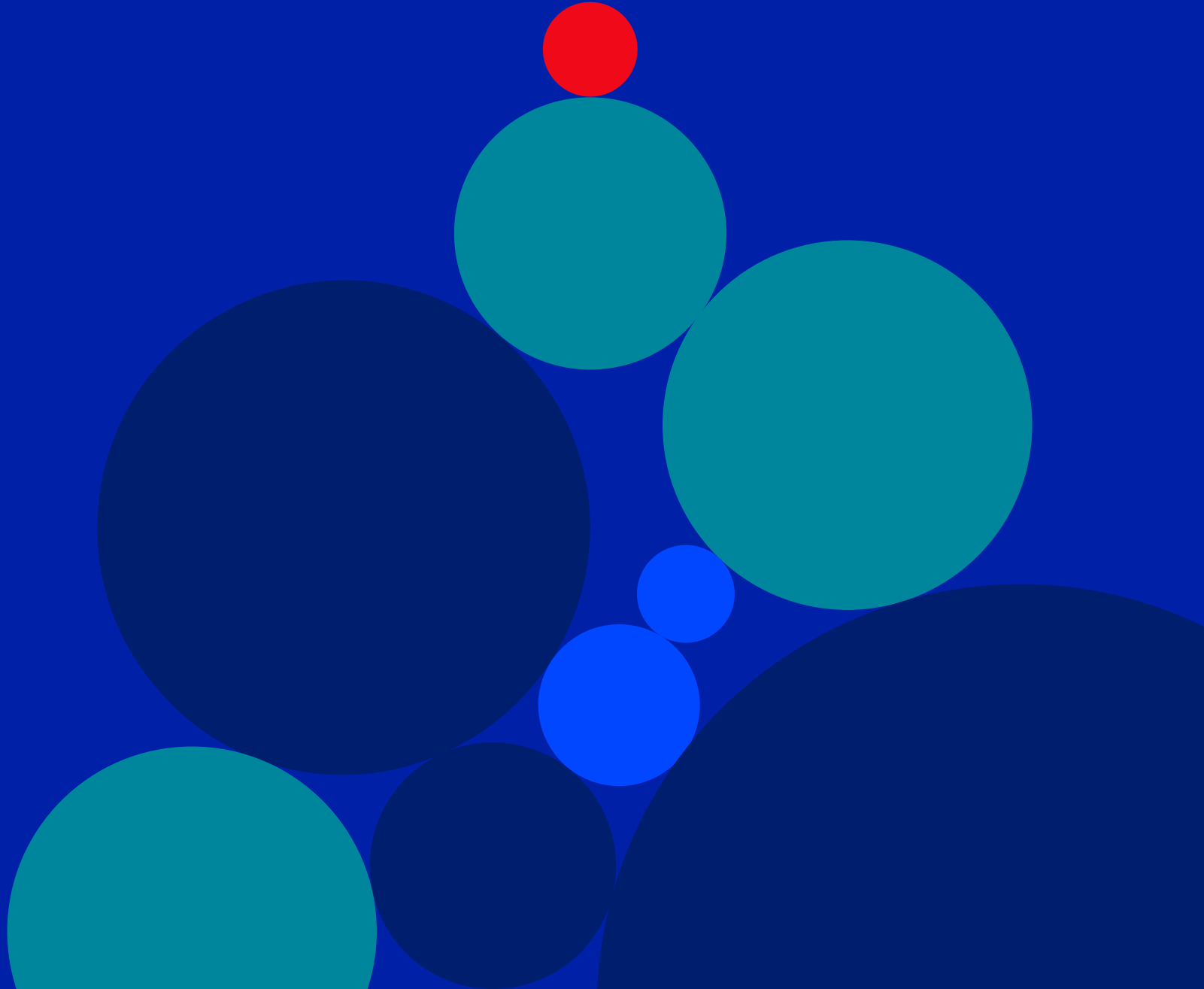
Thank You

For enquiries, please contact:
Ms Clarisse Ong, Listed Funds – Investor Relations
Direct: (65) 6713 3671 | Email: enquiries@clint.com.sg

CapitaLand India Trust Management Pte. Ltd.
Tel: (65) 6713 2888 | Fax: (65) 6713 2999

06

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
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

Portfolio Details

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	<ul style="list-style-type: none"> ● International Tech Park Bangalore 	<ul style="list-style-type: none"> ● International Tech Park Chennai ● Industrial Facility 1, 2 & 3, MWC 	<ul style="list-style-type: none"> ● International Tech Park Hyderabad ● aVance Hyderabad 	<ul style="list-style-type: none"> ● International Tech Park Pune - Hinjawadi ● aVance I, Pune ● aVance II, Pune 	<ul style="list-style-type: none"> ● Building Q1 & Q2 ● Logistics Park ● DC Navi Mumbai T1
Completed Floor Area	6.0 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 million sq ft	-	-

● IT Park ● Industrial ● Logistics ● Data Centre



All information as at 31 March 2026
 Note: Excludes Data Centres under development
 1. Only includes floor area owned by CLINT

Diversified Portfolio



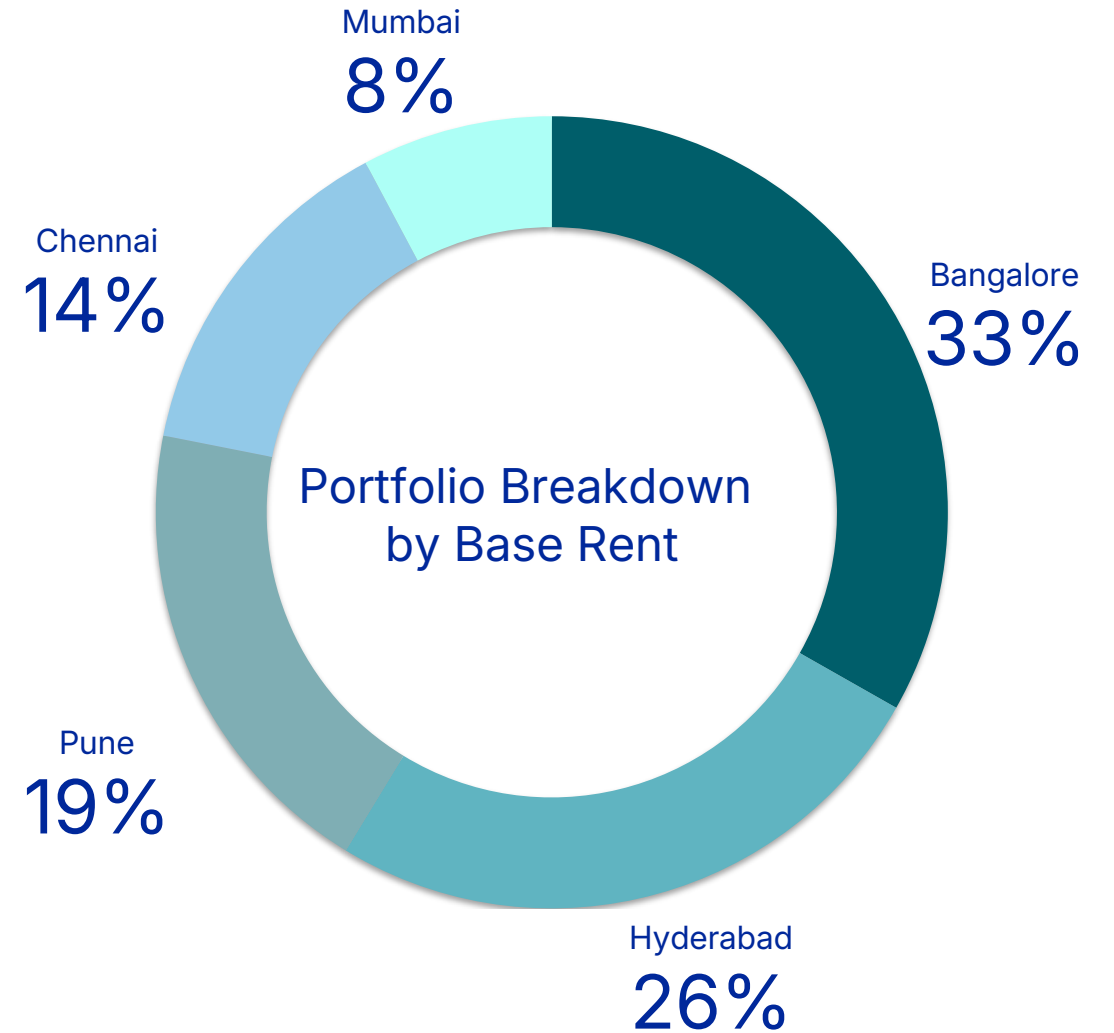
Total Number of Tenants
304



Average Space per Tenant
~60,000 sq ft



Largest tenant accounts for 11%
of portfolio base rent



Lease Expiry Profile by Base Rent

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	6.5%	3.7%	3.4%	8.0%	11.6%	33.2%
Hyderabad	1.0%	5.2%	10.0%	4.2%	5.1%	25.5%
Chennai	1.7%	4.5%	3.0%	2.2%	2.6%	14.0%
Pune	0.3%	1.4%	4.3%	6.0%	7.5%	19.5%
Mumbai	0.2%	2.4%	1.9%	0.9%	2.3%	7.7%
Total	9.7%	17.3%	22.7%	21.2%	29.1%	100.0%

Note: Excludes Logistics Park and Data Centres

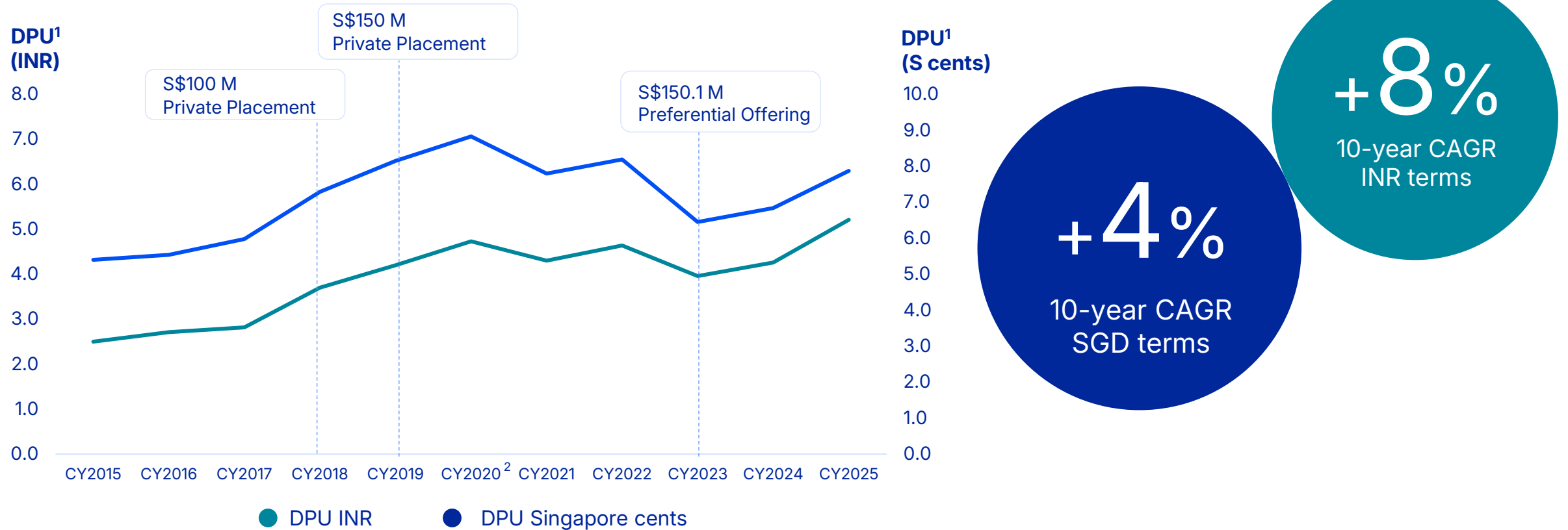
Lease Expiry Profile by Area

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	6.8%	4.0%	3.3%	7.7%	10.8%	32.5%
Hyderabad	0.9%	4.6%	9.3%	4.3%	4.0%	23.1%
Chennai	1.3%	3.5%	3.5%	1.7%	2.9%	12.9%
Pune	0.5%	1.6%	5.6%	7.3%	8.7%	23.6%
Mumbai	0.2%	2.5%	1.8%	0.9%	2.4%	7.8%
Total	9.7%	16.1%	23.6%	21.9%	28.7%	100.0%

Note: Excludes Logistics Park and Data Centres

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

Strong Growth Track Record

Performance since IPO

CAGR since IPO

11%

Total Completed Developments

8.3 M sq ft

Total Acquisitions

11.3 M sq ft

Third Party : Sponsor Acquisitions

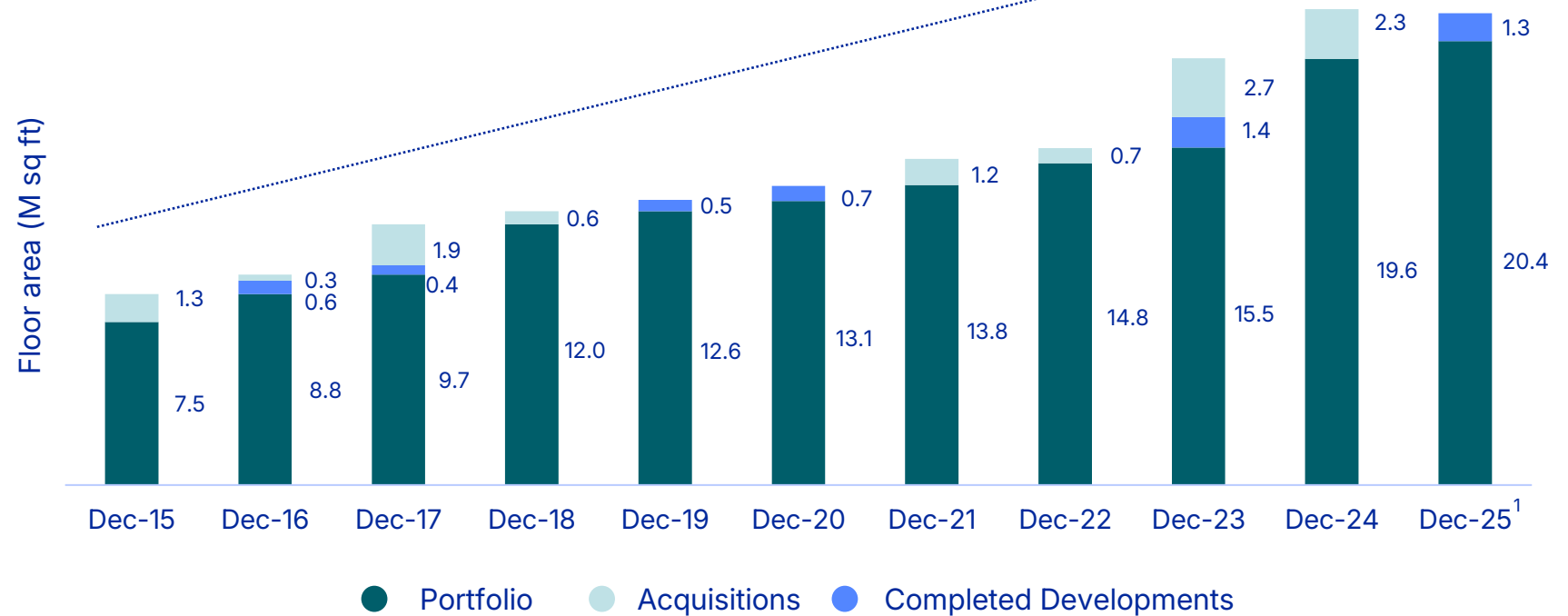
74:26

10-year Performance

Portfolio Growth

147%

+9.5%
10-year
CAGR

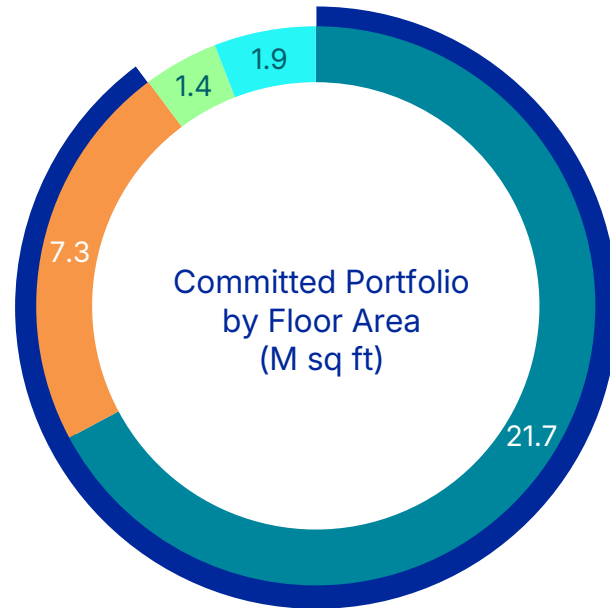


1. Includes completion of CapitaLand Data Centre Navi Mumbai Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

Growth Based on Committed Pipeline

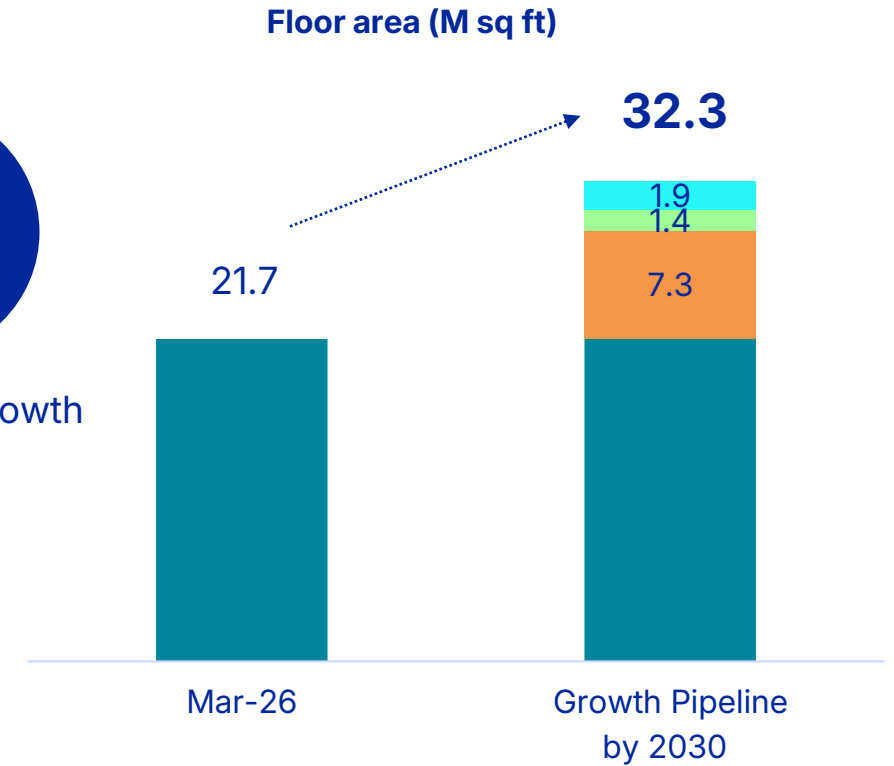
90%

Committed portfolio that is income-generating



49%

Expected growth in floor area



● Existing Portfolio (Includes CapitaLand Data Centre Navi Mumbai Tower 1)

● Forward Purchases

● Data Centre Developments

● IT Building Developments

Growth Pipeline

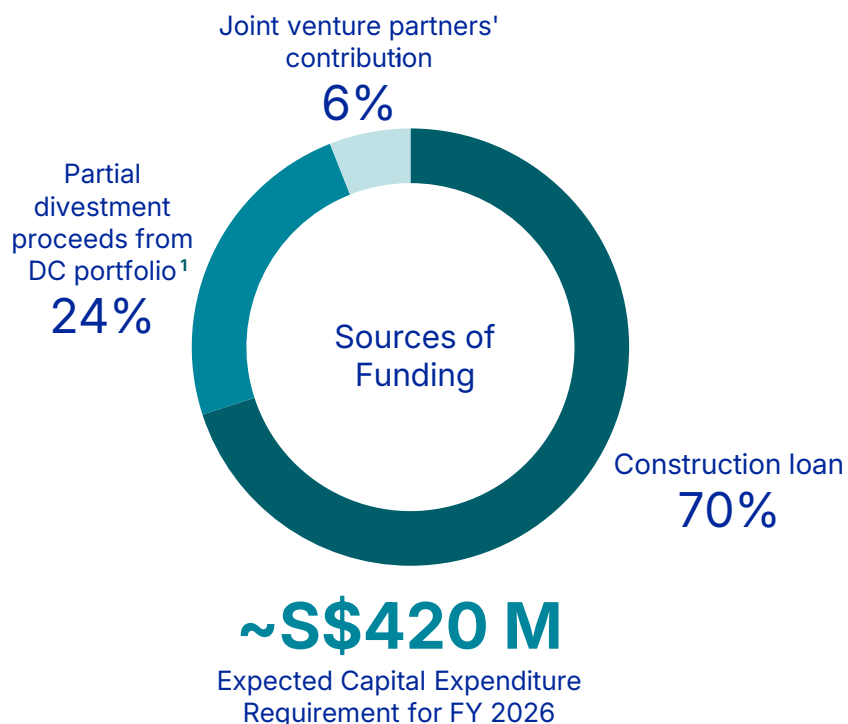
Project Name	Building	Floor area (M sq ft)	Construction Completion	Expected Total Consideration	Remaining Commitment ¹
IT PARK					
aVance Hyderabad	aVance 5	1.2	Completed	INR 15.0 B (S\$212 M)	INR 13.9 B (S\$196 M)
aVance Business Hub 2	aVance A1	0.8	Completed	INR 13.2 B (S\$187 M)	INR 6.8 B (S\$96 M)
	aVance A2	0.6	Construction on hold	N.A.	N.A.
Gardencity	Project I	1.3	1H 2026	INR 14.3 B (S\$202 M)	INR 3.2 B (S\$45 M)
	Project II	0.4	2H 2028	INR 3.2 B (S\$45 M)	INR 2.8 B (S\$40 M)
Ebisu	Building I	1.2	2H 2026	INR 15.0 B (S\$212 M)	INR 8.6 B (S\$122 M)
MAIA		1.1	2H 2028	INR 14.7 B (S\$208 M)	INR 10.5 B (S\$148 M)
INDUSTRIAL					
Casa Grande – OneHub Chennai	Phase 1, 2 & 3	0.8	1H 2026	INR 2.7 B ² (S\$38 M)	INR 1.7 B (S\$24 M)
Total		7.3		INR 78.1 B (S\$1.1 B)	INR 47.5 B (S\$671 M)

All information as at 31 March 2026 unless otherwise stated

Based on the exchange rate of S\$1 : INR 70.7

1. Remaining commitment is net of accrued interest (on acquisition date), and prior to working capital and other adjustments
2. Expected Total Consideration assumes NLA including mezzanine floor, which will be constructed based on tenant requirements.

CLINT's DC Portfolio Under Development



	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	Towers 1 & 2 – Fully leased to a global hyperscaler	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.

1. Represents 20.2% partial divestment of DC portfolio

Forward Purchase

Key Stages



Construction Funding



Leasing



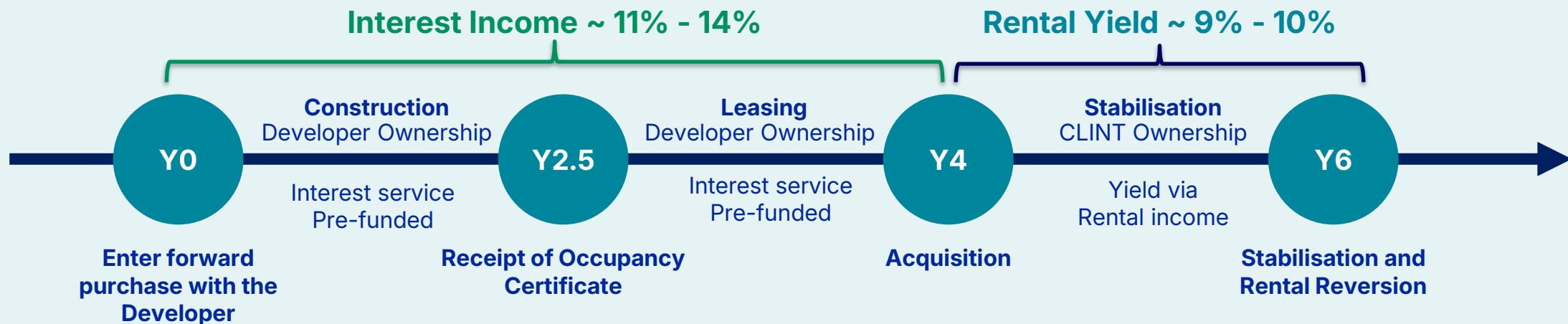
Asset Acquisition



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



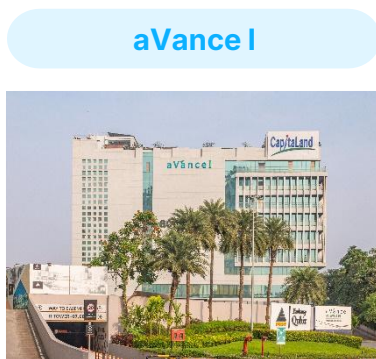
aVance 6

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



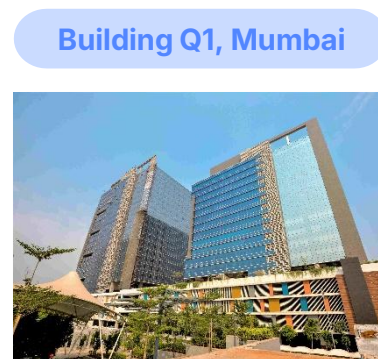
aVance II

Acquisition date
March 2024

Acquired at
INR 7,730 M

31 Dec-25 Valuation
INR 10,052 M

Building Q1 & Q2, Mumbai

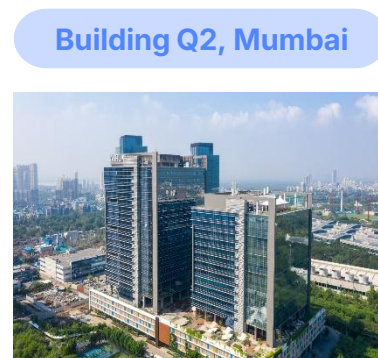


Building Q1, Mumbai

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 (32.7%) of CLINT's total portfolio floor area²

1. Total valuation for five properties in aVance Hyderabad.
2. Total portfolio floor area of 21.7 million sq ft as at 31 March 2026.

Value Creation through Redevelopment

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



Before

Auriga

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



After

Block A

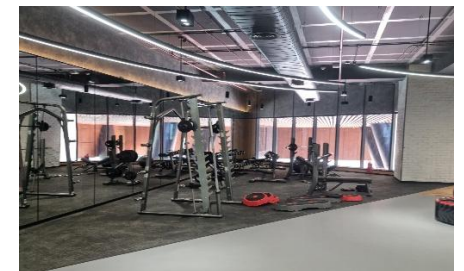
Leasable Area	1.4 M sq ft (+600%)
Valuation¹	INR 11,725 psf (+84%)
Key Tenants	✓ Bristol Myers Squibb, Ernst & Young, London Stock Exchange and Warner Bros



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

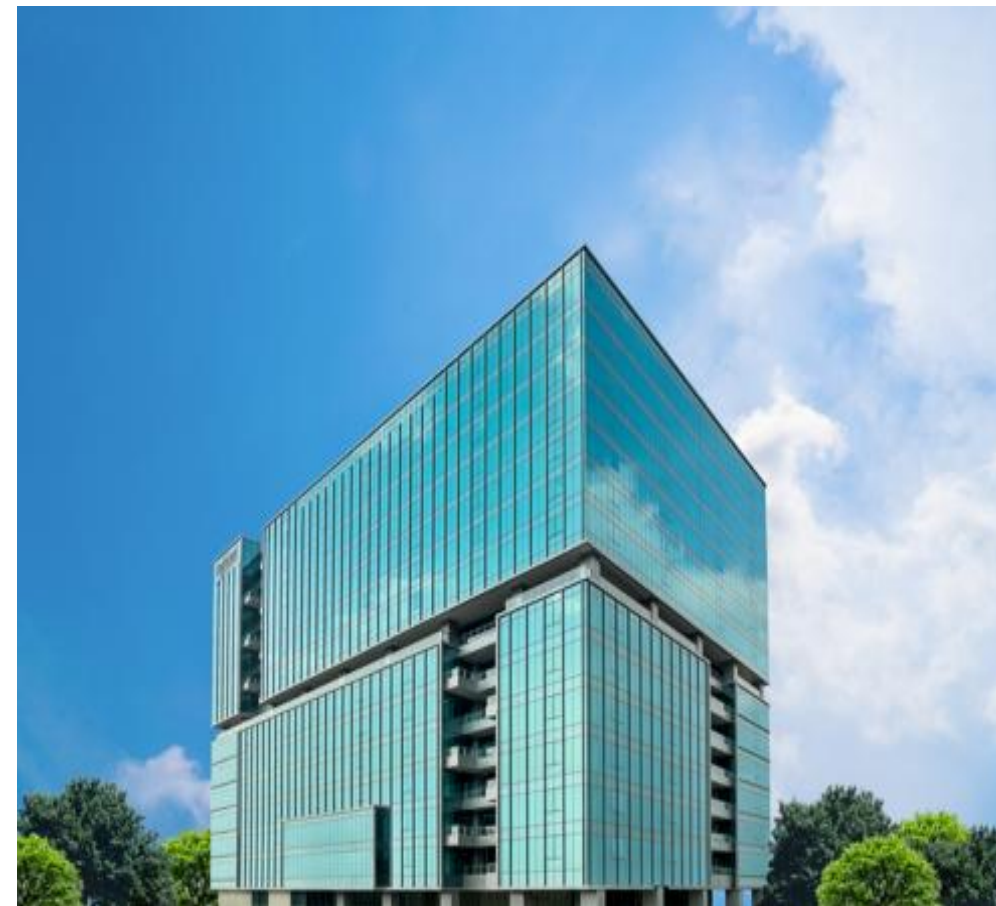
0.8 M sq ft
Net Leasable Area

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



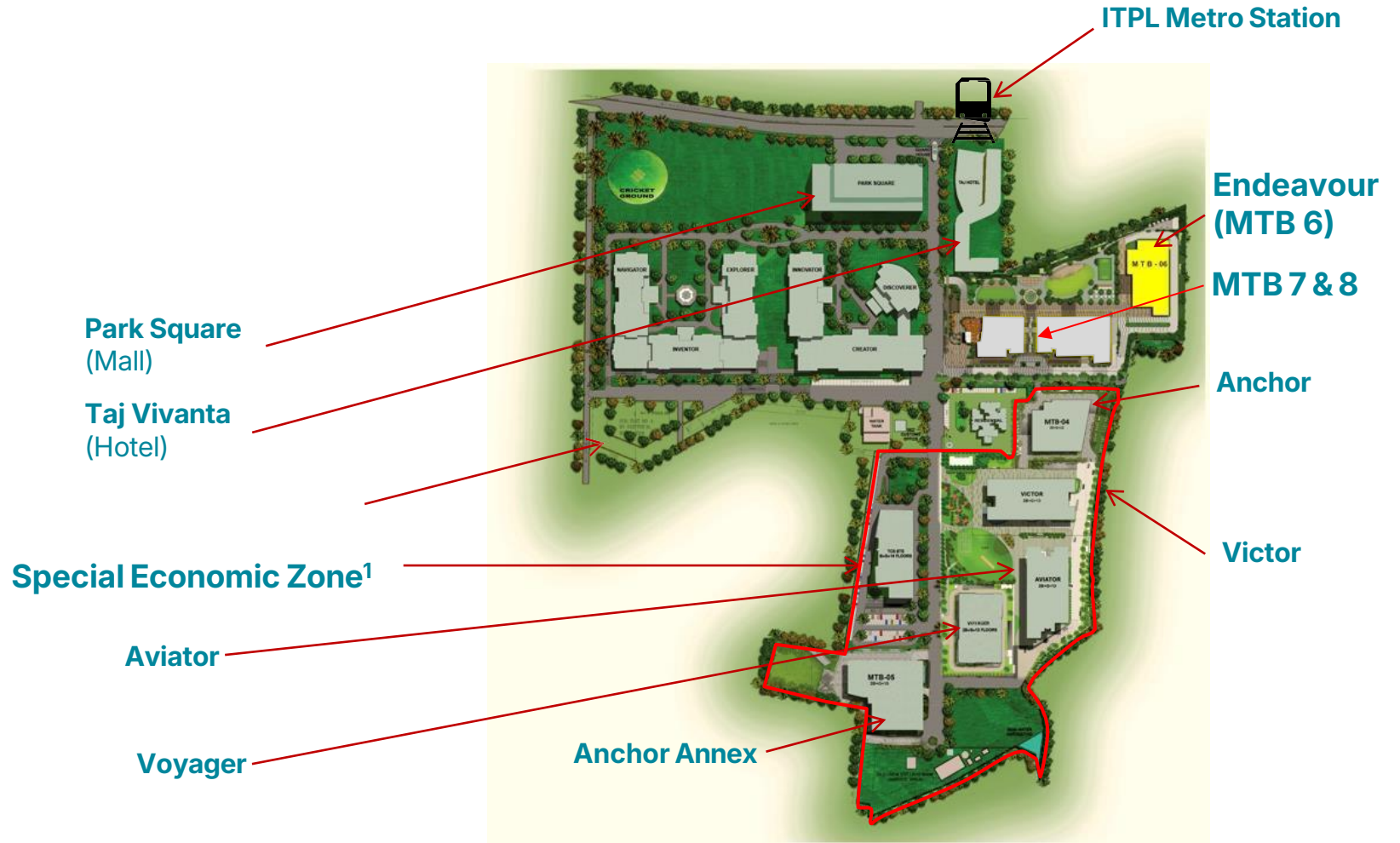
1. Valuation of MTB 6, ITPB as at 31 December 2025.
2. Based on the budgeted and awarded amounts in 2023.

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

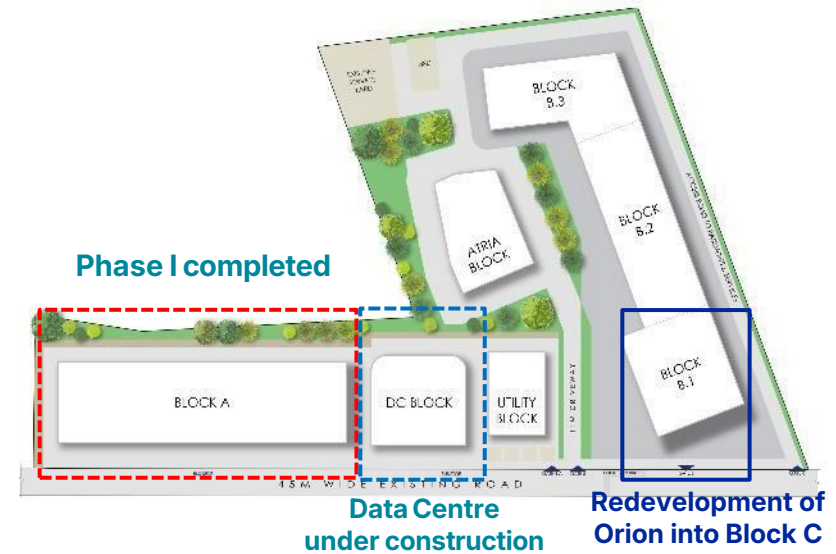
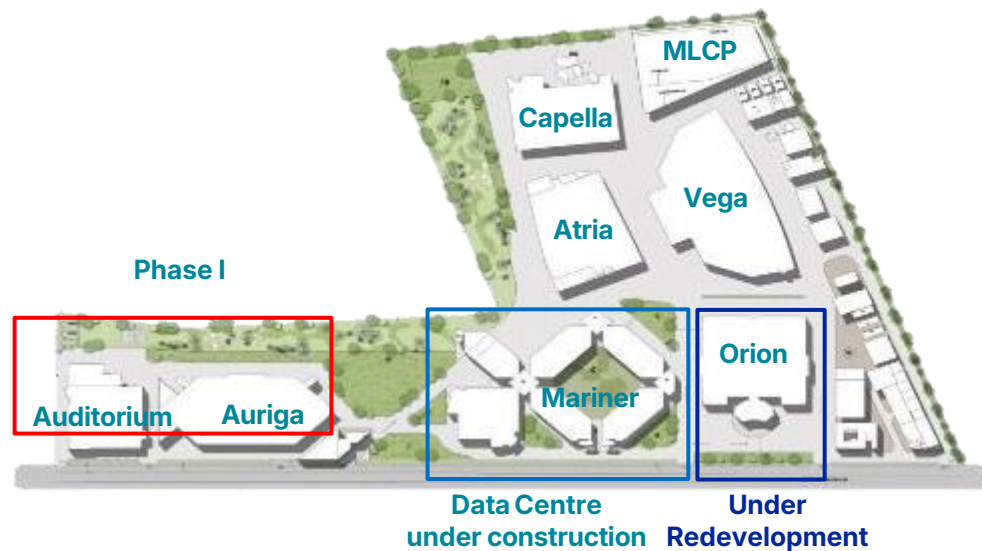


Development: ITPH redevelopment

Growth Strategy

Original Master Plan (~1.7 M sq ft)

Proposed Master Plan (~5.7 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 2026.
- Phase 3 consists of 3 IT Office buildings whose re-development is planned over the next 7 to 10 years. Commenced development of Block C (1.0 M sq ft) on the site of Orion in 4Q 2025 with target completion in 4Q 2028.

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:**
 - ~75% 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)

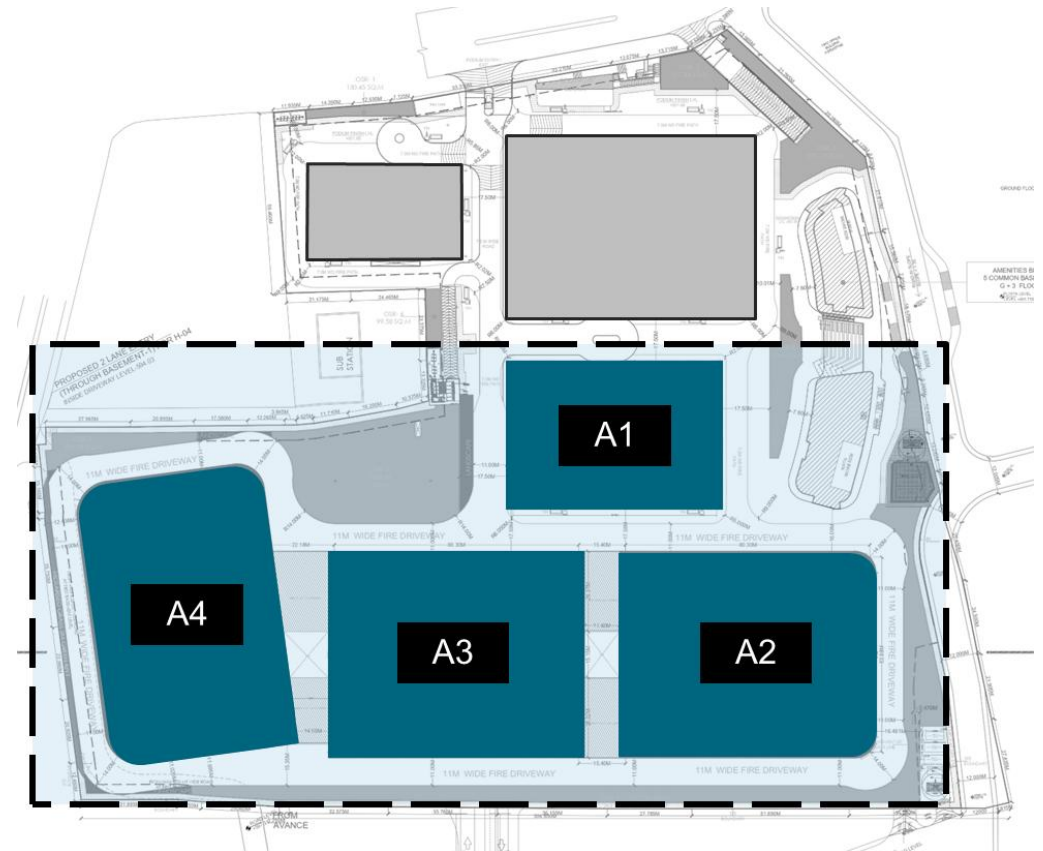
Metrics

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:**
 - ~70% 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 Project II: **0.4 M sq ft**
Floor Area

Property Status

- ✓ **Expected Completion:**
Project I: 1H 2026, Project II: 2H 2028
- ✓ **Construction Status:**
Construction of Project I at an advanced stage,
Occupancy Certificate to be obtained in 1H 2026
- ✓ **Leasing Status:**
Discussions with potential tenants underway



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



Artist's impression

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:** 1H 2026
- ✓ **Construction Status:**
Phase 1 (0.48 M sq ft¹): Construction underway
- ✓ **Leasing Status:**
Discussions with potential tenants underway



1. NLA includes mezzanine floor, which will be constructed based on tenant requirements.