

CapitaLand India Trust

1H FY 2024 Financial Results Presentation

29 July 2024

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This presentation may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

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The past performance of CapitaLand India Trust (“CLINT”) is not indicative of future performance. The listing of the units in CLINT (“Units”) on the Singapore Exchange Securities Trading Limited (SGX-ST) does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-Manager. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Trustee-Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

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

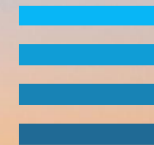
All measurements of floor area are defined herein as “Super Built-up Area” or “SBA”, which is the sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, toilets and staircases of that property, and in respect of which rent 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.

The logo for CapitaLand, featuring the word "CapitaLand" in a blue sans-serif font with a green swoosh underneath.

1H FY 2024 Financial Results



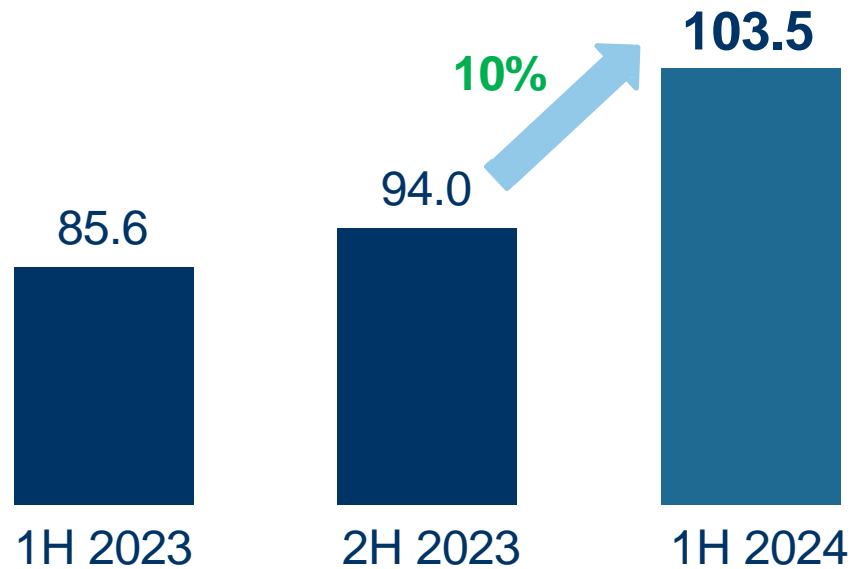
International Tech Park Bangalore

CapitaLand
India Trust

Key Financial Highlights

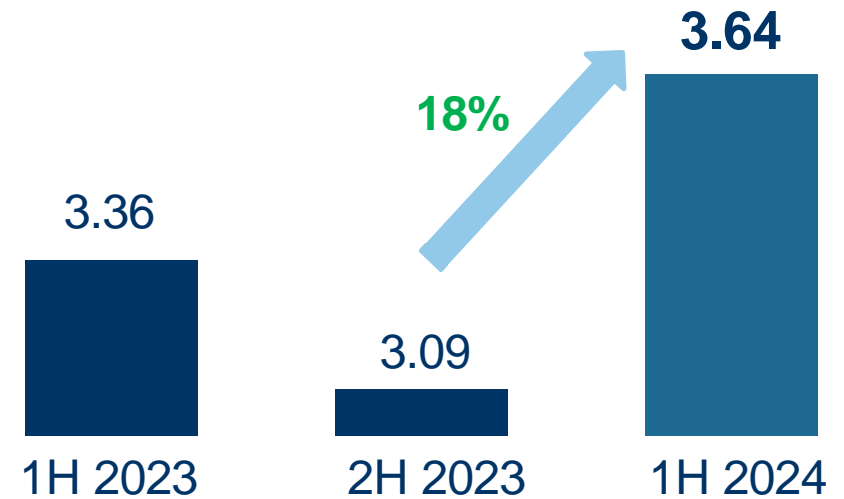
Distribution Per Unit grew **8%** y-o-y and **18%** over 2H FY 2023

NPI continues to grow



in S\$ millions

Increase in DPU



in Singapore cents

Key Operational Highlights



FITCH CREDIT RATING

**BBB-
Stable Outlook**

obtained in June
2024



ASSETS UNDER MANAGEMENT

\$S\$3.3 billion

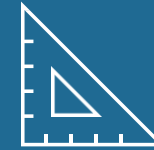
increased by 10%
after acquisitions of
aVance II, Pune in
March 2024 and
Building Q2 in July
2024



COMMITTED OCCUPANCY¹

96%

up from 93%
in 2H FY 2023



REVENUE GENERATING AREA

18.8 million sq ft

increased by 10%
year-on-year



SUSTAINABILITY-LINKED FINANCING

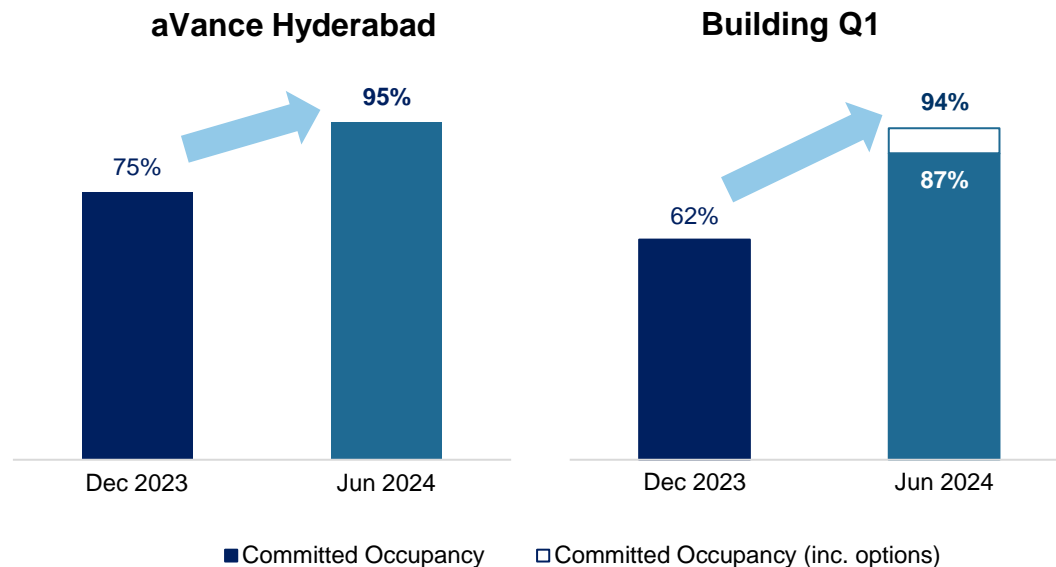
\$S\$960 million

63% of loan books

1. Excludes aVance II, Pune, which was acquired in March 2024.

High Occupancy and Continued Portfolio Growth

Strong Leasing Traction



- Significant leasing traction improved occupancy in aVance Hyderabad and Building Q1, where leases totaling 650,000 sq ft were signed over the past 6 months.
- As a result, portfolio committed occupancy increased to 96%¹ as at June 2024, from 93% as at December 2023.

1. Excludes aVance II, Pune, which was acquired in March 2024.

Value-Adding Acquisitions



Building Q2, Aurum Q Parc

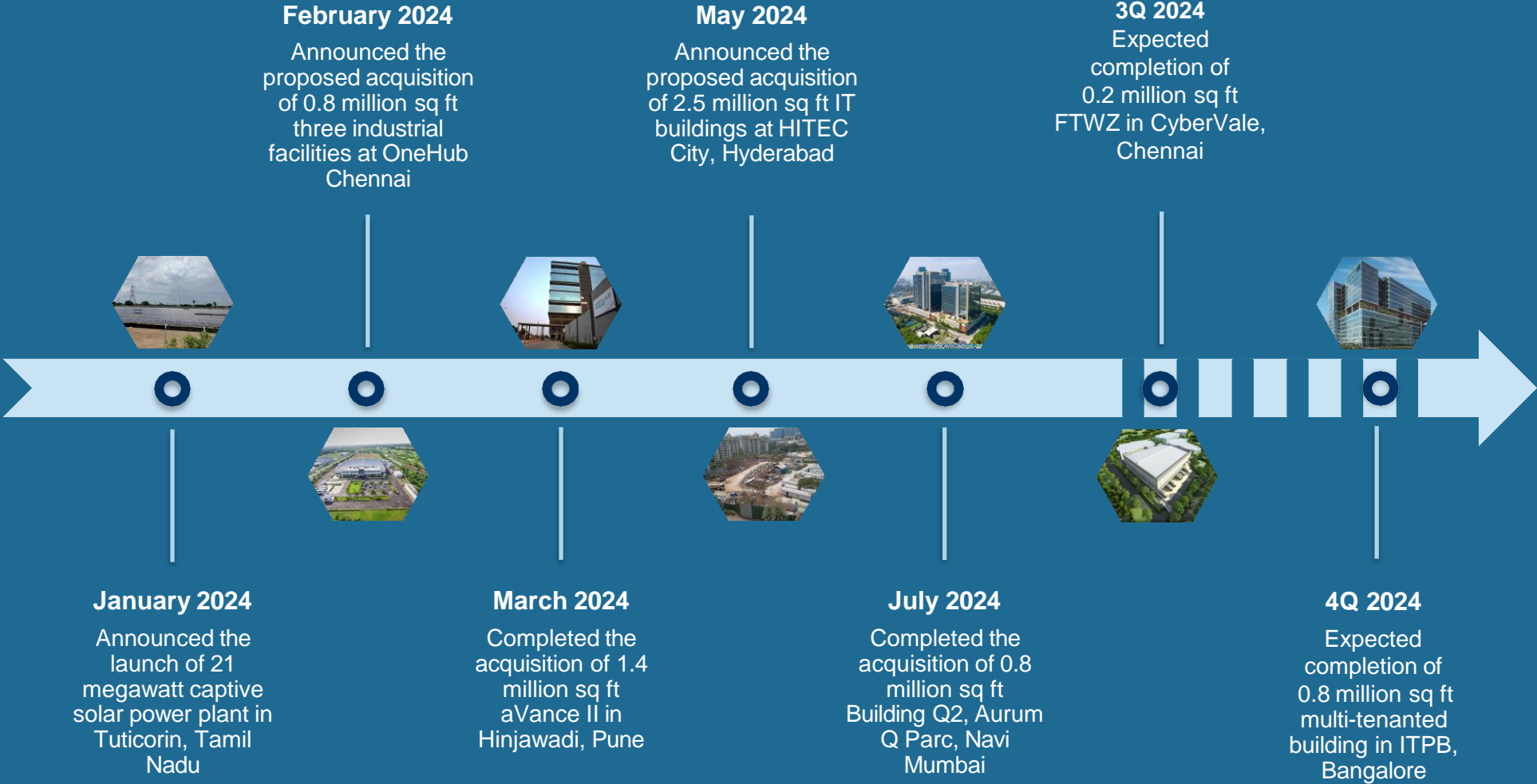
- Completed the acquisition of a 0.82 million sq ft multi-tenanted IT Non-SEZ office building at Aurum Q Parc, Navi Mumbai in July 2024.
- Fully leased to leading multinational and domestic companies such as Mizuho Bank, DP World, ICICI Bank and Axis Securities.



aVance II, Pune

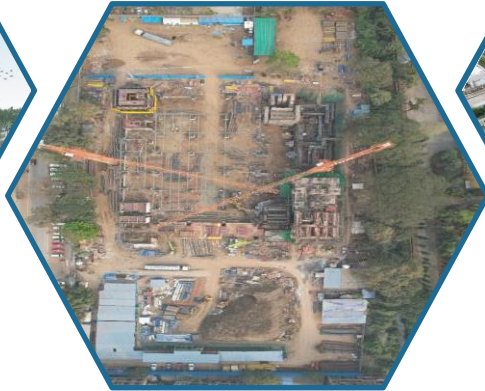
- Completed the acquisition of 1.4 million sq ft multi-tenanted IT SEZ property at Hinjawadi, Pune in March 2024, which resulted in a net fair value gain of S\$20.3 million.
- Majority leased to leading multinational and domestic companies such as Panasonic Avionics, Aptiv Components, Forvia and Cerence.

Growth and Expansion Across the Portfolio in 2024



Development Update on Data Centres

CapitaLand DC Navi Mumbai 1



Critical development permissions secured



Power sanctions received



GIS cabling & substation contracts awarded

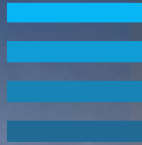


Superstructure works in progress



Active ongoing leasing discussions

Financial Review



Artist's impression of Ebisu, Bangalore

1H FY 2024 vs 1H FY 2023 Results

	1H FY 2024	1H FY 2023	Variance	
SGD/INR FX rate ¹	61.9	61.5	1%	
Total property income	₹8,420 million S\$136.1 million	₹6,795 million S\$110.5 million	24% 23%	<ul style="list-style-type: none"> • Increase due to higher rental income from existing properties; • Income contributions from aVance II, Pune, Industrial Facility 2 & 3, Mahindra World City, ITPH Block A and ITPP-H.
Net property income	₹6,405 million S\$103.5 million	₹5,265 million S\$85.6 million	22% 21%	<ul style="list-style-type: none"> • Increase due to higher property income; • Partially offset by higher property tax, operations and maintenance expenses and other property operating expenses.
Income available for distribution	₹3,348 million S\$54.1 million	₹3,008 million S\$48.9 million	11% 10%	<ul style="list-style-type: none"> • Income available for distribution increased mainly due to higher NPI; • Partially offset by higher current income tax expense, net finance costs and Trustee-Manager's fees.
Income to be distributed	₹3,014 million S\$48.7 million	₹2,708 million S\$44.0 million	11% 10%	<ul style="list-style-type: none"> • After retaining 10% of income available for distribution.
Income to be distributed per unit	₹2.25 3.64 Singapore cents	₹2.07 3.36 Singapore cents	9% 8%	<ul style="list-style-type: none"> • The difference of 2% in Income to be distributed and Income to be distributed per unit was due to the additional units issued in May 2023 from sponsor subscription relating to acquisition of ITPP-H and Counter A preferential offering, where these units were entitled only to distributions after their respective issuance dates.
Adjusted weighted average number of units ('000)	1,337,759	1,310,632	2%	

1. Average exchange rate for the period.

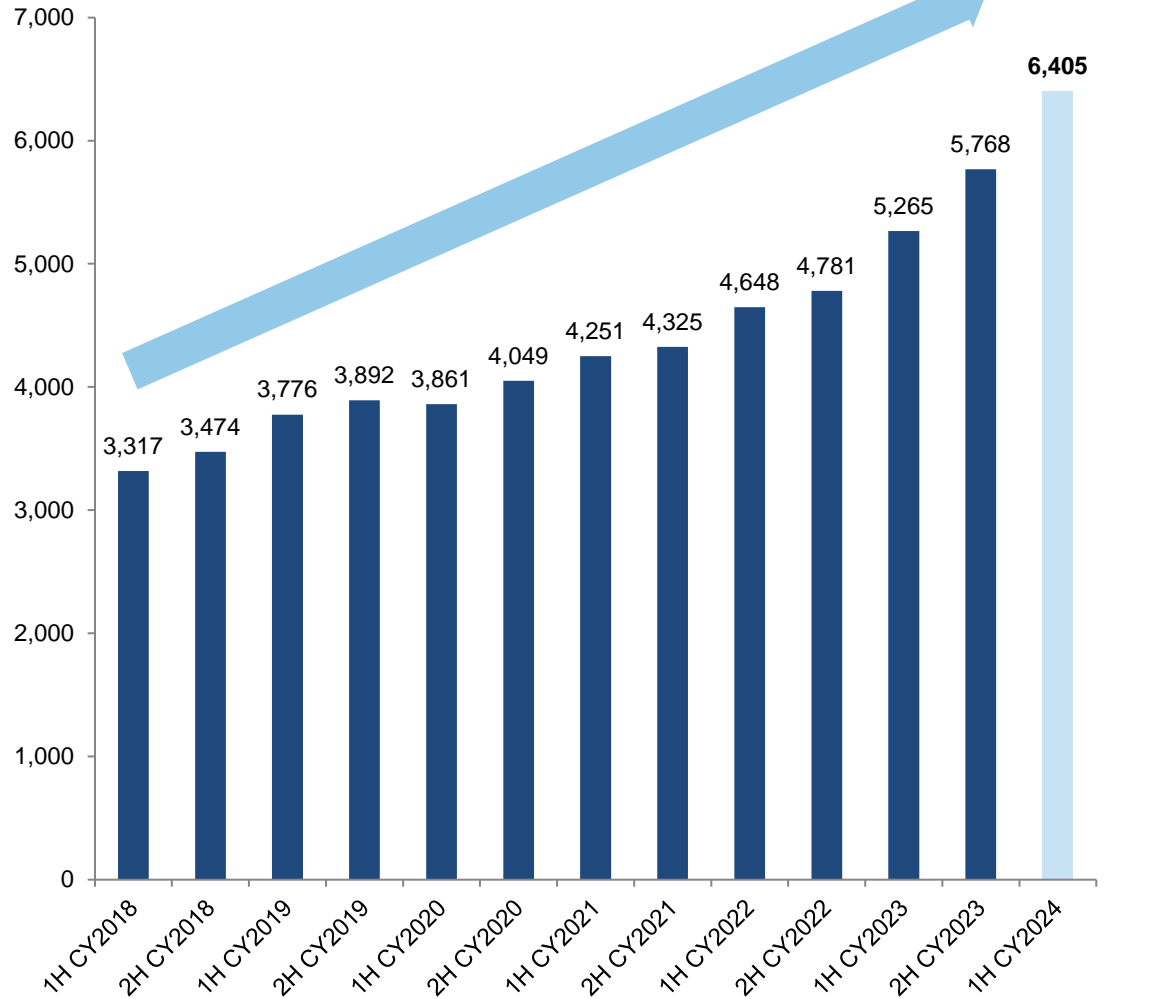
1H FY 2024 vs 2H FY 2023 Results

	1H FY 2024	2H FY 2023	Variance	
SGD/INR FX rate ¹	61.9	61.3	1%	
Total property income	₹8,420 million S\$136.1 million	₹7,582 million S\$123.6 million	11% 10%	<ul style="list-style-type: none"> • Increase due to higher rental from existing properties; • Income contributions from aVance II, Pune, Industrial Facility 2 & 3, Mahindra World City, ITPH Block A and ITPP-H.
Net property income	₹6,405 million S\$103.5 million	₹5,768 million S\$94.0 million	11% 10%	<ul style="list-style-type: none"> • Increase due to higher property income; • Partially offset by higher property tax and other property operating expenses.
Income available for distribution	₹3,348 million S\$54.1 million	₹2,803 million S\$45.7 million	19% 18%	<ul style="list-style-type: none"> • Income available for distribution increased mainly due to higher NPI and interest income; • Partially offset by higher current income tax expense, finance costs and Trustee-Manager's fees.
Income to be distributed	₹3,014 million S\$48.7 million	₹2,523 million S\$41.1 million	19% 18%	
Income to be distributed per unit	₹2.25 3.64 Singapore cents	₹1.89 3.09 Singapore cents	19% 18%	<ul style="list-style-type: none"> • After retaining 10% of income available for distribution.
Adjusted weighted average number of units ('000)	1,337,759	1,319,497	1%	

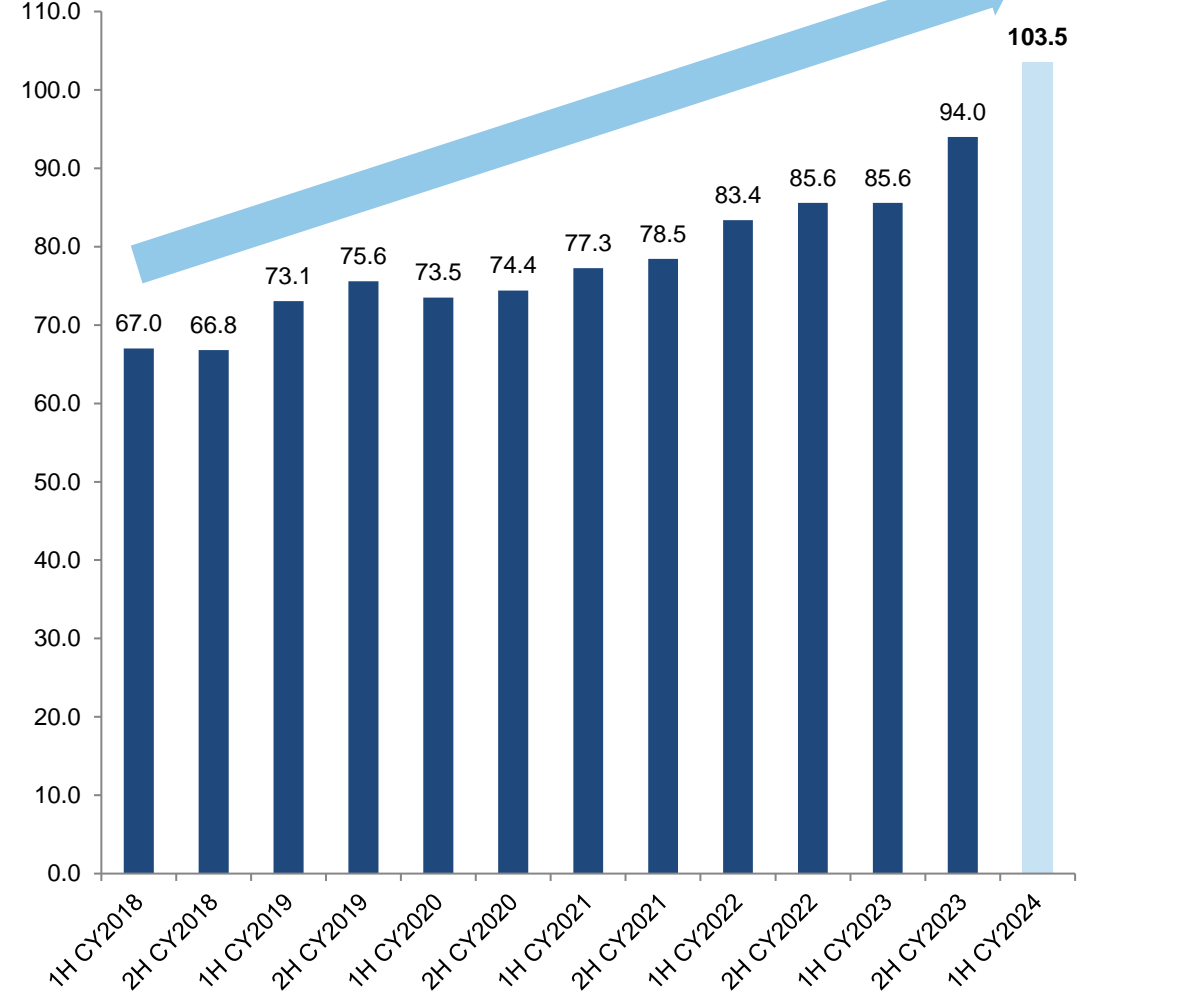
1. Average exchange rate for the period.

Net Property Income

INR million



S\$ million



Distribution Details

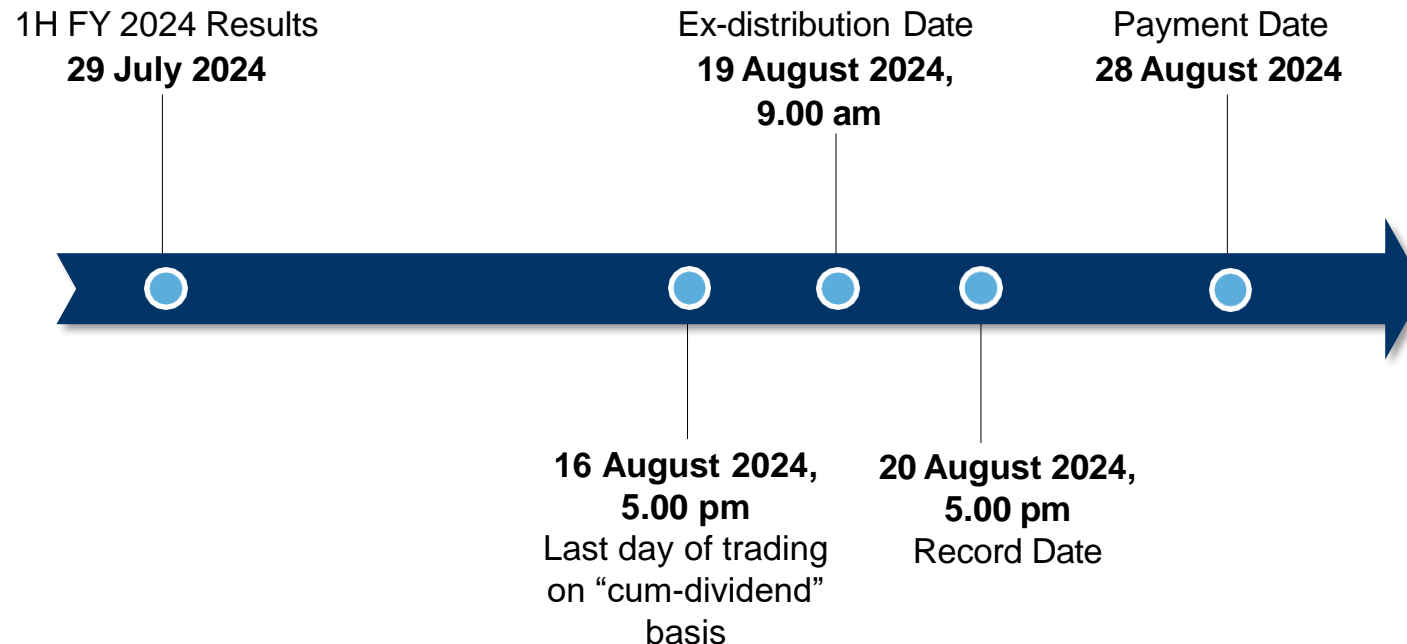
Distributions to Unitholders are made on a semi-annual basis for the six-month period ending 30 June and 31 December of each year.

Distribution Period

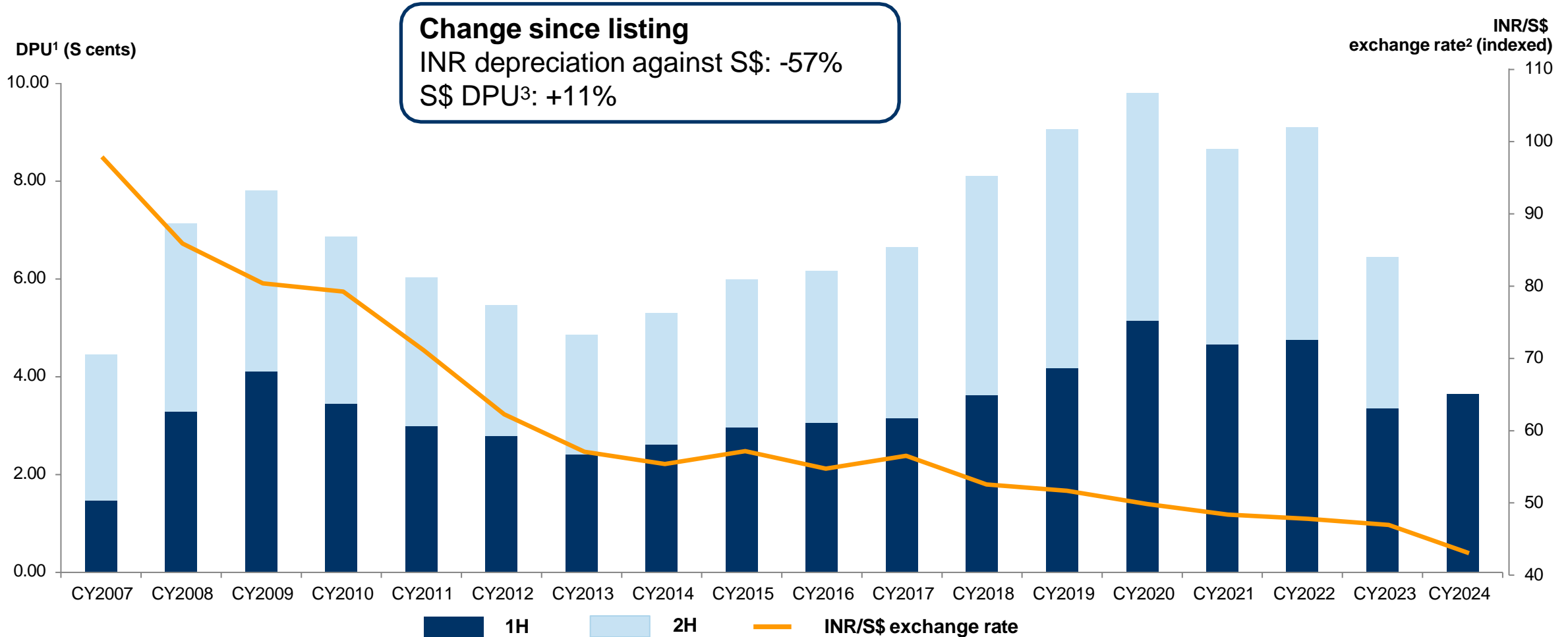
1 January 2024 to 30 June 2024

Distribution Per Unit

3.64 Singapore cents



Half-yearly DPU since Listing



1. DPU (income available for distribution) refers to 100% of distributable income. 10% of distributable income was retained starting from 2Q CY2012.
2. Average daily spot INR/S\$ exchange rate for the period, pegged to 1 August 2007 using data sourced from Bloomberg.
3. Last 12 months DPU compared against first 12 months DPU.

Capital Management

Arshiya Warehouses, Navi Mumbai

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India Trust

Capital Management

Currency hedging strategy

Balance sheet

- Trustee-Manager does not hedge equity.
- At least 50% of debt must be denominated in INR.

Income

- Income is repatriated semi-annually from India to Singapore.
- Trustee-Manager locks in the income to be repatriated by buying forward contracts on a monthly basis.

Funding strategy

- The Trustee-Manager's approach to equity raising is predicated on maintaining a strong balance sheet by keeping the Trust's gearing ratio at an appropriate level.
- Trustee-Manager mainly borrows S\$ loans in Singapore and hedge S\$ borrowings to INR-denominated borrowings using cross-currency swaps and derivatives.

Income distribution policy

- To distribute at least 90% of its income available for distribution.
- CLINT retains 10% of its income available for distribution to provide greater flexibility in growing the Trust.

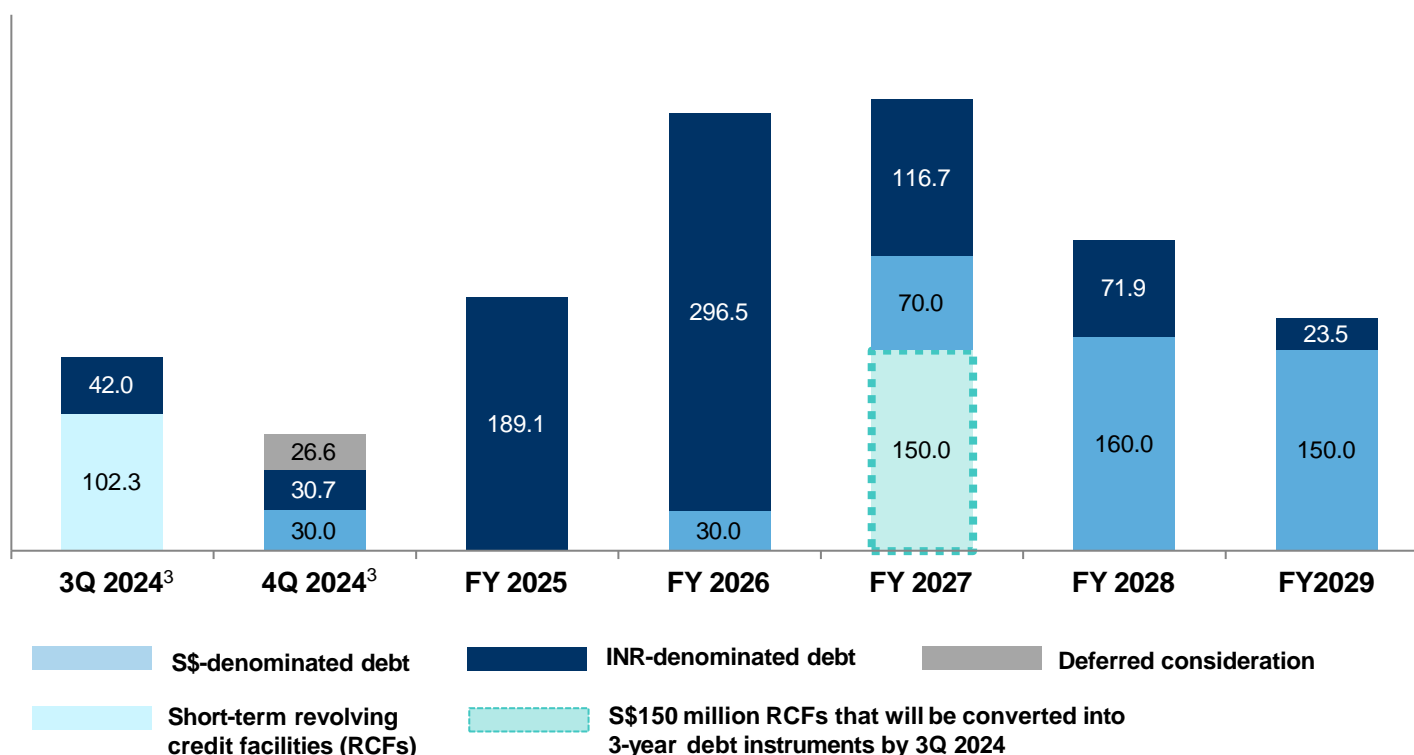
Debt Maturity Profile & Capital Structure

 **Gearing Ratio**
38.1%¹

 **Net Gearing Ratio**
36.5%²

 **Cost of Debt**
6.2%

S\$ million



Effective borrowings	S\$1,488 million
% of fixed rate debt	70.9%
Hedging ratio	INR: 54.5% S\$: 45.5%
Available debt headroom (gearing limit of 50%)	S\$915 million
Interest service coverage	2.7 times
Debt maturity as at 30 Jun 2024	2.3 years
Debt maturity after RCFs converted into other debt instruments	2.5 years
Cash and cash equivalents	S\$95 million
Unsecured borrowings	96.1%

All information as at 30 June 2024

- As at 30 June 2024, the effective borrowings to net asset ratio and total borrowings less cash and cash equivalents to net asset ratio is 96.4% and 87.2% respectively.
- Net gearing will be 36.5% if cash and cash equivalents are considered.
- CLINT has cash of S\$95 million and undrawn RCFs which may be used for repayment of existing debt.



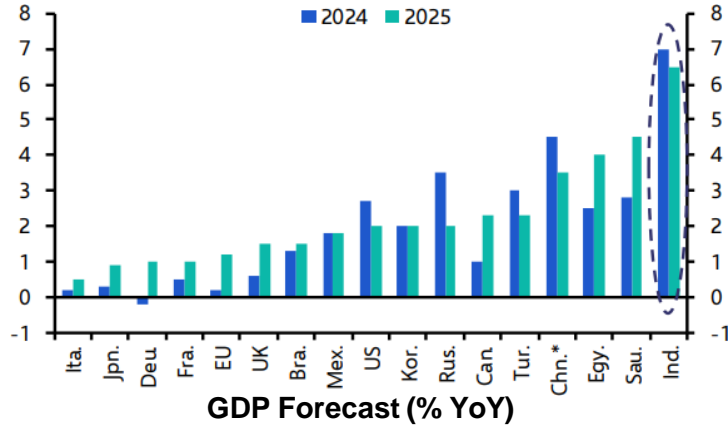
Market Overview

aVance Pune, India

CapitaLand
India Trust

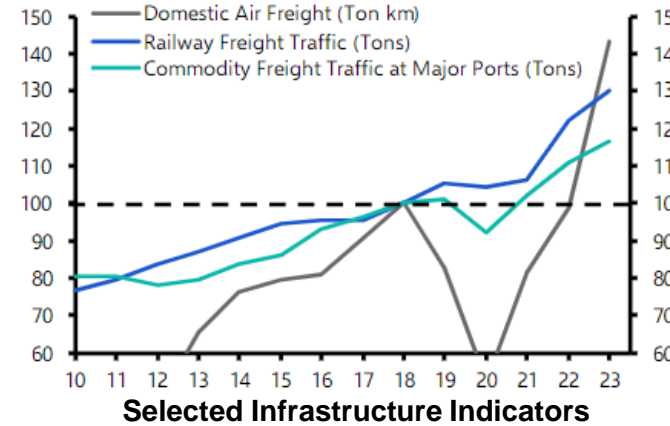
India's macro drivers support CLINT's growth prospects

Economic Growth

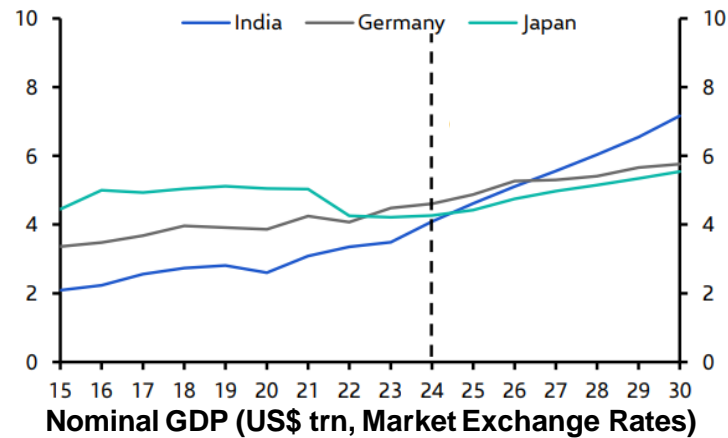


India's annual GDP growth is forecasted to be 7.0% in 2024 and 6.5% in 2025. It is likely to remain as the fastest-growing major economy in the world.

Infrastructure Growth

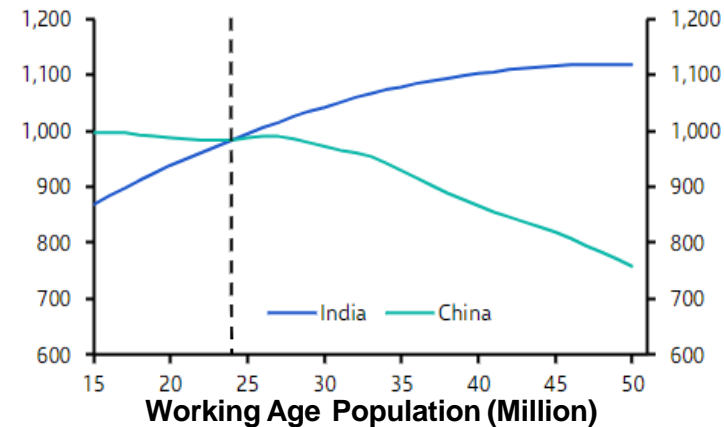


The investment in infrastructure that has driven huge improvements in transport since 2019 is expected to continue under the newly elected government.



India is expected to overtake Japan and Germany to become the third largest economy within the next couple of years and solidify its position thereafter.

Young Demographics



With strong demographics, India is on the cusp of overtaking China to become home to the world's largest labour force.

Source: Capital Economics



Operational Review

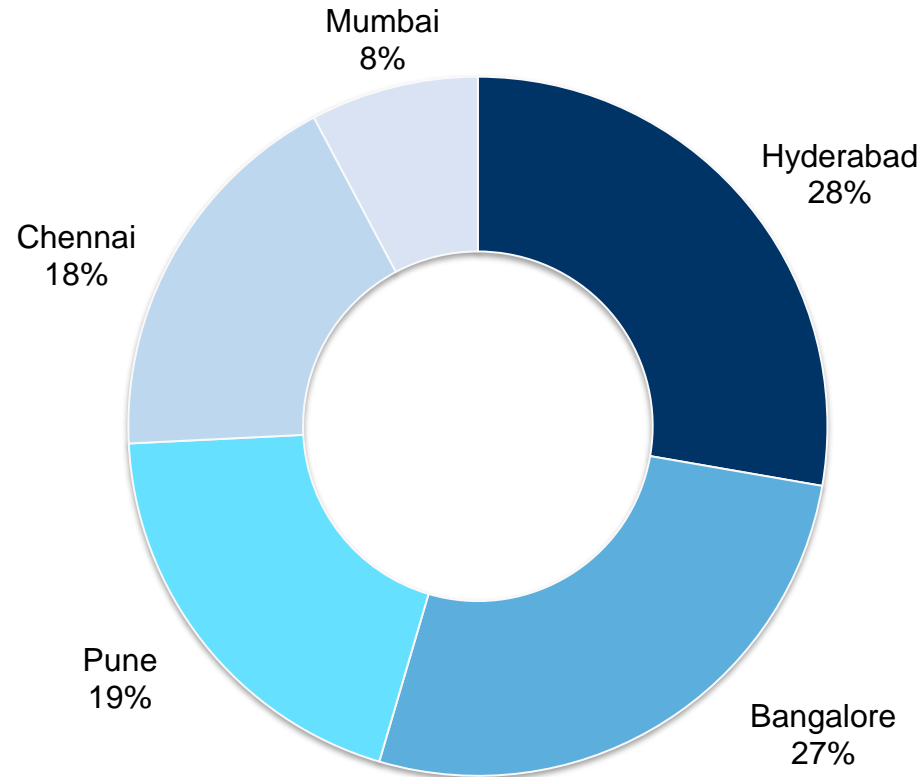


Block A, International Tech Park Hyderabad

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India Trust

Diversified Portfolio

Portfolio breakdown by base rental



All information as at 30 June 2024

Customer Base

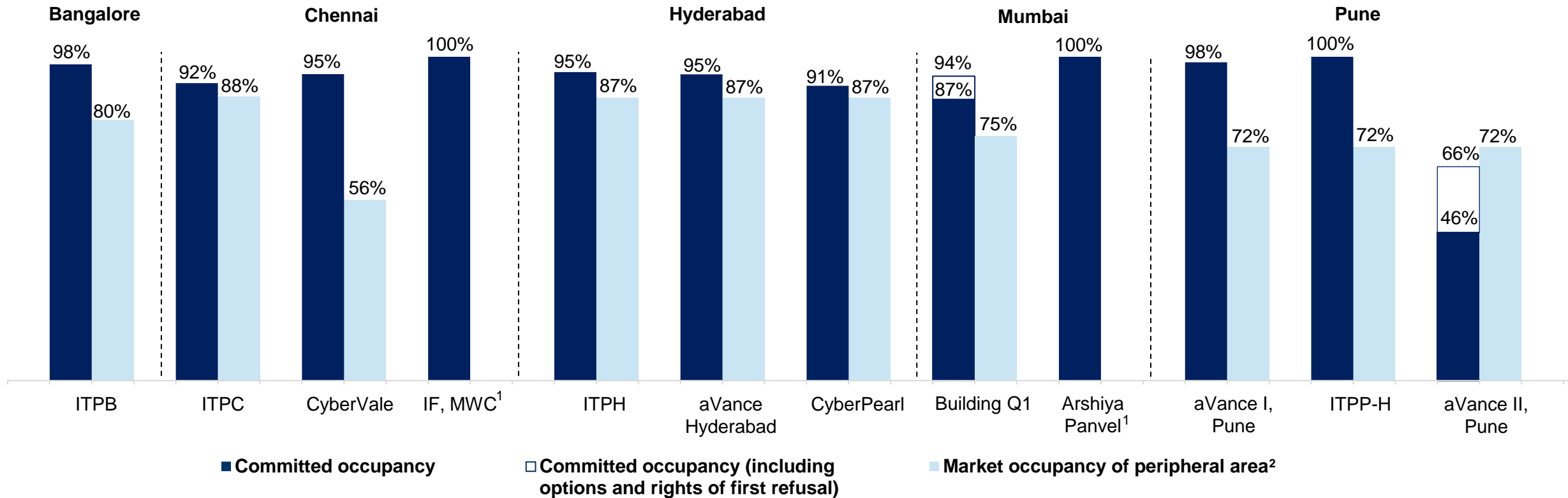
Total number of tenants	315
Average space per tenant	~60,000 sq ft

Largest tenant accounts for 11% of the portfolio base rent

Portfolio Occupancy

Committed occupancy (excluding aVance II) : 96%

Committed occupancy (including aVance II) : 93%³



All information as at 30 June 2024

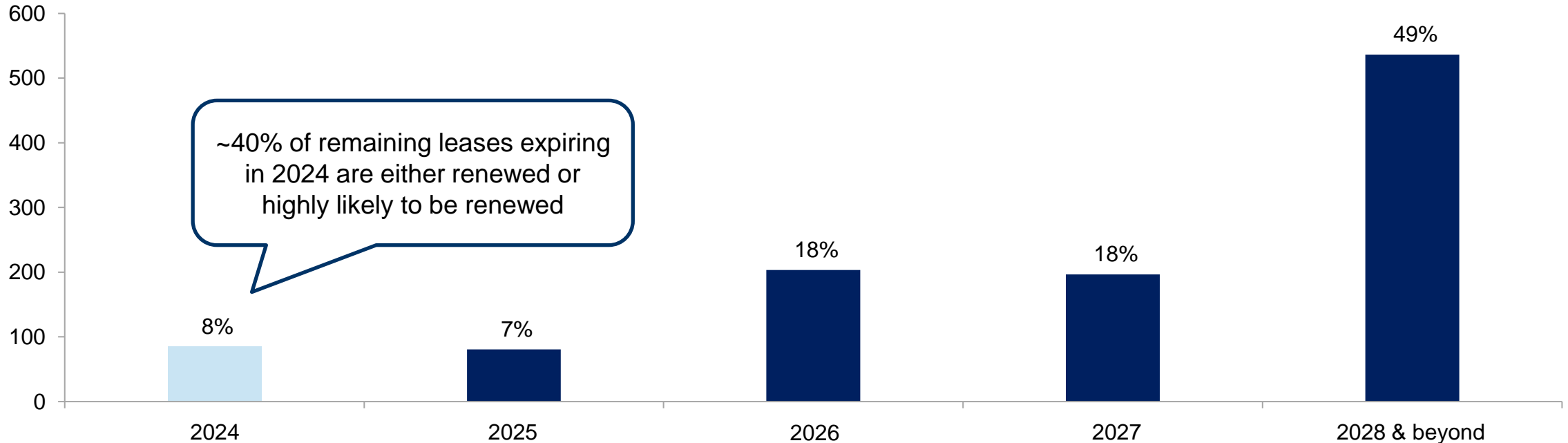
1. No relevant market leasing data is available.
2. CBRE market report as at 30 June 2024.
3. Portfolio committed occupancy including Building Q2 (acquired in July 2024) was also at 93%.

Spread-out Lease Expiry Profile

Weighted average lease term
6.4 years

Weighted average lease expiry
3.4 years

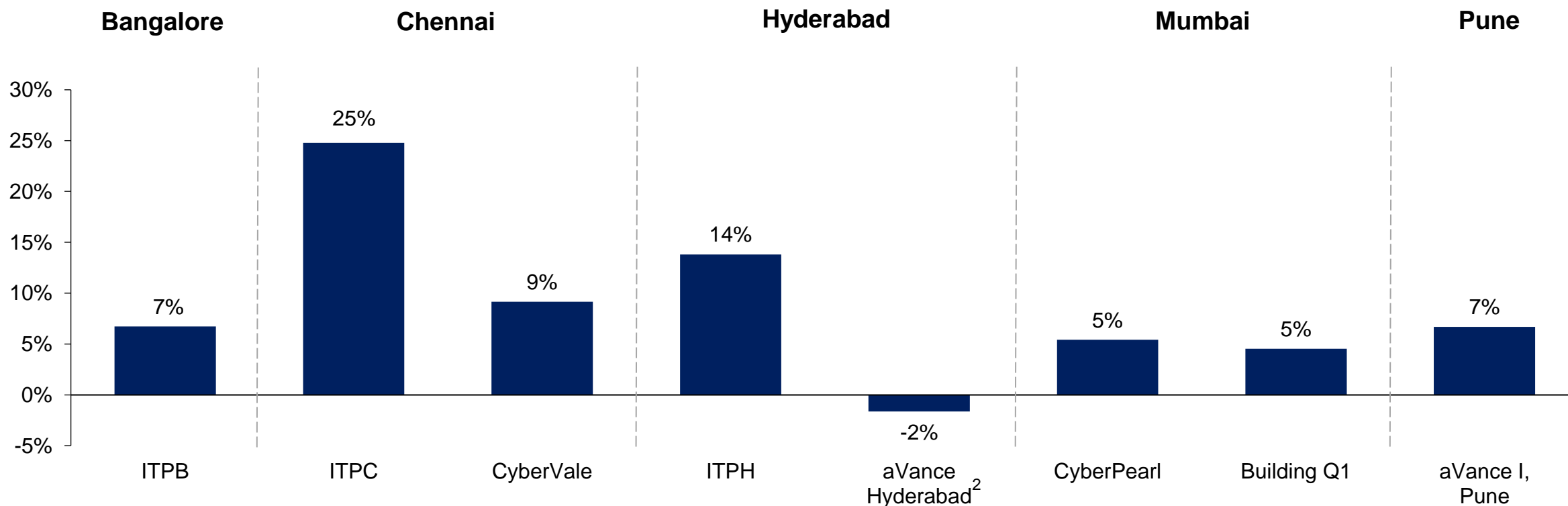
**Monthly base rent expiring
(INR mil)**



All information as at 30 June 2024

Note: Retention rate for the past 12 months was 72%.

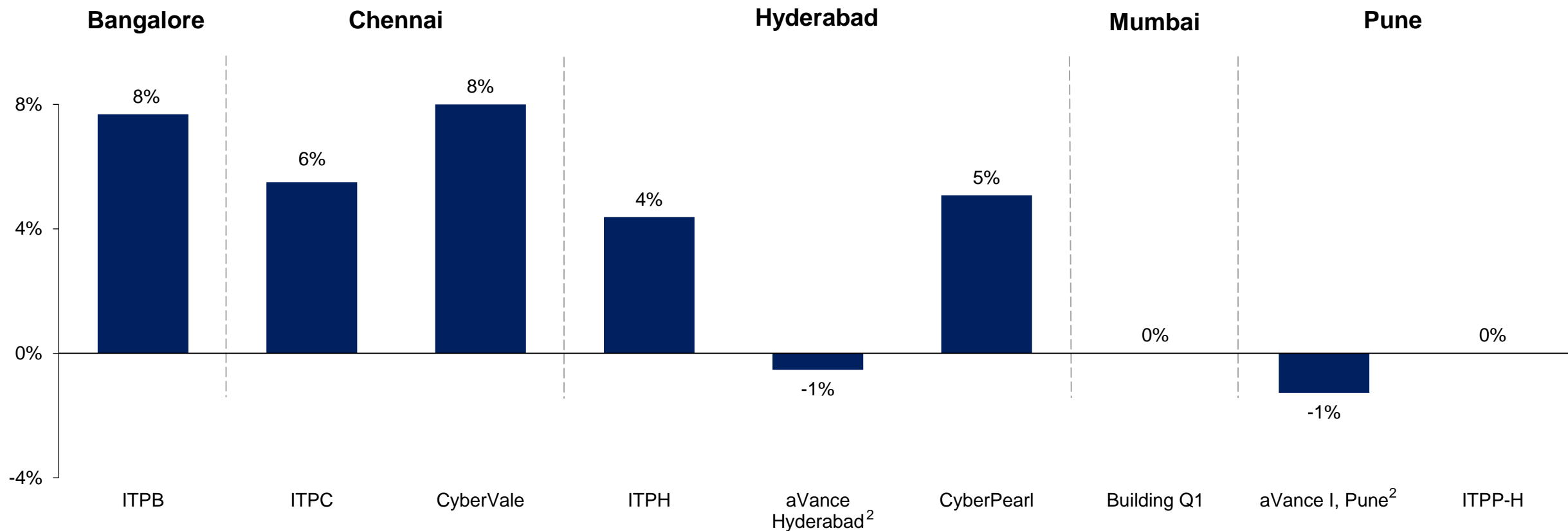
Rental Growth¹



All information as at 30 June 2024

1. Rental growth is the percentage difference of average headline rent of leases commenced in the last 12 months over the respective property's average rent at the start of the 12-month period.
2. Inclusive of higher margin on common area maintenance charges negotiated for a major tenant occupying large space.
3. There were no eligible transactions in IFs, MWC, Arshiya Panvel, ITPP-H and aVance II, Pune in the last 12 months.

Rental Reversion¹



All information as at 30 June 2024

1. Rental reversion for a lease is defined as the percentage change of the new effective gross rent over the preceding effective gross rent. Only new and renewed long-term leases transacted within the last 12 months are included. There were no eligible transactions in IFs, MWC, Arshiya Panvel, and aVance II, Pune in the last 12 months.
2. Negative rental reversion is mainly due to rent free period.

Quality Tenants

Top 10 tenants of IT Parks		% of base rent
1	Tata Consultancy Services	11%
2	Infosys	6%
3	Amazon	4%
4	Applied Materials	3%
5	Bank of America	3%
6	Renault Nissan	3%
7	Synechron	3%
8	Bristol Myers Squibb	3%
9	UnitedHealth Group	2%
10	Société Générale	2%
Total		40%

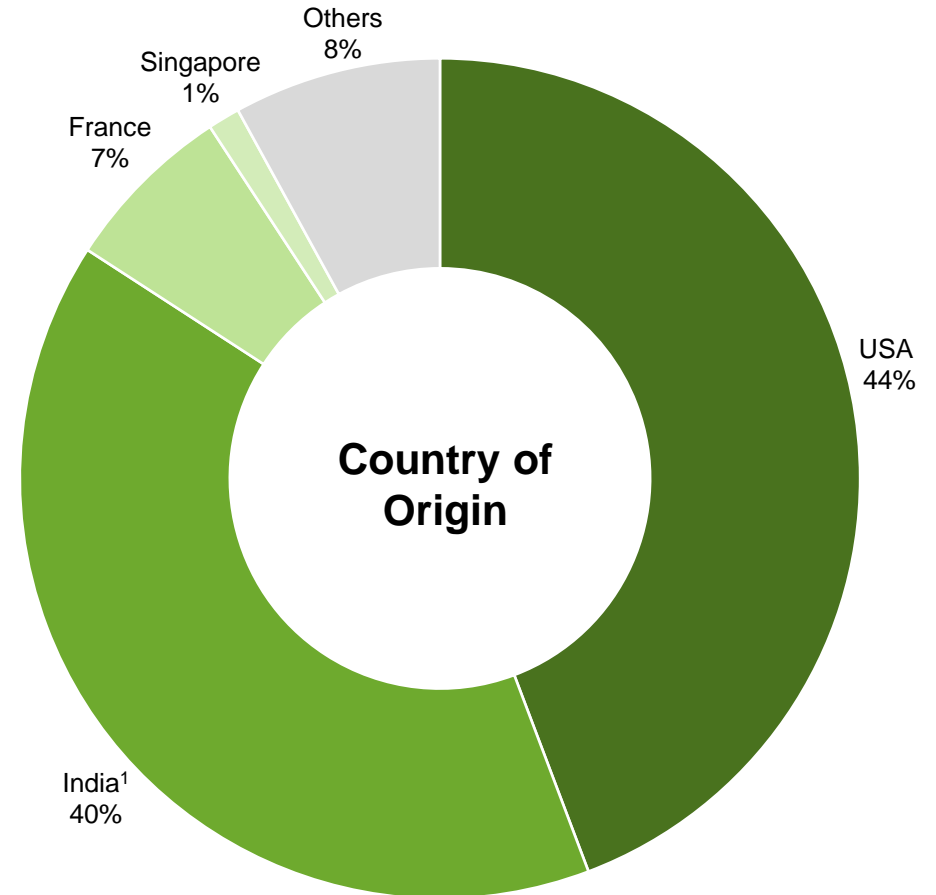
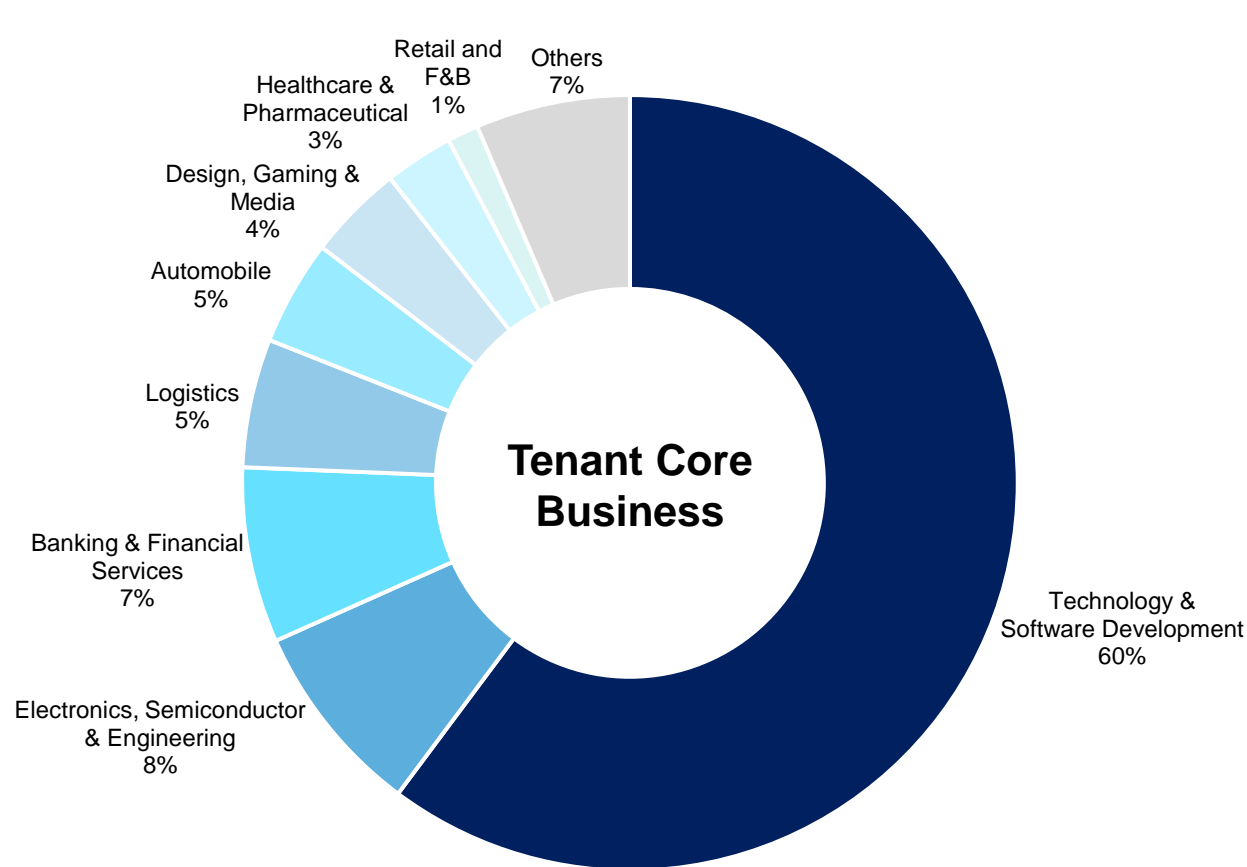
Logistics and Industrial Assets		% of base rent
1	Arshiya <i>Sub-tenants include DHL Logistics, Borochemie (India), Sawariya Futureworks, Infinity, and Ginlong Technologies</i>	5%
2	Pegatron	3%

Top 10 tenants accounted for 44% of portfolio base rent

All information as at 30 June 2024

Diversified Tenant Base

Tenant core business & country of origin by base rental



All information as at 30 June 2024

1. Comprises Indian companies with local and overseas operations.

Growth Strategy



CapitaLand



CapitaLand Data Centre Navi Mumbai 1

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Good Growth Track Record

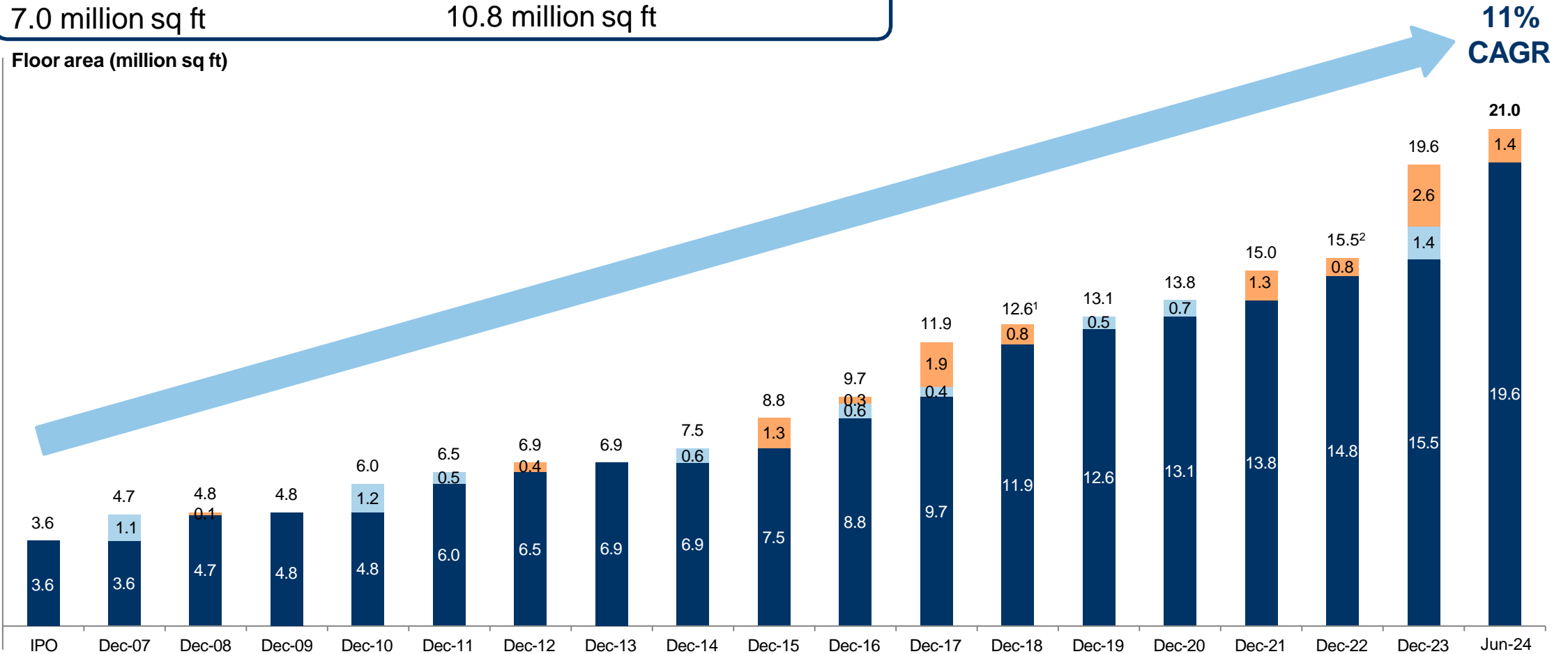
Total developments

7.0 million sq ft

Total acquisitions

10.8 million sq ft

Floor area (million sq ft)



11% CAGR

All information as at 30 June 2024

■ Portfolio ■ Development ■ Acquisition

1. Includes reduction in floor area due to the demolition of Auriga building (0.2 million sq ft) in ITPH as part of the redevelopment.
2. Includes reduction in floor area due to the demolition of Mariner building (0.2 million sq ft) in ITPH as part of the redevelopment.

Long-term Growth Strategy



Development Pipeline

- **3.1 million sq ft** in Bangalore¹
- **2.0 million sq ft** in Hyderabad
- **0.2 million sq ft** in Chennai²



3rd Party Acquisitions

- **1.1 million sq ft** aVance Hyderabad
- **1.4 million sq ft** aVance Business Hub 2, Hyderabad
- **0.8 million sq ft** Building Q2, Aurum Q Parc, Navi Mumbai³
- **1.7 million sq ft** Gardencity, Bangalore
- **1.0 million sq ft** Ebisu, Bangalore
- **0.8 million sq ft** OneHub, Chennai



Non-IT Park Asset Class

- **54 MW** Data Centre, Navi Mumbai 1
- **40 MW** Data Centre at ITPH, Hyderabad
- **54 MW** Data Centre at Ambattur, Chennai
- **43 MW** Data Centre at ITPB, Bangalore



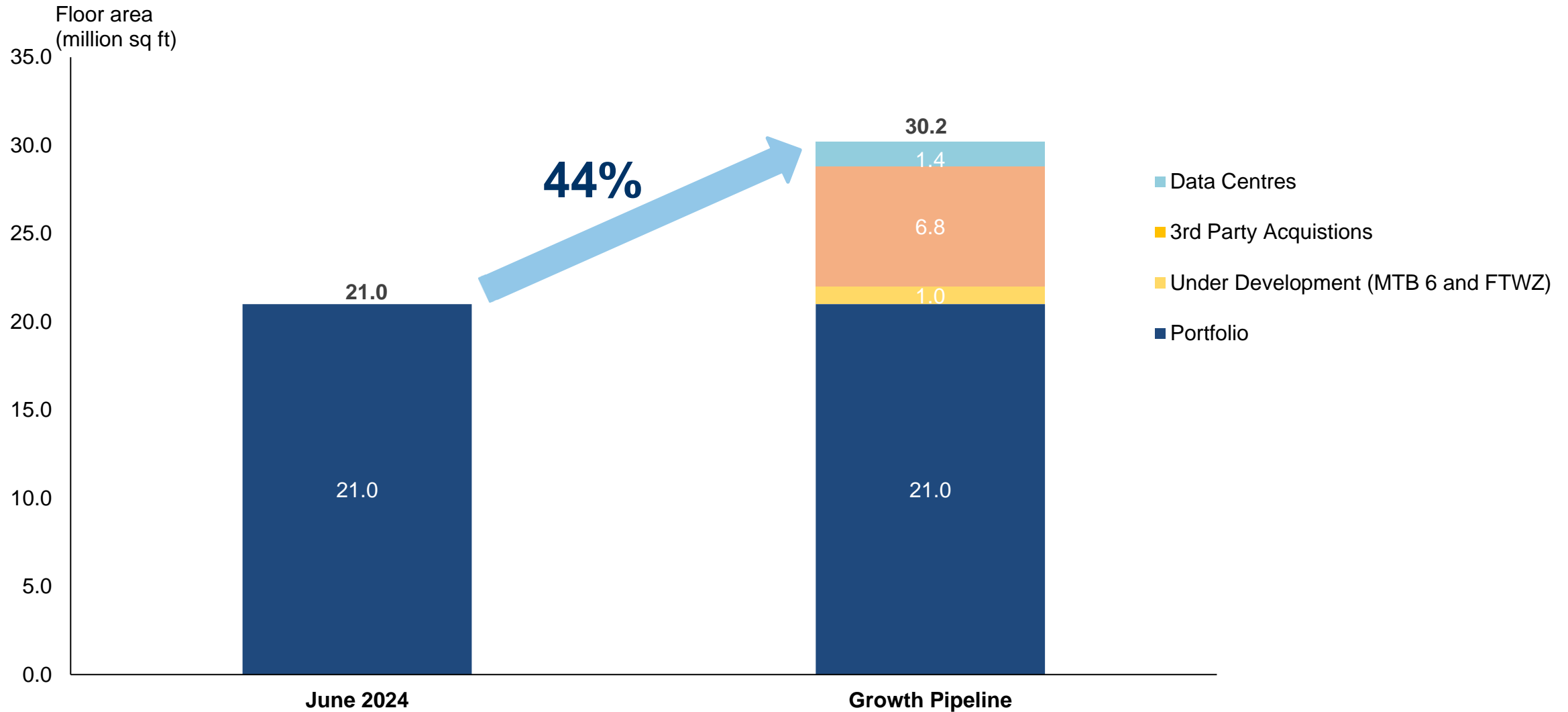
Sponsor Assets

- Ascendas India Growth Programme
- Ascendas-Firstspace Platform

All information as at 30 June 2024

1. Includes MTB 6 which is under development.
2. Includes FTWZ which is under development.
3. Acquisition was completed in July 2024.

Growth based on Committed Pipeline



All information as at 30 June 2024

Growth Pipeline

	aVance Hyderabad	aVance Business Hub 2		Aurum Q Parc	Gardencity		Ebisu	Casa Grande – OneHub Chennai	Total
	aVance 5	aVance A1	aVance A2 ⁵	Building Q2 ⁷	Project I	Project II	Building 1	Phase 1, 2 & 3	
Floor area (million sq ft)	1.16	0.83	0.55	0.82	1.26	0.39	1.00	0.79	6.80
Time of building completion	Completed	2H 2024	Construction on hold	OC ⁸ Received	1H 2025	2H 2027	2H 2026	1H 2025 (Phase 1)	N.A.
Expected total consideration¹	₹8.4 b (S\$168 m)	₹6.5 b (S\$129 m)	N.A.	₹7.1 b ³ (S\$114 m)	₹11.2 b (S\$209 m)	₹3.2 b (S\$59 m)	₹12.3 b (S\$201 m)	₹2.7 b (S\$43 m)	₹51.4 b (S\$923 m)
Amount disbursed¹	₹0.8 b ³ (S\$16m)	₹3.3 b ⁴ (S\$65 m)	₹0.4 b ⁴ (S\$8 m)	₹6.8 b (S\$109 m)	₹5.6 b (S\$104 m)	₹0.4 b (S\$7 m)	₹1.2b (S\$19 m)	₹0.4 b (S\$7 m)	₹18.5 b ⁹ (S\$327 m) ⁹
Remaining commitment^{1,2}	₹7.6 b (S\$152 m)	₹3.2 b (S\$64 m)	N.A.	₹0.3 b (S\$5 m)	₹5.6 b (S\$105 m)	₹2.8 b (S\$52 m)	₹11.1 b (S\$182 m)	₹2.3 b (S\$36 m)	₹32.9 b (S\$596 m)

All information as at 30 June 2024 unless otherwise stated.

1. Based on exchange rate at the time of investment/announcement. ₹ figures are presented in billions while S\$ figures are presented in millions.
2. Remaining commitment is reflected prior to accrued interest, working capital and other adjustments.
3. Expected total consideration increased due to an increase in leasing percentage.
4. Post repayment of a portion of the existing loan by the vendor.
5. Excludes disbursement of ₹3.6 billion (S\$60 million) towards refinancing of loan taken by the vendor towards acquisition of additional land.
6. Construction of aVance A2 is on hold.
7. Acquisition of Building Q2 was completed in July 2024 based on the exchange rate of S\$1 = ₹62. Refer to the announcement made on 22 July 2024 for more information.
8. OC refers to Occupancy Certificate; CP refers to Conditions Precedent.
9. Total excludes amount disbursed for aVance A2 and KMC Land.

Thank you



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Appendix

Glossary

CY	: Calendar year.
Derivative financial instruments	: Includes cross currency swaps (entered to hedge SGD 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.
ITES	: Information Technology Enabled Services.
INR or ₹	: Indian rupees.
SEZ	: Special Economic Zone.
SGD or S\$: Singapore dollars.
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.

Balance Sheet

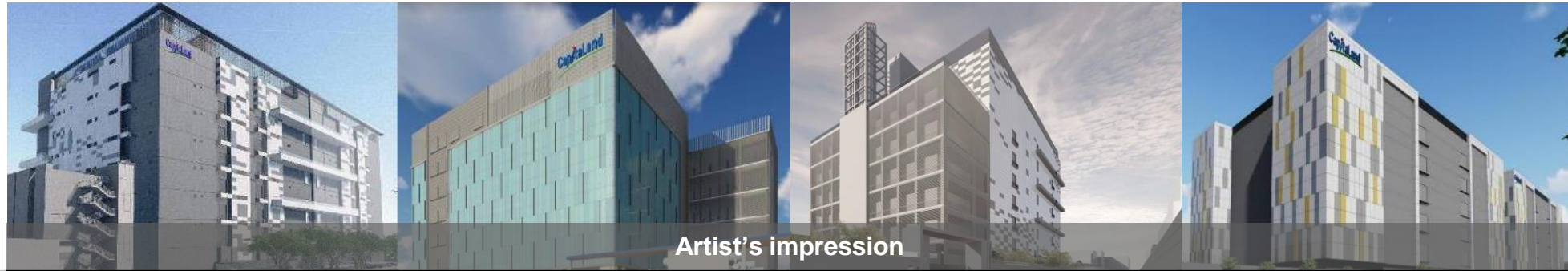
As at 30 June 2024	INR	SGD
Total assets	₹240.2 billion	S\$3,876 million
Total borrowings	₹94.0 billion	S\$1,516 million
Deferred consideration ¹	₹1.6 billion	S\$27 million
Derivative financial instruments	(₹3.4 billion)	(S\$55 million)
Effective borrowings ²	₹92.2 billion	S\$1,488 million
Long term receivables	₹20.3 billion	S\$327 million
Net asset value	₹70.90 per unit	S\$1.14 per unit
Adjusted net asset value ³	₹88.27 per unit	S\$1.42 per unit

1. Deferred consideration refers to the remaining purchase consideration on the acquisition of aVance 6 and the contingent deferred consideration for aVance II, Pune.

2. Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration.

3. Excludes deferred income tax liabilities of ₹23.3 billion (S\$376 million) on capital gains due to fair value revaluation of investment properties.

Development: CapitaLand Data Centres



Name	CapitaLand DC Navi Mumbai 1	CapitaLand DC ITPH	CapitaLand DC Chennai	CapitaLand DC ITPB
Location	Airoli, Navi Mumbai	International Tech Park Hyderabad	Ambattur, Chennai	International Tech Park Bangalore
Capacity	Power load ¹ : 54 MW (Phase 1) IT load: 34 MW (Phase 1)	Power load: 40 MW IT load: 26 MW	Power load: 54 MW IT load: 34 MW	Power load: 43 MW IT load: 26 MW
Development status	All critical development permissions secured. Gas Insulated Substation (GIS) cabling and 220KV GIS contract awarded. Construction has commenced. Discussions ongoing with a large hyperscaler to lease the entire Phase 1.	All critical development permissions secured. GIS cabling and 220KV GIS contract awarded. Construction has commenced.	Pre-construction permissions being obtained. Piling work has commenced.	Development of 220KV GIS completed in 1Q 2024. Construction is expected to commence in 1Q 2025.

1. Total estimated development potential for the Project (including Phase 2) is 108 MW Power load.

Sponsor: Assets in India

Sponsor presence¹



Private funds managed by sponsor

- Ascendas India Growth Programme
- Ascendas India Logistics Programme



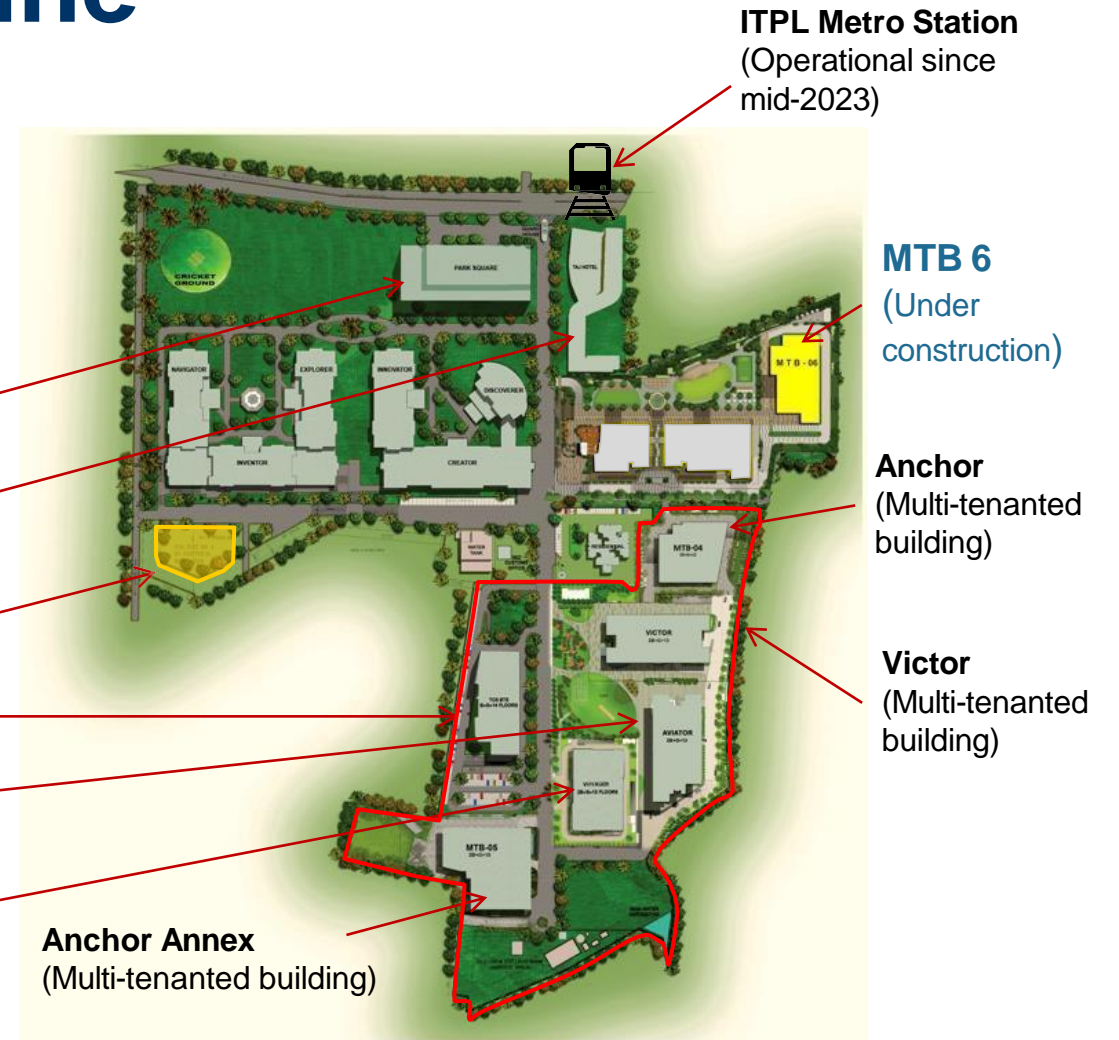
1. Excludes CLINT properties.

Development: ITPB Pipeline

Future Development Potential

- Remaining development potential of 3.4 million sq ft¹.
- Site has been identified for development of a data centre.
- ITPB's existing 40 Mega Volt Amperes (MVA) air insulated substation will be upgraded to a 120 MVA gas insulated substation prior to construction of the data centre.

- Park Square**
(Mall)
- Taj Vivanta**
(Hotel)
- Data centre site**
- Special Economic Zone²**
- Aviator**
(Multi-tenanted building)
- Voyager**
(Multi-tenanted building)



1. Includes MTB 6 which is under development.
 2. Red line marks border of SEZ area.

Development: MTB 6, Bangalore

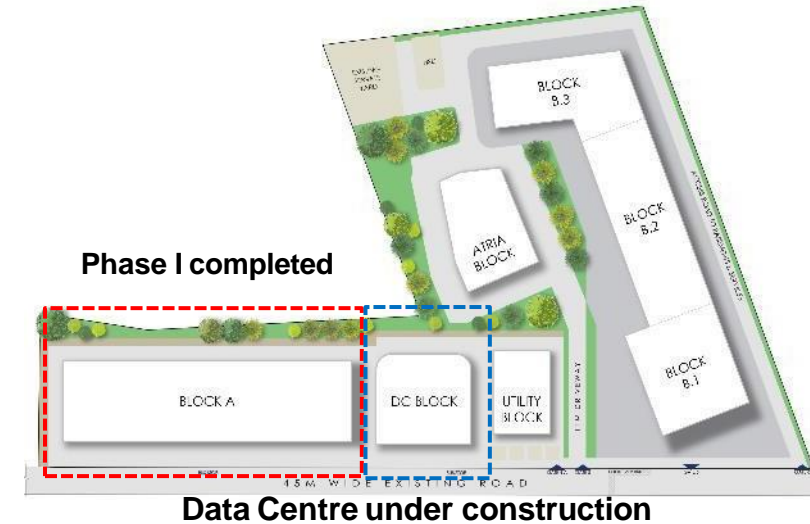
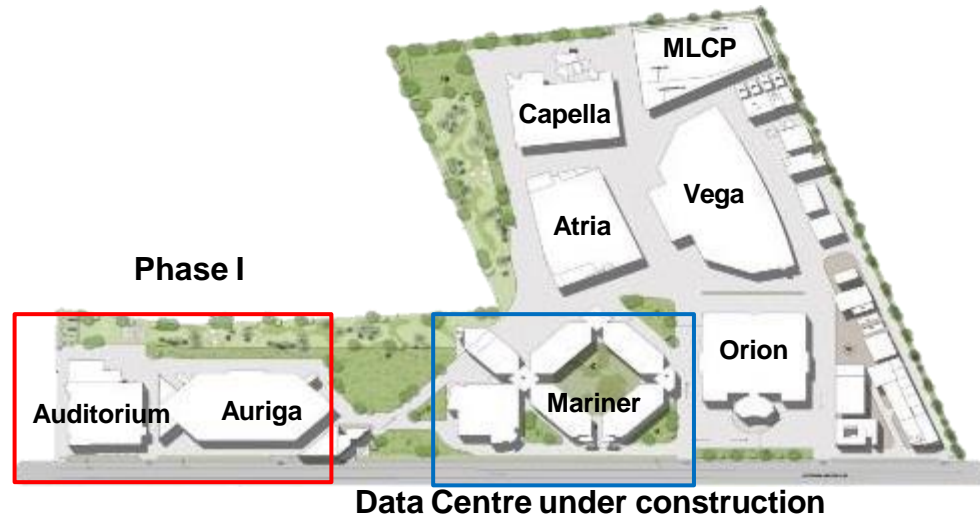


Name	Multi tenanted building – MTB 6
Location	ITPB, Bangalore
Floor area	0.80 million sq ft
Development status	Superstructure work in progress. Building is expected to be completed by end 2024.

Development: ITPH redevelopment

Original Master Plan (1.3 million sq ft)

Proposed Master Plan (4.9 million sq ft)



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

- Master plan for ITPH being revised to accommodate development of a Data Centre (DC)
- After the completion of Phase 1 (1.4 million sq ft), the remaining net increase is 2.3 million sq ft of leasable area (including DC area)
- Development planned in multiple phases over the next 7 to 10 years

40.5 Megawatt (MW) Power load planned DC development at the site of Mariner Building:

- Demolition of Mariner building completed
- Environment Clearance (EC) , Consent to Establish (CTE) and Provisional Fire NOC received
- Construction of Data Centre is in progress

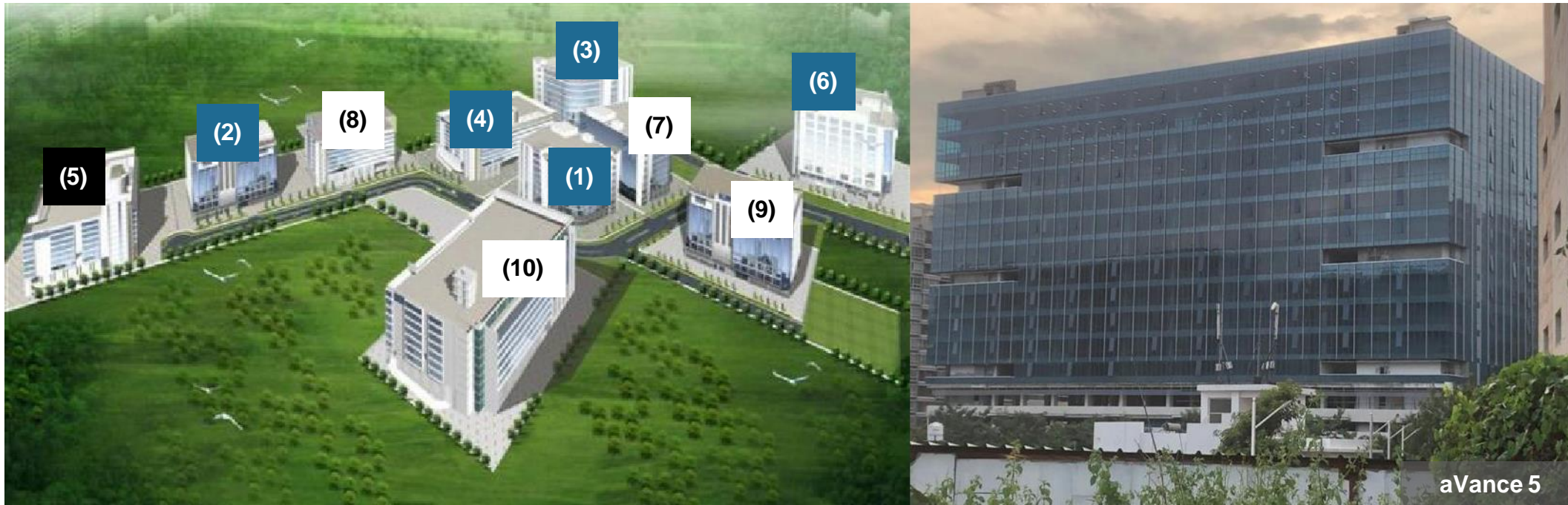
Development: FTWZ, Chennai



Artist's impression

Name	Free Trade Warehousing Zone
Location	CyberVale, Chennai
Floor area	0.23 million sq ft
Development status	Construction works in progress. Building completion expected by 3Q 2024.

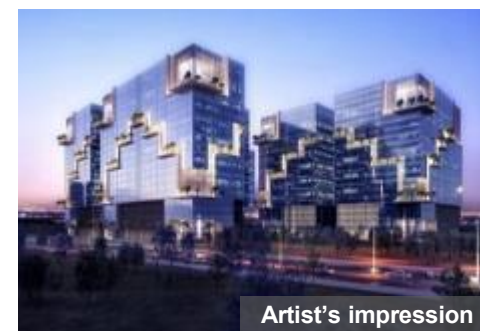
IT Park: aVance Hyderabad



Site area	25.7 acres / 10.4 ha
Asset ownership	CLINT assets – marked in blue; Vendor assets – marked in black; Landowner assets – marked in white; CLINT has ROFR to (7), (8), (9) & (10)
aVance 5	<p>Proposed acquisition of (5)¹ – 1.16 million sq ft</p> <ul style="list-style-type: none"> • Occupancy Certificate received; Building is operational • 66% leased to Carelon and Mphasis, who have options to lease the remaining area

1. Share Purchase Agreement executed for proposed acquisition of aVance 5.

IT Park: aVance Business Hub 2, Hyderabad

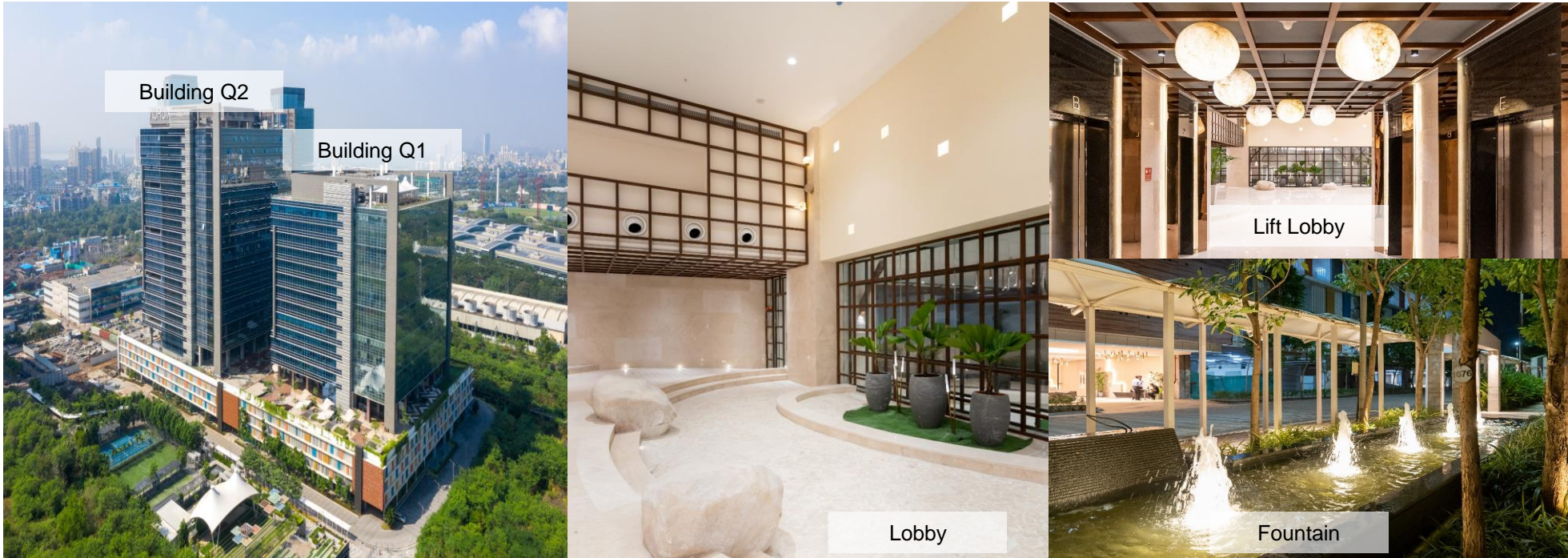


Park Statistics

Site area:	14.4 acres / 5.8 ha	Proposed acquisition of (A1) to (A5) ¹ :	4.75 million sq ft
Vendor assets:	marked in yellow	Construction status:	Common Area, lobby, restroom finishes and external landscaping works in progress for the A1 building. OC awaited.
Landowner assets:	marked in beige		

1. Master Agreement executed for proposed acquisition of Vendor assets.

IT Park: Aurum Q Parc, Navi Mumbai



Location	Ghansoli, Navi Mumbai
Floor area	Building Q1 (CLINT owned): 0.65 million sq ft; Building Q2: 0.82 million sq ft
Expected completion	Building Q2: Construction completed; Occupancy Certificate received.
Leasing status	Building Q2 is fully leased (~0.82 million sq ft).
Acquisition	Acquisition of Building Q2 completed in July 2024.

IT Park: Gardencity, Bangalore



Location	Hebbal, Bangalore
Floor area	Project I: 1.3 million sq ft; Project II: 0.4 million sq ft
Expected completion	Project I: 1H 2025; Project II: 2H 2026
Construction status	Construction works in progress.

IT Park: Ebisu, Bangalore



Location	Outer Ring Road, Bangalore
Floor area	Building 1: 1.0 million sq ft
Expected completion	2H 2026
Construction status	Basement works in progress.

Industrial: Casa Grande – OneHub, Chennai



Location	OneHub, Chennai
Floor area	Phase 1: 0.48 million sq ft Phase 2: 0.16 million sq ft Phase 3: 0.15 million sq ft
Construction status	Phase 1: Site preparation works in progress.

World-class Assets

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 CyberVale Industrial Facility 1, 2 & 3, MWC 	<ul style="list-style-type: none"> International Tech Park Hyderabad CyberPearl aVance Hyderabad 	<ul style="list-style-type: none"> aVance I, Pune International Tech Park Pune, Hinjawadi aVance II, Pune 	<ul style="list-style-type: none"> Arshiya Panvel Warehouses Building Q1, Aurum Q Parc
Type	IT Park	IT Park; Industrial	IT Park	IT Park	Warehouse; IT Park
Site area	68.3 acres	49.4 acres	51.2 acres ¹	38.7 acres	33.4 acres
Completed floor area	5.2 million sq ft ²	3.5 million sq ft	5.2 million sq ft ²	5.2 million sq ft	1.8 million sq ft
Number of buildings	12	6 IT buildings 3 industrial facilities	12	8	7 warehouses 1 IT building
Land bank (development potential ³)	3.1 million sq ft ⁴	0.2 million sq ft ⁵	2.0 million sq ft	-	-

All information as at 30 June 2024

1. Includes land not held by CLINT.
2. Only includes floor area owned by CLINT.
3. Excludes total floor area of four Data Centre developments.
4. Includes MTB 6 which is under development.
5. Includes FTWZ which is under development.

Lease Expiry Profile by Base Rental

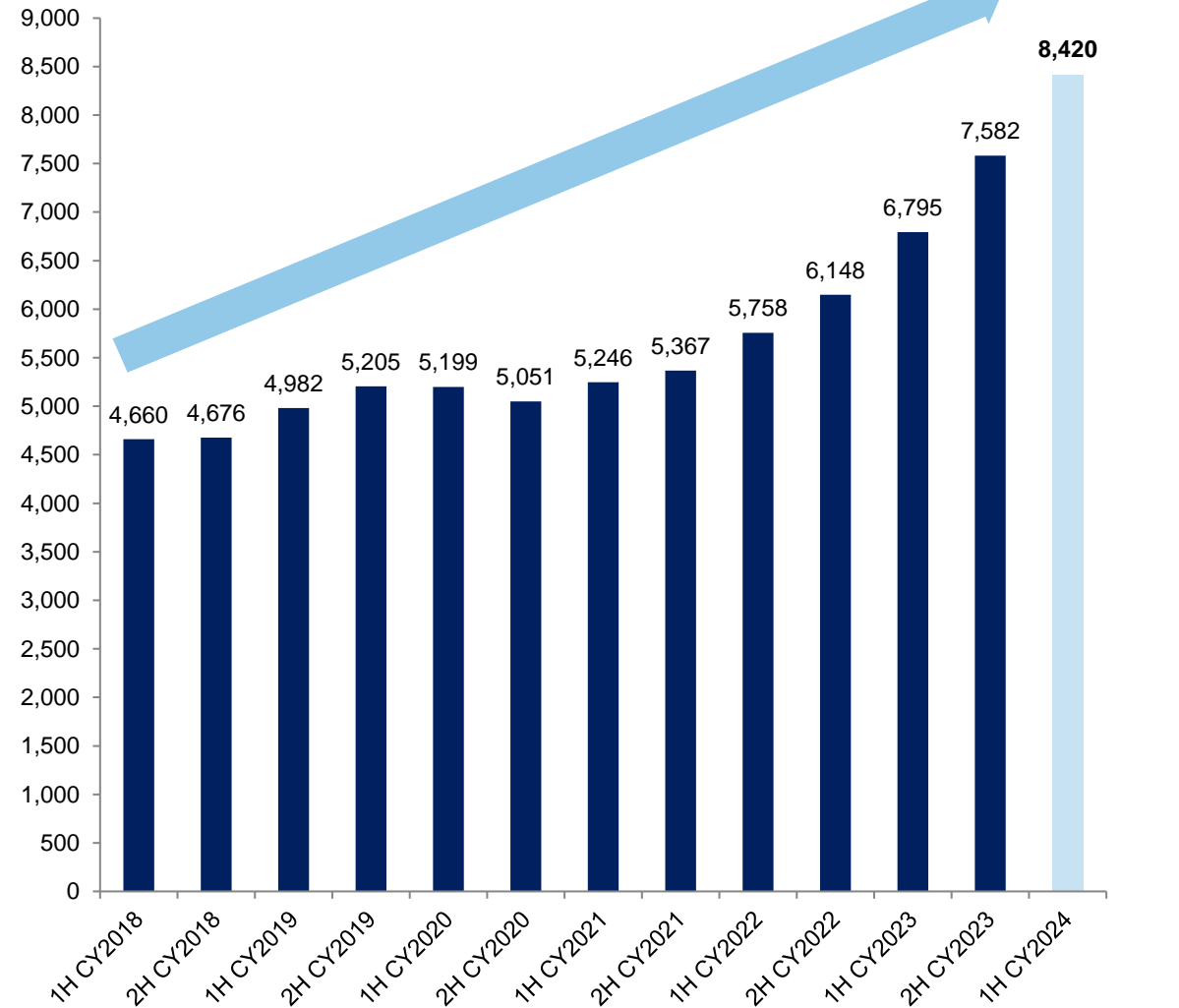
City	2024	2025	2026	2027	2028 & beyond	Total
Bangalore	2.1%	1.6%	8.8%	3.6%	10.8%	26.9%
Hyderabad	1.2%	2.6%	2.1%	5.7%	16.1%	27.7%
Chennai	0.5%	1.4%	2.9%	6.1%	7.1%	18.0%
Pune	0.2%	1.3%	4.7%	1.4%	12.1%	19.7%
Mumbai	3.8%	0.4%	0.0%	0.9%	2.6%	7.7%
Total	7.7%	7.3%	18.5%	17.8%	48.7%	100.0%

Lease Expiry Profile by Area

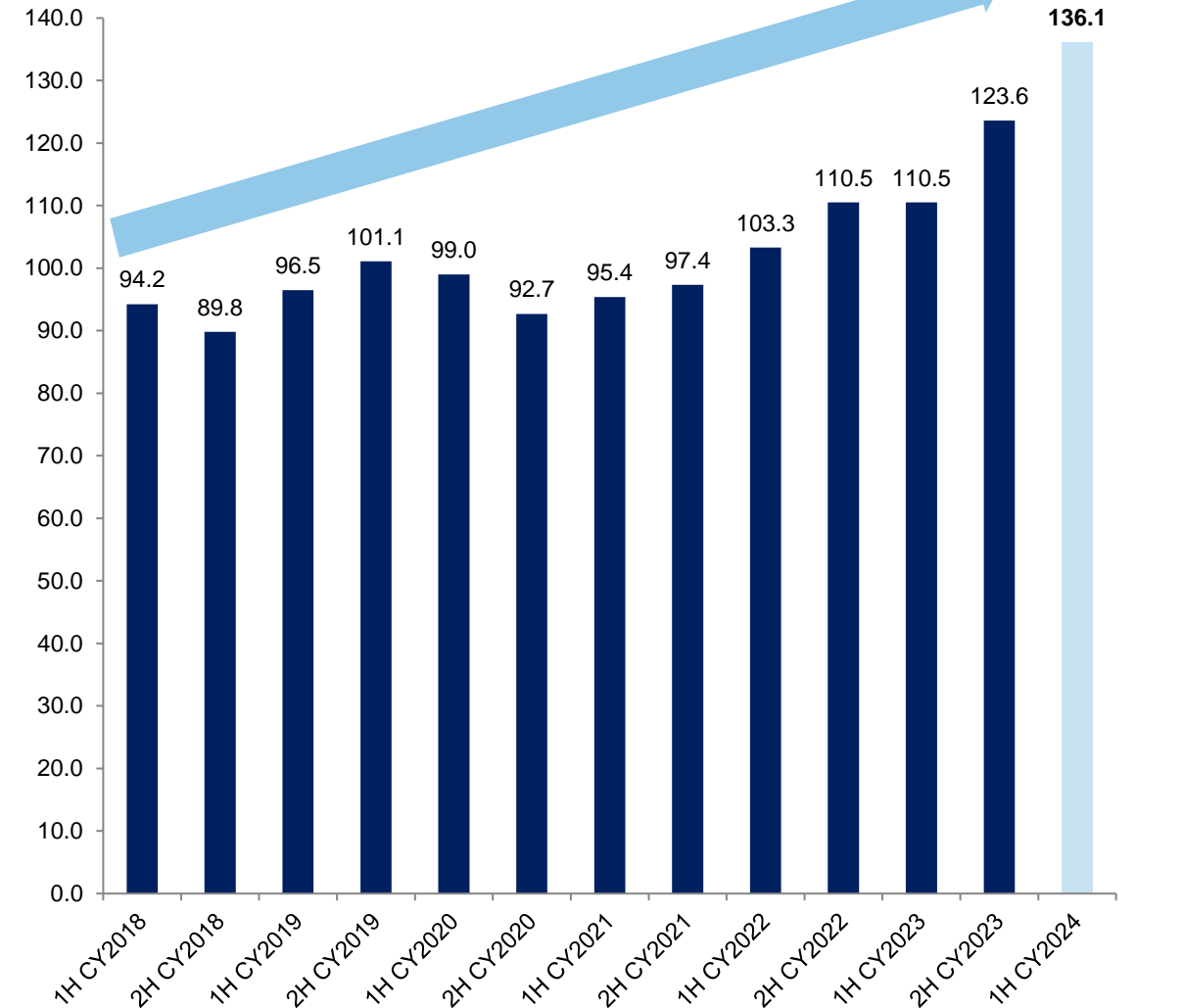
City	2024	2025	2026	2027	2028 & beyond	Total
Bangalore	2.0%	1.4%	8.6%	3.8%	10.9%	26.7%
Hyderabad	1.1%	2.2%	1.9%	4.7%	14.1%	23.9%
Chennai	0.4%	1.0%	2.8%	5.2%	8.2%	17.7%
Pune	0.2%	1.5%	5.6%	1.5%	14.3%	23.2%
Mumbai	4.4%	0.4%	0.0%	1.0%	2.8%	8.6%
Total	8.1%	6.5%	18.9%	16.3%	50.2%	100.0%

Total Property Income

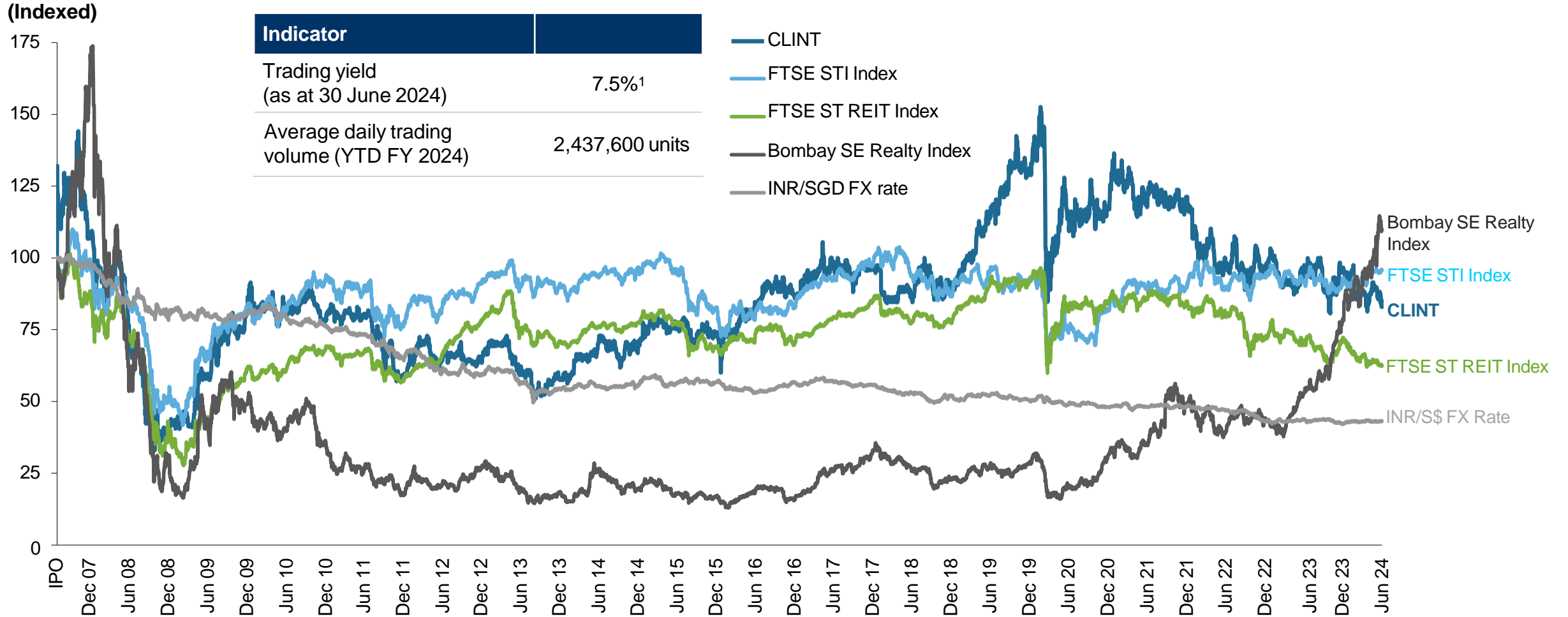
INR million



S\$ million



CLINT Unit Price versus Major Indices



Source: Bloomberg

1. Trading yield based on annualised 1H FY 2024 DPU of 3.64 Singapore cents at closing price of S\$0.98 per unit as at 30 June 2024.