Avendus REITs & InvITs Conclave 2026

16 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

Block A,
International Tech Park
Hyderabad

01

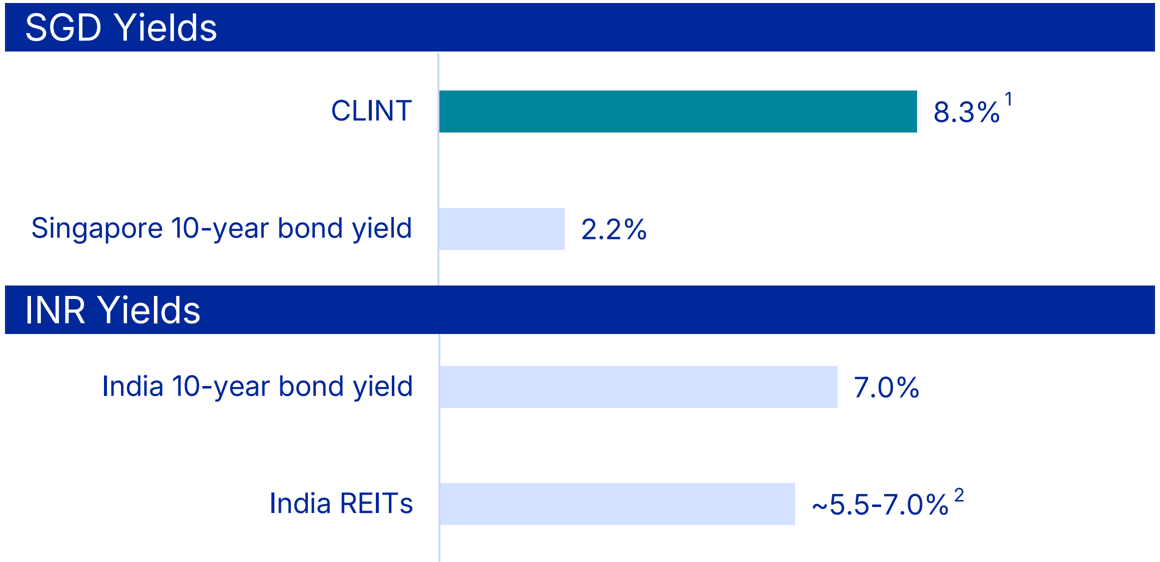
About CLINT

CapitaLand India Trust (CLINT): Singapore-Listed India-Focused Business Trust

Singapore: One of Asia's largest REIT markets with strong institutional participation

APAC REIT Markets	No Of REITs/Trusts	Market Value (S$ B)
Japan	58	127
Singapore	**39**	**100**
China	82	40
India	6	28
Hong Kong	11	24
Malaysia	20	19
South Korea	27	8

CLINT offers attractive yield premium against comparable benchmarks



Key advantages of being Singapore-listed

SGD Yields

Robust Governance

Tax-exempt Distributions

Source: Bloomberg as at 31 May 2026, REIT Association of Singapore

1. CLINT's 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. Based on the range of dividend yields of India REITs extracted from Bloomberg.

Strong Sponsor Backing: CapitaLand Investment (CLI)

A leading global real asset manager

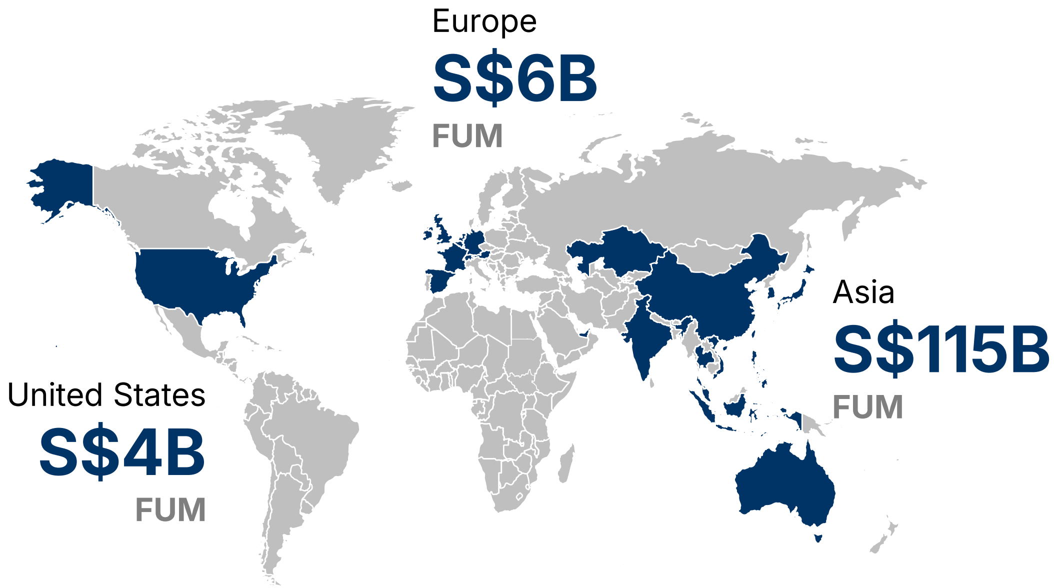
c.S$15B	S$125B	8	>390	>270
Market capitalisation on Singapore Exchange (SGX)	Funds under management[1]	Listed REITs and business trusts	Investment and asset management professionals globally	cities in 45 countries

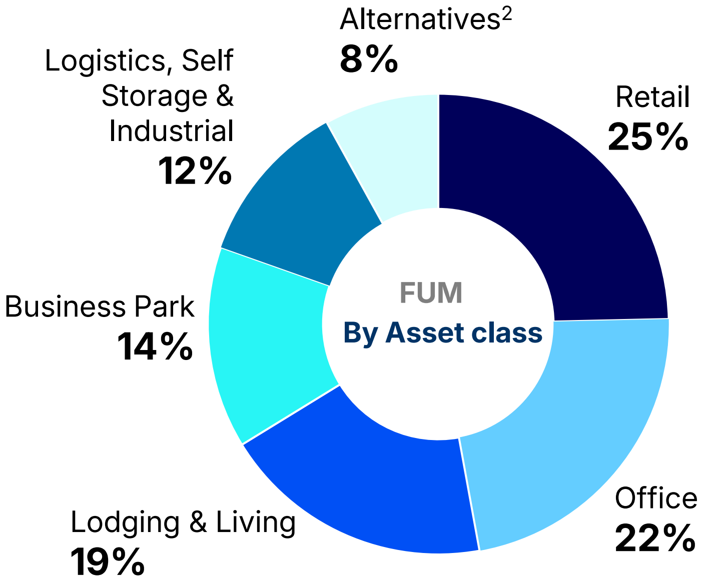
VISION

The preferred global Real Asset Manager creating sustainable positive impact

MISSION

Creating long-term sustainable returns through responsible capital stewardship and impactful investment in real assets globally





Notes: Figures as at 31 Dec 2025, unless otherwise specified.
1. Refers to Funds Under Management which includes funds ready for deployment based on committed capital on a leveraged basis as well as mandates awarded in end-2025, subject to completion of documentation.
2. Comprises wellness, data centres and credit, and others (0.6%).

CLI: Leading REIT Manager in Singapore

37% of total SREIT market capitalisation is anchored by 5 CLI-sponsored REITs[1]

5 Singapore-listed entities with either asset class or country focus

CLI-Sponsored SREITs Total Market Cap[1]

S$37 B

CapitaLand Integrated Commercial Trust	CapitaLand Ascendas REIT	CapitaLand Ascott Trust	CapitaLand China Trust	CapitaLand India Trust
Retail, office and integrated developments predominantly in Singapore	Tech, logistics properties in developed markets Singapore, Australia, USA and UK/Europe	Lodging assets (serviced residences, rental housing properties, student accommodation) in APAC	Retail, business parks and logistics parks in China	IT business parks, industrial, logistics and data centres in India

3 other-listed entities in Malaysia, China and Japan

CapitaLand Malaysia Trust	CapitaLand 凯德消费REIT	Japan Hotel REIT
Malaysia retail, commercial, office and industrial assets listed in Malaysia	China retail assets listed in China	Japan hospitality assets listed in Japan

1. Source: Bloomberg as at 31 May 2026

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

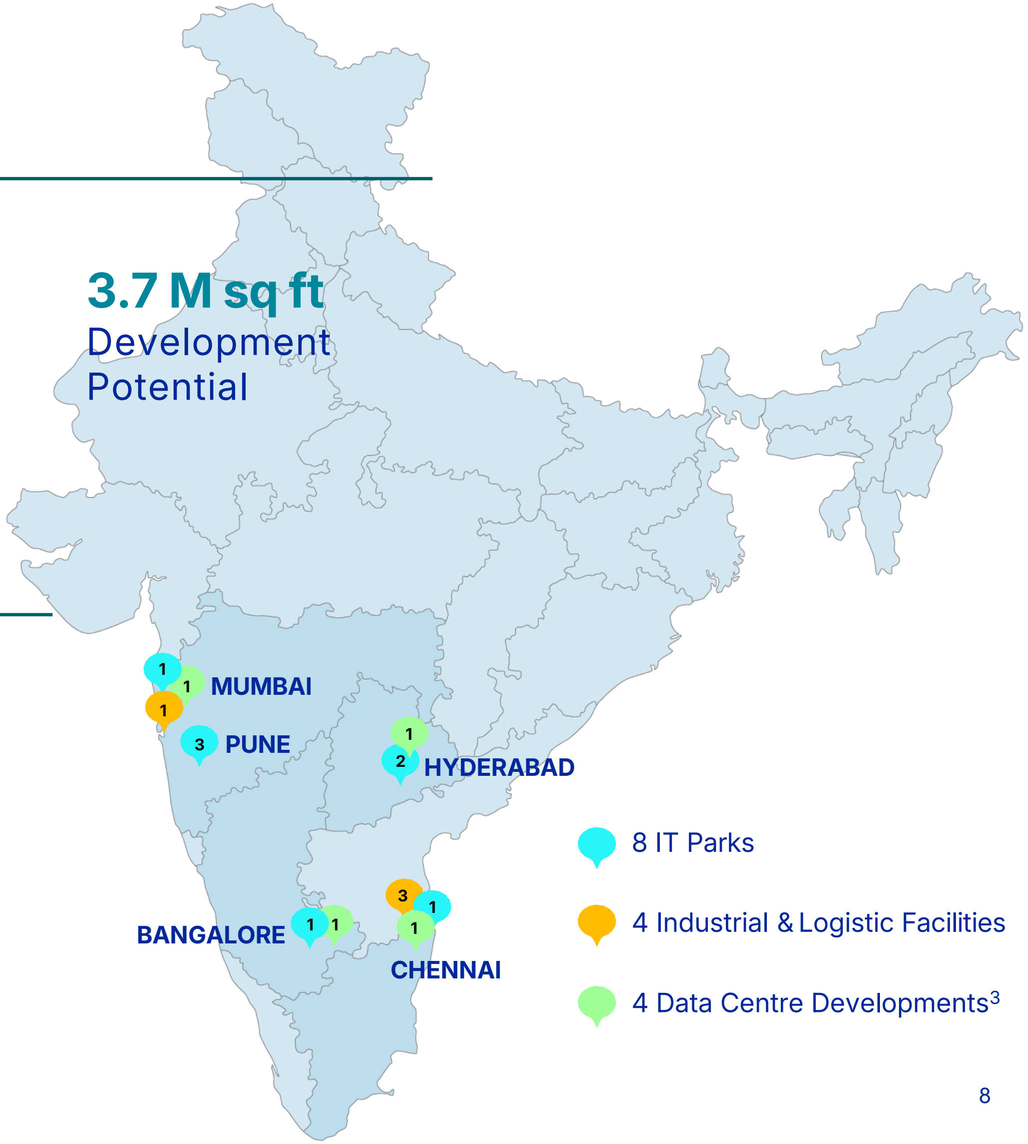
Investment Metrics

CY6U Stock Quote

8.3%[1] Dividend Yield (SGD)

10.7%[2] Total Unitholder Return (SGD)

S$1.5 B / INR 111 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.

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

Interest Income ~ 11% - 14% (Y0 – Y4)

Rental Yield ~ 9% - 10% (Y4 – Y6)

Y0 – Enter forward purchase with the Developer

Construction (Y0 – Y2.5): Developer Ownership. Interest service Pre-funded

Y2.5 – Receipt of Occupancy Certificate

Leasing (Y2.5 – Y4): Developer Ownership. Interest service Pre-funded

Y4 – Acquisition

Stabilisation (Y4 – Y6): CLINT Ownership. Yield via Rental income

Y6 – Stabilisation and Rental Reversion

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 Valuation[1]
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 area[2]

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

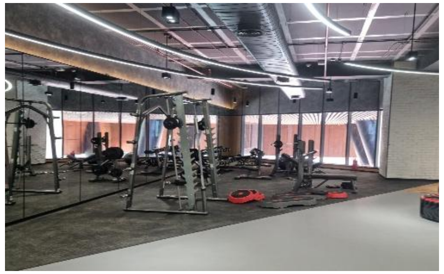
After

Block A

Leasable Area	1.4 M sq ft **(+600%)**
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
Valuation[1]

INR 5,101 psf
Development Cost[2]

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.

Unlocked Value from Divestments

Maiden Divestment of CyberPearl and CyberVale in September 2025[1]

Total Consideration

INR 11.0 B
SGD 161.7 M

Enterprise Value

INR 9.8 B
SGD 143.8 M

Independent Valuation as at 31 Dec 2024

INR 9.5 B
SGD 139.3 M

Multiple on Invested Capital[2]
4.0x
INR terms

Premium to Valuation
3%

1. Based on the exchange rate of S$1:INR68.2 as at announcement of divestment on 25 September 2025.
2. Returns are presented net of Trustee-Manager fees, with historical exchange rates applied for each respective year.

CLINT's DC Portfolio Under Development

✓ Divested 20.2% interest in the three DCs under development and maintained majority stake in the three DC developments[1]

✓ 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	2Q 2026	3Q 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

Transaction Completed in February 2026

Total Consideration

INR 7.0 B
SGD 99.7 M

Enterprise Value

INR 52.0 B
SGD 738 M

Independent Valuation[3] as at 31 Dec 2025

INR 45.7 B
SGD 649 M

Multiple on Invested Capital[2]
2.7x
INR terms

Premium to Valuation
13.7%

Note: The development of CapitaLand DC ITPB has been put on hold.

1. Please refer to announcement dated 31 December 2025 titled "Proposed Divestment of 20.2% interest in three data centre assets and the proposed joint venture in respect of these assets" for more information. Based on exchange rate of S$1 : INR 70.4. Figures are indicative and are subjected to further adjustments.
2. The figures do not consider the infusions in 1Q 2026, for which the consideration will be settled at the time of final accounts closing.
3. Independent valuation by Cushman & Wakefield (India) Pvt. Ltd..

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

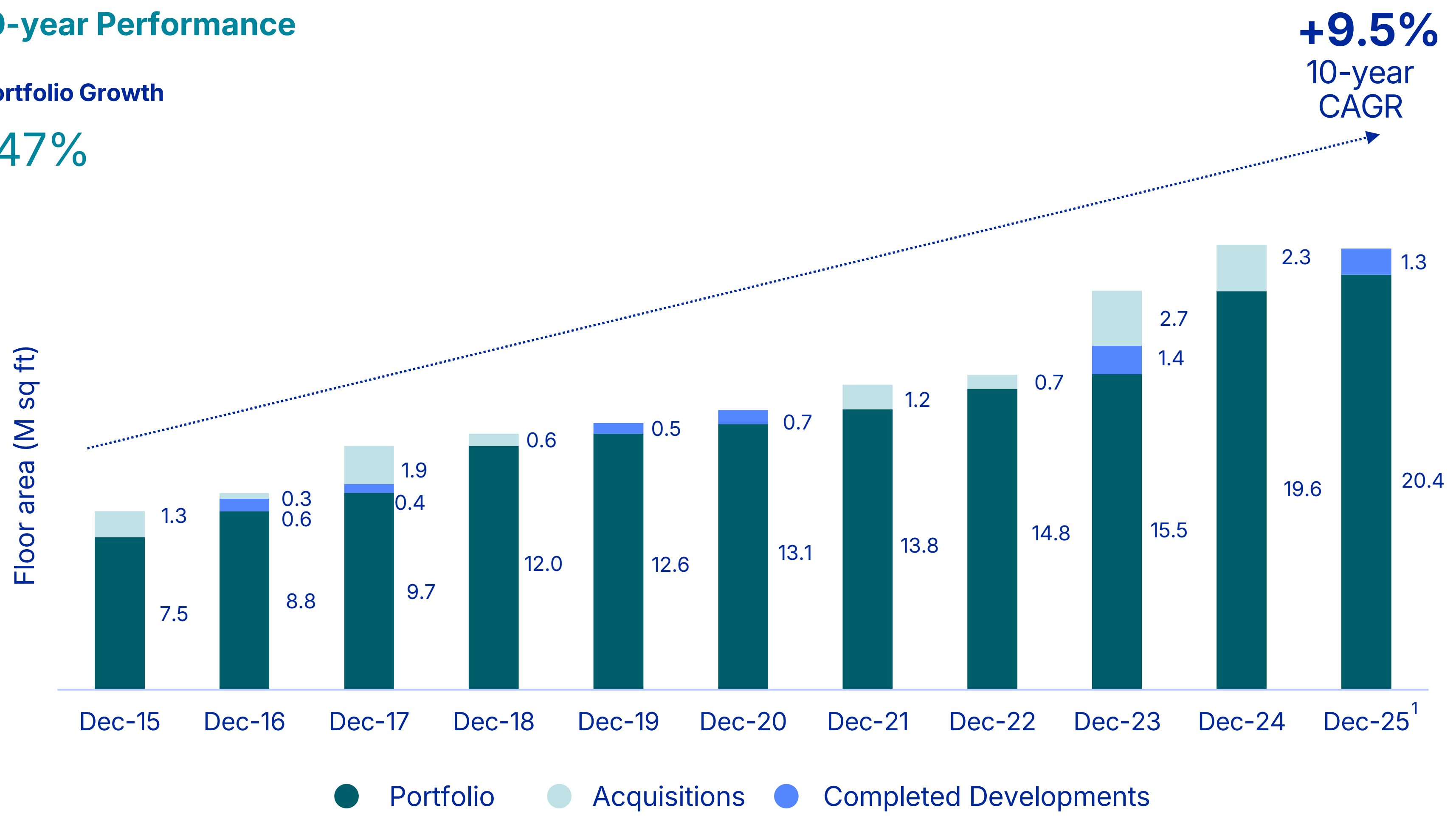
Third Party : Sponsor Acquisitions

74:26

10-year Performance

Portfolio Growth

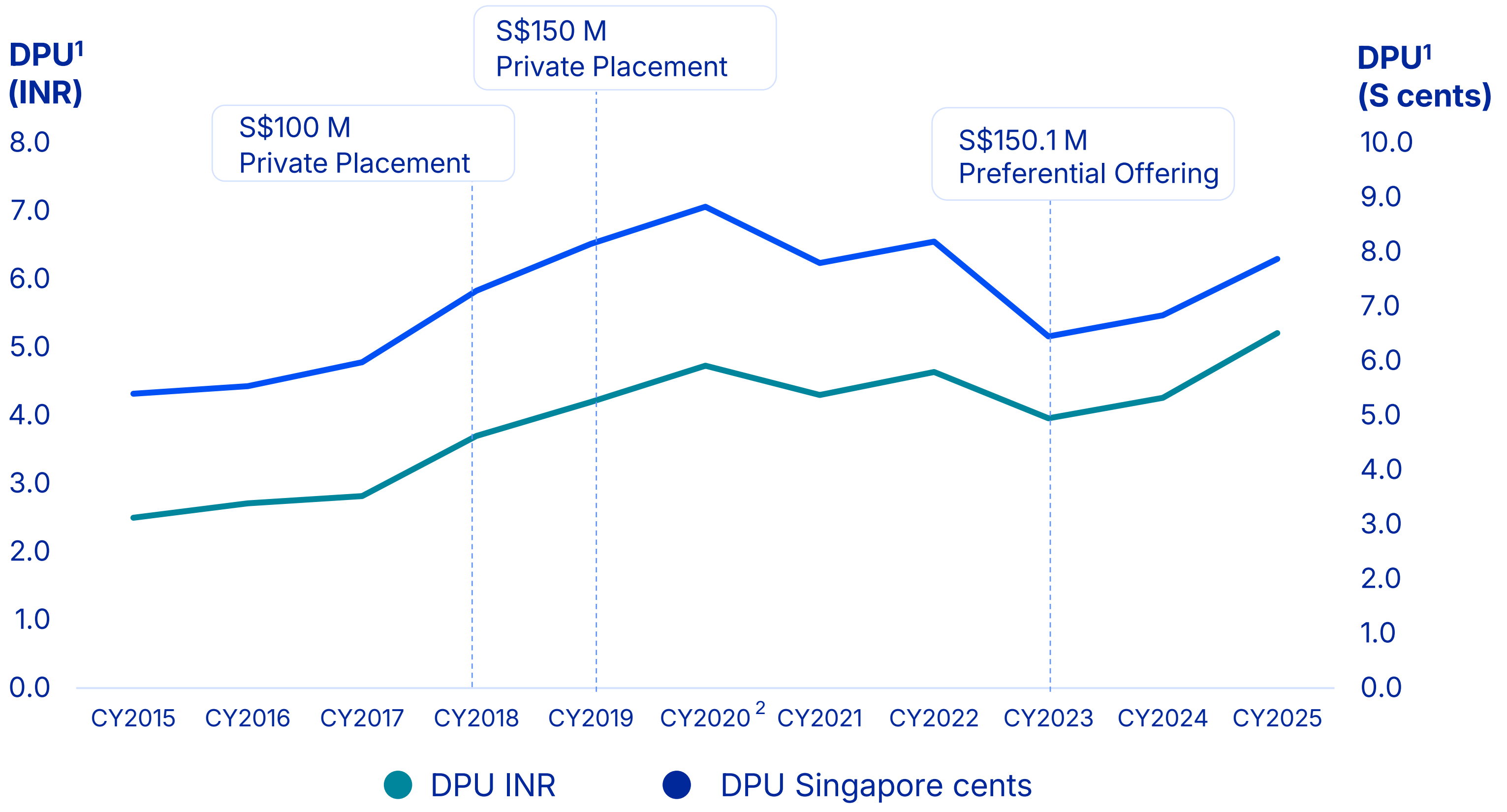
147%

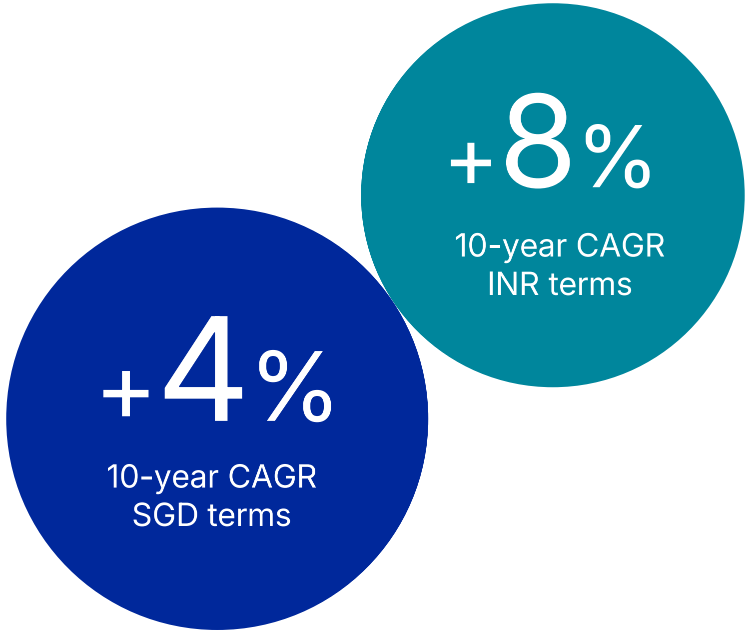


1. Includes completion of CapitaLand Data Centre Navi Mumbai Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

Disciplined Growth Driving Higher Distributions

10-year Compound Annual Growth Rate (CAGR)[1]





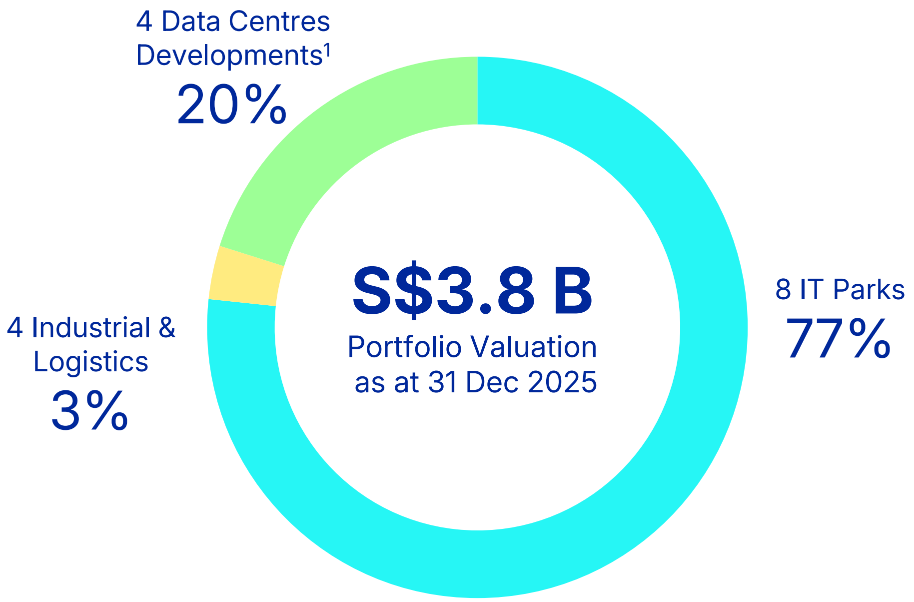
1. CAGR from CY2015 to CY2025
2. Due to one-off gain from reversal of dividend distribution tax of 1.16 cents

02

Portfolio Overview

Quality Portfolio Delivering Steady Performance

Property Composition by Property Type

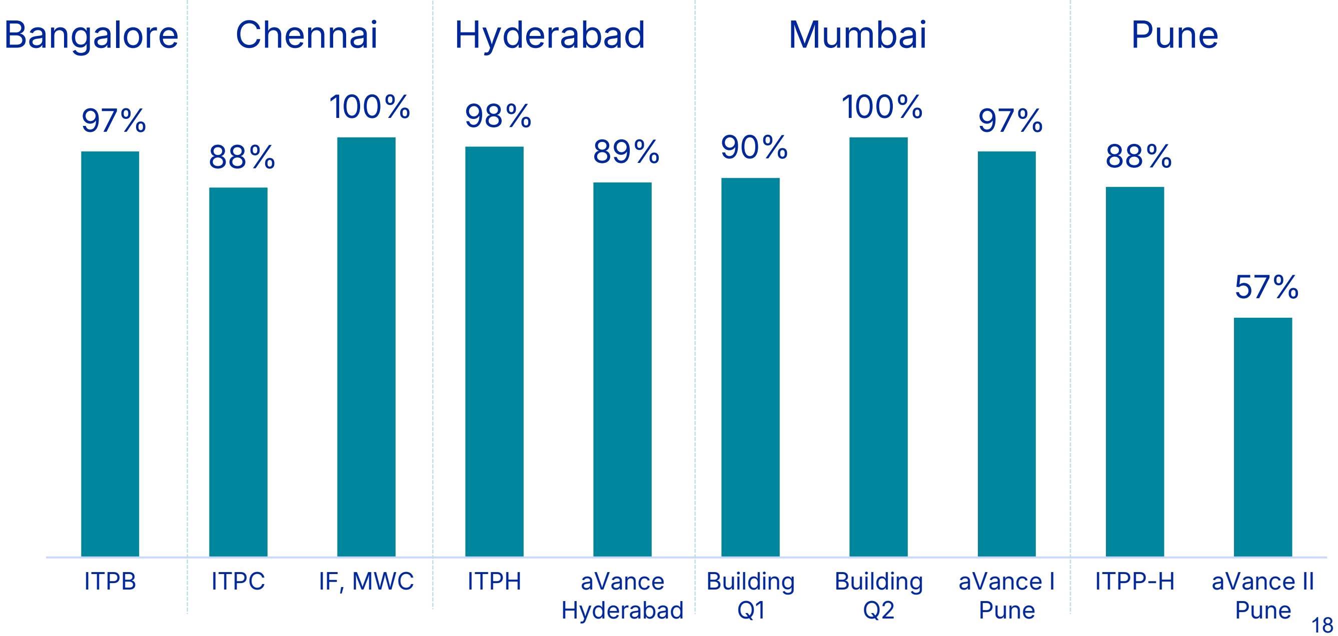


Resilient Operating Metrics[2]

Portfolio Occupancy
91%

Rental Reversions (trailing 12 months)
17%

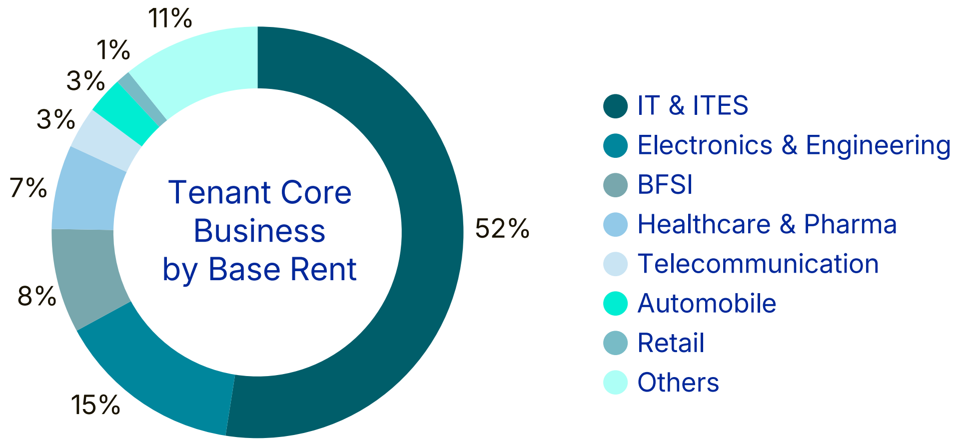
WALE
3.3 years

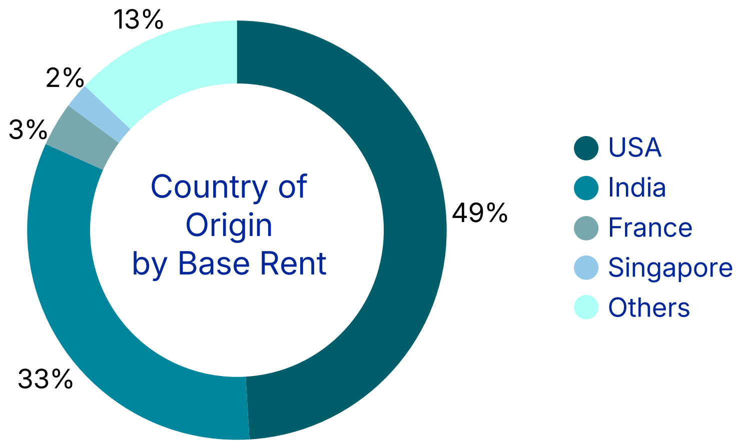


1. The development of CapitaLand Data Centre ITPB has been put on hold.
2. All information as at 31 March 2026. Excludes Logistics Park and Data Centres

Diversified Tenant Profile Underpinned by GCCs

Global Capability Centres (GCCs) account for approximately 50% of CLINT's tenant base





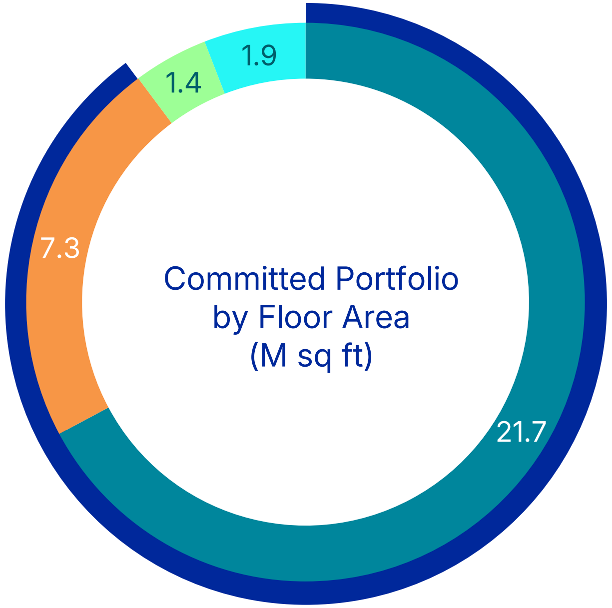
	Top 10 Tenants	% of Portfolio Base Rent	Trade Sector	Asset Class
1	Tata Consultancy Services	11%	IT & ITES	IT Park
2	Applied Materials	7%	Electronics & Engineering	
3	Infosys	5%	IT & ITES	
4	UnitedHealth Group	3%	Healthcare & Pharma	
5	Amazon	3%	E-Commerce	
6	Synechron	3%	IT & ITES	
7	Pegatron	3%	Electronics & 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

Growth Based on Committed Pipeline

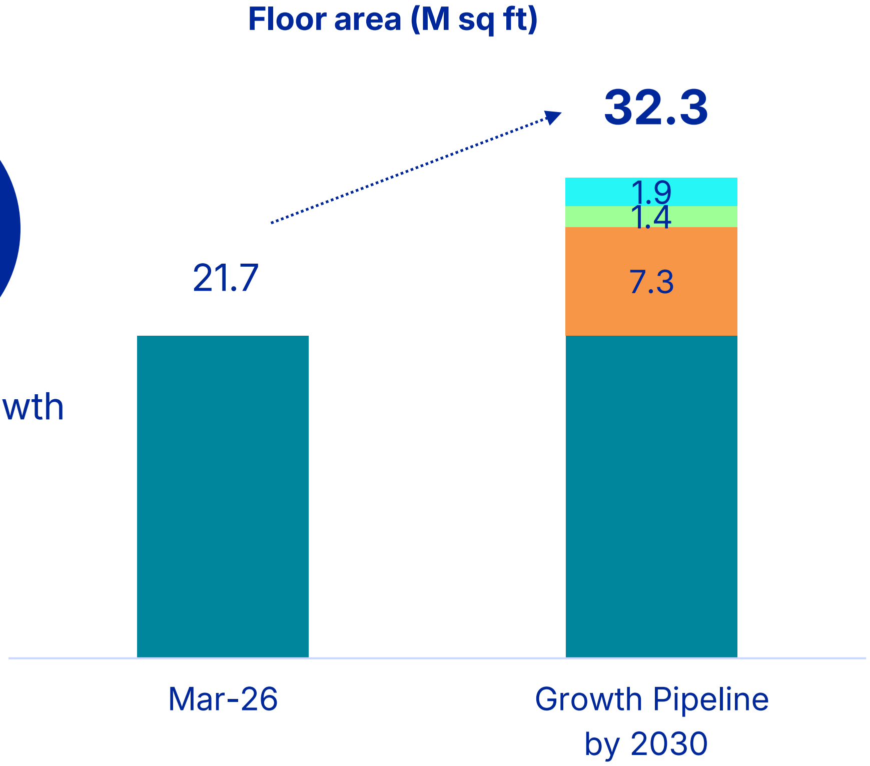
90%

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

03

Capital Management

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

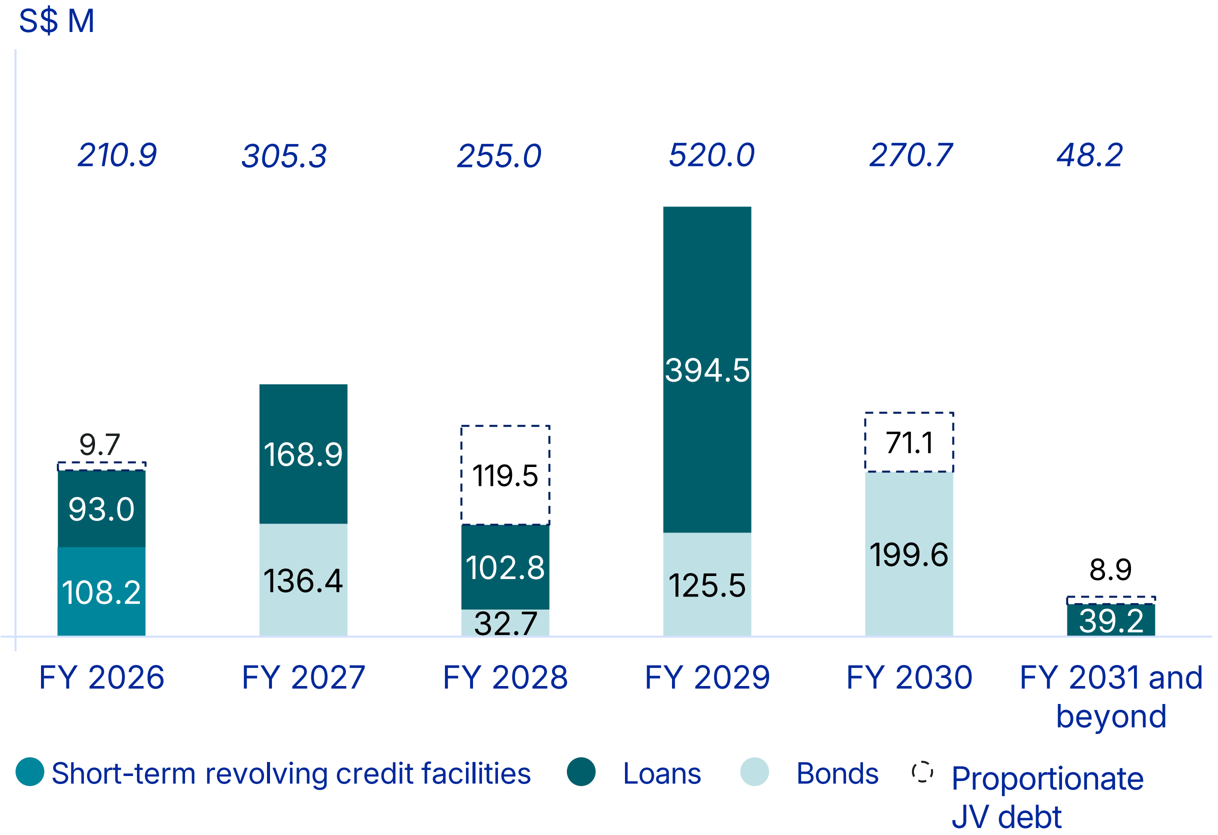
10% retained to provide financial flexibility in growing the Trust

Proactive Capital Management

Key Financial Indicators

Gearing Ratio[1]	35.7%
Average Cost of Debt	5.7%
% of Fixed Rate Debt	78.5%
INR:SGD borrowings	54:46
INR Onshore Debt	23%
Interest Coverage Ratio	2.8x

Well Spread Debt Maturity Profile



All information as at 31 March 2026 unless otherwise stated. All figures are calculated based on proportionate share of joint ventures' borrowings

1. CLINT's proportionate share of its joint ventures' borrowings and deposited property values are included when computing the gearing ratio. Asat 31 March 2026,theeffectiveborrowingstonetasset ratioandtotalborrowingslesscashtonetassetratiois75.9%and74.3%respectively.

Sustainability Highlights

Environmental

GRESB 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 Consumption[1]

32%
Reduction in energy consumption intensity[1,2]

99%
Portfolio that is green building certified[1]

Social

100%
Of employees attended at least one ESG training[4]

36 hrs
Volunteering Hours[4]

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 2025
Rank 14th[5]

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 43 REITs and Business Trusts.

Thank You

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04

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

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	6.0 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


DC Navi Mumbai Tower 1


International Tech Park Chennai