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

ANNOUNCEMENT

CLOSE OF PRIVATE PLACEMENT OF 124,173,000 NEW UNITS AT AN ISSUE PRICE OF S$1.208 PER NEW UNIT

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of CLINT dated 24 February 2026 in relation to the launch of the private placement (the "**Announcement**").*

1. Introduction

Further to the Announcement on the launch of the private placement of new units ("**New Units**") in CLINT to raise gross proceeds of no less than approximately S$150.0 million (the "**Private Placement**), CapitaLand India Trust Management Pte. Ltd., in its capacity as trustee-manager of CLINT (the "**Trustee-Manager**"), is

pleased to announce that Citigroup Global Markets Singapore Pte. Ltd. ("**Citi**"), DBS Bank Ltd. ("**DBS**" together with Citi, the "**Joint Global Coordinators, Bookrunners and Underwriters**"), Goldman Sachs (Singapore) Pte. and Jefferies Singapore Limited (together with the Joint Global Coordinators, Bookrunners and Underwriters, the "**Joint Bookrunners and Underwriters**"), in consultation with the Trustee-Manager, have closed the book of orders for the Private Placement.

The Private Placement was approximately 2.6 times covered with strong participation from a quality mix of new and existing institutional, accredited and other investors.

2. Issue Price

The Issue Price of S$1.208 per New Unit represents a discount of:

(i) approximately 4.9% to the volume weighted average price ("**VWAP**") of S$1.2701 per Unit of all trades in the Units on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the full Market Day[1] on 23 February 2026 (being the full Market Day immediately preceding the date on which the Placement Agreement was signed); and

(ii) (for illustrative purposes only) approximately 3.8% to the adjusted VWAP ("**Adjusted VWAP**") of S$1.2557 per Unit. The Adjusted VWAP is computed based on the VWAP of all trades in the Units on the SGX-ST for the full Market Day on 23 February 2026 (being the full Market Day immediately preceding the date on which the Placement Agreement was signed) and subtracting the estimated Advanced Distribution of approximately 1.44 Singapore cents[2] per Unit.

A total of 124,173,000 New Units will be issued. The total gross proceeds of the Private Placement will be approximately S$150.0 million.

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1 "**Market Day**" refers to a day on which the SGX-ST is open for securities trading.

2 This amount is calculated based on an estimate of the Advanced Distribution which is in turn based on information currently available to the Trustee-Manager and the Trustee-Manager's estimate of CLINT's revenue and expenses for the relevant period on a pro rata basis, and the actual Advanced Distribution may differ.

3. Use of Proceeds

3.1 Subject to relevant laws and regulations, the Trustee-Manager intends to use the gross proceeds of approximately S$150.0 million from the Private Placement in the following manner:

(i) approximately S$100.0 million (which is equivalent to approximately 66.7% of the gross proceeds of the Private Placement) to part fund the ongoing development and construction of the property known as Building 1, Ebisu, Bangalore ("**Building 1 of Ebisu**") by the developer of Building 1 of Ebisu in return for an annual coupon rate of at least 11.5% payable to CLINT pursuant to an existing forward purchase agreement entered into between CLINT (through its subsidiaries) and the developer for the acquisition of Building 1 of Ebisu[3]. As at 31 December 2025, the remaining funding commitment in relation to the project was approximately INR 8.6 billion (S$123 million)[4]. Building 1 of Ebisu is an office building, located in Outer Ring Road, Bangalore, with a floor area of approximately 1.2 million square feet;

(ii) approximately S$47.4 million (which is equivalent to approximately 31.6% of the gross proceeds of the Private Placement) to part fund the ongoing development and construction of 'The Beacon' at Nagawara, Outer Ring Road, Bangalore ("**MAIA**") in return for at least 11.5% pursuant to an existing forward purchase agreement entered into between CLINT and the developer for the acquisition of MAIA[5]. As at 31 December 2025, the remaining funding commitment in relation to the project was approximately INR 10.7 billion (S$152 million). MAIA is an office building, located in Outer Ring Road, Bangalore, with a floor area of approximately 1.1 million square feet; and

(iii) approximately S$2.6 million (which is equivalent to approximately 1.7% of the gross proceeds of the Private Placement) to pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by CLINT in connection with the Private Placement.

Notwithstanding its current intention, in the event that the Private Placement is completed but the development and construction of Building 1 of Ebisu and/or MAIA do not materialise for any reason, the Trustee-Manager may, subject to relevant

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3 Please refer to the announcement by CLINT on SGXNET on 18 January 2023.

4 The remaining commitment is net of accrued interest (on acquisition date), and prior to working capital and other adjustments.

5 Please refer to the announcement by CLINT on SGXNET on 21 February 2025.

laws and regulations, use the net proceeds from the Private Placement in its absolute discretion for other purposes, including, without limitation, towards project funding for existing committed pipeline projects which have been previously announced, including acquisitions, or to repay existing debt. Pending the deployment of the net proceeds from the Private Placement, the net proceeds may, in the interim, subject to relevant laws and regulations, be deposited with banks and/or financial institutions or used to repay outstanding borrowings or for any other purpose on a short-term basis as the Trustee-Manager may, in its absolute discretion, deem fit.

The Trustee-Manager will make periodic announcements on the utilisation of the net proceeds of the Private Placement via SGXNET as and when such funds are materially utilised and whether such a use is in accordance with the stated use and in accordance with the percentage allocated.

4. Listing of, Dealing in and Quotation of the New Units

The trading of the New Units on the SGX-ST pursuant to the Private Placement is currently expected to commence at 9.00 a.m. on 5 March 2026.

The Trustee-Manager will make a formal application to the SGX-ST for the listing of, dealing in, and quotation of, the New Units on the Main Board of the SGX-ST. An appropriate announcement will be made upon the receipt of such approval in-principle from the SGX-ST.

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
25 February 2026

Important Notice

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in CLINT ("**Units**") in the United States or any other jurisdictions nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom (other than UK investors to whom the Units may lawfully be offered), Canada, Japan, or Australia and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities described herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States unless pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offer of securities described herein in the United States.

This announcement may contain forward-looking statements that involve risks and uncertainties. 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, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Trustee-Manager's view of future events.

The value of 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 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 the Trustee-Manager 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 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.

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

This announcement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).