

CapitaLand India Trust

2H FY 2022 Financial Results Presentation

6 February 2023

Disclaimer

This presentation on CLINT’s results for the 6-month period ended 31 December 2022 (“2H FY 2022”) should be read in conjunction with CLINT’s half-yearly results announcement, a copy of which is available on www.sgx.com or www.clint.com.sg.

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.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this presentation. Neither CapitaLand India Trust Management Pte. Ltd. (“Trustee-Manager”) nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this presentation or its contents or otherwise arising in connection with this presentation.

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.

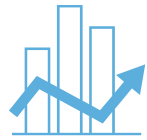


2H FY 2022 Financial Results

International Tech Park Bangalore

CapitaLand
India Trust

2022 Highlights



FY 2022 NPI

S\$166.8 million

▲ 7% YoY



FY 2022 DPU

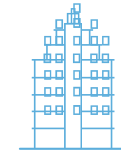
8.19 Singapore cents

▲ 5% YoY



AUM

S\$2.5 billion



COMMITTED OCCUPANCY

92%

▲ 5% during the year



**PHYSICAL
ATTENDANCE**

46%

▲ from 11% in December 2021



**GREEN CERTIFIED
PORTFOLIO¹**

87%

▲ 9% during the year



**PROACTIVE
LEASING/RENEWALS**

2.9 million sq ft

leased/renewed during 2022



**SUSTAINABILITY-
LINKED FINANCING**

S\$593 million

~48% of loan books

**8 IT
Parks**



**3 Data Centre
Developments**



**1 Logistics
Park**

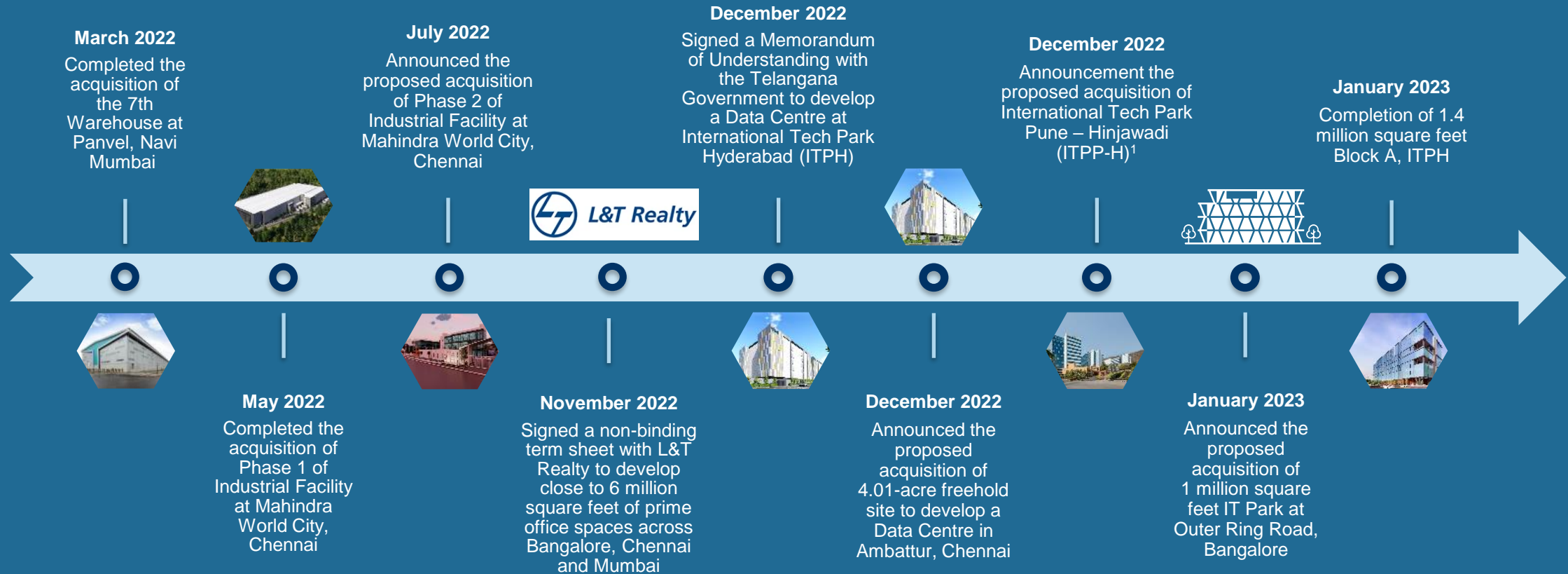


**1 Industrial
Facility**



1. Platinum or Gold rating for business park portfolio.

Growth and Expansion across the Portfolio



1. Subject to approval of unitholders at an extraordinary general meeting.

Financial Review

Artist's impression of ITPH Redevelopment – Phase I

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2H FY 2022 Results

	2H FY 2022	2H FY 2021	Variance	
SGD/INR FX rate ¹	57.3	55.1	4.0%	
Total property income	₹6,148 million S\$107.3 million	₹5,367 million S\$97.4 million	15% 10%	<ul style="list-style-type: none"> Higher due to higher portfolio occupancy; and Income contribution from Aurum Q1, Arshiya Warehouse 7 and Industrial Facility in Mahindra World City.
Net property income	₹4,781 million S\$83.4 million	₹4,325 million S\$78.5 million	11% 6%	<ul style="list-style-type: none"> Increase due to higher property income; Offset by higher operational and maintenance expenses and property management fees.
Income available for distribution	₹2,900 million S\$50.6 million	₹2,549 million S\$46.2 million	14% 9%	<ul style="list-style-type: none"> Mainly due to higher net property income; Higher interest income from additional investments in aVance 5, Gardencity and BlueRidge 3; Partially offset by higher finance cost.
Income to be distributed	₹2,610 million S\$45.5 million	₹2,295 million S\$41.6 million	14% 9%	
Income to be distributed (DPU ²)	₹2.25 3.91 Singapore cents	₹1.99 3.60 Singapore cents	13% 9%	<ul style="list-style-type: none"> After retaining 10% of income available for distribution.
Weighted average number of units ('000)	1,159,827	1,153,203	1%	

1. Average exchange rate for the period.
2. Distribution per unit.

FY 2022 Results

	FY 2022	FY 2021	Variance	
<i>SGD/INR FX rate¹</i>	56.5	55.1	2.5%	
Total property income	₹11,906 million S\$210.6 million	₹10,613 million S\$192.7 million	12% 9%	<ul style="list-style-type: none"> Higher due to higher portfolio occupancy; and Income contribution from aVance 6, Aurum Q1, Arshiya Warehouse 7, and Industrial Facility in Mahindra World City.
Net property income	₹9,429 million S\$166.8 million	₹8,576 million S\$155.7 million	10% 7%	<ul style="list-style-type: none"> Increase due to higher property income; Offset by higher operational and maintenance expenses, and property management fees.
Income available for distribution	₹5,974 million S\$105.7 million	₹5,506 million S\$100.0 million	8% 6%	<ul style="list-style-type: none"> Mainly due to higher net property income; Higher interest income from additional investments in Gardencity and BlueRidge 3; Partially offset by higher finance cost.
Income to be distributed	₹5,376 million S\$95.1 million	₹4,956 million S\$90.0 million	8% 6%	<ul style="list-style-type: none"> After retaining 10% of income available for distribution.
Income to be distributed (DPU ²)	₹4.64 8.19 Singapore cents	₹4.30 7.80 Singapore cents	8% 5%	
Weighted average number of units ('000)	1,158,344	1,152,118	1%	

1. Average exchange rate for the period.
2. Distribution per unit.

Distribution Details

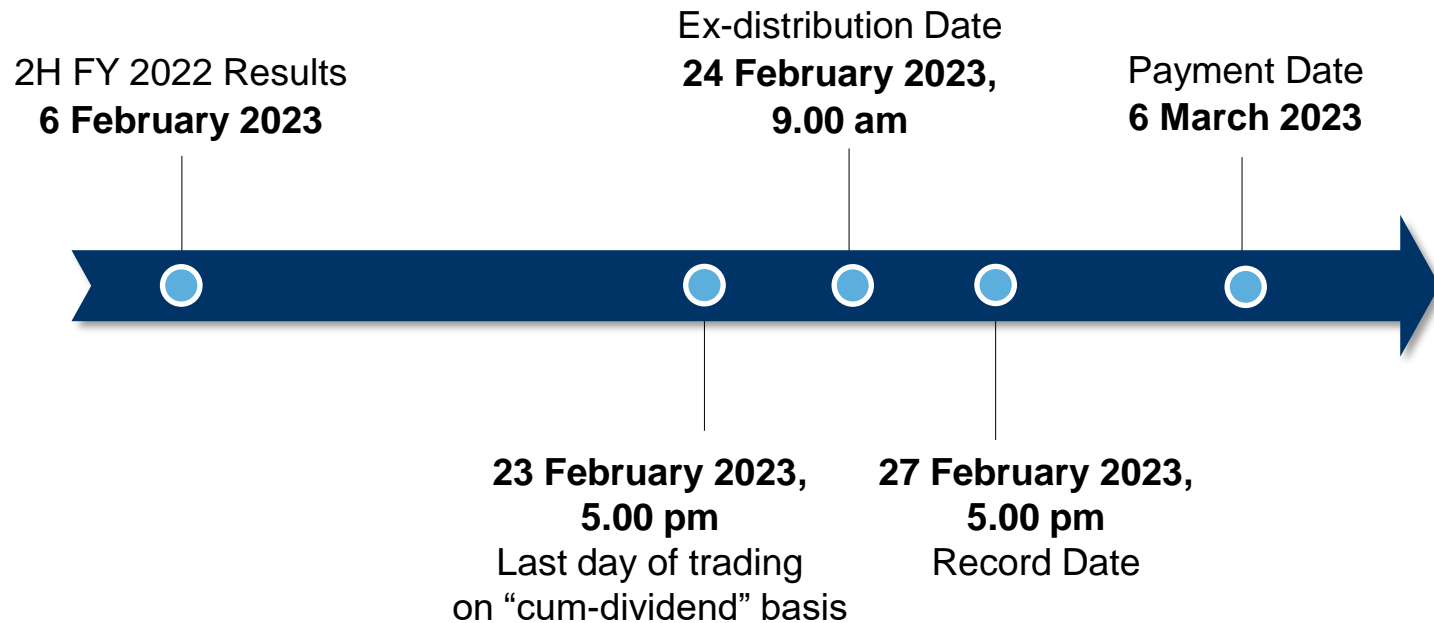
Distributions to Unitholders are made on a semi-annual basis for the six-month period ending 30 June and 31 December of each year.

Distribution Period

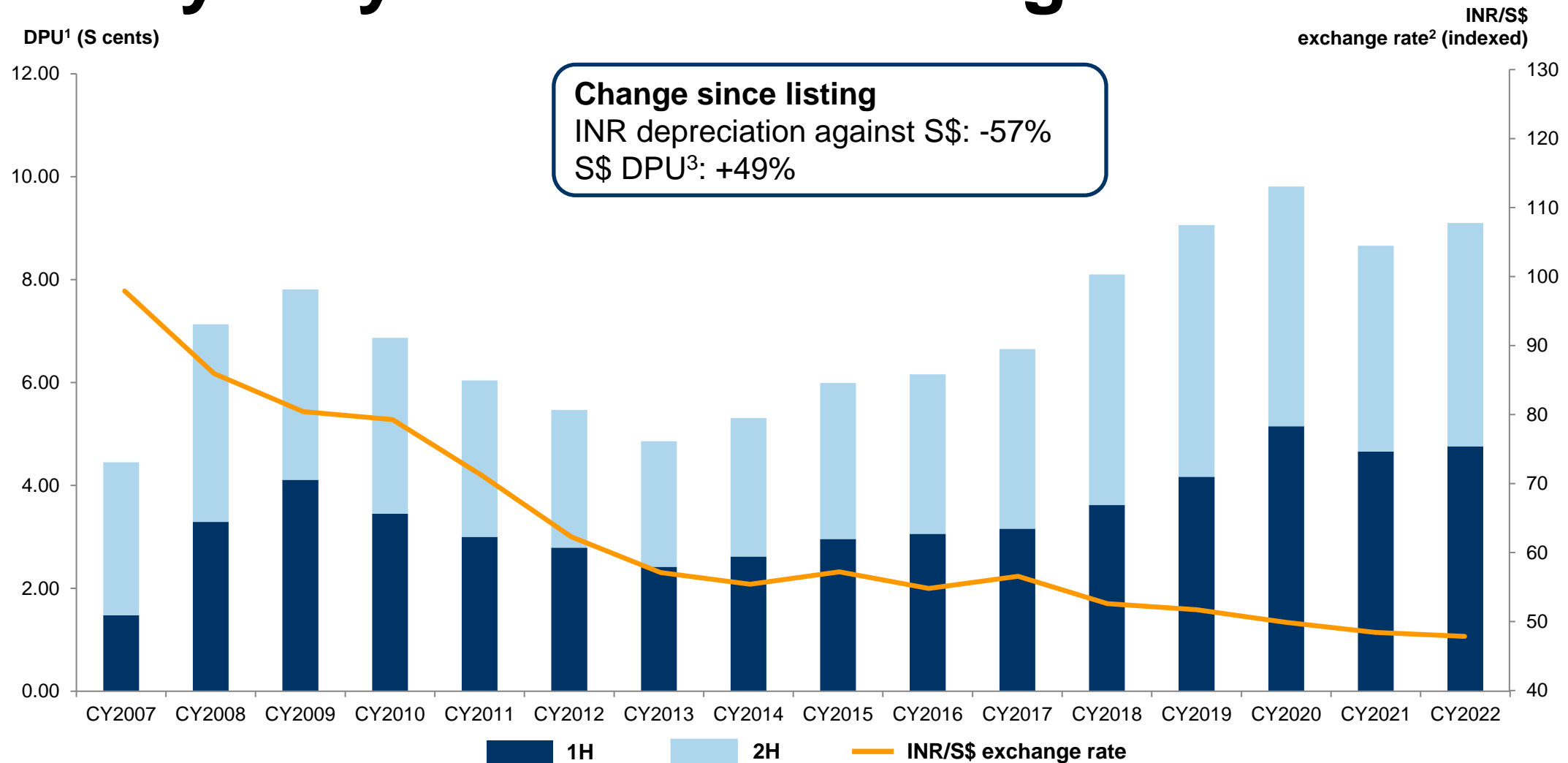
1 July 2022 to 31 December 2022

Distribution Per Unit

3.91 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.

Portfolio Valuation Summary

Properties	31 December 2022 ¹		31 December 2021 ¹		Variance
	Valuation (INR million)	Cap Rate (%)	Valuation (INR million)	Cap Rate (%)	
International Tech Park Bangalore	45,412	Office: 8.25 Retail: 9.00	44,489	Office: 8.50 Retail: 9.00	2.1%
International Tech Park Chennai	21,254	8.50	20,430	8.50	4.0%
CyberVale, Chennai	4,382	8.50	4,240	8.50	3.3%
Industrial Facility, Mahindra World City, Chennai	2,289	8.00	-	-	N.A.
CapitaLand DC Chennai	802	-	-	-	N.A.
aVance Hyderabad	17,331	8.50	16,718	8.50	3.7%
CyberPearl, Hyderabad	3,860	8.50	3,701	8.50	4.3%
International Tech Park Hyderabad	23,178	8.50	22,309	8.50	14.0%
CapitaLand DC ITPH ²	2,255	9.00	-	-	N.A.
aVance Pune	10,529	8.50	10,148	8.50	3.8%
Arshiya Panvel Warehouses, Navi Mumbai	10,362	8.00	7,319	8.25	41.6%
Building Q1, Aurum Q Parc, Mumbai	4,194	8.50	3,989	8.50	5.1%
CapitaLand DC Navi Mumbai 1	4,565	9.00	1,315	-	247.2%
Portfolio (in INR mil)	150,412	-	134,658	-	11.7%
Portfolio (in SGD mil)	2,455³	-	2,444³	-	0.4%
Portfolio (in INR mil) – exc. 2022 acquisition⁴	144,699	-	134,658	-	7.5%
Portfolio (in SGD mil) – exc. 2022 acquisition⁴	2,361³	-	2,444³	-	-3.4%

1. The independent market valuations for 31 December 2021 and 31 December 2022 were conducted by CBRE South Asia Pvt. Ltd.

2. CapitaLand DC ITPH was valued as part of ITPH in December 2021.

3. Based on the exchange rate of S\$1:₹61.3 (as at 31 December 2022) and S\$1:₹55.1 (as at 31 December 2021).

4. Properties excluded are Arshiya Warehouse 7, Industrial Facility, Mahindra World City, and CapitaLand DC Ambattur, Chennai.

N.A. – Not applicable

Capital Management

Arshiya Warehouses, Navi Mumbai

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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

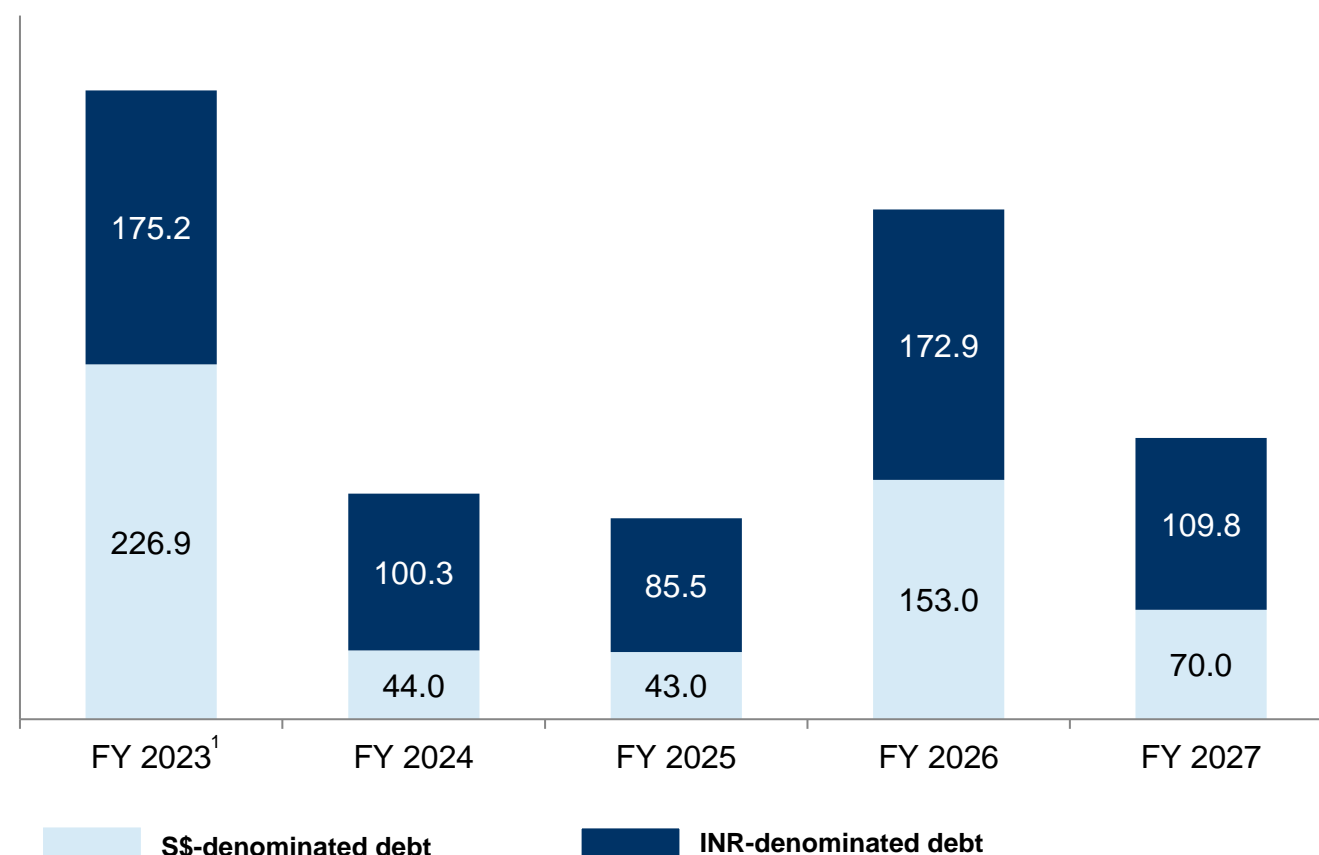
- The Trustee-Manager's approach to equity raising is predicated on maintaining a strong balance sheet by keeping the Trust's gearing ratio at an appropriate level.
- Trustee-Manager does not borrow INR loans onshore in India as it costs less to hedge S\$ borrowings to INR-denominated borrowings using 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

S\$ million



Effective borrowings	S\$1,181 million
% of fixed rate debt	76%
Hedging ratio	INR: 57% S\$: 43%
Gearing ratio	37%²
Available debt headroom (gearing limit of 50%)	S\$856 million
Interest service coverage	3.1 times
Debt maturity	2.3 years
Effective weighted average cost of debt	5.9%
Cash and cash equivalents	S\$167 million
Unsecured borrowings	100%

All information as at 31 December 2022

- Includes short-term revolving credit facilities (RCFs) of S\$191.5 million. CLINT has available undrawn committed sustainability-linked loan of S\$57 million, cash of S\$167 million and undrawn RCFs which may be used for repayment of existing debt.
- As at 31 December 2022, the effective borrowings to net asset ratio and total borrowings less cash and cash equivalents to net asset ratio is 85.8% and 79.8% respectively. Net gearing will be 33% if cash and cash equivalents are considered.



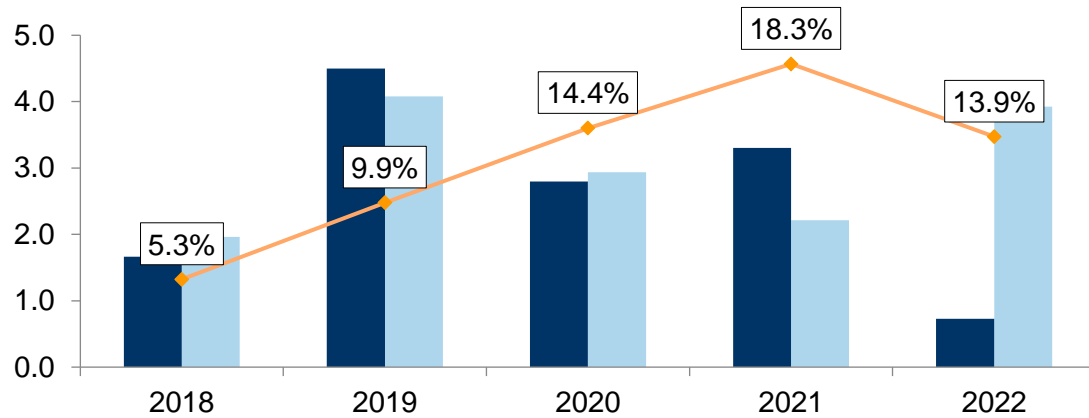
Operational Review

aVance Pune, India

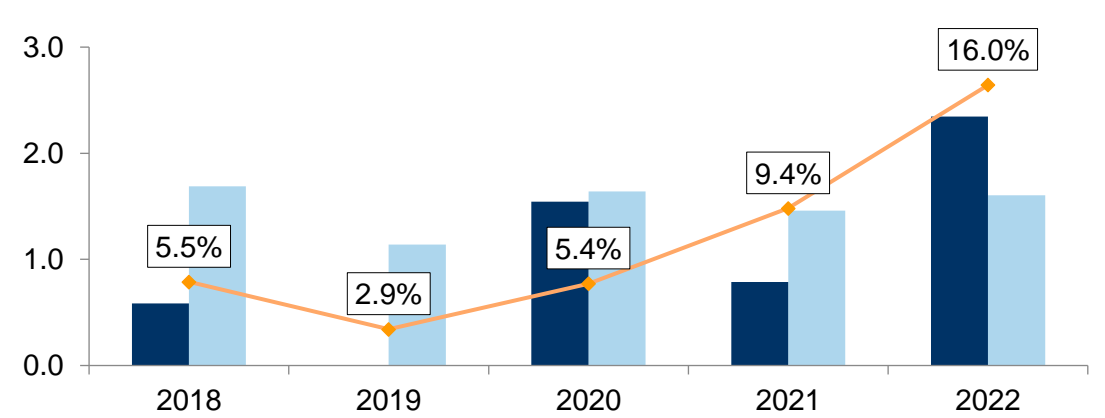
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Office Markets Update

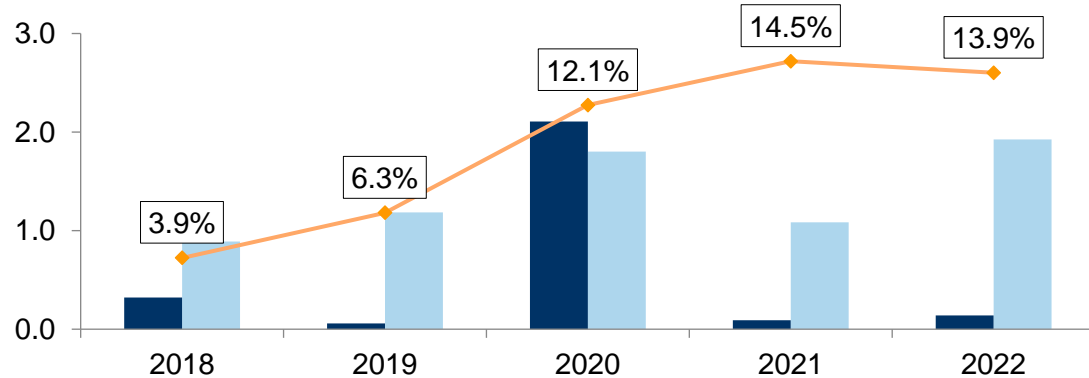
Bangalore (Whitefield)



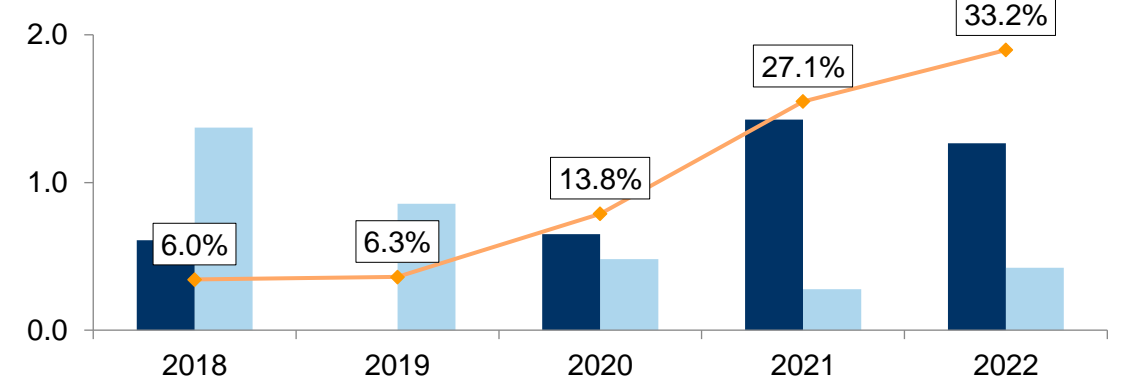
Hyderabad (IT Corridor I¹)



Chennai (OMR)



Pune (Hinjawadi)



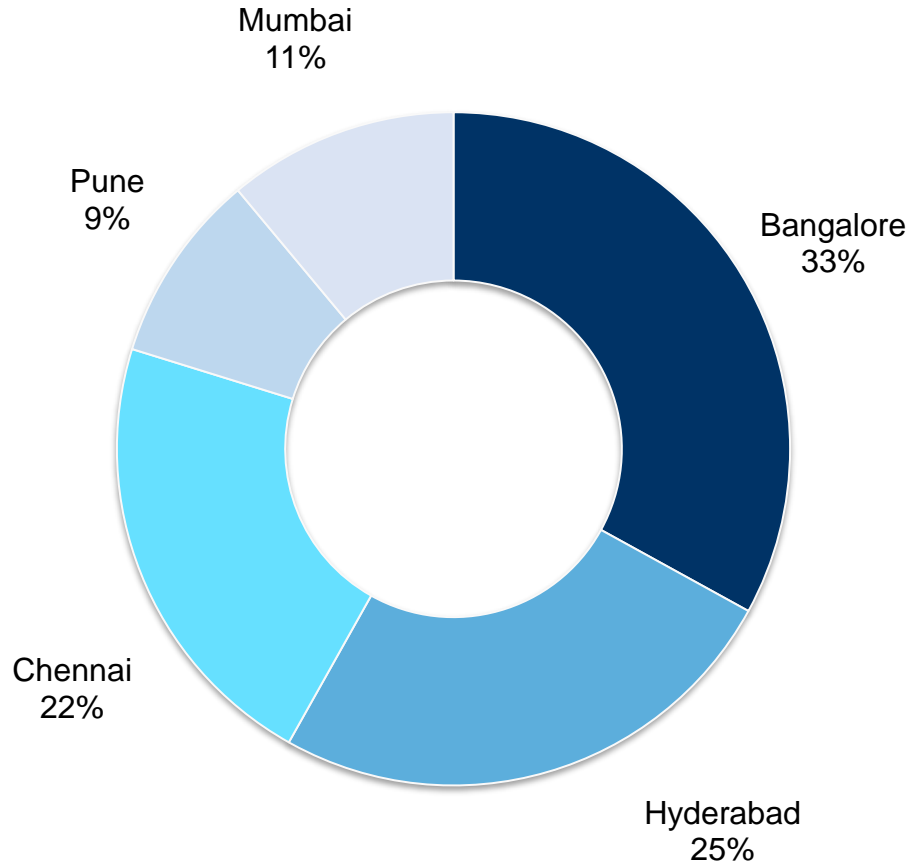
■ YTD Supply (million sq ft)
 ■ YTD Gross Absorption (million sq ft)
 ◆ As-at Vacancy (%)

1. Includes HITEC City and Madhapur.

Source: CBRE Research

Diversified Portfolio

Portfolio breakdown by base rental



All information as at 31 December 2022

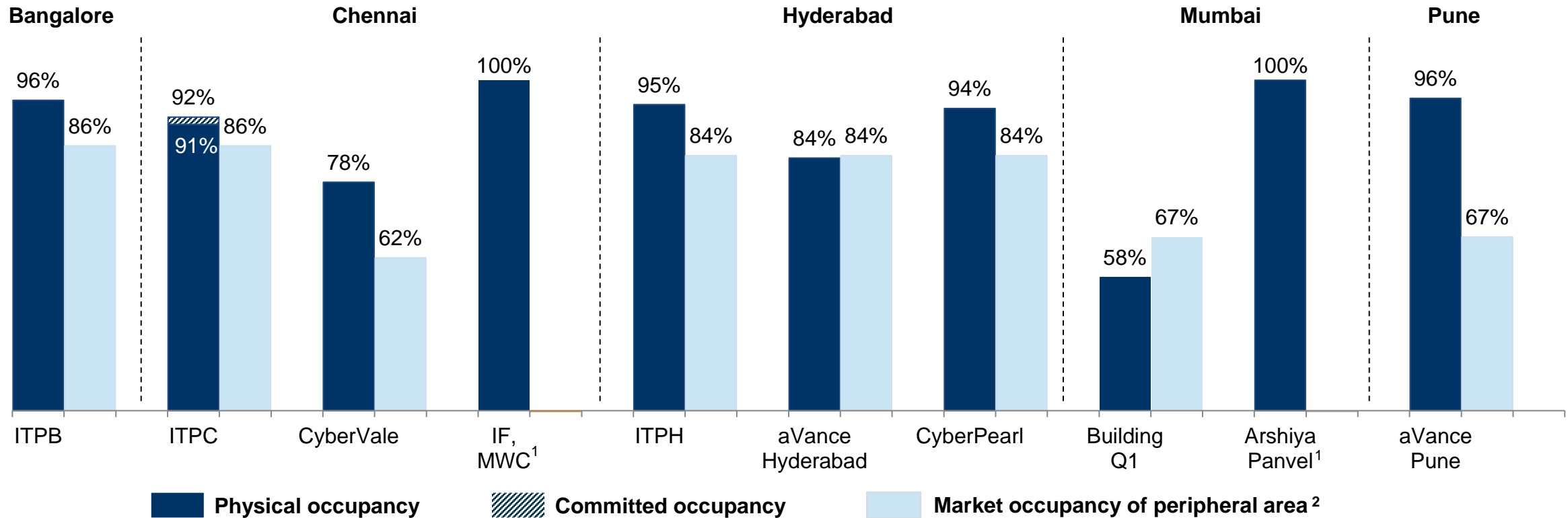
Customer Base

Total number of tenants	287
Average space per tenant	~49,000 sq ft

Largest tenant accounts for 12% of the portfolio base rent

Portfolio Occupancy

Committed portfolio occupancy: 92%



All information as at 31 December 2022

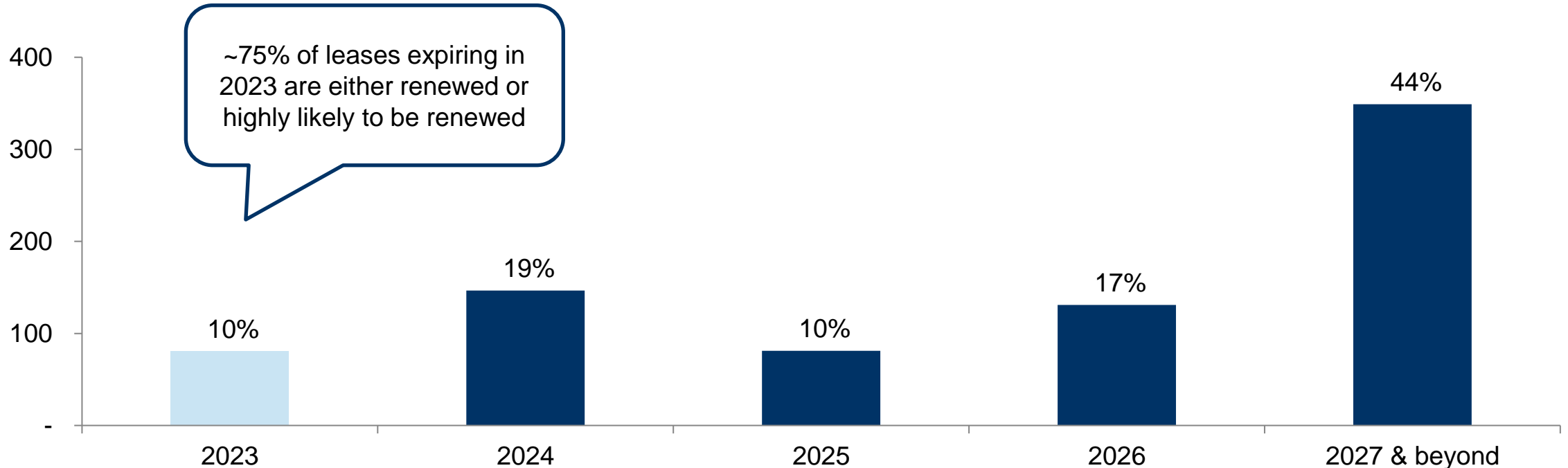
1. No relevant leasing data is available.
2. CBRE market report as at 31 December 2022.

Spread-out Lease Expiry Profile

Weighted average lease term
6.5 years

Weighted average lease expiry
3.7 years

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

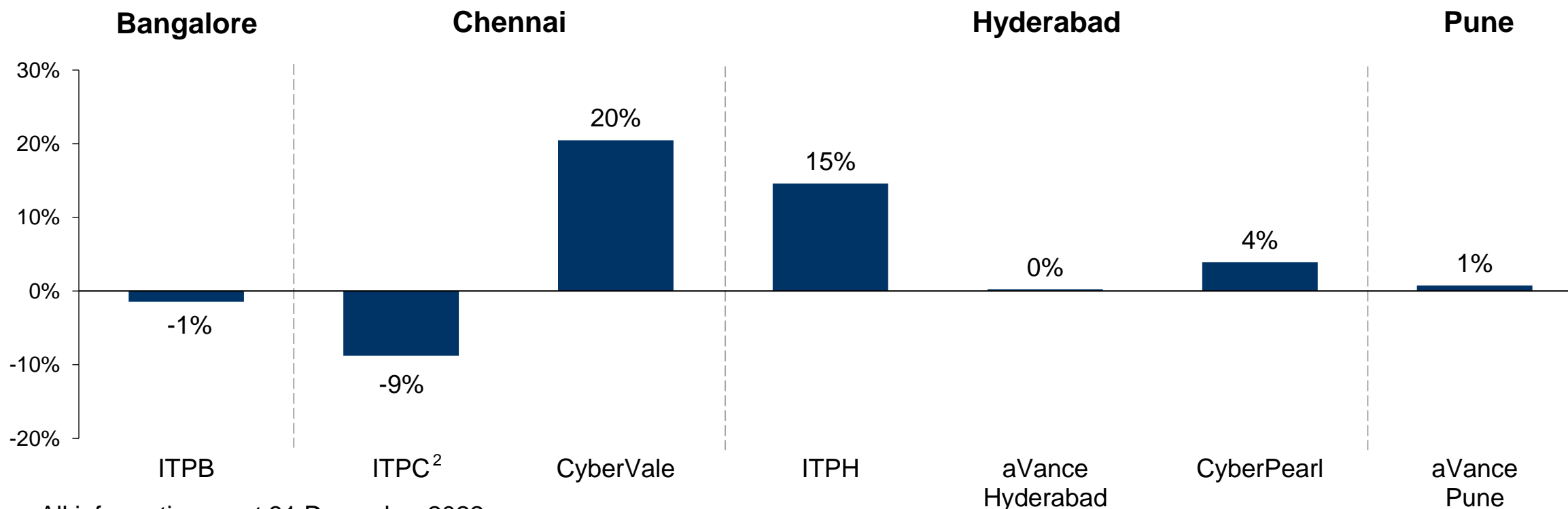


All information as at 31 December 2022

Note: Retention rate from 1 January 2022 to 31 December 2022 was 88%.

Rental Reversion¹

Signing rents were 9% higher than in-place rents in December 2021; 20% higher than December 2019 (pre-COVID).



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 Building Q1 and IF, MWC in the last 12 months.
2. Negative rental reversion is a result of expiry of certain lease extensions, which were done at above-market rentals at ITPC in 2019.

Quality Tenants

Top 10 tenants of IT Parks		% of base rents
1	Tata Consultancy Services	12%
2	Amazon	5%
3	Bank of America	4%
4	Renault Nissan	3%
5	Applied Materials	3%
6	Société Générale	2%
7	Technicolor	2%
8	UnitedHealth Group	2%
9	Larsen & Toubro	2%
10	HCL Technologies	2%
Total		37%

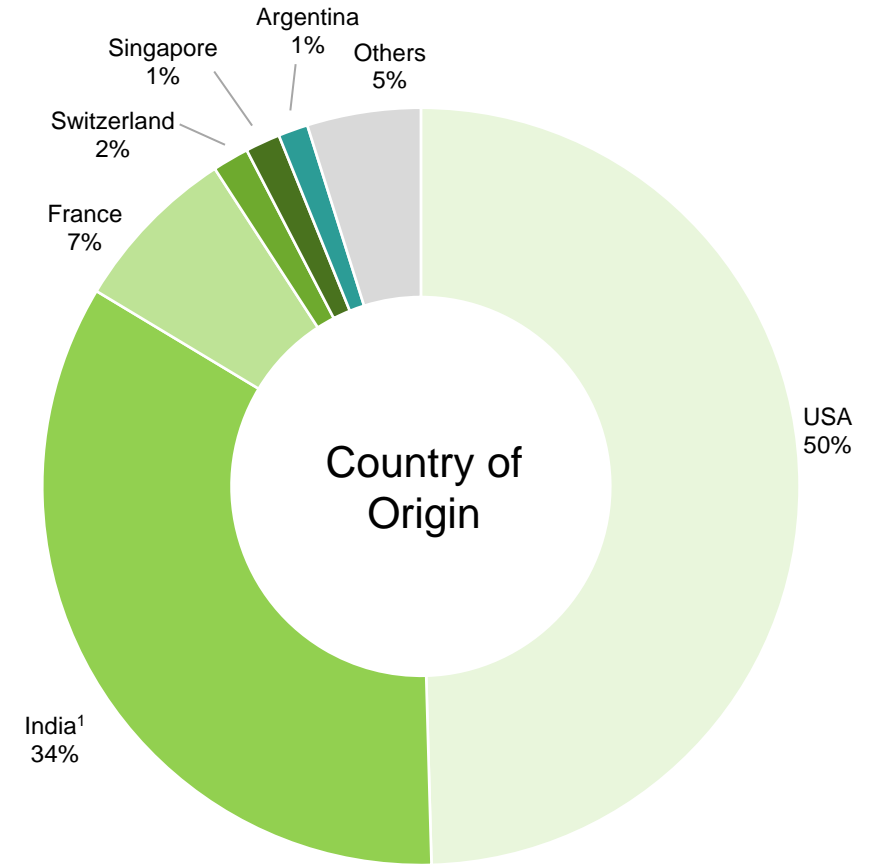
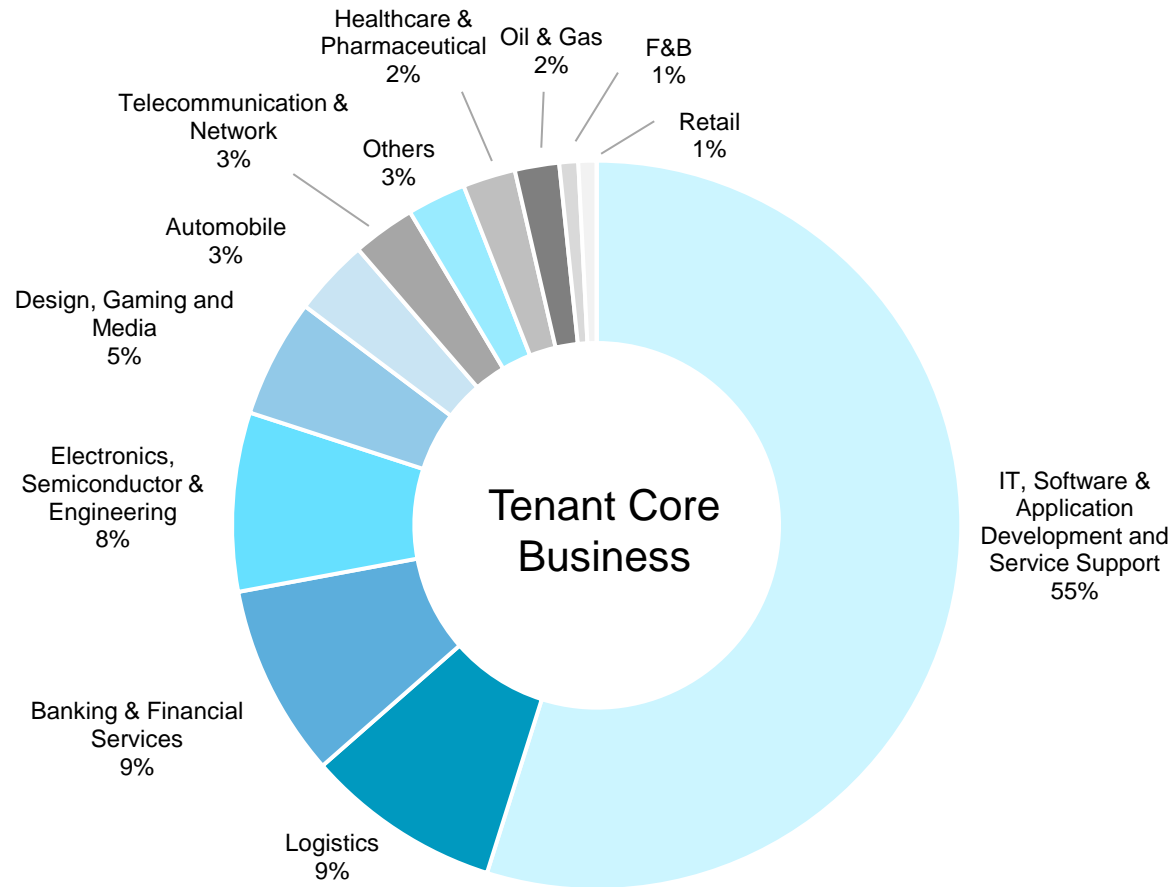
Logistics and Industrial Assets		% of base rents
1	Arshiya <i>Sub-tenants include DHL Logistics, Korea Zinc, UPL Limited, Borochemie (India), ZTE Corporation</i>	9%
2	Pegatron	2%

Top 10 tenants accounted for 44% of portfolio base rent

All information as at 31 December 2022

Diversified Tenant Base

Tenant core business & country of origin by base rental



All information as at 31 December 2022

1. Comprises Indian companies with local and overseas operations.



Growth Strategy



CapitaLand DC Navi Mumbai 1, India

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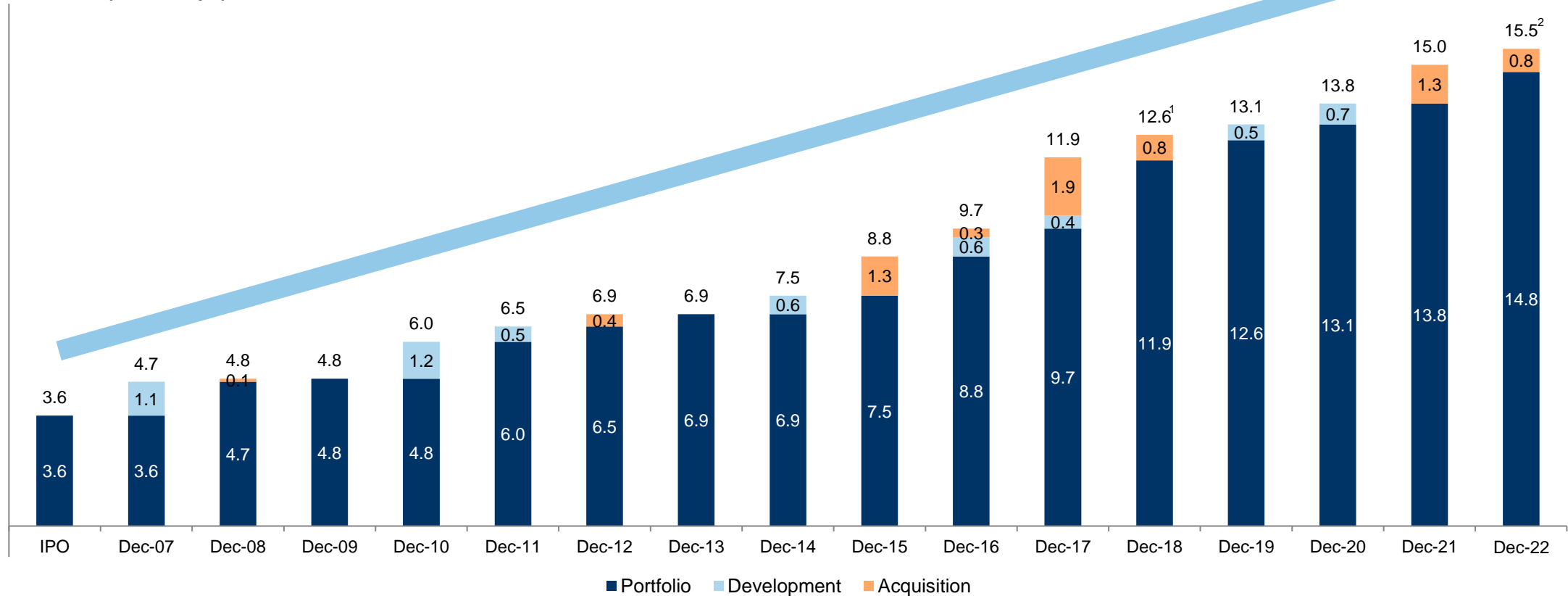
Good Growth Track Record

Total developments
5.6 million sq ft

Total acquisitions
6.8 million sq ft

**10%
CAGR**

Floor area (million sq ft)



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.

Clear Growth Strategy



Development Pipeline

- **3.1 million sq ft** in Bangalore
- **3.4 million sq ft** in Hyderabad
- **0.4 million sq ft** in Chennai



3rd Party Acquisitions

- **1.2 million sq ft** aVance Hyderabad
- **1.4 million sq ft** aVance Business Hub 2, Hyderabad
- **0.9 million sq ft** Building Q2, Aurum Q Parc, Navi Mumbai
- **1.9 million sq ft** BlueRidge 3, Pune
- **1.7 million sq ft** Gardencity, Bangalore



Non-IT Park Asset Class

- **0.2 million sq ft** Arshiya Khurja Warehouses, NCR
- **0.3 million sq ft** Casa Grande Industrial Facility (Phase 2), Chennai
- **0.3 million sq ft** Data Centre (Phase 1) at Airoli, Navi Mumbai
- **0.3 million sq ft** Data Centre at ITPH¹, Hyderabad
- **0.4 million sq ft** Data Centre at Ambattur, Chennai²



Sponsor Assets

- **2.3 million sq ft** International Tech Park Pune – Hinjawadi³
- Ascendas India Growth Programme
- Ascendas-Firstspace Platform

1. Announced on 6 December 2022.

2. Announced on 13 December 2022.

3. Announced on 29 December 2022. Subject to approval of unitholders at an extraordinary general meeting.

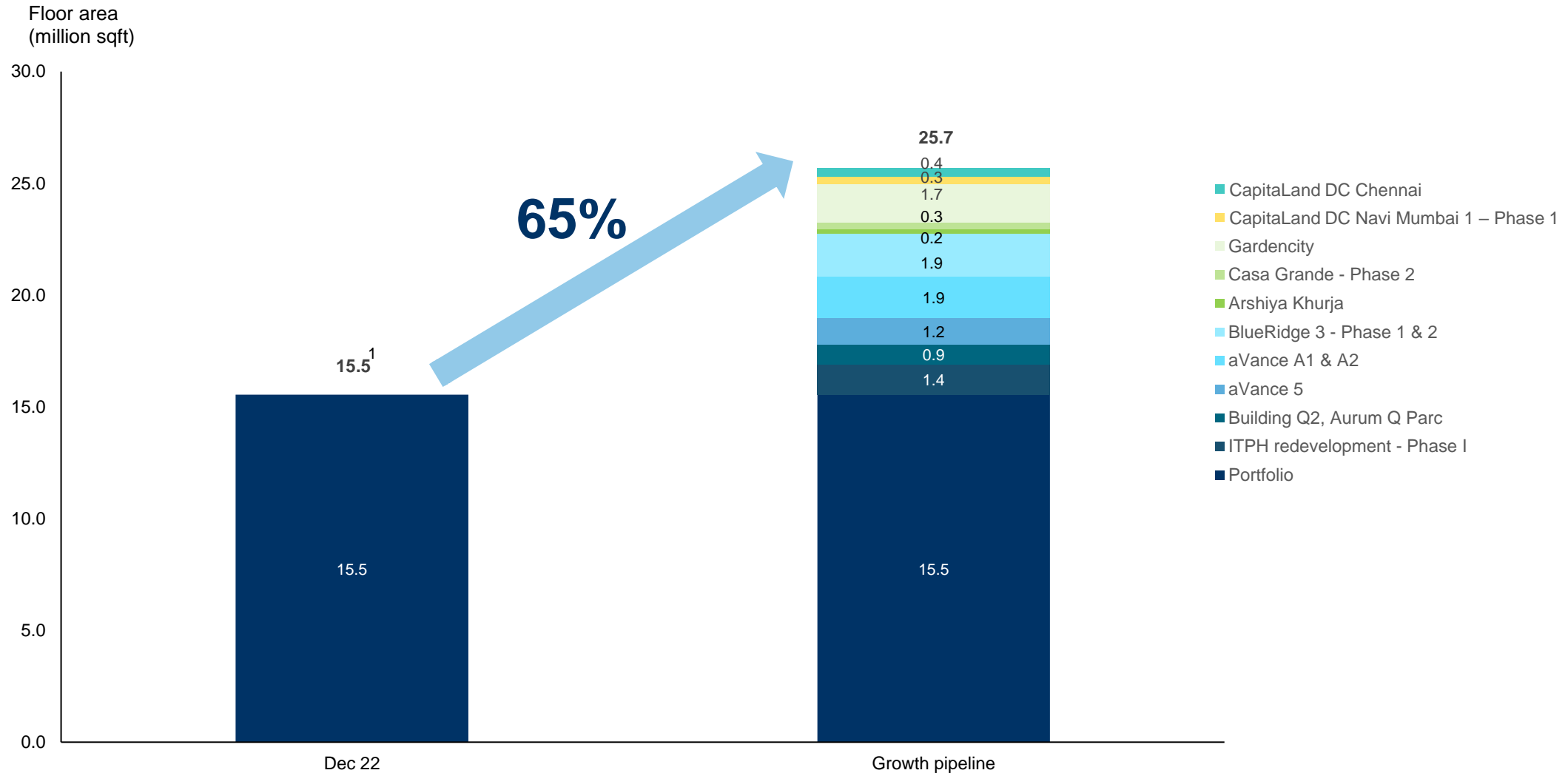
Outlook



Building Q1, Aurum Q Parc, Navi Mumbai, India

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Growth based on Committed Pipeline



1. Includes reduction in floor area due to the demolition of Mariner building (0.2 million sq ft) in ITPH. Revised Master Plan for the ITPH redevelopment is in progress to accommodate development of a data centre in place of Mariner building.

Growth Pipeline

	aVance Hyderabad	aVance Business Hub 2		Aurum Q Parc	BlueRidge 3		Gardencity		Arshiya Khurja	Casa Grande	Total
	aVance 5	aVance A1	aVance A2 ³	Building Q2	Phase 1	Phase 2	Project I	Project II	1 warehouse	Phase 2	
Floor area (million sq ft)	1.16	0.83	0.55	0.85	1.35	0.56	1.26	0.39	0.19	0.31	7.45
Time of completion¹	2H 2022	2H 2024	Construction on hold	OC ⁵ received	OC ⁵ received	2H 2025	2H 2024	2H 2024	Upon completion of CP ⁵	2H 2023	N.A.
Expected total consideration²	₹8.4 b (S\$168 m)	₹6.5 b (S\$129 m)	N.A.	₹5.4 b (S\$108 m)	₹10.3 b (S\$204 m)		₹11.2 b (S\$209 m)	₹3.2 b (S\$59 m)	₹1.0 b ⁶ (S\$19 m)	₹1.6 b (S\$28 m)	₹47.6 b (S\$924 m)
Amount disbursed²	₹4.9 b (S\$98 m)	₹1.2 b ⁴ (S\$24 m)	₹0.3 b ⁴ (S\$6 m)	₹2.4 b (S\$48 m)	₹5.3 b (S\$105 m)		₹1.3 b (S\$25 m)	₹0.3 b (S\$5 m)	₹0.3 b (S\$5 m)	₹0.4 b (S\$6 m)	₹16.1 b⁷ (S\$316 m)⁷
Remaining commitment²	₹3.5 b (S\$70 m)	₹5.3 b (S\$105 m)	N.A.	₹3.0 b (S\$60 m)	₹5.0 b (S\$99 m)		₹9.9 b (S\$184 m)	₹2.9 b (S\$54 m)	₹0.7 b (S\$14 m)	₹1.2 b (S\$22 m)	₹31.5 b (S\$608 m)

All information as at 31 December 2022.

1. Refers to building completion. For Arshiya Khurja, completion refers to the acquisition of 1 Grade-A warehouse.
2. Based on exchange rate at the time of investment/announcement. ₹ figures are presented in billions while S\$ figures are presented in millions.
3. Construction of aVance A2 is on hold.
4. Excludes disbursement of ₹3.1 billion (S\$58 million)² towards refinancing of loan taken by the vendor towards acquisition of additional land.
5. OC refers to Occupancy Certificate; CP refers to Conditions Precedent.
6. Net consideration after deduction of security deposit.
7. Total excludes amount disbursed for aVance A2.

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 31 December 2022	INR	SGD
Total assets	₹197.13 billion	S\$3,217 million
Total borrowings	₹75.97 billion	S\$1,240 million
Deferred consideration ¹	₹1.61 billion	S\$26 million
Derivative financial instruments	(₹5.24 billion)	(S\$85 million)
Effective borrowings ²	₹72.34 billion	S\$1,181 million
Long term receivables	₹19.47 billion	S\$318 million
Net asset value	₹68.10 per unit	S\$1.11 per unit
Adjusted net asset value ³	₹86.40 per unit	S\$1.41 per unit

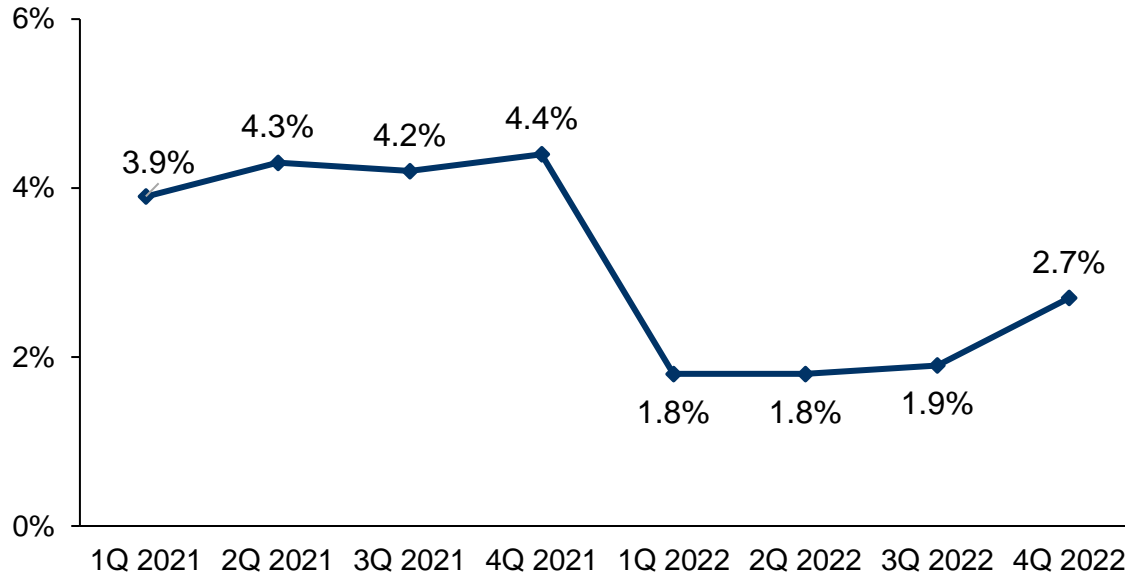
1. Deferred consideration refers to the remaining purchase consideration on the acquisition of aVance 6.

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

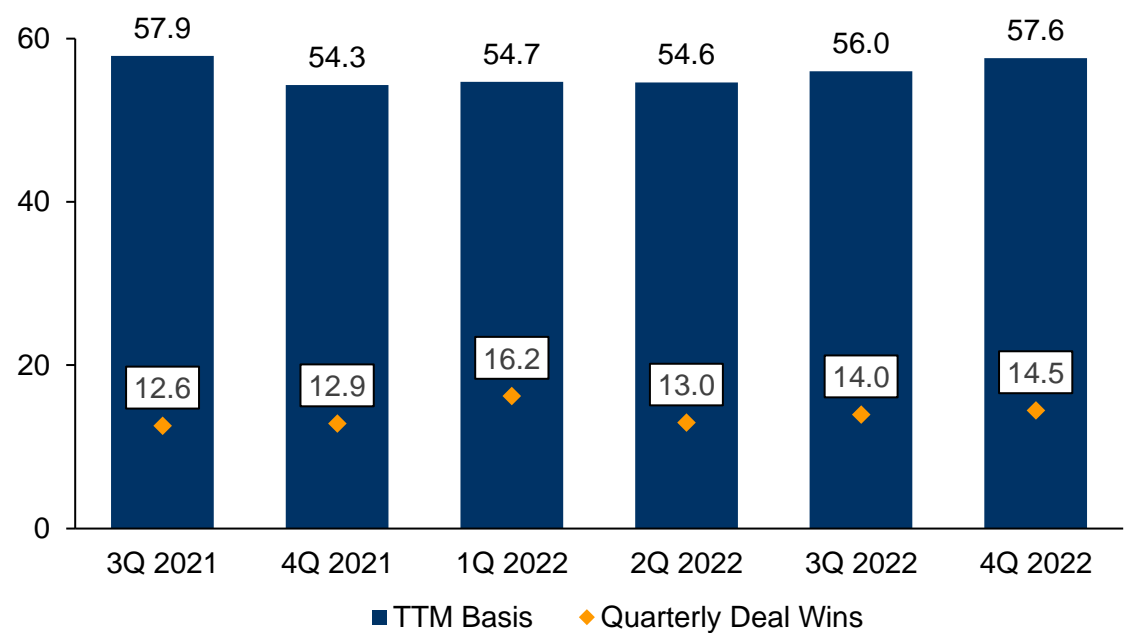
3. Excludes deferred income tax liabilities of ₹21.2 billion (S\$346 million) on capital gains due to fair value revaluation of investment properties.

IT Services Revenue Growth

Quarterly Revenue (US\$) Growth



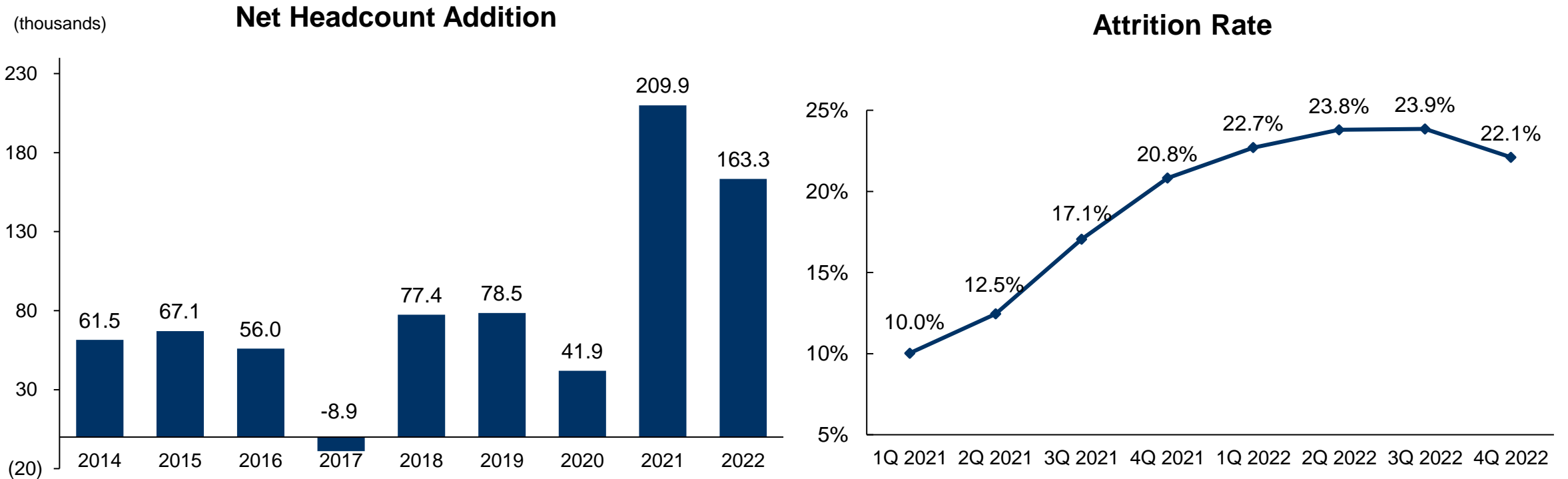
Total Contract Value (US\$ billions)



- In 2022, major Indian IT companies revenue growth stabilised despite economic headwinds and continued a positive trajectory.
- Total contract value increased quarterly in 2022, with quarterly deal wins picking up. This should help with revenue growth in the coming quarters as well.

Source: Kotak Institutional Equities IT Services, January 2023

IT Services Headcount & Attrition



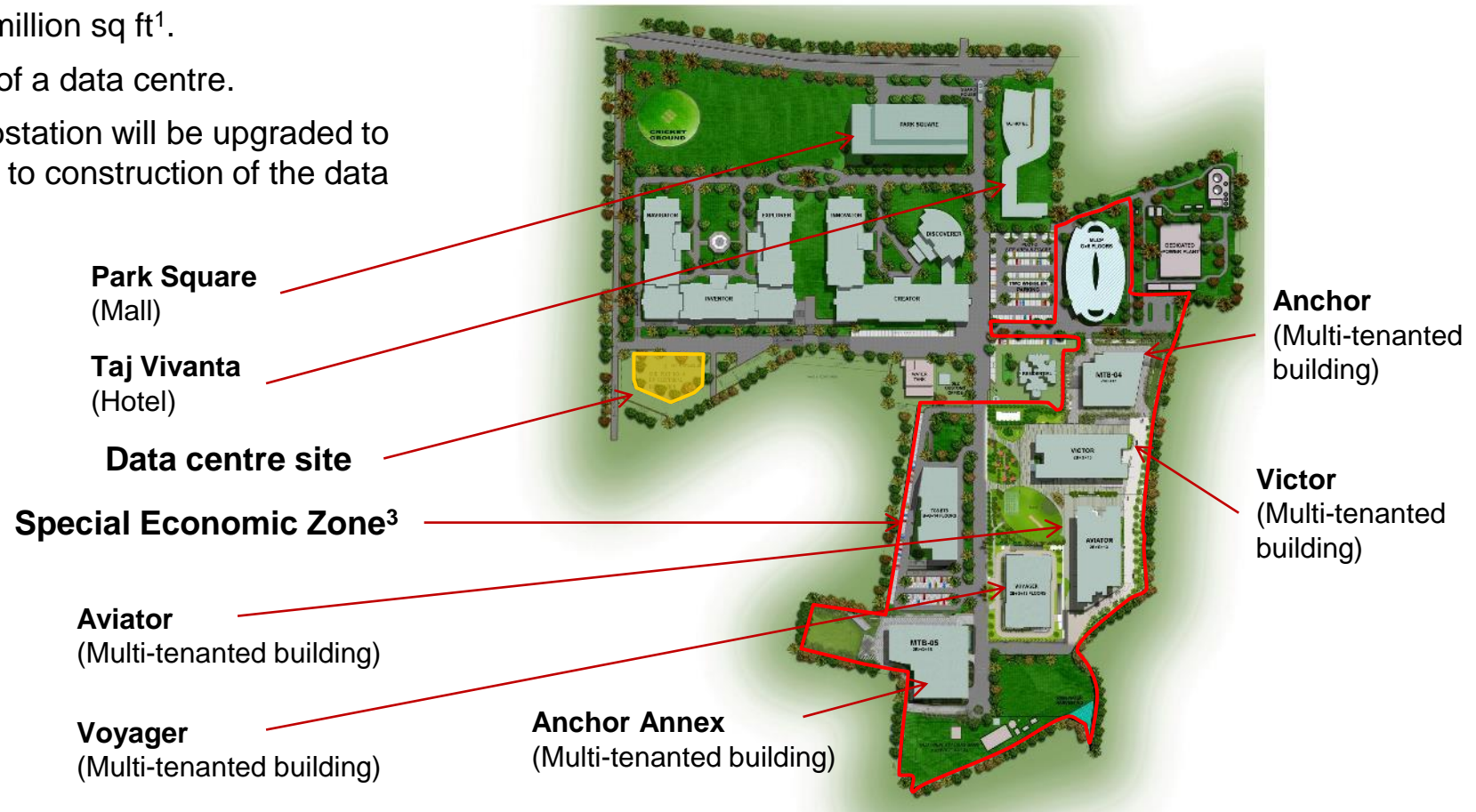
- The overall net headcount addition in 2022 is still significantly higher than the period for 2014 – 2020.
- Attrition rate has started to taper, indicating a more cautious approach by employees in a volatile economic environment.

Source: Kotak Institutional Equities IT Services, January 2023

Development: ITPB pipeline

Future Development Potential

- Remaining development potential of 3.1 million sq ft¹.
- Site has been identified for development of a data centre.
- ITPB's existing 40 MVA² air insulated substation will be upgraded to a 100 MVA gas insulated substation prior to construction of the data centre.

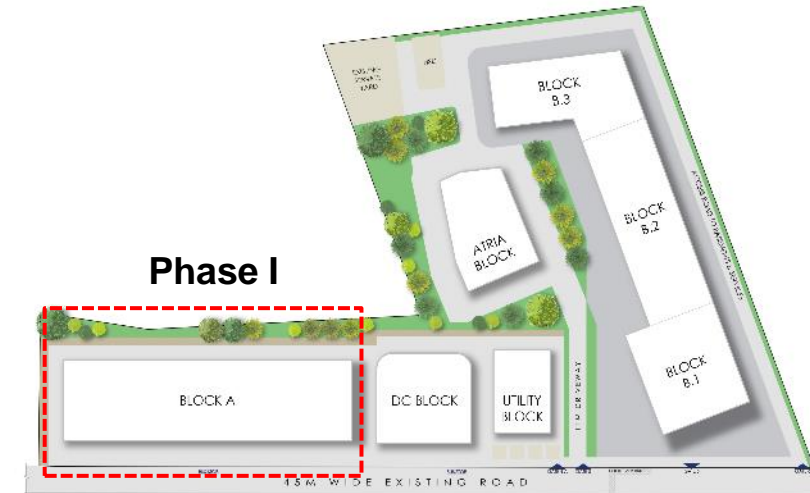
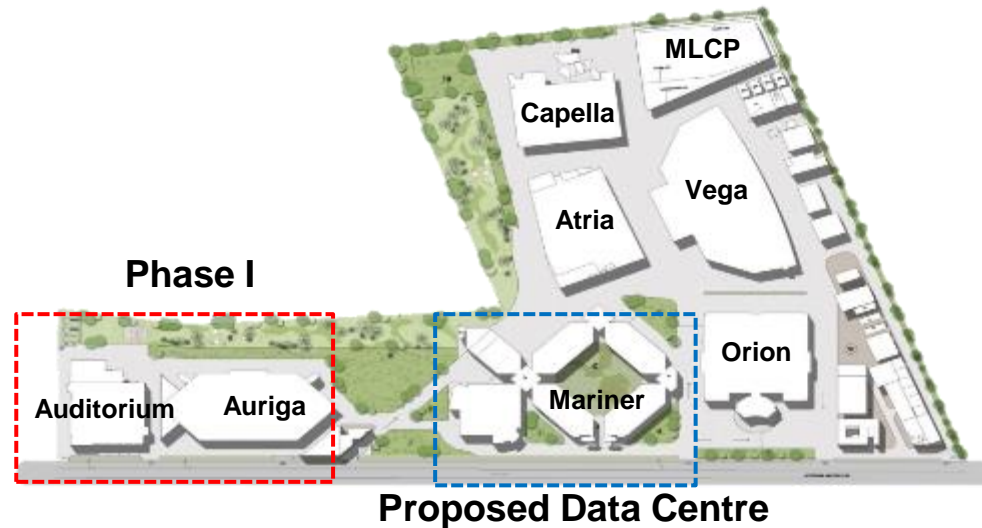


1. Includes additional development potential due to the widening of the road in front of International Tech Park Bangalore and revised government regulation.
2. Mega Volt Amp.
3. Red line marks border of SEZ area.

Development: ITPH redevelopment

Existing 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)
- Expected net increase of 3.7 million sq ft of leasable area (including DC area)
- Development planned in multiple phases over the next 7 to 10 years
- Occupancy certificate for Phase I has been obtained in January 2023

~22 Megawatt (MW) IT load planned DC development at the site of Mariner Building:

- Demolition of Mariner building completed
- Environment Clearance (EC) and Consent to Establish (CTE) received

Development: ITPH redevelopment



Name	International Tech Park Hyderabad (ITPH) redevelopment – Phase I
Floor area	1.38 million sq ft
Development status	Occupancy certificate obtained in January 2023. Finishing work in progress.
Leasing status	~39% of area has been committed ¹ to tenants (including options).

1. Lease deed / letter of intent executed.

Development: CapitaLand DC Navi Mumbai 1



Location	Airoli, Navi Mumbai
Project details	Phase 1: ~30.5 MW IT load ¹
Development status	In-principle sanction received from MSETCL ² for power capacity of 120 Mega Volt Ampere (MVA) for Phase 1 and Phase 2. Construction expected to commence by 1Q 2023.

1. Total estimated development potential for the Project (including Phase 2) is ~61 MW IT load
2. Maharashtra State Electricity Transmission Company Ltd

Development: CapitaLand DC ITPH & Chennai



Location	International Tech Park Hyderabad	Ambattur, Chennai
Project details	~22 MW IT load	~34 MW IT load
Development status	In-principle sanction received for power capacity of 80 MVA. Site excavation completed. Construction expected to commence by 1Q 2023.	Consultants appointed and DC design in progress.

Sponsor: Assets in India

Sponsor presence¹



Private funds managed by sponsor

- Ascendas India Growth Programme
- Ascendas India Logistics Programme

1. Excludes CLINT properties.

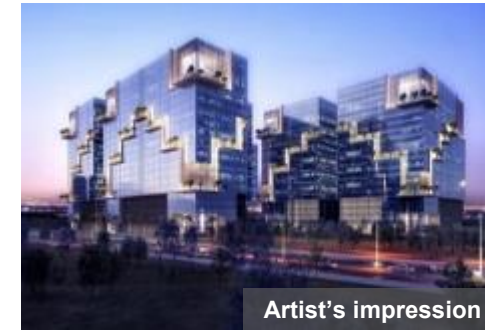
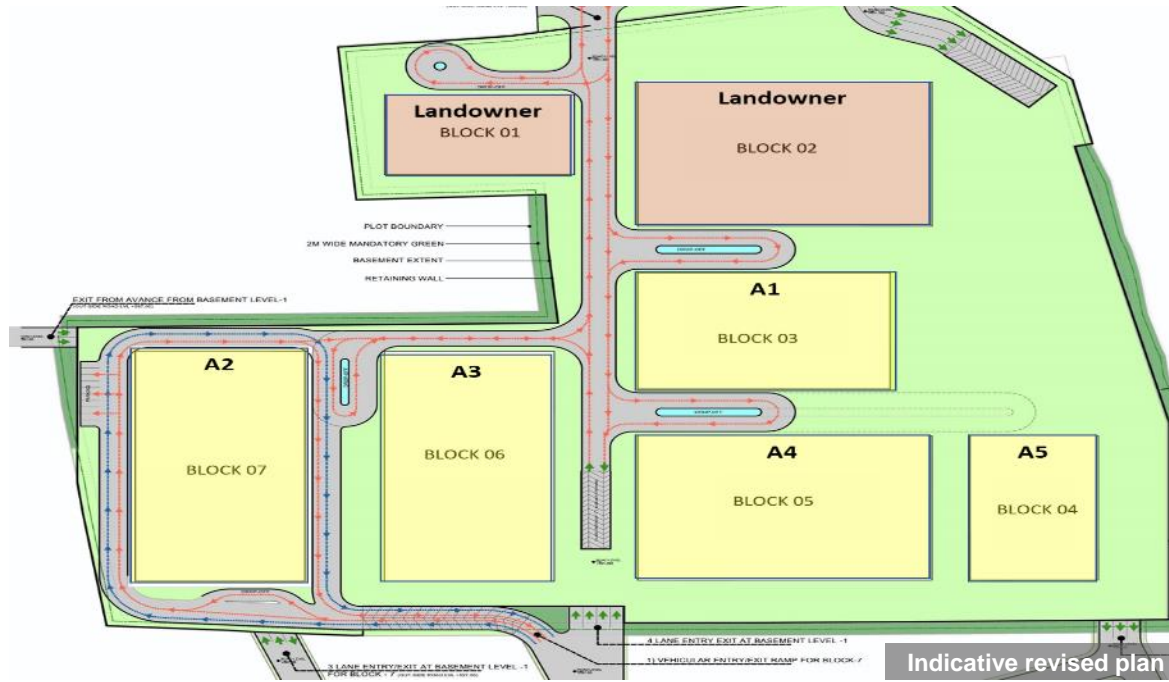
2. Subject to approval of unitholders at the extraordinary general meeting.

International Tech Park Pune – Hinjawadi

- Announced the proposed acquisition of International Tech Park Pune – Hinjawadi (ITPP-H)² on 29 December 2022.
- An IT SEZ with a total floor area of approximately 2.3 million square feet spread across four buildings.
- Fully leased to prominent IT/ITES tenants such as Infosys, Synectech Technologies and Tata Consultancy Services.



IT Park: aVance Business Hub 2, Hyderabad

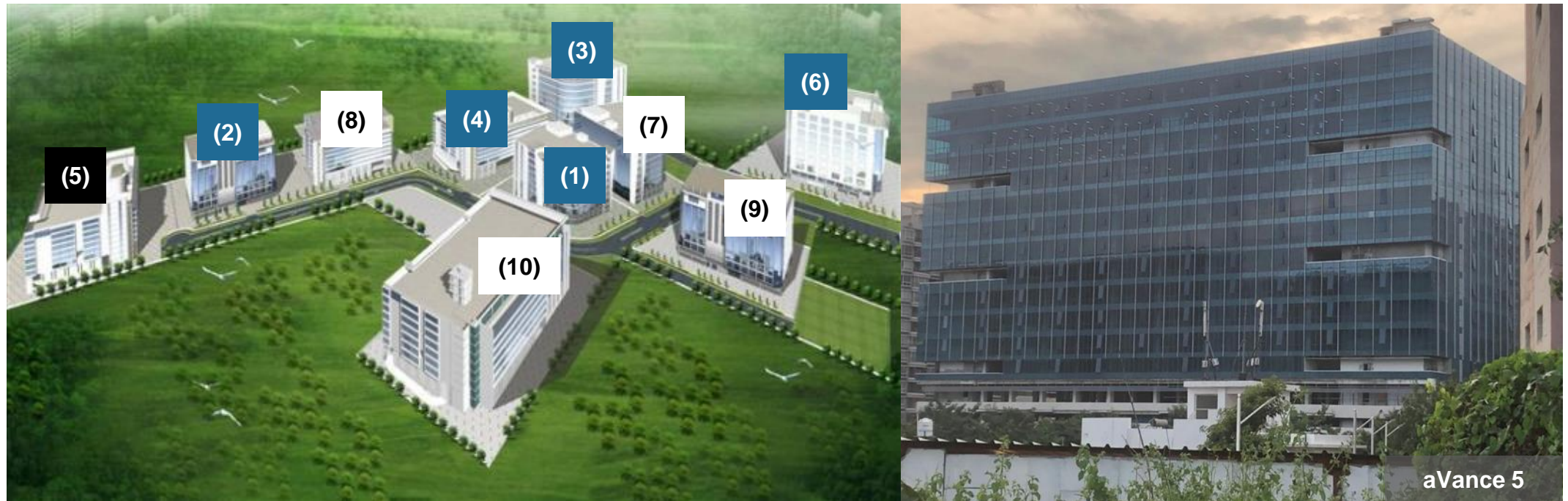


Park Statistics

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:	Foundation work has commenced for the A1 building
Landowner assets:	marked in beige		

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

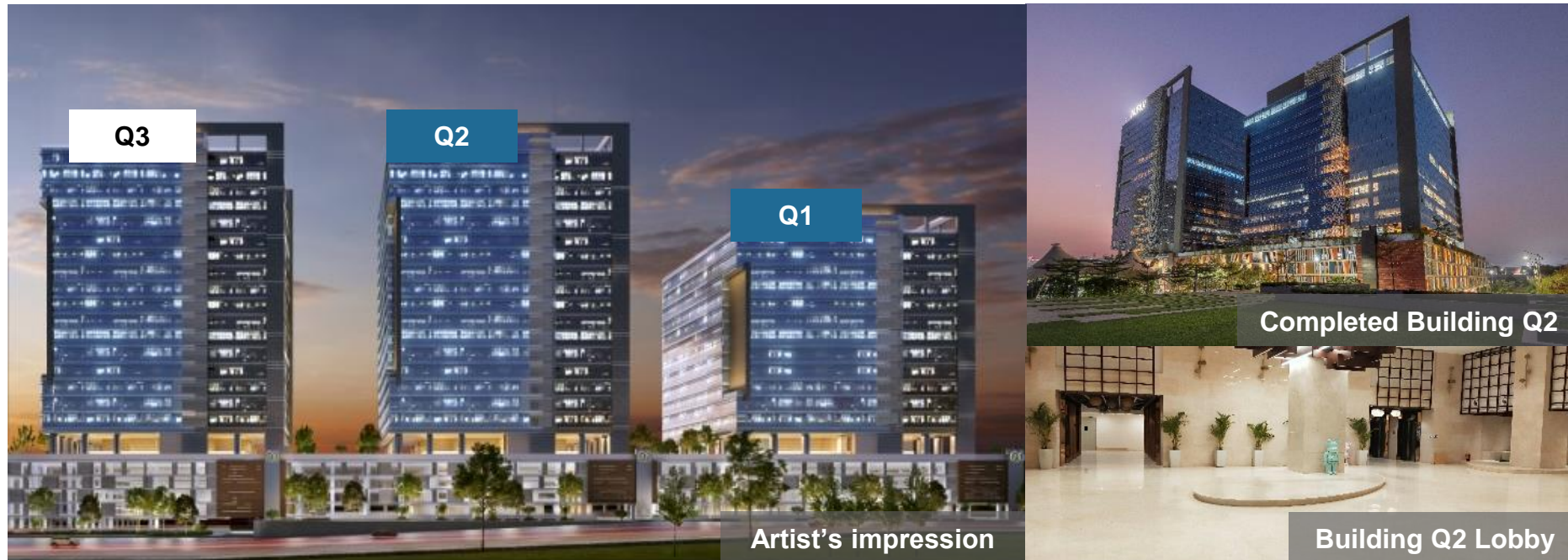
IT Park: aVance Hyderabad



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"> • 100% pre-committed to a leading US-based healthcare MNC². • Construction of office floors completed, defects rectification in progress.

1. Share Purchase Agreement executed for proposed acquisition of aVance 5.
 2. Lease deeds for ~50% of the leasable area have been executed and handed over to the tenant, hard options for the remaining ~50% of the leasable area are yet to be exercised by the tenant.

IT Park: Aurum Q Parc, Navi Mumbai



Location	Ghansoli, Navi Mumbai
Floor area	Building Q1 (CLINT owned): 0.62 million sq ft; Building Q2: 0.85 million sq ft Right of First Refusal on Building Q3: up to 1.10 million sq ft
Expected completion	Building Q2: Construction completed; Occupancy Certificate received.
Leasing status	Building Q2 is ~47.2% (~0.40 million sq ft) pre-committed.
Acquisition	Acquisition of Building Q2 expected to be completed in 1Q 2024.

IT Park: BlueRidge 3, Pune



Location	Hinjawadi Phase 1, Pune
Floor area	Phase 1: 1.35 million sq ft; Phase 2: 0.56 million sq ft
Expected completion	Phase 1: OC received; Phase 2: 2H 2025
Leasing Status	Phase 1 is 18% committed.
Construction status	Construction of IT Building 1 and Cafeteria Block completed, and occupancy certificate obtained.

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 & II: 2H 2024
Construction status	Sub-structure works in progress.

Logistics: Arshiya Khurja Warehouses, NCR



Location	Khurja, NCR
Site area	4.5 acres / 1.8 ha
Floor area	0.19 million sq ft ¹
Right to acquire	3.85 million sq ft

1. Acquisition of the warehouse subject to completion of certain Conditions Precedent as specified in the Share Purchase Agreement.

Industrial: Casa Grande – Phase 2, Chennai



Artist's impression

Location	Mahindra World City, Chennai
Floor area	Phase 2A: 0.02 million sq ft Phase 2B: 0.29 million sq ft
Construction status	Phase 2A: Construction has been completed. Phase 2B: Construction work in progress.
Leasing status	Phase 2A: Fully leased.

World-class Assets

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	<ul style="list-style-type: none"> Intl Tech Park Bangalore 	<ul style="list-style-type: none"> Intl Tech Park Chennai CyberVale Industrial Facility, MWC 	<ul style="list-style-type: none"> Intl Tech Park Hyderabad CyberPearl aVance Hyderabad 	<ul style="list-style-type: none"> aVance 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 27.6 ha	42.0 acres 17.0 ha	51.2 acres ¹ 20.5 ha ¹	5.4 acres 2.2 ha	27.9 acres 11.3 ha
Completed floor area	5.2 million sq ft ²	3.2 million sq ft	3.8 million sq ft ²	1.5 million sq ft	1.8 million sq ft
Number of buildings	12	6 IT buildings 1 industrial facility	12	3	7 warehouses 1 IT building
Park population	55,000	25,000 ³	37,300	14,300	3,300 ³
Land bank (development potential)	3.1 million sq ft	0.4 million sq ft	3.7 million sq ft ⁴	-	-

1. Includes land not held by CLINT.

2. Only includes floor area owned by CLINT. Includes reduction in floor area due to the demolition of Mariner building (0.2 million sq ft) in ITPH as part of the redevelopment.

3. Figures refer to park population for IT parks only.

4. Includes buildings under construction and additional development potential.

Lease Expiry Profile by Base Rental

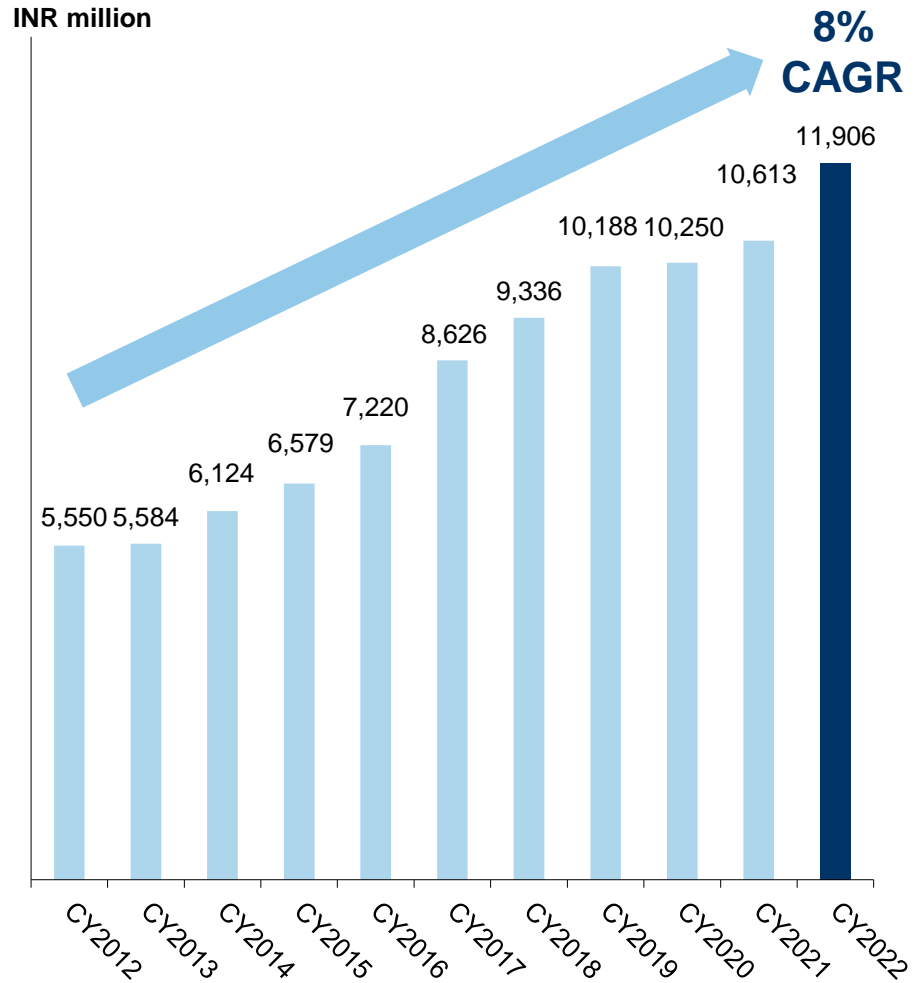
City	2023	2024	2025	2026	2027 & beyond	Total
Bangalore	1.7%	5.8%	2.5%	9.4%	14.2%	33.6%
Hyderabad	4.5%	2.9%	3.4%	4.0%	8.8%	23.6%
Chennai	3.5%	2.8%	2.6%	3.0%	10.3%	22.2%
Pune	0.4%	0.2%	1.4%	0.3%	7.1%	9.4%
Mumbai	0.0%	6.9%	0.4%	0.0%	3.9%	11.2%
Total	10.1%	18.6%	10.3%	16.7%	44.3%	100.0%

Lease Expiry Profile by Area

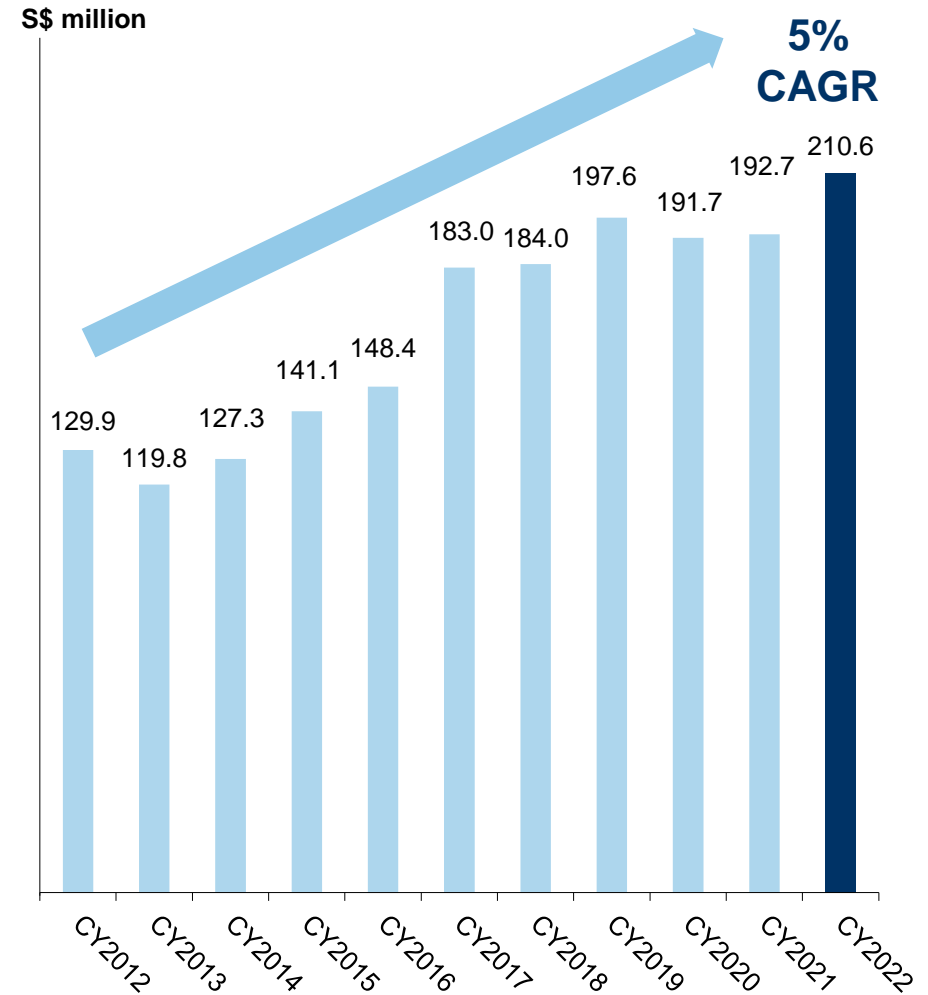
City	2023	2024	2025	2026	2027 & beyond	Total
Bangalore	1.8%	6.1%	2.4%	10.0%	15.3%	35.6%
Hyderabad	4.4%	2.6%	3.0%	4.0%	8.3%	22.3%
Chennai	3.0%	2.5%	1.9%	3.3%	10.1%	20.8%
Pune	0.4%	0.2%	1.5%	0.3%	7.9%	10.3%
Mumbai	0.0%	6.1%	0.5%	0.0%	4.4%	11.0%
Total	9.6%	17.5%	9.3%	17.6%	46.0%	100.0%

Total Property Income

Total Property Income (INR)

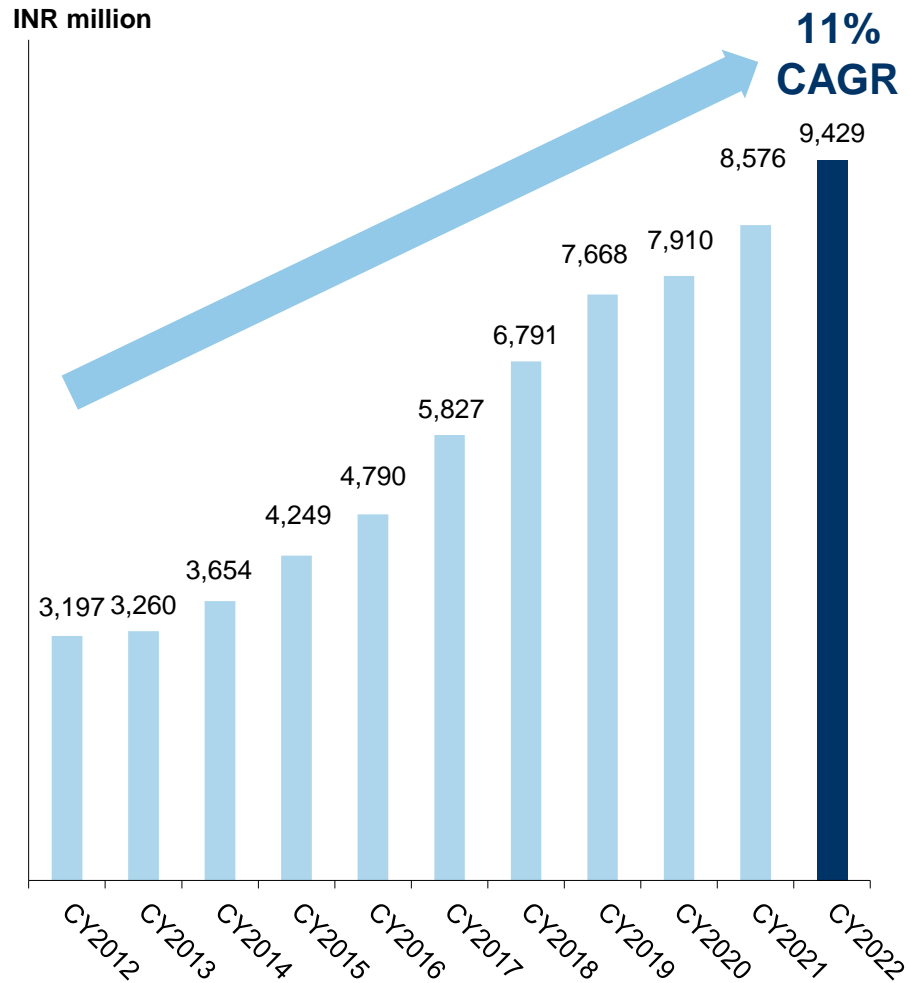


Total Property Income (S\$)

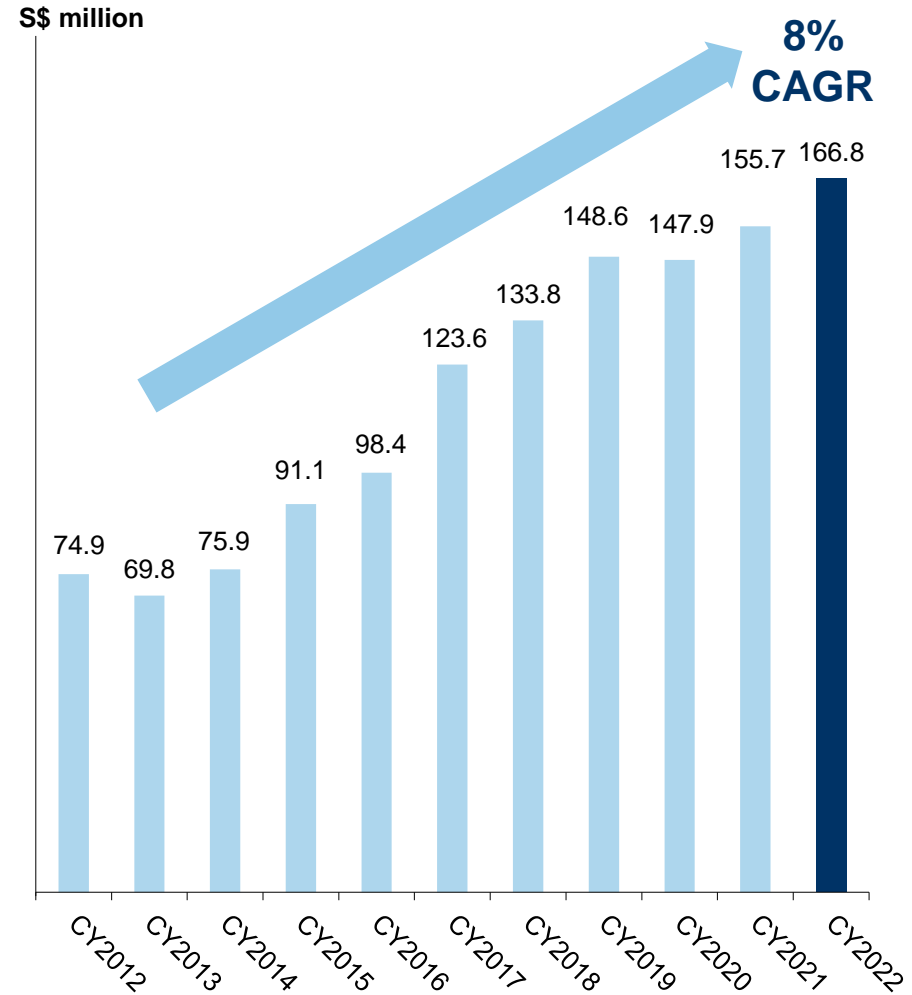


Net Property Income

Net Property Income (INR)

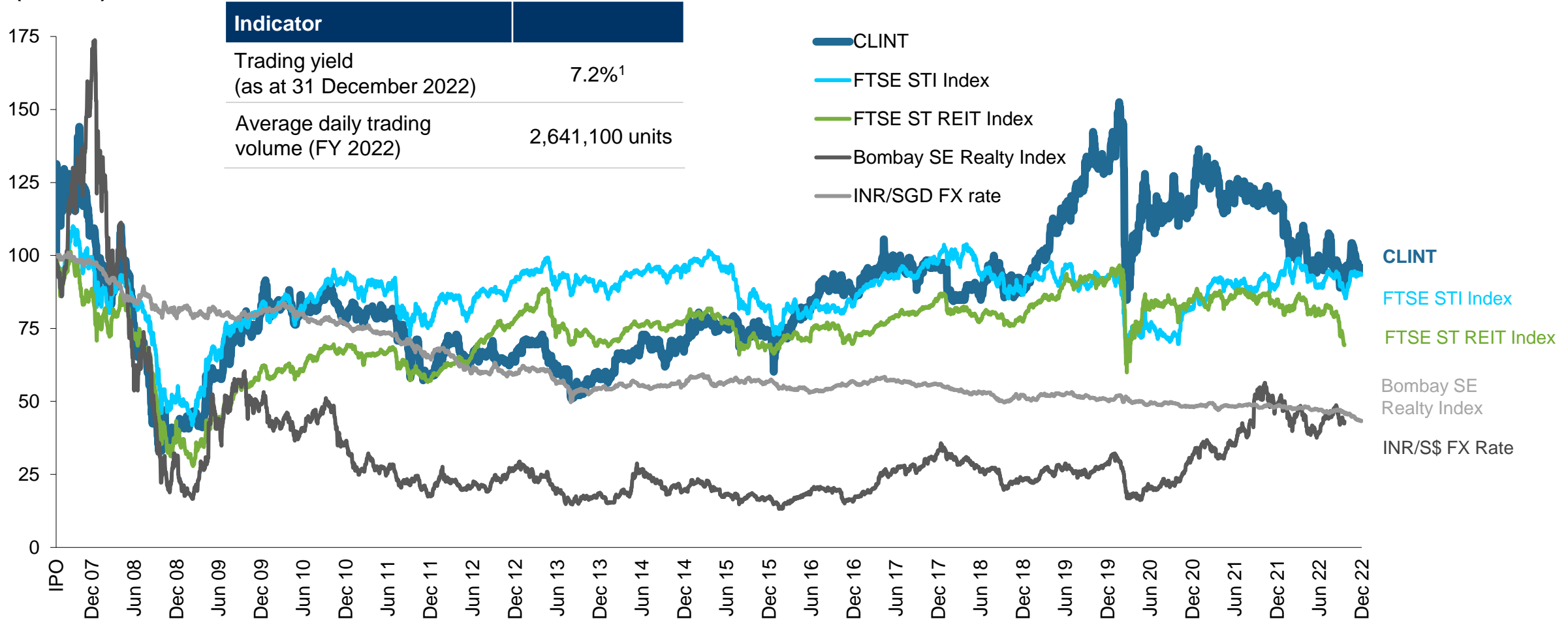


Net Property Income (S\$)



CLINT Unit Price versus Major Indices

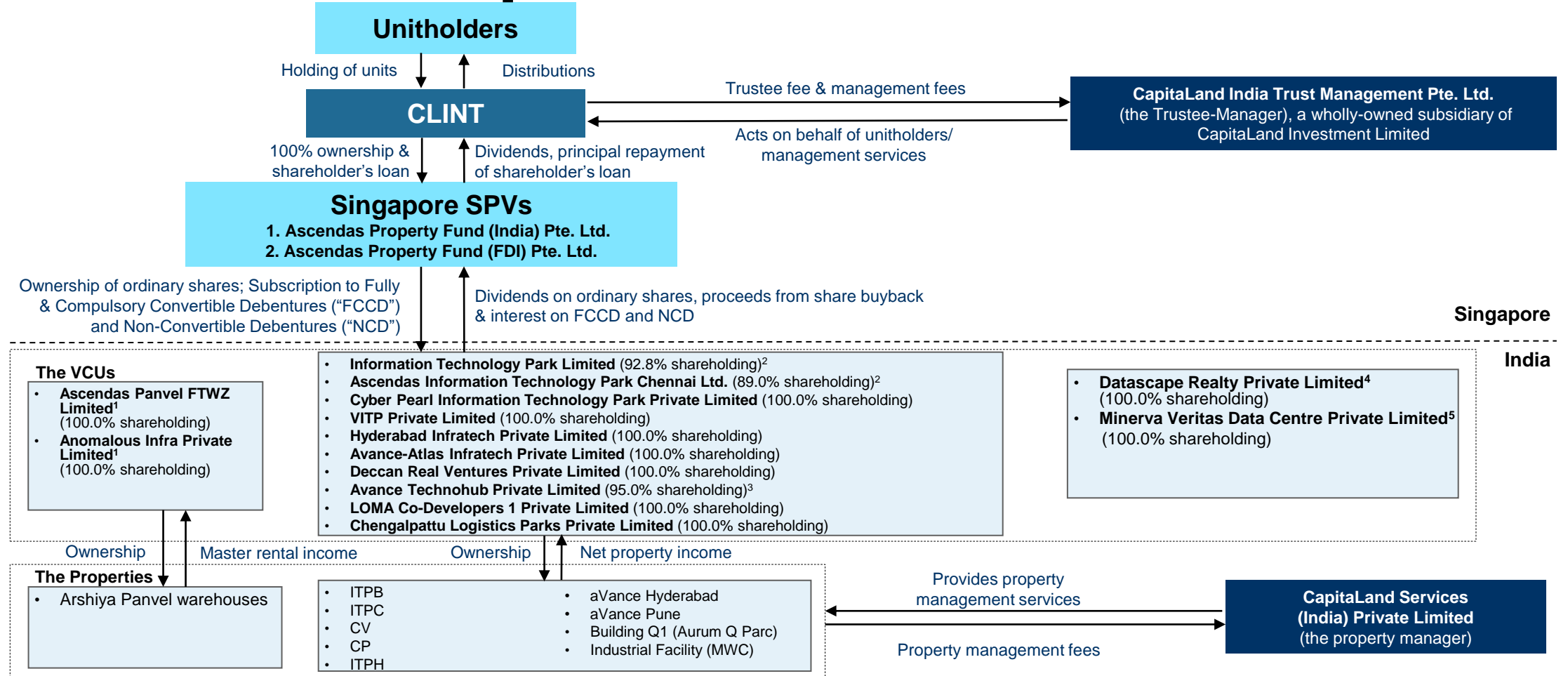
(Indexed)



Source: Bloomberg

1. Trading yield based on FY 2022 DPU of 8.19 Singapore cents at closing price of S\$1.13 per unit as at 31 December 2022.

Structure of CapitaLand India Trust



All information as at 31 December 2022

- Entered into a master lease agreement with Arshiya Limited ("AL") to lease back the warehouses to AL for a period of six years from the date of acquisition. AL will operate and manage the warehouses and pay pre-agreed rentals.
- Karnataka State Government holds 7.2% shareholding of ITPB and Tamil Nadu State Government holds 11.0% shareholding of ITPC.
- Remaining 5.0% shareholding in PIIPL is held by the Phoenix Group currently and will be acquired by CLINT at a later date.
- Holds leasehold rights to approximately 6.6 acres of land in Airoli, Navi Mumbai for planned development into a DC campus.
- Holds freehold rights to approximately 4.0 acres of land in Ambattur, Chennai for planned development into a DC.



Thank you

For enquiries:

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