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

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, CapitaLand India Trust Management Pte. Ltd. ("**CLINTMPL**") (in its capacity as trustee-manager of CapitaLand India Trust ("**CLINT**")) wishes to announce that (A) Datascape Realty Private Limited ("**DRPL**"), a 79.8%-owned entity of CLINT, has entered into a INR16.72 billion (approximately S$225.9 million[1]) construction loan facility (the "**Onshore Loan Facility**") agreement with Mizuho Bank Limited (the "**Lender**") on 3 June 2026 (the "**Facility Agreement**") and (B) CLINT has availed a Standby Letter of Credit facility from Mizuho Bank Limited, Singapore Branch ("**Mizuho SG**"), with an overall limit of INR17.72 billion (approximately S$239.5 million) issued in favour of the Lender for the provision of the Onshore Loan Facility on 3 June 2026 (the "**SBLC**").

Pursuant to the terms of the Facility Agreement, a mandatory prepayment event, as well as an event of default, would occur if CLINT, without having obtained the prior written consent of the Lender, ceases to, directly or indirectly through its Affiliates (if any):

(i) be the legal or beneficial owner of at least 51% of the share capital of DRPL; or
(ii) retain management control in DRPL.

(collectively, the "**FA Trigger Events**").

Pursuant to the terms of the SBLC, the facilities under the SBLC may be terminated if any of the following conditions occurs resulting in a breach of the SBLC:

(i) CapitaLand Investment Limited ("**CLI**") ceases to own (directly or indirectly) at least 51 per cent of the issued and paid-up capital of CLINTMPL; or
(ii) CLINT is terminated pursuant to the provisions of the Trust Deed dated 7 December 2004 (as amended and/or re-stated from time to time); or
(iii) CLINTMPL ceases to be the trustee-manager of CLINT.

(collectively, the "**SBLC Trigger Events**").

If any of the FA Trigger Events or SBLC Trigger Events were to occur and either (i) DRPL fails to pay the outstanding amounts due and payable under the Facility Agreement or (ii)

[1] Exchange Rate of S$1 = INR 74 is used throughout this announcement.

CLINT fails to pay the outstanding amounts due and payable under the SBLC, it may trigger cross defaults under other facilities, debt issues and borrowings of CLINT and/or its subsidiaries (collectively, together with the facility under the Facility Agreement, "**Borrowings**"). The aggregate level of Borrowings which are outstanding and that may be affected is approximately S$1,724 million (excluding interest) as at 3 June 2026.

As at the date of this announcement, none of the FA Trigger Events or SBLC Trigger Events have occurred.

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
3 June 2026

Important Notice

The value of CLINT units ("Units") and the income derived from them may fall as well as rise. Units are not the obligations of, deposits in, or guaranteed by, CLINTMPL as trustee-manager of CLINT 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 CLINTMPL as trustee-manager of CLINT 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 Singapore Exchange Securities Trading Limited ("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.

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