CapitaLand INDIA TRUST

CAPITALAND INDIA TRUST

Corporate Profile

CapitaLand India Trust (CLINT) was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in August 2007 as the first Indian property trust in Asia. Its principal objective is to own income-producing real estate used primarily as business space in India. CLINT may also develop and acquire land or uncompleted developments primarily to be used as business space, with the objective of holding the properties upon completion.

CLINT is structured as a business trust, offering stable income distributions similar to a real estate investment trust. CLINT focuses on enhancing shareholder value by actively managing existing properties, developing vacant land in its portfolio, and acquiring new properties.

As at 30 June 2026, CLINT assets under management stood at S$3.5 billion. CLINT's portfolio includes eight world-class IT business parks, three industrial facilities, one logistics park, and four data centre developments in India (three data centres located at Mumbai, Hyderabad and Chennai through joint venture arrangement), with total completed floor area of 22.0 million square feet spread across Bangalore, Chennai, Hyderabad, Pune, and Mumbai. In addition, the Trust holds land with potential built-up area of 4.9 million square feet. The properties are namely:

1. International Tech Park Bangalore (ITPB);
2. International Tech Park Chennai (ITPC);
3. International Tech Park Hyderabad (ITPH);
4. aVance, HITEC City, Hyderabad (aVance Hyderabad);
5. aVance I, Hinjawadi, Pune (aVance I, Pune);
6. aVance II, Hinjawadi, Pune (aVance II, Pune);
7. International Tech Park Pune, Hinjawadi (ITPP-H);
8. Building Q1 and Building Q2, Navi Mumbai (Building Q1 and Building Q2);
9. Logistics Park, Navi Mumbai (Logistics Park);
10. Industrial facility 1, Mahindra World City, Chennai (IF1, MWC);
11. Industrial facility 2, Mahindra World City, Chennai (IF2, MWC);
12. Industrial facility 3, Mahindra World City, Chennai (IF3, MWC);
13. Data centre partial development at Airoli, Navi Mumbai (CapitaLand DC Navi Mumbai);
14. Data centre development at ITPH (CapitaLand DC ITPH);
15. Data centre development at Ambattur, Chennai (CapitaLand DC Chennai);
16. Data centre development at ITPB (CapitaLand DC ITPB).

Functional and Reporting Currency

CLINT's functional currency is the Indian Rupee, which is the currency that its earnings are denominated in. The reporting currency for the Trust is Singapore Dollar as distribution to unitholders is made in Singapore Dollars.

Income Available for Distribution

As a business trust, CLINT computes distribution to unitholders based on cash flow generated from operations, rather than accounting profit. To derive the income available for distribution, adjustments are made to ordinary profit before tax to remove primarily non-cash accounting entries.

Distribution Policy

CLINT's policy is to distribute at least 90% of its income available for distribution. CLINT retains 10% of its income available for distribution in growing the Trust. CLINT makes distributions to unitholders on a half-yearly basis for every six-month period ending 30 June and 31 December.

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Executive Summary

INR[1] Results	1H FY 2026 INR'000	1H FY 2025 INR'000	Variance %
Total property income	9,923,132	9,624,882	3
Total property expenses	(2,170,257)	(2,303,141)	(6)
Net property income	7,752,875	7,321,741	6
Income available for distribution	4,622,408	3,842,672	20
Income to be distributed	4,160,167	3,458,405	20
Income to be distributed (DPU[2]) (INR)	2.88	2.56	13

SGD[3] Results	1H FY 2026 S$'000	1H FY 2025 S$'000	Variance %
Total property income	137,633	149,282	(8)
Total property expenses	(30,102)	(35,722)	(16)
Net property income	107,531	113,560	(5)
Income available for distribution	64,197	59,600	8
Income to be distributed	57,777	53,640	8
Income to be distributed (DPU) (S₵[4])	4.00	3.97	1

Distribution details

Distribution period	5 March 2026 to 30 June 2026
Distribution amount	2.56 Singapore cents per unit
Ex-distribution date	9.00 am, 17 August 2026
Record date	5.00 pm, 18 August 2026
Payment date	23 September 2026

Pursuant to the announcement on 24 February 2026 in relation to the launch of the private placement, advance distribution of 1.44 Singapore cents per unit have been paid on 10 April 2026 for the distribution period from 1 January 2026 to 4 March 2026.

1H FY 2026 vs 1H FY 2025

Total property income increased by 3% to INR9.9 billion mainly due to:

- higher income from existing properties compared to the same period last year;
- income contributions from newly completed properties which are fully leased MTB 6 in ITPB; and
- offset with absence of income from CyberPearl, Hyderabad and CyberVale, Chennai which were divested in September 2025.

In SGD terms, total property income decreased by 8% to S$137.6 million. SGD appreciated by 12% against the INR during this period.

Total property expenses decreased by 6% to INR2.2 billion (S$30.1 million) mainly due to lower property related expenses.

Net property income increased by 6% to INR7.8 billion (S$107.5 million) due to the factors described above.

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1 Indian Rupee is defined herein as INR.
2 Distribution per unit.
3 Singapore Dollar is defined herein as SGD or S$.
4 Singapore Cent is defined herein as S₵.

Income available for distribution increased by 20% to INR4.6 billion. In SGD terms, income available for distribution increased by 8% to S$64.2 million.

Income to be distributed (DPU) increased by 13% to INR2.88. In SGD terms, DPU increased by 1% to 4.00 S₵ after accounting for the increase in units following the private placement in March 2026.

Foreign Exchange Movement

The FX rate of INR72.1:S$1 used in the Income Statement was the average of the month-end rates for 1H FY 2026. This represented a year-on-year appreciation of the SGD against INR of 12%.

The closing FX rate used in the balance sheet, as at 30 June 2026, was INR74.9:S$1.

SGD/INR YTD average rate for Income Statement

1H FY 2026	1H FY 2025	Change
72.1	64.5	11.8%
1H FY 2026	**2H FY 2025**	**Change**
72.1	67.8	6.3%

SGD/INR closing rate for Balance Sheet as at

30 Jun 26	31 Dec 25	Change
74.9	70.4	6.4%

Operational and Financial Statistics

Committed portfolio occupancy[5] was 91% as at 30 June 2026. The weighted average lease term and weighted average lease expiry stood at 6.4 years and 3.2 years respectively.

Gearing as at 30 June 2026 was 38.0%. Gearing was calculated by dividing effective borrowings[6] by the value of Trust properties. At regulatory gearing limit of 50%, the debt headroom was S$1,075 million.

Interest coverage ratio as at 30 June 2026 stood at 2.9 times. A 10% decrease in the EBITDA of CLINT and a 100-basis point increase in the weighted average interest rate of CLINT will result in an interest coverage ratio of 2.6 times and 2.6 times respectively.

Net Asset Value (NAV) per unit as at 30 June 2026 was INR 92.93 (S$1.23). Excluding deferred tax liabilities arising from fair value adjustments on properties, the illustrative NAV per unit was INR107.80 (S$1.43).

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5 Excludes Logistics Park and Data Centres

6 Calculated by adding/deducting derivative financial instruments liabilities/assets, entered to hedge SGD/JPY/USD borrowings to INR, to/from gross borrowings, including deferred consideration, if any. CLINT's proportionate share of its joint ventures' borrowings and deposited property values are included when computing the gearing ratio.

FINANCIAL REVIEW FOR HALF YEAR PERIOD ENDED 30 JUNE 2026

1(a)(i) Consolidated Income and Distribution Statement

	Note	FY2026 1H S$'000	FY2025 1H S$'000	Y-on-Y Change %
Base rent, amenities & fit-out rental income		103,454	110,390	(6)
Operations, maintenance and utilities income		30,065	33,518	(10)
Car park and other operating income		4,114	5,374	(23)
Total property income		**137,633**	**149,282**	**(8)**
Operations, maintenance and utilities expenses		(11,517)	(15,001)	(23)
Service and property taxes		(3,156)	(3,467)	(9)
Property management fees		(6,422)	(7,363)	(13)
Other property operating expenses	1(f)-5	(9,007)	(9,891)	(9)
Total property expenses		**(30,102)**	**(35,722)**	**(16)**
Net property income		**107,531**	**113,560**	**(5)**
Trustee-Manager's fees		(13,280)	(13,279)	0
Other operating expenses		(3,617)	(3,364)	8
Finance costs		(41,601)	(48,075)	(13)
Interest income		32,298	28,631	13
Net exchange differences and fair value on derivative financial Instruments - realised	1(f)-6	(7,563)	(23,073)	(67)
Share of joint ventures results (net of tax)	1(f)-22	3,108	-	N.M
Gain on disposal group classified as held for sale[7]		878	-	N.M.[8]
Foreign currency translation loss from divestment [7,9]		(38,391)	-	N.M.
Ordinary profit before tax		**39,363**	**54,400**	**(28)**
Net exchange differences and fair value on derivative financial instruments – unrealised	1(f)-7	(45,104)	(21,935)	106
(Loss)/Profit before tax		**(5,741)**	**32,465**	**N.M.**
Income tax expenses	1(f)-25	(22,952)	(18,829)	22
Net (loss)/profit after tax		**(28,693)**	**13,636**	**N.M.**
Attributable to:				
Unitholders of the Trust		(32,831)	9,809	N.M.
Non-controlling interests		4,138	3,827	8
		(28,693)	**13,636**	**N.M.**

7 During the current period, the Group recognized a divestment gain of S$0.9 million. This excludes the fair value gain recognized in previous years and cumulative foreign currency translation loss of S$38.4 million upon completion of divestment.

8 N.M. – Not meaningful.

9 Foreign currency translation loss from divestment only impact profit & loss in SGD due to accumulated loss resulting from the translation of financial statements denominated in a foreign currency (INR) into the company's reporting currency (SGD). This was recorded in other comprehensive income and expense off upon divestment.

1(a)(i) Consolidated Income and Distribution Statement (Cont'd)

Distribution Statement

	Note	FY2026 1H S$'000	FY2025 1H S$'000	Y-on-Y Change %
Ordinary profit before tax		**39,363**	**54,400**	**(28)**
Current income tax expenses		(23,333)	(23,235)	0
Trustee-Manager's fee payable in units		6,467	6,466	0
Depreciation of plant and equipment and right-of-use assets		1,142	1,338	(15)
Amortisation of intangible assets		1,102	1,236	(11)
Exchange differences arising from refinancing of loans		8,030	23,653	(66)
Perpetual securities accrued distribution		(2,182)	-	N.M.
Joint ventures adjustment		380	-	N.M.
Gain on disposal group classified as held for sale		(878)	-	N.M.
Foreign currency translation loss from divestment		38,391	-	N.M.
Non-controlling interests		(4,285)	(4,258)	1
Distribution adjustments		**24,834**	**5,200**	**378**
Income available for distribution		**64,197**	**59,600**	**8**
10% retention	1(f)-8	(6,420)	(5,960)	8
Income to be distributed		**57,777**	**53,640**	**8**
Income available for distribution per unit (S¢)		**4.44**	**4.41**	**1**
Income to be distributed (DPU) (S¢)		**4.00**	**3.97**	**1**

Please refer to item 8 for review of performance.

1(a)(ii) Consolidated Statement of Comprehensive Income

	FY2026 1H S$'000	FY2025 1H S$'000
Net (loss)/profit after tax	(28,693)	13,636
Other Comprehensive Income:		
Items that may be reclassified subsequently to profit or loss:		
- Cash flow hedges	(677)	(4,516)
- Foreign currency translation	(67,758)	(92,728)
- Share of other comprehensive income of joint ventures:		
Foreign currency translation	(24,681)	-
Other comprehensive income for the period	(93,116)	(97,244)
Total comprehensive income	**(121,809)**	**(83,608)**
Total comprehensive income attributable to:		
Unitholders of the Trust	(118,667)	(81,961)
Non-controlling interests	(3,142)	(1,647)
	(121,809)	**(83,608)**

1(b)(i) Balance Sheets

	Note	Group [10] 30 June 2026 S$'000	Group [10] 31 December 2025 S$'000	Trust 30 June 2026 S$'000	Trust 31 December 2025 S$'000
ASSETS					
Current assets					
Cash and cash equivalents	1(f)-9	140,012	142,129	6,622	7,702
Inventories		559	638	-	-
Other assets	1(f)-10	4,044	2,388	318	36
Loans to subsidiaries		-	-	936,898	1,044,946
Trade and other receivables	1(f)-12	154,020	133,027	35,948	142,361
Derivative financial instruments	1(f)-11	40,174	26,578	40,174	26,578
Current income tax recoverable		13,573	15,140	-	-
Assets held for sale	1(f)-21	-	791,386	-	-
Total current assets		**352,382**	**1,111,286**	**1,019,960**	**1,221,623**
Non-current assets					
Other assets	1(f)-10	28,159	29,857	-	-
Trade and other receivables	1(f)-12	54,204	10,618	-	-
Long-term receivables	1(f)-13	417,877	381,563	-	-
Derivative financial instruments	1(f)-11	27,884	39,534	26,673	39,109
Plant and equipment	1(f)-14	19,051	21,149	-	-
Investment properties under construction	1(f)-15	207,880	214,400	-	-
Investment properties	1(f)-16	2,669,599	2,833,150	-	-
Right-of-use assets		4,610	918	-	-
Intangible assets	1(f)-17	15,609	17,743	-	-
Investment in subsidiaries	1(f)-18	-	-	445,859	474,581
Investment in joint ventures	1(f)-22	363,358	-	-	-
Total non-current assets		**3,808,231**	**3,548,932**	**472,532**	**513,690**
Total assets		**4,160,613**	**4,660,218**	**1,492,492**	**1,735,313**
LIABILITIES					
Current liabilities					
Trade and other payables	1(f)-19	164,446	165,295	29,035	34,936
Borrowings	1(f)-20	433,586	502,099	432,572	501,069
Derivative financial instruments	1(f)-11	578	87	578	87
Lease liabilities		99	102	-	-
Income tax payables		1,260	2,779	291	606
Liabilities directly associated with assets held for sale	1(f)-21	-	328,036	-	-
Total current liabilities		**599,969**	**998,398**	**462,476**	**536,698**
Non-current liabilities					
Trade and other payables	1(f)-19	61,245	75,485	-	-
Borrowings	1(f)-20	1,068,615	1,132,430	879,730	1,080,433
Derivative financial instruments	1(f)-11	6,031	8,318	6,031	8,318
Lease liabilities		1,130	1,224	-	-
Deferred income tax liabilities		374,579	355,347	-	-
Total non-current liabilities		**1,511,600**	**1,572,804**	**885,761**	**1,088,751**
Total liabilities		**2,111,569**	**2,571,202**	**1,348,237**	**1,625,449**
NET ASSETS		**2,049,044**	**2,089,016**	**144,255**	**109,864**
UNITHOLDERS' FUNDS					
Units in issue	1(f)-23	1,363,386	1,206,673	1,363,386	1,206,673
Foreign currency translation reserve		(977,984)	(853,295)	(348,087)	(338,854)
Hedging reserve		(14,368)	(13,691)	(16,901)	(15,328)
Other reserves		67,479	67,225	-	-
Retained earnings		1,394,841	1,502,766	(955,514)	(844,034)
Reserves directly associated with assets held for sale	1(f)-21	-	(39,530)	-	-
Net assets attributable to unitholders		**1,833,354**	**1,870,148**	**42,884**	**8,457**
Perpetual securities	1(f)-24	101,371	101,407	101,371	101,407
Non-controlling interests		114,319	117,461	-	-
		2,049,044	**2,089,016**	**144,255**	**109,864**

[10] CapitaLand India Trust and its subsidiaries

1(c)(i) Consolidated Statement of Changes in Unitholders' Funds (Group)

	Units in issue S$'000	Foreign currency translation reserve S$'000	Hedging reserve S$'000	Other reserves S$'000	Retained earnings S$'000	Reserves directly associated with assets held for sale S$'000	Net assets attributable to Unitholders of the Trust S$'000	Perpetual securities S$'000	Non-controlling interests S$'000	Total S$'000
FY2026										
Balance at 1 January 2026	**1,206,673**	**(853,295)**	**(13,691)**	**67,225**	**1,502,766**	**(39,530)**	**1,870,148**	**101,407**	**117,461**	**2,089,016**
Net (loss)/profit for the period	-	-	-	-	(32,831)	-	(32,831)	-	4,138	(28,693)
Other comprehensive income for the period	-	(124,689)	(677)	-	-	39,530	(85,836)	-	(7,280)	(93,116)
Transfer to other reserves	-	-	-	254	(254)	-	-	-	-	-
Issue of new units	156,713	-	-	-	-	-	156,713	-	-	156,713
Accrual of perpetual securities interest	-	-	-	-	(2,182)	-	(2,182)	2,182	-	-
Perpetual securities - distribution paid	-	-	-	-	-	-	-	(2,218)	-	(2,218)
Distribution to Unitholders	-	-	-	-	(72,658)	-	(72,658)	-	-	(72,658)
Balance at 30 June 2026	**1,363,386**	**(977,984)**	**(14,368)**	**67,479**	**1,394,841**	**-**	**1,833,354**	**101,371**	**114,319**	**2,049,044**
FY2025										
Balance at 1 January 2025	**1,194,094**	**(673,354)**	**5,897**	**69,500**	**1,277,135**	**(16,297)**	**1,856,975**	**-**	**112,916**	**1,969,891**
Net profit for the period	-	-	-	-	9,809	-	9,809	-	3,827	13,636
Other comprehensive income for the period	-	(87,254)	(4,516)	-	-	-	(91,770)	-	(5,474)	(97,244)
Transfer to other reserves	-	-	-	(2,613)	2,613	-	-	-	-	-
Transfer to assets held for sales	-	2,527	-	-	-	(2,527)	-	-	-	-
Issue of new units	8,322	-	-	-	-	-	8,322	-	-	8,322
Distribution to Unitholders	-	-	-	-	(43,181)	-	(43,181)	-	-	(43,181)
Investment of NCI	-	-	-	-	-	-	-	-	266	266
Balance at 30 June 2025	**1,202,416**	**(758,081)**	**1,381**	**66,887**	**1,246,376**	**(18,824)**	**1,740,155**	**-**	**111,535**	**1,851,690**

1(c)(ii) Statement of Changes in Unitholders' Funds (Trust)

	Units in issue S$'000	Foreign currency translation reserve S$'000	Hedging reserve S$'000	Retained earnings S$'000	Net assets attributable to Unitholders of the trust S$'000	Perpetual securities S$'000	Total S$'000
FY 2026							
Balance at 1 January 2026	**1,206,673**	**(338,854)**	**(15,328)**	**(844,034)**	**8,457**	**101,407**	**109,864**
Net loss for the period	-	-	-	(36,640)	(36,640)	-	(36,640)
Other comprehensive income for the period	-	(9,233)	(1,573)	-	(10,806)	-	(10,806)
Issue of new units	156,713	-	-	-	156,713	-	156,713
Accrual of perpetual securities interest	-	-	-	(2,182)	(2,182)	2,182	-
Perpetual Securities - Distribution paid	-	-	-	-	-	(2,218)	(2,218)
Distribution to Unitholders	-	-	-	(72,658)	(72,658)	-	(72,658)
Balance at 30 June 2026	**1,363,386**	**(348,087)**	**(16,901)**	**(955,514)**	**42,884**	**101,371**	**144,255**
FY 2025							
Balance at 1 January 2025	**1,194,094**	**(331,972)**	**5,897**	**(884,257)**	**(16,238)**	**-**	**(16,238)**
Net profit for the period	-	-	-	74,567	74,567	-	74,567
Other comprehensive income for the period	-	219	(4,039)	-	(3,820)	-	(3,820)
Issue of new units	8,322	-	-	-	8,322	-	8,322
Distribution to Unitholders	-	-	-	(43,181)	(43,181)	-	(43,181)
Balance at 30 June 2025	**1,202,416**	**(331,753)**	**1,858**	**(852,871)**	**19,650**	**-**	**19,650**

1(d) Portfolio Statement

As at 30 June 2026

Group

Description of Property	Tenure of Land	Term of Lease	Remaining Term of Lease	Location	Carrying Value 30/06/2026 S$'000	Carrying Value 31/12/2025 S$'000	Percentage of Net Assets Attributable to Unitholders 30/06/2026 %	Percentage of Net Assets Attributable to Unitholders 31/12/2025 %
IT Park								
International Tech Park Bangalore[1]	Freehold	NA	NA	Whitefield Road, India, Bangalore, 560066	957,727	1,007,832	52	54
International Tech Park Chennai	Freehold	NA	NA	CSIR Road, Taramani, India, Chennai, 600113	342,361	362,526	19	19
International Tech Park Hyderabad[11]	Freehold	NA	NA	Plot no: 17, Software Units Layout, Madhapur, Telangana, India, Hyderabad, 500081	515,096	548,819	28	29
aVance, HITEC City, Hyderabad	Freehold[2]	NA	NA	Avance Business Hub, Survey No's. 30 (P), 34 (P), 35 (P) and 38 (P), Gachibowli (V), Serilingampally (M), R.R Dist., India, Hyderabad, 500081	265,122	280,292	14	15
Building Q1, Aurum Q Parc	Leasehold	30 years[3]	22 years	Thane - Belapur Road, Ghansoli, Navi Mumbai, Maharashtra, India, Mumbai, 400710	68,239	72,897	4	4
Building Q2, Aurum Q Parc	Leasehold	30 years[3]	22 years	Thane - Belapur Road, Ghansoli, Navi Mumbai, Maharashtra, India, Mumbai, 400710	105,152	112,046	6	6
aVance I, Pune	Freehold[4]	NA	NA	Plot No.2, Blue Ridge Township, Phase II, Near Rajiv Gandhi Infotech Park - Phase I, Hinjawadi, India, Pune, 411057	156,477	166,442	9	9
aVance II, Pune	Freehold[4]	NA	NA	Rajiv Gandhi Infotech Park, Phase I, Hinjawadi, India, Pune, 411057	133,972	142,839	7	8
International Tech Park Pune, Hinjawadi	Leasehold	95 years[5]	77 years	Plot no. 18, Phase III, Rajiv Gandhi Infotech Park, Hinjawadi, India, Pune, 411057	196,989	209,086	11	11
Balance carried forward					2,741,135	2,902,779	150	155

1(d) Portfolio Statement (Cont'd)

As at 30 June 2026

Group

Description of Property	Tenure of Land	Term of Lease	Remaining Term of Lease	Location	Carrying Value 30/06/2026 S$'000	Carrying Value 31/12/2025 S$'000	Percentage of Net Assets Attributable to Unitholders 30/06/2026 %	Percentage of Net Assets Attributable to Unitholders 31/12/2025 %
Balance brought forward					2,741,135	2,902,779	150	155
Industrial and Logistics Facility								
Logistics Park	Freehold[6]	NA	NA	Village Sai, Taluka Panvel, District - Raigad, India, Mumbai, 410206	62,254	65,978	3	4
Industrial Facility1, Mahindra World City	Leasehold	99 years	91 years	Mahindra World City, India, Chennai	28,619	30,537	2	2
Industrial Facility 2 and 3, Mahindra World City	Leasehold	99 years	91 years	Mahindra World City, India, Chennai	23,244	24,768	1	1
Data Centre								
CapitaLand Data Centre ITPB[7]	Freehold	NA	NA	Whitefield Road, India, Bangalore, 560066	22,226	23,489	1	1
CapitaLand Data Centre Chennai[8]	Freehold	NA	NA	Pattravakkam Road, India, Chennai, 600098	-	106,063	-	6
CapitaLand Data Centre ITPH[9]	Freehold	NA	NA	Serilingampally Mandal, India, Hyderabad, 500081	-	174,925	-	9
CapitaLand Data Centre Navi Mumbai[10]	Leasehold	Multiple tenures[12]	Multiple tenures[12]	Digha Naka Dighe, Airoli, India, Mumbai, 400708	-	457,533	-	24
Investment properties and investment properties under development					2,877,478	3,786,072	157	202
Assets classified as held for sale (Investment properties and investment properties under development)					-	(738,522)	-	(40)
Other assets and liabilities (net)					(828,434)	(958,534)	(45)	(51)
Net assets of the Group					2,049,044	2,089,016	112	111
Perpetual securities					(101,371)	(101,407)	(6)	(5)
Non-controlling interests					(114,319)	(117,461)	(6)	(6)
Net assets attributable to Unitholders					**1,833,354**	**1,870,148**	**100**	**100**

1(d) Portfolio Statement (Cont'd)

As at 30 June 2026

Group

NA Not applicable

1. Included MTB 7 and MTB 8, which are under development, with estimated completion in July 2027 and March 2028 respectively, GFA of 910,000 sq ft for MTB 7 and 957,000 sq ft MTB 8 (includes under development and future development). The Group holds 93.1% interest in ITPB.
2. aVance Hyderabad is considered a freehold property by the Trustee-Manager on the basis that it is on a 33-year lease which is renewable for further 33-year leases at the Trust's option at nominal lease rentals.
3. Underlying land of Building Q1 and Building Q2 are on sub-lease from Aurum Group and Maharashtra Industrial Development Corporation (MIDC) with initial term of 30 years, renewable for a further 30 years upon expiry.
4. aVance I, Pune, and aVance II, Pune are considered freehold properties by the Trustee-Manager on the basis that it is on a 99-year lease which is renewable for further 99-year leases at the Trust's option at nominal lease rentals.
5. Initial lease term of 95 years, and subject to renewal upon expiry.
6. Logistics Park is considered freehold property by the Trustee-Manager on the basis that they are on a 30-year lease which is renewable for further 30-year leases at the Trust's option at nominal lease rentals.
7. CapitaLand Data Centre ITPB is under development, with an estimated completion date put on hold, GFA of 400,000 sq ft (includes under development and future development). The Group holds 93.1% interest in the property.
8. CapitaLand Data Centre Chennai is under development, with estimated completion date in 4Q 2026, GFA of 500,000 sq ft (includes under development and future development). The Group holds 79.8% interest in the property. It was classified as assets held for sale as at 31 December 2025 with the partial stake divestment completed in February 2026. The assets were deconsolidated and now recorded as part of investment in joint venture.
9. CapitaLand Data Centre ITPH is under development, with estimated completion date in 4Q 2026, GFA of 400,000 sq ft (includes under development and future development). The Group holds 79.8% interest in the property. It was classified as assets held for sale as at 31 December 2025 with partial stake divestment completed in February 2026. The assets were deconsolidated and now recorded as part of investment in joint venture.
10. CapitaLand Data Centre Navi Mumbai Tower 1 has partially handover since July 2025, with subsequent phases undergoing progressive handover which was completed in July 2026. Tower 2 is under development, the tower is expected to be completed by December 2026 and will progressively be handed over to the tenant in 1H 2027. GFA of 580,000 sq ft (includes Tower 1 yet to handover areas and Tower 2). The Group holds 79.8% interest in the properties. It was classified as assets held for sale as at 31 December 2025 with the partial stake divestment completed in February 2026. The assets were deconsolidated and now recorded as part of investment in joint venture.
11. Included Orion Building, which are under redevelopment, with estimates completion date in December 2029, GFA of 995,000 sq ft under development.
12. Land comprises three sub-plots, with the lease expiries for the respective sub-plots ranging between July 2062 and March 2063, which are renewable for a further 95 years upon expiry of the primary lease term.

1(e) Consolidated Statement of Cash Flows

	FY2026 1H S$'000	FY2025 1H S$'000
Cash flows from operating activities		
Net profit after tax	(28,693)	13,636
Adjustments for:		
Income tax expenses	22,952	18,829
Depreciation of plant and equipment and right-of-use assets	1,142	1,338
Amortisation of intangible assets	1,102	1,236
Finance costs	41,601	48,075
Interest income	(32,298)	(28,631)
Fair value loss on derivative financial instruments - unrealised	(120)	123
Allowance for impairment of receivables	579	1,308
Write-back of trade receivables	(223)	(1,383)
Trustee-Manager's fees paid and payable in units	6,467	6,466
Share of joint ventures results (net of tax)	(3,108)	-
Gain on disposal group classified as held for sale	(878)	-
Foreign currency translation loss from divestment	38,391	-
Exchange differences - unrealised	45,224	21,811
Exchange differences arising from translation	40,685	35,132
Operating cash flows before changes in working capital	132,823	117,940
Changes in working capital		
Inventories	40	(21)
Other assets	(1,418)	(3,912)
Trade and other receivables	(20,768)	(18,614)
Trade and other payables	1,333	(18,466)
Cash flows from operations	112,010	76,927
Interest received	18,944	8,992
Income tax paid (net)	(33,019)	(27,102)
Net cash flows from operating activities	**97,935**	**58,817**
Cash flows from investing activities		
Purchase of plant and equipment	(187)	(2,649)
Investment of NCI	-	266
Additions to investment properties under construction	(28,296)	(70,188)
Additions to investment properties	(6,374)	(32,023)
Additions to rights of use assets	(3,838)	-
Additions to long term receivables	(61,292)	(47,337)
Net cash inflow from disposal of subsidiaries	86,610	-
Net cash flows used in investing activities	**(13,377)**	**(151,931)**
Cash flows from financing activities		
Repayment of borrowings	(359,961)	(479,213)
Distribution to unitholders	(72,658)	(43,181)
Distribution to perpetual unitholders	(2,218)	-
Interest paid	(40,496)	(47,558)
Proceeds from borrowings	243,785	658,854
Net proceeds from issuance of units through private placement	148,274	-
Net cash flows (used in)/from financing activities	**(83,274)**	**88,902**
Net increase/(decrease) in cash and cash equivalents	1,284	(4,212)
Cash and cash equivalents at beginning of financial period	142,129	134,617
Cash and cash equivalents transferred to assets held for sale	-	1,748
Effects of exchange rate changes on cash and cash equivalents	(3,401)	(3,631)
Cash and cash equivalents at end of financial period	**140,012**	**128,522**

1(f) Notes to the Condensed Interim Consolidated Financial Statements

1. General information

CapitaLand India Trust (the Trust) is a Singapore-domiciled trust originally constituted as a private trust pursuant to the Trust Deed dated 7 December 2004 (as amended), with CapitaLand India Trust Management Pte. Ltd. as its Trustee-Manager. The Trust Deed was amended by an Amending and Restating Deed dated 28 June 2007 (as amended) (Trust Deed) to comply with the requirements of, among others, the Monetary Authority of Singapore (MAS) and the Singapore Exchange Securities Trading Limited (SGX-ST), for a listed business trust. The Trust is a registered business trust constituted by the Trust Deed and is principally regulated by the Securities and Futures Act (SFA) and the Singapore Business Trusts Act 2004. The Trust Deed is governed by the laws of the Republic of Singapore.

On 3 July 2007, the Trust was registered as a business trust and on 1 August 2007, the Trust was listed on the Main Board of the SGX-ST.

The registered office of CapitaLand India Trust Management Pte. Ltd. is at 168 Robinson Road, #30-01 Capital Tower, Singapore 068912.

The principal activity of the Trust is owning income producing real estate used primarily as business space in India and real estate related assets in relation to the foregoing. The Trust may acquire, hold and develop land or uncompleted developments to be used primarily for business space with the objective of holding the properties upon completion. The principal activities of the subsidiaries are as disclosed in Note 1(f)-18 to the condensed interim consolidated financial statements.

2. Basis of Preparation

This condensed interim consolidated financial information for the six months ended 30 June 2026 has been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting*. The condensed interim consolidated financial statements should be read in conjunction with the Group’s annual financial statements for the year ended 31 December 2025, which have been prepared in accordance with Singapore Financial Reporting Standards (International) (SFRS(I)).

The condensed interim consolidated financial statements are presented in Singapore Dollars (SGD or S$) and all values in the tables are rounded to the nearest thousand (S$’000), except when otherwise stated.

Notwithstanding the net current liability position of the Group, the Trustee-Manager is of the opinion that the Group will be able to refinance borrowings and meet its current obligations as and when they fall due.

3. Material accounting policy information

The material accounting policy information and methods of computation applied in the preparation of the condensed interim consolidated financial statements are consistent with those of the financial statements for the year ended 31 December 2025, as described in those annual financial statements. The following Singapore Financial Reporting Standards (International) that became effective for the Group on 1 January 2026:

- Amendments to SFRS(I) 9 and SFRS(I) 7: *Amendments to the Classification and Measurement of Financial Instruments*
- Annual Improvements to SFRS(I)s - Volume 11

The management of the Trustee- Manager expects that the adoption of the standards above will have no material impact on the financial statements in the period of initial application.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

4. Operating segment

The Group's investment properties are primarily tenanted for use as business space in India. The Trustee-Manager considers that the Group operates within a single business segment and within a single geographical segment in India. The revenues from the Group are derived primarily from corporate tenants. During the financial period, there is a single major customer with a total revenue of INR1.0 billion (equivalent to S$13.7 million) and no other single customers contributed 10% or more to the Group's revenue.

5. Other property operating expenses include general management fees, depreciation, advertising and promotion expenses, allowance for expected credit loss and professional fees.

6. The functional currency for the Trust and its subsidiaries is INR. The derivative financial instruments include foreign exchange forward contracts entered to hedge income to be repatriated from India to Singapore and swap contracts on SGD-denominated loans, where gains or losses are realised when contracts are settled. Included in the balance is a realised exchange loss of S$31.5 million (2025: S$39.5 million) arising mainly from SGD-denominated loan settlement and cash balances not denominated in INR.

7. This relates to the fair value change on re-measurement of currency forwards, options, interest rate and foreign currency swaps, in accordance with SFRS(I) 9 and an unrealised exchange loss of S$45.1 million (2025: S$21.9 million) relates mainly to the revaluation of unhedged SGD-denominated loans.

8. 10% of the income available for distribution was retained to provide CLINT with greater flexibility to grow.

9. Cash and cash equivalents

	Group	
	30 June 2026 S$'000	**31 December 2025 S$'000**
Cash at bank and on hand	125,335	133,173
Fixed deposits	14,677	8,956
	140,012	**142,129**

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

10. Other assets

	Group	
	30 June 2026 S$'000	31 December 2025 S$'000
Current		
Deposits		
- Others	119	122
Prepayments	3,925	2,266
	4,044	**2,388**
Non-Current		
Deposits		
- Acquisition	21,448	22,830
- Others	6,378	6,717
Prepayments	333	310
	28,159	**29,857**

11. Derivative financial instruments

The changes in derivative financial instruments (assets and liabilities) are related to fair value changes upon re-measurement of currency forwards, currency options, interest rate and foreign currency swaps.

12. Trade and other receivables

	Group	
	30 June 2026 S$'000	31 December 2025 S$'000
Current		
Trade receivables - net	4,806	6,937
Interest receivable from joint ventures (non-trade) (Note 1(f)-22(b))	767	-
Non-related parties		
- Advances	10,870	9,458
- Interest receivable	107,833	91,466
- Tax recoverable	29,631	24,988
- Others	113	178
	154,020	**133,027**
Non-Current		
Loan receivable from joint ventures (non-trade) (Note 1(f)-22(b))	38,885	-
Non-related parties		
- Interest receivable	6,970	7,295
- Advances	8,349	3,323
	54,204	**10,618**

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

13. Long-term receivables

	Group	
	30 June 2026 S$'000	31 December 2025 S$'000
Balance at beginning of financial period/year	381,563	304,546
Additions	61,292	115,878
Translation differences	(24,978)	(38,861)
Balance at end of financial period/year	**417,877**	**381,563**

Long-term receivables pertain to inter-corporate deposits (ICDs) provided to non-related parties and subscription of non-convertible debentures (NCDs) issued by non-related parties in connection with the Group's potential investments for the development and/or construction of three industrial facilities at One Hub Chennai, two IT buildings at Hebbal, Bangalore, two IT buildings at Outer Ring Road, Bangalore and IT buildings in aVance Hyderabad and HITEC City-2 Special Economic Zone, Hyderabad. These receivables were provided in the form of ICDs or NCDs to the non-related parties towards their repayment of a portion of the existing loans availed from lenders and for project development purposes.

These receivables have a tenure of 5 to 30 years and coupon rates ranging from 11.5% to 14.3% per annum. The receivables are also secured by a charge on lands, buildings and receivables of the non-related parties and backed by personal/corporate guarantees for the interest and principal repayment.

Subject to completion of negotiations with the non-related parties, satisfactory due diligence and the entry into a legally binding agreement with the non-related parties in connection with the potential investment, the receivables can be used to set off against the acquisition price of the properties of the non-related parties.

The long-term receivables and the related interest receivables are measured on 12-month expected credit losses as there has been no significant increase in credit risk since initial recognition. The expected credit loss is immaterial by considering the benefits of the security held or other credit enhancements.

These long-term receivables are held by the Group within a business model whose objective is to collect their contractual cash flows which are solely payments of principal and interest on the principal amount outstanding. Hence all the long-term receivables are classified as at amortised cost.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

14. Plant and equipment

	Group			
	IT equipment, furniture and fittings S$'000	Freehold land S$'000	Plant, machinery and equipment S$'000	Total S$'000
Cost				
At 1 January 2025	8,425	589	18,536	27,550
Additions	4,363	-	92	4,455
Reclassified as assets held for sale (Note 1(f)-21)	(287)	-	-	(287)
Translation differences	(912)	(64)	(2,012)	(2,988)
At 31 December 2025	**11,589**	**525**	**16,616**	**28,730**
Additions	126	-	61	187
Translation differences	(700)	(32)	(1,006)	(1,738)
At 30 June 2026	**11,015**	**493**	**15,671**	**27,179**
Accumulated depreciation				
At 1 January 2025	5,219	-	704	5,923
Depreciation charge	1,786	-	734	2,520
Reclassified as assets held for sale (Note 1(f)-21)	(69)	-	-	(69)
Translation differences	(672)	-	(121)	(793)
At 31 December 2025	**6,264**	**-**	**1,317**	**7,581**
Depreciation charge	713	-	335	1,048
Reclassified as assets held for sale (Note 1(f)-21)	(3)	-	-	(3)
Translation differences	(406)	-	(92)	(498)
At 30 June 2026	**6,568**	**-**	**1,560**	**8,128**
Net book value				
At 30 June 2026	**4,447**	**493**	**14,111**	**19,051**
At 31 December 2025	**5,325**	**525**	**15,299**	**21,149**

15. Investment properties under construction

	Group	
	30 June 2026 S$'000	31 December 2025 S$'000
Balance at beginning of financial period/year	214,400	610,195
Additions	28,611	103,858
Reclassified as assets held for sale (Note 1(f)-21)	(26,302)	(649,592)
Interest capitalised	2,636	14,104
Transfer (to) investment properties (IP) (Note 1(f)-16)	-	(31,852)
Fair value gain	-	248,893
Translation differences	(11,465)	(81,206)
Balance at end of financial period/year	**207,880**	**214,400**

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

15. Investment properties under construction (Cont'd)

The carrying amounts of investment properties under construction as at 30 June 2026 were assessed by Trustee-Manager based on market conditions as at 30 June 2026. The details of the valuation methodologies and inputs used are disclosed in Note 1(f)-16.

In FY2025, Navi Mumbai data centre Tower 1 started operation partially and a portion of IPUC cost of S$33.2 million has been transferred to IP. This was offset by the transfer out of IP due to the redevelopment of Orion building in ITPH, Hyderabad at S$1.3 million. Net total transfer to IP was S$31.9 million.

Construction cost payable amounting to S$0.4 million (31 December 2025: S$0.1 million) were included in the investment properties under construction.

16. Investment properties

	Group	
	30 June 2026 S$'000	31 December 2025 S$'000
Balance at beginning of financial period/year	2,833,150	2,943,813
Additions	6,374	88,722
Capitalisation of marketing fee	682	1,421
Straight-lining of rent-free period	892	8,460
Transfer from investment properties under construction (IPUC) (Note 1(f)-15)	-	31,852
Fair value gain	-	177,605
Reclassified as assets held for sale (Note 1(f)-21)	(36)	(88,523)
Translation differences	(171,463)	(330,200)
Balance at end of financial period/year	**2,669,599**	**2,833,150**

The carrying amounts of investment properties as at 30 June 2026 were assessed by Trustee-Manager based on market conditions as at 30 June 2026 using the valuation approach as described below.

Valuation

The valuation of investment properties and investment properties under construction are determined based on significant unobservable inputs and categorised under Level 3 of the fair value measurement hierarchy. Level 3 fair value has been derived using three approaches, the income capitalisation, discounted cash flow and direct comparison method. The direct comparison method is solely for the land, which is based on the comparison of the transacted price of similar positioned land in the subject region. For operational investment properties, an average value of both income capitalisation and discounted cash flow approaches have been considered in deriving the market value, whereas only the discounted cash flow approach is applied for investment properties under construction. The income capitalisation approach involves capitalising a single year's net property income estimate (representing a normalised net operating income for the property) by an appropriate capitalisation rate of 8.0% to 9.0% (31 December 2025: 8.0% to 9.0%) per annum. The discounted cash flow approach involves forecasting future properties cash flows during the assessment period and the terminal year. The terminal value is determined by applying an appropriate capitalisation rate on the estimated net operating income for the terminal year, the resulting cash flow is then discounted to a present value at an appropriate discount rate 11.5% to 13.0% (31 December 2025: 11.5% to 13.0%).

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

17. Intangible assets

	Group		
	Goodwill	Non-Compete Fees	Total
	S$'000	S$'000	S$'000
Cost			
At 1 January 2025	10,759	12,766	23,525
Translation differences	(1,168)	(1,385)	(2,553)
At 31 December 2025	**9,591**	**11,381**	**20,972**
Translation differences	(580)	(689)	(1,269)
At 30 June 2026	**9,011**	**10,692**	**19,703**
Amortisation			
At 1 January 2025	-	1,064	1,064
Amortisation expenses	-	2,426	2,426
Translation differences	-	(261)	(261)
At 31 December 2025	-	**3,229**	**3,229**
Amortisation expenses	-	1,102	1,102
Translation differences	-	(237)	(237)
At 30 June 2026	**-**	**4,094**	**4,094**
Net carrying value			
At 30 June 2026	**9,011**	**6,598**	**15,609**
At 31 December 2025	**9,591**	**8,152**	**17,743**

Amortisation

Non-compete fees will be amortised on straight-line basis over an estimated useful life of 5 years from the date on which the assets are available for use.

Impairment test for goodwill

Goodwill is allocated to each of the Group's cash-generating unit (CGU) expected to benefit from synergies arising from the business combination. A CGU is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from groups of assets. The goodwill arose from the acquisition of Ascendas IT Park (Chennai) Limited amounting to S$9.0 million (31 December 2025: S$9.6 million).

Goodwill balances result from the requirement on acquisition to recognise a deferred tax liability, calculated as the difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases. For the purpose of testing this goodwill for impairment, the related deferred tax liabilities recognised on acquisition that remain at the end of the reporting period are treated as part of the relevant CGU.

The Group has assessed and determined that no impairment on goodwill was necessary for the financial period/year.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

17. Intangible assets (Cont'd)

Impairment test for non-compete fees

The Group's subsidiaries collectively known as Ascendas Panvel FTWZ Private Limited (Ascendas) and Anomalous Infra Private Limited (Anomalous) terminated its master lease agreement with Arshiya Group on 31 July 2024. The Group's subsidiaries took over the logistics operations. A non-compete fee of INR800.9 million (S$10.7 million) was negotiated to be paid to Arshiya Group to refrain from carrying out competing business and to facilitate the handover of the warehousing operations to the Group's subsidiaries.

Management carried out an internal assessment and concluded that there is no indication of impairment.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

18. Investment in subsidiaries

Subsidiaries	Principal Activities	Country of incorporation/ place of business	Class of shares	Percentage of equity held by the Trust		Trust Cost of investment	
				30 June 2026 %	31 December 2025 %	30 June 2026 S$'000	31 December 2025 S$'000
Direct subsidiaries							
Ascendas Property Fund (India) Pte Ltd *	Investment vehicle of listed trust	Singapore	Ordinary	100	100	431,670	459,478
Ascendas Property Fund (FDI) Pte Ltd *	Investment vehicle of listed trust	Singapore	Ordinary	100	100	14,189	15,103
						445,859	**474,581**
Indirect subsidiaries							
Heliostech Investment Holdings Pte Ltd *	Investment vehicle of listed trust	Singapore	Ordinary	100	100		
LOMA 2 Pte Ltd *	Investment vehicle of listed trust	Singapore	Ordinary	100	100		
CLINT Data Centre Chennai Pte Ltd @	Investment vehicle of listed trust	Singapore	Ordinary	100	100		
CLINT Data Centre Hyderabad Pte Ltd @	Investment vehicle of listed trust	Singapore	Ordinary	100	100		
Nestled Haven Estates Singapore Pte Ltd @	Investment vehicle of listed trust	Singapore	Ordinary	100	100		
CLINT Ventures One Pte Ltd @	Investment vehicle of listed trust	Singapore	Ordinary	100	-		
CLINT Ventures Two Pte Ltd @	Investment vehicle of listed trust	Singapore	Ordinary	100	-		
CLINT Ventures Three Pte Ltd@	Investment vehicle of listed trust	Singapore	Ordinary	100	-		
CLINT Ventures Four Pte Ltd @	Investment vehicle of listed trust	Singapore	Ordinary	100	-		
CLINT Ventures Five Pte Ltd @	Investment vehicle of listed trust	Singapore	Ordinary	100	-		
CLINT Ventures Six Pte Ltd @	Investment vehicle of listed trust	Singapore	Ordinary	100	-		
VITP Private Limited ^	Development, owning and management of information technology parks in Hyderabad and special economic zones in Pune	India	Ordinary	100	100		

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

18. Investment in subsidiaries (Cont'd)

Subsidiaries	Principal Activities	Country of incorporation/ place of business	Class of shares	Percentage of equity held by the Trust		Trust Cost of investment	
				30 June 2026 %	31 December 2025 %	30 June 2026 S$'000	31 December 2025 S$'000
Indirect subsidiaries (Cont'd)							
Information Technology Park Limited ^	Development, owning and management of information technology parks in Bangalore	India	Ordinary	93.1	92.8		
Ascendas IT Park (Chennai) Limited ^	Development, owning and management of information technology parks in Chennai	India	Ordinary	89	89		
Hyderabad Infratech Private Limited ^	Development, owning and management of information technology parks in special economic zones in Hyderabad	India	Ordinary	100	100		
Avance-Atlas Infratech Private Limited ^	Development, owning and management of information technology parks in special economic zones in Hyderabad	India	Ordinary	100	100		
Deccan Real Ventures Private Limited ^	Development, owning and management of information technology parks in special economic zones in Hyderabad	India	Ordinary	100	100		
Avance Technohub Private Limited ^	Development, owning and management of information technology parks in special economic zones in Hyderabad	India	Ordinary	100	100		
Loma Co-Developers 1 Private Limited ^	Development, owning and management of IT building in special economic zone in Navi Mumbai	India	Ordinary	100	100		
Datascape Realty Private Limited ^&	Development, owning and management of data centre in Navi Mumbai	India	Ordinary	-	100		
Minerva Veritas Data Centre Private Limited ^&	Development, owning and management of data centre in Chennai	India	Ordinary	-	100		

1(f) Notes to the Condensed Consolidated Financial Statements (Cont'd)

18. Investment in subsidiaries (Cont'd)

Subsidiaries	Principal Activities	Country of incorporation/ place of business	Class of shares	Percentage of equity held by the Trust		Trust Cost of investment	
				30 June 2026 %	31 December 2025 %	30 June 2026 S$'000	31 December 2025 S$'000
Indirect subsidiaries (Cont'd)							
Ascendas Panvel FTWZ Limited ^	Setting up, developing, obtaining rail siding infrastructure and network for operation and movement of container, cargo and freight trains in Mumbai	India	Ordinary	100	100		
Anomalous Infra Private Limited ^	Setting up, developing, obtaining rail siding infrastructure and network for operation and movement of container, cargo and freight trains in Mumbai	India	Ordinary	100	100		
Chengalpattu Logistics Parks Private Limited #	Development, construction, building, altering, acquiring, leasing and management of inter alia industrial parks in Chennai	India	Ordinary	100	100		
CapitaLand Hope Foundation (India) ^	Promoting charity, education and art forming part of corporate social responsibility obligations of member companies	India	Ordinary	90	90		
Trendspace IT Park Private Limited ^	Investment holding	India	Ordinary	-	100		
Pollax Solar Solutions Private Limited ^	Development, owning and management of solar plant in Tamil Nadu	India	Ordinary	100	100		
Ascendas IT Park (Pune) Private Limited ^	Development, owning and management of information technology parks in Pune	India	Ordinary	100	100		
Chengalpattu Warehousing Parks Private Limited ^	Development, construction, building, altering, acquiring, leasing and management of inter alia industrial parks in Chennai	India	Ordinary	100	100		
Nalanda Shelter Private Limited ^	Development, owning and management of information technology parks in Pune	India	Ordinary	100	100		

1(f) Notes to the Condensed Consolidated Financial Statements (Cont'd)

18. Investment in subsidiaries (Cont'd)

Subsidiaries	Principal Activities	Country of incorporation/ place of business	Class of shares	Percentage of equity held by the Trust		Trust Cost of investment	
				30 June 2026 %	31 December 2025 %	30 June 2026 S$'000	31 December 2025 S$'000
Indirect subsidiaries (Cont'd)							
ITPB Phase 1 Private Limited @ ^	Development, owning and management of information technology parks in Bangalore	India	Ordinary	100	100		
Precision FTWZ Services Private Limited @ #	Setting up, developing, obtaining rail siding infrastructure and network for operation and movement of container, cargo and freight trains in Mumbai	India	Ordinary	100	100		
Loma Co-Developers 2 Private Limited ^ (Merger of Trendspace IT Park Private Limited)	Development, owning and management of IT building in special economic zone in Navi Mumbai	India	Ordinary	100	100		
Ascendas Flexoffice India Private Limited #	Lease and manage co-working spaces in ITPB, Bangalore	India	Ordinary	93.1	92.8		
ITPH Data Centre Private Limited ^&	Development, owning and management of data centre in Hyderabad	India	Ordinary	-	100		
Capitaland India IFSC Fund #	Investment trust	India	Units subscription	99.7	99.7		
CLINT IFSC Private Limited @	Investment holding	India	Ordinary	100	100		

* Audited by Deloitte & Touche LLP

^ Audited by Deloitte Haskins & Sells

@ Dormant as at 30 June 2026

\# Audited by other auditors

& The interests in these entities were partially divested. Subsequently, the remaining 79.8% interests were recognised as investment in joint ventures (Note 1(f) -22).

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

19. Trade and other payables

	Group	
	30 June 2026 S$'000	31 December 2025 S$'000
Current		
Other payables		
- Non-related parties		
- Interest payable	11,561	11,094
- Construction cost payable	412	103
- Retention sum payable	2,927	3,400
- Advances	792	1,148
- Companies controlled by a Unitholder that has significant influence over the Group	11,924	17,371
Accruals	30,734	34,680
Deferred consideration	21,448	27,736
Rental deposits	43,588	35,616
Others	41,060	34,147
	164,446	**165,295**
Non-Current		
Rental deposits	60,533	74,728
Others	712	757
	61,245	**75,485**

20. Borrowings

	Group		Trust	
	30 June 2026 S$'000	31 December 2025 S$'000	30 June 2026 S$'000	31 December 2025 S$'000
Current				
Secured bank loans	3,176	11,404	-	-
Unsecured bank loans	432,572	501,069	432,572	501,069
Liabilities directly associated with assets held for sale (secured bank loan)	(2,162)	(10,374)	-	-
	433,586	502,099	432,572	501,069
Non-current				
Secured bank loan	78,688	283,723	-	-
Unsecured bank loans	618,594	697,397	497,950	697,397
Unsecured medium-term notes	381,780	383,036	381,780	383,036
Liabilities directly associated with assets held for sale (secured bank loan)	(10,447)	(231,726)	-	-
	1,068,615	1,132,430	879,730	1,080,433
	1,502,201	**1,634,529**	**1,312,302**	**1,581,502**

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

20. Borrowings (Cont'd)

	Group		Trust	
	30 June 2026	31 December 2025	30 June 2026	31 December 2025
	S$'000	S$'000	S$'000	S$'000
Balance at beginning of financial year	1,634,529	1,763,464	1,581,502	1,610,292
Translation differences	(3,805)	(17,721)	(584)	(1,082)
Borrowings/medium term notes	243,785	1,080,375	91,000	880,602
Amortisation of transaction cost	262	1,631	(116)	1,390
Repayment of borrowings /medium-term notes	(359,961)	(951,120)	(359,500)	(909,700)
Liabilities directly associated with assets held for sale (Note 1(f)-21)	(12,609)	(242,100)	-	-
Balance at end of financial period/year	**1,502,201**	**1,634,529**	**1,312,302**	**1,581,502**

	30 June 2026	31 December 2025	30 June 2026	31 December 2025
	S$'000	S$'000	S$'000	S$'000
Within 1 year	433,586	502,099	432,572	501,069
After 1 year but within 5 years	1,068,615	1,132,430	879,730	1,080,433
	1,502,201	**1,634,529**	**1,312,302**	**1,581,502**

Secured loans of S$69.2 million comprised of S$11.3 million secured by the solar plant in Tamil Nadu (Note 1(f)-14) and S$57.9 million secured by the multi-tenanted building in Bangalore (Note 1(f)-16).

The Trustee-Manager monitors the cash flow position and working capital of the Group to ensure that there are adequate liquid reserves in terms of cash and credit facilities to meet short-term obligations. Steps have been taken to plan early for funding and expense requirements to manage cash position at any point in time. As at 30 June 2026, the Group has undrawn committed onshore facilities of S$26.4 million (excluding data centres that has been partially divested and deconsolidated) and undrawn uncommitted facilities of S$287.3 million in Singapore.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

21. Disposal group classified as held for sale

ITPH Data Centre Private Limited (ITPH DC), Datascape Realty Private Limited (DSRPL), Minerva Veritas Data Centre Private Limited (MVDC)

On 30 December 2025, CLINT, through its wholly owned subsidiary Ascendas Property Fund (India) Pte. Ltd. (APFI), had entered into securities purchase and subscription agreements to divest 20.2% of its interest in each of the three wholly owned Indian subsidiaries namely ITPH DC, DSRPL and MVDC to CapitaLand India Data Centre Fund Pte. Ltd. (CIDCF). Additionally, APFI had entered into shareholders' agreements for the proposed joint ventures arrangement upon completion of divestment on 27 February 2026.

CIDCF is a private fund company incorporated in Singapore held jointly by certain unrelated third-party investor(s) holding approximately 98.0% stake in the fund and CapitaLand India Data Centre Fund Holdings Pte Ltd (CIDCFH), an affiliated entity of CapitaLand Investment Limited (CLI) holding the remaining approximately 2.0% stake in the fund. This transaction is not treated as an interested party transaction as CLI's stake is not significant to enable it to influence the business decisions in the fund.

These three Indian subsidiaries own the data centre assets located at Hyderabad, Navi Mumbai and Chennai.

The assets and liabilities were as follows:

	Group	
	27 February 2026 S$'000	**31 December 2025 S$'000**
Cash and cash equivalents	10,231	12,418
Other assets	19,191	19,647
Trade and other receivables	24,603	20,455
Current income tax recoverable	166	140
Plant and equipment (Note 1(f)-14)	201	204
Investment properties under construction (Note 1(f)-15)	678,180	649,592
Investment properties (Note 1(f)-16)	89,279	88,930
Assets held for sale	**821,851**	**791,386**
Trade and other payables	84,726	31,429
Borrowings (Note 1(f)-20)	255,561	242,100
Income tax payables	7	9
Deferred income tax liabilities	663	54,498
Liabilities directly associated with assets held for sale	**340,957**	**328,036**
Net assets of disposal group	**480,894**	**463,350**
Gain on divestment	878	
Investment in joint ventures	(384,931)	
Net sales consideration after divestment expenses	96,841	
Cash of subsidiaries divested	(10,231)	
Net cash inflow	**86,610**	

Foreign currency translation reserve (FCTR) loss of S$38.4 million was exposed off upon divestment.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

22. Joint Ventures

(a) Investment in joint ventures

In February 2026, APFI partially divested its shareholdings in the subsidiaries involved in data centres operation and simultaneously entered into a joint ventures arrangement with CIDCF.

	Group
	30 June 2026
	S$'000
Investment in joint ventures	303,050
Loans to joint ventures	60,308
	363,358

APFI provided loans to the joint ventures in the form of Compulsorily Convertible Debentures (CCDs) of INR4.2 billion (S$60.3 million). The CCDs are unsecured and are compulsorily convertible into fully paid-up equity shares of the joint ventures upon maturity in 2035.

The CCDs are subject to an interest free moratorium till 2027, or such later date as mutually agreed by the parties (initial period). Thereafter, interest shall accrue at a rate of 13% per annum until maturity or conversion, as applicable.

Details of the joint ventures are as follows:

Subsidiaries	Principal Activities	Country of incorporation/ place of business	Effective interest held by the Group
			30 June 2026 %
Datascape Realty Private Limited ^	Development, owning and management of data centre in Navi Mumbai	India	79.8
Minerva Veritas Data Centre Private Limited ^	Development, owning and management of data centre in Chennai	India	79.8
ITPH Data Centre Private Limited ^	Development, owning and management of data centre in Hyderabad	India	79.8

^ Audited by Deloitte Haskins & Sells

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

22. Joint Ventures (Cont'd)

(a) Investment in joint ventures (Cont'd)

The following summarises the financial information of the Group's material joint ventures based on their respective financial statements prepared according with SFRS(I), and the information has been modified for fair value adjustments on partial divestment and differences in the Group' accounting policies:

	Group
	30 June 2026 S$'000
Profit after tax	3,894
Other comprehensive loss	(30,928)
Total comprehensive income for the period	**(27,034)**
Current assets	71,094
Non-current assets	812,470
Current liabilities	(60,668)
Non-current liabilities	(367,560)
Net assets of the joint ventures	**455,336**
Carrying amount of the Group's net assets at 79.8%	**363,358**
Balance at beginning of financial period	-
Equity contribution	384,931
Share of profit after tax	3,108
Share of other comprehensive loss	(24,681)
Carrying amount of interest in joint ventures for the period	**363,358**

(b) Loans to joint ventures

	Group
	30 June 2026 S$'000
Current	
Interest receivable from joint ventures (non-trade)	767
	767
Non-current	
Interest-free loans (non-trade)	16,513
Interest-bearing loans (non-trade)	22,372
	38,885
Presented in trade and other receivables (Note 1(f)-12)	**39,652**

The Group's wholly owned subsidiary, Ascendas Property Fund (FDI) Pte Ltd (APFF) provided interest-bearing loans through the subscription of Rupee Denominated Bonds (RDBs). The RDBs have a tenure of 30 years from the respective disbursement date of each tranche and bear interest at a rate of 10.99% per annum. The RDBs subscribed by APFF and issued to ITPH Data Centre Private Limited are currently subject to an interest-free moratorium for a period of 3 years from the issuance date of the first tranche.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

23. Units in issue

	Group and Trust			
	2026		2025	
	Number of units (in thousands)	S$'000	Number of units (in thousands)	S$'000
Balance as at 1 January	1,355,589	1,206,673	1,343,710	1,194,094
Issue of new units:				
- base fee paid in units	4,020	4,577	4,352	4,411
- performance fee paid in units	3,134	3,862	3,642	3,911
- private placement in units (net with expenses)	124,173	148,274	-	-
Balance as at 30 June	**1,486,916**	**1,363,386**	**1,351,704**	**1,202,416**

The holders of units are entitled to receive trust distribution as and when declared by the Trust. At any time, all the units are of equal value and shall have equal rights and obligations. All issued units are fully paid.

On 5 March 2026, a total of 124,173,000 new units issued at a price of S$1.208 per unit, raising gross proceeds of approximately S$150.0 million through a private placement. The new units, upon issue and allotment rank pari passu in all respects with all the existing units in issue, including the right to the distributable income from 5 March 2026 to 30 June 2026 and all distributions accruing thereafter.

24. Perpetual securities

On 2 July 2025, the Trust issued S$100 million subordinated perpetual securities ("Perpetual Securities") denominated in Singapore Dollars. The key terms and conditions of the Perpetual Securities are as follows:

- The Perpetual Securities have no fixed maturity date and confer upon the Trust the discretion to defer distributions on a non-cumulative basis;

- Distributions are payable semi-annually in arrears at a rate of 4.4% per annum, with the first distribution rate reset on 2 July 2030 and subsequent resets occurring every five years thereafter;

- The Trust has the option to redeem the Perpetual Securities on 2 July 2030 or on any distribution payment date thereafter;

- The Perpetual Securities constitute subordinated, unsecured obligations of the Trust and rank junior to all present and future creditors of the Trust, but senior to the unitholders in the event of winding-up. As this is the first issuance of perpetual securities by the Trust, there are currently no other perpetual securities ranking pari passu with this issuance; and

- The Trust shall not declare or pay any distributions to unitholders, or make any redemption of units, unless distributions on the Perpetual Securities have been declared and paid.

The Perpetual Securities are classified as equity instruments and recorded as equity in the Statement of Financial position. The carrying amount of S$101.4 million represents the proceeds received from the issuance of the Perpetual Securities, net of issue costs and includes the total return attributable to the perpetual securities holders from issue date.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

25. Income tax expenses

	Group	
	FY 2026 1H S$'000	FY 2025 1H S$'000
Tax expenses attributable to profit are made up of		
Current income tax expenses		
- Based on current period's results	23,335	23,167
- (Over)/Under-provision in respect of prior periods	(2)	68
	23,333	23,235
Deferred income tax credit		
- Based on current period's results	(381)	(4,406)
	22,952	**18,829**

The Group's tax expense has been computed using the tax rates and tax laws that have been enacted or substantially enacted as at the end of the reporting period.

In 1H 2025, there was a recognition of deferred tax assets relating to unabsorbed losses carried forward to the extent of deferred tax liabilities for the loss-making operating entities within the Group. During the period, certain entities elected to transition to the new tax regime introduced under Indian tax legislation from 1 April 2026, resulting in the application of lower corporate income tax rates and the corresponding remeasurement of deferred tax balances.

26. Distribution to Unitholders

During the financial period, a tax-exempt distribution of 3.90 Singapore cents per unit amounting to S$53.1 million was paid on 19 March 2026 for the period of 1 July 2025 to 31 December 2025 and advance distribution of 1.44 Singapore cents per unit amount to S$19.6 million was paid on 10 April 2026 for the period of 1 January 2026 to 4 March 2026.

27. Related-party transactions

For the purposes of these financial statements, parties are considered to be related to the Trust if the Trustee-Manager has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Trustee-Manager and the party are subject to common significant influence. Related parties may be individuals or other entities.

The Trustee-Manager (CapitaLand India Trust Management Pte. Ltd.) and Property Managers (CapitaLand Services (India) Private Limited and CapitaLand Data Centre Services Private Limited) are companies that are under common control of a unitholder that has significant influence over the Group.

The Trust wholly owned subsidiary, Ascendas Property Fund (FDI) Pte Ltd (APFF), had entered into a contribution agreement to invest in an Indian alternative investment fund (the AIF). The AIF is managed by Magnifek Fund Management Private Limited (the AIF Manager), a company incorporated in India and a wholly owned subsidiary of the Sponsor. The trustee of the AIF is Axis Trustee Services Limited (acting through its branch in GIFT City) (the AIF Trustee), a third-party professional trustee. Pursuant to the investment management agreement entered into between the AIF Trustee and the AIF Manager dated 2 July 2024, the AIF Manager has been appointed the manager of the AIF for a term of three years and a fund management fee of 0.5% per annum of the aggregate capital contributions of APFF is payable by the AIF to the AIF Manager on a quarterly basis for the term of appointment of the AIF Manager, which will be borne solely out of the contributions made by APFF to the AIF. The Trustee-Manager has voluntarily waived the management fees it is entitled to under the Trust Deed by an amount equivalent to the fees payable by the AIF to the AIF Manager from time to time, such that such fees will not exceed the base fee payable to the Trustee-Manager under the Trust Deed to avoid any double-charging. The AIF Manager has made a capital commitment of US$750,000 (approximately S$1 million) in the AIF.

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

27. Related-party transactions (Cont'd)

In 2023, the Group's subsidiary, Ascendas Property Fund (India) Pte. Ltd. (APFI) had acquired 100% equity interest in Ascendas IT Park (Pune) Private Limited (ITPP-H), from Ascendas India Development VII Pte. Ltd. (AID VII), a wholly owned subsidiary of the Sponsor, for 78.53% shareholdings of ITPP-H, and Maharashtra Industrial Development Corporation (MIDC) for the remaining 21.47% shareholdings of ITPP-H.

During the financial period, in addition to the related party information disclosed elsewhere in the financial statements, the following significant related party transactions were carried out in the normal course of business on terms agreed between the parties:

	FY2026 1H S$'000	FY2025 1H S$'000
Companies under common control with a unitholder that has significant influence over the Group		
Trustee-Manager's fees paid/payable	12,977	13,088
Fund Management fees paid/payable	303	191
AIF Manager capital contribution to the AIF	-	266
Acquisition/divestment fees	576	-
Property manager's fees paid/payable		
- Property management service	2,744	2,809
- Lease management services	1,261	1,404
- Marketing services	5,240	4,230
- Project management services	1,255	2,079
- General management services	3,552	3,977
- Development management services	327	899
Office and warehouse rental income received/receivable	(3,671)	(3,042)
Professional fees paid/payable to Boardroom	121	75
ITPP-H purchase consideration and related costs paid/payable to AID VII	3,405	-

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

28. Contingent liabilities

		Entity	30 June 2026 S$'000	31 December 2025 S$'000
a)	Service tax disputes	ITPL	627	668
		AITPCL	11,922	12,690
		VITP	1,166	1,241
		APFI (CP)	1,020	1,086
		AVAIPL	15	15
b)	Value added tax on fit-out rental	VITP	202	215
		APFI (CP)	95	101
c)	Transfer pricing disputes	ITPL	3,500	3,725
		AITPCL	1,407	749
		VITP	8,163	5,885
		APFI (CP)	653	695
		AVAIPL	8,131	6,723
		DRVPL	3,024	2,374
		ATPL	2,899	1,558
		LOMA 1	453	482
d)	Utilities charges	ITPL	2,710	2,885
		HIPL	449	478
		AVAIPL	914	972
e)	Income tax disputes	VITP	572	609
		HIPL	9,532	9,844
		APPL	5,155	3,461
		APFF	18,519	17,397
	Total contingent liabilities		**81,128**	**73,853**

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

29. Fair value measurement

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

a) Level 1 – Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date;

b) Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

c) Level 3 – Unobservable inputs for the asset or liability.

The following table shows an analysis of each class of assets and liabilities measured at fair value at the end of the financial period:

Group	**Significant observable inputs other than quoted prices (Level 2) S$'000**	**Significant unobservable inputs (Level 3) S$'000**	**Total S$'000**
30 June 2026			
Recurring fair value measurements			
Assets			
Financial assets:			
Derivative financial instruments			
- Currency swaps	62,335	-	62,335
- Options	5,723	-	5,723
Total financial assets	**68,058**	**-**	**68,058**
Non-financial assets:			
Investment properties	-	2,669,599	2,669,599
Investment properties under construction	-	207,880	207,880
Total non-financial assets	**-**	**2,877,479**	**2,877,479**
Liabilities			
Financial liabilities:			
Derivative financial instruments			
- Currency swaps	451	-	451
- Interest rate swaps	6,158	-	6,158
Total financial liabilities	**6,609**	**-**	**6,609**

1(f) Notes to the Condensed Interim Consolidated Financial Statements (Cont'd)

29. Fair value measurement (Cont'd)

Group	Significant observable inputs other than quoted prices (Level 2) S$'000	Significant unobservable inputs (Level 3) S$'000	Total S$'000
31 December 2025			
Recurring fair value measurements			
Assets			
Financial assets:			
Derivative financial instruments			
- Currency swaps	62,057	-	62,057
- Interest rate swaps	13	-	13
- Currency options	4,042	-	4,042
Total financial assets	**66,112**	**-**	**66,112**
Non-financial assets:			
Investment properties	-	2,833,150	2,833,150
Investment properties under construction	-	214,400	214,400
Assets held for sale*	-	738,522	738,522
Total non-financial assets	**-**	**3,786,072**	**3,786,072**
Liabilities			
Financial liabilities:			
Derivative financial instruments			
- Currency forwards	33	-	33
- Currency swaps	1,546	-	1,546
- Interest rate swaps	6,826	-	6,826
Total financial liabilities	**8,405**	**-**	**8,405**

* Assets held for sale comprises of investment properties and investment properties under construction.

(i) Level 2 fair value measurements

As at 30 June 2026, the Group has interest rate swaps, currency swaps and options, which are categorised in Level 2. The fair values of interest rate swaps, currency swaps and options are also determined using mark-to-market valuation, which is calculated as the present value of the estimated future cash flows, received from respective banking and financial institutions. These derivative financial instruments are recognised at fair value in these condensed interim consolidated financial statements.

(ii) Level 3 fair value measurements

The fair value measurements of investment properties and investment properties under construction have been disclosed in Note 1(f)-16.

OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The financial information as set out in item 1(a)(i), 1(a)(ii), 1(b)(i), 1(c)(i), 1(c)(ii), 1(d), 1(e) and 1(f) of this announcement has been reviewed in accordance with Singapore Standards on Review Engagements 2410 *Review of Interim Financial Information* performed by the independent auditor of the Group.

3 Where the figures have been audited, or reviewed, the auditor's report (including any qualifications or emphasis of matter)

Please see attached independent auditor's review report dated 29 July 2026 in Appendix 2.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The Group has applied the same accounting policies and methods of computation in the consolidated interim financial statements for the current reporting period as compared with the audited financial statements for the financial year ended 31 December 2025.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed as well as the reasons for, and the effect of, the change

Not applicable.

6 Earnings per unit (EPU) for the financial period (Group)

	FY 2026 1H	FY 2025 1H
Weighted average number of units for calculation of Basic and Diluted EPU ('000)	1,455,232	1,348,718
EPU (S¢)	(2.26)	0.73

7 NAV per unit

	As at	
	30 June 2026 S$'000	**31 December 2025 S$'000**
No. of units in issue at end of period ('000)	1,486,916	1,355,589
NAV per unit of the Group (S$)	1.23	1.38
NAV per unit of the Trust (S$)	0.03	0.01

8 Review of performance

<u>1H FY 2026 vs 1H FY 2025</u>

Total property income increased by 3% to INR9.9 billion (S$ 137.6 million) mainly due to higher income from existing properties and newly completed properties which are fully leased MTB 6, in ITPB. This increase was partially offset by the loss of income following the divestment of CyberPearl, Hyderabad, and CyberVale, Chennai.

Total property expenses decreased by 6% to INR2.2 billion (S$30.1 million) mainly due to lower property related expenses.

As a result, net property income increased by 6% to INR7.8 billion (S$107.5 million).

Trustee-Manager's fees increased by INR101.3 million (12%) to INR957.4 million (S$13.3 million), in-line with higher net property income and portfolio value as of 30 June 2026.

Other operating expenses INR260.8 million (S$3.6 million) pertains to other trust and CSR expenses in 1H FY 2026.

Finance costs decreased by INR100.2 million (3%) to INR3.0 billion (S$41.6 million) mainly due to a decrease in borrowings.

Interest income increased by INR482.7 million (26%) to INR2.3 billion (S$32.3 million) mainly due to higher interest income from long-term receivables.

Share of joint ventures results (net of tax) amounted to INR224.0 million (S$3.1Mil), contributed by the data centres that were divested in February 2026 and subsequently became part of a joint venture arrangement.

Divestment gain from the partial stake sales of data centres were INR61.7 million (S$0.9 million). Foreign currency translation reserve loss of S$38.4 million only impacts profit and loss in SGD due to accumulated loss resulting from the translation of financial statements denominated in a foreign currency (INR) into the company's reporting currency (SGD). This was recorded in other comprehensive income and expense off upon divestment.

8 Review of performance (Cont'd)

Net exchange differences and fair value on derivative financial instruments - realised of INR0.5 billion (S$7.6 million) arose mainly from settlement of SGD-denominated loans. Realised exchange gain or loss is recognised when borrowings that are denominated in currencies other than the INR are settled offset by foreign exchange forward contracts entered by the Group to hedge the foreign exchange exposure arising from the income repatriation from India to Singapore.

As a result, **ordinary profit before tax** was INR5.6 billion (S$39.4 million) in 1H FY 2026.

Distribution adjustments:

- **Current income tax expenses** of INR1.7 billion (S$23.3 million).

- **Trustee-Manager's fees** of INR466.3 million (S$6.5 million) to be paid in units. The Trustee-Manager has elected to receive 50% of its base fee and performance fee in units and 50% in cash; hence 50% of the fees are added back to the income available for distribution.

- **Exchange differences arising from refinancing of loans** of INR0.6 billion (S$8.0 million) was added back to income available for distribution. This pertained to refinancing of SGD-denominated loans that have not been hedged into INR. Exchange gain/loss is recognised when borrowings that are denominated in currencies other than the INR are revalued. The exchange gain/loss is realised when the borrowing matures, is prepaid, or swapped to INR denomination.
- **Perpetual securities accrued distribution** of INR163.4 million (S$2.2 million) pertains to distribution of perpetual securities with a rate of 4.4% per annum from the date of issuance to the financial reporting period.

- Income due to **non-controlling interests** of INR309.0 million (S$4.3 million) was deducted from income available for distribution.

Income available for distribution increased by 20% to INR4.6 billion, mainly due to lower net finance costs, higher NPI and share of joint ventures contribution partially offset by higher current income tax expenses and trustee manager fees. In SGD terms, income available for distribution increased by 8% to S$64.2 million.

Income available for distribution per unit was INR3.20 or 4.44 S₵. **DPU** was INR2.88 or 4.00 S₵ after retaining 10% of income available for distribution, representing an increase of 13% and 1% in INR and SGD terms respectively.

8 **Review of performance** (Cont'd)

1H FY 2026 vs 2H FY 2025

	FY 2026 1H INR'000	FY 2025 2H INR'000	Change %
Total property income	9,923,132	9,842,860	1
Total property expenses	(2,170,257)	(2,292,464)	(5)
Net property income	7,752,875	7,550,396	3
Ordinary profit before tax	5,604,342	4,796,932	17
Income available for distribution	4,622,408	3,989,930	16
Income to be distributed	4,160,167	3,590,937	16
Income available for distribution per unit (INR)	3.20	2.95	9
Income to be distributed (DPU) (INR)	2.88	2.65	9

	FY 2026 1H S$'000	FY 2025 2H S$'000	Change %
Total property income	137,633	145,069	(5)
Total property expenses	(30,102)	(33,764)	(11)
Net property income	107,531	111,305	(3)
Ordinary profit before tax	39,363	51,518	(24)
Income available for distribution	64,197	59,253	8
Income to be distributed	57,777	53,328	8
Income available for distribution per unit (S₵)	4.44	4.33	3
Income to be distributed (DPU) (S₵)	4.00	3.90	3

Total property income for 1H FY 2026 increased by 1% to INR9.9 billion (S$137.6 million) due to higher income from existing properties and contribution from the newly completed MTB 6 compared with 2H FY2025. This increase was offset by the loss of income following the deconsolidation of the data centres subsidiaries after partial stake sales, with 79.8% of their net contribution now recognised as the share of results of joint ventures (net of tax). Income was also affected by the divestments of CyberPearl, Hyderabad, and CyberVale, Chennai.

Total property expenses for 1H FY 2026 decreased by 5% to INR2.2 billion (S$30.1 million) mainly due to lower property related expenses during the period.

As a result, **net property income** for 1H FY 2026 is INR7.8 billion (S$107.5 million)

Income available for distribution for 1H FY 2026 increased by 16% to INR4.6 billion, mainly due to higher share of joint venture contribution, NPI and lower net finance cost. In SGD terms, income available for distribution increased by 8% to S$64.2 million.

Income available for distribution per unit for 1H FY 2026 was INR3.20 or 4.44 S₵. DPU was INR2.88 or 4.00 S₵, after retaining 10% of income available for distribution. This represents an increase of 9% and 3% in INR and SGD terms respectively when compared to 2H FY 2025.

9 Variance between forecast and the actual results

No forecast has been disclosed.

10 If the Group has obtained a general mandate from shareholders for Interested Person Transactions (IPT), the aggregate value of each transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

CLINT has not obtained a general mandate from unitholders for any Interested Person Transactions.

11 Update on development projects

Redevelopment at ITPH

The master plan for ITPH has been revised to incorporate the development of a data centre within the campus. ITPH will undergo a phased redevelopment over the next 7 to 10 years, adding approximately 5 million sq ft of leasable area (including DC space). Demolition of the Orion building has been completed, and the master plan design consultant for the overall redevelopment has been appointed.

Development at ITPB

Construction of MTB 7, a 910,000 sq ft IT building has commenced with completion targeted for 3Q 2027. Substructure works completed. Superstructure and structural steel installation works are in progress.

CapitaLand DC Navi Mumbai Tower 1 and 2

Tower 1 (Power capacity: ~50 MW) became operational in 3Q 2025. A portion has been handed over to the tenant, a global hyperscaler, with subsequent phases undergoing progressive handover to be completed in 3Q 2026.

Tower 2 (Power capacity: ~55 MW) is under construction, with phase-wise handover expected to commence in 1H 2027. The same hyperscaler in Tower 1 has signed the lease for Tower 2.

CapitaLand DC ITPH

A planned power load capacity of approximately 42 MW is under development. Core and shell works, along with Phase 1 M&E, are near completion, with overall completion targeted for 4Q 2026.

CapitaLand DC Chennai

A planned power load capacity of approximately 53 MW is under development. Core and shell works are in progress, with completion targeted for 4Q 2026.

12 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

Based on the market research report by CBRE South Asia Pvt Ltd (CBRE) for the period ended 30 June 2026, some of the key highlights (compared to period ended 31 December 2025) include:

Bangalore

- In Whitefield (the micro-market where ITPB is located), vacancy increased to 21.6% as of 30 June 2026, from 17.8% as of 31 December 2025, due to significant new supply. Average rents increased in non-SEZ sectors, while rents remained stable in SEZ sectors. CBRE expects rents to increase in the coming quarters due to strong occupier demand.

Chennai

- In Old Mahabalipuram Road Zone 1 (the micro-market where ITPC is located), vacancy decreased to 4.4% as of 30 June 2026, from 5.5% as of 31 December 2025, due to increase leasing activity amidst limited new supply. Rents increased in both SEZ and non-SEZ sectors, and CBRE expects rents to continue increasing in the coming quarters.

Hyderabad

- In IT Corridor[11] (the micro-market where ITPH and aVance Hyderabad are located), vacancy decreased to 14.5% as of 30 June 2026, from 15.9% as of 31 December 2025, due to increased leasing activity amidst limited new supply. Rents increased in non-SEZ sectors and remained stable in SEZ sectors.

Pune

- In Hinjawadi (the micro-market where aVance I, Pune, aVance II, Pune, and ITPP-H are located), vacancies decreased to 26.1% as of 30 June 2026, from 30.0% as of 31 December 2025, due to increased leasing activities and limited tenant exits. Rents remained stable over the same period, and CBRE expects rents to remain stable in the coming quarters.

Mumbai

- In Navi Mumbai (the micro-market where Building Q1 and Building Q2 are located), vacancy remained stable at 22.2% as of 30 June 2026, supported by a balanced demand-supply environment. Rents remained stable in the SEZ sectors, and CBRE expects rents to increase in the coming quarters due to strong occupier demand.

The performance of CLINT is influenced by its tenants' business performance and outlook, condition of each city's real estate market and global economic conditions. CLINT will continue to focus on enhancing the competitiveness of its properties to distinguish itself from competitors, while maintaining financial discipline, and seeking growth opportunities.

[10] Includes HITEC City and Madhapur.

13 Distributions

(a) Current financial period - Any distributions declared for the current financial period?

Yes. A distribution of 2.56 Singapore cents has been declared for the period from 5 March 2026 to 30 June 2026. Advance distribution of 1.44 Singapore cents has been paid on 10 April 2026 for the period from 1 January 2026 to 4 March 2026.

(b) Corresponding period of the immediately preceding year - Any distributions declared for the corresponding period of the immediately preceding financial period?

Yes. A distribution of 3.97 Singapore cents has been declared for the period from 1 January 2025 to 30 June 2025.

14 If no distribution has been declared/recommended, a statement to the effect

Refer to paragraph 13, CLINT makes distributions to unitholders on a half-yearly basis for every six-month period ending 30 June and 31 December.

15 Use of proceeds from private placement

Use of gross proceeds from private placement in March 2026 (as at 30 June 2026)

	Announced use of proceeds (S$ million)	Actual use of proceeds to date (S$ million)	Balance of proceeds (S$ million)
To part fund the ongoing development and construction of Building 1, Ebisu, Bangalore pursuant to the Forward Purchase Agreements.	100.0	37.3	62.7
To part fund the ongoing development and construction of 'The Beacon' at Nagawara, Outer Ring Road, Bangalore ("MAIA") pursuant to the Forward Purchase Agreements.	47.4	5.7	41.7
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.	2.6	2.6	-
Total	**150.0**	**45.6**	**104.4**

In March 2026, CLINT raised equity of $150 million through a private placement of 124,173,000 new units. As stated in the announcement dated 29 July 2026 titled "Use of Proceeds from the Private Placement", about S$37.3 million or 24.9% of the gross proceeds has been used to part fund the ongoing development and construction of Building 1, Ebisu, Bangalore, about S$5.7 million or 3.8% of the gross proceeds has been used to part fund the ongoing development and construction of MAIA, and about S$2.6 million or 1.7% of the gross proceeds has been used 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. The use of proceeds arising from the Private Placement is in accordance with the stated use and percentage of the gross proceeds of Private Placement allocated to such use. As and when the balance of the total proceeds from the Private Placement are materially disbursed, the Trustee-Manager will make further announcement(s) on such utilisation of the proceeds via SGXNET in accordance with the Listing Manual.

16 Disclosure pursuant to Rule 705(5) of the Listing Manual

The Board of Directors has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material aspect.

17 Disclosure pursuant to Rule 720(1) of the Listing Manual

The Trustee-Manager confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

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
Date: 29 July 2026

Consolidated Income and Distribution Statement (INR)

	FY 2026 1H INR'000	FY 2025 1H INR'000	Y-on-Y Change %
Base rent, Amenities & fit-out rental income	7,458,848	7,117,312	5
Operations, maintenance and utilities income	2,167,660	2,161,057	0
Car park and other operating income	296,624	346,513	(14)
Total property income	**9,923,132**	**9,624,882**	**3**
Operations, maintenance and utilities expenses	(830,367)	(967,209)	(14)
Service and property taxes	(227,529)	(223,519)	2
Property management fees	(462,991)	(474,712)	(2)
Other property operating expenses	(649,370)	(637,701)	2
Total property expenses	**(2,170,257)**	**(2,303,141)**	**(6)**
Net property income	**7,752,875**	**7,321,741**	**6**
Trustee-manager's fees	(957,433)	(856,151)	12
Other operating expenses	(260,792)	(216,913)	20
Finance costs	(2,999,381)	(3,099,599)	(3)
Interest income	2,328,625	1,845,961	26
Gain on disposal group classified as held for sale	61,715	-	N.M.
Share of joint ventures results (net of tax)	224,058	-	N.M.
Net exchange differences and fair value on derivative financial instruments - realised	(545,325)	(1,487,655)	(63)
Ordinary profit before tax	**5,604,342**	**3,507,384**	**60**
Net exchange differences and fair value on derivative financial instruments - unrealised	(3,251,954)	(1,414,183)	130
Profit before tax	**2,352,388**	**2,093,201**	**12**
Income tax (expenses)/benefit	(1,654,788)	(1,213,959)	36
Net profit after tax	**697,600**	**879,242**	**(21)**
Attributable to:			
Unitholders of the Trust	400,151	632,435	**(37)**
Non-controlling interests	297,449	246,807	21
	697,600	**879,242**	**(21)**
Distribution statement			
Ordinary profit before tax	**5,604,342**	**3,507,384**	**60**
Current income tax expenses	(1,682,294)	(1,498,054)	12
Trustee-manager's fee payable in units	466,255	416,893	12
Depreciation of plant and equipment and right-of-use assets	82,350	86,238	(5)
Amortisation of intangible assets	79,453	79,669	(0)
Gain on disposal group classified as held for sale	(61,715)	-	N.M.
Exchange differences arising from refinancing of loans	578,966	1,525,044	(62)
Perpetual securities accrued distribution	(163,384)	-	N.M.
Joint Ventures adjustment	27,395	-	N.M.
Non-controlling interests	(308,960)	(274,502)	13
Distribution adjustments	**(981,934)**	**335,288**	**N.M.**
Income available for distribution	**4,622,408**	**3,842,672**	**20**
10% retention	**(462,241)**	**(384,267)**	**20**
Income to be distributed	**4,160,167**	**3,458,405**	**20**
Income available for distribution per unit (INR)	**3.20**	**2.85**	**13**
Income to be distributed (DPU) (INR)	**2.88**	**2.56**	**13**
Income available for distribution per unit (S¢)	**4.44**	**4.41**	**1**
Income to be distributed (DPU) (S¢)	**4.00**	**3.97**	**1**

Balance Sheets (INR)

	Group		Trust	
	30 June 2026 INR'000	31 December 2025 INR'000	30 June 2026 INR'000	31 December 2025 INR'000
ASSETS				
Current assets				
Cash and cash equivalents	10,487,802	10,002,055	496,036	541,980
Inventories	41,867	44,883	-	-
Other assets	302,949	168,059	23,848	2,507
Loans to subsidiaries	-	-	70,179,639	73,535,980
Trade and other receivables	11,537,000	9,361,538	2,692,719	10,018,373
Derivative financial instruments	3,009,302	1,870,361	3,009,302	1,870,361
Current income tax recoverable	1,016,735	1,065,420	-	-
Assets held for sale	-	55,692,221	-	-
Total current assets	**26,395,655**	**78,204,537**	**76,401,544**	**85,969,201**
Non-current assets				
Other assets	2,109,253	2,101,098	-	-
Trade and other receivables	4,060,249	747,043	-	-
Long-term receivables	31,301,617	26,851,732	-	-
Investment in joint venture	27,217,800	-	-	-
Derivative financial instruments	2,088,713	2,782,101	1,997,995	2,752,248
Plant and equipment	1,427,062	1,488,338	-	-
Investment properties under construction	15,571,520	15,087,982	-	-
Investment properties	199,969,993	199,377,213	-	-
Right-of-use assets	345,293	64,602	-	-
Intangible assets	1,169,216	1,248,667	-	-
Investment in subsidiaries	-	-	33,397,689	33,397,689
Total non-current assets	**285,260,716**	**249,748,776**	**35,395,684**	**36,149,937**
Total assets	**311,656,371**	**327,953,313**	**111,797,228**	**122,119,138**
LIABILITIES				
Current liabilities				
Trade and other payables	12,317,977	11,632,189	2,174,978	2,458,544
Borrowings	32,478,352	35,334,202	32,402,377	35,261,727
Lease liabilities	7,431	7,159	-	-
Derivative financial instruments	43,288	6,092	43,288	6,092
Income tax payables	94,396	195,550	21,817	42,656
Liabilities directly associated with assets held for sale	-	23,084,888	-	-
Total current liabilities	**44,941,444**	**70,260,080**	**34,642,460**	**37,769,019**
Non-current liabilitites				
Trade and other payables	4,587,606	5,312,077	-	-
Borrowings	80,046,044	79,692,498	65,897,364	76,033,272
Derivative financial instruments	451,766	585,397	451,766	585,397
Lease liabilities	84,675	86,143	-	-
Deferred income tax liabilities	28,058,369	25,006,839	-	-
Total non-current liabilities	**113,228,460**	**110,682,954**	**66,349,130**	**76,618,669**
Total liabilities	**158,169,904**	**180,943,034**	**100,991,590**	**114,387,688**
NET ASSETS	**153,486,467**	**147,010,279**	**10,805,638**	**7,731,450**
UNITHOLDERS' FUNDS				
Units in issue	59,609,070	48,401,293	59,609,070	48,401,293
Foreign currency translation reserve	-	-	-	-
Hedging reserve	(990,659)	(939,916)	(1,081,377)	(967,957)
Other reserves	2,560,404	2,542,050	-	-
Retained earnings	76,995,748	81,999,688	(54,470,739)	(46,443,278)
Net assets attributable to Unitholders	138,174,563	132,003,115	4,056,954	990,058
Perpetual securities	6,748,684	6,741,392	6,748,684	6,741,392
Non-controlling interests	8,563,220	8,265,772	-	-
	153,486,467	**147,010,279**	**10,805,638**	**7,731,450**

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The Board of Directors
CapitaLand India Trust Management Pte. Ltd.
(as Trustee-Manager of CapitaLand India Trust) (the "Trustee-Manager")
168 Robinson Road
#30-01, Capital Tower
Singapore 068912

Dear Sirs

We have reviewed the accompanying condensed interim consolidated financial statements of CapitaLand India Trust (the "Trust") and its subsidiaries (the "Group") which comprise the balance sheets of the Trust and the Group as of 30 June 2026, and the statements of changes in unitholders' funds of the Group and the Trust, consolidated income and distribution statement, consolidated statement of comprehensive income and consolidated statement of cash flows for the six months period then ended and material accounting policy information and selected explanatory notes as enumerated on page 1 and in sections 1(a)(i), 1(a)(ii), 1(b)(i), 1(c)(i), 1(c)(ii), 1(e), 1(f)(1) to 1(f)(4), 1(f)(9) to 1(f)(29), 4, 5, 6, 7, 13 and 14 of the announcement ("condensed interim consolidated financial statements").

The Trustee-Manager is responsible for the preparation and fair presentation of the condensed interim consolidated financial statements in accordance with Singapore Financial Reporting Standards (International) 1-34 *Interim Financial Reporting* (SFRS(I) 1-34"). Such condensed interim consolidated financial statements have been prepared by the Trustee-Manager for announcement on the Singapore Exchange Securities Trading Limited. Our responsibility is to express a conclusion on these condensed interim consolidated financial statements based on our review.

Scope of Review

We conducted our review in accordance with the Singapore Standards on Review Engagement 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity.* A review of condensed interim consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim consolidated financial statements of the Group are not prepared, in all material respects, in accordance with SFRS(I) 1-34.

Deloitte.

Restriction on Distribution and Use

The condensed interim consolidated financial statements of the Group are prepared for the Trust to meet the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual. As a result, the condensed interim consolidated financial statements of the Group for the six months period ended 30 June 2026 may not be suitable for another purpose. Our report is intended solely for the Board of Directors and should not be used by parties other than the Board of Directors.

Deloitte & Touche LLP
Public Accountants and
Chartered Accountants
Singapore

29 July 2026