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**CAPITALAND INDIA TRUST**

(Registration Number: 2007004)

(a business trust registered under the Business Trusts Act 2004 of Singapore)

## **ANNOUNCEMENT**

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**LAUNCH OF PRIVATE PLACEMENT TO RAISE GROSS PROCEEDS OF  
NO LESS THAN APPROXIMATELY S\$150.0 MILLION**

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## 1. Introduction

CapitaLand India Trust Management Pte. Ltd., in its capacity as trustee-manager of CapitaLand India Trust (“**CLINT**”, and as trustee-manager of CLINT, the “**Trustee-Manager**”), wishes to announce the private placement of such number of new units in CLINT (“**Units**”, and the new Units, the “**New Units**”) to institutional, accredited and other investors at an issue price of between S\$1.208 and S\$1.237 per New Unit (both figures inclusive) (the “**Issue Price Range**”) to raise gross proceeds of no less than approximately S\$150.0 million (the “**Private Placement**”).

## 2. Details of the Private Placement

The Trustee-Manager, Citigroup Global Markets Singapore Pte. Ltd. (“**Citi**”), DBS Bank Ltd. (“**DBS**” together with Citi, the “**Joint Global Coordinators, Bookrunners and Underwriters**”), Goldman Sachs (Singapore) Pte. and Jefferies Singapore Limited (together with the Joint Global Coordinators, Bookrunners and Underwriters, the “**Joint Bookrunners and Underwriters**”) have today entered into a placement agreement (the “**Placement Agreement**”) in relation to the Private Placement. Pursuant to the Placement Agreement, each of the Joint Bookrunners and Underwriters has agreed to procure subscriptions for or place out, as applicable, and failing which, to subscribe and pay for, the New Units at the issue price per New Unit (the “**Issue Price**”) to be determined, on the terms and subject to the conditions of the Placement Agreement.

The Private Placement shall be subject to certain conditions precedent set out in the Placement Agreement, including the in-principle approval of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the listing and quotation of the New Units on the Main Board of the SGX-ST. The Private Placement is fully underwritten by the Joint Bookrunners and Underwriters on the terms and subject to the conditions of the Placement Agreement.

The Issue Price Range represents a discount of between:

- (i) approximately 2.6% and 4.9% to the volume weighted average price (“**VWAP**”) of S\$1.2701 per Unit of all trades in the Units on the SGX-ST on 23 February 2026 (being the full Market Day<sup>1</sup> immediately preceding the date on which the Placement Agreement was signed); and
- (ii) (for illustrative purposes only) approximately 1.5% and 3.8% to the adjusted VWAP (“**Adjusted VWAP**”) of S\$1.2557 per Unit. The Adjusted VWAP is computed based on the VWAP of all trades in the Units on the SGX-ST on 23 February 2026 (being the full Market Day immediately preceding the date

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

on which the Placement Agreement was signed) and subtracting the estimated Advanced Distribution (as defined herein) of approximately 1.44 Singapore cents<sup>2</sup> per Unit.

The Issue Price will be determined by the Trustee-Manager and the Joint Bookrunners and Underwriters following a book-building process. The Trustee-Manager will make an announcement via SGXNET once the Issue Price has been determined.

### 3. Use of Proceeds

Subject to relevant laws and regulations, the Trustee-Manager intends to use the gross proceeds of no less than approximately S\$150.0 million from the Private Placement in the following manner:

- (i) approximately S\$100.0 million (which is equivalent to approximately 66.7% of the gross proceeds of the Private Placement) to part fund the ongoing development and construction of the property known as Building 1, Ebisu, Bangalore (“**Building 1 of Ebisu**”) by the developer of Building 1 of Ebisu in return for an annual coupon rate of at least 11.5% (the “**Building 1 of Ebisu Coupon**”) payable to CLINT pursuant to an existing forward purchase agreement entered into between CLINT (through its subsidiaries) and the developer for the acquisition of Building 1 of Ebisu (the “**Ebisu Forward Purchase Agreement**”) <sup>3</sup>. As at 31 December 2025, the remaining funding commitment in relation to the project was approximately INR 8.6 billion (S\$123 million)<sup>4</sup>. Building 1 of Ebisu is an office building, located in Outer Ring Road, Bangalore, with a floor area of approximately 1.2 million square feet;
- (ii) approximately S\$47.4 million (which is equivalent to approximately 31.6% of the gross proceeds of the Private Placement) to part fund the ongoing development and construction of ‘The Beacon’ at Nagawara, Outer Ring Road, Bangalore (“**MAIA**”) in return for at least 11.5% (the “**MAIA Coupon**”, together with the Building 1 of Ebisu Coupon, the “**Coupons**”) pursuant to an existing forward purchase agreement entered into between CLINT and the developer for the acquisition of MAIA<sup>5</sup> (together with the

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

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

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

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

Ebisu Forward Purchase Agreement, the “**Forward Purchase Agreements**”). As at 31 December 2025, the remaining funding commitment in relation to the project was approximately INR 10.7 billion (S\$152 million). MAIA is an office building, located in Outer Ring Road, Bangalore, with a floor area of approximately 1.1 million square feet; and

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

Notwithstanding its current intention, in the event that the Private Placement is completed but the development and construction of Building 1 of Ebisu and/or MAIA do not materialise for any reason, the Trustee-Manager may, subject to relevant laws and regulations, use the net proceeds from the Private Placement in its absolute discretion for other purposes, including, without limitation, towards project funding for existing committed pipeline projects which have been previously announced, including acquisitions, or to repay existing debt. Pending the deployment of the net proceeds from the Private Placement, the net proceeds may, in the interim, subject to relevant laws and regulations, be deposited with banks and/or financial institutions or used to repay outstanding borrowings or for any other purpose on a short-term basis as the Trustee-Manager may, in its absolute discretion, deem fit. The Trustee-Manager will make periodic announcements on the utilisation of the net proceeds of the Private Placement via SGXNET as and when such funds are materially utilised and whether such a use is in accordance with the stated use and in accordance with the percentage allocated.

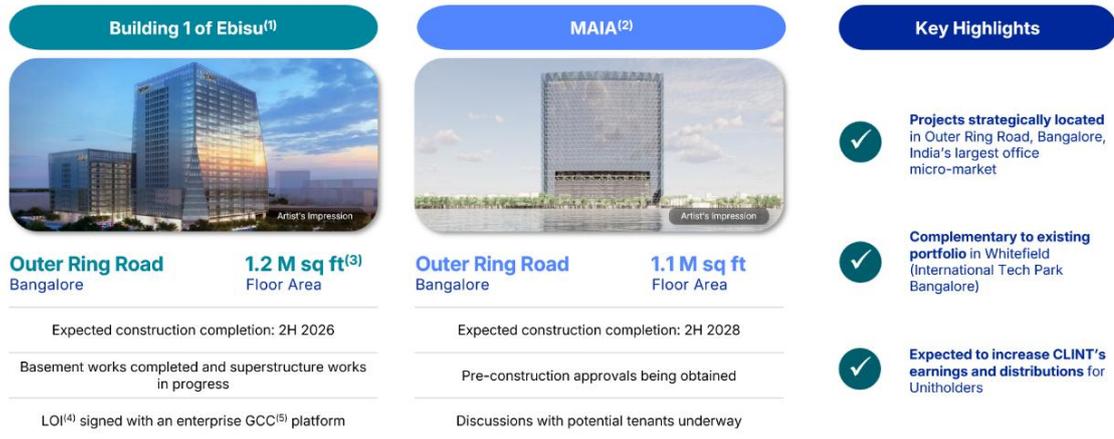
#### **4. Rationale for the Private Placement**

The Trustee-Manager believes that the Private Placement will bring the following benefits to unitholders of CLINT (“**Unitholders**”):

##### **4.1 Attractive growth potential from CLINT’s committed development pipeline**

The gross proceeds from the Private Placement will enable CLINT to provide funding to execute the development and construction of Building 1 of Ebisu and MAIA to drive income growth and portfolio enhancement, the details of which are shown in Chart 1.

Chart 1: Details of Building 1 of Ebisu and MAIA



**Notes:**

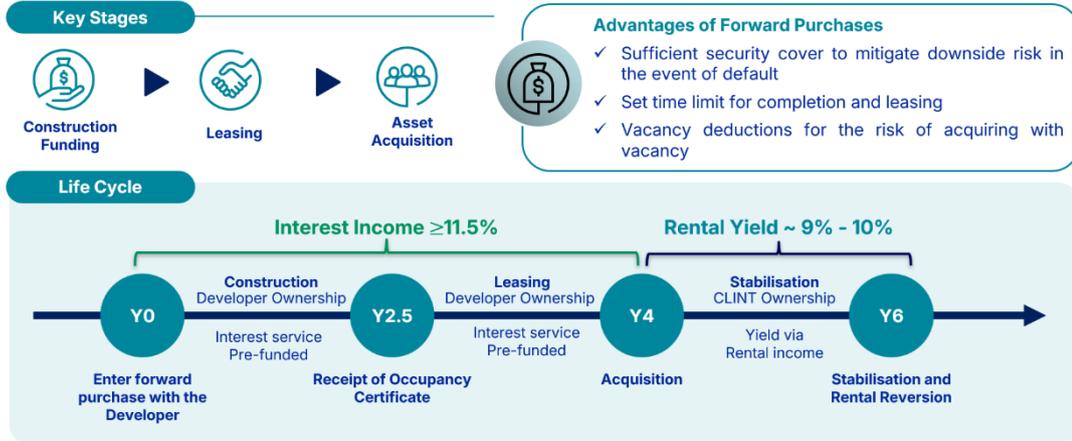
All information as at 31 December 2025 unless otherwise stated.

- (1) Building 1, Ebisu, Bangalore.
- (2) 'The Beacon' at Nagawara, Outer Ring Road, Bangalore.
- (3) "M sq ft" refers to million square feet.
- (4) Letter of Intent.
- (5) Global Capability Centre.

CLINT's unique forward purchase strategy provides an attractive structure to lock-in quality development projects while benefitting from an income stream from interest coupons of at least 11.5% during the development period. Upon completion and stabilisation, it allows CLINT to acquire quality development projects in Bangalore at an attractive price in accordance with the relevant forward purchase agreements with an expected rental yield range of 9% to 10% based on CLINT's historical forward purchase transactions. This enables CLINT to build a robust asset pipeline, underpinning a clear and sustainable earnings growth trajectory.

For illustration purposes, the chart below sets out a typical life cycle and key stages in CLINT's forward purchase programmes.

Chart 2: CLINT's Forward Purchase Programme



Since 2011, CLINT has established a strong track record in forward purchases, adding a total of 7.1 million square feet of floor area from completed forward purchase transactions, representing 32.7% of CLINT's total portfolio floor area of 21.7 million square feet as at 31 December 2025. These completed forward purchase transactions have contributed to income growth and portfolio enhancement for Unitholders. Selected transactions are shown in Table 1 below.

Table 1: CLINT's Forward Purchases in IT Parks in Recent Years

IT Parks	Forward Purchase Assets	Acquisition Dates	Acquisition Price (INR million)	Valuation as at 31 December 2025 (INR million)
aVance Hyderabad, HITEC City, Hyderabad	aVance 3	July 2015	2,940	19,725 <sup>6</sup>
	aVance 4	April 2017	1,940	
	aVance 6	March 2021	5,060	
aVance, Hinjawadi, Pune	aVance I	February 2017	6,406	21,765
	aVance II	March 2024	7,730	
Building Q1 and Q2, Navi Mumbai	Building Q1	November 2021	3,420	13,015
	Building Q2	July 2024	7,030	

6 Total valuation for five properties in aVance Hyderabad.

In addition, there is a further 7.3 million square feet of floor area, including Building 1 of Ebisu and MAIA, that are currently under construction pursuant to CLINT's forward purchase transactions. These are expected to provide an acquisition growth pipeline for CLINT's portfolio.

#### **4.2 Projects strategically located in Bangalore's largest office micro-market**

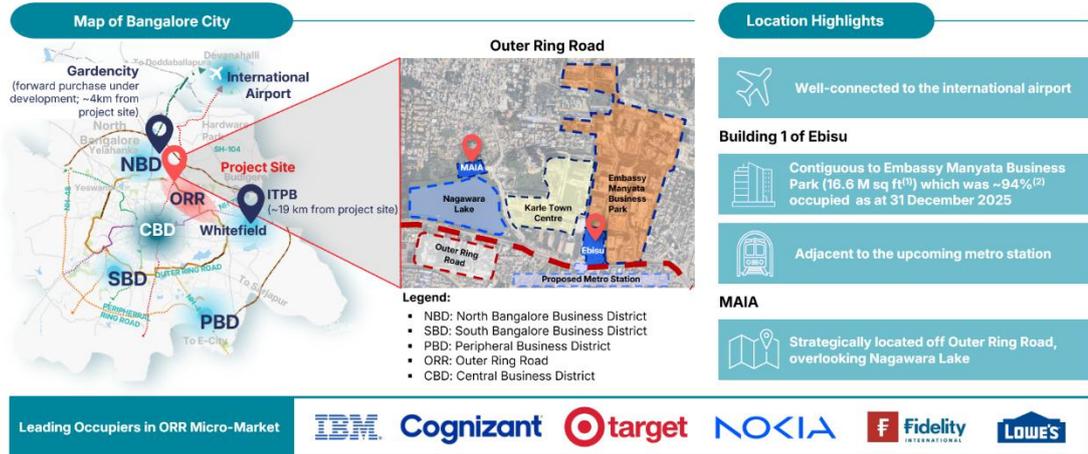
Building 1 of Ebisu and MAIA are two office developments with high quality specifications, strategically located in Bangalore's largest office micro-market, Outer Ring Road ("**ORR**"), which benefits from strong occupier demand and connectivity to the international airport. The project sites are located within a well-established office cluster alongside Embassy Manyata Business Park, which has 16.6 million square feet of office space that were 94% occupied as at 31 December 2025<sup>7</sup>. Leading occupiers in the ORR micro-market include major multinational organisations such as IBM, Cognizant, Target, Nokia, Fidelity International and Lowe's.

Building 1 of Ebisu is adjacent to an upcoming metro station, while MAIA is strategically located off ORR overlooking Nagawara Lake. Both Building 1 of Ebisu and MAIA are surrounded by established business parks, hospitality, retail and healthcare developments. The chart below shows the map of Bangalore City and where Building 1 of Ebisu and MAIA are situated in ORR.

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<sup>7</sup> Source: Embassy REIT's quarterly report dated 6 February 2026. Embassy REIT has not provided its consent, to the inclusion of the information quoted above in this Announcement and therefore is not liable for such information. While the Trustee-Manager has taken reasonable action to ensure that the information from the above published by Embassy REIT is reproduced in its proper form and context, and that the information is extracted accurately and fairly, neither the Trustee-Manager, the Joint Bookrunners and Underwriters nor any other party has conducted an independent review of the information contained in such report or verified the accuracy of the contents of the relevant information.

Chart 3: Strategically Located in Bangalore's Largest Office Micro-Market

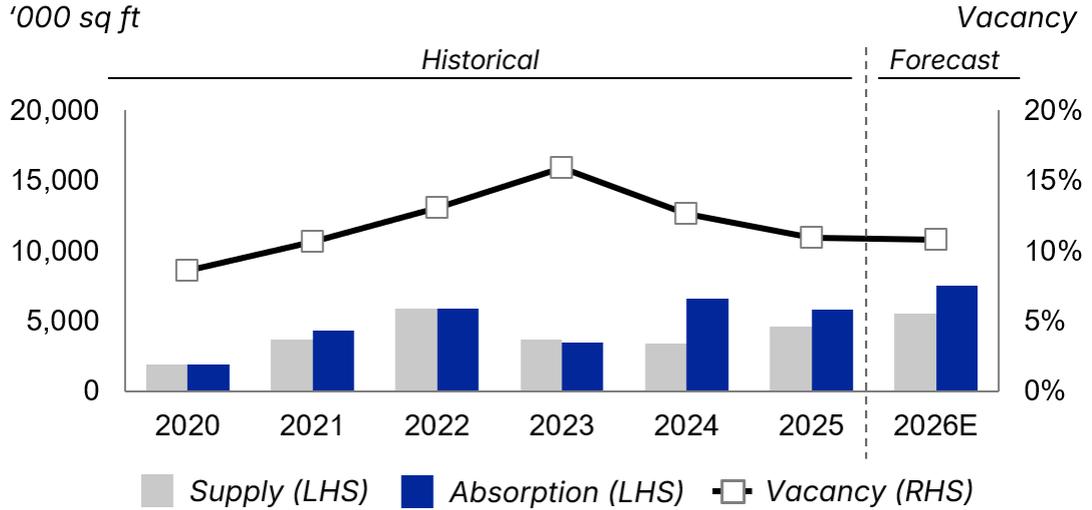


**Notes:**

- (1) "M sq ft" refers to million square feet.
- (2) Represents occupancy on a completed area basis.

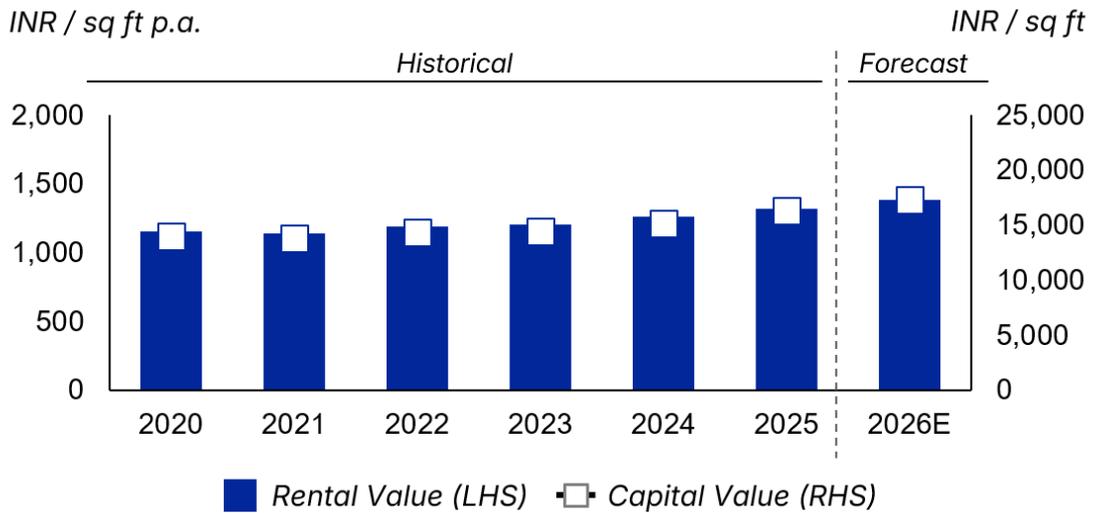
According to CBRE Research Bangalore Office Report as at fourth quarter ended 31 December 2025 ("4Q 2025"), the ORR micro-market (which contains both special economic zone ("SEZ") and non-SEZ office space) has recorded sustained demand levels with absorption exceeding supply. Bangalore and ORR micro-market for non-SEZ office space experienced strong occupier traction in 2025, with 18.9 million square feet and 5.8 million square feet of total absorption respectively. Despite strong supply additions, ORR experienced a 2.1 times increase in demand quarter-on-quarter to 4Q 2025. Over 4Q 2025, average grade A non-SEZ rental value increased by approximately 2%, while capital value increased by approximately 3% in the ORR region. The charts below illustrate the above statistics on supply, absorption and vacancy, and the rental and capital value trends in the non-SEZ ORR region as at 4Q 2025.

Chart 4: ORR – Non-SEZ Supply, Absorption and Vacancy



Source: CBRE Research 4Q 2025<sup>8</sup>

Chart 5: ORR – Non-SEZ Rental and Capital Value Trends



Source: CBRE Research 4Q 2025<sup>8</sup>

8 CBRE has not provided its consent, to the inclusion of the information quoted above in this Announcement and therefore is not liable for such information. While the Trustee-Manager has taken reasonable action to ensure that the information from the above published by CBRE is reproduced in its proper form and context, and that the information is extracted accurately and fairly, neither the Trustee-Manager, the Joint Bookrunners and Underwriters nor any other party has conducted an independent review of the information contained in such report or verified the accuracy of the contents of the relevant information.

### 4.3 Enhanced portfolio scale and quality post-acquisition of Building 1 of Ebisu and MAIA

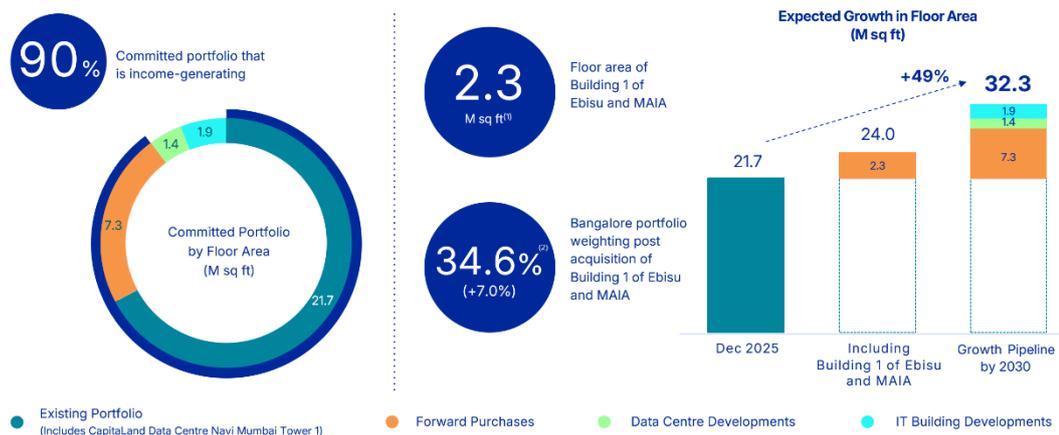
Building 1 of Ebisu will comprise approximately 1.2 million square feet of office space and is expected to achieve construction completion in 2H 2026. The development benefits from strong accessibility, being located adjacent to an upcoming metro station. Building 1 of Ebisu has a letter of intent signed with an enterprise Global Capability Centre platform.

MAIA will comprise approximately 1.1 million square feet of office space, with construction expected to be completed in 2H 2028. Leasing discussions with potential tenants are currently underway.

Upon completion and stabilisation of the two developments, and in accordance with the relevant forward purchase agreements, Building 1 of Ebisu and MAIA will contribute 2.3 million square feet of floor area, increasing CLINT’s Bangalore portfolio exposure by 7.0 percentage points to 34.6% from the current 27.6% in respect of floor area.

The chart below illustrates the expected growth in CLINT’s overall property portfolio in Bangalore to be contributed by its committed development pipeline (including Building 1 of Ebisu and MAIA) as at 31 December 2025.

Chart 6: CLINT’s Portfolio from Committed Development Pipeline



**Notes:**

All information as at 31 December 2025 unless otherwise stated.

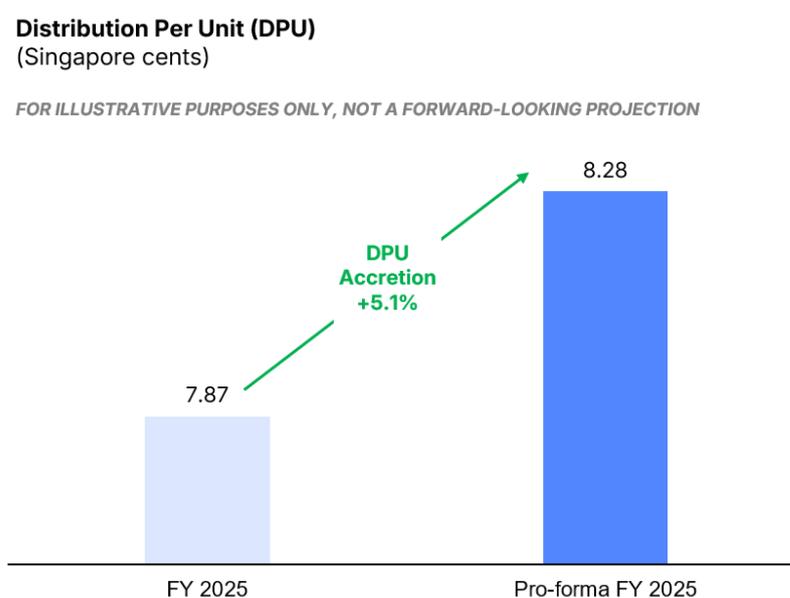
- (1) “M sq ft” refers to million square feet.
- (2) CLINT’s Bangalore portfolio by floor area, including Building 1 of Ebisu and MAIA.

#### 4.4 DPU accretive and value enhancing for Unitholders, while reinforcing capital structure

The private placement proceeds are expected to be primarily allocated towards the ongoing development and construction of Building 1 of Ebisu and MAIA, with a portion used to cover transaction related fees and expenses.

On a historical pro forma basis for FY 2025, the transaction is expected to be DPU accretive, with illustrative historical pro forma distributions for the financial year ended 31 December 2025 increasing by 5.1%<sup>9</sup> as illustrated in the chart below.

Chart 7: Pro forma impact on DPU<sup>10</sup>



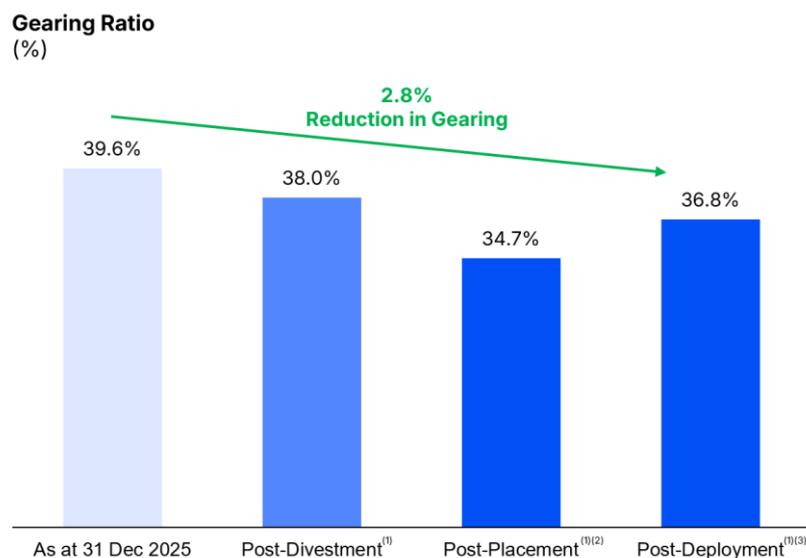
On a historical pro forma basis for FY 2025, gearing ratio will reduce by 2.8 percentage points to 36.8%<sup>11</sup> upon deployment of the private placement proceeds, reinforcing CLINT's capital structure and balance sheet flexibility as illustrated in the chart below.

9 The pro forma DPU figure is on a historical pro forma basis and is subject to the assumptions set out in paragraph 5.1 of this announcement below

10 The pro forma DPU figure is on a historical pro forma basis and is subject to the assumptions set out in paragraph 5.1 of this announcement below.

11 The pro forma gearing ratio figure is on a historical pro forma basis and is subject to the assumptions set out in paragraph 5.2 of this announcement below.

Chart 8: Pro forma impact on Gearing Ratio<sup>12</sup>



**Notes:**

- (1) Post divestment of 20.2% interest in three Data Centre Assets (as announced on SGXNET on 31 December 2025) with net divestment proceeds used to repay debt, assuming the proposed divestment of the three Data Centre Assets took place on 31 December 2025.
- (2) Immediately after the Private Placement and assuming the repayment of debt pending the deployment of the net proceeds of the Private Placement for their intended uses.
- (3) Immediately after the Private Placement and after deployment of the net proceeds of the Private Placement for their intended uses.

**4.5 Possible increase in trading liquidity of Units**

The New Units to be issued under the Private Placement will increase the number of Units in issue by at least approximately 121.3 million Units<sup>13</sup>, which represents an increase of at least approximately 8.9% of the total number of Units currently in issue<sup>14</sup>.

The increase in the total number of Units in issue and enlarged Unitholder base is expected to improve the overall trading liquidity of the Units.

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12 The pro forma gearing ratio figures are on a historical pro forma basis and is subject to the assumptions set out in paragraph 5.2 of this announcement below.

13 Based on the total gross proceeds of approximately S\$150.0 million from the Private Placement, assuming that the New Units are issued at S\$1.237 per Unit, being the maximum price in the Issue Price Range

14 1,360,637,733 Units are in issue as at the date of this Announcement.

## 5. Pro Forma Financial Effects of the Private Placement

### 5.1 Pro Forma Financial Effects on Distribution Per Unit (“DPU”)

**FOR ILLUSTRATIVE PURPOSES ONLY:** The pro forma financial effects of the Private Placement as presented below are strictly for illustrative purposes based on CLINT’s unaudited financial statements for the financial year ended 31 December 2025 (“**FY 2025**”) as announced on SGXNet on 2 February 2026 (the “**Unaudited Financial Statements for FY 2025**”), and assuming that:

- (a) the Private Placement was completed on 1 January 2025 and approximately 122.6 million new Units were issued pursuant to the Private Placement at an issue price of S\$1.223 per Unit, raising gross proceeds of approximately S\$150.0 million;
- (b) the amount of proceeds of the Private Placement stated in paragraphs 3(i) and 3(ii) of this Announcement were disbursed towards part funding the ongoing development and construction of Building 1 of Ebisu and MAIA on 1 January 2025 in accordance with paragraph 3 of this Announcement and CLINT becoming entitled to receive the Coupons thereafter in accordance with the Forward Purchase Agreements throughout FY 2025; and
- (c) an illustrative exchange rate of S\$1.00 : INR70.4.

As the pro forma financial effects of the Private Placement on the DPU of CLINT for FY 2025 are subject to various assumptions, they may not give a true picture of what the amount of the DPU of CLINT might have been if the Private Placement had been completed as at 1 January 2025.

Based on the foregoing and strictly for illustrative purposes only, the pro forma financial effects of the Private Placement on the DPU of CLINT for FY 2025 are as follows:

	Unaudited Financial Statements for FY 2025	Pro Forma Financial Effects for FY 2025 after the Private Placement and the Use of Proceeds as stated in paragraph 3 above
DPU (Singapore cents)	7.87	8.28
<b>DPU Accretion (%) <sup>(1)</sup></b>	-	<b>5.1%</b>

**Note:**

- (1) Based on an illustrative assumed issue price per New Unit of S\$1.223 and assuming that approximately 122.6 million New Units are issued pursuant to the Private Placement.

## 5.2 Pro Forma Financial Effects on Gearing Ratio

**FOR ILLUSTRATIVE PURPOSES ONLY:** The pro forma financial effects of the Private Placement as presented below are strictly for illustrative purposes based on CLINT's Unaudited Financial Statements for FY2025 and assuming that:

- (a) the Private Placement was completed on 1 January 2025 and approximately 122.6 million new Units were issued pursuant to the Private Placement at an issue price of S\$1.223 per Unit, raising gross proceeds of approximately S\$150.0 million;
- (b) the completion of CLINT's divestment of 20.2% interest in three data centre assets, known as CapitaLand DC Chennai, CapitaLand DC Hyderabad and CapitaLand DC Mumbai on 31 December 2025, with net divestment proceeds used to repay debt on the same day<sup>15</sup>;
- (c) the amount of proceeds of the Private Placement stated in paragraphs 3(i) and 3(ii) of this Announcement were disbursed towards part funding the ongoing development and construction of Building 1 of Ebisu and MAIA on 1 January 2025 in accordance with paragraph 3 of this Announcement and CLINT becoming entitled to receive the Coupons thereafter in accordance with the Forward Purchase Agreements throughout FY 2025; and
- (d) an illustrative exchange rate of S\$1.00 : INR70.4.

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15 Please refer to the announcement by CLINT on SGXNET on 31 December 2025.

As the pro forma financial effects of the Private Placement on the gearing ratio of CLINT for FY 2025 are subject to various assumptions, they may not give a true picture of what the amount of the gearing ratio of CLINT might have been if the Private Placement had actually been completed as at 1 January 2025.

Based on the foregoing and strictly for illustrative purposes only, the pro forma financial effects of the Private Placement on the gearing ratio of CLINT for FY 2025 are as follows:

	As at 31 December 2025	Pro Forma Financial Effects after divestment of 20.2% interest in three data centre assets on 31 December 2025, with net divestment proceeds used to repay debt <sup>(1), (2)</sup>	Pro Forma Financial Effects after the Private Placement and assuming the repayment of debt pending the deployment of the Use of Proceeds as stated in paragraph 3 above <sup>(2), (3)</sup>	Pro Forma Financial Effects after the Private Placement and the deployment of the Use of Proceeds as stated in paragraph 3 above <sup>(2), (3)</sup>
Gearing Ratio (%)	39.6	38.0	34.7	36.8

**Notes:**

- (1) Please refer to the announcement by CLINT on SGXNet dated 31 December 2025.
- (2) Based on an assumed issue price per New Unit of S\$1.223 and assuming that approximately 122.6 million New Units are issued pursuant to the Private Placement.
- (3) Assuming that the divestment of 20.2% interest in the three data centre assets took place on 31 December 2025 and the net divestment proceeds have been used to repay debt.

**6. Authority to Issue New Units**

The New Units will be issued pursuant to a general mandate (the “**General Mandate**”) given to the Trustee-Manager at the annual general meeting (“**AGM**”) held on 28 April 2025, pursuant to which the Trustee-Manager may, during the period from 28 April 2025 to (i) the conclusion of the next AGM of CLINT; or (ii) the date by which the next AGM of CLINT is required by applicable regulations to be held, whichever is earlier, issue new Units and/or securities, warrants, debentures or other instruments convertible into Units (the “**Convertible Securities**”) such that the number of new Units (and/or Units into which the Convertible Securities may be

converted) does not exceed 50.0% of the total number of Units in issue (excluding treasury Units, if any) as at 28 April 2025. The aggregate number of new Units (and/or Units into which the Convertible Securities may be converted) issued other than on a pro-rata basis to existing Unitholders, shall not be more than 20.0% of the Base Figure (as defined herein).

As at 28 April 2025, the total number of Units in issue was 1,349,424,707 (the “**Base Figure**”).

The number of Units that can be issued under the General Mandate is 674,712,353 Units, of which no more than 269,884,941 Units may be issued for a non pro-rata placement. The Trustee-Manager has issued 11,213,026 Units since 28 April 2025 on a non pro-rata basis (the “**Issued Units**”).

The 124,173,000 New Units to be issued (based on the minimum price in the Issue Price Range) would constitute up to 9.2% of the Base Figure, which, together with the Issued Units, are within the 20.0% limit for issue of new Units other than on a pro-rata basis. Accordingly, the prior approval of the Unitholders is not required for the issue of the New Units under the Private Placement.

## **7. Eligibility to Participate in the Private Placement**

The offer of New Units under the Private Placement will be made to eligible institutional, accredited and other investors.

The New Units have not been and will not be registered under the Securities Act or the securities laws of any state or jurisdiction of the United States, or under the securities laws of any other jurisdiction, and may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States or any other jurisdiction except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with applicable laws.

The Trustee-Manager, along with the Joint Bookrunners and Underwriters, reserve the absolute discretion in determining whether to allow such participation as well as the persons who may be allowed to do so.

## **8. Status of the New Units**

### **8.1 Entitlement to Advanced Distribution**

CLINT’s policy is to distribute its distributable income on a semi-annual basis to Unitholders.

In connection with the Private Placement, the Trustee-Manager intends to declare, in respect of the Units in issue on the day immediately prior to the date on which the New Units pursuant to the Private Placement are issued, a distribution of the distributable income for the period from 1 January 2026 to the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement (the “**Advanced Distribution**”).

The current expectation of the Trustee-Manager is that the quantum of DPU for the Advanced Distribution will be approximately 1.44 Singapore cents<sup>16</sup>. A further announcement on the actual amount of the Advanced Distribution (which may differ from the foregoing estimate above) will be made by the Trustee-Manager in due course after the management accounts of CLINT for the relevant period have been finalised.

The New Units pursuant to the Private Placement are expected to be listed on 5 March 2026.

The next distribution thereafter will comprise CLINT’s distributable income for the period from the day the New Units are issued pursuant to the Private Placement to 30 June 2026. Semi-annual distributions will resume thereafter.

All advanced distributions to be made in respect of CLINT’s distributable income accruing up to the date prior to the date of issuance of the New Units (including the Advanced Distribution) are intended to ensure that all such distributable income will be entirely attributable and distributed to only Units in issue prior to the date of issuance of the New Units, and is being proposed as a means to ensure fairness to holders of existing Units in issue prior to the date of issuance of the New Units.

## **8.2 Status of New Units issued pursuant to the Private Placement**

The New Units issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with all existing Units, including the right to CLINT’s distributable income accruing from the date of issuance of the New Units under the Private Placement and all distributions thereafter, other than in respect of the Advanced Distribution.

**For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Private Placement will not be entitled to all distributions in respect of CLINT’s distributable income accruing up to the date immediately before the date of issuance of the New Units (including the Advanced**

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<sup>16</sup> This amount is only an estimate based on information currently available to the Trustee-Manager and the Trustee-Manager’s estimate of CLINT’s revenue and expenses for the relevant period on a pro rata basis, and the actual Advanced Distribution may differ. The actual quantum of the Advanced Distribution will be announced on a later date after the closure of the Transfer Books and Register of Unitholders.

**Distribution).**

**9. Application to the SGX-ST for Approval in-principle**

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

**BY ORDER OF THE BOARD**

**CAPITALAND INDIA TRUST MANAGEMENT PTE. LTD.**

(Company Registration No. 200412730D)

(as Trustee-Manager of CapitaLand India Trust)

Hon Wei Seng

Lee Wei Hsiung

Company Secretaries

24 February 2026

## **Important Notice**

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

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This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Trustee-Manager’s view of future events.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Trustee-Manager to redeem their Units while the Units are listed. It is intended that Unitholders of CLINT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CLINT is not necessarily indicative of the future performance of CLINT.

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

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

**Notification under Section 309B of the Securities and Futures Act 2001 of Singapore:**

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