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All measurements of floor area are defined herein as "Super Built-up Area" or "SBA", which is the sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift shafts, toilets and staircases of that property, and in respect of which rent is payable.

The Indian Rupee and Singapore Dollar are defined herein as "INR" and "SGD/S\$" respectively.

Any discrepancy between individual amounts and total shown in this presentation is due to rounding.





### **Strong Growth in 1H FY 2025**



S\$113.6m

▲ 10% YoY



1H FY 2025 DPU

3.97 Singapore cents

▲ 9% YoY



**NAV/Unit** 

S\$1.29

▲ 13% YoY



Committed Occupancy<sup>1</sup>

90%

▼ 3 ppts YoY



Rental Reversion

**4** 9%



**AUM** 

S\$3.7b

▲ 10% YoY

#### **Portfolio Highlights**

- Income contribution from newly completed developments, MTB 6 at International Tech Park Bangalore and CyberVale Free Trade Warehousing Zone which are fully leased
- Announced proposed acquisition of 1.1 million sq ft office project at Nagawara, Bangalore in February 2025, which will increase CLINT's Bangalore portfolio to 9.9 million sq ft by 2028
- Signed agreement with a global hyperscaler in January 2025 for a data centre; Income contribution to start from 2H 2025

#### **Financing Highlights**

 Issued S\$100 million of 4.40% subordinated perpetual securities on 2 July 2025 which has been used for debt repayment



Gearing 42.3%

As at 30 June 2025



Pro Forma Gearing 40.1%

July 2025

1. Excluding Logistics Park

# **Driving Growth**

### Leverage India's Economic Growth<sup>1</sup>





~7%

GDP growth forecast in 2025 and 2026



5.5%

India's central bank has cut repo rates by 50 bps to 5.5% to boost economy in June 2025



US and India in talks for Bilateral Trade Agreement

### 4 Recycle Capital

- Potential divestment of 33% stake in the data centre portfolio to unlock value, deleverage and reduce capital expenditure
- Potential buyers have commenced due diligence on the data centre portfolio

#### 3 Increase Growth Pipeline

- Focus on core micro-markets of growth via forward purchases
- · Explore new developments and redevelopment of existing assets

#### 2 Prudent Capital Management

- Increase proportion of natural hedge to minimise impact of exchange rate fluctuations
- Proportion of onshore debt to increase to 40% within the next two to three years

### 1 Strengthen Portfolio Performance

- · Increase occupancy, improve space efficiency and diversify tenant base
- Income contribution from data centre in 2H FY 2025

1. Source: Capital Economics



### 1H FY 2025 vs 1H FY 2024 Results

	1H FY 2025	1H FY 2024	Variance
S\$/INR FX rate <sup>1</sup>	64.5	61.9	4%
Total Property Income	INR9,625 million	INR8,420 million	14%
	S\$149.3 million	S\$136.1 million	10%
Net Property Income	INR7,322 million	INR6,405 million	14%
	S\$113.6 million	S\$103.5 million	10%
Income available for distribution	INR3,843 million	INR3,348 million	15%
	S\$59.6 million	S\$54.1 million	10%
Income to be distributed	INR3,458 million	INR3,014 million	15%
	S\$53.6 million	S\$48.7 million	10%
Income to be distributed per unit	INR2.56	INR2.25	14%
	3.97 Singapore cents	3.64 Singapore cents	9%
Weighted average number of units ('000)	1,348,718	1,337,759	1%

- Increase due to higher rental income from existing properties;
- Income contribution from newly completed developments (MTB 6 at ITPB and CyberVale FTWZ); and
- Income contributions from aVance II, Pune and Building Q2.
- · Increase due to higher property income;
- Partially offset by higher operating expenses.
- Increase due to higher NPI;
- Partially offset by higher net finance costs and Trustee-Manager fees.
- After retaining 10% of income available for distribution.

<sup>1.</sup> Average exchange rate for the period

### 1H FY 2025 vs 2H FY 2024 Results

	1H FY 2025	2H FY 2024	Variance
S\$/INR FX rate <sup>1</sup>	64.5	63.0	2%
Total Property Income	INR9,625 million	INR8,958 million	7%
	S\$149.3 million	S\$141.8 million	5%
Net Property Income	INR7,322 million	INR6,453 million	13%
	S\$113.6 million	S\$102.1 million	11%
Income available for distribution	INR3,843 million	INR2,997 million	28%
	S\$59.6 million	S\$47.4 million	26%
Income to be distributed	INR3,458 million	INR2,698 million	28%
	S\$53.6 million	S\$42.6 million	26%
Income to be distributed per unit	INR2.56	INR2.01	27%
	3.97 Singapore cents	3.20 Singapore cents	24%
Weighted average number of units ('000)	1,348,718	1,342,041	1%

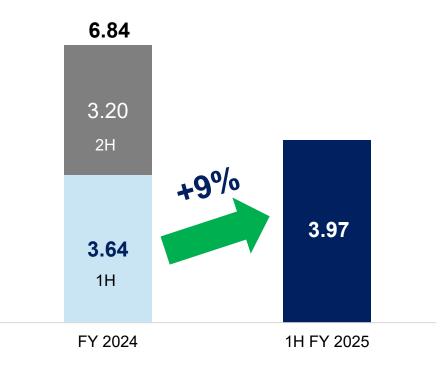
- Increase due to higher rental income from existing properties; and
- Income contribution from newly completed developments (MTB 6 at ITPB and CyberVale FTWZ).
- Increase due to higher property income;
- Partially offset by higher operating expenses.
- Increase due to higher NPI and lower net finance cost;
- Partially offset by higher net realised fair value on derivative and exchange differences.
- After retaining 10% of income available for distribution.

<sup>1.</sup> Average exchange rate for the period

### **CLINT's 1H FY 2025 DPU Up 9%**

### **Distribution per Unit (DPU)**

(Singapore cents)



Distribution Period	1 January to 30 June 2025			
Distribution Schedule				
Notice of Record Date	30 July 2025			
Last Day of Trading on 'cum' Basis	7 September 2025, 5.00 pm			
Ex-Date	8 September 2025, 9.00 am			
Record Date	9 September 2025, 5.00 pm			
Distribution Payment Date	18 September 2025			



### Well-spread Debt Maturity Profile



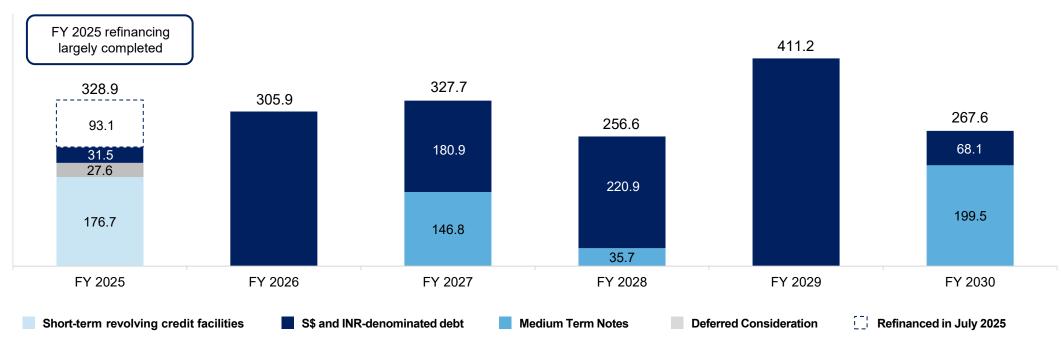






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#### S\$ million



All information as at 30 June 2025 unless otherwise stated.

<sup>1.</sup> Includes onshore INR-denominated loans. CLINT has cash and undrawn revolving credit facilities which may be used for repayment of existing debt.

### **Proactive Capital Management**

Financial Indicators	As at 30 June 2025 (unless otherwise stated)
Pro Forma Gearing in July 2025 including issuance of perpetual securities <sup>1</sup>	40.1%
Gearing Ratio	42.3%2
Interest Coverage Ratio (ICR)	2.5x
ICR Sensitivity <sup>3</sup> (i) 10% decrease in EBITDA (ii) 100 bps increase in interest rate	2.3x 2.3x
Average Cost of Debt	5.9%
% Borrowings on Fixed Interest Rate	77.2%
Unsecured Borrowings	87.9%
Available Debt Headroom (gearing limit of 50%)	S\$692 million
Cash and Cash Equivalents	S\$129 million

<sup>1.</sup> Issued S\$100 million subordinated perpetual securities at 4.40% p.a. on 2 July 2025.

<sup>2.</sup> As at 30 June 2025, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 102.5% and 99.2% respectively. Net gearing will be 40.6% if cash and cash equivalents are considered.

<sup>3.</sup> In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2024.



### **Diversified Portfolio**



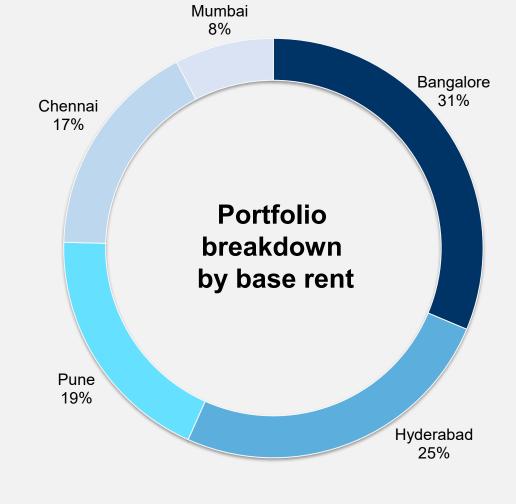
#### **Customer Base**

Total Number of Tenants: 329

Average Space per Tenant: ~59,000 sq ft



Largest tenant accounts for 12% of portfolio base rent

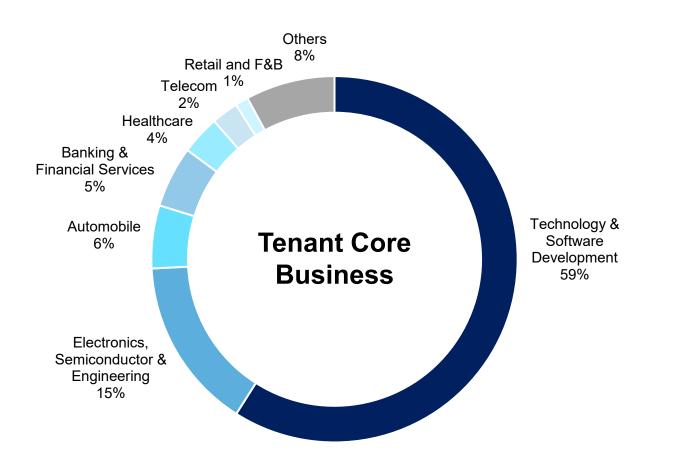


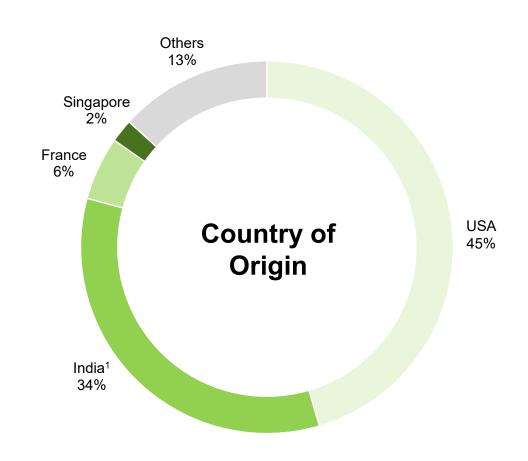
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All information as at 30 June 2025

### **Diversified Tenant Base**

Breakdown of tenant core business and country of origin by base rent





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All information as at 30 June 2025

1. Comprises Indian companies with local and overseas operations

# **Quality Tenants**

Top 10 Tenants		% of Portfolio Base Rent	Asset Class	
1	Tata Consultancy Services	12%		
2	Applied Materials	8%		
3	Infosys	4%		
4	Amazon	3%	IT Park	
5	Renault Nissan	3%		
6	Synechron	3%		
7	UnitedHealth Group	2%		
8	Pegatron	2%	Industrial	
9	Bristol Myers Squibb	2%	IT Doub	
10	Société Générale	2%	IT Park	
	Total	41%		

All information as at 30 June 2025

Note: Excludes Logistics Park

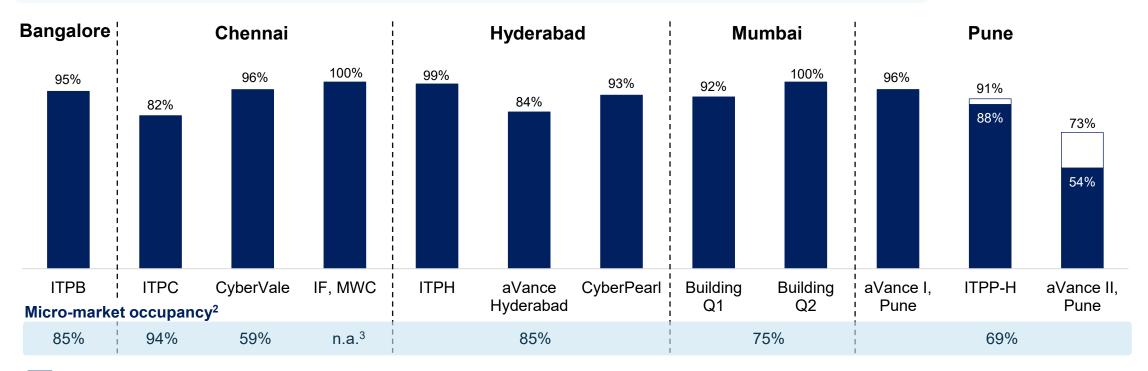
# Portfolio Occupancy<sup>1</sup>



**Committed Occupancy** 

**92%** (including options and ROFR)

**90%** (excluding options and ROFR)



Committed occupancy

Committed occupancy (including options and ROFR)

All information as at 30 June 2025

- 1. Excludes Logistics Park
- 2. CBRE market report as at 30 June 2025
- 3. No relevant market leasing data is available

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### **Lease Expiry Profile**



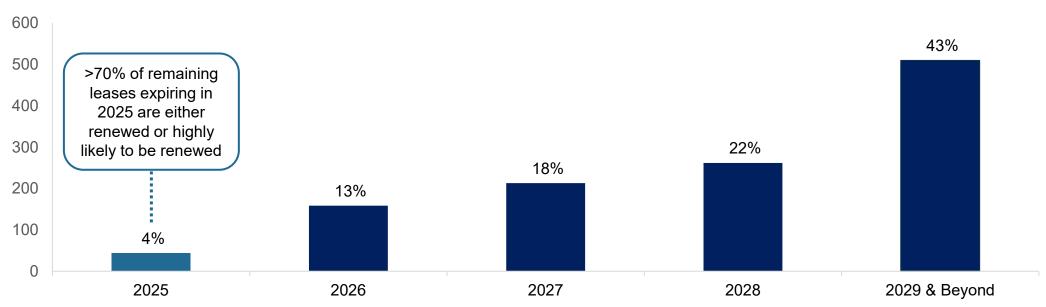
**Weighted Average Lease Term** 

6.6 years

**Weighted Average Lease Expiry** 

3.7 years

### Monthly base rent expiring (INR million)



All information as at 30 June 2025

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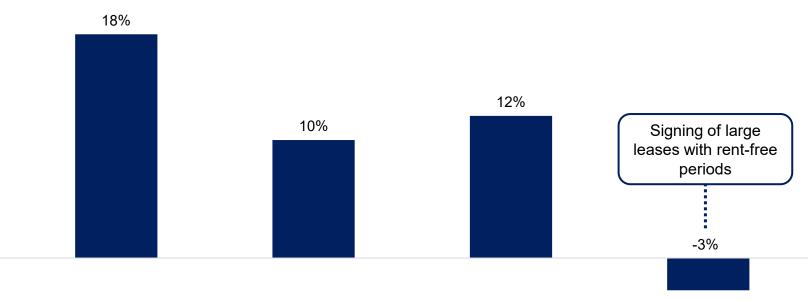
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### **Portfolio Rental Reversion**



Maintained Positive Rental Reversion

+9%



City	Bangalore	Chennai	Hyderabad	Pune	Total
No. of eligible transactions	42	12	9	9	72
SBA (sq ft)	500,000	470,000	180,000	480,000	1,630,000

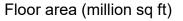
#### Notes:

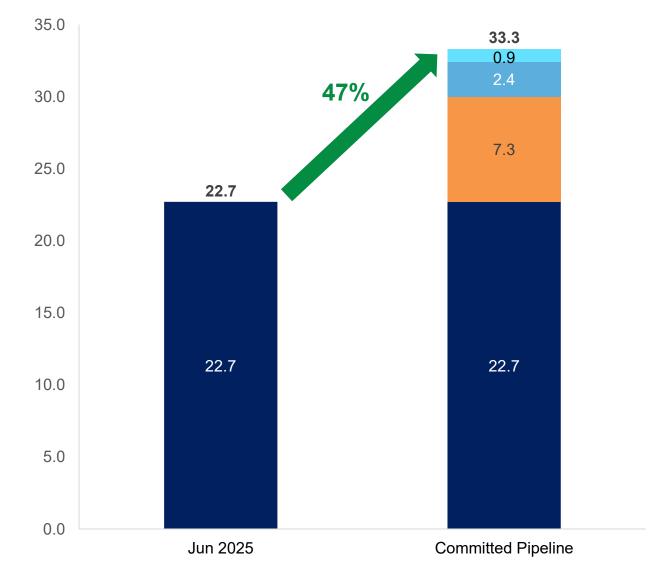
- · Rental reversion for a lease is defined as the percentage change of the new effective gross rent over the preceding effective gross rent.
- Rental reversion is for the period from 1 July 2024 to 30 June 2025.
- There were no eligible transactions in CyberVale, IF, MWC, Chennai, Building Q1 and Building Q2, Mumbai for the period of 1 July 2024 to 30 June 2025.



# **Growth based on Committed Pipeline**

- Portfolio
- Forward Purchases
- Data Centre Developments
- IT Building Developments





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### **Appendix**

### **Glossary**

CY : Calendar year

**Derivative financial** 

instruments

: Includes cross currency swaps (entered to hedge S\$ borrowings into INR), interest rate swaps, options and forward foreign

exchange contracts

**DPU** : Distribution per unit

EBITDA : Earnings before interest expense, tax, depreciation & amortisation (excluding gains/losses from foreign exchange translation

and mark-to-market revaluation from settlement of loans)

Effective borrowings : Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred

consideration

Gearing : Ratio of effective borrowings to the value of Trust properties

iTES : Information Technology Enabled Services

**INR** : Indian rupee

SEZ : Special Economic Zone

\$\$ : Singapore dollar

Super Built-up Area or SBA : Sum of the floor area enclosed within the walls, the area occupied by the walls, and the common areas such as the lobbies, lift

shafts, toilets and staircases of that property, and in respect of which rent is payable

Trust properties : Total assets

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# **Good Growth Track Record**

#### **Total Developments**

7.8 million sq ft

#### **Total 3rd Party acquisitions**

8.6 million sq ft

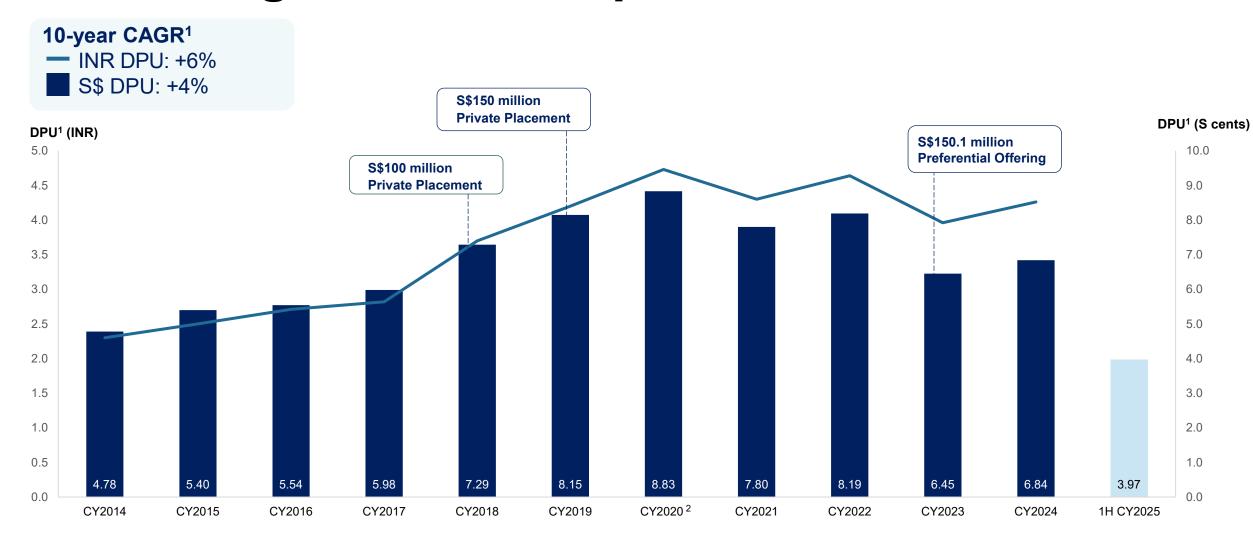
#### **Total Sponsor acquisitions**

2.9 million sq ft

### Portfolio size increased by more than 5 times since IPO



### **Increasing Distribution per Unit**



- 1. CAGR from CY2014 to CY2024
- 2. Due to one-off gain from reversal of dividend distribution tax of 1.16 cents

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### Capital Management

### **Currency hedging strategy**

#### **Balance sheet**

- Trustee-Manager does not hedge equity
- At least 50% of debt must be denominated in INR

#### Income

- Income is repatriated semi-annually from India to Singapore
- Trustee-Manager locks in the income to be repatriated by buying forward contracts on a monthly basis



### **Funding strategy**

- The Trustee-Manager's approach to equity raising is predicated on maintaining a strong balance sheet by keeping the Trust's gearing ratio at an appropriate level
- Trustee-Manager maintains a portfolio of loans comprising both offshore S\$-denominated loans and onshore INR-denominated loans
- A portion of the offshore S\$-denominated loans are hedged into INR via cross-currency swaps and derivatives. Onshore INRdenominated loans serve as a natural hedge

### Income distribution policy

- To distribute at least 90% of its income available for distribution
- CLINT retains 10% of its income available for distribution to provide greater flexibility in growing the Trust

1H FY 2025 Financial Results Presentation CapitaLand India Trust

### **Balance Sheet**

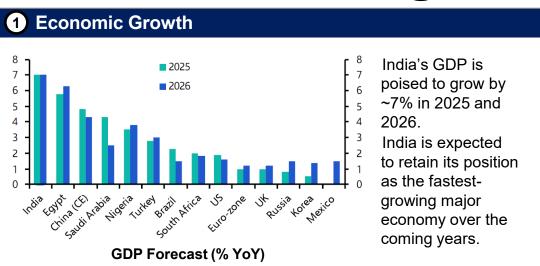
As at 30 June 2025	INR	S\$
Total assets	295.6 billion	4,488.0 million
Total borrowings	127.6 billion	1,937.5 million
Deferred consideration <sup>1</sup>	1.8 billion	27.6 million
Derivative financial instruments	(4.4 billion)	(67.2 million)
Effective borrowings <sup>2</sup>	125.0 billion	1,897.9 million
Long term receivables	22.2 billion	336.7 million
Net asset value	84.8 per unit	1.29 per unit
Adjusted net asset value <sup>3</sup>	98.6 per unit	1.50 per unit

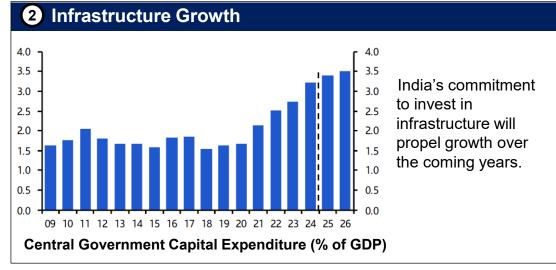
<sup>1.</sup> Deferred consideration refers to the remaining purchase consideration on the acquisition of aVance 6 and the contingent deferred consideration for aVance II, Pune and Building Q2.

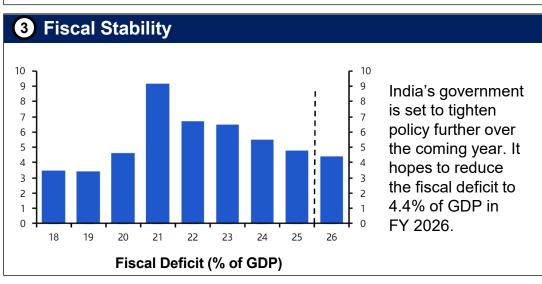
<sup>2.</sup> Calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, including deferred consideration.

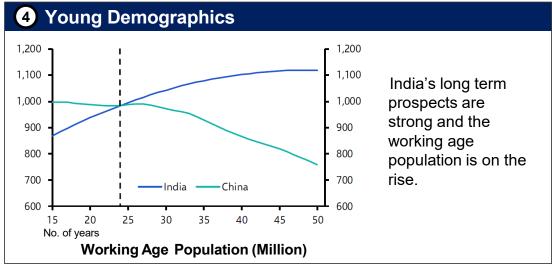
<sup>3.</sup> Excludes deferred income tax liabilities of INR18.6 billion (S\$282.7 million) on capital gains due to fair value revaluation of investment properties.

### **Macro Drivers Signal India's Growth Potential**









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Source: Capital Economics, Ministry of Finance, India



### **World-class Assets**

City  Bangalore  International Tech Park Bangalore  Property		Chennai	Hyderabad	Pune	Mumbai	
		<ul> <li>CyberVale</li> <li>Industrial Facility 1, 2 &amp; 3, MWC</li> <li>International Tech Park Chennai</li> </ul>	<ul><li>aVance Hyderabad</li><li>CyberPearl</li><li>International Tech Park Hyderabad</li></ul>	<ul> <li>aVance I, Pune</li> <li>aVance II, Pune</li> <li>International Tech Park Pune - Hinjawadi</li> </ul>	<ul><li>Building Q1 &amp; Q2</li><li>Logistics Park</li></ul>	
Туре	IT Park IT Park; Industrial; Logistics		IT Park IT Park		IT Park; Logistics	
Site area	68.3 acres 49.4 acres		51.2 acres <sup>4</sup> 38.7 acres		38.0 acres	
Completed floor area <sup>1</sup>	floor area <sup>1</sup> 6.0 million sq ft <sup>2</sup> 3.8 million sq ft <sup>3</sup>		5.0 million sq ft <sup>2</sup>	5.3 million sq ft	2.6 million sq ft	
Number of buildings	umber of buildings 13 6 IT buildings 3 industrial facilities 1 FTWZ		11	8	7 warehouses 2 IT buildings	
Land bank (development potential)	2.3 million sq ft	-	2.3 million sq ft	-	-	

All information as at 30 June 2025

- 1. Excludes Data Centres under development
- 2. Only includes floor area owned by CLINT
- 3. Includes FTWZ, which was completed in January 2025
- 4. Includes land not held by CLINT

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# Lease Expiry Profile by Base Rent

City	2025	2026	2027	2028	2029 & beyond	Total
Bangalore	0.9%	9.0%	3.9%	2.4%	15.2%	31.4%
Hyderabad	1.3%	1.5%	5.7%	10.0%	6.8%	25.3%
Chennai	1.0%	2.2%	5.0%	3.4%	5.3%	16.9%
Pune	0.3%	0.5%	1.2%	4.3%	12.6%	18.9%
Mumbai	0.2%	0.2%	2.3%	1.9%	3.0%	7.6%
Total	3.7%	13.4%	18.0%	22.1%	42.9%	100.0%

### Lease Expiry Profile by Area

City	2025	2026	2027	2028	2029 & beyond	Total
Bangalore	0.8%	8.8%	3.9%	2.3%	14.0%	29.8%
Hyderabad	1.1%	1.3%	4.8%	9.1%	6.6%	22.9%
Chennai	0.8%	2.1%	4.4%	4.1%	6.1%	17.5%
Pune	0.3%	0.7%	1.2%	5.3%	14.8%	22.3%
Mumbai	0.2%	0.2%	2.3%	1.7%	3.0%	7.4%
Total	3.1%	13.1%	16.7%	22.5%	44.5%	100.0%

### **Long Term Growth Strategy**

#### DATA CENTRE DEVELOPMENTS

50 MW Data Centre (Tower 1) at Airoli, Navi Mumbai 55 MW Data Centre (Tower 2) at Airoli, Navi Mumbai 42 MW Data Centre at ITPH, Hyderabad 53 MW Data Centre at Ambattur, Chennai 43 MW Data Centre at ITPB, Bangalore





# Design



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**SPONSOR ASSETS** 

#### **DEVELOPMENT PIPELINE**

2.3 million sq ft in Bangalore2.3 million sq ft in Hyderabad

#### **FORWARD PURCHASES**

- 1.1 million sq ft aVance Hyderabad
- 1.4 million sq ft aVance Business Hub 2, Hyderabad
- 1.7 million sq ft Gardencity, Bangalore
- 1.2 million sq ft Ebisu, Bangalore
- 0.8 million sq ft OneHub, Chennai
- 1.1 million sq ft Maia, Bangalore

# **Growth Pipeline**

	aVance Hyderabad	aVance Business Hub 2		Garde	Gardencity Ebisu		Casa Grande – OneHub Maia Chennai		Total
	aVance 5	aVance A1	aVance A2	Project I	Project II	Building 1	Phase 1, 2 & 3		
Floor area (million sq ft)	1.16	0.83	0.55	1.26	0.39	1.15	0.79	1.13	7.26
Time of building completion	Completed	2H 2026	Construction on hold	2H 2025	2H 2027	2H 2026	2H 2025 (Phase 1)	2H 2028	N.A.
Expected Consideration <sup>1</sup>	INR10.1b (S\$154m)	INR8.4b (S\$127m)	N.A.	INR11.2b (S\$170m)	INR3.2b (S\$48m)	INR14.6b (S\$221m)	INR2.7b (S\$41m)	INR14.7b (S\$223m)	INR64.9b (S\$984m)
Remaining commitment <sup>1,2</sup>	INR8.9b (S\$136m)	INR2.0b (S\$30m)	N.A.	INR1.8b (S\$28m)	INR2.8b (S\$43m)	INR8.7b (S\$133m)	INR1.1b (S\$17m)	INR12.3b (S\$186m)	INR37.8b (S\$572m)

All information as at 30 June 2025 unless otherwise stated

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<sup>1.</sup> Based on the exchange rate of S\$1:INR66.0

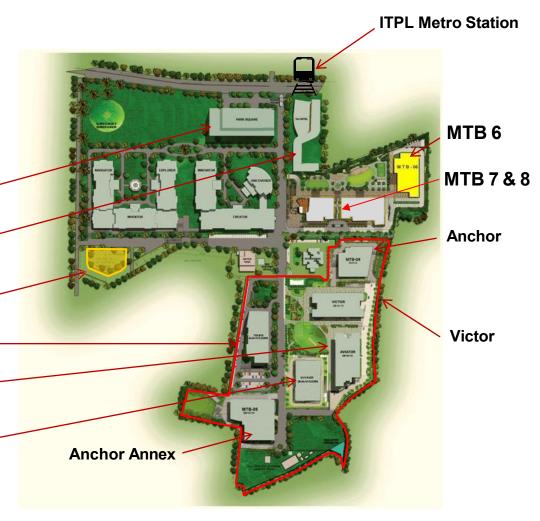
<sup>2.</sup> Remaining commitment is net of accrued interest (on acquisition date), and prior to working capital and other adjustments

### **Development: ITPB Pipeline**

#### **Future Development Potential**

- Remaining development potential of 2.3 million sq ft
- Site has been identified for development of a data centre
- ITPB's 40 Mega Volt Amperes (MVA) air insulated substation has been upgraded to a 120 MVA gas insulated substation prior to construction of the data centre

**Park Square** (Mall) Taj Vivanta (Hotel) Data centre site Special Economic Zone<sup>1</sup> **Aviator** Voyager

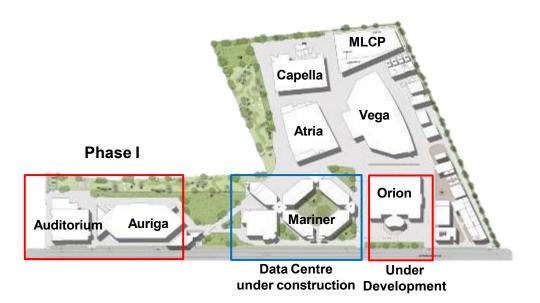


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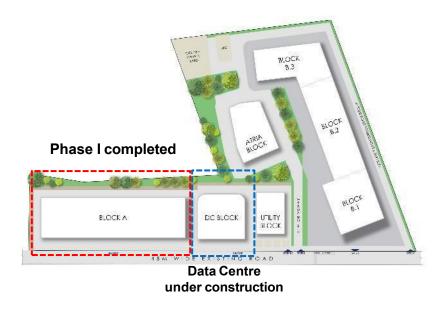
1. Red line marks border of SEZ area.

### Development: ITPH redevelopment

Original Master Plan (1.3 million sq ft)



Proposed Master Plan (4.9 million sq ft)



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Redevelopment to increase the development potential, rejuvenate the existing park, and leverage strong demand in Hyderabad:

- Master plan for ITPH being revised to accommodate development of a Data Centre (DC)
- Redevelopment of Phase 1 (1.4 million sq ft) has been completed, the remaining net increase is 2.3 million sq ft of leasable area (including DC area)
- Development planned in multiple phases over the next 7 to 10 years. Demolition of Orion building is underway

42 Megawatt (MW) Power load DC under construction at the site of Mariner Building.

### IT Park: aVance Hyderabad

#### **Site Area**

25.7 acres / 10.4 ha

### **Asset Ownership**

- CLINT Assets
- Vendor Assets
- Landowner Assets

CLINT has ROFR to (7), (8), (9) & (10)

#### aVance 5

Proposed acquisition of  $(5)^1 - 1.16$  million sq ft

- Occupancy Certificate received; Building is operational
- 63% leased to Carelon and Mphasis, who have options to lease the remaining area



<sup>1.</sup> Share Purchase Agreement executed for proposed acquisition of aVance 5.

### IT Park: aVance Business Hub 2, Hyderabad

#### **Site Area**

14.4 acres / 5.8 ha

### **Asset Ownership**

- Vendor Assets
- Landowner Assets

### Proposed acquisition of (A1) to (A5)<sup>1</sup>:

4.75 million sq ft

#### **Construction Status**

Construction of A1 building is completed with landscaping works in progress. Fire NOC and OC has been obtained



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

# IT Park: Gardencity, Bangalore

#### Location

Hebbal, Bangalore

#### Floor Area

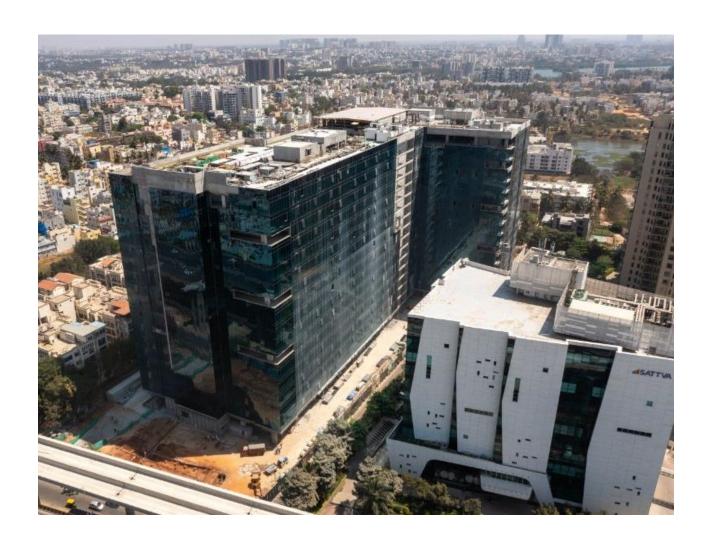
Project I: 1.3 million sq ft; Project II: 0.4 million sq ft

### **Expected Completion**

Project I: 2H 2025 Project II: 2H 2027

#### **Construction Status**

Construction of Project I at an advanced stage.



# IT Park: Ebisu, Bangalore

#### Location

Outer Ring Road, Bangalore

#### Floor Area

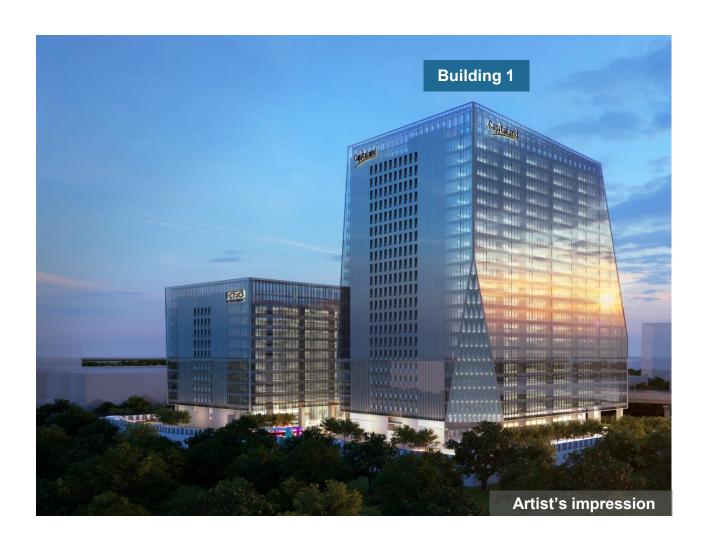
Building 1: 1.15 million sq ft

### **Expected Completion**

4Q 2026

#### **Construction Status**

Basement works completed. Superstructure works in progress.



# IT Park: Office Project at Nagawara, Bangalore

#### Location

Outer Ring Road, Bangalore

#### Floor Area

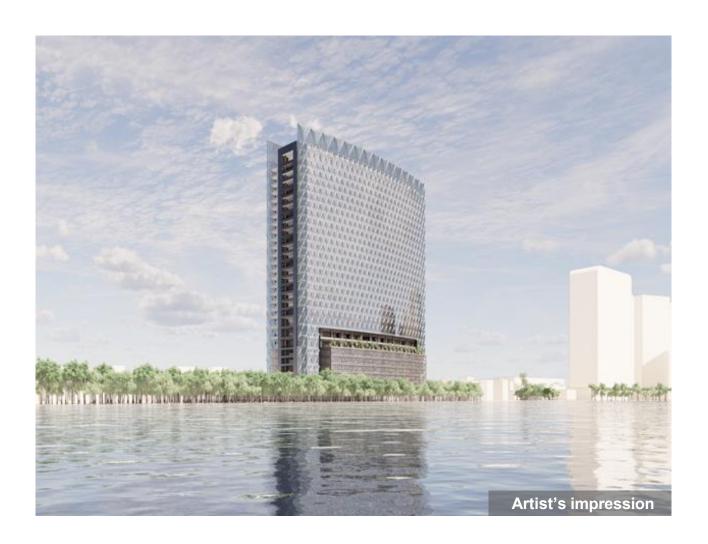
1.13 million sq ft

### **Expected Completion**

4Q 2028

#### **Construction Status**

Pre-construction approvals being obtained



### Industrial: Casa Grande - OneHub, Chennai

#### Location

OneHub, Chennai

#### Floor Area

Phase 1: 0.48 million sq ft

Phase 2: 0.16 million sq ft

Phase 3: 0.15 million sq ft

#### **Construction Status**

Phase 1: Construction underway

