For immediate release

NEWS RELEASE

CapitaLand India Trust unlocks S$161.7 million through inaugural divestment of CyberVale and CyberPearl

Divestment optimises portfolio quality and enhances financial agility

Singapore, 25 September 2025 – CapitaLand India Trust (CLINT) has entered into an agreement today to divest CyberVale in Chennai and CyberPearl in Hyderabad to an unrelated third party for INR11,031 million (approximately S$161.7 million[1]). This marks CLINT's first divestment since its listing in 2007 and is a key step in its pro-active portfolio reconstitution efforts to unlock asset value and strengthen financial agility. The two assets will be divested at approximately 3% premium to their independent valuations as at 31 December 2024. The net proceeds from the divestment are expected to be INR10,828 million (approximately S$158.8 million).

CyberVale comprises a ~0.8 million sq ft IT Special Economic Zone and a ~0.2 million sq ft Free Trade Warehousing Zone in Mahindra World City, while CyberPearl is a ~0.4 million sq ft IT Park in HITEC City.

Mr Gauri Shankar Nagabhushanam, Chief Executive Officer of CapitaLand India Trust Management Pte. Ltd. (the Trustee-Manager of CLINT), said: "The successful divestment of CyberVale and CyberPearl marks the commencement of our capital recycling strategy to optimise CLINT's portfolio and enhance our financial agility. By divesting these two assets, we have the option to utilise the proceeds to strengthen our balance sheet through debt repayment, recycle capital into higher-yielding projects to further grow CLINT's portfolio, and enhance distributions to unitholders. With our strong financial position, we will continue to seek attractive and accretive investments to deliver sustainable returns to our unitholders."

Impact on portfolio post-divestment

Upon the divestment of CyberVale and CyberPearl, which together have a total area of ~1.4 million sq ft, CLINT's total completed floor area across its entire portfolio will stand at ~21.2 million sq ft. In Chennai, CLINT's portfolio would comprise International Tech Park Chennai, three industrial facilities, and one data centre under development. In Hyderabad, CLINT's portfolio

[1] Exchange rate of S$1 = INR68.20

would comprise International Tech Park Hyderabad, aVance Hyderabad, and one data centre under development.

About CapitaLand India Trust (www.clint.com.sg)

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. As at 30 June 2025, CLINT's assets under management stood at S$3.7 billion.

CLINT's portfolio includes 10 world-class IT business parks, three industrial facilities, one logistics park and four data centre developments in India, with total completed floor area of 22.7 million square feet spread across Bangalore, Chennai, Hyderabad, Pune and Mumbai. CLINT is focused on capitalising on the fast-growing IT industry and logistics/industrial asset classes in India, as well as proactively diversifying into other asset classes such as data centres.

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. CLINT is managed by CapitaLand India Trust Management Pte. Ltd. The Trustee-Manager is a wholly owned subsidiary of Singapore-listed CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore in 2021, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 13 August 2025, CLI had S$117 billion of funds under management held via stakes in seven listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in demographics, disruption and digitalisation-themed strategies. Its diversified real asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres, private credit and special opportunities.

CLI aims to scale its fund management, lodging management and commercial management businesses globally and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand Group's development arm. In 2025, CapitaLand Group celebrates 25 years of excellence in real estate and continues to innovate and shape the industry.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve Net Zero carbon emissions for Scope 1 and 2 by 2050. CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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The past performance of CapitaLand India Trust ("CLINT") is not indicative of future performance. The listing of the units in CLINT ("Units") on the Singapore Exchange Securities Trading Limited ("SGX-ST") does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-Manager. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Trustee-Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

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