

Capitaland India Trust
**Proposed Forward Purchase
Acquisition of Industrial
Facilities at OneHub
Chennai**

05 February 2024

Disclaimer

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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.

Overview

IT Park at Hebbal, Bangalore, India

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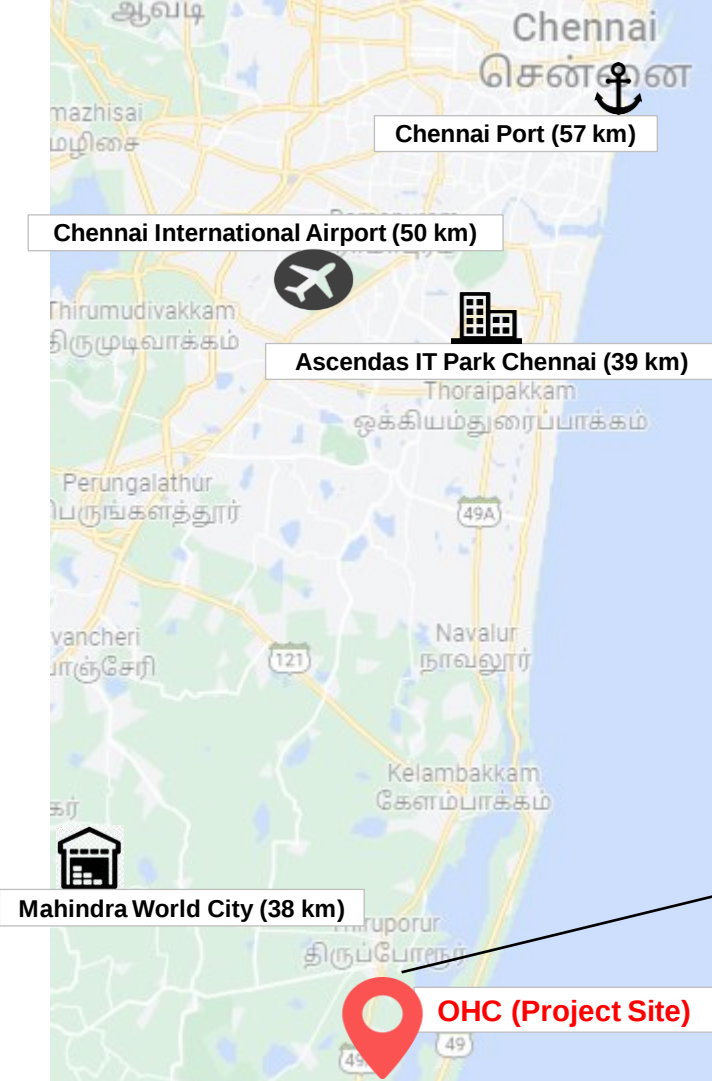
Project Overview

Location	OneHub Chennai, India
Vendor	Casa Grande Group
Land area and title	19.65 acres of leasehold land (“ Project Land ”) • Phase 1: 9.53 acres • Phase 2: 4.63 acres • Phase 3: 5.50 acres
Land tenure	Lease term of ~ 99 years ¹
Project type	Industrial facility
Net Leasable Area	Total Net Leasable Area: 0.79 million sq ft • Phase 1: 0.48 million sq ft • Phase 2: 0.16 million sq ft • Phase 3: 0.15 million sq ft
Status	Development of Phase 1 expected to commence in February 2024

1. Renewable for further terms of ~99 years at a nominal consideration.

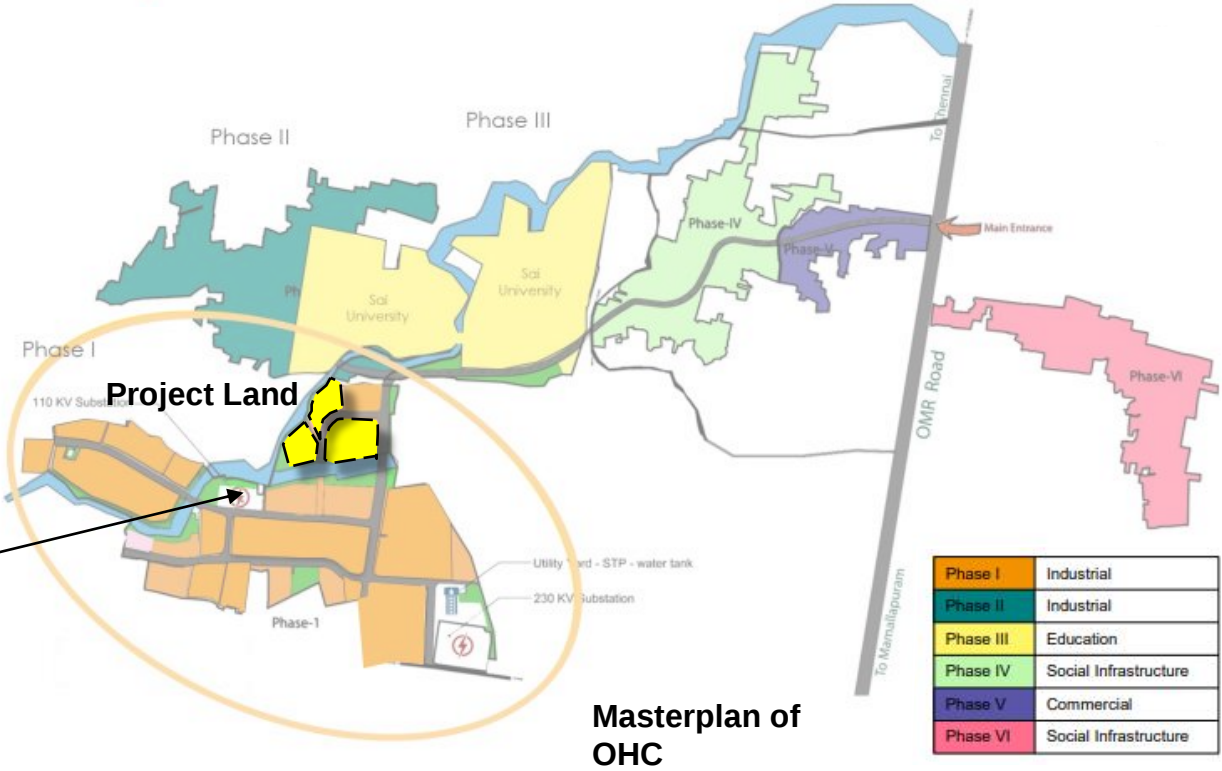
Site Location

Map of Chennai

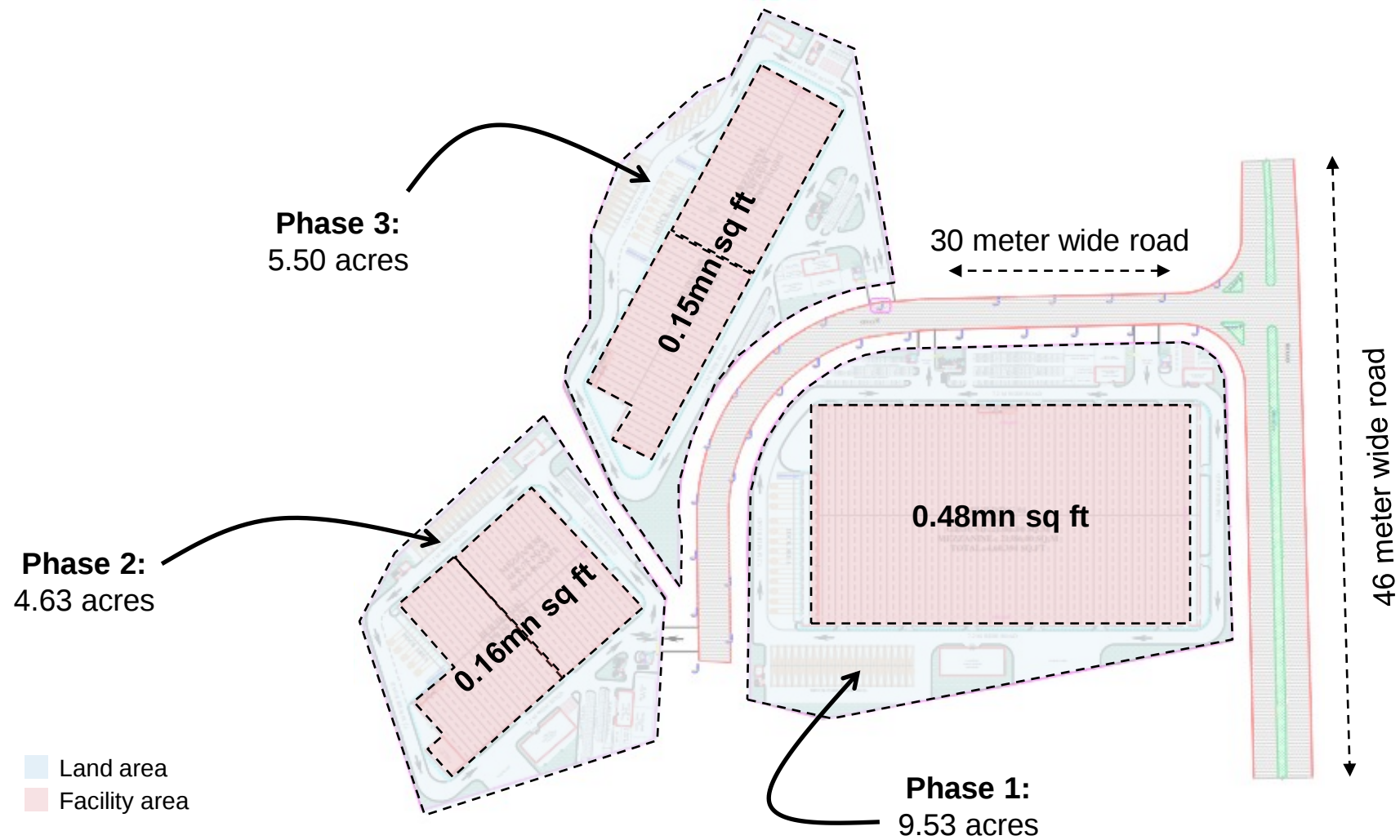


Distance shown in brackets is the approximate distance from the Project site

- OneHub Chennai is a 1,250-acre integrated industrial park located on OMR state highway
- Based ~50 km south of central Chennai with seamless connectivity to Chennai Airport
- Located in close proximity to key industrial and logistics hubs



Indicative Project Layout



Transaction Details

International Tech Park Bangalore, India

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Transaction Details

Funding

CLINT shall provide total funding of up to INR1,860 million / S\$30.0 million¹ towards the Project²:

- Part funding towards the lease of the Project Land.
- Full funding towards the development of the Project.

Acquisition

- Upon completion of the development of each phase of the project and after a stabilisation period of 6 months for leasing, CLINT shall purchase all of the issued share capital of the entity developing the respective phase.
- The purchase price is to be determined in accordance with an agreed formula, which takes into account pre-agreed capitalisation rate, rentals and leasing level.
- The total purchase price for the Project (3 SPVs) is estimated to be INR2,680 million / S\$43.2 million, which includes the total funding amount.

1. Exchange rate of S\$1 = INR62 is used throughout this presentation.

2. Project refers to the 0.79 million sq ft of industrial facilities that will be developed on the Project Land.

Transaction Rationale



Building Q1, Aurum Q Parc, Navi Mumbai, India

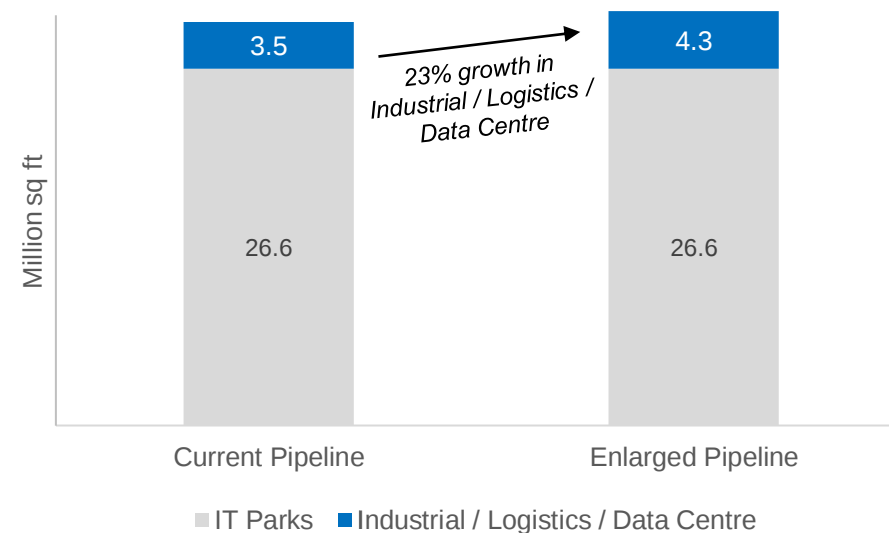
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Transaction Rationale

- Transaction offers **further diversification into the industrial asset class**, in line with CLINT's strategy to invest in high quality industrial and logistics assets.
- As a result of the acquisition of the Project, the floor area of industrial, logistics and data centre asset classes as a proportion of CLINT's committed pipeline¹ will increase from 12% to 14%.
- OneHub Chennai provides **established infrastructure and is occupied by blue-chip companies** including Hitachi Automotive Systems, Yamaha Music, and Daicel Corporation.
- Through the forward purchase structure, the acquisition is priced **attractively relative to the market capitalisation rates**.
- Transaction is expected to **improve the earnings and distributions for Unitholders**.

Current Committed Pipeline¹
Total - 30.1 million sq ft

Enlarged Committed Pipeline
Total - 30.9 million sq ft



1. Includes the proposed acquisitions of: (i) Building Q2 in Aurum Q Parc as announced on 14 May 2018, (ii) aVance 5 as announced on 21 May 2018, (iii) aVance A1 & A2 in aVance Business Hub 2 as announced on 31 July 2018, (iv) BlueRidge 3 as announced on 14 June 2019, (v) Arshiya warehouse in Khurja as announced on 13 March 2020, (vi) Gardencity as announced on 29 March 2021, (vii) Phase 1 of the data centre campus in Navi Mumbai as announced on 5 July 2021, (viii) Data centre campus in Chennai as announced on 13 December 2022, (ix) Ebisu Building 1 in Bangalore as announced on 18 January 2023 and (x) the development pipeline in existing projects.

Accretive Acquisition

Pro forma FY 2023 net profits¹

The FY 2023 pro forma net profit attributable to the acquisition is approximately S\$2.1 million² assuming income generated from the Project on a stabilised basis.

Pro forma NAV as at 31 December 2023¹

	Before the acquisition	After the acquisition
NAV per Unit (S\$)	1.16	1.16

Pro forma FY 2023 DPU³

	Before the acquisition	After the acquisition
DPU (S\$ cents)	6.45	6.48

1. The pro-forma financial effects of the acquisition presented are strictly for illustration purposes only, and do not reflect the actual financial position of CLINT following the completion of the acquisition. Calculations assume that the transaction had been funded using 45% debt and 55% equity and are based on the latest financial statements of CLINT for the financial year ended 31 December 2023.
2. Estimated income available for distribution based on the assumed revenue derived from the Project post acquisition, net of operating, financing, trust expenses and withholding taxes.
3. Post retaining 10% of income available for distribution.



Thank you

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