



CAPITALAND INDIA TRUST

(Registration Number: 2007004)

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

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF BUILDING Q2 AT AURUM Q PARC BUSINESS PARK IN NAVI MUMBAI

1. INTRODUCTION

Further to the announcement dated 14 May 2018, CapitaLand India Trust Management Pte. Ltd. ("**Trustee-Manager**"), as Trustee-Manager of CapitaLand India Trust ("**CLINT**"), is pleased to announce the completion of the acquisition of Building Q2 at Aurum Q Parc, Navi Mumbai (the "**Transaction**").

2. DETAILS OF THE TRANSACTION

On 14 May 2018, the Trustee-Manager announced the forward purchase agreement for the proposed acquisition of two buildings ("**Building Q1**" and "**Building Q2**") at Aurum Q Parc, Navi Mumbai. The acquisition of Building Q1 was completed on 23 November 2021.

Building Q2 is an IT Non-SEZ^{1,2} office building with a net leasable area of approximately 0.82 million square feet. Building Q2 has been fully committed to reputed Indian and multinational companies such as Mizuho Bank, DP World, ICICI Bank, Axis Securities, John Cockerill, ideaForge Technology and Shriram Finance. The Transaction is expected to be fully funded by debt and internal resources and involves a purchase consideration of approximately ₹ 6.76 billion³ (S\$ 108.99 million⁴). Additionally, a sum of approximately ₹ 0.30 billion (S\$ 4.81 million) is expected to be paid as deferred consideration, subject to the achievement of pre-agreed

¹ Information Technology Non-Special Economic Zone.

² Building Q2 was converted from SEZ to Non-SEZ upon de-notification in August 2022.

³ Excludes deferred consideration and transaction expenses; the purchase consideration is subject to working capital adjustments on completion of the Transaction.

⁴ Based on an exchange rate of S\$ 1 = ₹ 62 and used throughout this announcement.

business milestones by Aurum Ventures Private Limited⁵ (“**Vendor**”).

An independent property valuer, Savills Property Services (India) Private Limited (“**Valuer**”) was commissioned by the Trustee-Manager to value Building Q2. As per the valuation report prepared by the Valuer⁶ (the “**Valuation Report**”), Building Q2 is valued at approximately ₹ 7.51 billion (S\$ 121.07 million) based on the discounted cash flow method.

3. INTERESTS OF DIRECTORS AND CONTROLLING UNITHOLDERS

Based on the information available to the Trustee-Manager as at the date of this announcement, none of the Directors or the controlling Unitholders of CLINT has any interest, direct or indirect, in the Transaction.

4. VOLUNTARY DISCLOSURE

The Transaction is in the ordinary course of CLINT’s business and does not fall under Chapter 10 of the SGX-ST Listing Manual. Notwithstanding that, the Trustee-Manager is voluntarily announcing the Transaction pursuant to Rule 1008 of the SGX-ST Listing Manual as a matter of good corporate governance.

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
Company Secretary
22 July 2024

⁵ In 2018, the forward purchase agreement was executed with Aurum Platz Private Limited (“**APPL**”); and pursuant to the merger order dated 13 June 2023, APPL was merged into Aurum Ventures Private Limited.

⁶ Valuation Report dated 11 July 2024.

Important Notice

This release may contain forward-looking statements. 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, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this release. Neither CapitaLand India Trust Management Pte. Ltd. ("**Trustee-Manager**") nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this release or its contents or otherwise arising in connection with this release.

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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