

CapitaLand India Trust
Proposed Forward
Purchase of IT buildings at
HITEC City, Hyderabad

3 May 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

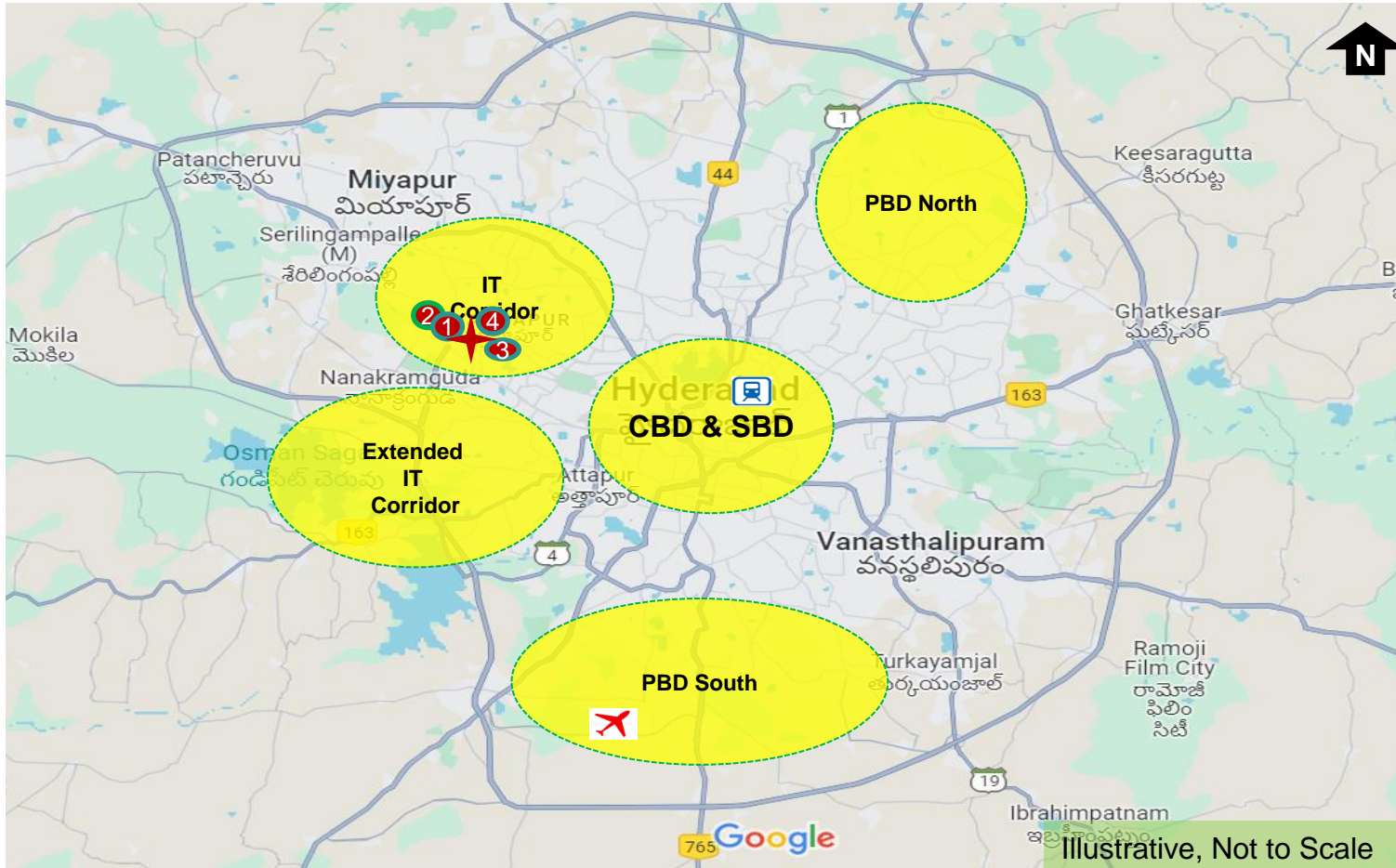
IT Park at Hebbal, Bangalore, India








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Project Overview

Location	HITEC City, Hyderabad
Vendor	Global IT Hub Private Limited (“ GIHPL ” / “ Vendor ”)
Land Area	~8.83 acres
Land Title	Freehold
Project Type	IT Park
Net Leasable Area	~2.5 million sq ft (“ Project ”)
Status	Land Stage

Site Location



-  Proposed site
-  aVance Business Hub 1
-  aVance Business Hub 2
-  International Tech Park Hyderabad (“ITPH”)
-  Cyber Pearl IT Park
-  City Railway Station
-  Airport

- HITEC City is located in the western quadrant of the city.
- This location is the prominent commercial destination in the city with excellent connectivity and presence of major multinational companies.
- Current monthly lease rentals in the micro market are in the range of ₹66-78 per sq. ft.

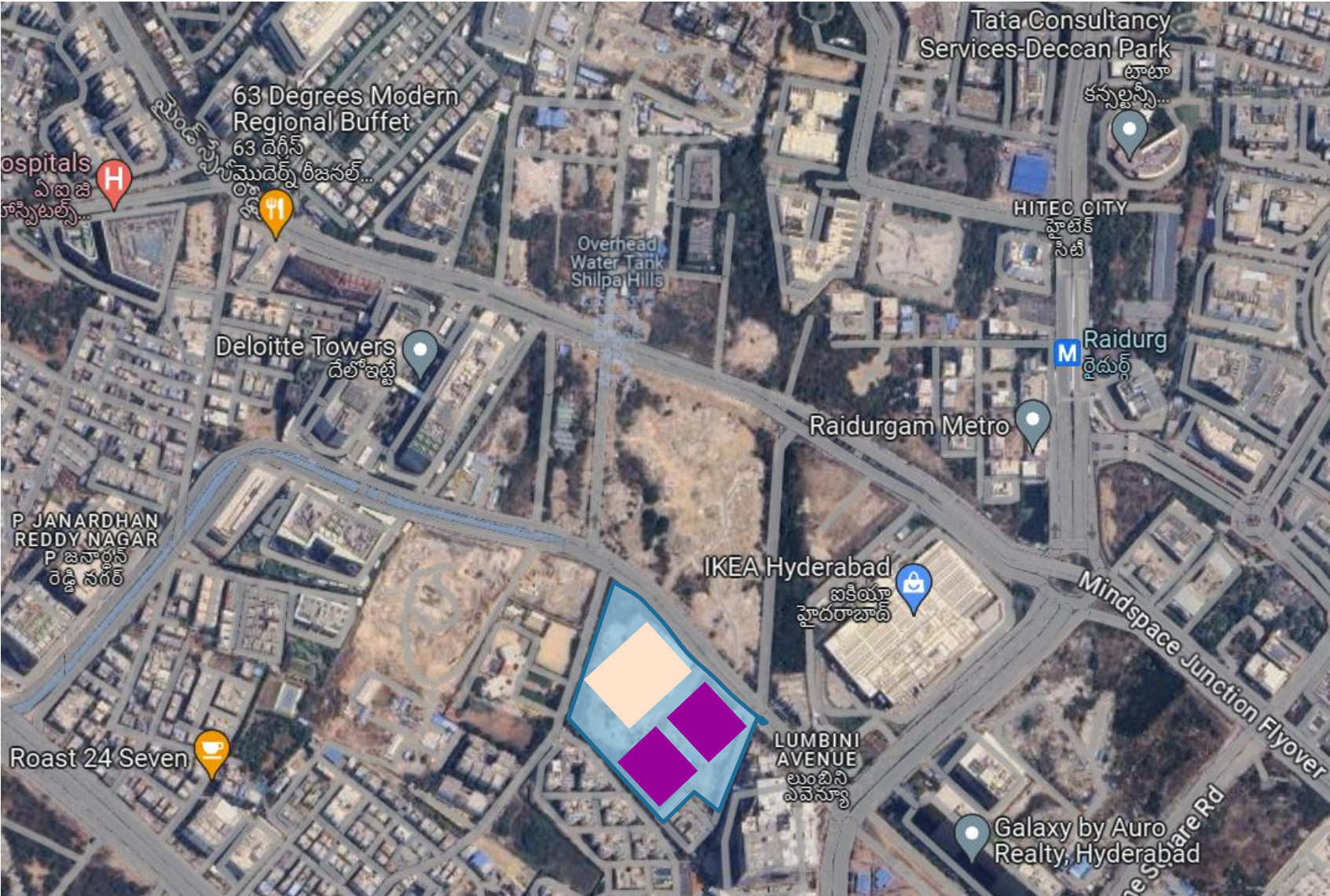
Distance from Key Landmarks (KMs)

Rajiv Gandhi International Airport	29.8
Secunderabad Railway Station	17.5
aVance Business Hub 1	1.0
aVance Business Hub 2	1.0
ITPH	1.6
Cyber Pearl IT Park	1.1
Salarpuria Knowledge City	1.9

Glossary

CBD	Central Business District
SBD	Secondary Business District
PBD	Peripheral Business District

Indicative Site Layout



 Project¹

1. Based on indicative master plan.

Transaction Details

International Tech Park Bangalore, India

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Transaction Details

Funding

- CLINT shall provide funding up to ₹ 2.15 billion / S\$ 34.68 million¹ towards repayment of existing loans availed by the Vendor for purchase of land and other expenses.

Acquisition

- Upon completion of construction of each phase and 90% leasing, CLINT shall purchase shares of the SPV developing the respective phase.
- The purchase price shall be determined in accordance with an agreed formula, which takes into account agreed capitalisation rate, rentals and leasing level.

1. Exchange rate of S\$1 = ₹62 is used throughout this presentation.

Transaction Rationale



Building Q1, Aurum Q Parc, Navi Mumbai, India

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Transaction Rationale

- Through the forward purchase structure, the acquisition is priced **attractively relative to the market capitalisation rates**.
- HITEC City is the **preferred location** for tenants in Hyderabad and most of the large multinational companies in Hyderabad are located here. HITEC City accounts for bulk of commercial leasing in Hyderabad. CLINT is well established in this location with a portfolio of ~5.2 million square feet with high levels of occupancy.
- Transaction is leveraging **CLINT's existing relationship with Phoenix Group**, who has a proven track record of project execution and leasing.
- Transaction is expected to **improve the earnings and distributions for Unitholders**.

Accretive Acquisition¹

Pro forma net profits²

The pro forma net profit attributable to the acquisition is approximately S\$4.5 million³ assuming it is income generated from the Phase 1 Project on a stabilised basis.

Pro forma NAV as at 31 December 2023²

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

Pro forma FY 2023 DPU⁴

	Before the acquisition	After the acquisition
DPU (S\$ cents)	6.45	6.47

1. Computed for phase 1 project equivalent to total leasable area of ~0.7 million sq ft (“**Phase 1 Project**”).
2. 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.
3. Estimated income available for distribution based on the assumed revenue derived from Phase 1 Project post acquisition, net of operating, financing, trust expenses and withholding taxes.
4. Post retaining 10% of income available for distribution.

Thank you

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