1H 2026 Financial Results

29 July 2026

CapitaLand INDIA TRUST

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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.

Agenda

01 Key Highlights

02 Financial Performance

03 Capital Management

04 Operational Review

05 Growth Strategy

06 Appendix

Block A,
International Tech Park
Hyderabad

01

Key Highlights

Key Highlights
1H 2026

Financials

Distribution per Unit

INR **2.88**
+13% YoY

4.00 **Singapore cents**
+1% YoY

Total Property Income

INR 9,923M
+3% YoY

Net Property Income

INR 7,753M
+6% YoY

Income Available for Distribution

INR 4,622M
+20% YoY

Operations

Committed Occupancy[1]

91%
Stable QoQ

Rental Reversion
(trailing 12 months)

+24%

Capital Management

Gearing

38.0%
+2.3 ppts QoQ

Average Cost of Debt

5.6%
-0.1 ppts QoQ

1. As at 30 June 2026. Excludes Logistics Park and Data Centres.

India Office Maintains Growth Trajectory

Strong leasing momentum with absorption hitting record high at 24.6 M sq ft in 2Q 2026 and 45.5 M sq ft in 1H 2026.

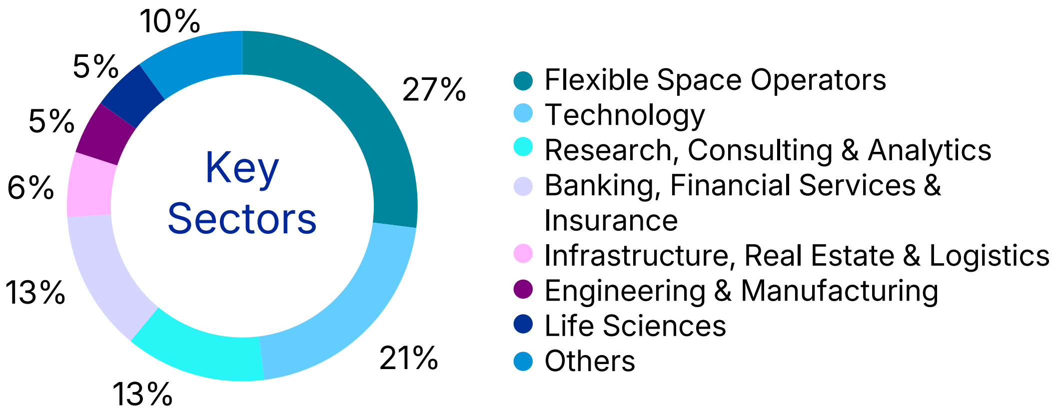
India office sector remains well-positioned, supported by GCC-led demand and rising flex space adoption

45.5 M sq ft
+9.6% YoY
1H 2026 Absorption

32.0 M sq ft
+14% YoY
1H 2026 Supply

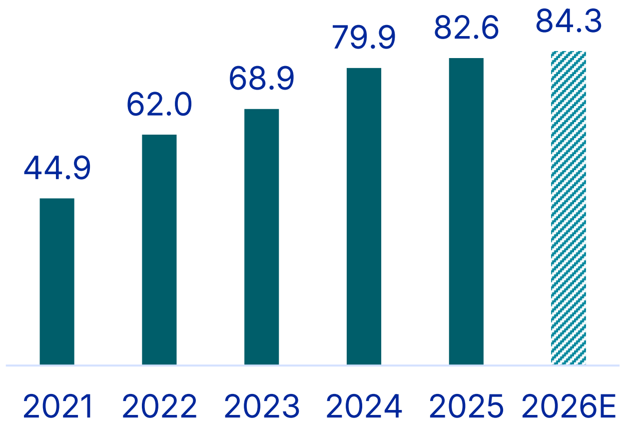
12.7 M sq ft
Bangalore has the highest absorption in 1H 2026

Key Drivers of 24.6 M sq ft Absorption in 2Q 2026



5 –Year Office Absorption Trend[1]

Gross Leasing (M sq ft)



Source: CBRE Research, India Market Monitor, 2Q 2026

1. CBRE Research 1Q 2026

Increased Onshore Debt to Enhance Distribution

- ✓ CLINT aims to gradually increase natural hedge by onshoring debts to 40-50% of total debt[1]
- ✓ ~S$200 M of onshore refinancing completed year-to-date

Benefits of Onshore Debt

Higher Natural Hedge → Lower Tax & Higher Cashflows → Higher DPU

Tax Implications on Offshore/Onshore Debt

	BEFORE Offshore	AFTER Onshore
Withholding Tax	15%	**0%**
Tax deductibility of interest expense on entity levels	Interest deductibility capped at 30% of EBITDA	**Full deductibility**

New Onshore Debt - Second onshore refinancing in FY 2026

- ✓ Drawn down an onshore term loan in July 2026
- ✓ INR 5.5 B (~S$74 M) at ~7.1% per annum (pre-tax)[2]
- ✓ Proceeds used to refinance existing Singapore debt

Illustration of DPU impact from onshore term loan of INR 5.5 B	
Annual Savings from Withholding Tax at 15%	~S$0.8 M
Annual Savings from Estimated Tax Disallowance	~S$1.3 M
Additional Income to be Distributed based on Distribution Policy	~S$2.1 M
Estimated DPU impact based on FY 2025 DPU	+1.6% p.a.

1. Onshore INR debt (includes proportionate share of debt in joint venture entities) is expected to represent 29% of total debt, assuming the new term loan is fully drawn (up from 23% as at 31 March 2026).
2. Based on floating rate as at 8 July 2026. The post-tax rate of the loan is estimated at 5.3%.

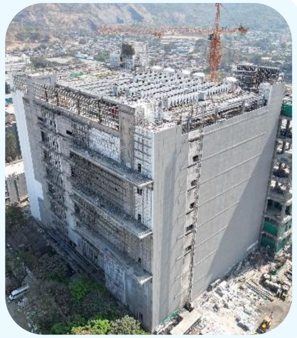
Healthy Traction across DC Portfolio Reinforces Long-Term Growth

Full income contribution from CapitaLand DC Navi Mumbai Tower 1 to flow through in August 2026

1

CapitaLand DC Navi Mumbai Tower 1

- ✓ Tower 1 fully handed over to hyperscaler in Jul 2026
- ✓ Full income contribution from Aug 2026



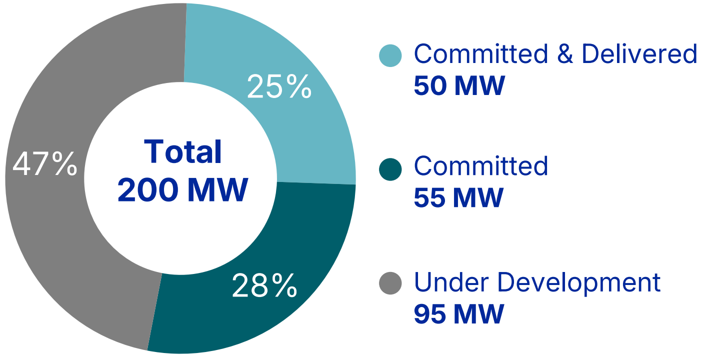
2

Positive Leasing Traction

- ✓ Remaining developments on track for completion in 2026
- ✓ Active discussions with global and regional tenants for CapitaLand DC Hyderabad and Chennai

Data Centre Portfolio

Power Capacity



Capital Expenditure (S$)[1]

Based on 79.8% effective interest

Incurred Capital Expenditure

~330 M

Up till Jun 2026

Forecast Capital Expenditure Requirement		
2H 2026	1H 2027	2H 2027
~230 M	**~190 M**	**~36 M**
Expected Debt/Construction Loans[2]		
~215 M	~130 M	~1 M
Divestment Proceeds/Equity		
~15 M	~60 M	~35 M

1. SGD figures based on S$1.00 = INR 74.9.
2. Loan facilities have been secured for all DC projects under development.

Driving DPU Growth through Multiple Levers

Strengthen Portfolio

Resilient Portfolio

✓ Anchored by >50% GCC tenants

Strong Operating Metrics

✓ Improved net property income margins to 78% in 1H 2026

✓ Robust rental reversions

✓ Stable occupancy

Unlock Value

Acquisitions

✓ Potential acquisitions of stabilised forward purchase projects (aVance 5 and aVance A1 which are both >75% leased)

Divestments

✓ Unlock value through divestments

Visible Growth Pipeline

Forward Purchase

✓ Growth pipeline from forward purchases - Gardencity, Ebisu and MAIA

Development

✓ MTB 7, ITPB (0.9 M sq ft) with target completion in 3Q 2027

✓ Block C, ITPH (1.5 M sq ft) with target completion in 4Q 2029

Data Centre Developments

✓ Full income contribution from CapitaLand DC Navi Mumbai T1 from August 2026

✓ Other DC developments on track for completion by end-2026

Optimise Capital Structure

Capital Management

✓ Drawn down INR 5.5 B (~S$74 M) term loan with an estimated 1.6% DPU accretion

✓ Onshore debt increased to 29%

02

Financial Performance

1H 2026 vs 1H 2025 Results

	1H 2026	1H 2025	Variance	
S$/INR FX rate[1]	*72.1*	*64.5*	*12%*	
Total Property Income	INR 9,923M S$137.6M	INR 9,625M S$149.3M	3% (8%)	Higher total property income in INR terms due to: • Higher income from existing properties and contribution from MTB 6 at ITPB • Partially offset by absence of income from CyberPearl and CyberVale post divestment INR depreciation led to lower SGD equivalent income
Net Property Income	INR 7,753M S$107.5M	INR 7,322M S$113.6M	6% (5%)	Higher NPI in INR terms mainly due to higher property income and lower property expenses INR depreciation led to lower SGD equivalent income
Income available for distribution	INR 4,622M S$64.2M	INR 3,843M S$59.6M	20% 8%	Higher income available for distribution mainly due to: • Higher NPI • Higher contribution from data centre JV • Lower net finance costs • Partially offset by higher current income tax expenses and TM fees.
Income to be distributed	INR 4,160M S$57.8M	INR 3,458M S$53.6M	20% 8%	After retaining 10% of income available for distribution
Income to be distributed per unit	INR 2.88 4.00 Singapore cents	INR 2.56 3.97 Singapore cents	13% 1%	
Weighted average number of units ('000)	1,455,232	1,348,718	8%	Private placement of 124.2 million units in March 2026

1. Average exchange rate for the period

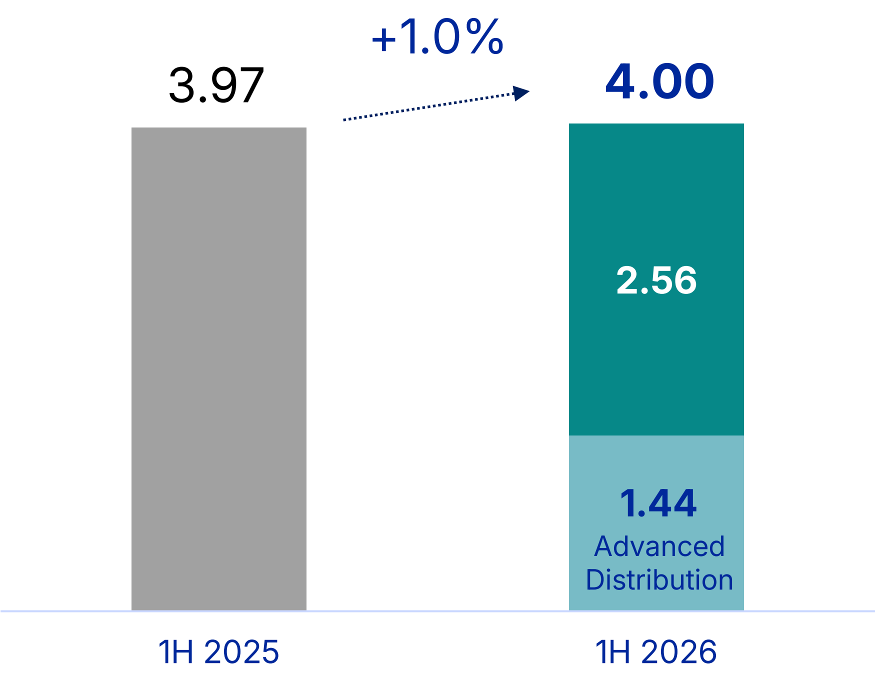
1H 2026 vs 2H 2025 Results

	1H 2026	2H 2025	Variance	
S$/INR FX rate[1]	*72.1*	*67.8*	*6%*	
Total Property Income	INR 9,923M S$137.6M	INR 9,843 M S$145.1 M	1% (5%)	Higher total property income in INR terms due to: • Higher income from existing properties and contribution from MTB 6 at ITPB • Partially offset by absence of income from CyberPearl and CyberVale post divestment • Reclassification of income from data centres in line with JV structure INR depreciation led to lower SGD equivalent income
Net Property Income	INR 7,753M S$107.5M	INR 7,550 M S$111.3 M	3% (3%)	Higher NPI in INR terms mainly due to higher property income and lower property expenses INR depreciation led to lower SGD equivalent income
Income available for distribution	INR 4,622M S$64.2M	INR 3,990 M S$59.3 M	16% 8%	Higher income available for distribution mainly due to: • Higher contribution from data centre JV • Higher NPI • Lower net finance costs
Income to be distributed	INR 4,160M S$57.8M	INR 3,591 M S$53.3 M	16% 8%	After retaining 10% of income available for distribution
Income to be distributed per unit	INR 2.88 4.00 Singapore cents	INR 2.65 3.90 Singapore cents	9% 3%	
Weighted average number of units ('000)	1,455,232	1,353,812	7%	Private placement of 124.2 million units in March 2026

1. Average exchange rate for the period

Resilient Performance Drives DPU Growth

Distribution per Unit (DPU)
(Singapore cents)



DPU	Distribution Period	Distribution Payment Date
2.56 S cents	**5 March to 30 June 2026**	**23 September 2026**
1.44 S cents	1 January to 4 March 2026	10 April 2026

Distribution Schedule	
Notice of Record Date	29 July 2026
Last Day of Trading on 'cum' Basis	16 August 2026, 5.00 pm
Ex-Date	17 August 2026, 9.00 am
Record Date	18 August 2026, 5.00 pm
Distribution Payment Date	23 September 2026

03

Capital Management

Well-spread Debt Maturity Profile

Effective Borrowings[1]

S$1,695 M

Average Term to Maturity

2.6 years

Sustainability-Linked Borrowings[2]

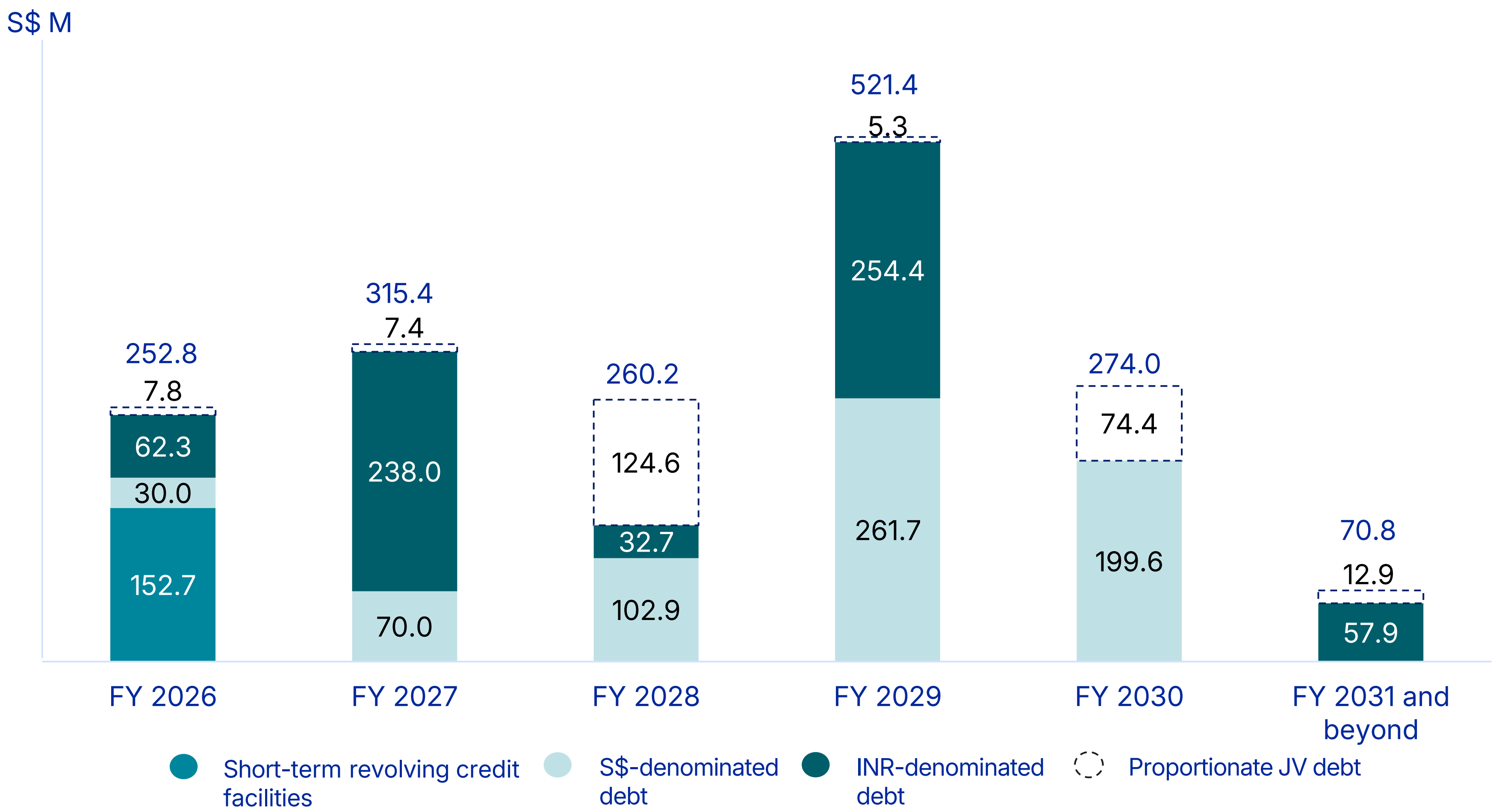
53%

INR:SGD Borrowings

53:47

INR Onshore Borrowings[3]

29%



All information as at 30 June 2026 and includes proportionate share of debt in joint venture entities.

1. Includes derivative financial instruments and deferred consideration
2. Assuming fully drawn basis
3. Assuming new onshore term loan is fully drawn down

Proactive Capital Management

Financial Indicators	As at 30 Jun 2026	As at 31 Mar 2026
Gearing Ratio	**38.0%[1]**	35.7%
Net Gearing Ratio (cash and cash equivalents considered)	**35.9%**	33.8%
Interest Coverage Ratio[2] (ICR)	**2.9x**	2.8x
Average Cost of Debt	**5.6%**	5.7%
% Borrowings on Fixed Interest Rate	**74.5%**	78.5%
Unsecured Borrowings[3]	**95.2%**	96.3%
Available Debt Headroom (gearing limit of 50%)	**S$1,075 M**	S$1,284 M
Cash and Cash Equivalents	**S$140 M**	S$132 M

ICR Sensitivity[4]	As at 30 Jun 2026
i. 10% decrease in EBITDA	**2.6x**
ii. 100 bps increase in interest rate	**2.6x**

All information includes proportionate share of debt in joint venture entities unless otherwise stated.

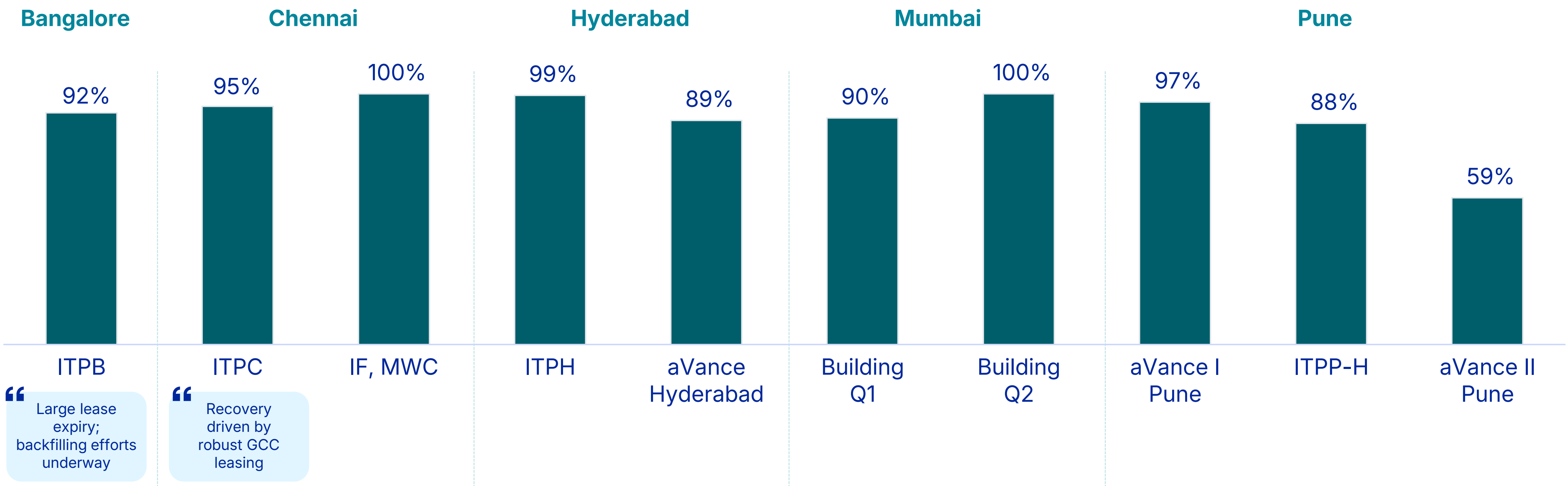
1. Includes CLINT's proportionate share of its joint ventures' borrowings and deposited property values. In accordance with the UK AIFM rules and regulations as at 30 June 2026, the effective borrowings to net asset ratio and total borrowings less cash to net asset ratio is 82.7% and 83.8% respectively.
2. Based on the trailing 12 months EBITDA (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), divided by the trailing 12 months interest expense, borrowing-related fees and distributions on perpetual securities. The interest coverage ratio, excluding distributions on perpetual securities, is 3.0x.
3. Exclude proportionate share of debt in joint venture entities.
4. In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Schemes dated 28 November 2024.

04

Operational Review

Portfolio Occupancy

Committed Occupancy: 91%



Micro-market Occupancy[1]

Bangalore	Chennai (ITPC)	Chennai (IF, MWC)	Hyderabad	Mumbai	Pune
78%	96%	n.a.	86%	78%	74%

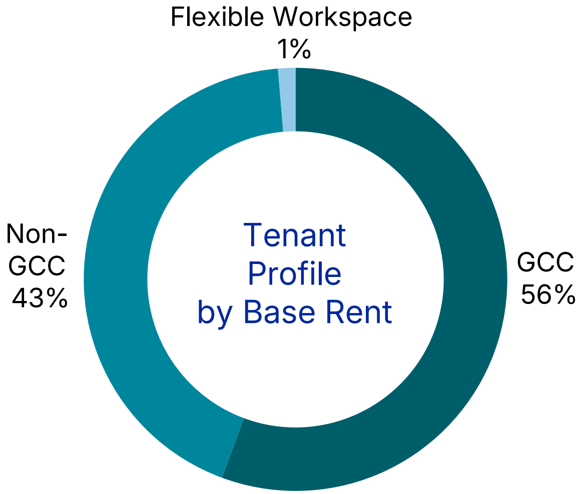
All information as at 30 June 2026

Note: Excludes Logistics Park and Data Centres

1. CBRE market report as at 30 June 2026

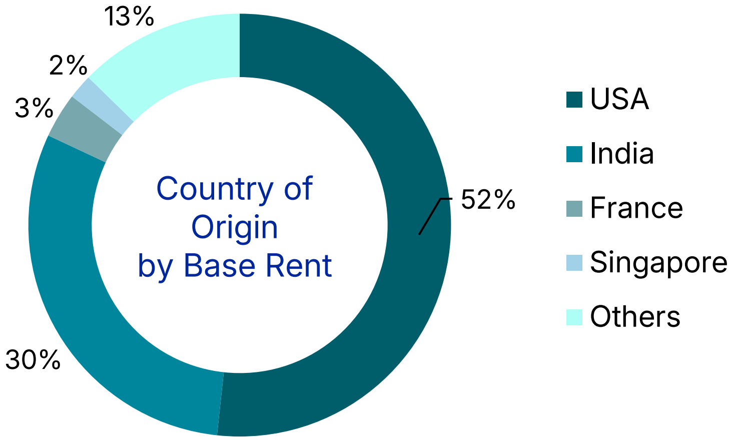
Diversified Portfolio, Anchored by GCCs

Portfolio Breakdown[1]



Trade Sectors of GCCs

Automobile
BFSI
Design, Gaming and Media
Electronics & Engineering
Healthcare & Pharma
Oil & Gas
Technology



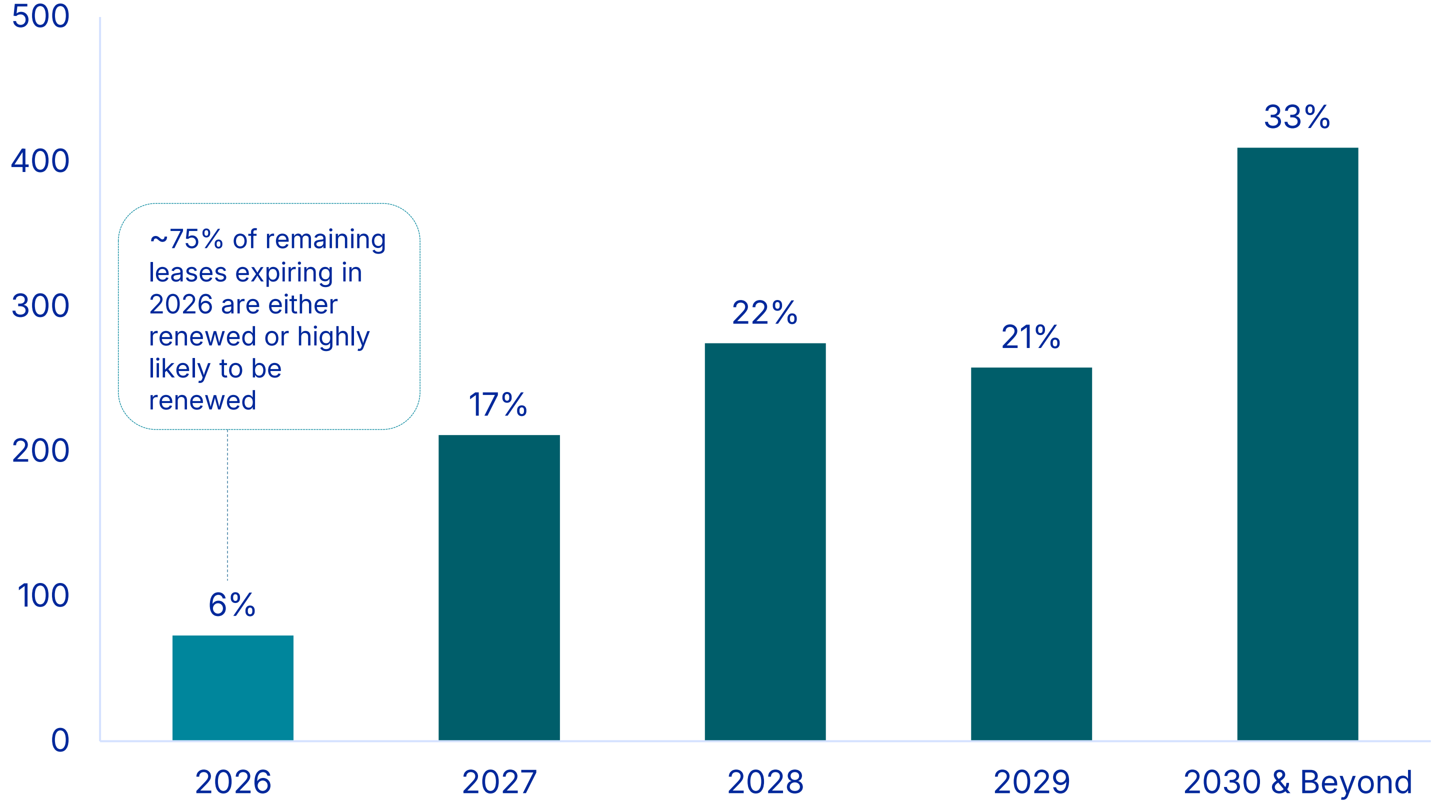
Top 10 Tenants: IT Parks		% of Portfolio Base Rent	Trade Sector
1	Tata Consultancy Services	8%	Technology
2	Applied Materials	7%	Electronics & Engineering
3	Infosys	4%	Technology
4	UnitedHealth Group	3%	Healthcare & Pharma
5	Amazon	3%	E-Commerce
6	Synechron	3%	Technology
7	Bristol Myers Squibb	2%	Healthcare & Pharma
8	Capital One	2%	
9	Société Générale	2%	BFSI
10	Deloitte	2%	
	Total	**36%**	

Data Centres and Industrial		% of Portfolio Base Rent	Trade Sector
1	Leading Hyperscaler	>5%	Digital Infrastructure
2	Pegatron	2%	Electronics & Engineering

All information as at 30 June 2026
1. Excludes Logistics Park and Data Centres

Lease Expiry Profile

Monthly base rent expiring (INR M)

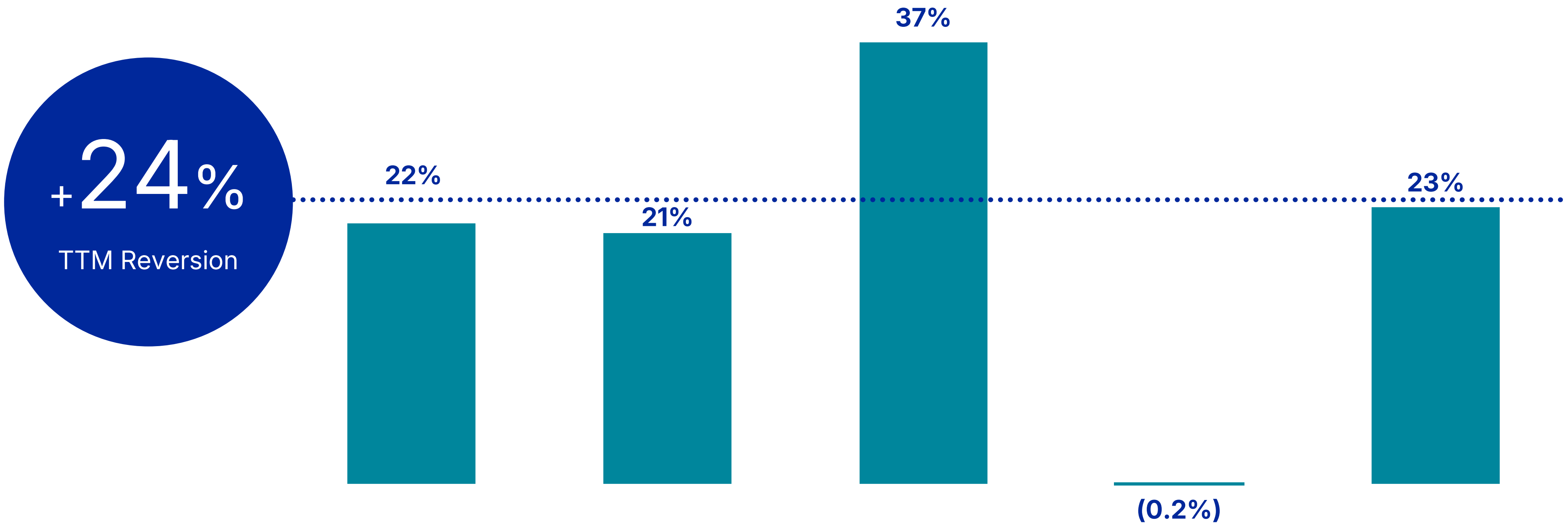


3.2 years
Weighted Average Lease Expiry

6.4 years
Weighted Average Lease Term

All information as at 30 June 2026
Note: Excludes Logistics Park and Data Centres

Portfolio Rental Reversion



	Bangalore	Chennai	Hyderabad	Pune	Mumbai	Total
Eligible Transactions – TTM (nos.)	41	13	9	5	4	**72**
~SBA ('000 sq ft)	1,130	300	320	60	40	**1,850**

Notes:
- Excludes Logistics Park and Data Centres
- Rental reversion for a lease is the percentage change of the new effective gross rent over the preceding effective gross rent (from July 2025 to June 2026)
- There were no eligible transactions in IF, MWC, aVance II Pune and ITPP-H for the period

05

Growth Strategy

Multiple Levers Drive Growth

Strengthen Portfolio

- ✓ Increase occupancy, improve space efficiency and diversify tenant base

Increase Growth Pipeline

- ✓ Strengthen pipeline through forward purchase, development and market or sponsor opportunities

Optimise Capital Structure

- ✓ Diversify sources of funding
- ✓ Increase proportion of onshore debt

Unlock Value

- ✓ Initiate portfolio optimisation and reconstitution to unlock value

Current Pipeline

6 Forward Purchases
6.4 M sq ft

3 Data Centre Developments
200 MW
Gross Capacity

2 IT Park Developments
2.4 M sq ft
MTB 7, ITPB
Block C, ITPH

Land Bank
4.9 M sq ft
Bangalore & Hyderabad

Strong Growth Track Record

Performance since IPO

CAGR since IPO

10%

Total Completed Developments

8.3 M sq ft

Total Acquisitions

11.3 M sq ft

Third Party : Sponsor Acquisitions

74:26

10-year Performance

Portfolio Growth

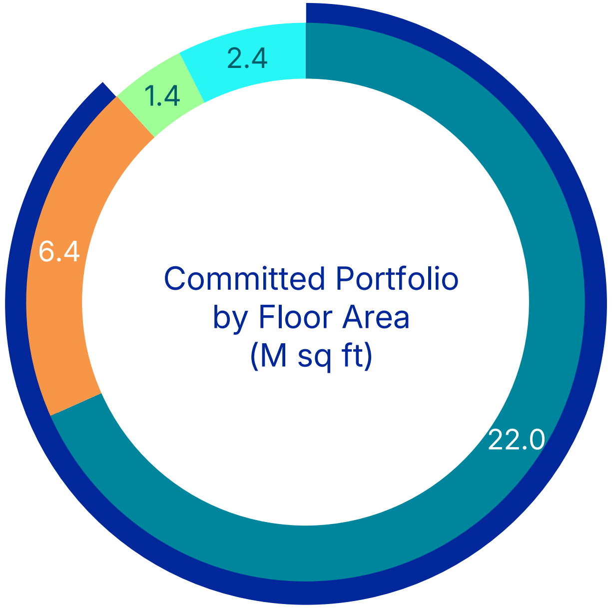
150%

1. Includes completion of CapitaLand Data Centre Navi Mumbai Tower 1 and divestment of CyberPearl and CyberVale in 3Q 2025

Growth Based on Committed Pipeline

88%

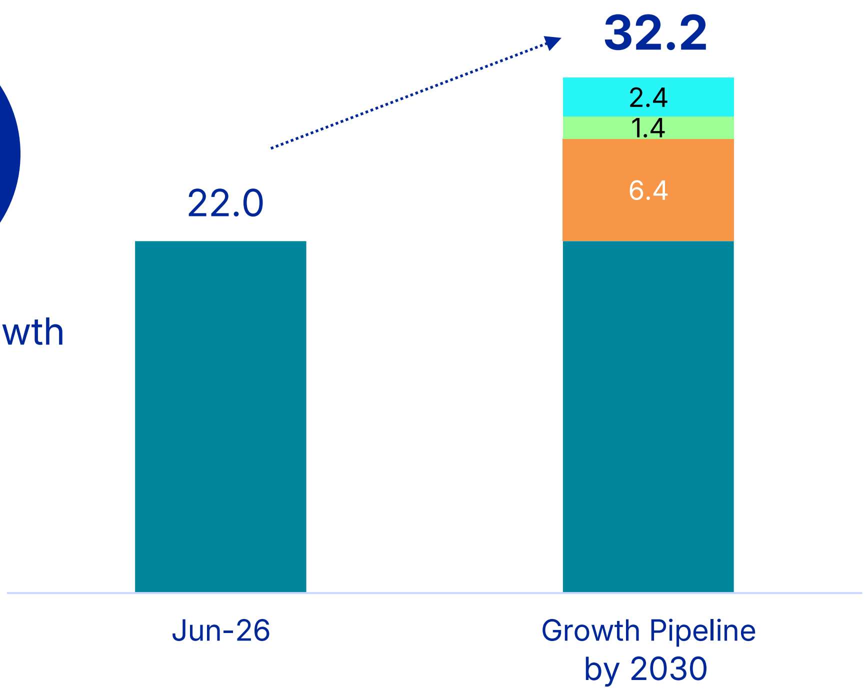
Committed portfolio that is income-generating



46%

Expected growth in floor area

Floor area (M sq ft)



- Existing Portfolio (Includes CapitaLand Data Centre Navi Mumbai Tower 1)
- Forward Purchases
- Data Centre Developments
- IT Building Developments

Progress on Development Pipeline

Forward Purchase

aVance 5, Hyderabad

Floor Area: 1.2 M sq ft

Leasing Update

✓ ~83% committed to large multinational tenants

aVance A1, Hyderabad

Floor Area: 0.9 M sq ft

Leasing Update

✓ ~75% committed to US pharma company and coworking player

Assets Under Construction

GardenCity
Bangalore

Floor Area:
1.3 M sq ft

Development Progress
✓ Completed

Leasing Update
✓ ~19% committed to an automotive company

Ebisu
Bangalore

Floor Area:
~1.2 M sq ft

Development Progress
✓ Finishing work in progress

Leasing Update
✓ LOI signed for 100%

MAIA
Bangalore

Floor Area:
1.1 M sq ft

Development Progress
✓ Substructure works in progress

Development

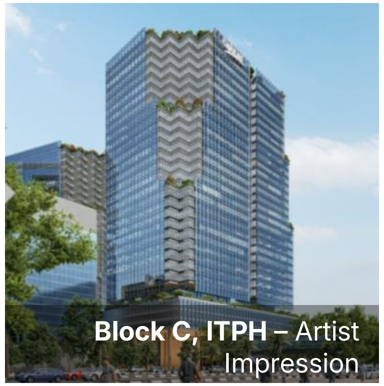

MTB 7, ITPB – Artist Impression

MTB 7, ITPB

Floor Area: 0.9 M sq ft

Development Progress
✓ Superstructure in progress

Leasing Update
✓ LOI signed for 100% with Fortune 50 company


Block C, ITPH – Artist Impression

Block C, ITPH

Floor Area: 1.5 M sq ft

Development Progress
✓ Excavation ongoing

Leasing Update
✓ Discussions ongoing

Forward Purchase Pipeline

Project Name	Building	Floor area (M sq ft)	Construction Completion	Expected Total Consideration[1]	Remaining Commitment[1]
IT PARK					
aVance Hyderabad	aVance 5	1.2	Completed	INR 16.1 B (S$215 M)	INR 15.0 B (S$200 M)
aVance Business Hub 2	aVance A1	0.8	Completed	INR 14.0 B (S$187 M)	INR 6.3 B (S$84 M)
Gardencity	Project I	1.3	1H 2026	INR 14.3 B (S$191 M)	INR 2.4 B (S$32 M)
Ebisu	Building I	1.2	2H 2026	INR 15.0 B (S$200 M)	INR 7.6 B (S$101 M)
MAIA		1.1	2H 2028	INR 15.0 B (S$200 M)	INR 10.3 B (S$138 M)
INDUSTRIAL					
Casa Grande – OneHub Chennai	Phase 1, 2 & 3	0.8	2H 2026[2]	INR 2.2 B (S$29 M)	INR 1.0 B (S$14 M)
Total		**6.4**		**INR 76.6 B (S$1.0 B)**	**INR 42.6 B (S$569 M)**

All information as at 30 June 2026 unless otherwise stated
Based on the exchange rate of S$1 : INR 74.9

1. Expected Total Consideration is the total value expected to be paid at the time of acquisition; Remaining commitment is net of all construction funding already advanced, accrued interest (on acquisition date), and prior to working capital and other adjustments.
2. Target Construction completion for Phase 1 only.

Thank You

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06

Appendix

Glossary

Term	Definition
BFSI	Banking, Financial Services and Insurance
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
GCC	Global Capability Centre
Gearing	Ratio of effective borrowings to the value of Trust properties
IT / ITES	Information Technology / Information Technology Enabled Services
INR	Indian rupee
SEZ	Special Economic Zone
S$	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
TTM	Trailing twelve months

Capital Management

Proactively diversify sources of funding and increase natural hedge by onshoring loans and debts

Funding Strategy

Gearing

Equity raising is predicated on maintaining a strong balance sheet by keeping gearing ratio at an appropriate level.

Hedging

50% - 75%
total debt in INR

Part of CLINT's offshore S$-denominated loans are already hedged into INR via cross-currency swaps and derivatives.

40% - 50%
onshore debt in INR

Proportion of onshore loans and debt is targeted to increase to 40-50% in the next three to four years.

Income

Semi-annual repatriation of income from India to Singapore

Monthly forward contracts to lock in income to be repatriated

Distribution Policy

90% of income available for distribution to be distributed; and

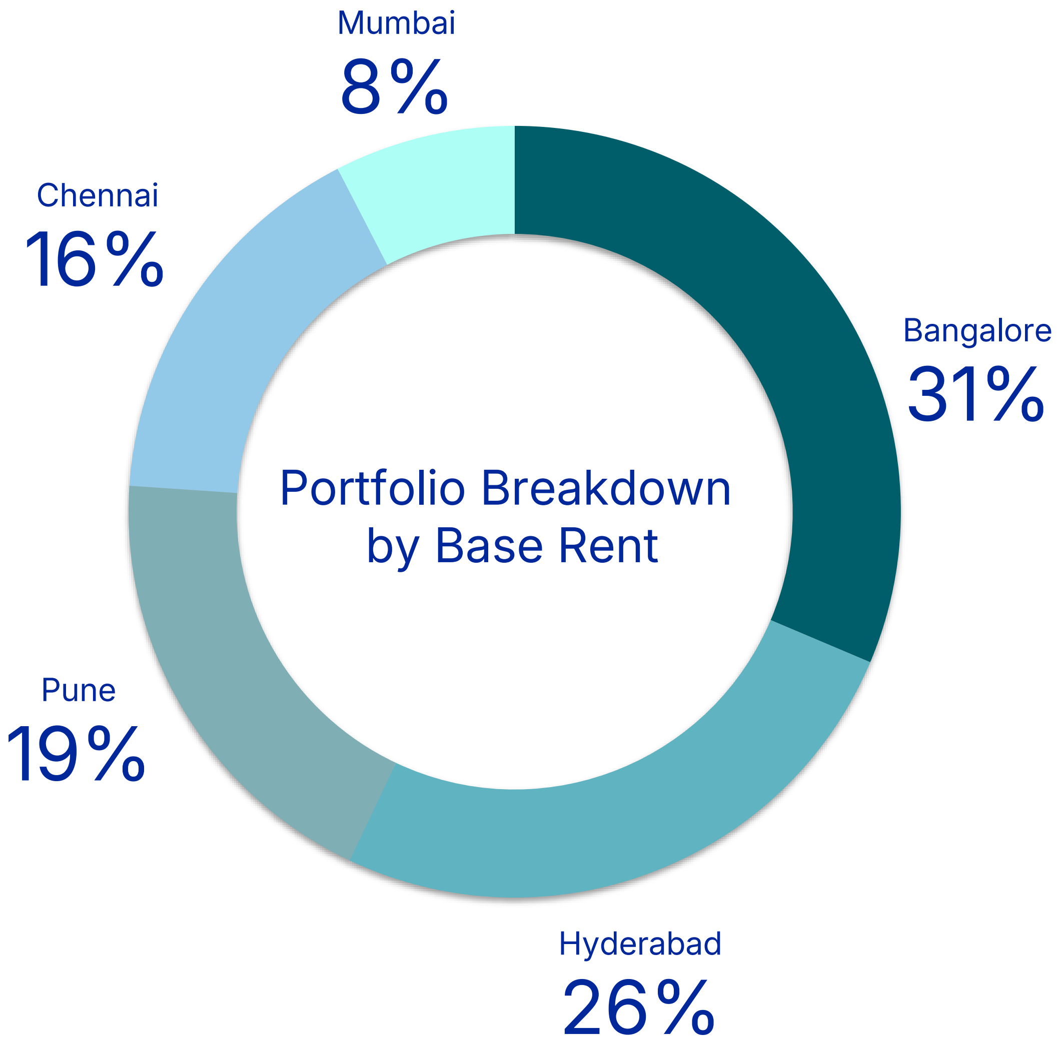
10% retained to provide financial flexibility in growing the Trust

Diversified Portfolio

Total Number of Tenants
300

Average Space per Tenant
~61,000 sq ft

Largest tenant accounts for 8% of portfolio base rent



All information as at 30 June 2026
Note: Excludes Logistics Park and Data Centres

Portfolio Details

City	Bangalore	Chennai	Hyderabad	Pune	Mumbai
Property	• International Tech Park Bangalore	• International Tech Park Chennai • Industrial Facility 1, 2 & 3, MWC	• International Tech Park Hyderabad • aVance Hyderabad	• International Tech Park Pune - Hinjawadi • aVance I, Pune • aVance II, Pune	• Building Q1 & Q2 • Logistics Park • DC Navi Mumbai T1
Completed Floor Area	6.1 million sq ft[1]	2.8 million sq ft	4.6 million sq ft[1]	5.3 million sq ft	3.2 million sq ft
Number of Buildings	13	3 IT buildings 3 industrial facilities	9	8	2 IT buildings 7 warehouses 1 data centre
Land Bank (development potential)	1.4 million sq ft[2]	-	3.5 million sq ft[3]	-	-

● IT Park ● Industrial ● Logistics ● Data Centre

All information as at 30 June 2026

Note: Excludes Data Centres under development

1. Only includes floor area owned by CLINT
2. Includes 1.0 million sq ft allocated towards the development of a new building (i.e. MTB 8)
3. Development potential is likely to increase upon completion of master planning and design

MTB 6, International Tech Park Bangalore

International Tech Park Chennai

DCs Under Development

✓ Divested 20.2% interest in the three DCs under development and retained majority stake

✓ Obtained participation rights for Sponsor's future DC investments for up to 33.0%

	CapitaLand DC Navi Mumbai Tower 1 & Tower 2	CapitaLand DC ITPH	CapitaLand DC Chennai
Contractual Arrangement	Colocation (Tenants utilise space for their servers and equipment while CLINT manages the facilities)		
Total Project Development Cost	S$1.0 B		
Power Capacity	Tower 1 – 50.0 MW Tower 2 – 55.0 MW	42.0 MW	53.0 MW
IT Load	Tower 1 – 33.7 MW Tower 2 – 37.0 MW	27.0 MW	34.0 MW
Built-up Area (sq ft)	962,000	441,000	521,000
Time of Building Completion	Tower 1 – Operational in 3Q 2025 Tower 2 – 4Q 2026	3Q 2026	4Q 2026
Latest Project Status	Tower 1 - Fully handed over to hyperscaler tenant in July 2026 Tower 2 – Fully leased to a global hyperscaler; Super structure works in progress	Core and Shell and Phase 1 M&E works nearing completion	Core and Shell works in progress

Note: The development of CapitaLand DC ITPB has been put on hold.

Lease Expiry Profile by Base Rent

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	3.5%	3.7%	3.3%	7.9%	13.1%	**31.5%**
Hyderabad	0.8%	5.2%	10.0%	4.3%	5.2%	**25.5%**
Chennai	1.3%	4.6%	2.9%	2.2%	5.4%	**16.4%**
Pune	0.2%	1.3%	4.2%	5.8%	7.5%	**19.1%**
Mumbai	0.2%	2.4%	1.9%	0.9%	2.3%	**7.6%**
Total	**6.0%**	**17.1%**	**22.4%**	**21.1%**	**33.5%**	**100.0%**

Note: Excludes Logistics Park and Data Centres

Lease Expiry Profile by Area

City	2026	2027	2028	2029	2030 & beyond	Total
Bangalore	3.7%	3.9%	3.2%	7.7%	12.4%	**30.9%**
Hyderabad	0.7%	4.6%	9.3%	4.4%	4.2%	**23.1%**
Chennai	1.0%	3.6%	3.5%	1.7%	4.8%	**14.7%**
Pune	0.5%	1.6%	5.6%	7.2%	8.8%	**23.6%**
Mumbai	0.2%	2.5%	1.8%	0.9%	2.3%	**7.8%**
Total	**6.0%**	**16.1%**	**23.3%**	**22.0%**	**32.5%**	**100.0%**

Note: Excludes Logistics Park and Data Centres