

**CapitaLand India Trust
Supplementary Information
As at 30 June 2026**

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Note:

More information is available on CLINT's website:

<https://investor.clint.com.sg/financials.html>

Any discrepancy between individual amounts and total shown in this document is due to rounding.

CAPITALAND INDIA TRUST
OVERVIEW AS AT 30 JUNE 2026

Portfolio breakdown for completed properties

Property	City	Floor area (million sq ft)
International Tech Park Bangalore (ITPB)	Bangalore	6.1
International Tech Park Chennai (ITPC)	Chennai	2.1
Industrial Facility 1, 2 & 3, Mahindra World City	Chennai	0.7
International Tech Park Hyderabad (ITPH)	Hyderabad	2.5
aVance Hyderabad	Hyderabad	2.2
aVance I, Pune	Pune	1.5
International Tech Park Pune – Hinjawadi (ITPP-H)	Pune	2.3
aVance II, Pune	Pune	1.4
Logistics Park	Mumbai	1.2
Building Q1	Mumbai	0.7
Building Q2	Mumbai	0.8
CapitaLand Data Centre Navi Mumbai Tower 1	Mumbai	0.5
Total		22.0

Portfolio history¹

Date	Property	Building	Floor area (million sq ft)	Type
Aug-07	-	-	-	At IPO
Dec-07	ITPH	Vega	0.4	Development
Dec-07	ITPC	Crest	0.7	Development
Sept-08	ITPB	Strata units	0.1	Acquisition
Dec-10	ITPB	Park Square	0.4	Development
Dec-10	ITPC	Zenith	0.7	Development
Jun-11	ITPB	Voyager	0.5	Development
Feb-12	aVance Hyderabad	aVance 1 & 2	0.5	Acquisition
Jan-14	ITPB	Aviator	0.6	Development
Mar-15	CyberVale	Lakeview & Springfield	0.6	Acquisition
Jul-15	aVance Hyderabad	aVance 3	0.7	Acquisition
Mar-16	CyberVale	CyberVale 3	0.3	Acquisition
Jun-16	ITPB	Victor	0.6	Development
Feb-17	aVance Pune	aVance Pune	1.5	Acquisition
Apr-17	aVance Hyderabad	aVance 4	0.4	Acquisition
Sept-17	ITPH	Atria	0.4	Development
Feb-18	Logistics Park	Warehouse 1-6	0.8	Acquisition
Apr-18	ITPH	Auriga	-0.2	Redevelopment
May-19	ITPB	Anchor	0.5	Development
Nov-20	ITPB	Anchor Annex	0.7	Development
Mar-21	aVance Hyderabad	aVance 6	0.6	Acquisition
Nov-21	Building Q1	Building Q1	0.7	Acquisition
Jan-22	ITPH	Mariner	-0.2	Redevelopment
Mar-22	Logistics Park	Warehouse 7	0.3	Acquisition
May-22	Industrial Facility, Mahindra World City	Industrial Facility 1	0.4	Acquisition
Jan-23	ITPH	Block A	1.4	Development
May-23	ITPP-H	ITPP-H	2.3	Acquisition
Dec-23	Industrial Facilities, Mahindra World City	Industrial Facility 2 & 3	0.3	Acquisition
Mar-24	aVance II Pune	aVance II Pune	1.4	Acquisition
Jul-24	Building Q2	Building Q2	0.8	Acquisition
Jan-25	ITPB	MTB 6	0.8	Development
Feb-25	CyberVale	FTWZ	0.2	Development
Apr-25	ITPH	Orion	-0.2	Redevelopment
Sept-25	CapitaLand Data Centre Navi Mumbai	Tower 1	0.4	Development
Sept-25	CyberVale	CyberVale 1-3 and FTWZ	-1.1	Divestment
Sept-25	CyberPearl	CyberPearl 1 & 2	-0.4	Divestment

Lease expiry profile by monthly base rent (%)¹

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%

Lease expiry profile by area (%)¹

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:

All measurements of floor area are defined herein as Super Built-up Area (SBA) where rent is payable. Change of property's SBA is due to adjustment of efficiency.

¹ Excluding Logistics Park and Data Centres

CAPITALAND INDIA TRUST
PORTFOLIO AS AT 30 JUNE 2026 (COMPLETED PROPERTIES)

	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25	Jun-26
Floor area (million sq ft)						
Portfolio	14.0	15.3	15.8	19.8	22.0	22.0
Development / Redevelopment	-	-0.2	1.4	-	1.2	-
Acquisition	1.3	0.7	2.6	2.2	-	-
Divestment	-	-	-	-	-1.5	-
Total	15.3	15.8	19.8	22.0	21.7	22.0 ¹
Portfolio by city (%)²						
Bangalore	35%	33%	27%	27%	33%	31%
Hyderabad	28%	25%	28%	27%	25%	26%
Chennai	17%	22%	19%	18%	15%	16%
Pune	10%	9%	17%	20%	19%	19%
Mumbai	10%	11%	9%	8%	8%	8%
Total	100%	100%	100%	100%	100%	100%
Occupancy (%)³						
ITPB	91%	96%	96%	97%	97% ⁴	92% ⁴
ITPC	64%	92%	95%	91%	85%	95%
CyberVale	78%	78%	95%	95%	- ⁵	- ⁵
Industrial Facility, Mahindra World City	-	100%	100% ⁶	100%	100%	100%
ITPH ⁷	92%	95%	97%	95%	98%	99%
aVance Hyderabad	90% ⁸	84%	75%	85%	90%	89%
CyberPearl	89%	94%	93%	88%	- ⁵	- ⁵
Building Q1	54%	58%	62%	98%	91%	90%
Logistics Park	100%	100% ⁹	100%	-	-	-
aVance I, Pune	99%	96%	97%	98%	94%	97%
ITPP Hinjawadi	-	-	100%	100%	88%	88%
aVance II, Pune	-	-	-	46%	57%	59%
Building Q2	-	-	-	100%	100%	100%
Portfolio	87%	92%	93%	92% ²	91% ²	91% ²
Retention rate (%)	56%	88%	76%	52%	37%	35%
Weighted average lease term (years)	6.7	6.5	6.5	6.5	6.6	6.4

Note:

¹ Adjustment to SBA resulting from a revision of floor efficiency

² Based on base rent. Excludes Logistics Park and Data Centres.

³ Occupancy breakdown on or before December 2021 is presented based on physical occupancy. Occupancy breakdown from December 2022 is based on committed occupancy.

⁴ Includes the newly completed MTB 6 building in ITPB.

⁵ CyberVale and CyperPearl were divested in September 2025.

⁶ Includes Industrial Facility 2&3 acquired in December 2023.

⁷ Excludes leases in ITPH that were affected by the redevelopment in ITPH.

⁸ Includes aVance 6 building acquired in March 2021.

⁹ Includes Warehouse 7 acquired in March 2022.

CAPITALAND INDIA TRUST
TENANTS AS AT 30 JUNE 2026

	Dec-21	Dec-22	Dec-23	Dec-24 ¹	Dec-25 ¹	Jun-26 ¹
Number of tenants	259	287	299	336	307	300
Tenant Profile (By base rent)						
GCC	-	-	-	-	-	56%
Non-GCC	-	-	-	-	-	43%
Flexible Workspace	-	-	-	-	-	1%
Country of origin						
USA	50%	50%	44%	43%	49%	52%
India ²	34%	34%	41%	36%	33%	30%
France	8%	7%	6%	7%	3%	3%
Singapore	1%	1%	1%	2%	2%	2%
Others	7%	8%	8%	12%	13%	13%

Note:

¹ Excludes Logistics Park and Data Centres.

² Comprises Indian companies with local and overseas operations.

CAPITALAND INDIA TRUST
TOP 10 TENANTS AS AT 30 JUNE 2026

(In alphabetical order)

Dec-21		Dec-22		Dec-23	
1	Amazon	1	Amazon	1	Amazon
2	Applied Materials	2	Applied Materials	2	Applied Materials
3	Arshiya Panvel	3	Arshiya	3	Arshiya
4	Bank of America	4	Bank of America	4	Bank of America
5	Larsen & Toubro	5	Pegatron	5	Bristol Myers Squibb
6	Renault Nissan	6	Renault Nissan	6	Infosys
7	Societe Generale	7	Societe Generale	7	Pegatron
8	Tata Consultancy Services	8	Tata Consultancy Services	8	Renault Nissan
9	Technicolor	9	Technicolor	9	Synechron
10	UnitedHealth Group	10	UnitedHealth Group	10	Tata Consultancy Services
Dec-24 ¹		Dec-25 ¹		Jun-26 ¹	
1	Amazon	1	Amazon	1	Amazon
2	Applied Materials	2	Applied Materials	2	Applied Materials
3	Bristol Myers Squibb	3	Bristol Myers Squibb	3	Bristol Myers Squibb
4	Infosys	4	Deloitte	4	Capital One
5	Lennox	5	Infosys	5	Deloitte
6	Pegatron	6	Pegatron	6	Infosys
7	Renault Nissan	7	Societe Generale	7	Société Générale
8	Synechron	8	Synechron	8	Synechron
9	Tata Consultancy Services	9	Tata Consultancy Services	9	Tata Consultancy Services
10	UnitedHealth Group	10	UnitedHealth Group	10	UnitedHealth Group

Note:

¹ Excludes Logistics Park and Data Centres.

CAPITALAND INDIA TRUST
BALANCE SHEET AS AT 30 JUNE 2026

	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25	Jun-26
SGD/INR closing FX rate (for balance sheet)	55.1	61.3	61.6	62.7	70.4	74.9
Valuation (INR mil)						
ITPB	44,489	45,412	50,581	58,874	70,923	N.A
CapitaLand Data Centre ITPB				1,483	1,653	N.A
ITPC	20,430	21,254	22,385	23,849	25,512	N.A
CyberVale ¹	4,240	4,382	4,507	5,287	N.A.	N.A
ITPH	22,309	23,178	25,400	25,765	38,622	N.A
CapitaLand Data Centre ITPH		2,255	3,232	8,619	12,310	N.A
CyberPearl ¹	3,701	3,860	3,975	4,215	N.A.	N.A
aVance Hyderabad	16,718	17,331	18,103	18,135	19,725	N.A
aVance I, Pune	10,148	10,529	11,168	11,372	11,713	N.A
aVance II, Pune	-	-	-	10,989	10,052	N.A
ITPP-H	-	-	15,651	14,096	14,714	N.A
Logistics Park	7,319	10,362	10,899	8,098	4,643	N.A
Building Q1	3,989	4,194	4,395	4,661	5,130	N.A
Building Q2	-	-	-	7,702	7,885	N.A
CapitaLand Data Centre Navi Mumbai	1,315	4,565	6,302	20,036	32,198	N.A
Industrial Facility 1, Mahindra World City	-	2,289	2,351	2,427	2,149	N.A
Industrial Facility 2 & 3, Mahindra World City	-	-	1,907	1,939	1,743	N.A
CapitaLand Data Centre Chennai	-	802	858	4,918	7,464	N.A
Total	134,658	150,412	181,713	232,465	266,436	N.A
Financial Indicators						
Net asset value (NAV) per unit (\$\$)	1.18	1.11	1.16	1.38	1.38	1.23
Illustrative NAV per unit (\$\$)²	1.50	1.41	1.44	1.60	1.62	1.43
Gearing (LTV basis)^{3, 4}	35%	37%	35.8%	38.5%	39.6%	38.0%
Effective borrowings (\$\$ mil)^{4, 5}	1,089	1,181	1,336	1,740	1,847	1,695
Gross borrowings (\$\$ mil)⁴	1,113	1,266	1,415	1,794	1,904	1,756
Effective weighted average cost of debt⁴	5.2%	5.9%	6.3%	6.0%	5.6%	5.6%
Percentage of fixed rate debt⁴	75%	76%	74.9%	73.3%	72.6%	74.5%
Breakdown of effective borrowings by currency (\$\$ mil)^{4, 6}						
SGD denominated	392	537	554	841	896	817
INR denominated	668	618	748	869	923	856
Total	1,060	1,155	1,302	1,710	1,819	1,673

Note:

¹ CyberVale and CyperPearl were divested in September 2025

² Excludes deferred income tax liabilities on capital gains due to fair value revaluation of investment properties.

³ From FY13/14 onwards, gearing was computed as effective borrowings divided by Trust property.

⁴ Figures from June 2026 includes proportionate share of debt in joint venture entities.

⁵ Effective borrowings is calculated by adding/(deducting) derivative financial instruments liabilities/(assets) to/from gross borrowings, inclusive of deferred consideration.

⁶ Excludes deferred consideration.

Any discrepancy between individual amounts and total shown in this presentation is due to rounding.

CAPITALAND INDIA TRUST
SINGAPORE DOLLAR INCOME STATEMENT AS AT 30 JUNE 2026

	FY 2021 Full Year S\$'000	FY 2022 Full Year S\$'000	FY 2023 Full Year S\$'000	FY 2024 Full Year S\$'000	FY 2025 Full Year S\$'000	FY 2026 YTD S\$'000
Base rent, amenities and fit out rental income ¹	146,251	159,184	178,667	211,419	222,971	103,454
	1,475	1,182	1,037			
	2,171	1,624	1,707			
Operations, maintenance and utilities income	35,140	39,785	44,017	58,526	63,284	30,065
Car park and other operating income	7,689	8,836	8,625	7,936	8,096	4,114
Total property income	192,726	210,611	234,053	277,881	294,351	137,633
Operations, maintenance and utilities expenses	(17,545)	(18,124)	(22,996)	(32,207)	(28,357)	(11,517)
Service and property taxes	(3,714)	(5,425)	(6,208)	(8,788)	(6,706)	(3,156)
Property management fees	(8,245)	(10,080)	(12,285)	(13,527)	(14,429)	(6,422)
Other property operating expenses	(7,485)	(10,180)	(12,945)	(17,751)	(19,994)	(9,007)
Total property expenses	(36,989)	(43,809)	(54,434)	(72,273)	(69,486)	(30,102)
Net property income	155,737	166,802	179,619	205,608	224,865	107,531
Trustee-manager's fees	(16,956)	(18,386)	(19,373)	(24,101)	(26,016)	(13,280)
Other operating expenses	(4,943)	(3,800)	(5,933)	(6,592)	(7,861)	(3,617)
Finance costs	(51,337)	(64,835)	(81,793)	(90,305)	(92,094)	(41,601)
Interest income	53,769	53,311	55,378	55,204	60,446	32,298
Other income	0	0	0	0	0	
Share of joint ventures results (net of tax)	0	0	0	0	0	3,108
Gain on disposal of subsidiary/group classified as held for sale	0	0	0	0	4,081	878
Foreign currency translation reserve loss for divestment-realised	0	0	0	0	(20,252)	(38,391)
Fair value gain/(loss) on derivative financial instruments - realised ²	5,307	24,257	(28,817)	(16,120)	(37,251)	(7,563)
Exchange gain/(loss) - realised ²	(10,349)	(35,365)				
Ordinary profit before tax	131,228	121,984	99,081	123,694	105,918	39,363
Fair value gain/(loss) on derivative financial instruments - unrealised ³	423	5,495	4,214	1,879	(73,568)	(45,104)
Exchange gain/(loss) - unrealised ³	4,061	(37,052)				
Fair value gain/(loss) on investment properties	132,380	128,070	141,242	331,791	426,498	0
Net (loss)/profit before tax	268,092	218,497	244,537	457,364	458,848	(5,741)
Income tax expenses	(67,627)	(73,750)	(87,024)	666	(118,818)	(22,952)
Net (loss)/profit after tax	200,465	144,747	157,513	458,030	340,030	(28,693)
Attributable to:						
Unitholders of the Trust	192,289	137,400	147,429	438,775	322,489	(32,831)
Non-controlling interest	8,176	7,347	10,084	19,255	17,541	4,138
	200,465	144,747	157,513	458,030	340,030	(28,693)
Distributions						
Ordinary profit before tax	131,228	121,984	99,081	123,694	105,918	39,363
Distribution adjustments	(31,230)	(16,286)	(4,456)	(22,202)	12,935	24,834
Income available for distribution	99,998	105,698	94,625	101,492	118,853	64,197
Income to be distributed⁴	89,998	95,128	85,162	91,343	106,968	57,777
Income available for distribution per unit (S\$)	8.66	9.10	7.16	7.60	8.74	4.44
Income to be distributed (DPU) (S\$)	7.80	8.19	6.45	6.84	7.87	4.00
SGD/INR average FX rate (for income statement)	55.1	56.5	61.4	62.5	66.1	72.1

Note:

¹ From FY 2024, these three line items will be presented as a single line item "Base rent, amenities and fit out rental income".

² From FY 2023, these two line items will be presented as a single line item "Net exchange differences and fair value on derivative financial Instruments - realised".

³ From FY 2023, these two line items will be presented as a single line item "Net exchange differences and fair value on derivative financial Instruments - unrealised".

CAPITALAND INDIA TRUST
INDIAN RUPEE INCOME STATEMENT AS AT 30 JUNE 2026

	FY 2021 Full Year INR '000	FY 2022 Full Year INR '000	FY 2023 Full Year INR '000	FY 2024 Full Year INR '000	FY 2025 Full Year INR '000	FY 2026 YTD INR '000
Base rent, amenities, fit out rental income ¹	8,053,466	8,998,525	10,974,638			
Amenities income	81,233	66,821	63,677	13,222,017	14,746,872	7,458,848
Fit-out rental income	119,532	91,833	104,938			
Operations, maintenance and utilities income	1,935,059	2,248,986	2,703,748	3,660,150	4,185,414	2,167,660
Car park and other operating income	423,415	499,463	529,765	496,304	535,456	296,624
Total property income	10,612,705	11,905,628	14,376,766	17,378,471	19,467,742	9,923,132
Operations, maintenance and utilities expenses	(966,182)	(1,024,524)	(1,412,562)	(2,014,155)	(1,875,475)	(830,367)
Service and property taxes	(204,513)	(306,668)	(381,354)	(549,607)	(443,518)	(227,529)
Property management fees	(454,011)	(569,809)	(754,626)	(845,970)	(954,266)	(462,991)
Other property operating expenses	(412,171)	(575,494)	(795,167)	(1,110,149)	(1,322,346)	(649,370)
Total property expenses	(2,036,877)	(2,476,495)	(3,343,709)	(4,519,881)	(4,595,605)	(2,170,257)
Net property income	8,575,828	9,429,133	11,033,057	12,858,590	14,872,137	7,752,875
Trustee-manager's fees	(933,717)	(1,041,591)	(1,190,880)	(1,509,927)	(1,758,012)	(957,433)
Other operating expenses	(272,204)	(214,798)	(364,421)	(412,281)	(519,931)	(260,792)
Finance costs	(2,826,904)	(3,665,072)	(5,024,132)	(5,647,569)	(6,090,840)	(2,999,381)
Interest income	2,960,844	3,013,650	3,401,586	3,452,428	3,997,756	2,328,625
Other income	0	0	0	0	0	0
Share of joint ventures results (net of tax)	0	0	0	0	0	224,058
Gain on disposal of subsidiary/group classified as held for sale	0	0	0	0	266,886	61,715
Fair value gain/(loss) on derivative financial instruments - realised ²	292,253	1,371,207	(1,770,082)	(1,008,130)	(2,463,680)	(545,325)
Exchange gain/(loss) - realised ²	(569,866)	(1,999,162)				
Ordinary profit before tax	7,226,234	6,893,367	6,085,128	7,733,111	8,304,316	5,604,342
Fair value gain/(loss) on derivative financial instruments - unrealised ³	23,272	310,639	258,943	117,587	(4,865,519)	(3,251,954)
Exchange gain/(loss) - unrealised ³	223,604	(2,094,487)				
Fair value gain/(loss) on investment properties	7,289,661	7,239,688	8,675,793	20,749,883	28,207,544	0
Net (loss)/profit before tax	14,762,771	12,349,207	15,019,864	28,600,581	31,646,341	2,352,388
Income tax expenses	(3,723,940)	(4,169,036)	(5,345,457)	41,628	(7,872,303)	(1,654,788)
Net (loss)/profit after tax	11,038,831	8,180,171	9,674,407	28,642,209	23,774,038	697,600
Attributable to:						
Unitholders of the Trust	10,588,597	7,764,866	9,054,935	27,438,046	22,613,843	400,151
Non-controlling interest	450,234	415,305	619,472	1,204,163	1,160,195	297,449
	11,038,831	8,180,171	9,674,407	28,642,209	23,774,038	697,600
Distributions						
Ordinary profit before tax	7,226,234	6,893,367	6,085,128	7,733,111	8,304,316	5,604,342
Distribution adjustments	(1,719,768)	(919,610)	(273,336)	(1,387,165)	(471,714)	(981,934)
Income available for distribution	5,506,466	5,973,757	5,811,792	6,345,946	7,832,602	4,622,408
Income to be distributed	4,955,819	5,376,381	5,230,613	5,711,351	7,049,342	4,160,167
Income available for distribution per unit (INR)	4.78	5.16	4.40	4.73	5.79	3.20
Income to be distributed (DPU) (INR)	4.30	4.64	3.96	4.26	5.21	2.88

Note:

¹ From FY 2024, these three line items will be presented as a single line item "Base rent, amenities and fit out rental income".

² From FY 2023, these two line items will be presented as a single line item "Net exchange differences and fair value on derivative financial Instruments - realised".

³ From FY 2023, these two line items will be presented as a single line item "Net exchange differences and fair value on derivative financial Instruments - unrealised".

GLOSSARY

Logistics Park	Operating warehouses located in Panvel (near Mumbai)
aVance Hyderabad	aVance, HITEC City, Hyderabad, located at IT corridor of Madhapur and Gachibowli, Hyderabad
aVance Pune	aVance, Hinjawadi, Pune, located at Blue Ridge Township, Hinjawadi, Pune 411057
CP	CyberPearl, Hyderabad, located at Hitec City Layout, Madhapur, Hyderabad 500081, was divested on 29 September 2025
CV	CyberVale, located at Mahindra World City, Chennai 603002, was divested on 29 September 2025
F&B	Food and beverage
IT	Information technology
ITES	IT enabled services (includes various services ranging from call centres, claims processing, medical transcription, e-CRM, SCM to back-office operations such as accounting, data processing, and data mining)
ITPB	International Tech Park, Bangalore, located at Whitefield Road, Bangalore 560066
ITPC	International Tech Park, Chennai, located at Tharamani Road, Chennai 600013
ITPH	International Tech Park Hyderabad, located at IT Park, Software Units Layout, Madhapur, Hyderabad 500081
ITPP-H	International Tech Park Pune, Hinjawadi located at Rajiv Gandhi Infotech Park, Hinjawadi, Pune 411057
R&D	Research and development
USA	United States of America