

NEWS RELEASE

CapitaLand India Trust secures S\$200 million sustainability-linked loan from International Finance Corporation
Increases CLINT's sustainable finance to 79% of its loans, demonstrating its commitment to Net Zero

Singapore, 30 May 2024 – CapitaLand India Trust (CLINT) has secured a sustainability-linked loan (SLL) of S\$200 million from the International Finance Corporation (IFC), a member of the World Bank Group and the largest development institution focused on the private sector in emerging markets. This increases CLINT's sustainable finance to S\$1.16 billion, which is 79%¹ of its total loans. The SLL will be used to re-finance CLINT's existing revolving credit facilities (RCFs). It will unlock additional availability of the RCFs, reduce CLINT's finance cost and further diversify its funding sources.

CLINT has selected two key performance indicators (KPIs) for this SLL. KPI 1 is to reduce the absolute greenhouse gas (GHG) emissions of its IT business park portfolio as at 31 December 2023 by 40.5% from the baseline year of 2019 during the 5-year loan term. KPI 2 is to obtain Excellence in Design for Greater Efficiencies (EDGE) certification for three selected IT business parks – International Tech Park Chennai, CyberVale, and aVance Pune, by 2026.

Mr Sanjeev Dasgupta, Chief Executive Officer of CapitaLand India Trust Management Pte. Ltd. (the Trustee-Manager of CLINT), said: "Tying our sustainability performance with our financing demonstrates CLINT's commitment to responsible growth, as we work towards achieving Net Zero carbon emissions for Scope 1 and 2 by 2050. The SLL from IFC not only reflects CLINT's disciplined capital management, but also aims to build trust amongst our stakeholders by providing a credible measurement of our progress in decarbonisation. Guided by our sponsor CapitaLand Investment's 2030 Sustainability Master Plan, CLINT is on track to fulfilling the requirements of the loan."

Imad Fakhoury, Regional Director of IFC for South Asia, said: "We are pleased to support CLINT in their efforts to reduce GHG emissions from their business park portfolio. Our investment will support the decarbonisation of a portfolio of business parks through renewable energy and reduction in energy consumption, aligned with CLINT's Net Zero targets. We expect the CLINT example to have a cascading positive impact on the sector, enabling the greening of operational, in-use buildings."

¹ Assuming 100% drawdown basis.

About CapitaLand India Trust (www.clint.com)

CapitaLand India Trust (CLINT), formerly known as Ascendas India Trust, was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in August 2007 as the first Indian property trust in Asia. Its principal objective is to own income-producing real estate used primarily as business space in India. CLINT may also develop and acquire land or uncompleted developments primarily to be used as business space, with the objective of holding the properties upon completion. As of 31 March 2024, CLINT's assets under management stand at S\$3.1 billion.

CLINT's portfolio includes 10 world-class IT business parks, three industrial facilities, one logistics park and four data centre developments in India, with total completed floor area of 21.0 million square feet spread across Bangalore, Chennai, Hyderabad, Pune, and Mumbai. CLINT is focused on capitalising on the fast-growing IT industry and logistics/industrial asset classes in India, as well as proactively diversifying into other new economy asset class such as data centres.

CLINT is structured as a business trust, offering stable income distributions similar to a real estate investment trust. CLINT focuses on enhancing shareholder value by actively managing existing properties, developing vacant land in its portfolio, and acquiring new properties. CLINT is managed by CapitaLand India Trust Management Pte. Ltd., formerly known as Ascendas Property Fund Trustee Pte. Ltd. The trustee-manager is a wholly owned subsidiary of Singapore-listed CapitaLand Investment Limited, a leading global asset manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvestment.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 31 March 2024, CLI had S\$134 billion of assets under management as well as S\$100 billion of funds under management (FUM) held via six listed real estate investment trusts and business trusts, and more than 30 private vehicles across Asia Pacific, Europe and USA. Its diversified real estate asset classes cover retail, office, lodging, business parks, industrial, logistics, self-storage and data centres.

CLI aims to scale its FUM and fee-related earnings through fund management, lodging management and commercial management, and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand's development arm.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve Net Zero carbon emissions for Scope 1 and 2 by 2050. CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

Issued by: CapitaLand India Trust Management Pte. Ltd.

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