August 14, 2025

Trendspace IT Park Private Limited: [ICRA]A (Stable) assigned

Summary of rating action

Instrument*	Current rated amount (Rs. crore)	Rating action
Proposed non-convertible debentures (NCD)	600.0	[ICRA]A (Stable); assigned
Total	**600.0**	

**Instrument details are provided in Annexure I*

Rationale

The assigned rating for Trendspace IT Park Private Limited (TIPPL) factors in the healthy occupancy of its office asset at 100% as of July 2025, attractive location of property, favourable repayment terms of the proposed non-convertible debentures (NCDs) and strong promoter profile, wherein 100% stake is held by CapitaLand India Trust (CLINT) through its indirect wholly owned subsidiary, Loma 2 Pte Ltd., lending exceptional financial flexibility. Moreover, the long-tenured (30 years) debt repayment schedule results in robust debt coverage metrics in the interim.

TIPPL owns Q2 building of Aurum Q Parc with 0.95 million square feet (msf) fully occupied, in Ghansoli region of MIDC Industrial Area, in Navi Mumbai, which is near Airoli micromarket and is one of the preferred destinations for IT/ITES companies in the Mumbai Metropolitan Region (MMR), enhancing the marketability of the project. The rating notes the favourable terms of the proposed NCDs of Rs. 600 crore with defined timelines for interest and principal repayment obligations. The tenor of the proposed NCDs is 30 years with bullet repayment at the end of 30th year from the date of issuance. The interest on the NCDs will be paid every 10th year from the date of issuance. The cumulative interest accrued over the period of 10 years will be payable at the end of 10th, 20th and 30th year, net of applicable taxes. The rating factors in the exceptional financial flexibility, backed by strong parentage as it is a wholly-owned step-down subsidiary of CLINT that owns high-quality commercial office space in India with a leasable area of ~23 msf spread across Bengaluru, Chennai, Hyderabad, Mumbai and Pune at a healthy consolidated occupancy rate of 92% as of March 2025. CLINT is held by the CapitaLand Group (~25% as of March 2025), a Temasek Holdings (Private) Limited entity.

These strengths are, however, partially offset by TIPPL's exposure to moderate tenant concentration risk, with top five tenants occupying 48% of the total leasable area. Nonetheless, the reputed tenant profile, along with 76% of the leases in their lock-in period mitigate the risk to an extent. The rating factors in the single-asset nature of the company and the dependence on revenues from a single property, exposing it to asset concentration risk. Further, it remained exposed to the inherent cyclicality in the real estate industry and is susceptible to external factors. The rating notes the vulnerability of its debt protection metrics to material reduction in occupancy levels.

The Stable outlook on the rating reflects ICRA's opinion that the company will benefit from the attractive location of the asset, healthy occupancy levels, which will result in steady rental revenues and favourable terms of the proposed NCD.

Key rating drivers and their description

Credit strengths

Favourable location and healthy occupancy of the asset – TIPPL owns Q2 building of Aurum Q Parc with 0.95 msf fully occupied, in Ghansoli region of MIDC Industrial Area in Navi Mumbai, which is near Airoli micromarket and is one of the preferred destinations for IT/ITES companies, enhancing the marketability of the project.

Strong sponsor profile and experience of CapitaLand Group in commercial real estate – TIPPL is a wholly-owned step-down subsidiary of CLINT that owns high-quality commercial office space in India with a leasable area of ~23 msf spread across Bengaluru, Chennai, Hyderabad, Mumbai and Pune at a healthy consolidated occupancy rate of 92% as of March 2025. CLINT is held by CapitaLand Group (~25% as of March 2025), a Temasek Holdings (Private) Limited entity.

Favourable repayment terms of proposed NCDs – The company plans to raise Rs. 600 crore through placement of NCDs with defined timelines for interest and principal repayment obligations. The tenor of the proposed NCDs is 30 years with bullet repayment at the end of 30th year from the date of issuance. The interest on the NCDs will be paid every 10th year from the date of issuance. The cumulative interest accrued over the period of 10 years will be payable at the end of 10th, 20th and 30th year, net of applicable taxes.

Credit challenges

Single asset and moderate tenant concentration risk – TIPPL is exposed to moderate tenant concentration risk, with top five tenants occupying 48% of the total leasable area. Nonetheless, the reputed tenant profile, with 76% of the leases in the lock-in period mitigate the risk to an extent. The rating factors in the single-asset nature of the company and the dependence on revenues from a single property, exposing it to asset concentration risk.

Exposure to cyclicality in commercial real estate – The company remains exposed to the inherent cyclicality in the real estate industry and is susceptible to external factors. The rating notes the vulnerability of its debt coverage metrics to changes in interest rates or material reduction in occupancy levels.

Liquidity position: Adequate

TIPPL's liquidity position is adequate. The proposed NCDs will have a tenure of 30 years with a bullet repayment and interest payable every tenth year from the date of issuance. Further, it had free cash balance of Rs. 26.8 crore as on March 31, 2025.

Rating sensitivities

Positive factors – The rating can be upgraded if the company is able to sustain high occupancies and material reduction in indebtedness leading to improvement in the debt protection metrics on a sustained basis.

Negative factors – Downward pressure on the rating could arise if there is any material decline in occupancy levels or significant increase in indebtedness resulting in weakening of debt protection metrics. Any non-adherence to debt structure may also lead to a rating downgrade.

Analytical approach

Analytical approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Realty - Lease Rental Discounting (LRD)
Parent/Group support	Not Applicable
Consolidation/Standalone	Standalone

About the company

Trendspace IT Park Pvt. Ltd. (TIPPL) was incorporated on July 5, 2021. TIPPL is a wholly owned subsidiary of Loma 2 Pte Ltd, which in turn is a step down wholly owned subsidiary of CapitaLand India Trust (CLINT), a Singapore-listed business trust that owns office and industrial parks in various cities of India. TIPPL has acquired an operational property in tech park, Q2 Building of Aurum Q Parc, from Aurum Platz Pvt. Ltd. The transfer of property happened on July 19, 2024. The asset is built on a non-SEZ land in the Ghansoli region of MIDC Industrial Area in Navi Mumbai. The construction of asset was completed in 2018. With a total leasable area of 0.95 msf, Q2 Building is a 23-storey structure.

Key financial indicators

TIPPL	FY2025* (provisional)
Operating income	39.9
PAT	-21.2
OPBDIT/OI	89.9%
PAT/OI	-53.0%
Total outside liabilities/Tangible net worth (times)	-7.8
Total debt/OPBDIT (times)	12.0
Interest coverage (times)	0.9

*Source: Company, ICRA Research; All ratios as per ICRA's calculations; Amounts in Rs. crore; PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation; *the number are from date of acquisition (July 19, 2024)*

Status of non-cooperation with previous CRA: Not Applicable

Any other information: None

Rating history for past three years

Instrument	Current ratings (FY2026)			Chronology of rating history for the past 3 years					
				FY2025		FY2024		FY2023	
	Type	Amount rated (Rs. crore)	August 14, 2025	Date	Rating	Date	Rating	Date	Rating
Proposed non-convertible debentures	Long term	600.0	**[ICRA]A (Stable)**	-	-	-	-	-	-

Complexity level of the rated instruments

Instrument	Complexity indicator
Proposed non-convertible debentures	Very simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA’s website: [Click here]

Annexure I: Instrument details

ISIN	Instrument name	Date of issuance	Coupon rate	Maturity	Amount rated (Rs. crore)	Current rating and outlook
NA	**Proposed Non-convertible debentures***	NA	NA	NA	600.0	**[ICRA]A (Stable)**

*Source: Company; *proposed to be placed*

Annexure II: List of entities considered for consolidated analysis – Not Applicable

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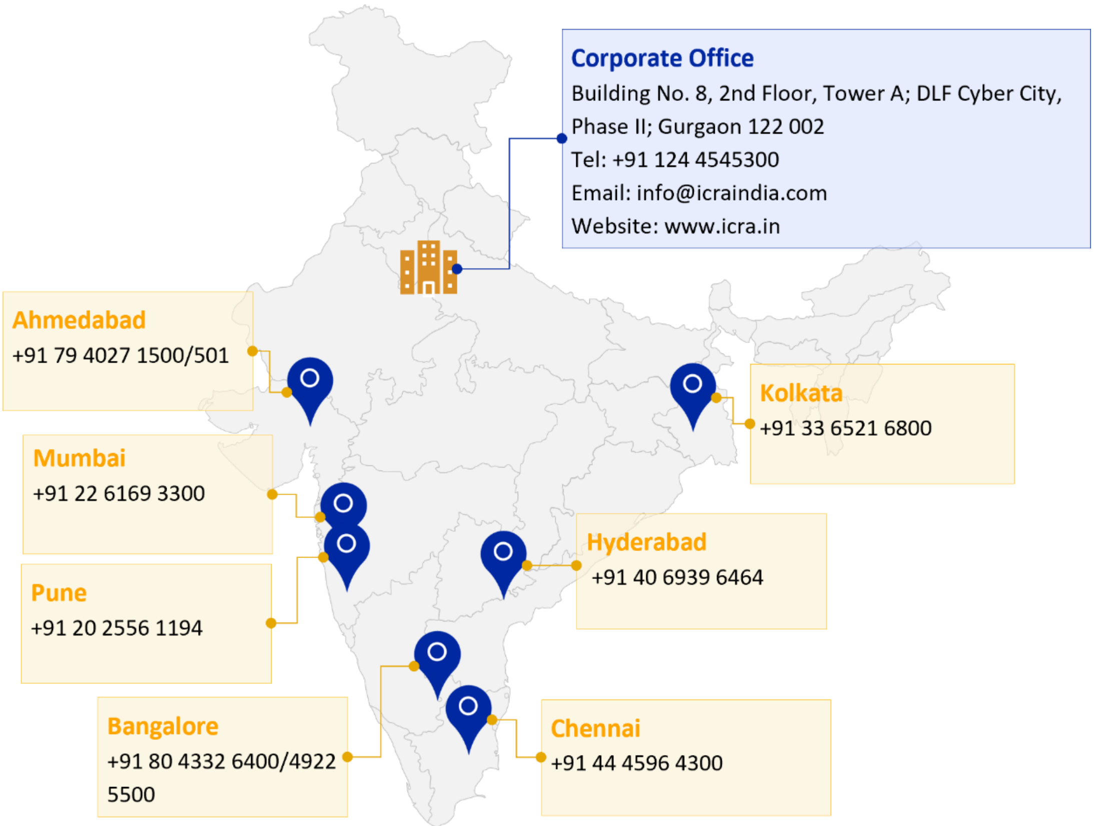

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