December 08, 2025

VITP Private Limited: Ratings upgraded to [ICRA]A (Stable) for non-convertible debenture (NCD) and ratings reaffirmed for existing NCD; rating withdrawn for term loan; rating upgraded and withdrawn for Unplaced NCDs

Summary of rating action

Instrument*	Previous rated amount (Rs. crore)	Current rated amount (Rs. crore)	Rating action
Non-convertible debentures (NCD)	330.00	330.00	[ICRA]BBB (Stable); reaffirmed
Long-term – Fund-based – Term loan	1,294.00	-	[ICRA]A- (Stable); withdrawn
Non-convertible debentures (NCD)	110.00^	110.00	[ICRA]A (Stable); upgraded from [ICRA]A- (Stable)
Non-convertible debentures (NCD)	40.00^	-	[ICRA]A (Stable); upgraded from [ICRA]A- (Stable) and withdrawn
Total	**1,774.00**	**440.00**	

**Instrument details are provided in Annexure I; ^Out of the total proposed NCD size of Rs 150 crores rated during the last surveillance exercise (Rs 110 + Rs 40 crores), Rs 110 crores have been placed till now and are shown under total outstanding NCDs of Rs 110 crores. Remaining proposed NCDs of Rs 40 crores will not be placed and, hence, being upgraded and withdrawn.*

Rationale

The rating action for the Rs. 110 crore NCDs of VITP Private Limited (VITP) factors in the strong consolidated occupancy of its office portfolio at 96.5% as of September 2025 (95% as of September 2024), sustained strong leverage and debt coverage metrics. Further, the company demerged their under-construction data centre (DC) business from VITP into another group entity (ITPH Private Limited) resulting in substantial reduction in debt levels, resulting in greater visibility of cashflows in the medium term. The company's gross debt levels are expected to remain moderate at around Rs. 1085 crores as of March 2026 leading to strong leverage levels as reflected by the expected total debt/net operating income (NOI) in the range of around 3.3-3.5 times as of March 2026 and March 2027. The debt coverage metrics are likely to remain comfortable with five-year average DSCR of around 3.3 times (FY2026-FY2030) as company doesn't have any scheduled principal debt repayments over the next 4 years. The rating further considers the reputed and diversified tenant profile along with healthy occupancy levels for its properties for International Tech Park Hyderabad (ITPH) at 98% and aVance Pune at 94% as of September 2025 along with asset's favourable location in Hitec city, Hyderabad and Hinjewadi, Pune which enhances the marketability of the projects. The ratings continue to factor in the high financial flexibility, backed by strong parentage as it is wholly-owned step-down subsidiary of the Singapore-based CapitaLand India Trust (CLINT) that owns high-quality commercial office space in India with a leasable area of more than ~22 msf spread across Bangalore, Chennai, Hyderabad, Mumbai and Pune at a healthy consolidated occupancy.

The ratings, however, remain constrained by the exposure to refinancing risk associated with the bullet repayment for the NCDs. Nonetheless, this risk is partly mitigated by the long tenure of the NCDs with NCD of Rs. 330 crores maturing in FY2031 and the NCDs of Rs. 110 crores have a term of 30 years maturing in FY2055, with annual interest payments. In addition, the ratings are also constrained by the execution risk associated with the planned re-development of the Orion building as it is currently in the nascent stages of construction as only 12% of the construction cost has been incurred till date. The property remains exposed to market risks, given that there are no pre-leasing tie-ups as on date. Any delay in tying of leases at adequate rental rates would be a credit negative. However, comfort can be drawn from the experience of the CapitaLand Group in commercial real estate sector. The rating considers VITP's exposure to the tenant concentration risk with top 5 tenants

occupying around 30% of the total leasable area. Further, the debt coverage ratios remain sensitive to any significant rise in indebtedness, changes in interest rates and material reduction in occupancy levels.

The ratings for Rs 40 crores of NCDs has been withdrawn as out of the total proposed NCD size of Rs 150 crores rated during the last surveillance exercise (Rs 110 + Rs 40 crores), Rs 110 crores have been placed till now and are shown under total outstanding NCDs of Rs 110 crores. Remaining proposed NCDs of Rs 40 crores will not be placed and, hence, being upgraded and withdrawn. Further, the term loan of Rs 1294 crores was for the DC capex which has been demerged from this entity to other entity leading to debt being transferred to another entity, hence the rating for this instrument is withdrawn in line with the ICRA's policy on withdrawal.

The Stable outlook on the long-term rating reflects ICRA's expectation that VITP will continue to benefit from the current healthy occupancy levels along with favourable location of the project while maintaining strong debt protection metrics.

Key rating drivers and their description

Credit strengths

Strong debt protection metrics – The company demerged their under-construction data centre (DC) business from VITP into another group entity (ITPH Private Limited) resulting in substantial reduction in debt levels, resulting in greater visibility of cashflows in the medium term. The company's gross debt levels are expected to remain moderate at around Rs. 1085 crores as of March 2026 leading to strong leverage levels as reflected by the expected total debt/net operating income (NOI) in the range of around 3.3-3.5 times as of March 2026 and March 2027. The debt coverage metrics are likely to remain comfortable with five-year average DSCR of around 3.3 times (FY2026-FY2030) as company doesn't have any scheduled principal debt repayments over the next 4 years.

Healthy occupancy of office portfolio and favourable location of property – VITP owns an IT park in Hitech City, Hyderabad, named ITPH with a leasable area of 2.32 msf at a healthy occupancy rate of 98% as of September 2025. It also owns IT SEZ Park in Hinjewadi, Pune, named aVance Pune, with a leasable area of 1.50 msf at a occupancy rate of 94% as of September 2025. The entity has a reputed tenant profile, including EY, Cigniti Technologies Ltd, TCS, LTI Mindtree, Accenture and Dell, among others. The rating further considers the favourable locations of properties with properties being in Hitec city, Hyderabad and Hinjewadi, Pune which enhances the marketability of the properties.

Strong sponsor group with established track record lends financial flexibility – VITP is a wholly-owned step-down subsidiary of CLINT. CLINT, in turn, is held by the CapitaLand Group (24.9% as on September 2025), a Temasek Holdings (Private) Limited entity, which has global experience in managing DCs with 26 facilities (operational and under-construction) in 10 cities across the world and a total installed capacity of ~500 MW. In addition, CLINT owns high-quality commercial office space in India with a leasable area of more than ~22 msf spread across Bangalore, Chennai, Hyderabad, Mumbai and Pune at a healthy consolidated occupancy.

Credit challenges

Exposure to execution and market risks for re-development building – The company is exposed to execution risk associated with the planned re-development of the Orion building as it is currently in the nascent stages of construction as only 12% of the construction cost has been incurred till date. The property remains exposed to market risks, given that there are no pre-leasing tie-ups as on date. Any delay in tying of leases at adequate rental rates would be a credit negative. However, comfort can be drawn from the experience of the CapitaLand Group in commercial real estate sector.

Exposure to refinancing risk for the rated NCDs – The company is exposed to refinancing risk associated with the bullet repayment for the NCDs. Nonetheless, this risk is partly mitigated by the long tenure of the NCDs with NCD of Rs. 330 crores maturing in FY2031 and the NCDs of Rs. 110 crores have a term of 30 years maturing in FY2055, with annual interest payments.

Exposure to tenant concentration risks and vulnerability of debt coverage ratios to changes in interest rates and occupancy levels – The company is exposed to tenant concentration risk with top 5 tenants occupying around 30% of the total leasable

area. Further, the debt coverage ratios remain sensitive to any significant rise in indebtedness, changes in interest rates and material reduction in occupancy levels.

Liquidity position: Adequate

The company's liquidity is expected to remain adequate. The company has principal repayment obligations in FY2031. Notwithstanding the healthy cash flow from operations, its capex outflows towards under construction tower is likely to be substantial in the near-to-medium term. ICRA expects VITP to receive adequate funding support from the CapitaLand Group towards its ongoing capital expenditure programme, if required. As on September 2025, the company had free cash and bank balances of Rs. 123 crores.

Rating sensitivities

Positive factors – The rating could be upgraded if there is a sustained and significant improvement in the leverage and coverage metrics backed by improved operational cashflows and/or substantial reduction in debt could lead to a rating upgrade. The upgrade is unlikely for rated NCD of Rs. 330 crores given the characteristics of the debt instrument.

Negative factors – Negative pressure on the NCDs rating could arise if is a material decline in occupancy for office portfolio or significant increase in indebtedness resulting in weakening of debt protection metrics and liquidity position on a sustained basis.

Analytical approach

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

About the company

VITP is wholly owned by Ascendas Property Fund India Pte. Ltd., a Singapore-based company, which is a 100% subsidiary of CLINT, a Singapore-listed business trust that owns offices and industrial parks in various cities in India. VITP is in the business of developing, operating, and maintaining office parks. At present, VITP owns one IT park in Hitec City, Hyderabad, named ITPH, with a leasable area of 2.32 msf and another IT SEZ Park in Hinjewadi, Pune, named aVance Pune, with a leasable area of 1.5 msf.

Key financial indicators (audited)

	FY2024	FY2025
Operating income	307.7	362.0
PAT	94.8	125.7
OPBDIT/OI	77.5%	77.4%
PAT/OI	30.8%	34.7%
Total outside liabilities/Tangible net worth (times)	3.1	2.4
Total debt/OPBDIT (times)	4.9	3.9
Interest coverage (times)	1.6	1.9

Source: Company, ICRA Research; All ratios as per ICRA's calculations; Amount in Rs. Crore; PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

	Current (FY2026)			Chronology of rating history for the past 3 years					
				FY2025		FY2024		FY2023	
Instrument	Type	Amount rated (Rs. crore)	Dec 08, 2025	Date	Rating	Date	Rating	Date	Rating
Non-convertible debentures (NCD)	Long term	330.00	[ICRA] BBB (Stable)	Jun 28, 2024	[ICRA] BBB (Stable)	Oct 30, 2023	[ICRA] BBB (Stable)	Dec 23, 2022	[ICRA] BBB (Stable)
				Dec 16, 2024	[ICRA] BBB (Stable)	-	-	-	-
Non-convertible debentures (NCD)	Long-term	-	-	-	-	Oct 30, 2023	[ICRA] BBB (Stable) Withdrawn	Dec 23, 2022	[ICRA] BBB (Stable)
Term loan	Long term	1294.00	[ICRA]A- (Stable) Withdrawn	Jun 28, 2024	[ICRA] A- (Stable)	-	-	-	-
				Dec 16, 2024	[ICRA] A- (Stable)	-	-	-	-
Non-convertible debentures (NCD)	Long term	110.00	[ICRA]A (Stable)	Dec 16, 2024	[ICRA] A- (Stable)	-	-	-	-
Non-convertible debentures (NCD)	Long term	40.00	[ICRA]A (Stable) Withdrawn	Dec 16, 2024	[ICRA] A- (Stable)	-	-	-	-

Complexity level of the rated instruments

Instrument	Complexity indicator
Non-convertible debentures (NCD)	Very Simple
Long-term – Fund-based – Term loan	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
INE743G08100	**NCD**	Feb 05, 2021	12%	Feb 05, 2031	330.00	[ICRA]BBB (Stable)
NA	**Term loan**	FY2025	-	FY2031	1294.00	[ICRA]A- (Stable); withdrawn
INE743G08134	**NCD**	Aug 04, 2025	11%	Aug 04, 2055	110.00	[ICRA]A (Stable)
NA	**Proposed NCD***	NA	NA	NA	40.00	[ICRA]A (Stable); withdrawn

*Source: Company; *Proposed to be listed*

Please click here to view details of lender-wise facilities rated by ICRA

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

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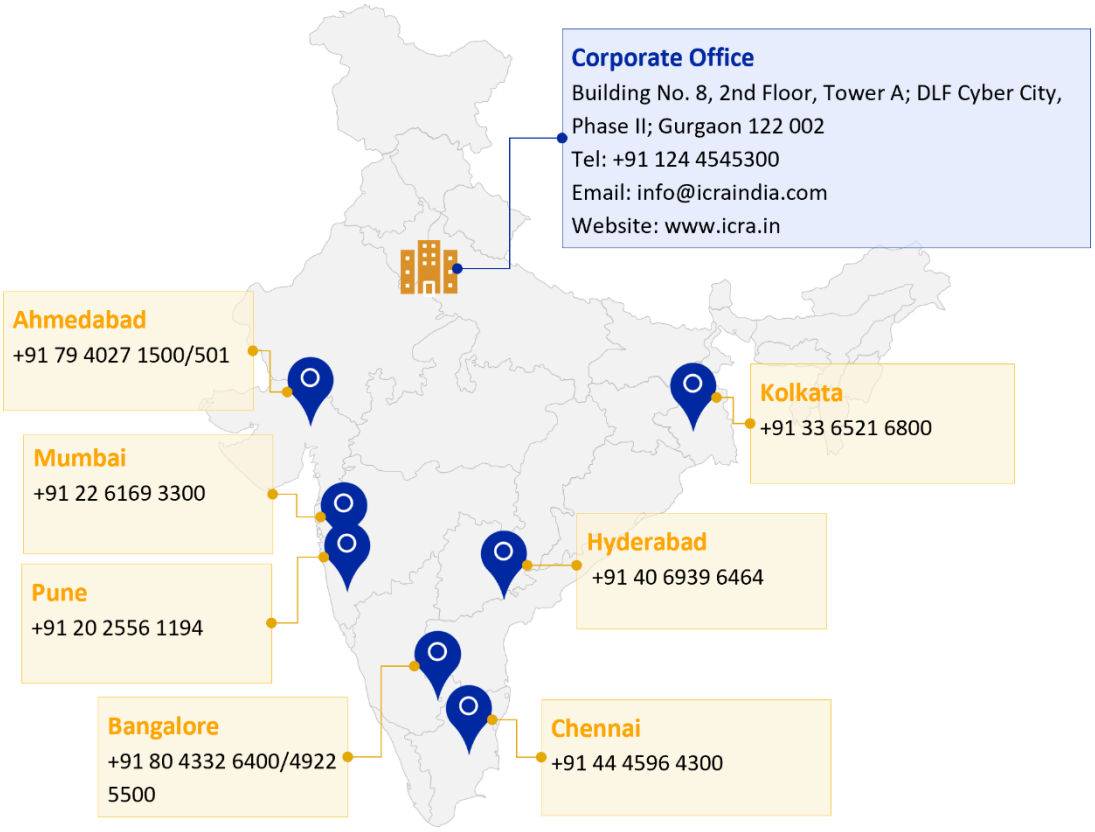

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