

SPREP Pte Ltd. Acquires IT Park in Chennai, India

Toronto, Canada and Mumbai, India (June 22, 2015) – SPREP Pte Ltd., a company formed as a part of the strategic alliance in 2013 between Canada Pension Plan Investment Board (CPPIB) and Shapoorji Pallonji Group, today announced its first acquisition.

SPREP Pte Ltd. has entered into definitive agreements to acquire 100% of the securities of Faery Estates Private Limited, an Indian company which owns, operates and maintains SP Infocity IT Park in Chennai, India. The property has been valued at approximately US\$220 million.

“SP Infocity IT Park is a high-quality property and is an excellent first acquisition for SPREP,” said Andrea Orlandi, Managing Director, Real Estate Investments, CPPIB. “Through this investment by SPREP, CPPIB continues to demonstrate our long-term commitment to the Indian real estate market. The IT Park, located on the Old Mahabalipuram Road, has close to 2.7 million square feet of operational space, which is leased to firms such as HSBC, Amazon, Ford, Siemens, Citibank, AT&T and Hapag Lloyd.”

About SPREP Pte Ltd.

SPREP Pte Ltd. is a company set up in 2013 as a part of the strategic alliance between Canada Pension Plan Investment Board (CPPIB) and Shapoorji Pallonji Group to invest in foreign direct investment compliant, stabilized office buildings in major metropolitan areas of India. CPPIB owns 80% of the venture with an initial equity commitment of US\$200 million and the venture is advised locally by Shapoorji Pallonji Investment Advisors.

About Canada Pension Plan Investment Board

Canada Pension Plan Investment Board (CPPIB) is a professional investment management organization that invests the funds not needed by the Canada Pension Plan (CPP) to pay current benefits on behalf of 18 million Canadian contributors and beneficiaries. In order to build a diversified portfolio of CPP assets, CPPIB invests in public equities, private equities, real estate, infrastructure and fixed income instruments. Headquartered in Toronto, with offices in Hong Kong, London, Luxembourg, New York and Sao Paulo, CPPIB is governed and managed independently of the Canada Pension Plan and at arm's length from governments. At March 31, 2015, the CPP Fund totaled C\$264.6 billion, of which C\$34.1 billion represents real estate investments. For more information about CPPIB, please visit www.cppib.com.

About Shapoorji Pallonji Investment Advisors

Shapoorji Pallonji Investment Advisors Private Limited (SPIA) was established as a synergistic expansion to Shapoorji Pallonji Group's existing real estate development and contracting businesses. SPIA provides investors an opportunity to leverage a unique fully integrated real estate development and investment advisory platform in India. SPIA's management team comprises senior professionals with fund advisory experience who have successfully led and advised on India investment platforms for international fund managers. SPIA's unique investment strategies enable it to invest across asset classes to capitalize on attractive investment opportunities to generate enhanced risk adjusted returns for institutional investors. For more information about SPIA, please visit www.spinvestmentadvisors.com.



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