ENVIRONMENT

Transitioning to a Greener Tomorrow

At Brookfield India REIT, we are committed to setting new benchmarks in sustainable real estate management. Through innovative practices, strategic collaborations, and alignment with global standards, we actively work to reduce our environmental footprint and address the impacts of climate change. Our focus on building efficient and resilient spaces ensures we meet the evolving needs of tenants, support local communities, and contribute to a sustainable future.

SDGs impacted

GRESB ASSESSMENT 2024

100/100
IN DEVELOPMENT

92/100
IN STANDING INVESTMENTS

NET ZERO
BY 2040 OR SOONER

100% ON RENEWABLE POWER
BY 2027 ACROSS THE PORTFOLIO

GRESB
***** 2024

5-STAR GRESB RATING FOR THE THIRD CONSECUTIVE YEAR

GLOBAL SECTOR-LEADER FOR SUSTAINABLE MIXED-USE DEVELOPMENT*

RANKED #1 IN ASIA FOR "MANAGEMENT SCORE" FOR THE SECOND CONSECUTIVE YEAR

*For upcoming mixed-use development Baytown, Kolkata.

OUR THREE-PRONGED APPROACH TO DECARBONIZATION

18%*

ENERGY EFFICIENCY AND END OF LIFE UPGRADES

- Direct investment in ROI projects
- Replacing end of life equipment with efficient solutions
- Assisting occupants in adopting energy efficiency

75%*

RENEWABLE ENERGY PROCUREMENT

- To provide energy replacement for both common area as well as tenant-occupied spaces

7%*

CARBON OFFSETS

- Providing solutions for occupants with targets sooner than 2040

* Estimated average asset energy profile, varies with type of asset, location and hours of operations

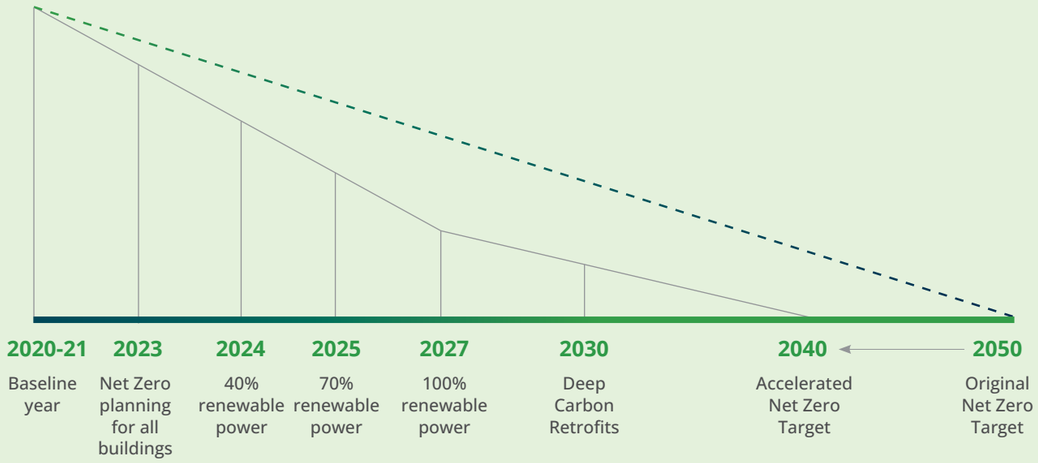
ACCELERATING THE TRANSITION TO NET ZERO AND CLIMATE RESILIENCE

SCIENCE BASED TARGETS

Pledging to science-based targets

Advancing our commitment to climate action, we submitted our near-term (2030) and net zero (2040) targets to SBTi for validation during H1 FY2025 and are closely monitoring the outcomes.

Net Zero Operational Emissions Roadmap



The Net Zero operational emissions roadmap provides a visual guide to our approach for achieving our emissions reduction goals. However, actual deployment timelines may differ based on evolving conditions and operational considerations.

RENEWABLE PROCUREMENT

Clean energy is a critical decarbonization lever, and our efforts are focused on sourcing optimally, aligning with evolving regulatory frameworks.

We have adopted a range of clean energy solutions across our portfolio, with several others under implementation. Notably, green energy has partially replaced conventional energy at **Candor TechSpace, G1 and Candor TechSpace G2 in Gurugram,** and **Candor TechSpace N1 and Candor TechSpace N2 in Noida** sourced through the **Brookfield Renewable Bikaner Solar Power Project (BRBSPP).** With a full commissioning capacity of **550 MWp,** this pioneering initiative under India's **Inter-State Transmission System (ISTS)** bilateral arrangement allows our occupants direct access to reliable, traceable renewable energy. This is projected to reduce carbon emissions by **~40,000 MT** annually.

We are further collaborating with **BRBSPP** to deliver projects that ensure **additionality,** and will contribute to fossil fuels replacement both **onsite** and across the **grid**.

> By supporting our occupiers in achieving their Net Zero goals, we aspire to remain their partner of choice for sustainable growth in the years ahead.

Mapping our clean energy sourcing strategy

Sourcing Mechanism	Asset	% Load	
		Common Area	Tenant Area
Renewable Energy Guarantee of Origin (DISCOM Green Tariff)	Candor TechSpace K1, Kolkata	100%	100%
	Downtown Powai (All buildings)	In progress	In progress
Open Access	Candor Techspace G1, Gurugram	PPA under review	40%
	Candor TechSpace G2, Gurugram		40%
	Candor TechSpace N1, Noida		40%
	Candor TechSpace N2, Noida		40%
	Worldmark Delhi (1, 2 & 3)	In progress	In progress
	Worldmark Gurugram		In progress
	Airtel Center, Gurugram		In progress

ENERGY EFFICIENCY IN OPERATIONS

We are committed to a long-term strategy that actively addresses energy-related emissions and promotes energy efficiency across our portfolio.

This strategy is reinforced by continuous monitoring and assessment of energy consumption. Through strategic investments in advanced building retrofits and best-in-class operational practices, we are reducing our energy footprint and progressing steadily toward our Net Zero target.

ENERGY EFFICIENCY MEASURES

Intervention	Outcome
Dissolved Oxygen (DO) sensor-based Sewage Treatment Plant (STP)	Optimized blower operation based on real-time oxygen levels in the sewage, resulting in 25% reduction in STP blower consumption at pilot sites.
Solar Reflectance Index (SRI) Paint on majority of exposed rooftop across properties	SRI paint reflects a larger portion of solar radiation, ensuring cooler surfaces and reduced heat transfer into the buildings, lowering cooling loads. This contributes to mitigating the urban heat island effect and supports sustainable building practices.
Automatic Tube Cleaning Systems	This system uses sponge balls and continuously combats condenser fouling, guaranteeing over 5% energy savings with quick payback.
Ring Mains Circuit for chilled water	Optimizes HVAC plant efficiency by combining cooling of multiple buildings through a chilled water ring connecting multiple plant rooms. This reduces inefficient part-load chiller operations and is particularly effective where variability in physical occupancy is observed during lean periods such as holidays.
Water Cooled Magnetic Bearing Centrifugal Chillers	Piloted emerging technology adoption at our sites with air- and water-cooled magnetic bearing chillers featuring lubrication/oil-free compressors, resulting in quiet and energy-efficient operations.
Combination of Electronically Commutated (EC) Fans with Electrostatic (ES) Filters	EC fans, based on brushless direct current (BLDC) motors, eliminate the need for variable frequency drive and are much more efficient. ES filters effectively trap particulate matter and other pollutants through a high-voltage electrostatic charge and have a long service life. Together, these resulted in 30% energy savings per air handling unit across our parks.
Building Management Systems (BMS)	Helps view, analyze and control building energy performance. We intend to extend the BMS connectivity to create an all-round data capturing and analysis program.
SCADA implementation for Diesel Generator (DG) Sets	Automated diesel generator set controls through SCADA and sequencing optimization to minimize Scope 1 emissions, thereby eliminating wastage from manual intervention.

MAXIMIZING WATER EFFICIENCY

Occupier and community engagement are pivotal to advancing our sustainable water management initiatives. We actively support local community efforts aimed at conserving freshwater lakes and ponds across our operational regions. Moreover, we collaborate with occupiers throughout the leasing and operational phases, embedding water efficiency principles into workplace design by adhering to our comprehensive green guidelines.

WATER FOOTPRINT REDUCTION MEASURES

Intervention	Outcome
Rainwater harvesting	Installing and maintaining water harvesting pits and tanks to recharge ground water aquifers and store water in high-water table areas.
Occupier water metering	Completed floor level water metering pilot project and initiated installation at our key assets to enable demand-side water management.
Chemical-free cooling-tower water treatment	Piloted SBR technology, coupled with photocatalysis, at one of our assets to treat blowdown for safe reuse, effectively controlling Chemical/ Biological Oxygen Demand (COD/BOD). This has significantly reduced water consumption and eliminated discharge waste to a large extent.
Sewage treatment plants with ultrafiltration	Ensures best quality non-potable water for flushing and cooling towers.
Occupier office design	We promote low-flow design fixtures and mandate aerator installation for demand-side water efficiency. Additionally, we mandate usage of treated water for flushing purposes.
Irrigation and horticulture	Maximizing drip irrigation coverage across our campuses and buildings. Planning IoT-based smart irrigation controllers with evapotranspiration and rain sensing capabilities.

SUSTAINABLE WASTE MANAGEMENT

We strive to transition from a linear to a circular waste management model across operations and developments. We are cognizant of the limitations and challenges like supply chain waste, we are actively working to integrate reduce, reuse and recycle initiatives seamlessly into our strategy. Additionally, our operations, projects and procurement teams are collaborating to institutionalize the purchasing of Greenpro-labeled environmentally preferred products (EPP) across the entire value chain.

Intervention	Outcome
Inventory and tracking of waste	Progressed towards advanced tenant-level waste tracking to measure performance and waste generation characteristics. Further, focus is on automation through technology integration of smart scales and tracking analytics.
Awareness campaigns and training sessions	Conducted awareness campaigns on eliminating single-use plastics from our campuses including occupiers, food court and retail operations.
Recycled product kiosks	Established kiosks across our assets to promote repurposing dry waste like wastepaper and cardboard into usable products like pens, notebooks and pencils.
Segregation at source	Maximized segregation at source efforts by collaborating with occupiers and providing them resources including color-coded bins and training housekeeping staff.
Organic waste onsite treatment	Enhanced organic waste composting capability with the addition of shredders, minimizing horticulture waste disposal offsite and using shredded output in composting.

BIODIVERSITY CONSERVATION

Our biodiversity profiling encompasses a thorough assessment and analysis of the ecological landscape within our properties. This process provides critical insights into the composition, distribution, and interaction of various species, while also evaluating the health and resilience of the surrounding ecosystem.

Maintaining a high level of biodiversity, we ensure that the Simpson's Biodiversity Index for floral species across our sites remains close to 1—indicating exceptional species richness and balance. We conduct regular plant and tree censuses, including mapping and tagging activities, to monitor survival rates and measure carbon sequestration potential.

Our green landscapes feature thoughtfully designed patio gardens, vibrant green spaces, and central courtyards that promote health and well-being for all occupants. Additionally, we actively collaborate with key stakeholders, including local communities, environmental organizations and experts, to enhance biodiversity initiatives through shared knowledge and partnership-driven efforts.

WATER FOOTPRINT REDUCTION MEASURES

Intervention	Outcome
Native Species	Established phased targets to systematically increase the proportion of native plant species, promoting a balanced and sustainable local biodiversity.
Pollinator-friendly plantation	Landscapes feature a vibrant selection of seasonal flowering plants and native trees to attract and support bees, butterflies, and other essential pollinators, fostering local biodiversity and creating thriving, sustainable ecosystems.
Habitat corridors and nesting spaces	Focus on enhancing ecological connectivity across our assets by integrating green corridors and interconnected habitats. Our teams have also installed nesting boxes and shelters to support breeding and provide safe spaces for birds and other wildlife.
Occupier and employee engagement	Installed educational signage about local flora and fauna to raise awareness and also organized tree-planting initiatives to engage the community.

CLIMATE RISK

Climate Change Adaptation Assessment

Climate change presents a significant challenge, requiring proactive strategies to foster resilient and sustainable businesses.

Aligned with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD), our climate strategy emphasizes both mitigation and adaptation. We focus on driving climate action by designing, operating, and upgrading assets to withstand evolving environmental risks. This approach not only enhances resilience but also reduces operational costs, attracts high-quality tenants, and ensures our readiness to meet future demands.

In FY2023, we conducted a comprehensive assessment of physical and transition risks across our portfolio to evaluate vulnerabilities to climate-related hazards such as earthquakes, floods, heat stress, and sea-level rise. These insights allow us to strategically address climate risks across short, medium, and long-term horizons.

We have operationalized asset-level mitigation plans to enhance resilience and manage physical risks more effectively, ensuring we remain agile in a changing climate.

APPROACH TO SUSTAINABILITY

Timeframe	Climate Scenarios	Key Risks Identified
SHORT-TERM – PRESENT-2030	**TRANSITION RISK** CRREM 1.5°C	**TRANSITION RISK** Energy efficiency
MEDIUM-TERM – 2030-2050	**PHYSICAL RISK** RCP 2.6	Renewable energy sourcing
LONG-TERM – 2050-2100	RCP 4.5	**PHYSICAL RISK** Flood
	RCP 8.5	Heat stress
		Fire stress

CRREM: Carbon Risk Real Estate Monitor; RCP: Representative Concentration Pathways

PHYSICAL RISK

We conducted a comprehensive climate risk assessment across our entire portfolio, leveraging MunichRe's Location Intelligence to evaluate exposure to physical climate risks. The assessment considered multiple Representative Concentration Pathways (RCP) scenarios—RCP 2.6, RCP 4.5 and RCP 8.5—across different timelines, including the present, 2030, 2050 and 2100. Key physical risks evaluated included extreme temperatures, heat stress, drought, earthquakes, hurricanes, cyclones, fire stress, river flooding, flash flooding and drought stress. Asset-level resilience and risk adaptation measures were identified and incorporated in operating plans. All our assets have also undergone water risks assessment using the Aqueduct tool created by World Resources Institute (WRI) and the appropriate risk mitigation plans are continually being updated.

TRANSITION RISK

We have evaluated the assets and identified potential transition risks, including the possibility of becoming stranded assets—those at risk of early economic obsolescence due to non-compliance with evolving regulations, efficiency standards, market expectations, and shifts in energy costs driven by climate change. Leveraging insights from the Carbon Risk Real Estate Monitor (CRREM) model, specifically the 1.5°C scenario analysis, we identified critical risks relevant to our operations. These findings have been integrated into our Net Zero planning at the asset level, ensuring proactive mitigation measures are in place to address future challenges.

OUR ENVIRONMENTAL PERFORMANCE

	Metric	Unit	FY20	FY24	HY25
		Baseline	Most recent FY	Baseline	
Greenhouse Gas Emissions	Scope 1	tCO_2e	7,240.52	4,689.70	2,875.00
	Scope 2	tCO_2e	93,848.13	48,072.70	40,502.00
	Emission Intensity, (Scope 1 & 2)	$kgCO_2e$/sqft.	333.67	195.00	118.51
Energy Consumption	Total Energy Consumption	MWh	262,182	223,852	142,798
	Direct Fuel Consumption	MWh	7,732	4,462	3,733
	Diesel	% of Total energy	3%	2%	3%
	Purchased Energy - GRID	MWh	251,968	175,425	110,905
	Purchased Energy	million MJ	907	632	399
	Electricity	% of Total energy	96%	78%	78%
	Renewables	% of Total energy	1%	20%	20%
	Energy Consumption intensity	kWh/sqft.	10.9	9.3	5.9
Water Consumption	Total Water Consumption	KL	3,075,025.79	2,669,996.07	1,537,137.00
	Water Consumption Intensity	KL/sqft.	0.13	0.11	0.06
	Water Reused	KL	816,325.90	736,275.62	455,166.00
	% Water Reused	% of Total Water	27%	28%	30%
Waste	Total Waste Generated	Tons	5,333	4,031	2,567