OUR PROPERTIES

Downtown Powai -Commercial/IT Park

MUMBAI

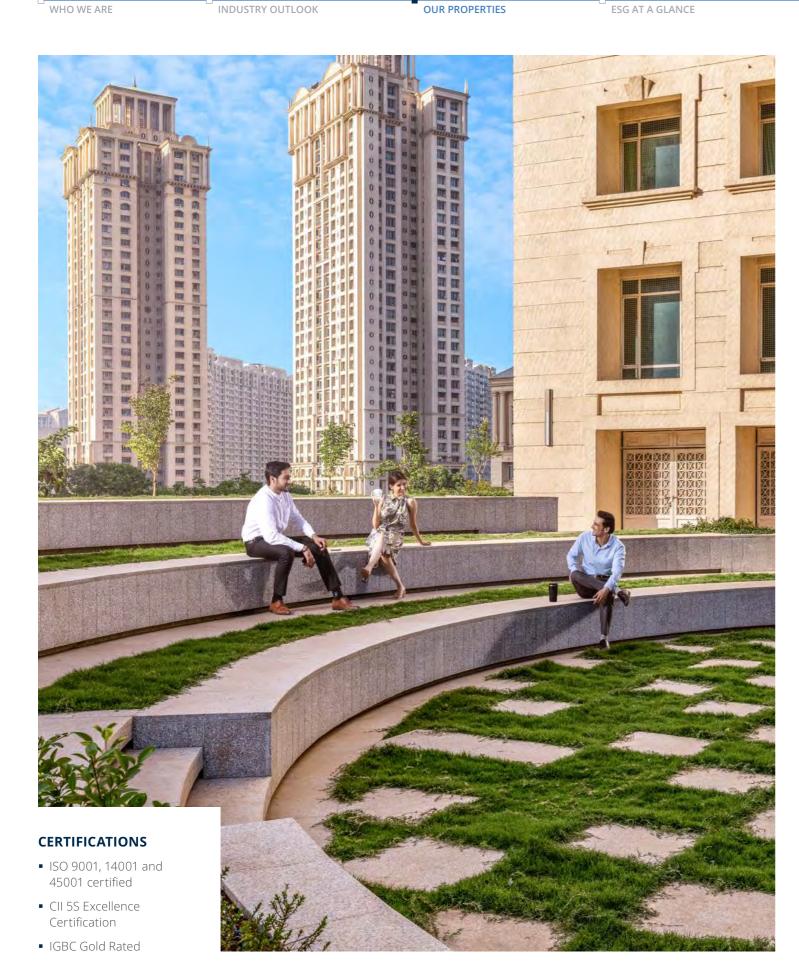
Downtown Powai - Commercial/
IT Park, located in Mumbai's
prime location of Downtown
Powai, features a portfolio of nine
commercial properties with modern
infrastructure and a 'Live-Work-Play'
ecosystem. Committed to the highest
ESG standards, it is part of a 250acre integrated township offering
open green spaces, metro stations,
hospitals, high-street retail, premium
F&B options like Binge Central,

schools, hotels, and departmental stores. Well-connected via highways, railway lines, and upcoming metro routes, it symbolizes the convergence of people and places, setting a new benchmark for urban workspaces in India. The vibrant ecosystem of Downtown Powai - Commercial/IT Park, Mumbai makes it an ideal destination for our occupants to rejuvenate, collaborate, and interact.

THE FULLY INTEGRATED
CAMPUS, WITH
ITS MODERN
INFRASTRUCTURE AND
AMENITIES, IS AN IDEAL
DESTINATION FOR
LARGE INTERNATIONAL
CORPORATIONS
AND SMALL AND
MEDIUM-SIZED
LOCAL COMPANIES,
EMPOWERING BUSINESS
SUCCESS AND ENHANCED
EMPLOYEE ENGAGEMENT.



OUR INVESTOR RELATIONS



ELEVATING EVERYDAY EXPERIENCES

- Enveloped in a campus-style environment with picturesque neo-classical architecture, expansive common areas, and lush greenery
- Upgrades extend beyond landscaping to include enriched peoplescaping, fostering a culture of collaboration and prioritizing health and wellness
- Offering curated F&B options, fine dining restaurants, high street retail, premium cafes, food vending machines, electric bike services, bicycle docking stations and crèche
- Prioritizing well-being with comprehensive medical facilities, including ambulance services

KEY STATISTICS

20.0 Acres **CAMPUS AREA**

2.7M sf TOTAL LEASABLE AREA

> 2.4M sf AREA LEASED

₹73,556M MARKET VALUE



PRIORITIZING SUSTAINABILITY

Renewable Power Initiatives

Rooftop solar panels

100%

Green power for common areas

Efficient Mobility Solutions

Shared mobility

Bicycle docking

Stations installed

EV charging stations installed

Vehicle-free pathways

EV shuttle

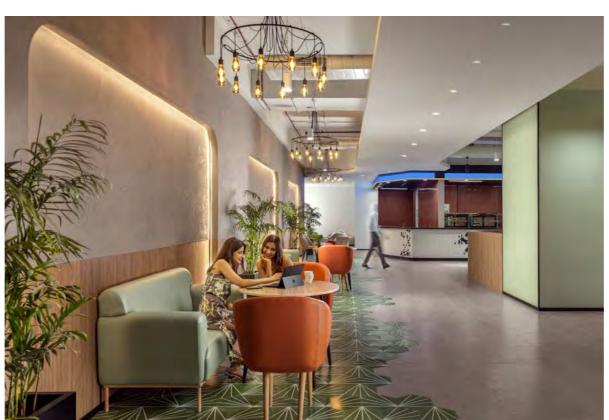
Services for tenants

59 58 **BROOKFIELD INDIA REAL ESTATE TRUST ANNUAL REPORT 2023-24**

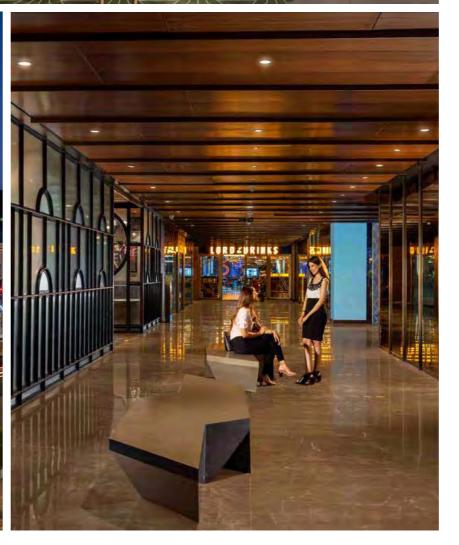
WHO WE ARE

OUR INVESTOR RELATIONS









Water Conservation Strategies

Organic square-foot farming

Water efficiency Measures undertaken

TOP TENANTS

(As per Gross Contracted Rentals)

- Deloitte Consulting India Private Limited
- Nomura Services India Private Limited
- CRISIL Limited
- TIAA Global Business Services India Private Limited

TENANT PROFILING

Sector-wise occupancy



- 39% Financial Services
- 13% Consulting
- 7% Industrials and Logistics
- 6% FMCG
- **35%** Others

ON-CAMPUS DEVELOPMENTS

The lease area profile of Downtown Powai – Commercial/IT Park, Mumbai is evolving with new leases and re-leased spaces, coupled with the conversion of parking/terrace areas into retail and office spaces, and enhancements to the lobby, porte cochère, and lifts in Winchester developments, fit-outs, and DG set enhancements with PNG kits.

168K sf **NEW LEASES**

57K sf AREA RE-LEASED

490K sf AREA RENEWED

₹326M **INVESTED FOR ASSET UPGRADATION**