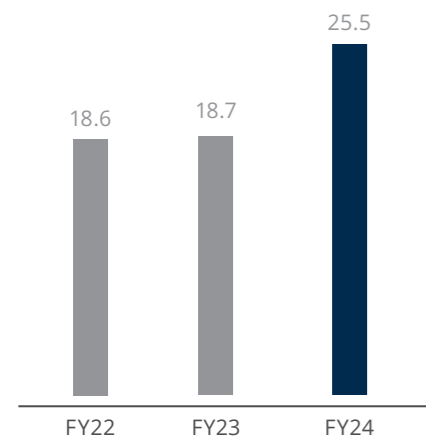


PERFORMANCE HIGHLIGHTS

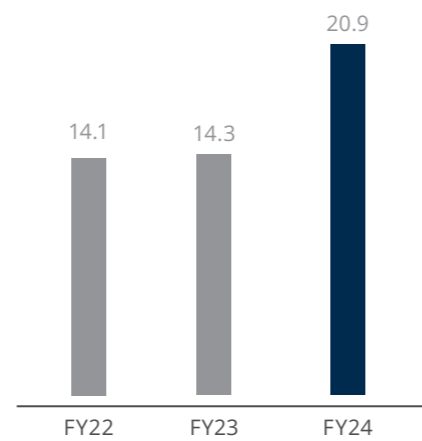
Sustained Operational Excellence Across the Portfolio

At Brookfield India REIT, we have demonstrated a track record of delivering strong operational performance. A combination of improving demand for office space, portfolio expansion through strategic acquisition and seamless operational efficiencies resulted in record growth and performance across all parameters.

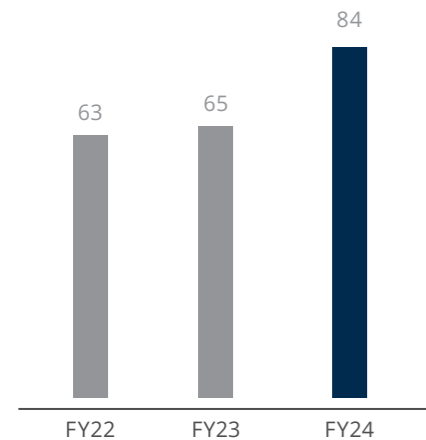
TOTAL LEASABLE AREA (M sf)



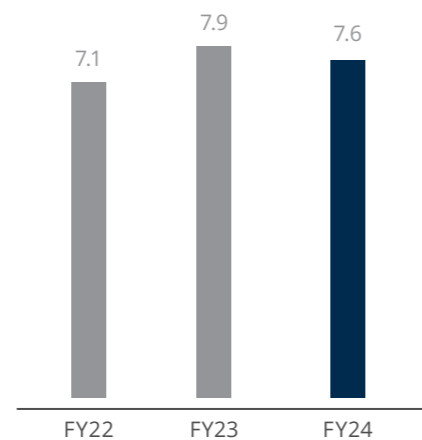
COMPLETED AREA (M sf)



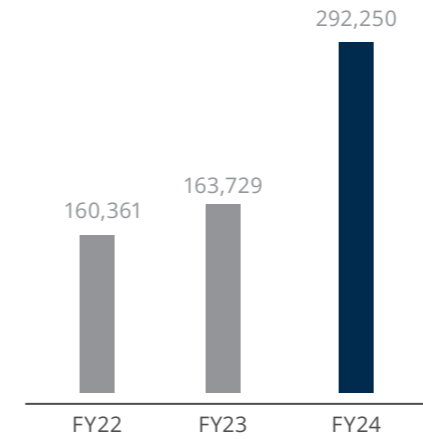
IN-PLACE RENT (₹)



WALE (₹)



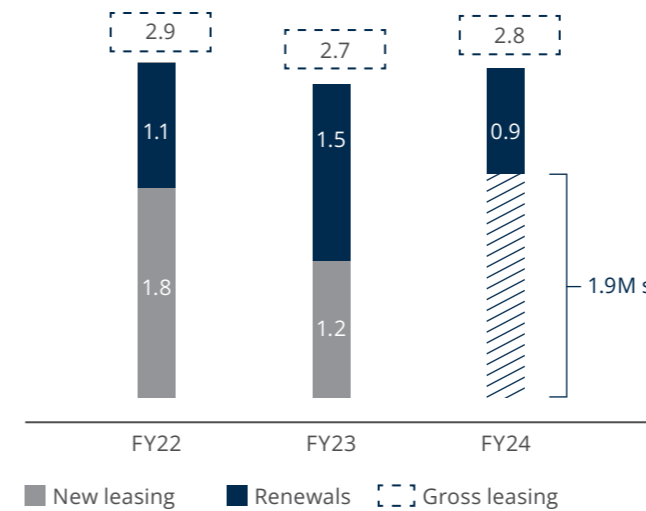
TOTAL VALUE OF THE PORTFOLIO (₹ M)



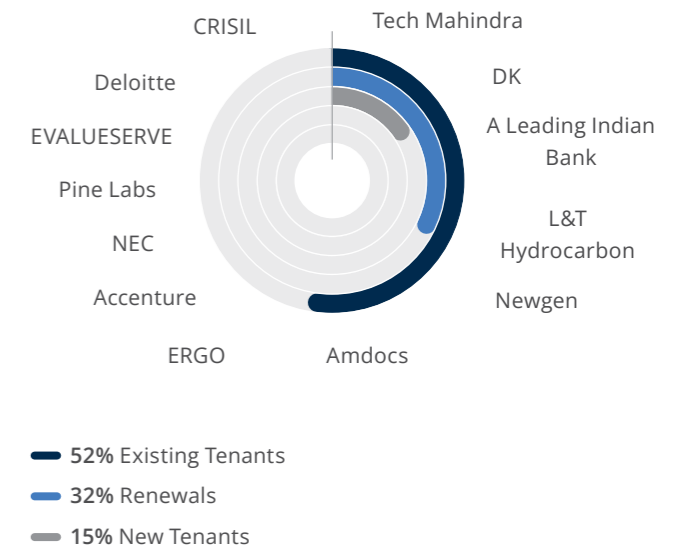
RECORD LEASING ACTIVITY IN FY2024

Brookfield India REIT delivered a record new leasing of 1.9M sf in FY2024, which is the highest since IPO. With this, we have also achieved ~40% of new leasing guidance of 2.0-2.4M sf till FY2025.

Leasing (M sf)



Gross leasing FY2024



₹ 107 per sf
AVERAGE RENT⁽¹⁾ ON GROSS LEASING

17%
AVERAGE SPREAD ON GROSS LEASING

₹ 91 per sf
AVERAGE RENT ON NEW LEASING¹

16%
AVERAGE RE-LEASING SPREAD

₹ 140 per sf
AVERAGE RENT ON RENEWALS¹

17%
AVERAGE RENEWAL SPREAD

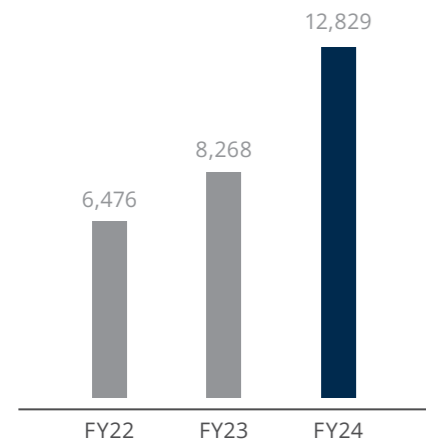
¹ Rents are given per square foot per month (excluding amenity areas) and include car park rent. Average leasing rent is provided only for non-amenity areas and average lease term is provided only for office areas.

PERFORMANCE HIGHLIGHTS (CONTD...)

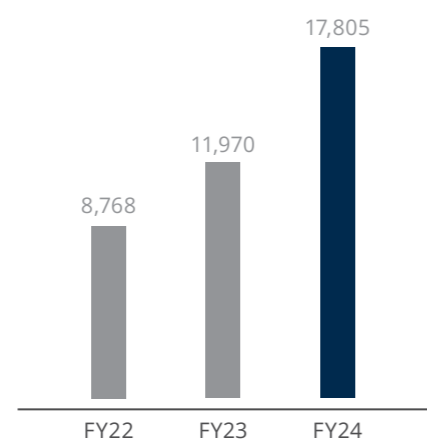
Steady Growth with Improved Fundamentals

Brookfield delivered a robust financial performance in FY2024, underscoring our solid financial acumen and strategic planning. With prudent financial management and capital allocation, we further strengthened our capital structure and liquidity position, building on the foundation for sustained growth and stability in the years ahead.

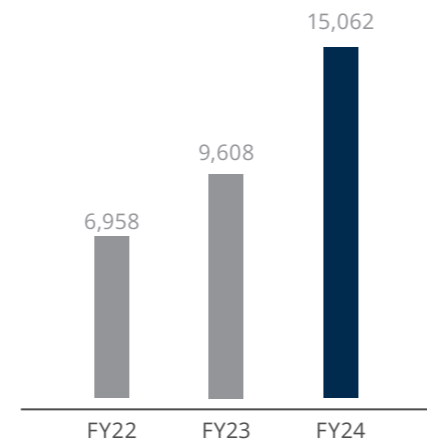
OPERATING LEASE RENTALS
(₹ in M)



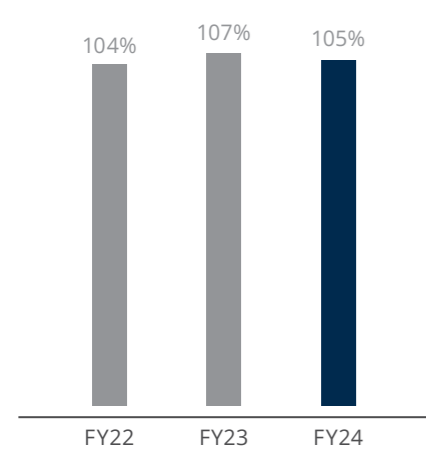
REVENUE FROM OPERATIONS
(₹ in M)



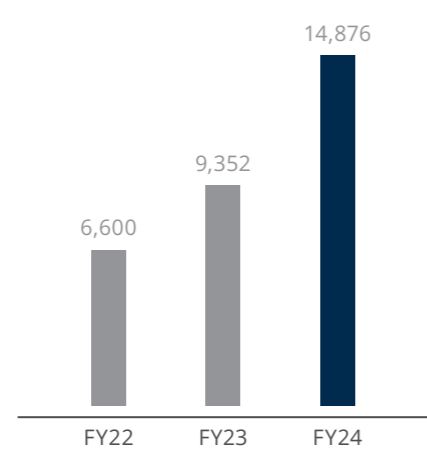
ADJUSTED NOI
(₹ in M)



MARGIN ON OLR
(%)



ADJUSTED EBITDA
(₹ in M)



ROBUST CAPITAL STRUCTURE AND LIQUIDITY POSITION

₹ 123B
TOTAL EQUITY

8.3%
AVERAGE INTEREST RATE

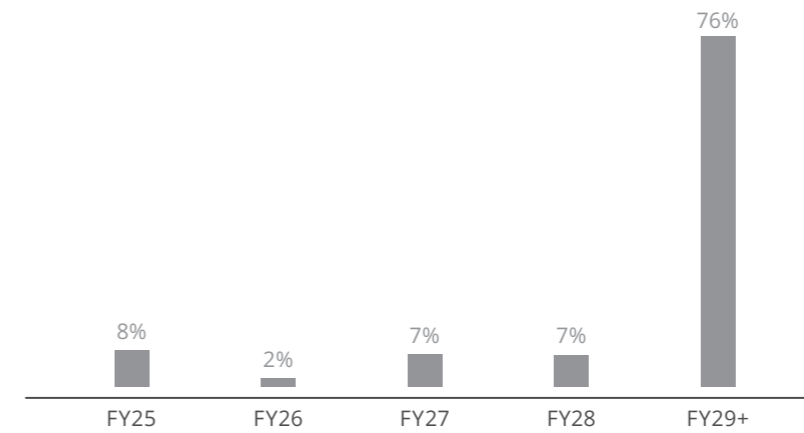
₹ 104B
NET EXTERNAL DEBT

87%
OF LOANS LINKED TO REPO
RATE QUARTERLY RESET

9 years
AVERAGE MATURITY

Dual AAA Rating
[ICRA]AAA(STABLE)
CRISIL AAA/NEGATIVE

Balanced debt maturity profile (%)



LEASE PROFILE

Our portfolio has a well staggered lease expiry profile. With only 34% of the contracted rentals due for expiry in the next four years, our portfolio provides for reduced risks of vacancy alongside stability in rental income and financial predictability.

- Area Expiring
- Expected Renewals
- Achieved Renewals
- Cumulative Expiry (% of Rentals)

	FY24 ⁽²⁾	FY25E	FY26E	FY27E	FY28E
Rent at Expiry (₹ PSF) ⁽³⁾	80	120	68	107	118
MTM Spread % ⁽³⁾	19% ⁽¹⁾⁽²⁾	12% ⁽⁴⁾	12%	9%	8%

(1) Realized spread on office renewals during FY2024. (2) Includes expiries and renewals of recent acquisitions for H2 FY2024. (3) Excludes retail and amenity areas. (4) Weighted average MTM spread on the scheduled office expiries in FY2025. It also includes the impact of expansion potential at Downtown Powai (CRISIL House) after expiry of a 200,000 sf lease.