



PROPERTIES AT A GLANCE

High-Quality Assets Poised for India's Growth

BROOKFIELD INDIA REIT PORTFOLIO AT A GLANCE

	Downtown Powai - Commercial/IT Park, Mumbai	Downtown Powai - SEZ, Mumbai	Candor TechSpace G1, Gurugram	Candor TechSpace G2, Gurugram
Total Area (Acres)	20.0	9.0	25.2	28.5
Market Value (₹ M)	73,556	26,998	50,120	45,368
Leasable Area (M sf)	2.7	1.6	3.8	4.1
Completed Area (M sf)	2.7	1.6	3.7	3.9
Under Construction (M sf)	-	-	-	-
Future Development Area (M sf)	-	-	0.1	0.1
Committed Occupancy (%)	88%	95%	69%	76%
WALE (Years)	3.7	10.3	6.8	8.3
In-Place Rent (Warmshell) (₹ per sf per month)	174.5	109.5	75.1	84.1
Market Rent (₹ per sf per month)	169.3	149.6	94.0	115.3
Mark to Market Potential (%)	(3%)	37%	25%	37%



Our portfolio comprises six Grade-A commercial office parks, each being a national benchmark for quality. Nurturing, collaborative, sustainable and vibrant communities that offer innovative amenities and excellent connectivity, our portfolio attracts high occupancy and premium rentals. With a total leasable area of 25.5M sf – 20.9M completed, 0.6M sf under construction and 4.0M sf of future potential – 96% of our gross asset value is in operating assets, ensuring steady income and organic growth prospects for ongoing value creation.

Candor TechSpace N1, Noida	Candor TechSpace N2, Noida	Candor TechSpace K1, Kolkata	Consolidated at Brookfield India REIT Level
19.3	29.7	48.4	179.9
25,622	42,619	27,967	292,250
2.8	4.6	5.9	25.5
2.0	3.8	3.2	20.9
-	-	0.6	0.6
0.9	0.8	2.1	4.0
97%	78%	88%	82%
8.4	8.1	8.2	7.6
53.8	58.3	45.8	83.6
54.6	57.7	44.0	94.3
1%	(1%)	(4.0%)	13%



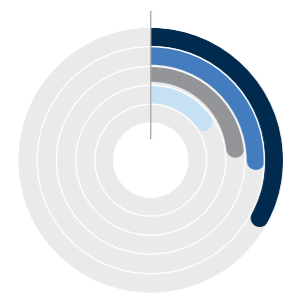
OUR PAN INDIA PRESENCE

Located in Key Gateway Cities

Brookfield India REIT's properties are strategically located across four gateway Indian markets, from Kolkata in the East to Gurugram and Noida in the North and Mumbai, the financial capital in the West. These locations are among India's prime business destinations with a large professional workforce, making them hotspots for GCCs, multinationals and Indian companies alike. With immense optimism in the Indian economy and the expected influx of GCCs in the coming years, these markets and our properties are positioned for significant future growth.

OUR MARKET PRESENCE

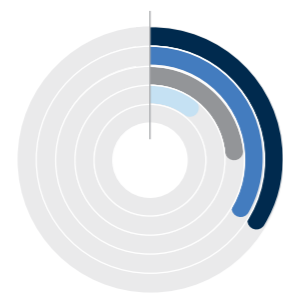
Sector Diversification of Tenants⁽¹⁾



- 29% Technology
- 23% BFSI⁽²⁾
- 15% Consulting
- 33% Others

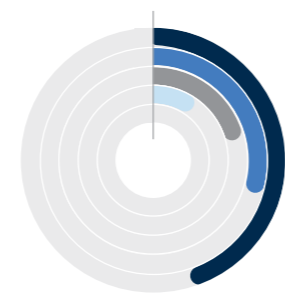
(1) By gross contracted rentals
(2) Banking, Financial Services and Insurance

Diversification by gross asset value (%)

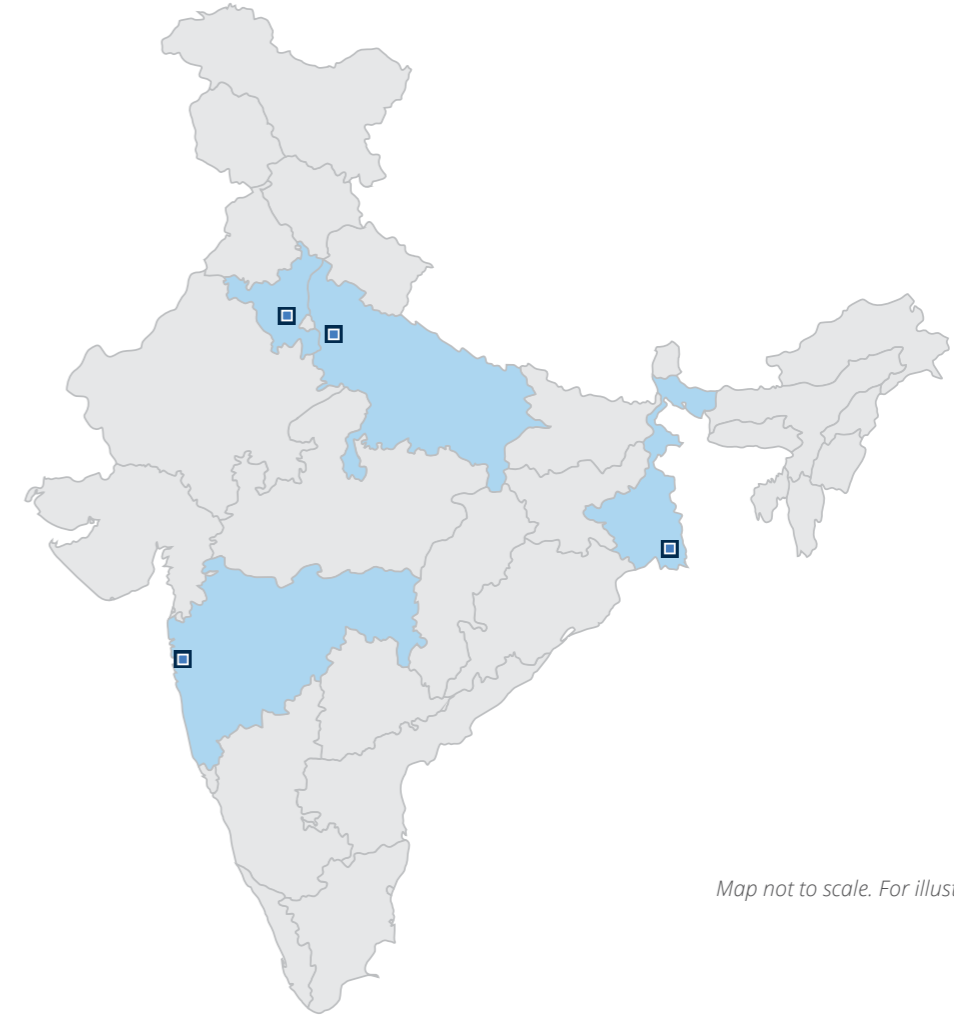


- 34% Mumbai
- 33% Gurugram
- 23% Noida
- 10% Kolkata

Diversification by operating lease rentals (%)



- 44% Mumbai
- 29% Gurugram
- 20% Noida
- 8% Kolkata



Map not to scale. For illustrative purposes only.

GURUGRAM (7.9M sf)



NOIDA (7.4M sf)



MUMBAI (4.3M sf)



KOLKATA (5.9M sf)



- Operating: 20.9M sf
- Future Development: 4.0M sf
- Under construction: 0.6M sf

