

VALUATION REPORT

Worldmark (Tower 1), Aerocity District - DIAL, NCR

Date of Valuation: 31st March 2024

Date of Report: 10th May 2024

Submitted to: Brookfield India Real Estate Trust





Disclaimer






This report is prepared exclusively for the benefit and use of Brookfield India Real Estate Trust ("Brookfield India REIT" or "REIT") and / or its associates and its unitholders for the proposed acquisition. Brookfield India REIT, a Real Estate Investment Trust under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended till date ("SEBI REIT Regulations"). The Brookfield India REIT may share the report with its appointed advisors for any statutory or reporting requirements or include it in stock exchange filings, any preliminary/placement document/ information memorandum/ transaction document/any publicity material / research reports / presentations or press releases to the unitholders, or any other document in connection with the proposed acquisition of the property by Brookfield India REIT. Neither this report nor any of its contents may be used for any other purpose other than the purpose as agreed upon in the Letter of Engagement ("LOE") dated 09th April 2024 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, all of which are, accordingly, subject to change. In preparation of this report, the accuracy and completeness of information shared by the REIT has been relied upon and assumed, without independent verification, while applying reasonable professional judgment by the Valuer.

This report has been prepared upon the express understanding that it will be used only for the purposes set out in the LOE dated 09th April 2024. The Valuer is under no obligation to provide the Recipient with access to any additional information with respect to this report unless required by any prevailing law, rule, statute, or regulation.

This report should not be deemed an indication of the state of affairs of the real estate financing industry nor shall it constitute an indication that there has been no change in the business or state of affairs of the industry since the date of preparation of this document.

Executive Summary

| Worldmark 1, Aerocity District (DIAL), NCR | |
|---|---|
| Valuation Date: | 31 st March 2024 |
| Site Visit Date: | 22 nd April 2024 |
| Valuation Methodology: | Discounted Cash Flow using Rental Reversion |
| Valuation Purpose: | Disclosure of valuation of asset to be formed as a part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014 |
| Location / Situation: | <p>Worldmark 1 (herein after referred to as Subject Property) is located in Aerocity District, Delhi International Airport Limited (DIAL) (herein after referred to as “Subject Micro Market”), New Delhi, NCR</p> <p>The Subject Property is in proximity to the Indira Gandhi International Airport. The Subject Property is accessible via Aerocity road which further connects it to National Highway 48 and makes it well connected to all key nodes of Delhi NCR.</p> <p>The Subject Property lies in close proximity to key office and residential clusters of NCR i.e., Gurugram and Delhi which makes the Subject Micro Market, a prominent office destination for major office occupiers. The Subject Micro Market is also a hospitality hub of NCR.</p> <p>The profile of surrounding development for the Subject Property constitutes prominent hotel developments like JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Holiday Inn, Novotel etc.</p> |
| Description: | <p>The leasable area of the Subject Property is 6,07,892 sq. ft. and its committed occupancy* is 98%. The bifurcation of office and retail area is as follows: Office leasable Area: 513,776 sq. ft. Retail leasable Area: 94,116 sq. ft.</p> <p>Based on lease deed signed with Delhi International Airport Private Limited, we understand that the Subject Property’s land is held on a leasehold basis, with the lease set to expire in the year 2066.</p> <p>Worldmark Tower 1 along with Tower 2 and 3 are prime front office assets.</p> <p>The Subject Property is an office cum retail development, with two basements, lower ground, ground and six floors. The ground floor and lower ground floor of the Subject Property is primarily dedicated for Foods & Beverages (F&B)); some area is also given to a few retail brands. The Subject Property along with Worldmark 2 and 3 are the only prominent commercial developments in the Subject Micro Market which provides office space on lease.</p> <p>The prominent office tenants in Subject Property are Ernst & Young, Cowrks India, SAEL Industries Limited, GSTN, Rattan India Power Ltd.,</p> |
| |  <p>External View of the Subject Property</p>  <p>Internal View of the Subject Property</p>  <p>Internal View of the Subject Property</p>  <p>Primary access road of the Subject Property</p>  <p>View of NH -48 (Secondary access road)</p> |



| | | |
|---------------------------|---|--|
| | <p>etc. Some of the prominent F&B and retail tenants are: Bikanerwala, DragonFly, Punjab Grill, Da Milano, Chaayos, Social, etc.</p> <p>The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars. The total parking slots in the Subject Property are 1,190.</p> | |
| <p>Total Area:</p> | <p>Total Land Area: Approx 3.1 acres Office leasable Area: 513,776 sq. ft. Retail leasable Area: 94,116 sq. ft. Total Leasable Area: 6,07,892 sq. ft.</p> | |

Source: Architect's Certificate (Dated: 8th May 2024), *Rent Roll as at 31st March 2024, Lease Deeds / Leave and Licence Agreements and Client information.

*Committed Occupancy = (Occupied area + Completed area under Letters of Intent) / Completed Leasable area.



MARKET VALUE OF THE SUBJECT PROPERTY BASED ON

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 31st March 2024, is as follows:

| Component | Market Value as on | In Figures | In Words |
|-------------------------------------|---------------------------|--------------------|---|
| Completed Building (Worldmark 1) | 31 March 2024 | INR 16,723 million | Indian Rupees Sixteen Billion Seven Hundred and Twenty – Three Million Only |

This summary is strictly confidential to the addressee. It must not be copied, distributed, or considered in isolation from the full report



TABLE OF CONTENTS

| | |
|--|-----------|
| Disclaimer | 1 |
| Executive Summary | 2 |
| A REPORT | 7 |
| 1 Instructions..... | 7 |
| 2 Professional Competency of The Valuer..... | 7 |
| 3 Independence and Conflicts of Interest | 8 |
| 4 Purpose of Valuation..... | 8 |
| 5 Basis of Valuation | 9 |
| 6 Valuation Approach & Methodology | 9 |
| 7 Assumptions, Departures and Reservations | 10 |
| 8 Inspection..... | 10 |
| 9 General Comment | 10 |
| 10 Confidentiality..... | 10 |
| 11 Authority | 11 |
| 12 Reliant Parties | 11 |
| 13 Limitation of Liability | 11 |
| 14 Disclosure and Publication | 12 |
| 15 Anti-Bribery & Anti-Corruption | 12 |
| B NATIONAL CAPITAL REGION OVERVIEW..... | 13 |
| 1 National Capital Region Overview..... | 14 |
| 2 Brookfield India REIT’s City Market- Delhi International Airport Limited | 19 |
| 2.1 Overview..... | 19 |
| 2.2 Social Infrastructure | 20 |
| 2.3 Physical Infrastructure..... | 21 |
| 2.4 Real Estate Overview | 22 |
| 2.5 Office Overview – DIAL | 23 |
| 2.6 Supply, Net Absorption & Vacancy | 24 |
| 2.7 Rental Trend Analysis..... | 25 |
| 2.8 Sectoral Demand Analysis - (CY 2015 - Q1 CY 2024)..... | 26 |
| 2.9 Retail Overview - DIAL..... | 27 |
| 3 Market Outlook | 29 |
| C SUBJECT PROPERTY REPORT..... | 30 |
| 1 Address, Ownership and Title details of the Subject Property | 31 |
| 1.1 Encumbrances | 31 |
| 1.2 Revenue Pendencies..... | 31 |
| 1.3 Material Litigation | 31 |
| 2 Location | 32 |
| 2.1 General..... | 32 |
| 2.2 Accessibility..... | 33 |
| 2.3 Ground Conditions | 33 |
| 2.4 Environmental Considerations | 33 |
| 2.5 Town Planning and Statutory Considerations | 33 |
| 3 Subject Property - Asset Description..... | 34 |
| 3.1 Key Asset Information | 35 |
| 3.2 Subject Property Inspection..... | 36 |
| 3.3 Investigation and nature and source of information | 38 |
| 3.4 Tenant Profile..... | 39 |
| 3.5 Lease Expiry Profile..... | 40 |
| 4 Valuation Approach & Methodology | 41 |
| 4.1 Asset-specific Review:..... | 41 |
| 4.2 Micro-Market Review:..... | 41 |
| 4.3 Cash Flow Projections:..... | 42 |
| 4.4 Information Sources:..... | 42 |
| 5 Assumptions considered in Valuation (DCF Method)..... | 43 |
| 6 Market Value..... | 49 |



| | | |
|-------------|--|-----------|
| D | ANNEXURES..... | 50 |
| Annexure 1: | Cash Flows..... | 51 |
| Annexure 2: | Ownership Structure..... | 54 |
| Annexure 3: | Site Layout | 55 |
| Annexure 4: | Subject Property Photographs | 56 |
| Annexure 5: | Statement of Key assets..... | 57 |
| Annexure 6: | List of sanctions and approvals | 58 |
| Annexure 7: | Ready Reckoner Rate for Built Up area and Land Area..... | 59 |
| Annexure 8: | Major Repairs Undertaken and Proposed in the Subject Property..... | 61 |
| Annexure 9: | Caveats & Limitations..... | 62 |



From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To: Brookfield India Real Estate Trust

Property: Worldmark (Tower 1), Aerocity District, DIAL, NCR

Report Date: 10th May 2024

Valuation Date: 31st March 2024

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the “REIT” or the “Client”) has appointed Ms. L. Anuradha, registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 (hereinafter referred as the “Valuer”), in order to undertake the valuation of office property located in DIAL (hereinafter referred to as “Subject Property” and/or “Worldmark 1”) for the proposed acquisition of the property under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 9 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L. Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor’s in architecture in 2002 and master’s in planning from School of Planning & Architecture in 2004.

L. Anuradha has more than 16 years of experience in the domain of urban infrastructure, valuation, and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as “C&WI”) from 2013-2022 and was leading the team for Tamil Nadu, Kerala, and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with PriceWaterhouse Coopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the



State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT Micro Markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

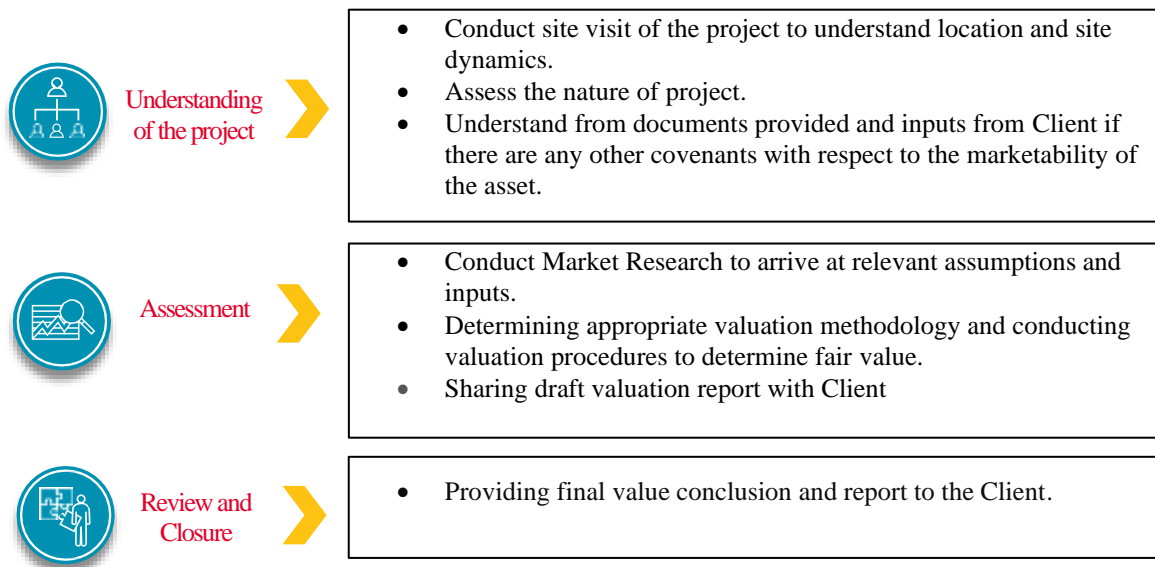
The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole or any extracts thereof, in any documents prepared in relation to proposed property(ies) acquisition by "REIT" (and such offering the "Acquisition") including the transaction document required under regulations issued by the Securities and Exchange Board of India ("SEBI") or any other relevant regulator within or outside India, and in any other documents to be issued or filed in relation to the Acquisition, including any preliminary or final international offering documents for distribution to investors outside India, and any publicity material, research reports, presentations or press releases, in connection with the Acquisition (collectively, the "Documents").

5 Basis of Valuation

It is understood that the valuation is required by the Client of the Subject Property which is proposed to be acquired (“Proposed Acquisition”) by Brookfield India REIT, in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange and for accounting purposes. Accordingly, the valuation exercise has been carried out to estimate the “Market Value” of the Subject Property in accordance with IVS 104 of the IVSC International Valuation Standards issued in 2021, effective from 31 January 2022.

Market Value” is defined as ‘*The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.*’

6 Valuation Approach & Methodology



The basis of valuation for the Subject Property being Market Value, the same may be derived by any of the following approaches:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.



7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 9 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock - in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was inspected on 22nd April 2024 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct. Based on the discussions with the Client it has been assumed that no material change in the condition of the property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, proposed to be forming part of the portfolio of Brookfield India REIT under the applicable law.



11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets proposed to be forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, together with circulars, clarifications, guidelines and notifications thereunder by SEBI and also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by her due to such usage other than for the Acquisition as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favour, reasonably satisfactory to her for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the Acquisition including disclosure in the Documents and in the valuation report.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement is extended to **Brookprop Management Services Private Limited ("Brookprop" or "The Manager")**, the **Brookfield India Real Estate Trust ("Brookfield REIT")** and their unit holders and Axis Trustee Services Limited, the trustee to the **Brookfield REIT ("Trustee")** for the purpose as highlighted in this report (valuation). The auditors, debenture trustees, stock exchanges, unit holders of the REIT, **Securities and Exchange Board of India (SEBI)**, and credit rating agencies, would be extended reliance by the Valuer but would not be liable to such parties, except in case of gross negligence and wilful misconduct by the Valuer.

13 Limitation of Liability

The Valuer shall endeavour to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in this Agreement, the Valuer's total aggregate liability to the Manager arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the total fees paid to Valuer by Client hereunder.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT, the intermediaries appointed in connection with the Acquisition be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and he shall not object to his inclusion as a necessary party/ respondent. In all



such cases, the Manager agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by him while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against him in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants, and undertakes that:

They are familiar with applicable Anti-Corruption Laws under this Agreement including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case she is insisted upon or asserted by the Client to violate any of the above said undertakings in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate this Agreement without any liability or obligation on his part.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.



B NATIONAL CAPITAL REGION OVERVIEW

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out Industry and Market Report.

1 National Capital Region Overview

National Capital Region (NCR) is the world’s second largest urban agglomeration by population and the largest by area (*Source: www.un.org*). It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh, and Rajasthan. In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research

(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD & Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South & Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector 62, Noida–Greater Noida (NGN) Expressway & Rest of Noida)
4. Delhi International Airport Limited (DIAL)



The table below highlight the key statistics of NCR’s office micro markets:

| Particulars | NCR overall | Delhi | DIAL* | Gurugram | Noida |
|--|-------------|-------|-------|----------|-------|
| Total Completed Stock till Q1 CY 2024 (msf) | 92.37 | 3.45 | 1.52 | 64.12 | 23.29 |
| Current Occupied Stock till Q1 CY 2024 (msf) | 72.01 | 2.65 | 1.35 | 50.23 | 17.77 |
| Current Vacancy Q1 CY 2024 (%) | 22.0% | 23.2% | 10.9% | 21.7% | 23.7% |
| Avg. Annual Absorption CY 2015 – Q1 CY 2024 (msf) | 3.54 | 0.16 | 0.13 | 2.30 | 0.96 |
| Future Supply Q2 CY 2024 E – CY 2026 E (msf) | 15.88 | - | 3.45 | 8.32 | 4.11 |
| Market Rent – Q1 CY 2024 (INR psf / month) | 89 | 146 | 229 | 95 | 54 |
| CAGR for Market Rent (CY 2015 – Q1 CY 2024) | 2.0% | 1.1% | 4.4% | 2.1% | 3.7% |

Source: Cushman and Wakefield Research

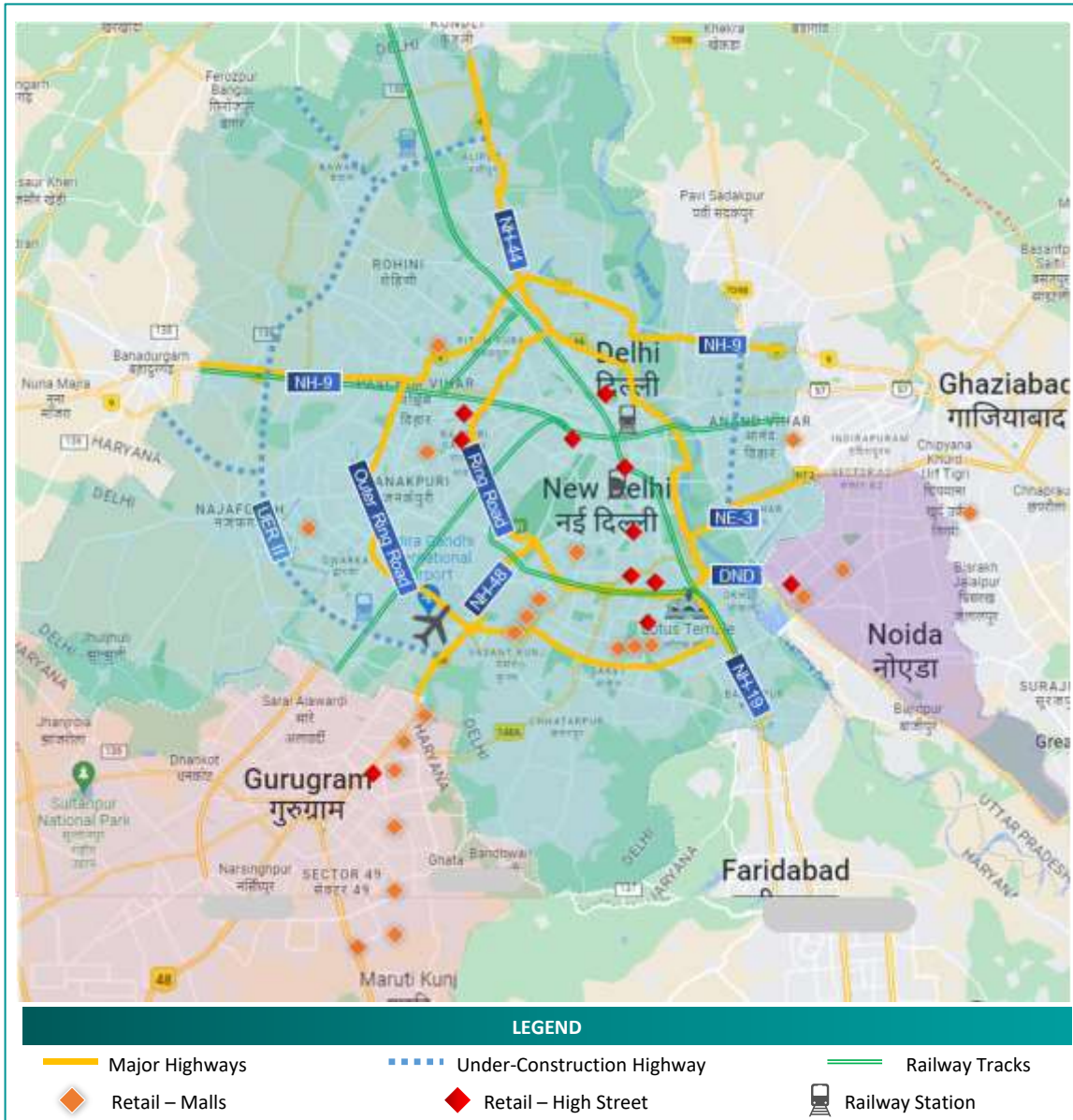
Notes:

1. Only Grade A office spaces have been considered for the analysis presented in the above table.
2. Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.
3. * Brookfield India REIT’s city market or Subject Micro Market for Subject Property.
4. Stock (“stock” and / or “relevant stock”) and Supply (“supply” and / or “relevant supply”) numbers are computed by excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria . Additionally, for Noida, non-IT buildings are also excluded from the analysis.
5. Vacancy and Net Absorption numbers are computed on the relevant stock.
6. The future supply estimates are based on analysis of proposed and under construction buildings.
7. The net absorption value refers to the net additional leasing activity which has occurred in the year and excludes precommitments or renewals. The pre-commitments are recorded as absorption in the year in which the tenant moves in.
8. The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.
9. Rentals presented above are quoted weighted average values on completed stock.



Retail

National Capital Region (NCR) has become one of the largest retail markets in India. Delhi NCR offers a variety of retail formats with major chunk of supply concentrated in Delhi, Gurugram and Noida. The successful launch of three-office REITs in the Indian market paved way for first retail REIT, backed by Blackstone in 2023. The Retail landscape of the NCR is presented in the map below:



Source: Cushman and Wakefield Research
 (Map not to scale)

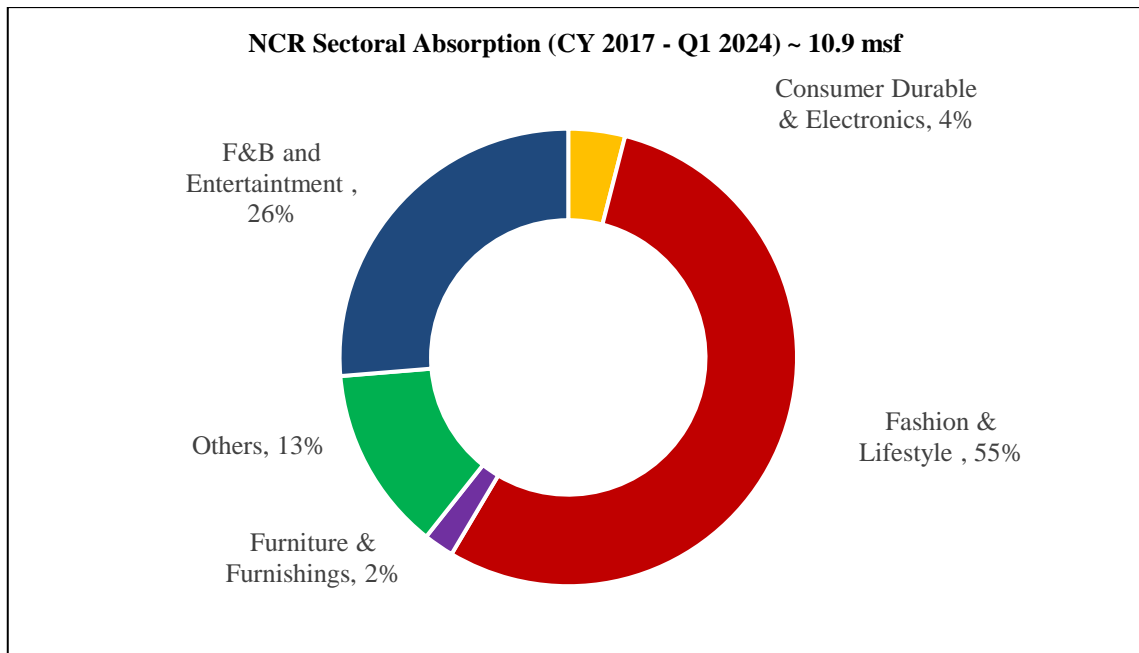
In recent years, a noticeable and transformative shift in consumer preferences and retail trends has been observed, with momentum steadily moving away from traditional mall developments towards F&B and high street developments. Delhi NCR has adeptly embraced and accommodated this evolving trend. This significant change is indicative of a broader transformation in the retail landscape, driven by evolving consumer expectations, lifestyle choices, and a desire for more personalized and community-oriented experiences.



In urban centres around the world, F&B culture has emerged as a dominant force reshaping the retail landscape. Consumers, especially the working population, are increasingly prioritizing such experiences. They seek out dining experiences that also provide social interaction, entertainment, and an escape from their day-to-day life.

In Delhi-NCR specifically, traditional malls and high streets have focused on fashion ware. However, new establishments in Delhi-NCR have increasingly focused on creating specific F&B oriented spaces in order to create a unique and authentic dining experience for the visitors. Case in point, major retail destinations of Delhi-NCR today like DLF Cyber Hub (Gurugram), Worldmark Aerocity (Aerocity District), 32nd Milestone (Gurugram), Advant Navis (Noida) are primarily F&B focused destinations. Even large traditional malls like DLF Avenue (Delhi) and Gardens Galleria (Noida) have experienced expanding F&B areas.

The prominence of F&B can be seen in the sectoral chart of NCR below:



Source: Cushman and Wakefield Research

Note: The data presented in the above chart is a representative data set of the major lease transactions that have happened since 2017.

As illustrated in the chart above, F&B and entertainment tenants have contributed to 26% of the retail absorption from CY 2017 till Q1 2024. F&B and entertainment is the largest contributor after Fashion & Lifestyle.



The key drivers of demand for retail space in NCR are as follows:

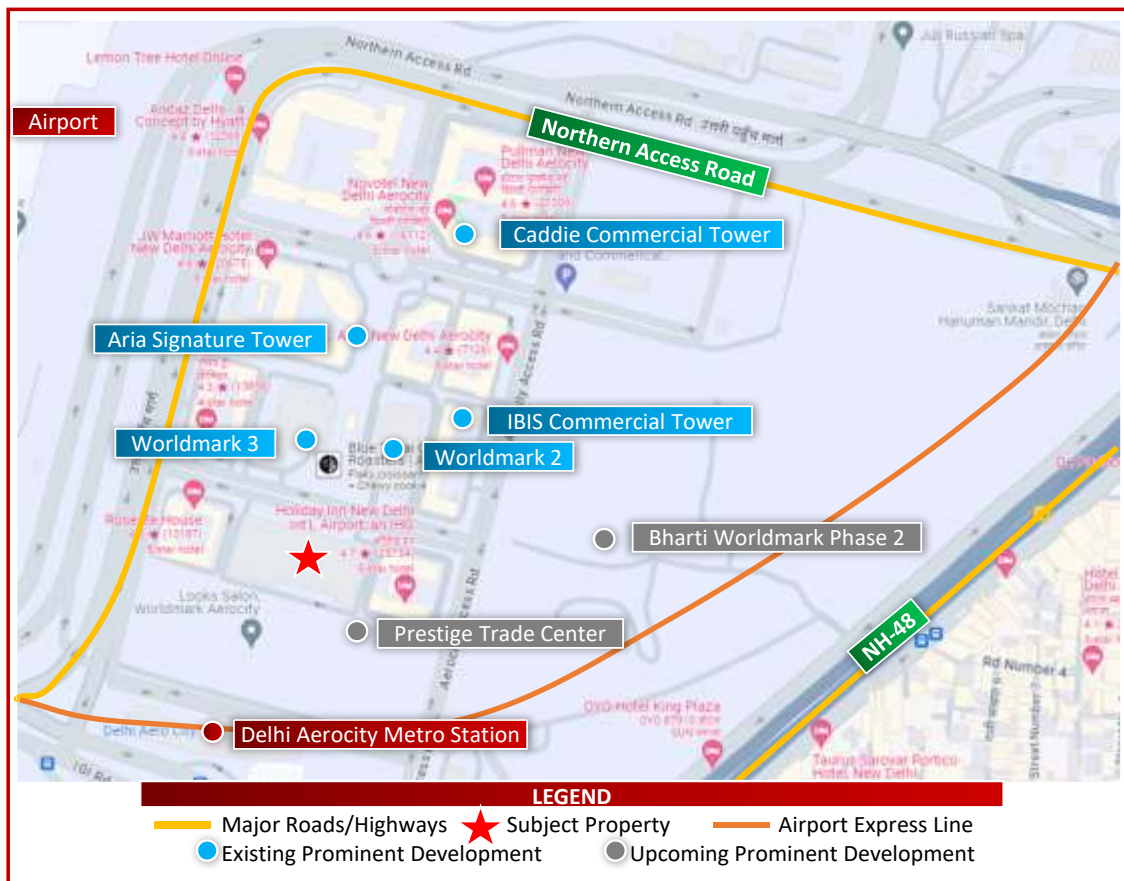
1. **Proximity to prominent residential nodes** - Malls located near residential areas benefit from a direct catchment of potential customers. Proximity to residential nodes makes it convenient for residents to access these retail developments, reducing travel time and effort. This convenience factor significantly enhances footfall and patronage. As residents are aspiring to a higher quality of life and modern amenities, retail developments are becoming integral to fulfilling their lifestyle aspirations.
2. **Lifestyle and Entertainment** – Gen Z and Millennial population today are increasingly on the lookout for destinations for shopping and entertainment. These people today enjoy higher disposable income and spending confidence. Retail developments with large entertainment spaces, multiplexes, salons, etc. attract higher footfall from this segment.
3. **Presence of office development** - Presence of social and lifestyle infrastructure near the office premises is more preferred by the working population. These amenities cater to the needs and preferences of the working population, providing opportunities for socializing, relaxation, and leisure activities. A retail development with F&B structure contributes to a better work-life balance for employees as they can easily unwind, socialize, or engage in recreational activities after work without having to commute far. Further, this provides convenient venues for informal business meetings, networking events, and client lunches.

2 Brookfield India REIT's City Market- Delhi International Airport Limited

The Subject Property along with Worldmark 2 & 3 is a leasehold Grade-A asset located in Aerocity District (DIAL) or Airport District Micro Market of NCR. It has access to well-planned infrastructure and lies in proximity to International Airport.

2.1 Overview

DIAL (Delhi International Airport Pvt. Ltd.) often called as Aerocity District, is a designated commercial and hospitality area established by GMR in collaboration with Airport Authority of India (AAI), Fraport AG & Eraman Malaysia. AAI has granted DIAL to develop and modernize Delhi International Airport, which includes development of 45 acres of prime land for hospitality, commercial and retail space. The development at DIAL started with the hospitality cluster in year 2013. The Subject Micro Market then witnessed office and retail supply in year 2015 primarily via Worldmark 1,2 and 3. The below map presents the location overview of the Aerocity District (DIAL):



Source: Cushman and Wakefield Research
(Map not to scale)

2.2 Social Infrastructure



Source: Cushman & Wakefield Research
(Map not to scale)

- Key Commercial Developments
- Social Infrastructure
- Lifestyle Infrastructure
- Proposed/Under Construction Office Developments
- Hospitality Developments
- Higher Educational Institutions

| Key Office Developments | Social Infrastructure | Lifestyle Infrastructure | Proposes/Under Construction Office Developments | Hospitality Developments | Higher Education Institutes |
|--|-------------------------|--|---|-----------------------------------|------------------------------------|
| 1) Subject Property (along with Worldmark 2 & 3) | 1) Om Hospital (1.4 km) | 1) Subject Property (along with Worldmark 2 & 3) | 1) Worldmark Phase 2 (adjacent to Subject Property) | 1) Lemon Tree Premier (220 m) | 1) KPS Convent School (1.1 km) |
| 2) Aria Signature Tower (400 m) | | | 5) Prestige Trade Centre (adjacent to Subject Property) | 2) Pullman (700 m) | 2) Shalimar Public School (1.4 km) |
| 3) Caddie Commercial Tower (600 m) | | | | 3) Hyatt Delhi Residences (550 m) | |
| 4) Ibis Commercial Tower (350 m) | | | | 4) Roseate house (200 m) | |

| | | | | | |
|---------------------------------------|--|--|--|-----------------------------------|--|
| 5) OSE Commercial Block (650 m) | | | | 5) JW Marriot Hotel (400 m) | |
|---------------------------------------|--|--|--|-----------------------------------|--|

2.3 Physical Infrastructure



Source: Cushman & Wakefield Research
(Map not to scale)

Aerocity District (DIAL) is well connected to key nodes of NCR through road (NH-48) and Metro rail facility. The nearest metro stations to the Subject Property are Delhi Aerocity Metro Station (part of Airport Express Line) and IGI Airport Metro Station (part of Magenta Line).

Also, the under-construction Delhi Metro golden line (formerly known as silver line) will connect Delhi Aerocity Metro Station to Tughlakabad Metro Station and shall result in enhancing the connectivity of Aerocity District (DIAL) to interior parts of Delhi.

Further, the elevated corridor from INA connecting East Delhi, Central Delhi, South Delhi to IGI Airport and Rangpuri Bypass – Tunnel connecting Nelson Mandela Marg to Shiv Murti Interchange are some of the planned infrastructure developments in the Subject Micro Market.



2.4 Real Estate Overview

Hospitality: The development at Aerocity District (DIAL) started with the hospitality cluster in year 2013 with JW Marriott as the first hotel development in the Subject Micro Market. Over the last few years, DIAL has emerged as a premium destination for hospitality and commercial development in NCR. This can be attributed to its strategic location i.e., proximity to the Indira Gandhi International Airport, and NH-48. With the presence of hospitality developments such as Novotel Hotel, Pride Plaza, Lemon Tree. Premier, Red Fox Hotel, Aloft, Roseate House, Holiday Inn etc , DIAL is known as a hospitality hub of NCR with demand primarily driven by air traffic and Gurugram.

In 2015, the Subject Micro Market experienced the introduction of office and retail supply primarily through Worldmark 1, 2, and 3

Retail : The retail landscaping of Aerocity District (DIAL) is limited supporting retail structures which primarily consist of coffee shops and lounges located within the hotels. These establishments cater primarily to travellers waiting for flights or those staying in the hotels. The Subject Property is the only prominent retail development offering a range of dining options, coffee shops and stores.

Office: DIAL has witnessed very limited office supply since inception. The Subject Property along with Worldmark 2 and 3 are the only prominent development which offers large integrated office development for the occupiers. DIAL stands out as a premium office micro market and one of the best performing in terms of growth across all the NCR micro markets.



2.5 Office Overview – DIAL

The Subject Micro-Market offers 100% Non – IT Grade A office developments. The key office statistics for the Subject Micro Market are as follows:

| Particulars | Details |
|--|---|
| Total Completed Stock (Q1 CY 2024) | Approximately 1.52 msf |
| Current Occupied Stock (Q1 CY 2024) | Approximately 1.35 msf |
| Current Vacancy (Q1 CY 2024) | Approximately 10.9% |
| Avg. Annual Net Absorption (CY 2015 – Q1 CY 2024) | Approximately 0.13 msf |
| Future Supply (Q2 CY 2024 E – CY 2026 E) | Q2 CY 2024E to Q4 CY2024E: NIL CY 2025E: Approximately 1.1 msf CY 2026E: Approximately 2.35 msf |

Source: Cushman and Wakefield Research

Notes:

1. Only Grade A office spaces have been considered for the analysis presented in the above table.
2. Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.
3. The future supply estimates are based on analysis of proposed and under construction buildings.
4. The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.

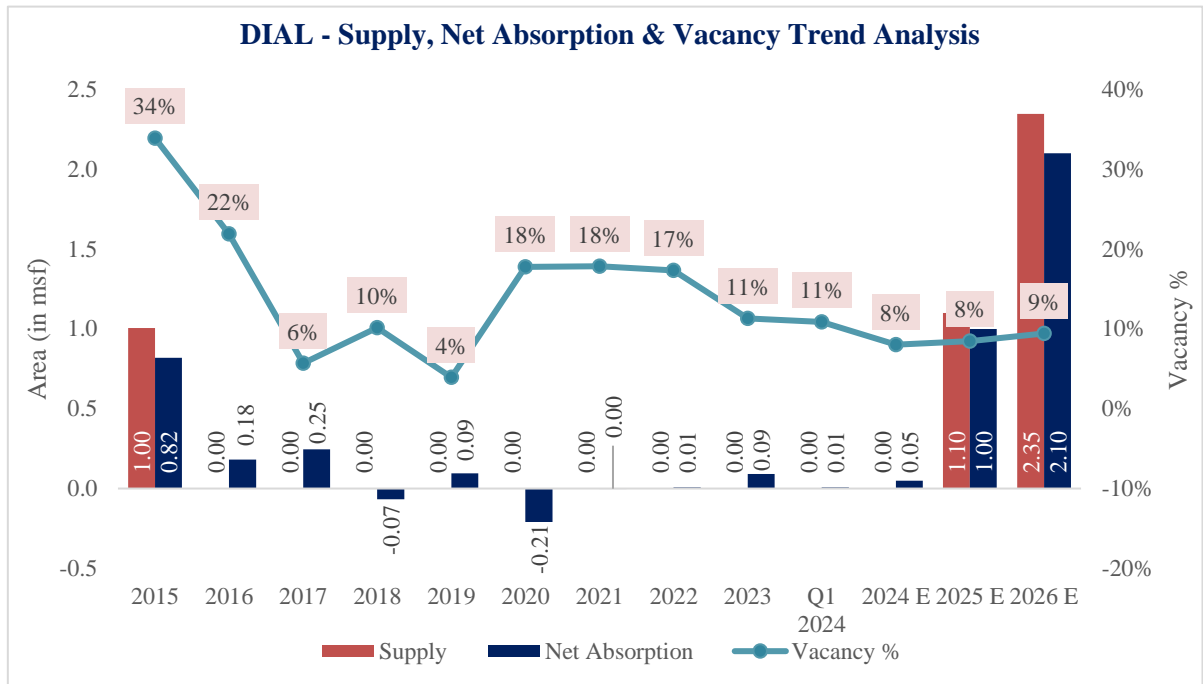
The key drivers of demand for office space in Aerocity District (DIAL) are as follows:

- **Connectivity and linkages:** Aerocity District (DIAL) is well connected to other nodes of NCR via robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work.
- **Proximity to Indira Gandhi International airport:** Aerocity District (DIAL) is in close proximity to airport and hence attracted the occupier base. Its closeness to airport helped it grow at a very fast pace.
- **Presence of modern infrastructure:** Majority of the infrastructure in the Subject Micro Market is newly developed with innovative technology and modern design, thus, making it an address for the occupiers.
- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan, and Uttar Pradesh:** As the Subject Micro Market is accessible through multiple modes of transportation and is in close proximity to key residential clusters of NCR, it attracts talent pool from all adjoining locations.



2.6 Supply, Net Absorption & Vacancy

The supply, net absorption & vacancy trend for Aerocity District (DIAL) is as follows:



Source: Cushman and Wakefield Research

Notes:

1. Only Grade A office spaces have been considered for the analysis presented in the above chart.
2. Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.
3. Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy, and estimated supply.
4. The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.

Aerocity District (DIAL) demand has outpaced supply since 2015 resulting in a steep vacancy decline to approximately 4.0% as of CY 2019. The Subject Micro-Market benefits the occupiers and their employees due to its proximity to IGI Airport and excellent integration of office, hospitality, F&B, and retail development.

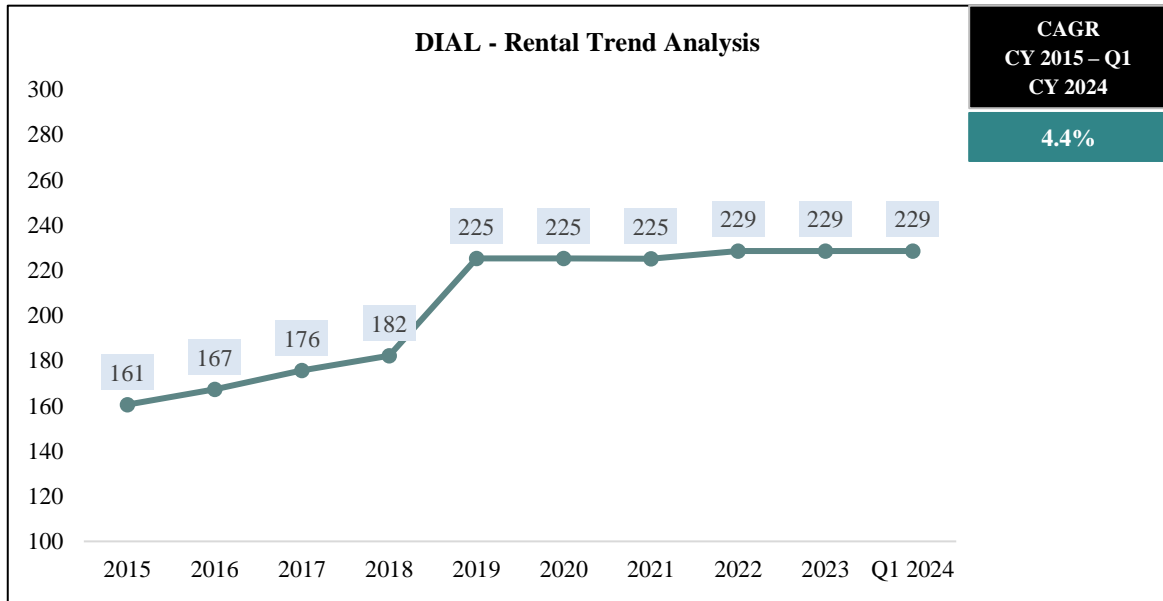
The effect of COVID-19 was visible with negative average net absorption resulting in increase of vacancy levels to approximately 18% in CY 2020. The market saw a surge in absorption starting CY 2023 pushing the vacancy levels towards south and reaching at approximately 11% as of Q1 CY 2024.

The quality of upcoming developments like Worldmark Phase -2 and Prestige Trade Centre, locational advantage, availability of lifestyle infrastructure will continue to drive the demand for the Subject Micro Market over the coming years.



2.7 Rental Trend Analysis

The rental trend for DIAL is as follows:



Source: Cushman and Wakefield Research

Notes:

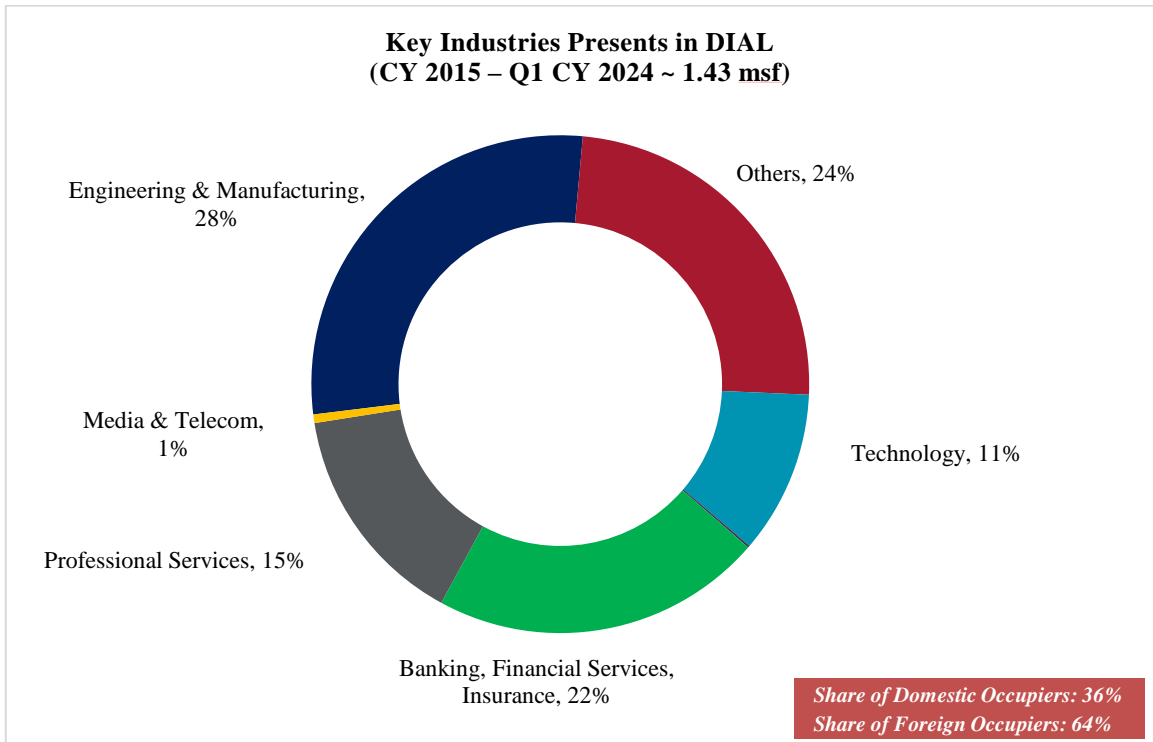
1. Only Grade A relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area across DIAL.
2. The quoted rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.
3. Rentals presented above are weighted average values on completed stock

The office supply has remained highly limited in the Subject Micro Market and on the contrary demand has always remained strong. The Subject Micro Market is the best performing office market in terms of growth across all the NCR micro market. The profile of the Subject Micro Market has added to its address value resulting in above average rental growth rate viz. a CAGR of 4.4% since CY 2015.

The Subject Micro Market majorly comprise of the Subject Property, which has recently seen transactions with rentals surpassing INR 230 psf/m.



2.8 Sectoral Demand Analysis - (CY 2015 - Q1 CY 2024)



Source: Cushman and Wakefield Research

Notes:

1. The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.
2. Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.
3. The sectoral absorption analysis is based on gross absorption activity of DIAL's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/purchase transactions are excluded from this analysis.

Aerocity District (DIAL) is dominated by Engineering & Manufacturing Services, BFSI and Professional services sector which together contributes approximately 65% of the leasing activity for the years CY 2015 – Q1 CY 2024. The tenants are attracted to the Subject Micro Market due to availability of good physical and social infrastructure. The occupiers from any sector typical have their front offices, business teams sitting out of Aerocity. The mix of foreign vs. domestic occupants in DIAL is 64:36.



2.9 Retail Overview - DIAL

The retail landscaping of Aerocity District - DIAL (Delhi International Airport Limited) largely constitutes Food & Beverages including coffee shops, restaurants, clubs, and lounges. Worldmark Towers 1,2 and 3 are the only prominent retail development offering the said range.

The demand drivers of Aerocity District (DIAL) located near the Delhi Airport, are influenced by various factors that attract visitors and tenants:

- 1. Footfall:** The major footfall comes from corporate offices, hotels, and business centers present in the Worldmark Towers which is a major commercial development present in the micro-market. Moreover, it caters the dining and leisure demand of travellers arriving or departing from Delhi Airport.
- 2. Competitors/Similar Projects:** The formation of Aerocity District (DIAL) is similar to Cyber Hub and One Horizon Center in Gurugram where office developments are integrated with supporting retail on the ground floor consisting premium retail outlets and fine dining options. The F&B options not only caters the demand generated by office occupants in the development, but other people also witness the catchment from visitors who come for shopping and dining, particularly on weekends for families gathering/leisure activities.
- 3. Proximity to residential zones of Delhi and Gurugram:** Retail developments located near residential areas benefit from a direct catchment of potential customers. Proximity to residential nodes makes it convenient for residents to access these retail developments, reducing travel time and effort. This convenience factor significantly enhances footfall and patronage. As residents are aspiring to a higher quality of life and modern amenities, retail developments are becoming integral to fulfilling their lifestyle aspirations.



In recent years, a noticeable and transformative shift in consumer preferences and retail trends has been observed, with momentum steadily moving away from traditional mall developments towards F&B and high street developments. The table below highlights prominent retail developments (in F&B format) which follow similar retail format like Subject Property.

| S.No. | Project Name | Location | Completion Year | GLA (in million sq. ft. (msf.)) | Vacancy % (Q1 2024) | Average Current Quoted Rental Range (Ground Floor – Vanilla) | Major Tenants |
|-------|--------------------|---------------------|-----------------|---------------------------------|---------------------|--|---|
| 1 | DLF Cyber Hub | Sector 24, Gurugram | 2013 | 0.46 msf | 1 – 2% | 225 – 250 | Decathlon, Uniqlo, Marks & Spencer, Nike, Modern Bazaar |
| 2 | Worldmark Aerocity | Aerocity District | 2015 | 0.15 msf | ~6% | 180 - 190 | DragonFly, Plum by Bent Chair, Farzi Cafe |
| 3 | One Horizon Centre | Sector 43, Gurugram | 2018 | 0.06 msf | 0-1% | 180 – 190 | Cozy Box, Delhi Club House, Hahn’s Kitchen, Brew Dog |



3 Market Outlook

The Subject Property along with Worldmark 2 and 3 is a leasehold property spread over a land area of approximately 7.6 Acres located in the Aerocity District or Airport District (DIAL). The Subject Property is prime front office asset and the only prominent developments in the Subject Micro Market which offers large integrated office development for the occupiers.

The Subject Micro Market has performed well amongst all the micro markets of NCR. The demand has outpaced supply of in the Subject Micro Market since 2015 resulting in a steep vacancy decline to approximately 4.0% as of CY 2019. The effect of COVID-19 was visible with negative average net absorption resulting in increase of vacancy levels to approximately 18% from CY 2020. The market saw a surge in absorption from CY 2023 onwards pushing down the vacancy levels towards south reaching the vacancy level to approximately 11% as of Q1 2024.

The Micro-Market benefits the occupiers and their employees due to its proximity to IGI Airport and excellent integration of office, hospitality, and retail development. Further, with continuous traction from occupiers, the vacancy expected to be rangebound between 6% and 8%.

According to the market assessment provided, the current weighted quoted average office market rentals of Subject Micro Market is INR 229 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

According to the market assessment provided, the current weighted quoted average retail market rentals of Subject Micro Market is INR 180 - 185 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

Work from home period has also significantly reduced and many organisations have started calling their workforce back to office (specially the front offices). Considering the well-maintained infrastructure, proximity to IGI Airport, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), increasing trend in return to office, the annual growth rate of 5% to 6% in market rents over medium to long term appears achievable for the Subject Property.



C SUBJECT PROPERTY REPORT



1 Address, Ownership and Title details of the Subject Property

| | |
|---------------------------------------|---|
| Address: | Worldmark (Tower 1), Aerocity, New Delhi |
| Ownership & title details: | Land Tenure: Leasehold (<i>Leasehold Till 2066</i>) The development rights of the Subject Property are with Aspen Buildtech Limited. |

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possess a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Khaitan & Co (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

2 Location

2.1 General

The Subject Property along with Worldmark 2 and 3 is a leasehold property spread over a land area of approximately 7.6 Acres located in the Airport District, Delhi International Airport Limited (herein after referred to as “Subject Micro Market” or “DIAL” or “Aerocity District” or “ Airport District”), New Delhi, NCR. The Subject Micro Market is one of the established office and retail micro-markets of Delhi NCR.

The Subject Property is accessible via Aerocity road which further connects it to National Highway 48 and makes it well connected to all key nodes of Delhi NCR.

Subject Property is in close proximity to existing metro viz. Delhi Aero City Metro Station, which further enhances its accessibility from different parts of NCR. Also, the upcoming silver line which is currently under construction will be connecting Delhi Aero City Metro Station to Tughlakabad Metro Station. This new line will further enhance the connectivity of Aerocity District (DIAL) to interior parts of Delhi.

The Subject Micro Market is also a prominent hospitality hub of NCR. Some of the prominent hotel in the vicinity of the Subject Property includes JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Holiday Inn, Novotel.

The location map of the Subject Property is as follows:



*Source: Cushman and Wakefield Research
(Map not to scale)*

Site Boundaries:



The site boundaries for the Subject Property are as under:

- North: Internal Access Road
- East: Premium Hotel
- West: Premium Hotel
- South: Others Property

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- Approximately 0.2 km from Aerocity Road
- Approximately 0.8 km from Delhi Aero City Metro Station
- Approximately 01 - 02 km from NH - 8
- Approximately 04 – 05 km from Indira Gandhi International Airport (Terminal 3)
- Approximately 09 - 10 km from DLF Cyber City
- Approximately 15 - 16 km from Connaught Place

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the Subject Property with respect to risks pertaining to earthquakes, high winds/ cyclone and flooding was studied. The city faces low risk in terms of high winds or cyclones too. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.



3 Subject Property - Asset Description

Worldmark (Tower 1) is a commercial cum retail development having 1 tower. The detail of the building is as follows:

Completed building with Occupancy Certificate (OC) received.

The tower wise break up for the Subject Property is mentioned in the table below:

| Particulars | Leasable Area (sq. ft.) | Floor (#) | Status | Expected Completion Date |
|--------------------|--------------------------------|------------------|---------------|---------------------------------|
| Tower 1 | 607,892 | 6 | Completed | NA |
| Total | 607,892 | | | |

Source: Architect's Certificate (8th May 2024), Rent Roll as of 31st March 2024, Lease Deeds / Leave and Licence Agreements and Client Information.



3.1 Key Asset Information

Completed Building with Occupancy Certificates (OC) received.

| Particulars | Details |
|--|---|
| Entity: | Aspen Buildtech Limited |
| Age of building based on the date of Occupancy Certificate: | Tower 1 – 8 years 8 months |
| Asset Type: | Commercial |
| Sub-Market: | DIAL |
| Approved and Existing Usage: | Commercial |
| Land Area (acres): | ~3.1 |
| Freehold/Leasehold: | Leasehold Land |
| Leasable Area: (office & retail) | Office – 5,13,776 sq. ft. Retail – 94,116 sq. ft. Total - 607,892 sq. ft. |
| Occupied Area: (office & retail) | 597,034 sq. ft. |
| Occupancy %: | 98% |
| Current Effective Rent (excluding parking): | ~INR 194.73 per sq. ft per month (Office only) |
| Current Effective Rent (excluding parking): | ~INR 190.65 per sq. ft. per month (Office & Retail only) |
| Number of Tenants: | 25 (office) 35 (Retail) |

Source: Architect's Certificate (8th May 2024), Rent Roll as of 31st March 2024, Lease Deeds / Leave and Licence Agreements and Client information.

Note:

Refer company structure set out in (Annexure 2).



3.2 Subject Property Inspection

| | |
|--|---|
| Date of Inspection: | The Subject Property is commercial cum retail development, comprising 1 operational building which was physically inspected on 22 nd April 2024. |
| Inspection Details: | <p>The inspection comprised of visual inspection of:</p> <ol style="list-style-type: none"> a. Operational building b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and |
| Key Observations: | |
| <p>The Subject Property is a commercial cum retail space offering large floor plates and number of amenities for occupiers.</p> <ul style="list-style-type: none"> • Completed/ Operational Building: <p>The operational building Worldmark (Tower 1) with OC received collectively admeasure 607,892 sq. ft. of leasable area.</p> <p>The operational building comprises.</p> <ol style="list-style-type: none"> a. Office: Worldmark (Tower 1) having leasable area of 513,776 sq. ft. The office tower is occupied by multiple tenants. Major tenants in the Subject Property are Cowrks India, E&Y, SAEL Industries, Greenlam Industries etc. b. Retail: Ground floor and lower ground floor are dedicated for retail having a total leasable area of 94,116 sq. ft. It constitutes retail area catering all basic requirements of occupiers viz. F&B and shopping and convenience store. Some of the prominent retail and F&B tenants are: Bikanerwala, DragonFly, Punjab Grill, Da Milano, Chaayos, Social, etc. <p><u>Other Amenities</u></p> <ul style="list-style-type: none"> • The Subject Property has STP and LED lights. The safety features and power back-up facilities are at par with the best in the industry. <p><u>Awards & Certifications</u></p> <ul style="list-style-type: none"> • Subject property has been awarded LEED Platinum Rating for sustainability, BEE 5-star rating, Environmental, Best Kaizen for Safety Improvement in CII National Kaizen Circle Competition - Platinum Award, and Best Digitization Kaizen in CII National Kaizen Circle Competition - Gold Award. <p><u>Parking</u></p> <ul style="list-style-type: none"> • The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars in a very limited space. | |



- The large parking requirement is catered by car stacker parking lift facility having a parking slot contributing to 1,190 parking spaces.

Other Observations

- The Subject Property has one entry and one exit points which are managed according to the traffic circulation plan.
- The visual inspection of the building area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- No instances of any major logging or water accumulation were observed during the inspection.
- The utility areas also appeared well maintained, visually.

*Source: Architect's Certificate (8th May 2024), *Rent Roll as of 31st March 2024.*

Note:

- a. *The Subject Property inspection did not comprise any structural survey, technical/ engineering review or safety audit and the assessment of the condition of the building, its utilities and campus infrastructure are based completely on visual survey.*



3.3 Investigation and nature and source of information

The Valuer undertook physical visits of the Subject Property wherein the building and related assets were visually inspected to assess the condition of the building and the apparent state of its maintenance/ upkeep.

Information related to state and structure of the relevant real estate market for the Subject Property was sourced from the industry and market report prepared by C&WI who were appointed by the Client to undertake market research and portfolio analysis of the Property proposed to be part of the REIT.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

Title Report prepared by the Legal Counsel of the Client covering the type of ownership interest enjoyed and information on ongoing litigation with respect to the Subject Property.

Architect's Certificates (Dated: 8th May 2024) mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations, and fire safety with respect to specific building in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)

Statement of Assets

Revenue pendency, if any

Options or rights of pre-emption and any other encumbrances concerning or affecting the Subject Property.



3.4 Tenant Profile

As of 31st March 2024, the Subject Property's top 10 tenants occupying space in the Subject Property, account for ~70% of leased area and ~71% of the gross rental income (including office and retail tenants).

| Rank | Top 10 Tenants according to Leased Area | Leased Area (sq. ft.) |
|--------------|---|-----------------------|
| 1 | Ernst and Young Services Pvt. Ltd. | 95,503 |
| 2 | Cowrks India Pvt. Ltd. | 55,012 |
| 3 | SAEL Industries Limited | 50,350 |
| 4 | Greenlam Industries Limited | 43,093 |
| 5 | Goods and Services Tax Network | 36,505 |
| 6 | Rattan India Power Ltd. | 36,340 |
| 7 | Airbus Group India Pvt. Ltd. | 31,476 |
| 8 | DCM Shriram Ltd. | 30,190 |
| 9 | Hitachi India Pvt. Ltd. | 27,102 |
| 10 | Tata Steel Limited | 17,126 |
| Total | | 4,22,697 |

Source: Rent Roll as of 31st March 2024 and Client Information

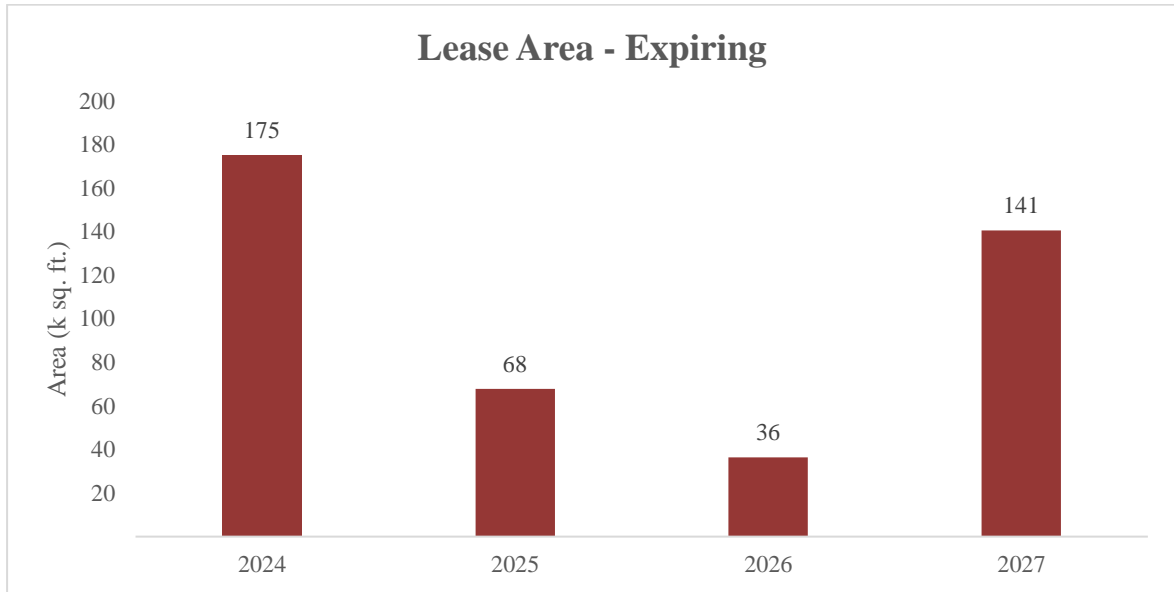
| Rank | Top 10 Tenants according to Gross Rentals | Share of Gross Rentals |
|--------------|---|------------------------|
| 1 | Ernst and Young Services Pvt. Ltd. | 14% |
| 2 | Cowrks India Pvt. Ltd. | 10% |
| 3 | SAEL Industries Limited | 9% |
| 4 | Greenlam Industries Limited | 8% |
| 5 | Goods and Services Tax network | 6% |
| 6 | DCM Shriram Ltd. | 6% |
| 7 | Rattan India Power Ltd. | 5% |
| 8 | Hitachi India Pvt. Ltd. | 5% |
| 9 | Airbus Group India Pvt. Ltd. | 5% |
| 10 | Tata Steel Limited | 3% |
| Total | | 71% |

Source: Rent Roll as of 31st March 2024 and Client Information



3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is 3.4 years, with ~70% of occupied area expiring between 2024 and 2027 as shown in the chart below (including office and retail tenants).



Source: Rent Roll as of 31st March 2024 and Client Information

Notes:

1. The chart is prepared on the basis of Calendar Year.
2. Here 2024 represents April 2024 to December 2024.



4 Valuation Approach & Methodology

4.1 Asset-specific Review:

Since the real estate industry is dynamic and is influenced by various factors (such as existing supply, demand for spaces, quality of spaces available in the market, overall health of the economy, existing rentals, future growth plans, etc.) at a particular point in time, negotiated rents may tend to move away from the prevalent market rents over a period of time. It has also been witnessed that the market rents for some properties or submarkets increase or decrease at a rate significantly different from those agreed to in initial leases. These factors reinforce the need to review each of these leases in isolation to assess the intrinsic value of the Subject Property under review.

As the first step to the valuation of the asset, the rent roll and lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-Market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who has been appointed by the Client as an independent consultant to carry out industry and market research. Accordingly, the review was carried out in the following manner – An assessment of the site and surroundings has been undertaken with respect to the prevailing activities, market dynamics impacting the values and the current use of the respective properties vis-à-vis its locational context, etc. Analysis of the Micro-Market was undertaken primarily based on the findings of the industry/ market report prepared by C&WI and readily available information in public domain to ascertain the transaction activity of commercial/ IT office space. The analysis entailed review of comparable assets in terms of potential competition (both completed and under-construction/ planned assets), comparable recent lease transactions witnessed in the Micro-Market along with the historical leasing and re-leasing history within the asset over the last 2-3 years, if available. This was undertaken to assess the market rent (applicable rental for the Micro-Market where the asset is located) and achievable market rent (Valuer's view on achievable rent for the Subject Property for leasing vacant spaces as well as upon releasing).



4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. Net operating income (NOI) has primarily been used to arrive at the value of the Subject Property. The below steps were undertaken to arrive at the value. The projected future cash flows from the Subject Property are based on existing lease terms. As the Subject Property is leasehold in nature, these cash flows have been projected for a duration until the land lease for the Subject Property expires. These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate. Principally, the following steps have been undertaken to assess the rent over the Subject Property land lease expiry time horizon:

Step 1: Projecting the rental income as per the existing lease terms for a cashflow period up till Subject Property land lease expiry.

Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

Step 3: Based on the contractual turnover rent percentage of respective tenants and average tenant sales psf per month, Turnover rent is estimated for each tenant and is compared with the minimum guaranteed rentals in line with the tenant contracts. The higher of the two is adopted for the purpose of estimating cash flows.

Step 4: Computing the monthly rental income projected as part of Step 1 & 2 and translating the same to a quarterly income.

3. Recurring operational expenses, and vacancy provision have been adopted in-line with prevalent market dynamics. In addition, appropriate rent-free periods have been adopted during lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage. For the Subject Property, operational revenues and expenses of the respective assets are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly estimate the margins on the common area maintenance income which accrues as cash inflows to the Subject Property.
4. The quarterly net cash flows over the land lease expiry period of the Subject Property have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. The documents provided have been assumed to be a true copy of the original. The rent rolls have been cross checked with the lease deeds on a sample basis only to ensure its correctness.



5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 31st March 2024:

| Cashflow Period | Unit | Details |
|----------------------|----------|--------------|
| Valuation Date | Date | 31- March-24 |
| Cashflow Period | Years | 43 |
| Cashflow Exit Period | End Date | 02-May-66 |

Subject Property Details: Completed Property

| Subject Property Details | Unit | Details |
|------------------------------------|---------------|---------|
| Total Leasable Area | sq. ft. | 607,892 |
| Area Leased | sq. ft. | 597,034 |
| Committed Occupancy* | % | 98.2% |
| Vacant Area | sq. ft. | 10,858 |
| Vacancy | % | 1.8% |
| Stabilized Vacancy | % | 2.5% |
| Further Leasing | sq. ft. | - |
| Existing Lease Rollovers | % | 99.3% |
| Rent Free Period – Existing Leases | Months | 1 |
| Rent Free Period – New Leases | Months | 4 |
| Total Parking Slots | # | 1,190 |
| Estimated Leasing Period | # of quarters | -- |

Source: Architect's Certificate (Dated: 8th May 2024), *Rent Roll as of 31st March 2024

Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.

*Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area).

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
 - Over 2015 – Q1 2024, the Subject Micro Market has witnessed an average annual net absorption of approximately 0.13 msf.
 - Going forward, the Subject Micro Market is expected to have an average annual demand of approximately 1.14 msf per annum till 2026E.
 - Currently the Subject Property is 98.2% occupied and stabilised vacancy provision for 2.5% has been assumed. Therefore, there is no area to be further leased in the Subject Property.

Subject Property and Relevant Existing/Upcoming Supply in the DIAL Micro Market



Source: Cushman and Wakefield Research

Note: Blue boxes signify existing supply and grey box signifies upcoming supply.



Revenue Assumptions

| Revenue Assumptions | Unit | Details |
|--|-----------------------|------------|
| Achievable Market Rent – Office (Base) | Per sq. ft. per month | INR 200.00 |
| Achievable Market Rent – Office (including Parking) | Per sq. ft. per month | INR 204.00 |
| Achievable Market Rent – Retail (including Parking) | Per sq. ft. per month | INR 180.00 |
| Other Income | Per sq. ft. per month | INR 0.34 |
| Rental Growth Rate (for Q3 FY'25 – Q4 FY'25) | % p.a. | 2.5% |
| Rental Growth Rate (for FY'26 onwards) | % p.a. | 5.0% |
| O&M Income Growth Rate –FY 26 onwards (excluding sinking fund) | % p.a. | 5.0% |
| Normal Market Lease Tenure | # of years | 9 |
| Normal Market Escalation at end | # of years | 3 |
| Market Escalation at the end of Escalation period | % | 15% |
| O&M Income for future leases | Per sq. ft. per month | INR 30.23 |

- **Market rent - office:**

- Achievable market rent includes parking charges of INR 4 per sq. ft. per month (considering the parking rent of INR 5,000 per slot per month)
- In year FY' 2024, approximately 0.07 msf was leased in the rental range of INR 210 – 215 per sq. ft. per month (including parking).

Lease Transactions FY' 2023-2024:

| Tenants | Year | Area (sq. ft) | Rent (INR per sq. ft./ month Including Parking) |
|--------------------------------|------|---------------|---|
| Blue Planet | 2024 | 9,285 | 215 |
| SAEL Industries Limited | 2024 | 9,780 | 212 |
| SAEL Industries Limited | 2023 | 40,570 | 210 |
| TIMDAA | 2023 | 7,010 | 212 |
| WAISL Limited | 2023 | 4,163 | 212 |

Source: Rent roll as of 31st March 2024 and Client Information

- Considering the location, accessibility, quality, and size of the building, we expect the Subject Property's monthly rental would be INR 204 per sq. ft. per month (inclusive of parking charges) and the same is considered for our calculations.
- **Market rent growth rate:** Considering the current vacancy and future supply profile in the Subject Micro Market, we expect annual growth in achievable market rentals to be in the range of 5-6% in the medium to long term.

Considering the well-maintained infrastructure, proximity to IGI Airport, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), increasing trend in return to office, we expect the demand to increase over Q3 and Q4. Hence, we have considered a growth rate of 2.5% for Q3 & Q4 of FY'25. This is expected to be followed by constant growth rate of 5.0% from FY'26 and onwards.

- **Other Income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, and other charges. We have considered an annual growth of 5% on other income.



- **O&M Income:** O&M Income were shared by the Client. O&M income constitutes, O&M Expense and Mark-up of 20% on O&M expense and sinking fund. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Income has been suitably adjusted to normalise it over the future tenure. O&M Income has been provided for FY'24 and the same has been projected to increase at 5% per annum from FY'25 onwards excluding sinking fund.



Operating Cost Assumptions

| Cost Assumptions | Unit | Details |
|--|-----------------------|--------------|
| Brokerage cost (Renewal/ Release) | Month Rent | 1 Month Rent |
| Brokerage cost (New Lease) | Month Rent | 2 Month Rent |
| Other Costs for vacant area for the property owner | Per sq. ft./month | INR 11.66 |
| Current O&M Expense | Per sq. ft. per month | INR 23.32 |
| Ground Rent/ License Fee | Million | INR 128.79 |
| Property Tax | Per sq. ft./month | INR 3.05 |
| Cost Escalation | % p.a. | 5.0% |
| Maintenance Capex | Per sq. ft. per month | INR 2.1 |

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax:** Property tax has been provided for FY'24 and the same has been projected to increase at 5% per annum from FY'25 onwards.
- **Ground Rent/ License Fee:** Ground Rent/ License Fee has been provided for FY'24 and the same has been projected to increase at 5.5% per annum from FY'25 onwards.
- **O&M Expense:** O&M Cost Fee has been provided for FY'24 and the same has been projected to increase at 5% per annum from FY'25 onwards.



Discount Rate assumptions

- **Discount Rate**

The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

For the purpose of arriving at the Cost of Equity, we have benchmarked with listed comparable REITs. The Cost of Debt is assumed on the basis of the marginal cost of debt that the SPV owning the Subject Property has been able to avail and the general borrowing rates of similar assets. The Weights attributed to equity and debt were benchmarked against similar portfolios/ properties in the market.

The derived discount rate of 11.75% was found to be aligned with the expectations of international investors investing in similar assets.



6 Market Value

The Valuer is of the opinion that the subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 31st March 2024, is as follows:

| Component | Market Value as on | In Figures | In Words |
|--------------------|-----------------------------|--------------------|---|
| Completed Building | 31 st March 2024 | INR 16,723 Million | Indian Rupees Sixteen Billion Seven Hundred and Twenty-Three Million Only |

Ready Reckoner Rate

| Component | Rate |
|---------------|---------------------------|
| Built up area | INR 9,480 per sq. mtr. |
| Land area* | INR 1,69,920 per sq. mtr. |

**Circle rate of F zone - Delhi has been considered. Circle rate for residential use is INR 56,640 per. sq. mtr., to arrive at the commercial use the same has been multiplied with 3 as per the guideline.*

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

- I am fully competent to undertake the valuation,
- I am independent and have prepared the report on a fair and unbiased basis, and
- I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by

(L. Anuradha)

IBBI/RV/02/2022/14979



D ANNEXURES



Annexure 1: Cash Flows

Completed Building: Tower 1

| Particulars | Unit | 01-Apr-24 | 01-Apr-25 | 01-Apr-26 | 01-Apr-27 | 01-Apr-28 | 01-Apr-29 | 01-Apr-30 | 01-Apr-31 | 01-Apr-32 | 01-Apr-33 | 01-Apr-34 |
|------------------------------------|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | | 31-Mar-25 | 31-Mar-26 | 31-Mar-27 | 31-Mar-28 | 31-Mar-29 | 31-Mar-30 | 31-Mar-31 | 31-Mar-32 | 31-Mar-33 | 31-Mar-34 | 31-Mar-35 |
| <u>OPERATING INCOME</u> | | | | | | | | | | | | |
| Lease Rentals (Including Parking) | INR Million | 1,394 | 1,526 | 1,538 | 1,568 | 1,668 | 1,696 | 1,801 | 1,893 | 1,940 | 2,027 | 2,212 |
| O&M Income | INR Million | 216 | 227 | 231 | 242 | 254 | 266 | 276 | 288 | 308 | 328 | 344 |
| Other Income (Telecom) | INR Million | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 |
| Total Income | INR Million | 1,613 | 1,755 | 1,772 | 1,813 | 1,925 | 1,965 | 2,081 | 2,184 | 2,251 | 2,358 | 2,559 |
| Total Income from occupancy | INR Million | 1,613 | 1,755 | 1,772 | 1,813 | 1,925 | 1,965 | 2,081 | 2,184 | 2,251 | 2,358 | 2,559 |
| <u>OPERATING COSTS</u> | | | | | | | | | | | | |
| Ground Rent/ Liscence Fee | INR Million | (136) | (143) | (151) | (160) | (168) | (178) | (187) | (198) | (209) | (220) | (232) |
| Property Taxes | INR Million | (23) | (25) | (26) | (27) | (28) | (30) | (31) | (33) | (35) | (36) | (38) |
| O&M Expense | INR Million | (175) | (184) | (193) | (202) | (212) | (223) | (234) | (245) | (257) | (270) | (284) |
| Total Operating Costs | INR Million | (334) | (352) | (370) | (389) | (409) | (430) | (452) | (476) | (501) | (526) | (554) |
| Net operating Income | INR Million | 1,279 | 1,403 | 1,402 | 1,424 | 1,517 | 1,535 | 1,629 | 1,708 | 1,751 | 1,832 | 2,005 |
| Maintenance Capex | INR Million | (16) | (17) | (18) | (19) | (20) | (21) | (22) | (23) | (24) | (25) | (26) |
| Brokerage Expenses | INR Million | (43) | (7) | (8) | (39) | - | (3) | (1) | (2) | (28) | (73) | (10) |
| Construction costs | INR Million | (89) | (9) | - | - | - | - | - | - | - | - | - |
| Net Cashflows | INR Million | 1,131 | 1,371 | 1,376 | 1,366 | 1,497 | 1,512 | 1,606 | 1,683 | 1,699 | 1,734 | 1,969 |



| Particulars | Unit | 01-Apr-35 | 01-Apr-36 | 01-Apr-37 | 01-Apr-38 | 01-Apr-39 | 01-Apr-40 | 01-Apr-41 | 01-Apr-42 | 01-Apr-43 | 01-Apr-44 | 01-Apr-45 | 01-Apr-46 | 01-Apr-47 | 01-Apr-48 | 01-Apr-49 |
|------------------------------------|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|----------------|
| | | 31-Mar-36 | 31-Mar-37 | 31-Mar-38 | 31-Mar-39 | 31-Mar-40 | 31-Mar-41 | 31-Mar-42 | 31-Mar-43 | 31-Mar-44 | 31-Mar-45 | 31-Mar-46 | 31-Mar-47 | 31-Mar-48 | 31-Mar-49 | 31-Mar-50 |
| OPERATING INCOME | | | | | | | | | | | | | | | | |
| Lease Rentals (Including Parking) | INR Million | 2,264 | 2,342 | 2,553 | 2,615 | 2,762 | 2,933 | 2,978 | 3,064 | 3,361 | 3,443 | 3,560 | 3,883 | 3,977 | 4,200 | 4,461 |
| O&M Income | INR Million | 360 | 377 | 395 | 414 | 434 | 455 | 477 | 500 | 524 | 550 | 577 | 605 | 634 | 665 | 698 |
| Other Income (Telecom) | INR Million | 4 | 5 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 |
| Total Income | INR Million | 2,629 | 2,724 | 2,954 | 3,034 | 3,201 | 3,394 | 3,462 | 3,570 | 3,892 | 4,000 | 4,143 | 4,496 | 4,619 | 4,874 | 5,167 |
| Total Income from occupancy | INR Million | 2,629 | 2,724 | 2,954 | 3,034 | 3,201 | 3,394 | 3,462 | 3,570 | 3,892 | 4,000 | 4,143 | 4,496 | 4,619 | 4,874 | 5,167 |
| OPERATING COSTS | | | | | | | | | | | | | | | | |
| Ground Rent/ Liscence Fee | INR Million | (245) | (258) | (273) | (288) | (303) | (320) | (338) | (356) | (376) | (396) | (418) | (441) | (466) | (491) | (518) |
| Property Taxes | INR Million | (40) | (42) | (44) | (46) | (49) | (51) | (54) | (56) | (59) | (62) | (65) | (68) | (72) | (75) | (79) |
| O&M Expense | INR Million | (298) | (313) | (328) | (345) | (362) | (380) | (399) | (419) | (440) | (462) | (485) | (509) | (535) | (562) | (590) |
| Total Operating Costs | INR Million | (583) | (613) | (645) | (679) | (714) | (751) | (790) | (832) | (875) | (921) | (969) | (1,019) | (1,072) | (1,128) | (1,187) |
| Net operating income | INR Million | 2,046 | 2,110 | 2,308 | 2,356 | 2,487 | 2,643 | 2,671 | 2,739 | 3,017 | 3,079 | 3,175 | 3,477 | 3,547 | 3,745 | 3,980 |
| Maintenance Capex | INR Million | (28) | (29) | (30) | (32) | (33) | (35) | (37) | (39) | (41) | (43) | (45) | (47) | (49) | (52) | (54) |
| Brokerage Expenses | INR Million | (13) | (61) | - | (4) | (2) | (4) | (43) | (113) | (16) | (20) | (95) | - | (7) | (2) | (6) |
| Construction costs | INR Million | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Net Cashflows | INR Million | 2,006 | 2,020 | 2,278 | 2,319 | 2,452 | 2,604 | 2,591 | 2,587 | 2,960 | 3,017 | 3,035 | 3,429 | 3,490 | 3,691 | 3,920 |

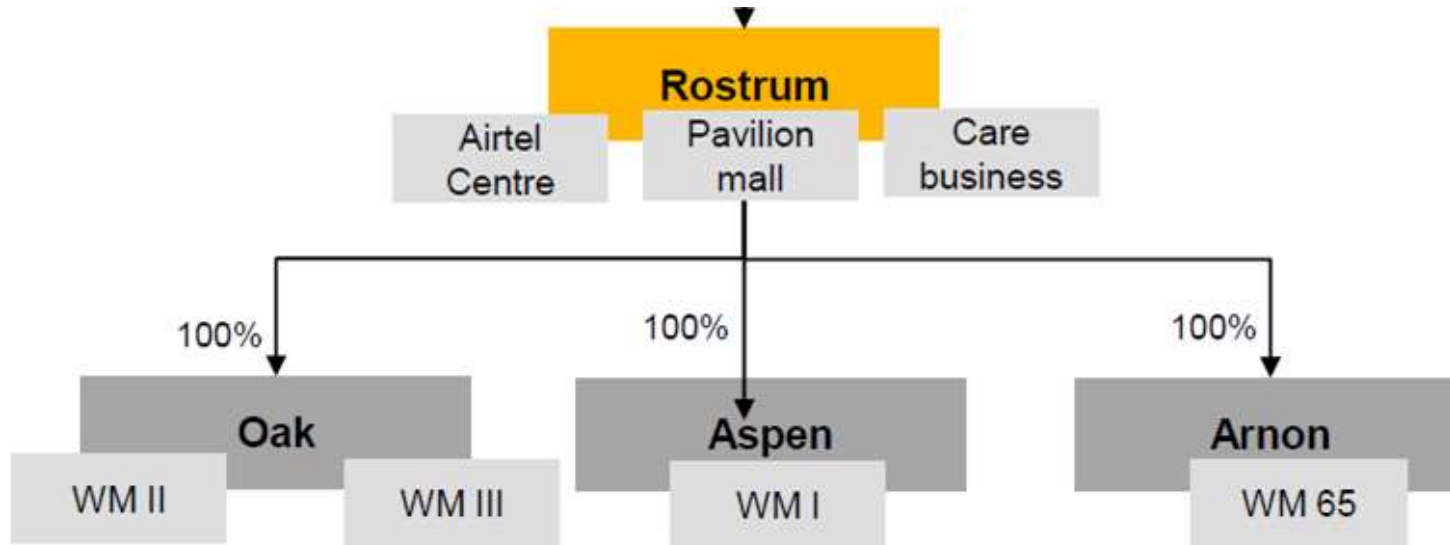


| Particulars | Unit | 01-Apr-50 | 01-Apr-51 | 01-Apr-52 | 01-Apr-53 | 01-Apr-54 | 01-Apr-55 | 01-Apr-56 | 01-Apr-57 | 01-Apr-58 | 01-Apr-59 | 01-Apr-60 | 01-Apr-61 | 01-Apr-62 | 01-Apr-63 | 01-Apr-64 | 01-Apr-65 | 01-Apr-66 |
|------------------------------------|--------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|
| | | 31-Mar-51 | 31-Mar-52 | 31-Mar-53 | 31-Mar-54 | 31-Mar-55 | 31-Mar-56 | 31-Mar-57 | 31-Mar-58 | 31-Mar-59 | 31-Mar-60 | 31-Mar-61 | 31-Mar-62 | 31-Mar-63 | 31-Mar-64 | 31-Mar-65 | 31-Mar-66 | 31-May-66 |
| OPERATING INCOME | | | | | | | | | | | | | | | | | | |
| Lease Rentals (Including Parking) | INR Million | 4,529 | 4,656 | 5,111 | 5,236 | 5,411 | 5,906 | 6,048 | 6,388 | 6,785 | 6,886 | 7,076 | 7,772 | 7,963 | 8,225 | 8,982 | 9,198 | 833 |
| O&M Income | INR Million | 732 | 768 | 805 | 845 | 886 | 930 | 975 | 1,023 | 1,074 | 1,127 | 1,182 | 1,241 | 1,302 | 1,366 | 1,434 | 1,505 | 272 |
| Other Income (Telecom) | INR Million | 9 | 10 | 10 | 11 | 11 | 12 | 12 | 13 | 14 | 14 | 15 | 16 | 17 | 17 | 18 | 19 | 3 |
| Total Income | INR Million | 5,270 | 5,434 | 5,926 | 6,091 | 6,308 | 6,847 | 7,036 | 7,424 | 7,872 | 8,027 | 8,274 | 9,028 | 9,281 | 9,608 | 10,434 | 10,722 | 1,109 |
| Total Income from occupancy | INR Million | 5,270 | 5,434 | 5,926 | 6,091 | 6,308 | 6,847 | 7,036 | 7,424 | 7,872 | 8,027 | 8,274 | 9,028 | 9,281 | 9,608 | 10,434 | 10,722 | 1,109 |
| OPERATING COSTS | | | | | | | | | | | | | | | | | | |
| Ground Rent/ Liscence Fee | INR Million | (547) | (577) | (608) | (642) | (677) | (714) | (754) | (795) | (839) | (885) | (934) | (985) | (1,039) | (1,096) | (1,157) | (1,220) | (322) |
| Property Taxes | INR Million | (83) | (87) | (92) | (96) | (101) | (106) | (111) | (117) | (123) | (129) | (136) | (142) | (149) | (157) | (165) | (173) | (45) |
| O&M Expense | INR Million | (619) | (650) | (683) | (717) | (753) | (790) | (830) | (871) | (915) | (961) | (1,009) | (1,059) | (1,112) | (1,168) | (1,226) | (1,287) | (338) |
| Total Operating Costs | INR Million | (1,249) | (1,314) | (1,383) | (1,455) | (1,531) | (1,611) | (1,695) | (1,784) | (1,877) | (1,975) | (2,078) | (2,186) | (2,301) | (2,421) | (2,547) | (2,681) | (705) |
| Net operating Income | INR Million | 4,021 | 4,119 | 4,543 | 4,636 | 4,777 | 5,237 | 5,341 | 5,640 | 5,995 | 6,052 | 6,196 | 6,842 | 6,980 | 7,187 | 7,887 | 8,041 | 404 |
| Maintenance Capex | INR Million | (57) | (60) | (63) | (66) | (70) | (73) | (77) | (80) | (84) | (89) | (93) | (98) | (103) | (108) | (113) | (119) | (31) |
| Brokerage Expenses | INR Million | (67) | (176) | (25) | (31) | (147) | - | (11) | (4) | (9) | (104) | (273) | (38) | (48) | (228) | - | (17) | - |
| Construction costs | INR Million | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Net Cashflows | INR Million | 3,897 | 3,884 | 4,455 | 4,539 | 4,560 | 5,164 | 5,253 | 5,556 | 5,902 | 5,860 | 5,830 | 6,706 | 6,830 | 6,851 | 7,774 | 7,906 | 372 |

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

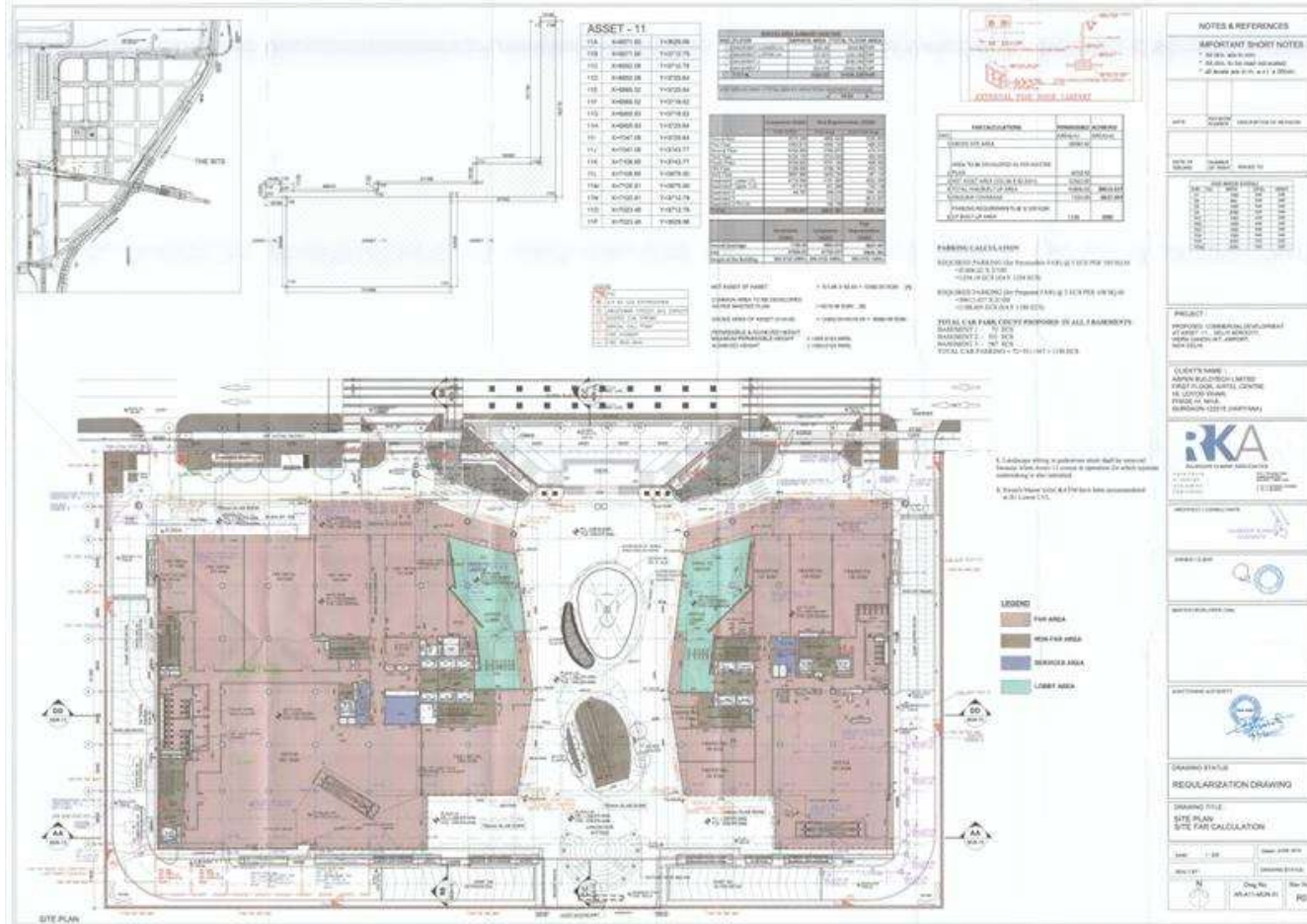


Annexure 2: Ownership Structure





Annexure 3: Site Layout



Source: As provided by Client

Annexure 4: Subject Property Photographs



Front View of the Subject Property



View of the Subject Property



View of the Subject Property



View of NH -48
(Secondary access road)



View of the Subject Property



View of primary access Road



Annexure 5: Statement of Key assets

| <i>Building</i> | <i>No/Name</i> | <i>Worldmark 1</i> |
|-----------------------------|----------------|---|
| No. of DG Capacity | KVA | (3 X1500 KVA) (1X 750 KVA) |
| No. of Transformer/Capacity | KVA | (3X2000 KVA) |
| Chiller Rating | TR | 3*525 TR |
| Cooling Tower | | 3*525 TR |
| FF Systems | KW/HP | Sprinkler Jockey 1*10 HP, 7.5 kw Hydrant Jockey 1*10 HP, 7.5 Kw Main Sprinkler pump 100 HP, 75 KW Main Hydrant pump 100 HP, 75 KW Fire Diesel pump 169 HP 124.4 KW |
| Water pumping System | KW/HP | Treated water transfer pump 2 * 7.5 Kw Soft water transfer pump 2 * 7.5 Kw RO water Transfer Pump 2* 3.7 KW 5 HP STP - Softener 2* 4 KW STP - Flushing Water 2*7.5 Kw |
| STP Rating | KLD | 1*325 KLD |
| Warmshell/Bareshell | | Bareshell |

Source: As provided by Client



Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

Approvals Received

- a) Building Plan Approvals and amendments thereof
- b) Full Occupancy Certificates received for the building.
- c) Consent to Establish (CTE)
- d) Fire Safety Certificate
- e) Height clearance NOC from AAI
- f) Consent to Operate (CTO)
- g) Completion Certificate
- h) Environment Clearance



Annexure 7: Ready Reckoner Rate for Built Up area and Land Area

Land Area

ANNEXURE-1

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of stamp duty under Indian stamp Act. as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi:-

1. Minimum land rate for Residential Use:-

Table-1.

| Category of the locality | Minimum rates for valuation of land for residential use (in Rs. Per Sq. mtr.) |
|--------------------------|---|
| A | 774000 |
| B | 245520 |
| C | 159840 |
| D | 127680 |
| E | 70080 |
| F | 56640 |
| G | 46200 |
| H | 23280 |

2. Minimum Land Rates for Commercial, Industrial and other uses:-

The following multiplying factors shall be employed to the above minimum land rates of residential use, to arrive at the cost of land under other following uses:-

Table-1.1

| Use* | Public Utility e.g. private school, colleges, hospitals | Industrial | Commercial |
|--------|---|------------|------------|
| Factor | 2 | 2 | 3 |

*Definition are as per unit area property tax system

3. Minimum rates for cost of construction:-

3.1 The base unit rate of cost of construction will be :-

Table-1.2

| Category of the locality | Minimum rates of construction for residential use (in Rs. Per Sq. mtr.) | Minimum rates of construction for Commercial use (in Rs. Per Sq. mtr.) |
|--------------------------|---|--|
| A | 21960 | 25200 |
| B | 17400 | 19920 |
| C | 13920 | 15960 |
| D | 11160 | 12840 |
| E | 9360 | 10800 |
| F | 8220 | 9480 |
| G | 6960 | 8040 |
| H | 3480 | 3960 |

3.2 In order to take into account the age of structures, the following multiplying factor shall be employed to the minimum cost of construction mentioned above:-

| Year of completion | Prior to 1960 | 1960-69 | 1970-79 | 1980-89 | 1990-2000 | 2000 onwards |
|--------------------|---------------|---------|---------|---------|-----------|--------------|
| Age factor | 0.5 | 0.6 | 0.7 | 0.8 | 0.9 | 1.0 |

3.3 To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in G and H category:

| Structure Type | Pucca | Semi-Pucca | Katcha |
|----------------|-------|------------|--------|
| Multiplicative | 1.0 | 0.75 | 0.5 |



Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by Client, following major repairs/upgrades have been taken up in the past:

1. Upgrade: None
2. List of ESG Initiatives
 - Installation of RECD at DG
 - Installation of Bottle crusher machine
 - Installation of EV vehicle charger
 - Installation of Antismog gun from scrap material
 - Purchasing green energy



Annexure 9: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the “Report”) covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
 - a. The valuation method adopted is based on the Valuer’s expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to **Brookfield India REIT** (or “the Client”) or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
 - b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
 - c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
 - d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
 - e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
 - f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations, or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
 - g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.



5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LoE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates, and employees, must not use, reproduce, or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.