

Brookfield

India Real Estate Trust

Sustainability Linked Finance Framework

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Version History

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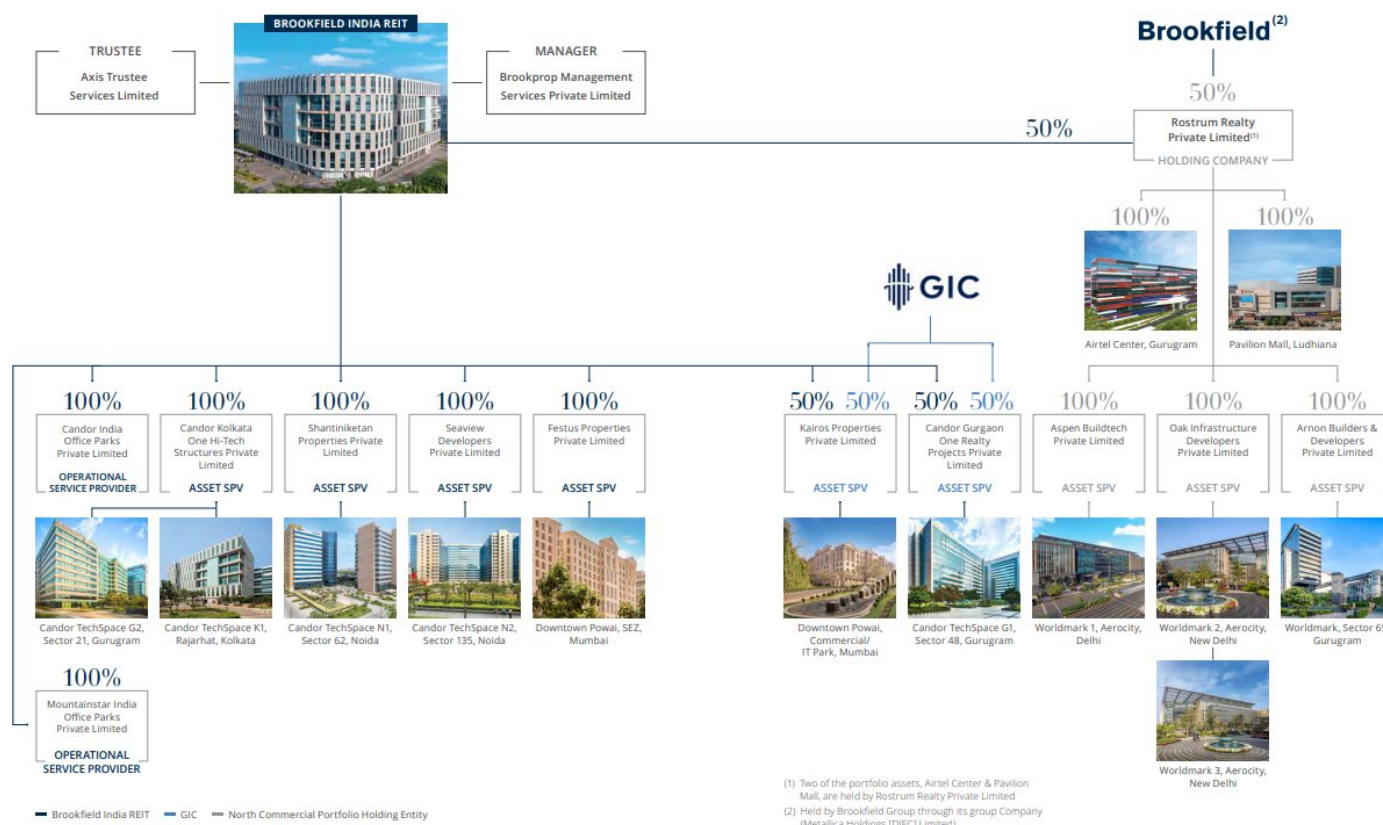
1.0 About Brookfield India Real Estate Trust

Brookfield India Real Estate Trust (Brookfield India REIT or BIRET) is India's only 100% institutionally managed office REIT, sponsored by an affiliate of Brookfield Corporation, one of the world's largest alternative asset managers with over US\$1 trillion in AUM across real estate, infrastructure, renewable power, private equity, and credit. Brookfield India REIT owns and operates a diversified 29.1 million sq. ft. portfolio of 10 Grade A commercial properties strategically located across Mumbai, Gurugram, Noida, Delhi, and Kolkata—India's leading gateway markets.

Anchored by marquee tenants and global capability centers, the portfolio comprises 24.6 million sq. ft. of operating assets, 0.6 million sq. ft. under construction, and 3.9 million sq. ft. of future development potential, offering both stable cash flows and embedded organic growth. Our properties provide dynamic and future-ready work environments with state-of-the-art infrastructure, best-in-class amenities and excellent connectivity. We are committed to operational excellence and sustainability, ensuring long-term value for all our stakeholders including investors, tenants, employees, and communities.

Since inception, Brookfield India REIT has doubled its scale, and with the proposed acquisition of Ecoworld, Bengaluru, it is poised to more than triple the operating portfolio to 32.3 million sq. ft., further strengthening Brookfield India REITs position as one of India's most diversified office REITs. Ecoworld, a 7.7 million sq. ft. premium-grade office campus strategically located on Outer Ring Road, will increase Brookfield India REITs operating area by 31% and consolidated GAV by 35%.

Business Structure



Our Sponsor

BSREP INDIA OFFICE HOLDINGS V PTE. LTD.

Our Sponsor, BSREP India Office Holdings V Pte. Ltd., is an affiliate of Brookfield Corporation. With a 125-year heritage as an owner and operator, Brookfield Corporation's asset management business is one of the leading global alternative asset managers, with over US\$ 1 trillion in assets under management and 250,000+ operating employees across more than 50 countries on five continents. Brookfield Corporation is listed on the New York Stock Exchange and the Toronto Stock Exchange and has a market capitalization of US\$100+ billion, as of Sep 30, 2025.

Brookfield Corporation's asset management business has over US\$272 billion of real estate assets under management, and over 500 million sq. ft. across multiple real estate asset classes, with strong real estate capabilities in leasing, financing, development, design, construction and property management. The Brookfield group has been active in India for over a decade, establishing itself as one of the leading investors in premium office spaces. Its strategy emphasizes operational excellence, disciplined capital allocation, and sustainable value creation, which has resulted in a strong portfolio of high-quality, income-generating assets designed to deliver long term returns.

Our Manager

BROOKPROP MANAGEMENT SERVICES PVT. LTD.

Brookfield India REIT is managed by Brookprop Management Services Private Limited (Manager), an affiliate of Brookfield Corporation. The Manager's team has deep domain knowledge and experience in managing the properties that form a part of the portfolio of Brookfield India REIT and has demonstrated a robust track record in delivering value. The core team consists of dedicated, experienced professionals with in-depth experience in real estate investments, asset management, research and property management. Emphasizing operational excellence, innovation, and sustainability, the Manager has contributed to the transformation of office parks into vibrant, modern, and collaborative business centers. The Manager has played a key role in delivering value-led growth for Brookfield India REIT and its stakeholders.



2.0 | Our commitment to sustainability

At Brookfield India REIT, sustainability is at the core of how we create lasting value for our stakeholders. Guided by strong governance, we integrate sustainability principles into every facet of our operations, ensuring ethical decision-making and resilience.

Our sustainability strategy is centered on combining economic goals, supporting business resilience and preserving or creating value for our investors and stakeholders. This is consistent with our longstanding investment philosophy and experience that conducting business with a long-term perspective in a sustainable and ethical manner maximizes value.

Our decarbonization journey is shaping a greener future, while our focus on social impact fosters inclusive workplaces and thriving communities. With sustainability at the heart of our growth, we continue to build future-ready assets and meaningful partnerships. As we work towards carbon neutrality by 2040 or sooner, we remain committed to achieving ambitious goals through innovations, stakeholders' collaboration and best practices.

Our water stewardship journey is shaping a resilient and resource-efficient future, as we focus on reuse, recharge, and responsible management across our campuses. With sustainability at the core, we are working towards becoming water positive — restoring more than we consume through innovation, partnerships, and continuous improvement.

Our focus continues to be on minimizing the impact of our operations on climate change.

3.0 | Climate governance and sustainability stewardship framework

Our governance structure ensures clear leadership and strategic direction to support sustainable, ethical and responsible operations. The Board of Directors provides oversight into key sustainability matters, including climate-related risks and opportunities. Its effectiveness is supported by sub-committees such as the CSR and Sustainability Committee, and Risk Management Committee. The Board regularly reviews the sustainability strategy, vision and performance of Brookfield India REIT, offering guidance in response to emerging challenges in the real estate sector.

The Sustainability Leadership Council (SLC), led by the CEO and MD and comprising of senior leaders of the Manager sets the direction for the sustainability strategy, ensuring alignment with business objectives and global best practices. It works closely with the Sustainability Action Council (SAC) at the asset level to drive execution and embed sustainability across operations. This coordinated approach helps address sector specific challenges while integrating sustainable practices into core business activities.

Sustainability Stewardship Framework



Board



Sustainability
Leadership Council



Sustainability
Action Council

Our approach to ESG is based on the following principles:

- **Lead on sustainable solutions**
We prioritize understanding and managing our environmental impact to be best-in-class on sustainable development and operations.
- **Partner for thriving communities**
We reimagine real estate through collaborations and partnerships to create vibrant, engaged, and sustainable communities.
- **Empower our people**
We lead with inclusivity, embracing our diverse culture and invest in our teams to support individual development and growth.
- **Promote trust through governance**
We're committed to maintaining the highest ethical and legal standards. We manage risks and leverage opportunities to build a sustainable, successful business.

Blueprint 2030

We have developed the 'BluePrint 2030' framework to operationalize our commitment to responsible business practices based on our sustainability principles by the year 2030 for Brookfield India REIT and its associated SPVs.

These targets—both quantitative and qualitative—are embedded within a structured framework that identifies critical focus areas for our business. This ensures the seamless integration of sustainable, socially responsible, and ethical governance practices across our daily operations, growth strategies, and investment decisions. By leveraging this tailored framework, we foster continuous performance improvement while aligning with our long-term sustainability objectives and global commitments.

Our Targets

100% ACCESSIBILITY FEATURES EMBEDDED ACROSS BUILDINGS	12 VOLUNTEERING HOURS PER CAPITA PER ANNUM THROUGH BROOKFIELD CARES	70 TARGET NPS SCORE	50% REDUCTION IN PORTFOLIO CARBON EMISSIONS	15% REDUCTION IN ENERGY INTENSITY
Water Positive IN OPERATIONS	Net Zero Waste IN OPERATIONS AND DEVELOPMENT	20% EMBODIED CARBON REDUCTION TARGET IN DEVELOPMENTS	100% GREEN LEASING ACROSS PORTFOLIO	Zero SERIOUS SAFETY INCIDENTS

16 Hours

OF TRAINING PER
EMPLOYEE PER ANNUM

25%

WOMEN'S REPRESENTATION
ON THE BOARD *

100% Assets

HAVE SUSTAINABILITY
RATINGS

₹ 1,000 crores

SUSTAINABLE FINANCING
ACROSS PORTFOLIO

100%

ASSETS TO ACHIEVE GOOD
OR EXCELLENT INDOOR AIR
QUALITY

100%

PORTFOLIO ASSESSED FOR
BOTH PHYSICAL AND
TRANSITION RISK EVERY
3 YEARS

100%

ASSETS WITH BIODIVERSITY
ASSESSMENT AND
NEUTRALITY PLAN

Promote

DIVERSITY, EQUITY AND
INCLUSION BY ACTIVATING
EMPLOYEE RESOURCE
GROUPS

Collaborate

WITH STARTUPS TO
ACCELERATE
SUSTAINABILITY
DELIVERABLES

AI Integrated Digital First

BUSINESS AS A PRIORITY FROM SUSTAINABILITY
TO CUSTOMER EXPERIENCE

* Women's representation targets cover the Board of the REIT Manager whereas the other targets are applicable exclusively at the SPV level.

4.0 | Our approach

Brookfield India REIT's Sustainability-Linked Financing Framework is designed to align financial strategy with its environmental, social, and governance (ESG) commitments. The framework serves as a guiding structure for raising and deploying capital toward projects that drive measurable sustainability outcomes across our portfolio.

Under this approach, Brookfield India REIT seeks to:

- **Integrate sustainability principles into capital allocation**, ensuring that financing decisions directly support our decarbonization, energy efficiency, and resource optimization goals.
- **Mobilize sustainability-linked financing instruments**, such as sustainability-linked bonds and loans that align financial outcomes with verified enhancements in portfolio- and asset-level climate performance, moving beyond the conventional approach of earmarking proceeds for specific green projects.
- **Enhance transparency and accountability** by reporting impact metrics, and alignment with recognized standards such as the ICMA Sustainability Linked Loan Principles, LMA/APLMA/LSTA Sustainability-Linked Loan Principles, ICMA Sustainability-Linked Bond Principles and the relevant provisions and requirements under the applicable Securities and Exchange Board of India (SEBI) regulations, circulars and guidelines.
- **Foster long-term stakeholder value** by diversifying capital sources, improving access to responsible investment funds, and reinforcing Brookfield India REIT's reputation as a sustainability-led real estate platform.

The framework is dynamic and will continue to evolve in line with emerging ESG best practices, regulatory developments, and investor expectations to ensure continued integrity and impact of our sustainable financing initiatives.

4.1 Purpose of sustainability-linked finance framework

The purpose of this Framework is to outline:

- The principles and processes through which Brookfield India REIT will participate in sustainability-linked financing transactions.



- The method of reporting on progress against sustainability linked performance targets.

This Framework is designed to provide overarching principles and guidelines for all sustainability-linked finance opportunities and may be updated at Brookfield India REITs discretion from time to time to reflect evolving market standards and best practices.

Sustainable finance remains central to Brookfield India REIT's ESG strategy and long-term value creation. As part of our ongoing commitment, we continue to implement solutions that reduce environmental impact across our portfolio — from designing and developing low-carbon, energy-efficient buildings to integrating renewable energy and circular economy principles. Our participation in sustainability-linked debt instruments aligns seamlessly with this broader ESG approach. By accessing green capital, Brookfield India REIT not only reinforces its environmental objectives but also seeks to diversify its investor base.

Brookfield India REIT continually refines its ESG framework and processes to reflect evolving global best practices and stakeholder expectations, ensuring that our sustainable finance strategy remains both credible and forward-looking.

The Framework is applicable to all the following entities:

1. Brookfield India Real Estate Trust
2. Brookprop Management Services Pvt. Ltd.
3. Candor Gurgaon One Realty Projects Pvt. Ltd.
4. Candor Kolkata One Hi-tech Structures Pvt. Ltd., G2
5. Candor Kolkata One Hi-tech Structures Pvt. Ltd., K1
6. Sea View Developers Pvt. Ltd.
7. Shantiniketan Properties Pvt. Ltd.
8. Festus Properties Pvt. Ltd.
9. Kairos Properties Pvt. Ltd.
10. Rostrum Realty Pvt. Ltd
11. Candor India Office Parks Pvt. Ltd.
12. Mountainstar India Office Parks Pvt. Ltd.
13. Oak Infrastructure Developers Pvt. Ltd.
14. Aspen Buildtech Pvt. Ltd.
15. Arnon Developers and Builders Pvt. Ltd.

The list of SPVs may undergo change from time to time and shall also include any entities in which Brookfield India REIT or its SPVs holds at least 50% equity stake or interest.

5.0 Framework for performance-based sustainability linked instruments

This section of the Framework applies to sustainability-linked debt instruments, including but not limited to sustainability-linked loans, bonds, and debentures. These instruments feature financial and/or structural characteristics that vary based on the achievement of predefined sustainability objectives, which are measured through Sustainability-Linked Key Performance Indicators (KPIs) and assessed against corresponding Sustainability Performance Targets (SPTs). Collectively, these instruments are referred to as Sustainability-Linked Instruments (SLIs). The Framework is aligned to the LMA/APLMA/LSTA Sustainability Linked Loan Principles (SLLP) and the ICMA Sustainability Linked Bond Principles (SLBP), a set of voluntary recommended guidelines for SLIs used by loan market participants globally and relevant provisions and requirements under the applicable SEBI regulations, circulars and guidelines.

By entering into an SLI, Brookfield India REIT will be further committed to improve the sustainability profile of the nominated asset/s over the term of the instrument, as the debt terms will be aligned to performance against predetermined sustainability performance targets (SPTs).

The five core components of the SLLP and SLBP are as follows:

1. Selection of Key Performance Indicators (KPIs)
2. Calibration of Sustainability Performance Targets (SPTs)
3. Sustainability Linked Instrument Financial / Structural Characteristics
4. Reporting
5. Verification

For the avoidance of doubt, proceeds from SLIs need not be used exclusively for eligible green projects and may be used for general corporate purposes including acquisition of entities

5.1 Selection of key performance indicators (KPIs)

Brookfield India REIT embeds sustainability across all aspects of its operations, ensuring that its business model and practices remain resilient and future focused. In line with the SLLP and SLBP, sustainability linked objectives will be clearly communicated to providers of SLIs and clearly positioned within the context of Brookfield India REIT's overarching ESG practices.

Under this Framework, Brookfield India REIT will incorporate at least one Key Performance Indicator (KPI) from the approved list when issuing a Sustainability-Linked Bond (SLB) or Sustainability-Linked Loan (SLL). The specific KPI(s) will be selected in consultation with relevant investors and lenders and further detailed in the respective transaction documents.

KPIs selected for each SLI will be:

- i. Material to Brookfield India REITs sustainability and business strategy
- ii. Quantifiable on a consistent methodological basis
- iii. Suitable for benchmarking against external references or recognised standards

A Second Party Opinion (SPO) has been obtained on this Framework, assessing the relevance and robustness of the KPIs and SPT-setting approach. For individual instruments issued under the Framework, a separate SPO may be obtained where required by investors or as appropriate.

5.2 KPI 1: GHG emissions reduction

KPI Metric / Unit	<p>Total GHG emissions (tCO₂e) across:</p> <p>Scope 1: Direct emissions from owned or controlled sources (e.g., diesel generators, HVAC systems)</p> <p>Scope 2: Indirect emissions from purchased electricity (i.e. common area electricity)</p> <p>Scope 3 (Category 13): Emissions from downstream leased assets (i.e., tenant energy use)</p>
Measurement	<p>GHG Reduction (%) = $(1 - \text{Emissions}_{\text{current}} / \text{Emissions}_{\text{baseline}}) \times 100$</p>
Definition of KPI	<p>GHG emissions reduction is a quantifiable metric used to evaluate the effectiveness of an organization's strategies and actions in decreasing greenhouse gas emissions over a defined period. It measures progress against a baseline and supports alignment with climate goals, regulatory requirements, or voluntary commitments.</p>
Rationale for KPI Selection	<ol style="list-style-type: none"> Strategic Relevance Brookfield India REIT recognizes the critical role of the buildings sector in contributing to global greenhouse gas (GHG) emissions. As India's only 100% institutionally managed office REIT, Brookfield India REIT is committed to reducing its environmental footprint by targeting reductions in Scope 1, Scope 2, and Scope 3 (Category 13 – Downstream Leased Assets) emissions. This KPI aligns with Brookfield India REITs long-term sustainability strategy and its goal to achieve Net Zero by 2040 or sooner by operating and developing energy-efficient, low-carbon buildings across its portfolio. Regulatory Alignment The selection of GHG emissions reduction as a KPI is aligned with India's climate commitments under the Paris Agreement and the country's Net Zero target by 2070. It also supports compliance with emerging regulatory frameworks such as India's Climate Finance Taxonomy and SEBI's BRSR Core disclosures. By adopting this KPI, Brookfield India REIT demonstrates proactive alignment with both national and international climate policies. Stakeholder Expectations GHG emissions reduction is a material KPI that reflects Brookfield India REITs commitment to ESG performance and climate risk mitigation. It enhances stakeholder confidence by showcasing measurable progress toward sustainability goals and supports access to sustainability-linked financing instruments. Measurement Feasibility Brookfield India REIT accounts for GHG emissions from all buildings under its operational control, in accordance with the GHG Protocol's operational control approach. The availability

Rationale for KPI Selection	<p>of energy consumption data, building certifications, and tenant engagement mechanisms enables accurate tracking and reporting of emissions. This ensures that the KPI is not only material but also measurable, verifiable, and suitable for inclusion in Brookfield India REITs Sustainability-Linked Instrument (SLI) framework.</p> <p>This KPI lies within Brookfield India REIT's operational scope and is integral to our core sustainability priorities. While we retain primary responsibility for driving performance, progress may be influenced by external factors such as regulatory changes, market conditions, and tenant participation, which can affect the pace and extent of improvements.</p>		
KPI Boundary	<p>Brookfield India REIT accounts for greenhouse gas (GHG) emissions from all buildings under its operational control, in accordance with the GHG Protocol's operational control approach.</p> <p>Scope 3 (Category 13) primarily covers tenant-controlled electricity consumption and data is collated through metering systems.</p>		
Baseline Determination	<p>The baseline year for GHG emissions is established as FY 2019-20 with complete and verified emissions data. Baseline emissions are calculated using actual consumption data and emission factors applicable for that year.</p>		
KPI Historic Values		Baseline Year	Most Recent Year
	Scope / Year	FY 2020	FY 2025
	Scope 1	8071	5296
	Scope 2 – Location Based	82,909	96,418
	Scope 2 - Market Based	81,994	65,045
	Scope 3 - Category 13 (Downstream Leased Assets)	109,314	68,963

5.3 KPI 2: Increase renewable energy consumption

KPI Metric / Unit	<ul style="list-style-type: none"> Percentage of total energy consumption sourced from renewable energy Unit: %
Measurement	<p>Renewable Energy (%) = (Renewable Energy Consumed / Total Energy Consumed) × 100</p> <ul style="list-style-type: none"> Renewable Energy Consumed includes, but not limited to ,energy from solar, wind, hydro, biomass, or geothermal sources, whether generated on-site or procured through power purchase agreements (PPAs), green tariffs, or renewable energy certificates (RECs) at selected assets.

Measurement	<ul style="list-style-type: none"> • Total Energy Consumed includes all energy used across selected assets managed by Brookfield India REIT
Definition of KPI	<p>This KPI tracks the proportion of Brookfield India REIT's total energy consumption that is derived from renewable sources. It reflects Brookfield India REIT's commitment to sustainable energy practices, decarbonization, and alignment with tenant and investor expectations.</p>
Rationale for KPI Selection	<ol style="list-style-type: none"> 1. Climate Impact and Emissions Reduction By increasing the share of renewable energy, Brookfield India REIT can significantly reduce Scope 2 emissions (from purchased electricity) and contribute to global climate goals. This KPI supports alignment with international frameworks such as the Science-Based Targets initiative (SBTi), IFC Performance Standards, and Net Zero Carbon Buildings commitments. 2. Regulatory Compliance and Future Readiness Governments are increasingly mandating renewable energy adoption through building codes, energy efficiency standards, and carbon pricing mechanisms. In India, policies like the Energy Conservation and Sustainable Building Code (ECSBC 2024) and state-level solar mandates encourage integration of renewables in commercial buildings. Tracking this KPI ensures REIT's remain compliant and future-proof against evolving regulations. 3. Investor Confidence and ESG Performance Institutional investors and ESG rating agencies (e.g., GRESB, CDP, MSCI) assess REIT's based on sustainability metrics. Renewable energy usage is a tangible indicator of environmental responsibility. Strong performance on this KPI can improve ESG scores, attract sustainability-linked financing, and enhance long-term shareholder value. 4. Tenant Preferences and Market Competitiveness Corporate tenants increasingly seek buildings that align with their own sustainability goals. Properties powered by renewable energy are more attractive, especially to multinational tenants with net-zero targets. This KPI helps Brookfield India REIT position its assets as premium, future-ready spaces, improving leasing potential and tenant retention. 5. Operational Efficiency and Risk Mitigation Increasing the use of renewable energy supports reduction in exposure to grid price volatility, enhances long-term energy cost predictability, and strengthens operational resilience, particularly in markets with supply constraints or rising electricity tariffs. This KPI enables Brookfield India REIT to measure and increase the share of electricity sourced from renewable energy across its portfolio, thereby supporting decarbonization of operations and mitigation of energy-related risks. <p>This KPI lies within Brookfield India REIT's operational scope and is integral to its core sustainability priorities. While the Issuer retains primary responsibility for driving performance, progress may be influenced by external factors such as regulatory changes, market conditions, and tenant participation, which may affect the pace and extent of improvements.</p>
KPI Boundary	<p>The KPI boundary includes all Brookfield India REIT operated buildings where the REIT has direct control over energy procurement and supply, excluding tenant-leased spaces where energy is not monitored, procured or managed by Brookfield India REIT.</p>

Baseline Determination	The baseline year for renewable energy usage is established as FY 2020 with complete and verified data. Baseline renewable energy usage is calculated using actual consumption data.		
KPI Historic Values		Baseline Year	Most Recent Year
	Scope / Year	FY 2020	FY 2025
	Renewable Energy (% of Total energy)	1.1%	37.2%

5.4 KPI 3: Increase water recycling rate

KPI Metric / Unit	<ul style="list-style-type: none"> Percentage increase in Water recycling rate Unit: %
Measurement	Water Recycling Rate (%) = (Volume of Water Recycled (kL) / Total Water Consumed (kL)) × 100
Definition of KPI	This KPI measures the percentage increase in water recycling rate over time. It reflects improvements in water efficiency across Brookfield India REIT assets and supports benchmarking against sustainability targets.
Rationale for KPI Selection	<p>1. Water Scarcity and Resource Risk</p> <p>India holds nearly 18% of the world's population but has access to only ~4% of global freshwater resources, making it structurally vulnerable to water scarcity. In recent years, climate change has further aggravated this stress—erratic monsoons, prolonged dry spells, and record-breaking heatwaves have disrupted traditional hydrological patterns. Rising temperatures are accelerating evaporation and depleting groundwater, contributing to shrinking reservoirs and declining aquifer levels across several regions.</p> <p>This escalating water stress translates into higher utility costs, increased risk of service disruptions, and tightening regulatory controls, all of which directly impact building operations and tenant experience. By adopting water-efficient technologies, expanding reuse and recycling systems, and closely monitoring water performance indicators, Brookfield India REIT can enhance climate resilience, lower operating costs, and meet rising investor expectations for sustainable, future-ready assets.</p> <p>2. Efficiency Measures and Operational Performance</p> <p>Water efficiency measures are critical for reducing operating costs, mitigating the risks associated with increasing water scarcity, strengthening overall asset resilience and value. Implementing low-flow fixtures, smart meters, leak-detection systems, and high-efficiency cooling infrastructure can substantially lower consumption without compromising tenant comfort or operational performance. These interventions also elevate ESG performance and support alignment with leading green building certifications, while meeting the growing expectations of investors and tenants for sustainable, resource-efficient real estate.</p>

Rationale for KPI Selection	<p>3. Technological Advances in Water Recycling</p> <p>Water recycling is a critical lever for addressing India’s growing water stress, as it reduces dependence on limited freshwater sources and provides a more reliable, resilient supply for building operations and surrounding communities. Advances in treatment technologies—ranging from primary and tertiary processes to real-time smart metering—now enable the delivery of consistently high-quality reclaimed water. IoT-enabled optimization further enhances system performance by enabling predictive control of treatment loads, reducing both energy and chemical consumption.</p> <p>Together, these innovations make onsite reuse for cooling towers, landscaping, and dual-plumbing systems both economically feasible and operationally robust, positioning large commercial buildings to significantly reduce freshwater demand while enhancing long-term sustainability performance.</p> <p>4. Climate Resilience and Risk Management</p> <p>Setting a KPI on water recycling directly encourages Brookfield India REIT to optimize water use, lower overall demand, and manage water-related risks proactively. Higher recycling rates strengthen resilience to droughts, water rationing, and tightening regulatory requirements, reducing operational vulnerability during periods of stress. These measures not only safeguard long-term asset value but also demonstrate strong climate-risk management to investors and tenants, reinforcing the REIT’s commitment to resilient and future-ready operations.</p> <p>5. ESG Alignment and Disclosure Enhancement</p> <p>Green building frameworks (e.g., EDGE , IGBC) and ESG platforms (e.g., GRESB, CDP) require normalized water data. This KPI aligns with their methodologies and enhances transparency in sustainability disclosures.</p> <p>6. Cost Efficiency and Operational Optimization</p> <p>Increasing water-recycling rates reduces utility bills and overall operating costs. It also enables early identification of leaks, inefficient fixtures, excessive use in landscaping or cooling systems, and under-utilized recycling capacity The annual increase in freshwater recycled is estimated to reach 500,000 KL per annum by FY 2031 which will be equivalent to the annual water needs of about 2500 households.</p> <p>This KPI falls within the operational control of Brookfield India REIT and is central to its core sustainability priorities. While primary accountability for performance rests with the REIT, progress may be influenced by external factors such as regulatory developments, prevailing market conditions, and tenant participation, which may impact the timing and magnitude of improvements.</p>									
KPI Boundary	The KPI boundary includes all Brookfield India REIT owned and operated assets where water consumption is directly monitored and managed, excluding tenant-exclusive areas without sub-metering.									
Baseline Determination	The baseline year for water recycling rate is FY 2020, selected based on the availability of complete and verified water usage data across all assets. Future reductions will be measured against this baseline using consistent methodology.									
KPI Historic Values	<table><tr><td></td><td>Baseline Year</td><td>Most Recent Year</td></tr><tr><td>Scope / Year</td><td>FY 2020</td><td>FY 2025</td></tr><tr><td>Water Recycling Rate (%), % Increase from Benchmark</td><td>34%</td><td>42%</td></tr></table>		Baseline Year	Most Recent Year	Scope / Year	FY 2020	FY 2025	Water Recycling Rate (%), % Increase from Benchmark	34%	42%
	Baseline Year	Most Recent Year								
Scope / Year	FY 2020	FY 2025								
Water Recycling Rate (%), % Increase from Benchmark	34%	42%								

5.5 Calibration of sustainability performance targets (SPTs)

1. SPTs will be ambitious, meaningful and tied to improving sustainability performance of the asset over the life of the SLI. In selecting appropriate SPTs, consideration will be given to consistency with Brookfield India REIT's commitment to ESG, measurability, ability to be verified by an external reviewer, and the availability of historic and/or relevant industry data and benchmarks.
2. All SLIs entered into will have a minimum of one SPT.
3. While the SLI Framework is at the portfolio level, the following may be agreed with the financiers at the time of origination:
 - SPVs / buildings coverage
 - Baseline indicators or metrics
 - Calculation methodologies
 - Pre-determined SPT benchmarks to be achieved at set times over the life of the instrument
 - A clear timeline for measuring and reporting
 - Incentives if the SPTs are met and penalties if they are not
4. Where SPTs are set on a single asset basis, and that asset has been in operation for less than 14 months prior to inception of the SLI, projections and forecast data will be relied upon for setting baselines and supplemented with actual data as soon as available.

SPT 1

Relating to KPI 1: GHG Emissions

Overview and Baseline	52% reduction in portfolio level carbon emissions (Scope 1, Scope 2 and Scope 3 – Category 13- Downstream Leased assets) by FY 2031 from FY 2020 baseline.								
Estimated Trajectory	Year	FY 2020	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Type	Baseline	Most Recent Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Reduction vs Baseline (%)	0	30	35	40	44	46	50	52
Benchmarking and Ambitiousness	<p>A 52% reduction by FY 2031 aligns with the Paris Agreement and Science-Based Targets initiative (SBTi) pathways to limit global warming to 1.5°C. which calls for ~50% cuts by 2030 and net zero by 2050.</p> <p>This target has been benchmarked against the Science Based Targets initiative (SBTi) Buildings Sector 1.5 °C Pathway and the CRREM (Carbon Risk Real Estate Monitor) 1.5 °C Pathway for office assets.</p> <p>Both frameworks define the emissions-intensity reductions needed to keep real-estate portfolios within a 1.5 °C carbon budget.</p>								

SPT 1

Relating to KPI 1: GHG Emissions

Benchmarking and Ambitiousness

While SBTi and CRREM indicate a ~45 % reduction in operational carbon intensity between 2020 and 2030, Brookfield India REITs 52 % reduction by FY 2031 represents an annual decline of about 4.7 %—faster than the science-based 1.5 °C trajectory and consistent with maintaining performance within the CRREM 1.5 °C threshold.

Achieving this trajectory will require coordinated action by Brookfield India REIT and its occupiers through multi-level engagement on policy alignment, target setting, and asset-level upgrades. The principal levers will include energy-efficiency retrofits and increased sourcing of renewable energy. Residual emissions, expected to account for less than 5% of total emissions, will be addressed through the procurement of high-quality carbon credits in accordance with applicable local and international best practices and regulatory requirements.

Recalibration

Recalibration may be initiated under the following circumstances:

- Portfolio Changes: Acquisition or divestment of assets that materially affect the portfolio's energy, emissions, or resource-use profile.
- Regulatory Shifts: Changes in applicable regulations or updates to relevant national policies or global frameworks (e.g., India's renewable energy policies, SBTi, or GHG Protocol).
- Market Disruptions: External market conditions, including supply-chain constraints or grid-related limitations, that materially impact renewable energy sourcing or implementation timelines.
- Improved Data: Availability of enhanced metering, monitoring, or reporting systems that result in updates to baselines, assumptions, or performance calculations.
- Overachievement or Underperformance: Circumstances where performance against existing SPTs is materially ahead of or behind the agreed trajectory.

Recalibration Process

- The Borrowers/Issuers shall notify the Lender/Investor of the need for recalibration, providing justification and supporting documentation.
- A revised SPT shall be proposed, benchmarked against sector standards and aligned with recognized frameworks (e.g., SBTi).
- The revised SPT shall be reviewed and validated by an independent third-party verifier.
- Upon mutual agreement, the recalibrated SPT shall replace the original target and be documented through an amendment to the relevant financing documents, including the loan agreement or bond documentation, as applicable.

Strategy to Achieve the SPT

Our Net Zero Emissions Program prioritizes energy reduction and renewable energy procurement, guided by a three-pillar decarbonization strategy:

Energy Efficiency and End-of-Life Upgrades

- Direct investment in high-ROI projects
- Replacing equipment with more efficient alternatives at end of life
- Supporting occupants in adopting energy-saving initiatives
- Focus Areas include:
 - HVAC system upgrades
 - LED lighting retrofits
 - Building envelope improvements
 - Smart energy management systems

Renewable Energy Procurement

- Procuring green energy for both common areas and occupier spaces

Judicious Use of Carbon Offsets

- Offsetting residual emissions through carbon credit purchases to achieve net zero

SPT 2

Relating to KPI 2: Renewable Energy

Overview and Baseline	100% portfolio on renewable power by FY 2031 (vs FY 2020 < 2%)								
Estimated Trajectory	Year	FY 2020	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Type	Baseline	Most Recent Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	% Renewable Energy	1.1	37.2	45	65	80	90	97	100
Benchmarking and Ambitiousness	<p>The RE100 initiative sets the benchmark for corporate renewable energy commitments. Member companies must procure 100% renewable electricity across global operations, typically by 2050 or earlier. An FY 2031 target is considered highly ambitious, placing Brookfield India REIT ahead of most global peers and aligning with leadership standards in climate action. It will involve cross portfolio coordination and sustained regulatory navigation due to the evolving nature of renewable energy laws in India at both the states and the country level.</p>								
Recalibration	<p>Recalibration may be initiated under the following circumstances:</p> <ul style="list-style-type: none"> • Portfolio Changes: Acquisition or divestment of assets affecting energy profiles • Regulatory Shifts: New mandates or incentives (e.g., India's green energy targets or RE100 updates) • Market Disruptions: Supply chain issues or grid constraints impacting renewable procurement • Improved Data: Enhanced metering or reporting revealing inaccuracies in baseline or progress • Overachievement or Underperformance: If the REIT is significantly ahead or behind schedule <p>Recalibration Process</p> <ul style="list-style-type: none"> • The Borrower/Issuer shall notify the Lender/Investor of the need for recalibration, providing justification and supporting documentation. • A revised SPT shall be proposed, benchmarked against sector standards and aligned with recognized frameworks. • The revised SPT shall be reviewed and validated by an independent third-party verifier. • Upon mutual agreement, the recalibrated SPT shall replace the original target and be documented through an amendment to the relevant financing documents, including the loan agreement or bond documentation, as applicable. 								
Strategy to Achieve the SPT	<p>Procurement Strategy</p> <ul style="list-style-type: none"> • We have identified clean energy as a major decarbonization lever and have been focusing our efforts towards ensuring that we are able to source optimally keeping in mind prevailing regulatory conditions. 								

SPT 2

Relating to KPI 2: Renewable Energy

Strategy to Achieve the SPT

- We believe that as responsible institutional developers and operators of grade A commercial spaces, we can bring true transition through a synergistic collaboration with Brookfield Renewable.
- In the long run, our focus remains on projects that provide additionality as these will have a material impact by substituting fossil fuels both onsite and the grid.
- We intend to be a partner of choice for our occupiers and aid them in their goals of achieving Net Zero in the years to come.

To meet our Sustainability Performance Target (SPT) of procuring 100% of our electricity from renewable sources by FY 2031 we will adopt a diversified and scalable approach, within the confines of regulations, that leverages multiple procurement pathways. This strategy ensures flexibility, cost-effectiveness, and alignment with regulatory frameworks and market dynamics.

- 1. Green Tariff Supply Contracts:** We will transition our electricity procurement for common areas and eligible tenant spaces to suppliers offering certified green tariff power. These contracts will be structured to ensure traceability and compliance with renewable energy standards, such as those recognized by RE100 and the Indian Electricity Act.
- 2. On-Site Renewable Energy Generation:** We will invest in rooftop solar PV systems across suitable assets within our portfolio. This will reduce grid dependency, lower Scope 2 emissions, and improve energy resilience. Where feasible, we will integrate battery storage to maximize on-site utilization and manage peak demand.
- 3. Group Captive Solar Arrangements:** We will participate in group captive solar projects, allowing us to co-invest in large-scale solar farms and procure power at preferential tariffs. This model ensures long-term price stability and regulatory benefits under open access provisions.
- 4. Virtual Power Purchase Agreements (VPPAs):** We will explore VPPAs to contract renewable energy from off-site generators without physical delivery. These financial agreements will allow us to hedge against market volatility while supporting the development of new renewable capacity.
- 5. Renewable Energy Certificates (RECs):** To address residual electricity consumption not covered by direct procurement, we will purchase high-quality RECs. These certificates will be sourced from verified renewable projects and retired annually to ensure compliance and avoid double counting.
- 6. Procurement via Indian Energy Exchanges:** We will utilize platforms such as the Indian Energy Exchange (IEX) and Power Exchange India Limited (PXIL) to bid for renewable energy in the day-ahead and green term-ahead markets. This will provide access to competitively priced green power and enhance procurement flexibility.
- 7. Third-Party Open Access:** Where regulatory conditions permit, we will procure renewable energy directly from third-party generators through open access mechanisms. This will be supported by wheeling agreements and state-level approvals, enabling us to bypass traditional distribution channels and reduce costs.

SPT 3

Relating to KPI 3: Water Recycling Rates (%)

Overview and Baseline	To increase water recycling rates to 60% from a baseline of 34% by FY 2031								
Estimated Trajectory	Year	FY 2020	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Type	Baseline	Most Recent Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	%	34	42	45	48	52	55	57	60
Benchmarking and Ambitiousness	<p>Setting a target to increase the water recycling rate by approximately 26% by FY 2031, compared to the FY 2020 baseline, reflects a commitment to accelerating water reuse and significantly reducing dependence freshwater resources.</p> <p>Many districts in India face severe and worsening water stress, creating significant risks for large real-estate portfolios. Setting an ambitious water-recycling rate as a Key Performance Indicator (KPI) is crucial for Brookfield India REIT, since many of the buildings are part of high-stress urban basins—where efficient use, reuse, and recharge directly protect business continuity, bolster tenant resilience, and preserve long-term asset value.</p> <p>This requires an all-round effort to maximize water recycling through use of tertiary treatment, dual plumbing, smart metering as well as strictest operational control which is more than business as usual.</p> <p>This commitment supports performance reporting under CDP Water Security, which encourages transparency in water-related risks and reduction strategies, and is consistent with the GRESB Real Estate Assessment, where water intensity metrics contribute to environmental scoring. By setting a measurable and time-bound target, Brookfield India REIT's approach is aligned with recognized ESG best practices, supporting credibility with investors and stakeholders focused on climate resilience and resource efficiency.</p>								
Recalibration	<p>Recalibration may be initiated under the following circumstances:</p> <ul style="list-style-type: none"> • Portfolio Changes - Acquisition or divestment of properties significantly alters the water consumption profile. • Operational Shifts - Major changes in occupancy, usage patterns, or building functions (e.g., conversion from retail to mixed-use). • Data Quality Improvements - Transition from estimated to metered water data reveals discrepancies in baseline or performance tracking. • External Factors - Regulatory changes, climate events (e.g., droughts), or water supply disruptions impact consumption patterns. <p>Recalibration Process</p> <ul style="list-style-type: none"> • The Borrower shall notify the Lenders of the need for recalibration of the water recycling rate SPT, providing a clear justification and supporting documentation (e.g., changes in portfolio, operational scope, or data methodology). 								

SPT 3

Relating to KPI 3: Water Recycling Rates (%)

Recalibration

- A revised water recycling rate SPT shall be proposed, benchmarked against sector standards and aligned with recognized sustainability frameworks such as CDP Water Security, GRESB, and GRI.
- The revised SPT shall be reviewed and validated by an independent third-party verifier to ensure credibility and alignment with the original sustainability-linked loan principles.
- Upon mutual agreement, the recalibrated SPT shall replace the original target and be documented through an amendment to the relevant financing documents, including the loan agreement or bond documentation, as applicable.

Strategy to Achieve the SPT

We have identified key levers for our journey towards becoming water positive , these involve close monitoring and periodic implementation across sites to ensure all the sites and the portfolio as a whole can progress towards this meaningful goal.

Water Efficiency Measures

- Low-flow fixtures and fittings
- Smart water meters and leak detection systems
- Efficient cooling systems and HVAC water use optimization

Rainwater Harvesting

- Integration of recharge pits to facilitate groundwater replenishment, reduce surface runoff and strengthen long-term water resilience at both asset and portfolio levels.
- Deployment of rainwater harvesting infrastructure to capture and store rainfall runoff for reuse applications such as landscaping

Greywater Recycling

- Treating and reusing water from sinks, showers and sanitary fixtures for flushing or irrigation
- Tertiary treatment of greywater to achieve high quality for cooling tower reuse
- Increase % of portfolio with dual plumbing connections for common areas and tenant washrooms

Monitoring and Reporting

- Tracking water consumption and savings, and publishing water balance reports to demonstrate net positive impact



5.6 Sustainability linked instrument characteristics

Brookfield India REIT will disclose the following details in connection with each sustainability-linked financing instrument:

Definition and Methodology: Brookfield India REIT will describe the selected Key Performance Indicators (KPIs) and Sustainability Performance Targets (SPTs), including how they are defined, measured, and verified over time, along with the reference baselines and methodologies used.

Financial and Structural Features: Brookfield India REIT will outline how the achievement of SPTs may influence certain financial or structural aspects of the relevant debt instrument. This may include:

- The conditions under which loan or bond terms could be adjusted;
- Any associated change in loan margin or coupon rate; and
- The process and timing for providing financiers with updates and verified information on performance against each SPT

If an agreed SPT is not met by the observation date, a coupon or margin step-up may apply, as set out in the relevant transaction documentation. Similarly, verified outperformance may make Brookfield India REIT eligible for a step-down, in line with the provisions of the applicable documentation.

Where performance data cannot be reasonably determined or verified, Brookfield India REIT will apply a structured fallback approach using transparent, lender-approved alternative data sources, normalization methods, and proxy calculations. All fallback methods will be externally assured and applied in accordance with the terms of the financing documents, with full disclosure provided in the annual sustainability-linked reporting.

5.7 Reporting

Brookfield India REIT shall disclose its performance against the selected Key Performance Indicators (KPIs) and corresponding Sustainability Performance Targets (SPTs) on an annual basis, at minimum, until the target observation date specified in the relevant SLB/SLL transaction documentation and comply with all disclosure requirements under the applicable SEBI regulations, circulars and guidelines.

The disclosure will encompass all criteria, assets, and buildings covered under the respective transaction documents and will be presented either within Brookfield India REITs Sustainability Report, annual or half-yearly financial reports, or as a standalone sustainability-linked performance report including disclosure required under applicable SEBI guidelines.

This disclosure will be made available to relevant stakeholders — including lenders, debt security holders, trustees, rating agencies, and regulators, as applicable — and will detail progress achieved, methodologies applied, any recalibrations (if applicable), and assurance statements obtained from independent verifiers.



5.8 Verification

Brookfield India REIT is committed to the continual improvement of its environmental management systems and sustainability practices through measurable objectives, time-bound targets, structured implementation, and a process of regular review and enhancement. Annual audits are conducted across properties to ensure ongoing compliance with corporate procedures, operational guidelines, codes of practice, and applicable legislation.

To uphold transparency and credibility, Brookfield India REIT will engage an independent external reviewer to provide a Second Party Opinion (SPO) on the Framework's alignment with the Sustainability-Linked Bond Principles (SLBPs). In addition, pre-issuance and post-issuance assurance reviews (as applicable) will be conducted annually to validate performance against each Sustainability Performance Target (SPT) for the sustainability linked debt instruments until maturity. The outcome of these verifications will be disclosed through Brookfield India REIT's sustainability reports or relevant public filings.

6.0 | Abbreviations

AHU – Air Handling Unit	KPI – Key Performance Indicator
APLMA – Asia Pacific Loan Market Association	LED – Light Emitting Diode
BEE – Bureau of Energy Efficiency	LMA – Loan Market Association
BIRET – Brookfield India Real Estate Trust	LSTA – Loan Syndications and Trading Association
BMS – Building Management System	PPA – Power Purchase Agreement
BRSR – Business Responsibility and Sustainability Report	PXIL – Power Exchange India Limited
CAFM – Computer-Aided Facility Management	RE100 – Global Corporate Renewable Energy Initiative (100% Renewable Electricity)
CBS – Climate Bonds Standard	REC – Renewable Energy Certificate
CDP – CDP (formerly Carbon Disclosure Project)	REIT – Real Estate Investment Trust
CMMS – Computerized Maintenance Management System	RO – Reverse Osmosis
CO₂e – Carbon Dioxide Equivalent	SAC – Sustainability Action Council
CRREM – Carbon Risk Real Estate Monitor	SBTi – Science Based Targets initiative
CSR – Corporate Social Responsibility	SLC – Sustainability Leadership Council
DG – Diesel Generator	SLB – Sustainability-Linked Bond
EDGE – Excellence in Design for Greater Efficiencies	SLBP – Sustainability-Linked Bond Principles
ECSBC – Energy Conservation and Sustainable Building Code	SLL – Sustainability-Linked Loan
ESG – Environmental, Social and Governance	SLLP – Sustainability-Linked Loan Principles
FY – Financial Year	SLI / SLIs – Sustainability-Linked Instrument(s)
GHG – Greenhouse Gas	SPT / SPTs – Sustainability Performance Target(s)
GRI – Global Reporting Initiative	SPV / SPVs – Special Purpose Vehicle(s)
GRESB – Global Real Estate Sustainability Benchmark	STP – Sewage Treatment Plant
HVAC – Heating, Ventilation and Air Conditioning	tCO₂e – Tonnes of Carbon Dioxide Equivalent
ICMA – International Capital Market Association	UN SDG / SDG – United Nations Sustainable Development Goal
IFC – International Finance Corporation	VPPA – Virtual Power Purchase Agreement
IGBC – Indian Green Building Council	WELL – WELL Building Standard
IEX – Indian Energy Exchange	WTP – Water Treatment Plan
ISO – International Organization for Standardization	
kL – Kilo litre	

7.0 | References

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