

INVESTMENT THESIS

Leveraging Potential, Creating Opportunity

Brookfield India REIT offers a unique investment opportunity on the back of its institutional management, vigorous fundamentals, Grade A office properties at strategic locations and favorable growth outlook.

GLOBAL SPONSORSHIP WITH LOCAL EXPERTISE

What differentiates us from our counterparts is that we are institutionally owned and managed. We benefit from the expertise, domain experience, robust market knowledge and placemaking capabilities of the Sponsor Group. Our tenants enjoy world-class amenities and have all contemporary office requirements met.

DIFFICULT TO REPLICATE LARGE-SCALE ASSETS

The size and scale of our properties match that of the highest quality office parks in India. Our contemporary design and growing number of amenities set our office parks apart from our competitors. The properties have been built at accessible locations with high barriers to entry for new supply, limited vacancy and growing rental charges. Despite this, they have greater occupancy as compared to most office parks. All our office parks are the largest in their respective micro markets and are unique in their size, scale and robust infrastructure.

ROBUST MACRO FUNDAMENTALS

The demand for high quality commercial office spaces and IT parks/campuses has grown to outweigh the available supply. The demand is further due to the young

workforce and the need to improve employee experience which has supplemented the growth of Grade A office developments with the provision of several amenities. In addition to this, Indian banks have adopted a cautious approach while lending to real estate, consolidating the supply among larger developers with an established track record.

STABLE YIELD AND STRONG GROWTH VISIBILITY

We have a strong foundation for organic cash flow growth, arising from the increase in contractual value, mark to market potential and lease up due to on campus developments. Our Portfolio has a stable, long-term tenancy profile with staggered expirations, providing significant cash flow stability to our business. We benefit from opportunities to increase NOI through our Portfolio as well as through acquisition of new properties.

74%

OF GROSS CONTRACTED RENTALS IN
OUR PORTFOLIO ARE FROM MAJOR
MULTINATIONALS CORPORATIONS.

