

Demonstrating Unmatched Stability and Resilience

Brookfield India REIT's inherent business model relies on contractual agreements with trustworthy parties. Despite the adversities posed by the pandemic, our underlying business has remained consistent and Brookfield India REIT's story remains unchanged. We possess a high-quality portfolio and have leveraged our sponsor group's global long-standing experience, best-in-class management and keen market insight to provide attractive risk-adjusted returns to the Unitholders.

FINANCIAL METRICS

| Particulars (₹ in M) | March 31, 2021 | March 31, 2020 |
|--|----------------|----------------|
| Income from Operating Lease Rentals (OLR) | 6,100 | 5,954 |
| Revenue from Operations | 8,628 | 9,567 |
| Net Operating Income (NOI) | 6,600 | 6,763 |
| (-) Net income in CIOP attributable from Identified Assets | (52) | (206) |
| Comparable NOI | 6,548 | 6,557 |
| % Margin on OLR | 107% | 110% |

ASSET VALUE

| | | % Increase since September 30, 2020 |
|------------------------------|-----|-------------------------------------|
| Gross Asset Value (₹ in B) | 115 | 0.6 |
| Net Asset Value (₹ per unit) | 317 | 2 |

OPERATING HIGHLIGHTS FOR FY2021

Gross Leasing During FY21

| | |
|-------------------------|---------|
| New Leasing (sf) | 122,000 |
| Lease Renewals (sf) | 551,000 |
| Leased and Renewed (sf) | 673,000 |
| Average Re-leasing (%) | 17% |

Development and Capex

| | |
|---------------------------|---------|
| New Area Delivered (sf) | 481,000 |
| Upgrade Capex Spent (₹ M) | 400 |

KEY RATIOS

| | FY21 |
|-------------------------------------|------|
| Net Debt to GAV (%) | 0.17 |
| Interest Service Coverage Ratio (%) | 2.13 |

