OPERATIONAL AND FINANCIAL HIGHLIGHTS

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%

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

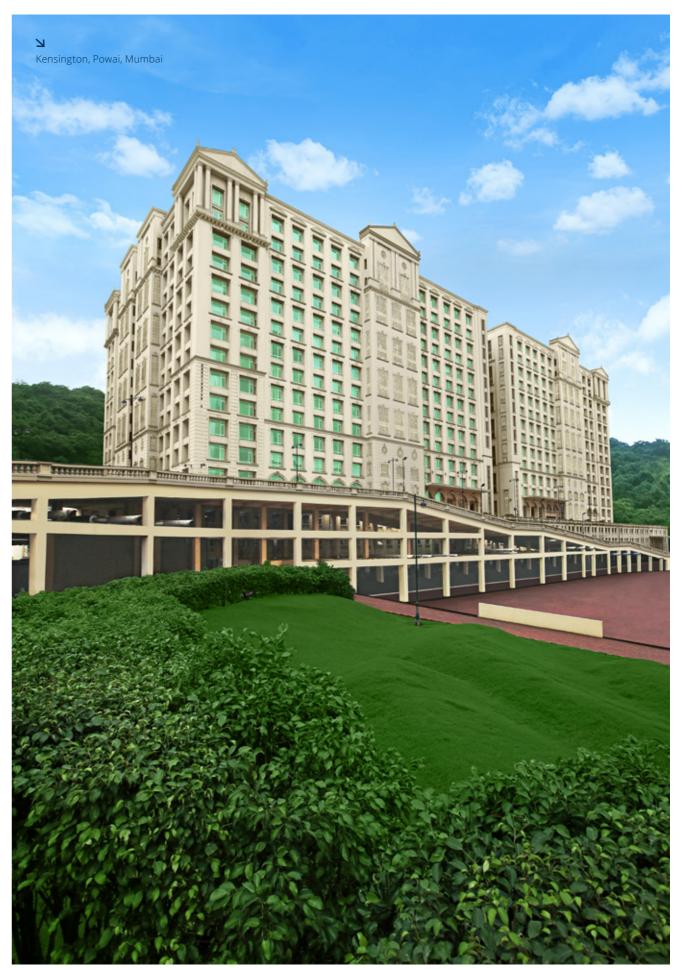
New Area Delivered (sf)	481,000
Upgrade Capex Spent (₹ M)	400

ASSET VALUE

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

KEY RATIOS

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



OUR PROPERTIES

HOW WE PERFORMED HOW WE CREATE VALUE HOW WE INTEGRATE ESG

STATUTORY REPORTS FINANCIAL STATEMENTS