

ENVIRONMENT

Leading on Sustainable Solutions

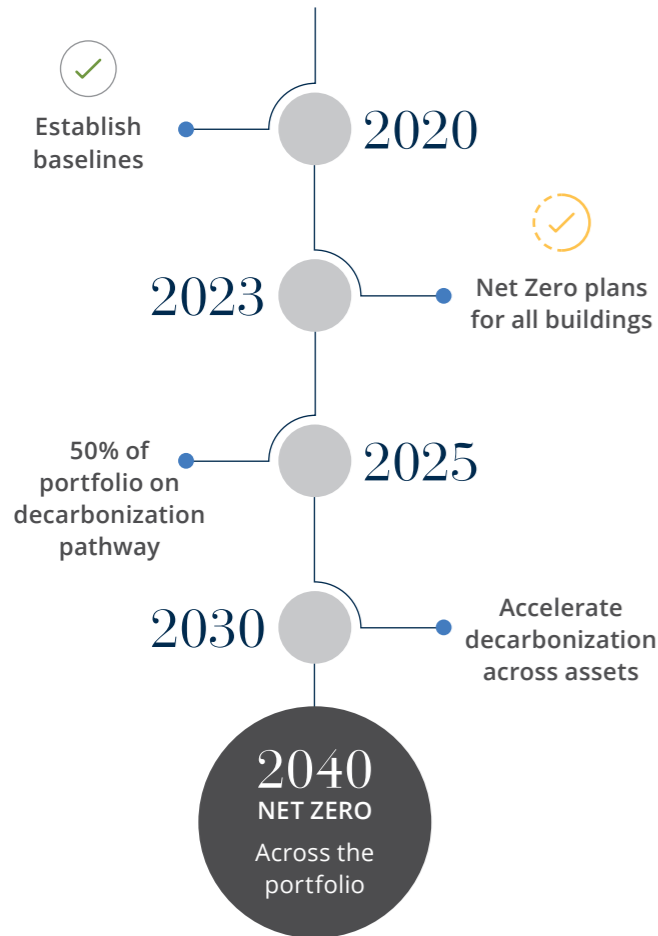
Brookfield India REIT is dedicated to minimizing its environmental impact and ensuring sustainable practices. We proactively assess and address climate-related risks and hazards. Our primary goal is to provide lasting value to all stakeholders by prioritizing sustainable development and operations. We strive to excel in environmental responsibility and aim to create efficient, resilient and forward-looking properties that meet the needs of tenants, communities and the planet.

OUR NET ZERO JOURNEY

Our Net Zero roadmap plays a crucial role in guiding our sustainability efforts as we forge ahead. We collaborate closely with our stakeholders, by continuously tracking our greenhouse gas (GHG) emissions, in our journey to achieve Net Zero status by 2040. Our decarbonization pathway involves integrating energy-efficient operations and implementing best practices to drive improvements at the asset level. Additionally, we prioritize the

diversification of our energy sources, embracing renewable power alternatives and actively participating in offsetting programs to mitigate any remaining GHG emissions.

In line with our long-term sustainability vision and objectives, we have made a commitment to the science based targets initiative (SBTi) Net Zero, setting ambitious emissions reduction targets aligned with the pace and scale required by climate science.



GRESB RATING (FIRST YEAR OF SUBMISSION)

***** 2022

STANDING INVESTMENTS SCORE

90%

DEVELOPMENT SCORE

96%

WE WERE RANKED THE SECTOR LEADER FOR SUSTAINABLE OFFICE DEVELOPMENT IN ASIA BY GRESB AND OUTPERFORMED THE GLOBAL AVERAGE ACROSS ALL THE KEY CRITERIA (STANDING INVESTMENTS AND DEVELOPMENT SCORES) DURING FY2023.



MAKING OUR PLANET A PRIORITY

We aim to differentiate our business through our commitment to ESG and its impact on ROI and long-term value creation. Our sustainable solutions help build a better world for people, business and communities. In doing so, we are reducing risk, growing our business and increasing the long-term value of our projects. Sustainable solutions enhance our ESG performance ratings, helping us secure high-quality tenants and investor fundings.

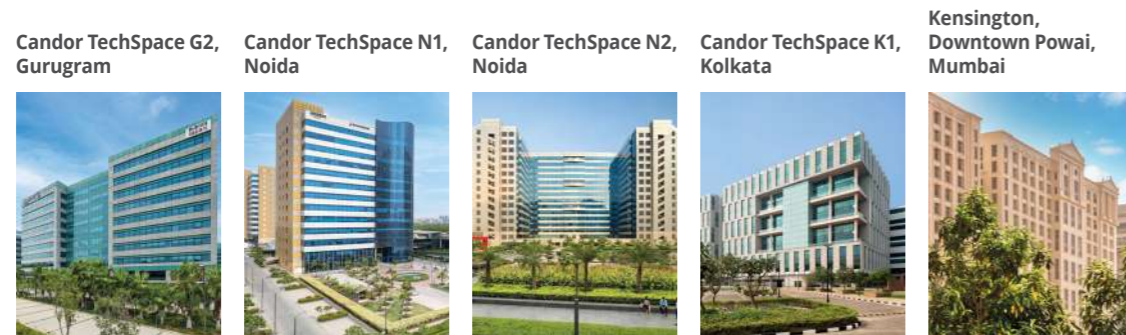
AREA UNDER SUSTAINABILITY CERTIFICATION

FY22 **74%** FY23 **90%**

AREA UNDER QUALITY CERTIFICATION

FY22 **100%** FY23 **100%**

(IGBC AND BEE ENERGY STAR, ISO 14001:2015, ISO 45001:2018, ISO 50001:2018)
 \wedge **16%**



	Candor TechSpace G2, Gurugram	Candor TechSpace N1, Noida	Candor TechSpace N2, Noida	Candor TechSpace K1, Kolkata	Kensington, Downtown Powai, Mumbai
GREEN BUILDING RATING	IGBC Platinum	IGBC Platinum	IGBC Platinum	IGBC Gold	
GOLDEN PEACOCK AWARD SUSTAINABILITY					
ISO 9001, ISO 14001 & ISO 45001 CERTIFICATION					
BEE STAR RATING					
ISO 50001 CERTIFICATION					
HEALTH & SAFETY					

WE WERE AWARDED THE BUREAU OF ENERGY EFFICIENCY (BEE) 5-STAR RATING FOR CANDOR TECHSPACE G2, GURUGRAM AND CANDOR TECHSPACE K1, KOLKATA.



WATER MANAGEMENT

Water security is one of the essential determinants of our shared objective for a sustainable future and improving environmental performance. We have invested in efficient heating, ventilation and air conditioning (HVAC) systems, low-flow fixtures and sewage treatment plant (STP) that minimized both our water withdrawals and consumption.

We recently completed the installation of new water meters and their integration with the Building Management System (BMS). We have also commissioned a new sewage treatment plant of 130 KLD at Candor TechSpace G2, Gurugram, making it a zero water discharge campus.

WATER CONSUMPTION (1,000 KL)

TOTAL WATER CONSUMPTION (KL)

FY22 **6,877.7** FY23 **1,077***

WATER INTENSITY (KL/SQ.FT.)

FY22 **0.06** FY23 **0.09**

** Increase is on account of higher physical occupancy across properties*

BROOKFIELD INDIA REIT ACHIEVED IGBC PLATINUM RATING UNDER THE EXISTING BUILDING CATEGORIES FOR CANDOR TECHSPACE G2, GURUGRAM.

WASTE MANAGEMENT

Responsible waste management is a key tenet of our efforts to enhance our environmental performance. Considerations related to waste management are integrated into our developments from the design stage, as we aim to reduce our operating carbon impact by embedding circularity into our organization.

Waste management has improved at our Candor TechSpace N1, Noida campus after we provided awareness training to all tenants on management and segregation of waste. The training was provided at the garbage room and food court as per the protocols and standards for waste management. This has led to waste segregation being done at source, based on color-coded polybags for ease in identification and suitable disposal.

TOTAL WASTE GENERATED (MT)

FY22 **434** FY23 **886**

WASTE INTENSITY (KG/SQ.FT.)

FY22 **0.04** FY23 **0.07**



ENERGY EFFICIENCY

Striving towards our long-term goal of achieving Net Zero by 2040 or earlier, we are dedicated to closely monitoring and measuring energy usage and emissions across our portfolio. To ensure continuous improvement, we periodically benchmark ourselves against local and global industry standards through an internal review and target-setting mechanism.

In FY2023, we successfully reduced our energy footprint by implementing various initiatives. One such initiative involved the installation of electronically commutated (EC) fans in our Air Handling Units (AHUs). These fans operate more efficiently and consume less energy compared to backward curved fans without Variable Frequency Drive (VFD). This upgrade resulted in estimated energy savings of 15-20%.

At Candor TechSpace in Noida and Gurugram, we installed electrostatic (ES) filters in the AHUs. These filters consume less energy due to reduced pressure drop, leading to improved system performance, operating efficiency and air quality. This initiative yielded estimated energy savings of 10-15% by reducing the load on fan motors.

In another significant undertaking, we centralized control over various devices and equipment within a building and implemented remote monitoring of data. This centralized control enables more efficient monitoring and control of major equipment, resulting in higher energy efficiency, reduced energy wastage and a better understanding of energy consumption patterns.

Furthermore, we successfully completed the installation of an automatic tube cleaning system (ATCS) for chillers at select locations. This system improves the heat transfer rate, leading to energy savings of 5-10%. Enhanced heat transfer not only optimizes power consumption but also contributes to overall energy efficiency.

These initiatives demonstrate our unwavering commitment to reducing energy consumption, optimizing efficiency and progressing towards our Net Zero target. By continuously implementing sustainable practices and innovative technologies, we aim to create a more environmentally responsible and energy-efficient portfolio.

ENERGY CONSUMPTION IN MWH

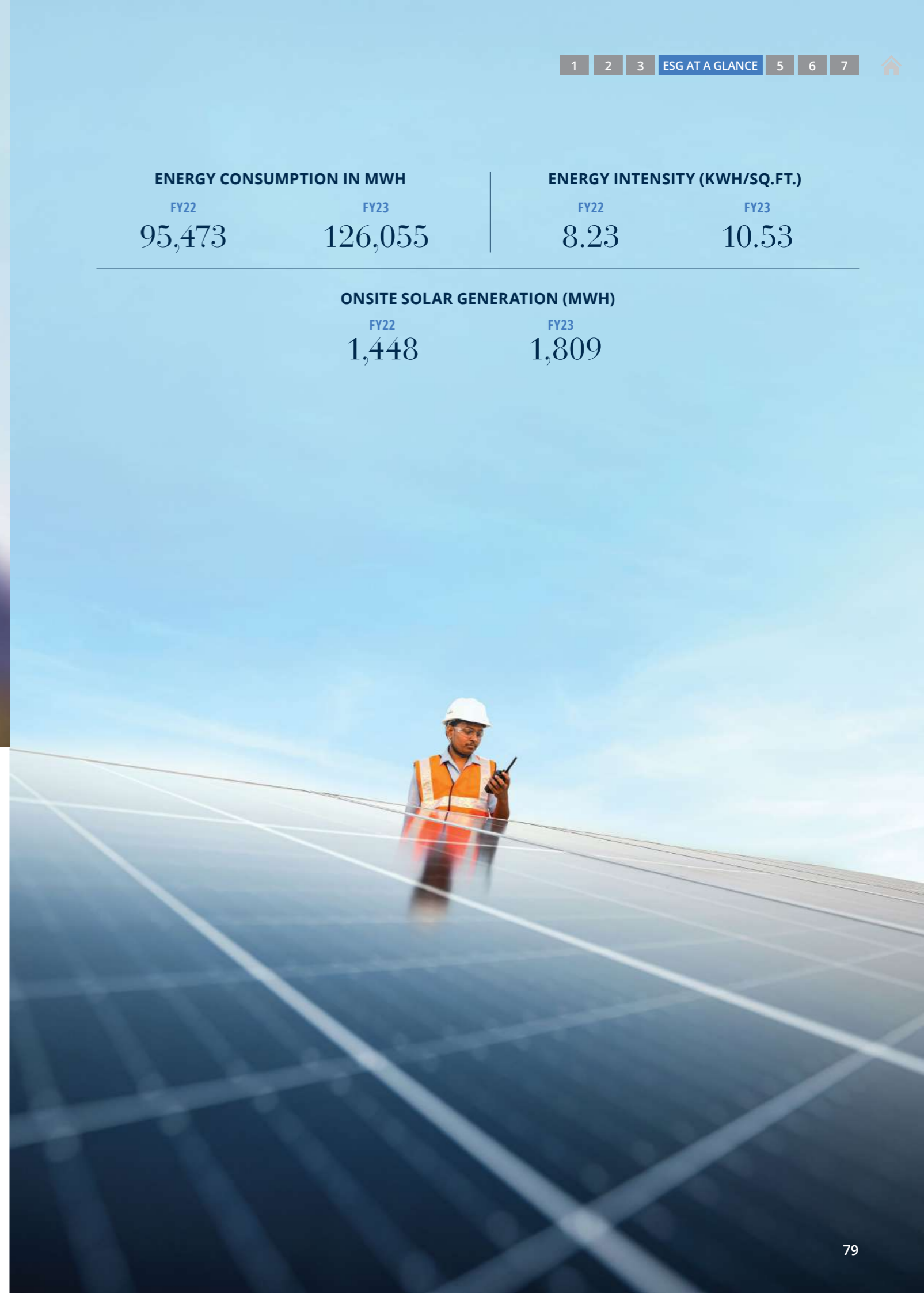
FY22 **95,473** FY23 **126,055**

ENERGY INTENSITY (KWH/SQ.FT.)

FY22 **8.23** FY23 **10.53**

ONSITE SOLAR GENERATION (MWH)

FY22 **1,448** FY23 **1,809**

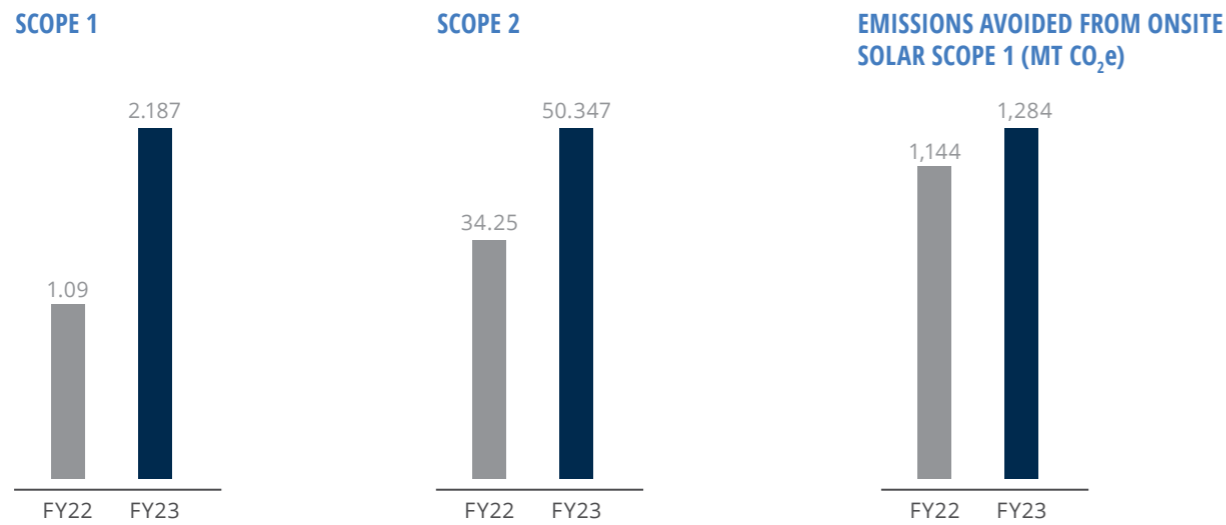




EMISSIONS MANAGEMENT

Aligning with our strategic efforts to reduce GHG emissions, we have forged partnerships with relevant agencies to initiate electrical vehicle (EV) bus services for tenants and communities in Downtown Powai. This pioneering venture introduces a 42-seater EV bus that serves as a convenient transportation option, connecting people to local train stations. By promoting the use of electric vehicles, we aim to contribute to the reduction of carbon emissions and create a more sustainable and environment friendly commuting solution for the community.

GREENHOUSE GAS EMISSIONS ('000 MT CO₂e)



Note: Increase in emissions in FY2023 are primarily due to increase in occupancy levels.
 1. FY2022 metrics include N2 from its acquisition on January 24, 2022.
 2. All key metrics are recorded on a data platform and assured by a third party.
 3. Scope emissions categorization and emission factors were modified as per GHG Protocol- Corporate Accounting & Reporting Standard & Central Electricity Authority (CEA) guidelines 2021.

INSTALLATION OF INDOOR AIR QUALITY MONITORING ACROSS ALL ASSETS HAS RESULTED IN INCREASED AWARENESS OF WORKSPACE AIR QUALITY.



CONSERVING BIODIVERSITY

We prioritize sustainable design by collaborating with global experts and integrating their best practices into our guidelines. Biodiversity is a key focus, with native species and pollinator protection incorporated into our campus design standards.

To enhance sustainability, we conducted a thorough carbon sequestration study across our Brookfield India REIT assets. Approximately, 20,000 surveyed trees sequester 812 metric tons of carbon annually, reducing greenhouse gas emissions and promoting biodiversity.

In line with our commitment to ecological resilience, we organized plantation drives in Delhi/NCR with tenants and employees. As part of our Trees of Hope campaign, 2,300 trees were planted, strengthening our dedication to a greener environment and sustainable engagement.

SOCIAL – TENANTS

Placemaking Pioneers

Developing a meaningful tenant relationship goes beyond a solid physical foundation; it requires fostering vibrancy through engagement, connection and a sense of purpose and belonging. At Brookfield India REIT, we understand that it is not just about the real estate, but about creating an experiential environment. That's why Placemaking is deeply ingrained in our operational approach. We are dedicated to crafting vibrant and sustainable spaces where our tenants truly enjoy spending their time.



LIGHTING UP THE FESTIVITIES

We celebrated the festival of lights, Diwali, from October 18-20, 2022. Sumptuous food, melodious music and a general air of cheer all around made it a happy and bright Diwali

across our Brookfield India REIT asset. The gala event, attended by about 2,000 people, offered a plethora of engaging activities including talent hunt, photo opportunities, a flea market, etc.





ENDLESS ENTERTAINMENT

Candor TechSpace G2, Gurugram and Candor TechSpace N1, Noida brimmed with laughter, energy and good vibes during The Live Project on October 6-7, 2022. As a part of the project, we had organized a Stand-up Comedy Act featuring Ravi Gupta and Karaoke for the employees of our tenants. More than 1,000 people laughed and sang their way through the event.



THE FIFA WORLD CUP SCREENINGS

From December 9 to 18, 2022, our assets came alive with excitement as tenants and their employees experienced an exhilarating 10-day spectacle. We embraced the FIFA fever by organizing live screenings of the iconic FIFA World Cup 2022 tournament. Each day, over 200 individuals gathered to celebrate the global football extravaganza with an unprecedented level of enthusiasm. To enhance the experience, we arranged various activities, including penalty kicks sessions, to further ignite the passion and excitement among the participants.



SPLASHES OF JOY

Adding color to moments makes them even more delightful. We celebrated Holi, the festival of colors, across five campuses in three cities during March 1-3, 2023. These three days were filled with enchanting performances, delectable food and enriching experiences as over 1,500 people splashed their presence with lively dances and playful interactions at each campus.

ART WITH A PURPOSE

We commemorated “Only One Earth”, the global theme of world Environment Day, by organizing a photography contest in which participants were asked to demonstrate their understanding of the environment through thought-provoking visuals. We were thrilled to receive over 500 entries from participants in communities all over the country. The most striking ones were curated to be displayed around our many campuses in October, as a way to honor the contestants’ art and efforts.



SCORING OPPORTUNITIES TO NETWORK

We were delighted to organize the Champions League 2023 at Candor TechSpace K1, Kolkata on February 4-5, 2023. The two-day event saw the participation of 80 players from our esteemed international property consulting partners, including JLL, Knight Frank, CBRE, Cushman & Wakefield and Colliers International. Close contests kept the excitement level high. In the end, Knight Frank took home the coveted trophy.

BRINGING OUR SPACES TO LIFE

Across our assets, going to work should never feel like a routine! We hosted musical evenings at our Brookfield India REIT campuses to celebrate new beginnings as we ushered in the new year. The event, held on January 18-20, 2023, saw the participation of 1,500 people across each campus and received a thundering response.



SOCIAL – EMPLOYEES

Believing in the Power of People

At Brookfield India REIT, we believe in achieving success through our people. Over the years, we have encouraged a workplace that is led with inclusivity, embraces our diverse culture, invests in our teams to support individual development and growth and where equal opportunity is provided to all without discrimination. We value our most important asset our people - and we are committed to nurturing their health, safety and well-being.

These ethos are the foundation to maximizing individual performance and driving our business success. Because, when our people thrive, our business thrives.

BECAUSE WE CARE

Our commitment to the wellbeing of our people is unwavering and we consistently invest in their security and financial support during difficult times.

In August 2022, we introduced an emergency fund specifically designed to assist employees facing significant economic hardships due to life-altering serious illness or injury. This fund serves as a crucial resource, providing financial assistance beyond their insurance coverage. Employees have the option to be reimbursed up to ₹1M per annum, offering an additional layer of support beyond their existing insurance limits. We prioritize the welfare of our employees and strive to ensure their peace of mind during difficult circumstances.



KEEPING OUR PEOPLE SECURED

Corporate National Pension Scheme (NPS) was launched in September 2022 to encourage employees to build a retirement corpus while saving on tax.

IN IT TOGETHER

Launched on January 25, 2023, our new leave-sharing program seeks not only to promote collaboration at work but also to extend support to peers in times of personal exigency.

INVESTING IN OUR PEOPLE

We launched several new initiatives during FY2023 to ensure the welfare and well-being of our people. These initiatives were designed to keep employees in the best of physical and mental health as they continued to work towards the growth and development of the organization.

YOUR HEALTH OUR PRIORITY

Through a partnership with major city hospitals, we are providing comprehensive full-body health check-ups to employees across our campuses. The program launched in June 2022 is designed to promote physical health and well-being among our workforce, in line with our commitment to prioritizing their health.

