

Portfolio Key Highlights

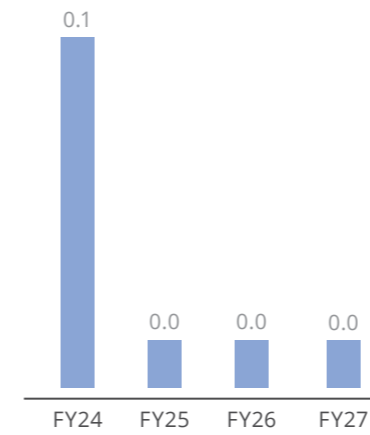
CONSOLIDATED PORTFOLIO HIGHLIGHTS

| | | | |
|---|--------------------------------------|--|--|
| LEASABLE AREA 18.7M sf | IN-PLACE RENT ₹65.1 per sf | UNIT NAV ₹332 | MARK TO MARKET POTENTIAL 21% |
| COMMITTED OCCUPANCY 84% | WALE (YEARS) 7.9 | LTV 32% | TOTAL VALUE OF THE PORTFOLIO ₹163,729M |
| CITIES 4 | COMPLETED AREA 14.3M sf | UNDER CONSTRUCTION 0.6M sf | FUTURE DEVELOPMENT AREA 3.9M sf |
| VALUE FROM COMPLETED ASSETS 94% | MARKET RENT ₹78.6 per sf | VALUE FROM UNDER CONSTRUCTION/ FUTURE DEVELOPMENT ASSETS 6% | |

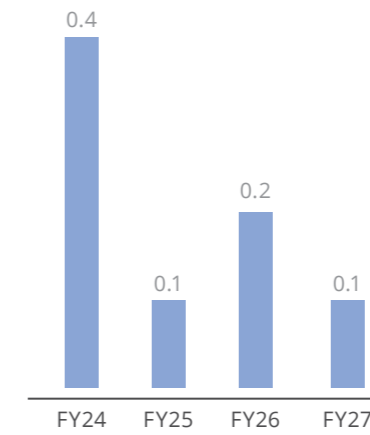


LEASE MATURITY PROFILE - AREA EXPIRING (M SF)

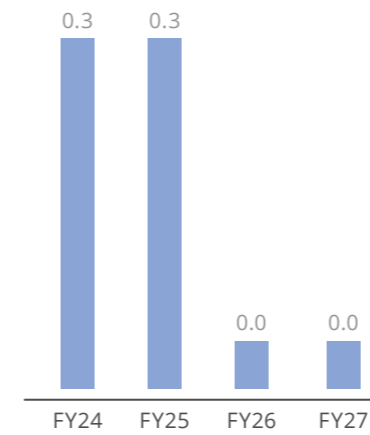
KENSINGTON, DOWNTOWN POWAI, MUMBAI



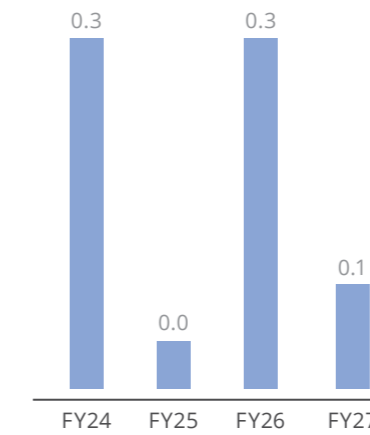
CANDOR TECHSPACE G2, GURUGRAM



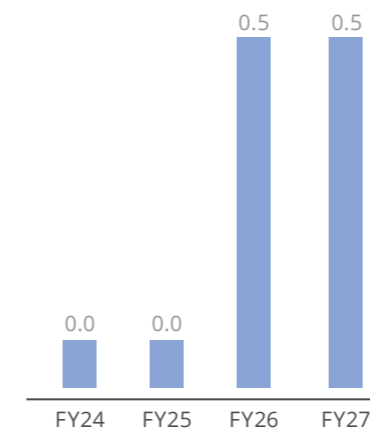
CANDOR TECHSPACE N1, NOIDA



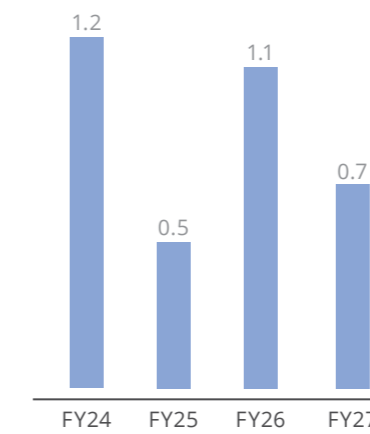
CANDOR TECHSPACE N2, NOIDA



CANDOR TECHSPACE K1, KOLKATA



CONSOLIDATED AT BROOKFIELD INDIA REIT LEVEL





Our Assets Portfolio

Brookfield India REIT's portfolio of premium high-quality assets is designed to enrich the experience of its tenants. Our portfolio consists of 18.7M sf of five Grade-A campus-style work destinations. The assets are located in key gateway Indian markets with excellent connectivity and easy accessibility. They are equipped with world-class amenities crafted to the needs of tenants seeking workplaces that nurture a thriving and collaborative work culture. We have prioritized sustainability in the development of our assets and invest in initiatives aligned to our ESG goals. The contemporary and aesthetic architecture of our campuses makes them the preferred destination for tenants and their employees.



| | Total Area (acres) | Market Value (₹ M) | Leasable Area (M sf) | Completed Area (M sf) | Under Construction (M sf) | Future Development Area (M sf) | Committed Occupancy (%) | WALE (Years) | In-Place Rent Basis LCD (₹ per sf per month) | Market Rent (₹ per sf per month) | Mark to Market Potential (%) |
|---|--------------------|--------------------|----------------------|-----------------------|---------------------------|--------------------------------|-------------------------|--------------|--|----------------------------------|------------------------------|
|  <p>Kensington, Downtown Powai, Mumbai</p> | 9.0 | 24,288 | 1.6 | 1.6 | - | - | 87% | 11.5 | 104.1 | 147.1 | 41% |
|  <p>Candor TechSpace G2, Gurugram</p> | 28.5 | 45,288 | 4.0 | 3.9 | - | 0.1 | 85% | 7.7 | 83.4 | 113.6 | 36% |
|  <p>Candor TechSpace N1, Noida</p> | 19.3 | 24,245 | 2.8 | 2.0 | - | 0.9 | 96% | 7.3 | 49.1 | 53.6 | 9% |
|  <p>Candor TechSpace N2, Noida</p> | 29.7 | 42,896 | 4.5 | 3.8 | - | 0.8 | 77% | 7.4 | 55.7 | 57.3 | 3% |
|  <p>Candor TechSpace K1, Kolkata</p> | 48.4 | 27,013 | 5.7 | 3.1 | 0.6 | 2.1 | 84% | 7.1 | 43.3 | 39.7 | (8)% |
|  <p>Consolidated at Brookfield India REIT level</p> | 134.8 | 163,729 | 18.7 | 14.3 | 0.6 | 3.9 | 84% | 7.9 | 65.1 | 78.6 | 21% |