



OPERATING CONTEXT

Exploring Optimism in Commercial Real Estate Demand

India's commercial real estate sector is thriving, supported by robust economic growth and growing global interest. The country remains one of the fastest-growing major economies, supported by a stable inflationary outlook and recent interest rate updates by the Reserve Bank of India. These conditions have enhanced liquidity and business confidence. India is also strengthening its position as a global services hub, driven by its deep talent pool and cost advantages. This has translated into robust office demand, particularly from Global Capability Centers (GCCs) and multinational corporations. GCCs alone accounted for over 30% of total gross leasing volume in Q1 of CY2025. The return-to-office trend, combined with sustained expansion by Indian corporates, further reinforces this momentum.

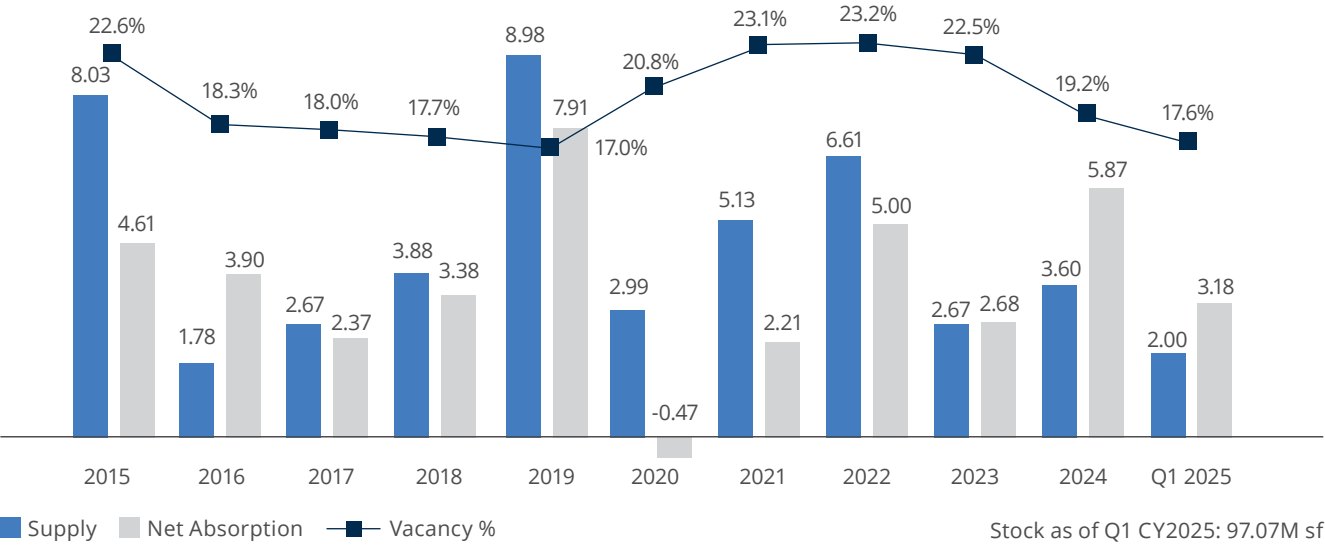
The Indian office market recorded its highest-ever leasing in 2024, and this trajectory is expected to continue through 2025. Q1 2025 saw gross leasing activity exceeded 20M sf, while net absorption stood at approximately 13M sf – two-thirds of which came from Mumbai, Bengaluru, and Delhi NCR. Total net absorption for 2025 is projected at around 49M sf, supported by strong demand fundamentals.

NATIONAL CAPITAL REGION (NCR)

Commercial real estate activity in the NCR continued to strengthen in Q1 CY2025, with net absorption reaching 3.18M sf – almost double the year-ago levels. This growth was primarily driven by the completion of DLF Downtown Block 4 in Gurugram, which was almost pre-committed before its handover. Vacancy levels in the region have been on a downward trend since CY2022, despite the steady addition of Grade-A supply, indicating sustained demand. As of Q1 CY2025, active RFPs reflect a healthy ongoing demand, largely from IT-BPM, BFSI, and Media & Telecom sectors.

Brookfield India REIT is well-positioned in the region with four high-quality assets across Gurugram North, Gurugram South, Noida Sector 62, and NGN Expressway. These micro-markets benefit from large, integrated office developments, robust infrastructure, and strong connectivity – key-enablers of long-term business success.

NCR – Supply, Net Absorption & Vacancy Trend Analysis



Source: Cushman and Wakefield Research

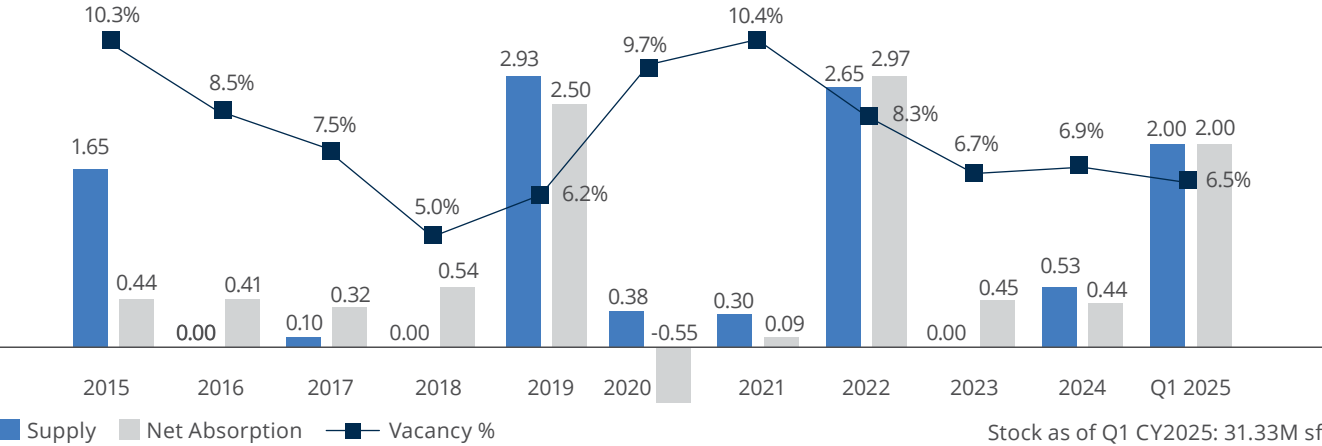
Note :

1. Only the Grade-A relevant stock has been considered for this analysis excluding the buildings less than one lakh sf and applying certain other criteria.
2. The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.

GURUGRAM NORTH

Gurugram North demonstrates a robust and resilient commercial real estate performance, characterized by consistent demand and controlled vacancy. With a low vacancy of 6.5% as of Q1 CY2025 and near parity between supply and absorption, the micro-market reflects strong tenant confidence and sustained momentum. The presence of large integrated developments and long-term occupier interest further position Gurugram North as a stable market, primed for continued growth.

Gurugram North - Supply, Net Absorption & Vacancy Trend Analysis



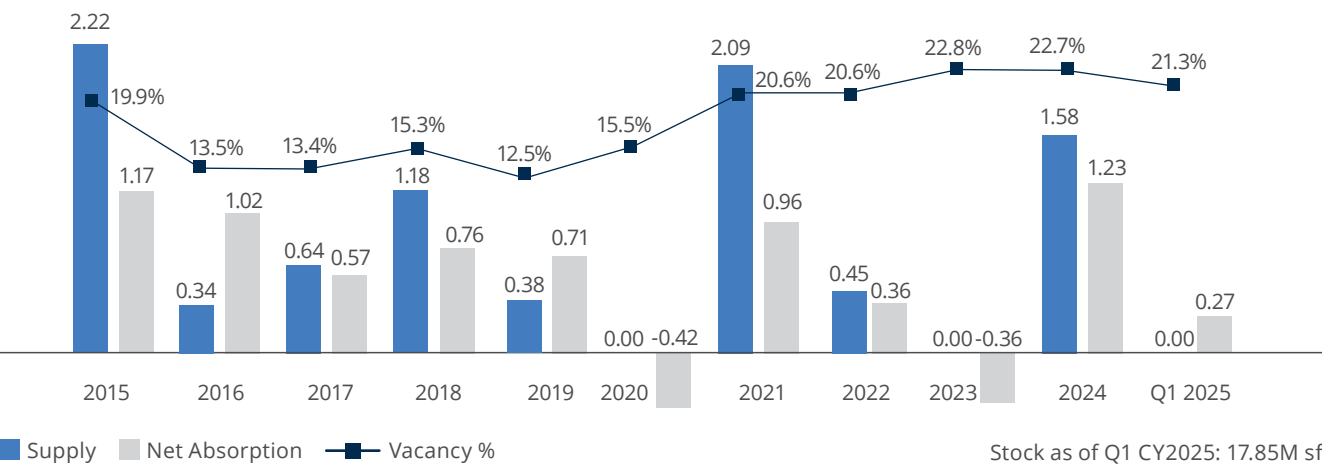
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GURUGRAM SOUTH

Gurugram South continues to be balanced mix of IT and non-IT developments, catering to diverse occupier needs. The quality of developments coupled with locational advantages will continue to drive demand for the micro market. Limited new supply and continued traction will result in decline in vacancy levels, reinforcing Gurugram South as an evolving office hub.

Gurugram South - Supply, Net Absorption & Vacancy Trend Analysis



Source: Cushman and Wakefield Research

Note :

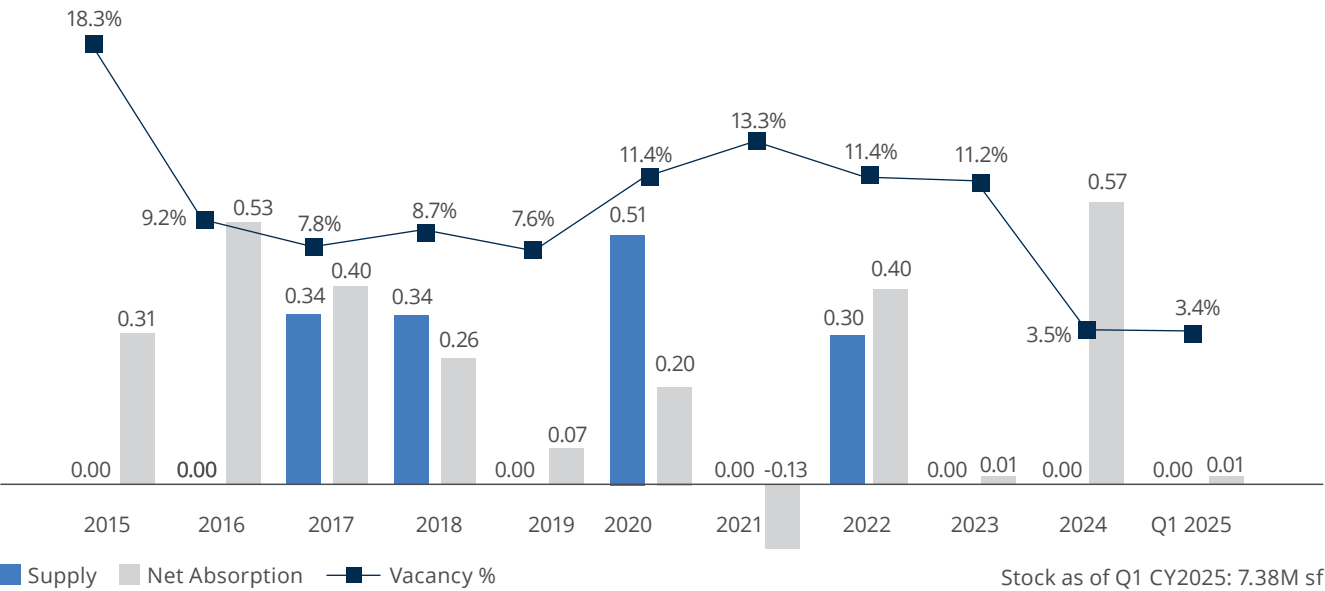
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NOIDA SECTOR-62

Sector 62 in Noida has matured into a stable and highly sought-after office destination, characterized by a dominant share of non-strata developments and institutional-grade assets. With a low vacancy rate of just 3.4% as of Q1 CY2025, the market reflects healthy occupier sentiment and efficient space utilization. This micro-market is well-positioned for long-term stability and continued traction.

Sector-62, Noida - Supply, Net Absorption & Vacancy Trend Analysis



Note :

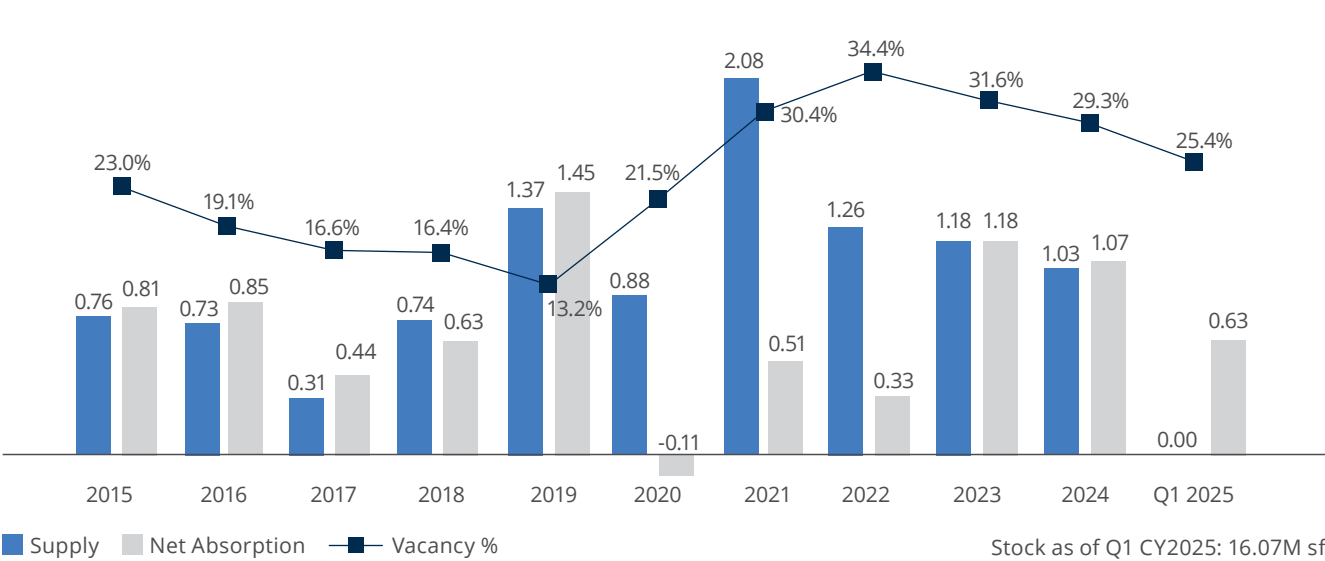
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NOIDA-GREATER NOIDA (NGN) EXPRESSWAY

The Noida-Greater Noida Expressway has emerged as a prominent office corridor, drawing attention for its growing infrastructure and corporate presence. With net absorption of 0.63M sf in Q1 CY2025 and a sharp decline in vacancy from 34.4% in CY2022 to 25.4% in Q1 CY2025 with average absorption of ~1M sf, the market showcases rising occupier interest and strengthening fundamentals. The continued momentum in demand signals a positive trajectory in the future as well.

NGN Expressway - Supply, Net Absorption & Vacancy Trend Analysis



Note :

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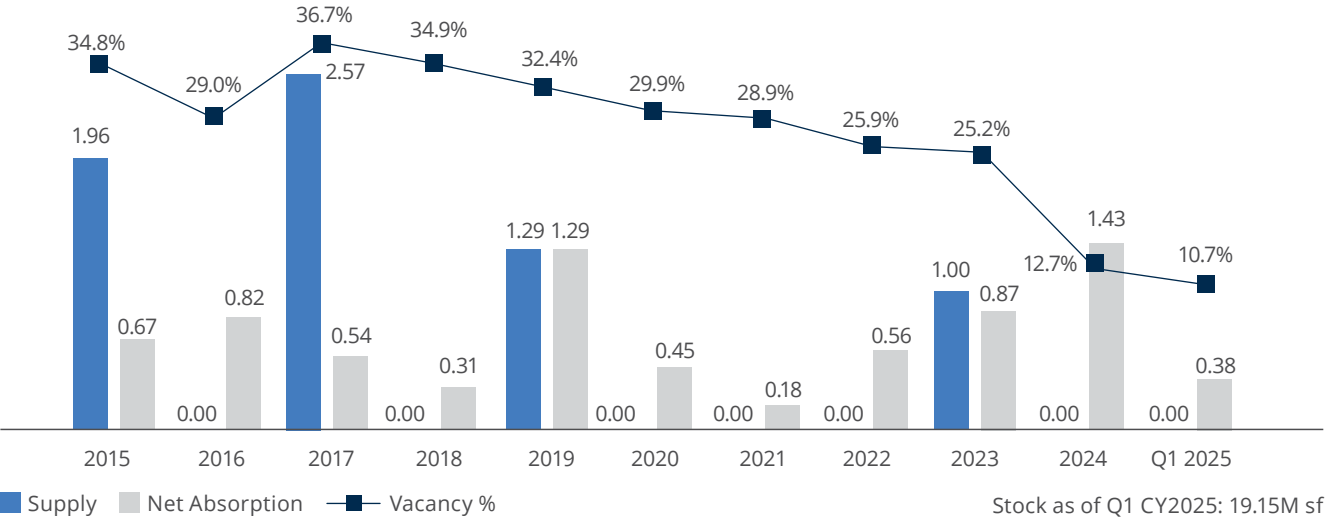




KOLKATA

Kolkata's office market witnessed a drop in vacancy from 12.7% in 2024 to 10.7% in Q1 CY2025, continuing a steady decline from 2017. This was primarily driven by strong leasing momentum and minimal new supply. In Q1 2025, net absorption stood at 0.38M sf, with no new supply additions. Notably, Candor TechSpace K1 led leasing activity in 2024, highlighting occupier preference for quality spaces amid tightening vacancy in the market.

Kolkata - Supply, Net Absorption & Vacancy Trend Analysis



Source: Cushman and Wakefield Research

Note:

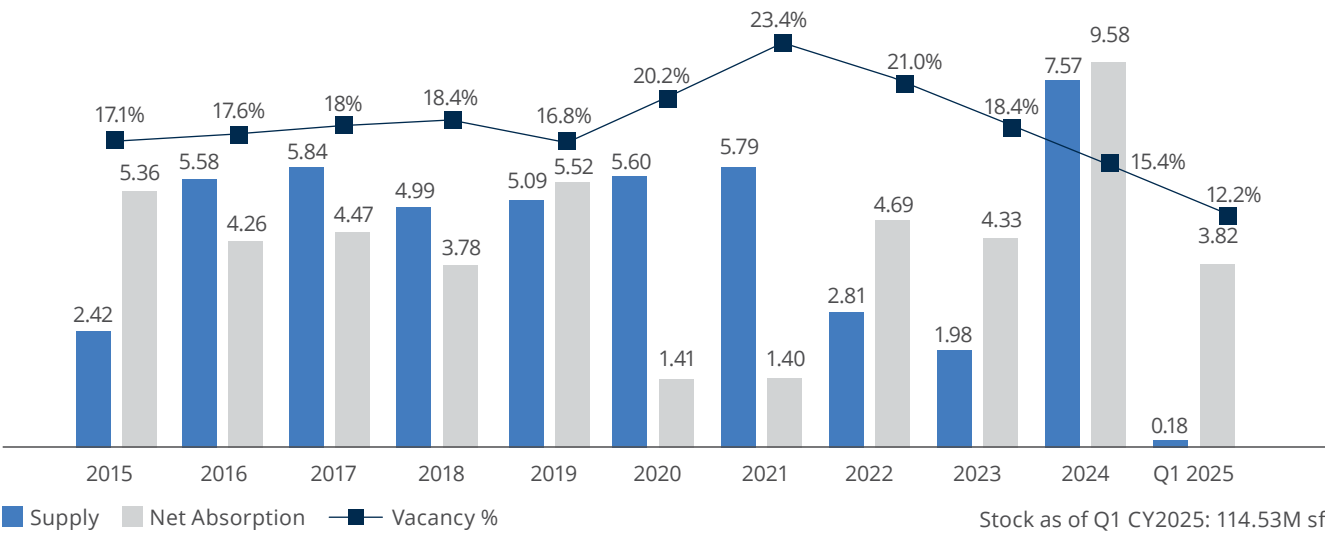
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MUMBAI

Mumbai's commercial real estate rebounded strongly post-pandemic, with vacancy levels dropping to 12.2% in Q1 2025, from a peak of 23.4% in 2021. This recovery reflects robust demand across micro-markets. 2024 saw record net absorption of 9.58M sf, with supply at 7.57M sf. The momentum continues into Q1 2025, with net absorption reaching 3.82M sf, already 0.88x of the full-year 2023 absorption. Vacancy levels have steadily declined from 2019 to 12.2% in Q1 2025, reinforcing market resilience. The surge in demand, coupled with controlled new supply, underscores strong occupier confidence in Mumbai's office sector.

Mumbai - Supply, Net Absorption & Vacancy Trend Analysis



Source: Cushman and Wakefield Research

Note:

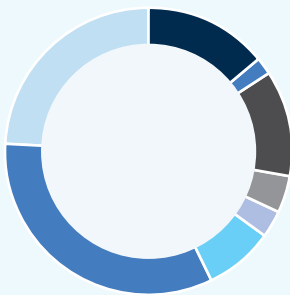
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INDIAN OFFICE MARKET CONTEXT
(CY2015 – Q1 CY2025 ~570.89M sf)

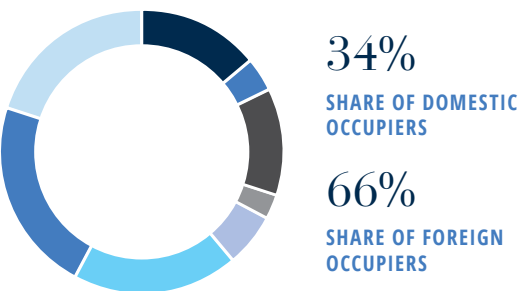
The Indian office market witnessed a total space absorption of approximately 570.89M sf, driven primarily by the Technology sector, which accounted for the largest share at 33%. Banking, Financial Services, and Insurance (BFSI) followed with 14%, while Engineering & Manufacturing contributed 12%, reflecting sustained demand across core sectors. Professional Services (8%), Healthcare & Pharmaceuticals (4%), Media & Telecom (3%), and Ecommerce (2%) also played notable roles. The diverse occupier base, including a significant 24% from other sectors, underscores the market’s broad appeal and structural resilience.



- 14% Banking, Financial Services, Insurance
- 2% Ecommerce
- 12% Engineering & Manufacturing
- 4% Healthcare & Pharmaceuticals
- 3% Media & Telecom
- 8% Professional Services
- 33% Technology
- 24% Others

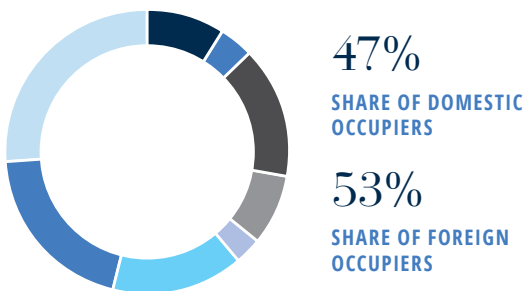
Pharmaceuticals

GURUGRAM NORTH – SECTORAL ABSORPTION ANALYSIS
(CY2015 – Q1 CY2025 ~ 30.92M sf)



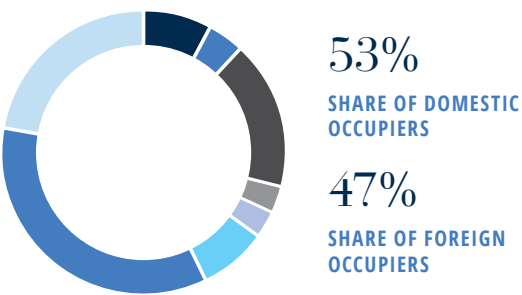
- 14% Banking, Financial Services, Insurance
- 4% Ecommerce
- 12% Engineering & Manufacturing
- 3% Healthcare & Pharmaceuticals
- 6% Media & Telecom
- 19% Professional Services
- 22% Technology
- 20% Others

GURUGRAM SOUTH – SECTORAL ABSORPTION ANALYSIS
(CY2015 – Q1 CY2025 ~16.29M sf)



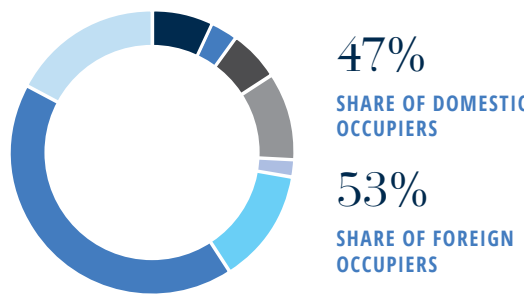
- 9% Banking, Financial Services, Insurance
- 4% Ecommerce
- 15% Engineering & Manufacturing
- 8% Healthcare & Pharmaceuticals
- 3% Media & Telecom
- 15% Professional Services
- 20% Technology
- 26% Others

SECTOR 62 NOIDA – SECTORAL ABSORPTION ANALYSIS
(CY2015 – Q1 CY2025 ~7.44M sf)



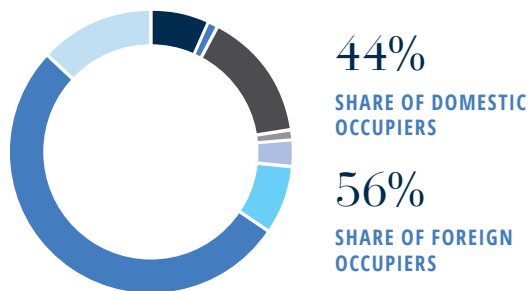
- 8% Banking, Financial Services, Insurance
- 4% Ecommerce
- 17% Engineering & Manufacturing
- 3% Healthcare & Pharmaceuticals
- 3% Media & Telecom
- 8% Professional Services
- 35% Technology
- 22% Others

NGN EXPRESSWAY – SECTORAL ABSORPTION ANALYSIS
(CY2015 – Q1 CY2025 ~12.19M sf)



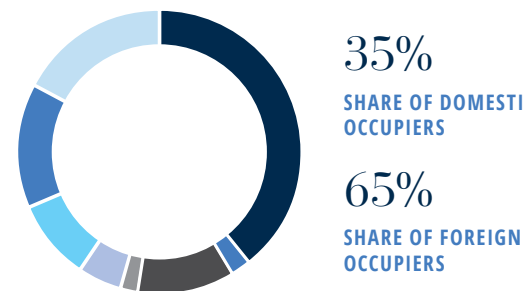
- 7% Banking, Financial Services, Insurance
- 3% Ecommerce
- 6% Engineering & Manufacturing
- 10% Healthcare & Pharmaceuticals
- 2% Media & Telecom
- 13% Professional Services
- 42% Technology
- 17% Others

RAJARHAT – SECTORAL ABSORPTION ANALYSIS
(CY2015 – Q1 CY2025 ~6.98M sf)



- 7% Banking, Financial Services, Insurance
- 1% Ecommerce
- 15% Engineering & Manufacturing
- 1% Healthcare & Pharmaceuticals
- 3% Media & Telecom
- 8% Professional Services
- 53% Technology
- 12% Others

MUMBAI COMPETITIVE REIT MICRO MARKET – SECTORAL ABSORPTION ANALYSIS
(CY2015 – Q1 CY2025 ~26.57M sf)



- 39% Banking, Financial Services, Insurance
- 2% Ecommerce
- 11% Engineering & Manufacturing
- 2% Healthcare & Pharmaceuticals
- 5% Media & Telecom
- 9% Professional Services
- 14% Technology
- 18% Others

Notes:

1. Others includes Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.
2. For NCR and Kolkata, the sectoral absorption analysis is based on gross absorption activity of relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/purchase transactions are excluded from this analysis.
3. The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.