

**OUR COMPETITIVE STRENGTHS**

# Assets Designed to Propel Change

Located strategically in the dynamic micro markets of India's key gateway cities, our exclusive office parks offer competitive rental rates and excellent connectivity to tenants. The properties are equipped with modern infrastructure and world-class amenities. Our strategic investments in the upgradation of these properties are powering a wave of experiential functioning in the transformed business environment. We are upgrading our existing properties through sustainable investments, as part of our internal growth strategy, to enhance the experience and value we provide.

**OUR KEY MARKET DIFFERENTIATORS**

 **Extensive market understanding**

Years of experience with strong domain expertise and a demonstrated track record in delivering value, gives us an industry edge. This edge is reinforced by Brookfield's exceptional real estate and capital management capabilities, as well as its extensive network of relationships.

 **Presence in key gateway cities**


The vantage location of our properties in the key gateway cities of Mumbai, Gurugram, Noida and Kolkata lends us the advantage of superior infrastructure, easy access to transportation, limited vacancy, excellent rentals and high entry barriers for new supply.

 **Capabilities in placemaking**

With placemaking at the core of our design, development and operating philosophy, we have built strong capabilities in creating an outstanding, vibrant and empowering work environment. This facilitates us in offering compelling, service-based experience to our tenants.

 **Robust growth pipeline**

Our assets offer significant internal and external growth opportunities, with potential for growth in Net Operating Income (NOI) by virtue of contractual escalation in the leases, mark-to-market of in-place rents, leasing of recently completed assets and near-term development. Value-accretive acquisitions, supported by our prudent capital structure and capital management strategy, further drive growth.

 **Cash flow stability with diversified and staggered tenant roster**

Our office parks are 'business critical' for the diversified tenants with a long-term and stable tenancy profile and lease expiry. A weighted average lease expiry of 6.6 years offers remarkable cash flow stability to the business.

 **Experienced senior management**

The Manager's team has deep domain knowledge and experience in managing properties and has demonstrated a robust track record in delivering value.

