

OUR PORTFOLIO

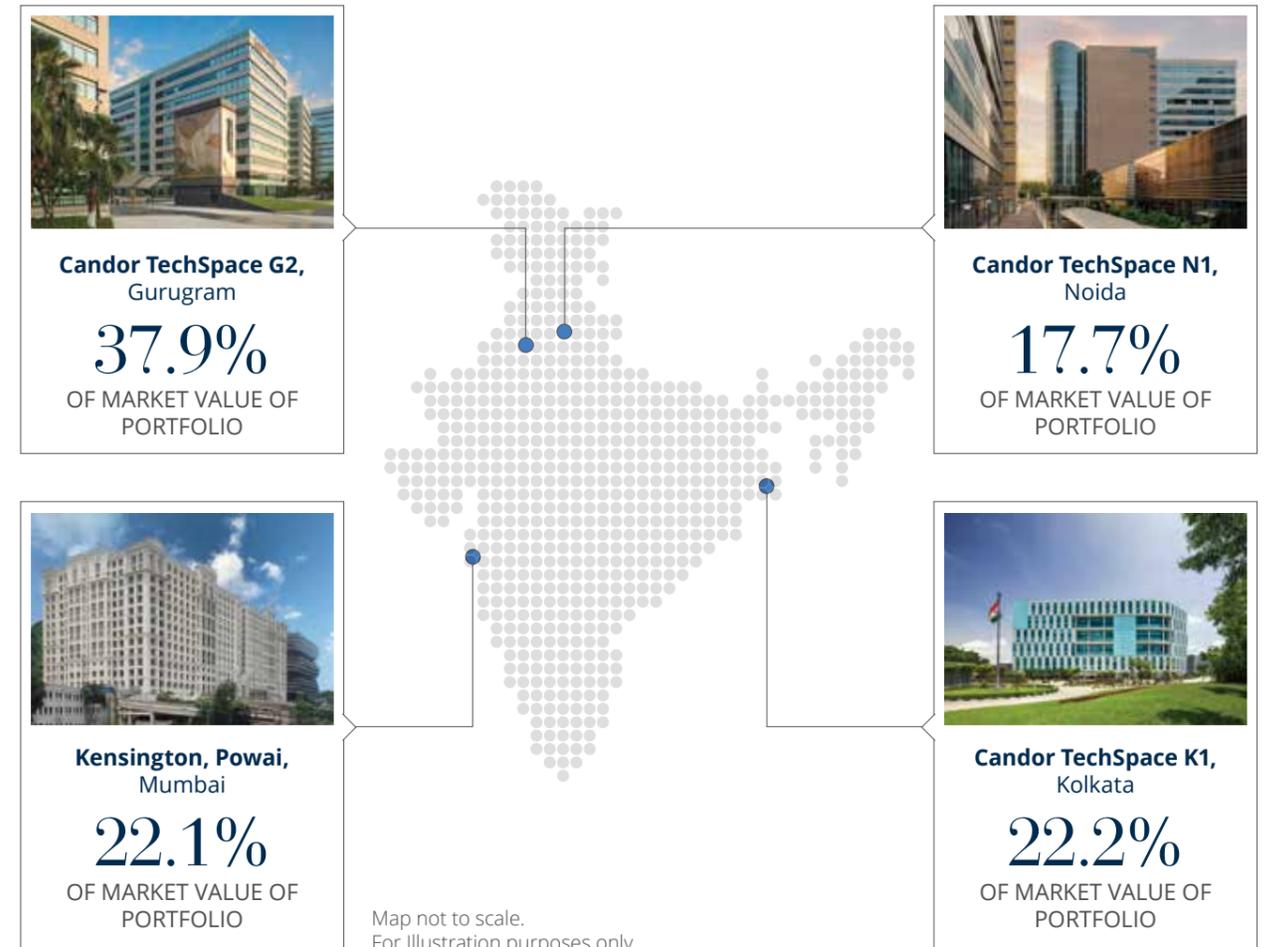
Unlocking our True Value

Our robust and stable pan-India portfolio of four exceptional campus-format office parks caters to global companies, well poised for growth. Located in India's gateway cities and micro markets, these assets are easily accessible and offer contemporary architecture, open spaces and compelling amenities to provide a holistic experience to our blue-chip tenants and their employees.

With steady occupancy and increase in rental incomes, our assets have been reporting income growth, demonstrating operating resilience even through the pandemic. We expect further traction in demand for our properties due to revival in business sentiment and faster-than-expected return to workplace, besides increased vaccinations. The transforming business needs and trends are inspiring us to set new benchmarks in workspaces, while catering to all the needs and comforts of our tenants.



MARKET VALUE OF OUR PROPERTIES



A GLANCE AT OUR PORTFOLIO

	Kensington, Powai, Mumbai	Candor TechSpace G2, Gurugram	Candor TechSpace N1, Noida	Candor TechSpace K1, Kolkata	Consolidated Brookfield India REIT
Type of Asset	SEZ	SEZ	IT Park	SEZ & Mixed Use	
Total Area (acres)	9.0	28.5	19.3	48.4	105.1
Market Value (₹ M)	25,807	44,189	20,687	25,916	116,599
Leasable Area (M sf)	1.5	4.0	2.8	5.7	14.0
Completed Area (M sf)	1.5	3.9	1.9	3.1	10.3
Under Construction (M sf)	-	-	0.1	-	0.1
Future Development Area (M sf)	-	0.1	0.9	2.7	3.7
Committed Occupancy (%)	82	81	71	88	82
Same-Store Committed Occupancy (%)	82	81	94	88	85
WALE (Years)	2.1	7.5	6.8	7.6	6.6
In-Place Rent basis LCD (₹ per sf)	94.1	79.6	47.1	42.3	64.7
Market Rent (₹ per sf)	136	114	48	41	83.5
Mark-to-Market potential (%)	45	43	2	(3)	29

OUR PORTFOLIO CONTD.

MAPPING GROWTH AGAINST ESG GOALS

As a responsible corporate, we have embedded our guiding principles and ESG management approach into our goals to deliver positive environmental outcomes while generating strong risk-adjusted returns for our investors. Our initial portfolio has a future development potential of 3.7 million square feet. We continue to invest in enhancing the value of these properties and providing our tenants with a superior experience through upgrades at the existing and new tower developments. We have integrated our value enhancement efforts with our sustained focus on alleviating the impact of our business environment. Comprehensive waste and water management systems along with energy efficiency measures facilitating sustainable and responsible living are integral to our investments in our assets.

ALIGNING ASSETS WITH EVOLVING NEEDS



Kensington, Powai, Mumbai

Multiple planned upgrades have been initiated to benefit and enhance the value of this property. The campus is being equipped with additional compelling amenities, including a food court, multi-sports arena and upgraded lobbies. Renovation of lobby, podium and recreational areas has commenced.



Candor TechSpace N1, Noida

Amidst the second wave of COVID-19 and the resultant lockdown, we have remained on track to deliver planned upgrades in Q3 FY2022. We have recently completed an amenity block, equipped with 24/7 paramedics, daycare center, bank ATM, among others. Expansion of the food court and construction of an amphitheater are nearing completion.



Candor TechSpace G2, Gurugram

The asset has witnessed revamp in and outside the campus, resulting in improved aesthetics. Upgradation of landscape and construction of a new visitors' office is nearing completion. Recent upgrades include a fully-equipped gymnasium and health club, dedicated outdoor and indoor zone, wellness center, crèche and convenience services including concierge. Further, an array of F&B and retail outlets with terrace garden are available at the universally accessible campus.



Candor TechSpace K1, Kolkata

Regular upgradation activities including food court, banquet, health club, swimming pool and gymnasium, are being undertaken to ensure upkeep. Design and development related activities for mixed-use three-acre development is expected to commence soon.

LEASE MATURITY PROFILE

Year-wise area expiry (M sf)

	Kensington, Powai, Mumbai	Candor TechSpace G2, Gurugram	Candor TechSpace N1, Noida	Candor TechSpace K1, Kolkata	Consolidated Brookfield India REIT
2022	0.0	0.3	0.0	0.3	0.6
2023	0.4	0.1	0.0	0.1	0.6
2024	0.7	0.0	0.2	0.0	1.0
2025	0.1	0.2	0.3	0.0	0.6

