Brookfield
India Real Estate Trust

Investor Update

Q1 FY2027

August 10, 2026

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High Quality Properties in Gateway Cities

India's only 100% institutionally managed pan-India office REIT

32.6 MSF

Operating Area

⬆ 33% YoY

93%

Committed Occupancy

~37% YoY decline in vacancy

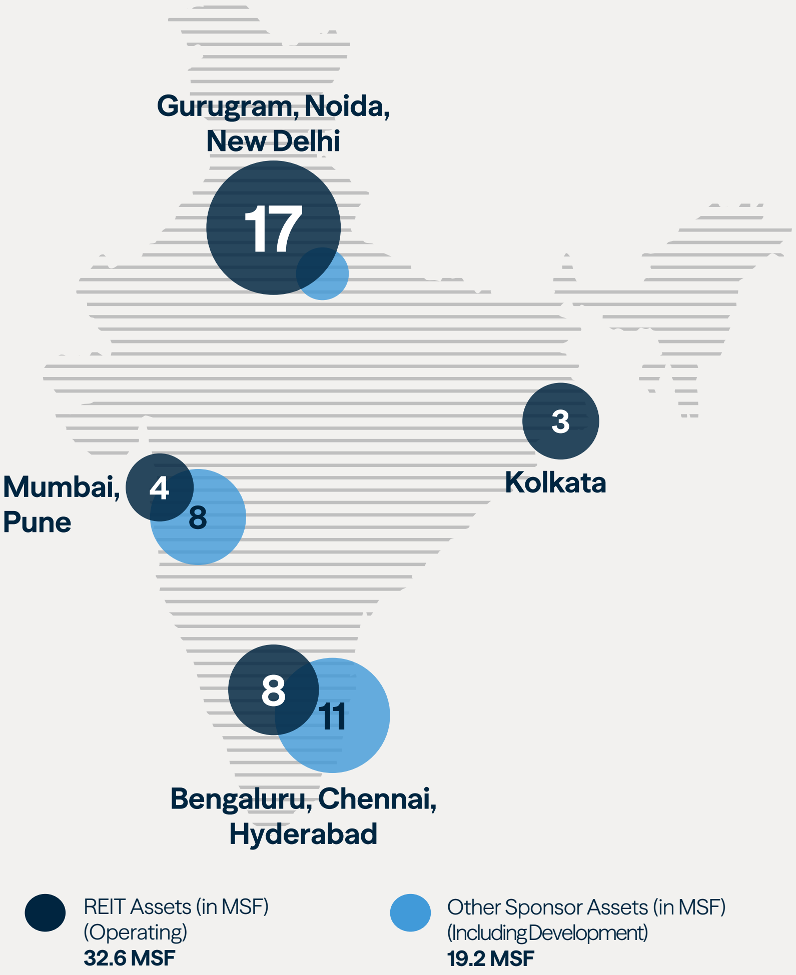
Rs 104 PSF

In-Place Rent Per Month

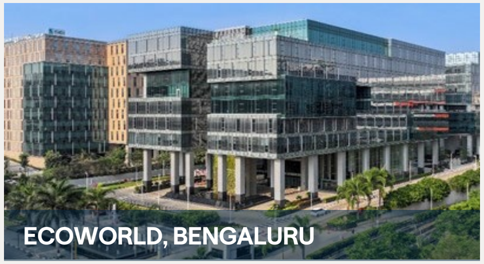
⬆ 5%+ YoY

6.7 Yrs.

WALE



SELECT ASSETS



Note: All metrics are as on June 30, 2026. Operating metrics and Consolidated GAV include 100% of all assets across the presentation. Brookfield India REIT owns 87% economic interest in Ecoworld and 50% economic interest in G1, Downtown Powai (Commercial / IT Park) and the North Commercial Portfolio. While Ecoworld, G1 and Downtown Powai (Commercial / IT Park) are consolidated in the financials, North Commercial Portfolio is accounted for using the equity accounting method.

Q1 FY2027 Business Highlights

We have executed on our stated strategy and are poised for continued growth

Metric	Performance
1 Leasing	**Gross Leasing of 1.1 MSF** Re-leasing spread of 14%; achieved additional 0.6 MSF early renewals of expiries beyond FY2027 **Committed Occupancy at 93%, ↑ 4% YoY** Driven by strong leasing demand across product and tenant categories
2 Income and Distributions	**Same store NOI ↑ 8% YoY** Driven by lease-up and contracted rent growth **DPU of Rs 5.60 per unit**
3 Growth and Acquisitions	**Proposed acquisition of 0.3 MSF front-office asset in BKC** Grade A property in Mumbai's CBD, 100% leased[(1)] to blue-chip tenants, in a 50-50 partnership with NCW Prime Offices Fund (part of Nuvama Group) **Robust pipeline of Sponsor assets for potential acquisitions** High-quality properties in top office markets; dry powder of Rs 43 Billion[(2)] for future growth (at 35% LTV) **15% embedded DPU growth** To be driven by income flow-through from lease-up and upcoming development / refurbishment

(1) Property is 89% leased as on date and is expected to hit 100% committed occupancy by Sep 30, 2026 (including LOIs).
(2) Considered basis pro-forma net debt and GAV post proposed 0.3 MSF acquisition in BKC.

1 Leasing Success | Q1 FY2027

Robust leasing performance with 1.1 MSF[(1)] of gross leasing

LEASING UPDATE – CURRENT QUARTER

	New Leasing	+ Renewals	= Gross Leasing
Area (SF)	**709,000**	**390,000**	**1,098,000**
SEZ Properties (SF)	*576,000*	*252,000*	*828,000*
Average Rent[(2)] (PSF)	**Rs 99**	**Rs 101**	**Rs 100**
Average Term[(2)] (Yrs.)	**10.6**	**8.4**	**9.8**
Spread[(2)] (%)	**14%**	**12%**	**14%**

Honeywell

KPMG

MEDIATEK

Accenture

Qualcomm

MOTT MACDONALD

tcs TATA CONSULTANCY SERVICES

ThermoFisher SCIENTIFIC

TELUS

Global Home Appliances Co.

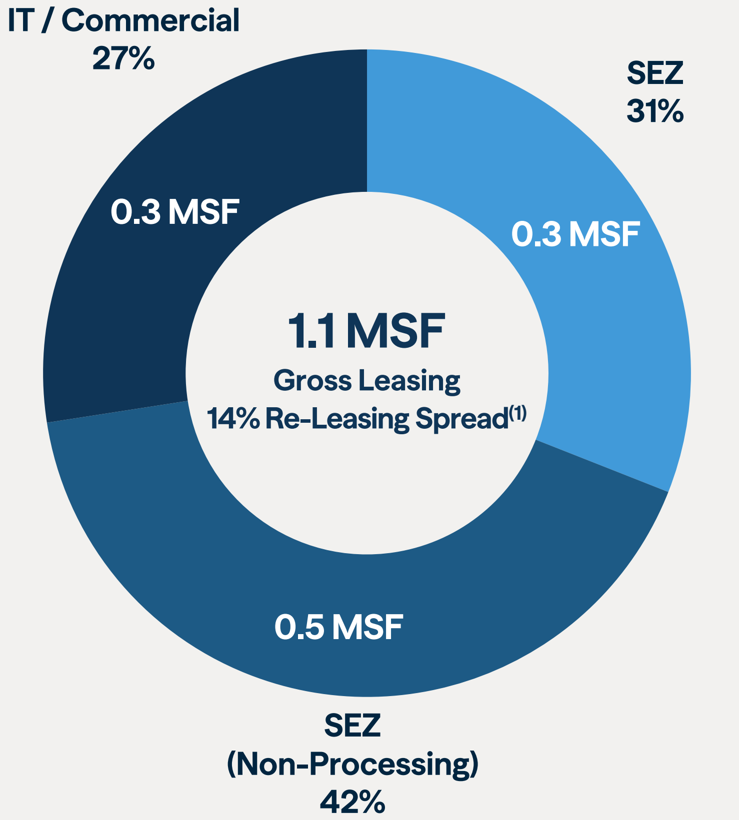
GCC 39% | Others 61%

(1) Excluding 0.6 MSF early renewal of expiries beyond FY2027.
(2) For office areas excluding amenity spaces, weighted by area.

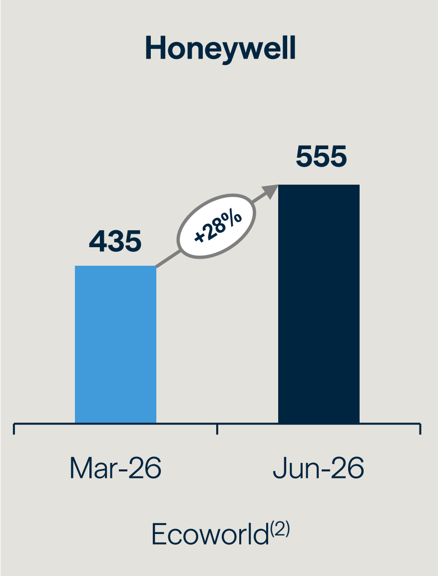
1 Leasing Success | Q1 FY2027 (Cont'd)

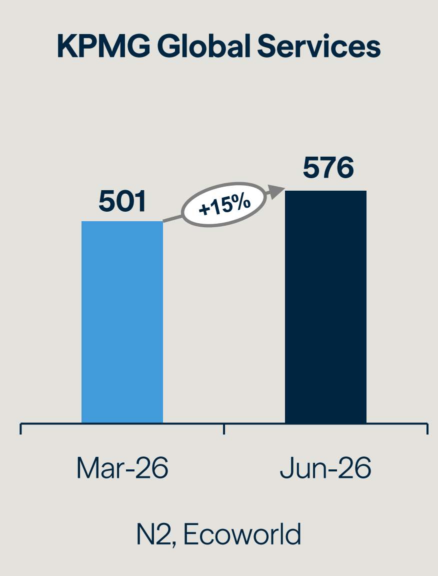
Strong leasing momentum across product categories, driven by GCC demand and robust renewals from existing technology services tenants

STRONG GROSS LEASING ACROSS CATEGORIES; 39% CONTRIBUTION FROM GCCs



KEY GCC EXPANSIONS (KSF)





COMMITMENT FROM TECHNOLOGY SERVICES REINFORCED THROUGH RENEWALS

- Technology services accounted for **63%** of total Q1 FY2027 renewals with average tenure of **~11 years**
- Lease expiries remain well staggered across future periods

(1) For office areas excluding amenity spaces, weighted by area.
(2) Excluding campus 3

1 Leasing Success | Airtel Center

Achieved 0.6 MSF early renewal with Bharti Airtel, de-risking its future term expiry

565 KSF LEASABLE AREA	**80%** ASSET GLA
9 YEARS LEASE TERM	**5 YEAR** LOCK-IN(1)

- Single shot renewal of ~80% area in the building, driven by strong tenant relationship
- Renewal secured for two years ahead of expiry with a long tenure
- Discussions underway with prospective tenants to lease the remaining 20% area

(1) The 5-year lock-in applies to 478 KSF of renewed area, while the remaining 86 KSF has a 3-year lock-in.

2 Income and Distributions

Q1 FY2027 FINANCIAL HIGHLIGHTS

Rs 7.6 Billion
NET OPERATING INCOME [(1)]

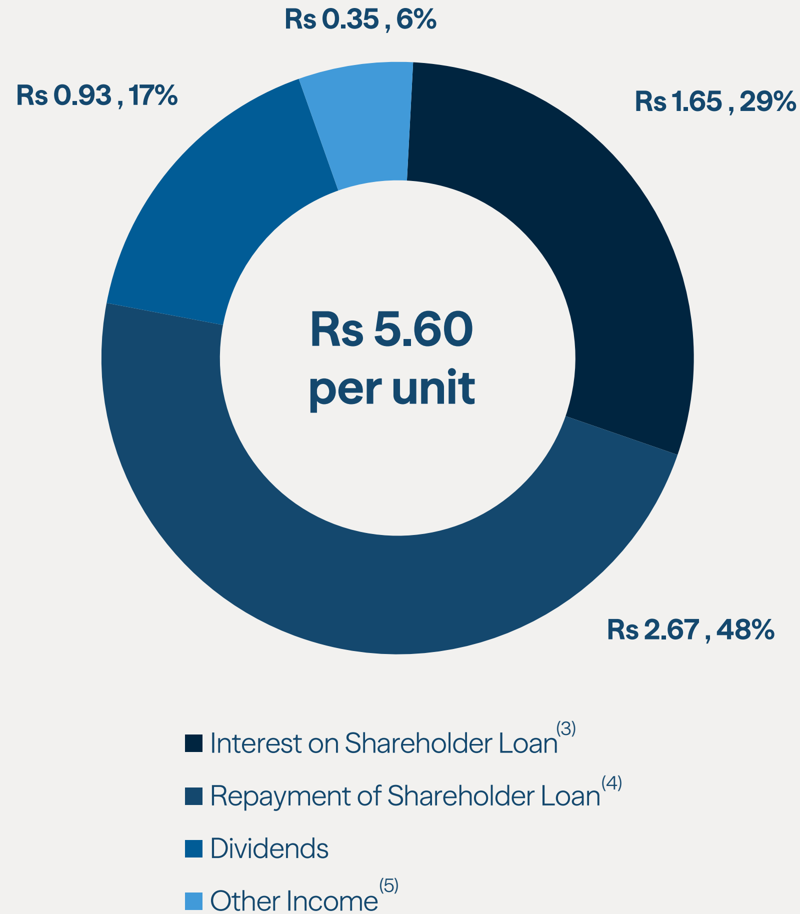
Rs 4.6 Billion
DISTRIBUTIONS [(2)]

Rs 5.60 DPU

August 13, 2026
RECORD DATE

By August 20, 2026
PAYOUT DATE

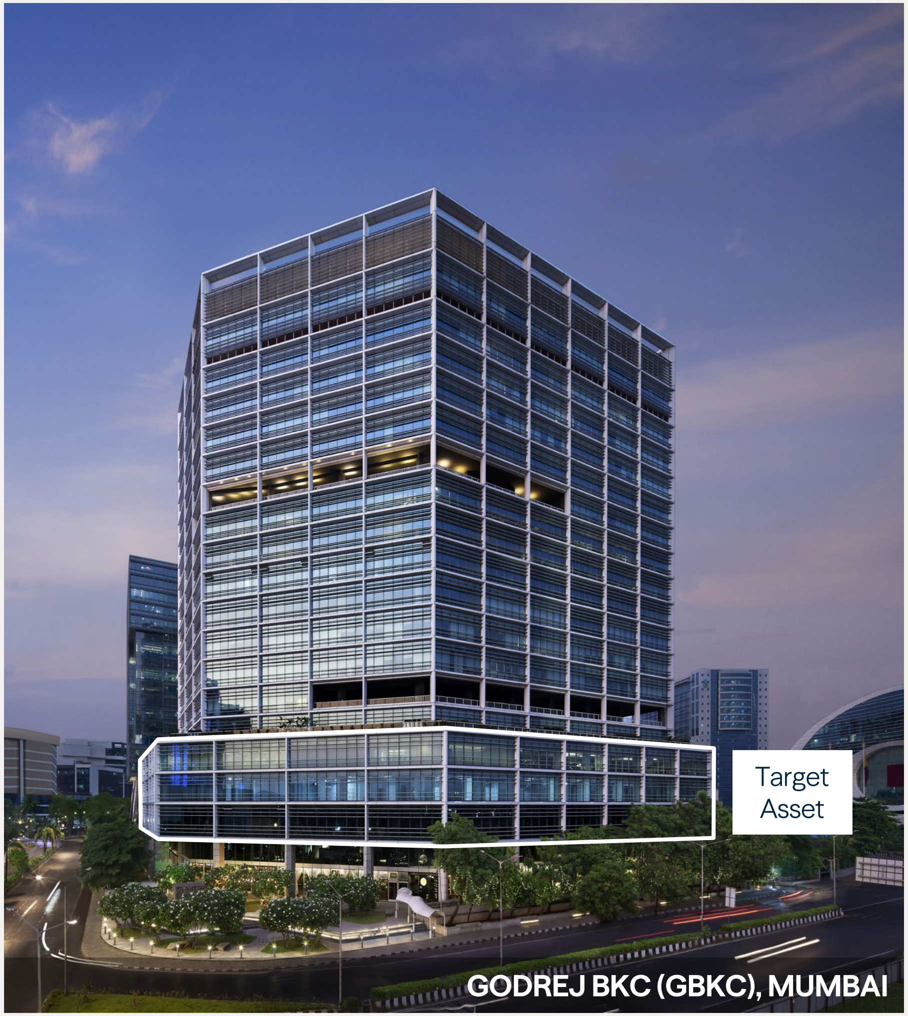
Q1 FY2027 - DPU COMPOSITION



(1) Excludes NOI of Rs 1.4 Billion from North Commercial Portfolio, which is accounted for using the equity accounting method in the financials.
(2) Includes distribution from the North Commercial Portfolio.
(3) Includes interest on CCDs and NCDs.
(4) Includes repayment of NCDs.
(5) Interest income on fixed deposits and gain on investment in mutual funds.

3 Growth and Acquisitions | BKC Floors

We have signed binding agreements to acquire a 264,000 SF front-office property[1] in BKC, Mumbai's CBD, in a 50-50 partnership with NCW Prime Offices Fund (part of Nuvama group)



KEY ASSET METRICS (ON 100% BASIS)[2]

ACQUISITION PRICE	Rs 17,000 M
OPERATING AREA	264,000 SF
COMMITTED OCCUPANCY	100%[3]
IN-PLACE RENT PER MONTH	Rs 369 PSF
MARKET RENT	Rs 420 PSF (14% MTM [4])
LEASED AREA UNDER LOCK-IN	82%
WALE	6.9 Yrs.

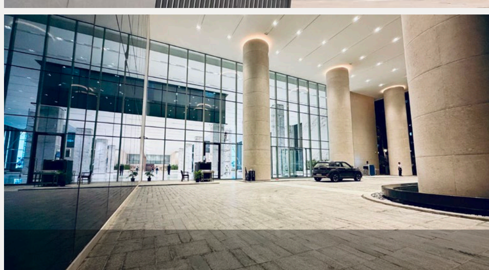
(1) Three contiguous floors in Godrej BKC building, G-Block, Bandra Kurla Complex, Mumbai.
(2) As on June 30, 2026 and including LOIs committed to-date.
(3) Property is 89% leased as on date (including LOIs) and is expected to hit 100% committed occupancy by Sep 30, 2026. Any outstanding rent-frees on this lease-up will be to the seller's account.
(4) Based on the market rent from valuation report of Valsight – an IBBI registered valuer.

3 Growth and Acquisitions | Opportunities

High-quality properties owned by our Sponsor Group are approaching stabilization

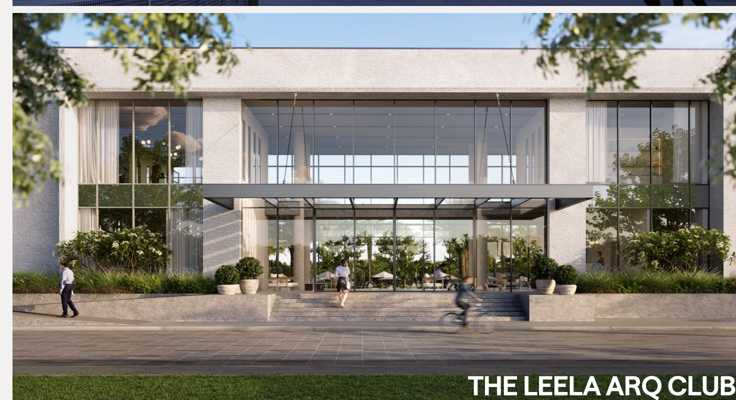
WATERSTONES: 9-ACRE MIXED-USE CAMPUS IN MUMBAI'S AIRPORT BUSINESS DISTRICT

1.4 MSF	58 KEYS	3 ACRE	Rs 4,500 M
GROSS LEASABLE AREA	SERVICED RESIDENCES	MEMBER'S ONLY CLUB	ESTIMATED STABILISED NOI



WATERSTONES OFFICE

THE LEELA LUXURY RESIDENCES



THE LEELA ARQ CLUB

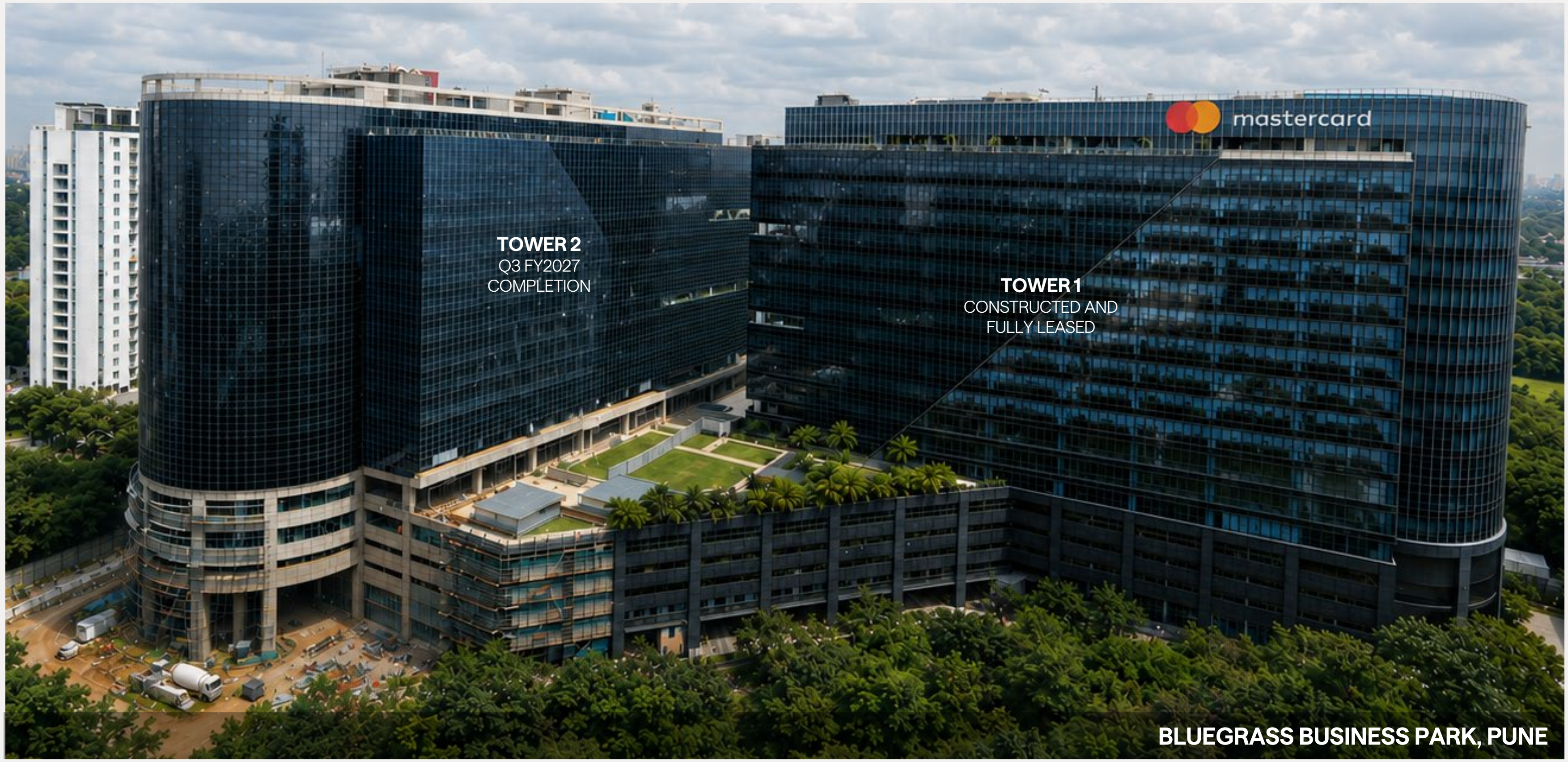
Note: Consistent with past practice, consideration for any acquisition may be financed through internal accruals, additional debt (in compliance with applicable law), and/or equity proceeds by issuance of new units (qualified institutional placement / preferential issue / rights issue).

❸ Growth and Acquisitions | Opportunities

High-quality properties owned by our Sponsor Group are approaching stabilization

BLUEGRASS BUSINESS PARK: 6-ACRE DEVELOPMENT WITH BEST-IN-CLASS AMENITIES

2.0 MSF	100%	50%	Rs 2,000 M
GROSS LEASABLE AREA	COMMITTED OCCUPANCY TOWER 1	PRE-LEASED TOWER 2	FY2028E NOI[(1)]



Note: Consistent with past practice, consideration for any acquisition may be financed through internal accruals, additional debt (in compliance with applicable law), and/or equity proceeds by issuance of new units (qualified institutional placement / preferential issue / rights issue).

(1) Entity's income after adjusting 25% landlord share.

3 Growth and Acquisitions | Organic Growth

Steady leasing momentum expected to drive embedded NOI and distribution growth

Rs Billion	Q1 FY2027 Run Rate	+	Under Contract[1]	+	Lease up	=	Pro-forma (Leased)
Occupancy	93%						97.5%
100% Owned Assets (at 100%)	12.0		0.3		1.3[2]		13.6
50% Owned Assets (at 50%)	7.5		0.2		0.3		7.9
Ecoworld (at 87%)	7.6		0.2		1.1[3]		8.9
NOI (REIT's Share)	**27.1**		**0.6**		**2.7**		**30.4**
Interest Expense / Others (REIT's Share)	(8.5)		0.6[4]		(1.2)[5]		(9.1)
NDCF	**18.6**		**1.2**		**1.5**		**21.3**
Per Unit / Yr	**22.4**						**25.7**

Note: The above table does not represent any impact on account of contracted rent growth and mark-to-market.

(1) Indicates the impact of leases signed recently which will reflect in the NOI partially in Q1 FY2027 and completely thereafter.
(2) Including Baytown, K1 at 72% economic interest.
(3) Including Campus 3.
(4) Full quarter impact of interest saving due to interim debt reduction from QIP funds.
(5) Impact of financing Tranche 2 of Ecoworld acquisition, capex planned for refurbishment of Campus 3 and project cost of Baytown, K1.

DOWNTOWN POWAI (IT/COMMERCIAL), MUMBAI

01 | Business Updates

Significantly Complete and Diversified Portfolio

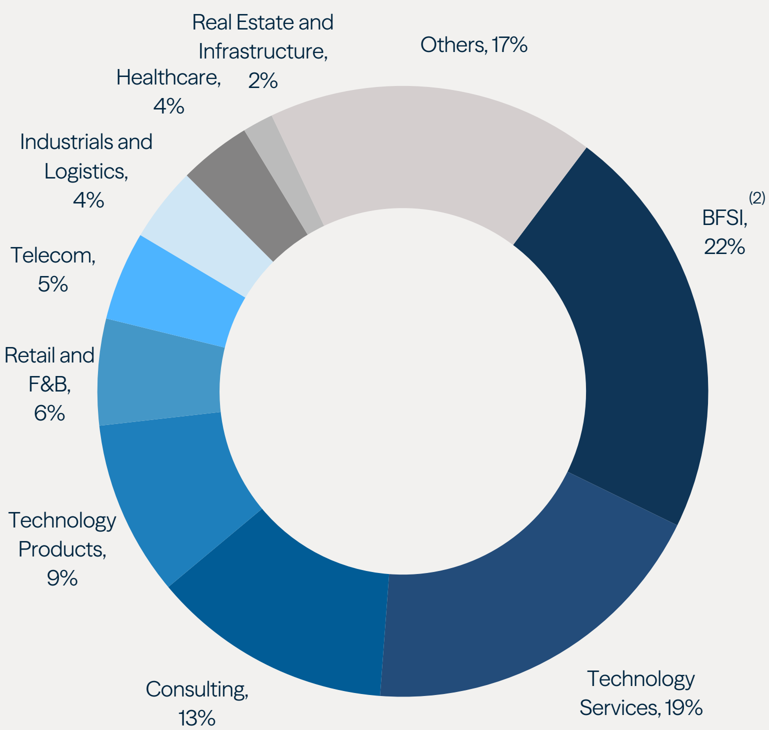
Our portfolio has a Committed Occupancy of 93% and a long-dated WALE of 6.7 Yrs.

Asset	Economic Interest %	Operating Area (MSF)	Leased Area (MSF)[1]	Committed Occ. % [1]	WALE (Yrs.)	In-place Rent (Rs PSF) [2]	Dev. Potential (MSF)
Ecoworld	87%	7.1	6.7	94%	6.1	Rs 105	0.1
Downtown Powai		4.5	4.3	96%	5.5	170	-
IT / Commercial	*50%*	*2.9*	*2.7*	*96%*	*3.8*	*188*	-
SEZ	*100%*	*1.6*	*1.5*	*96%*	*8.6*	*139*	-
G2	72%	4.1	3.3	81%	8.1	92	0.1
N2	100%	3.9	3.8	96%	7.7	66	0.8
G1	50%	3.8	3.5	91%	6.2	87	0.1
K1	100%[3]	3.2	3.2	99%	9.0	50	2.7[4]
N1	100%	2.0	1.9	94%	7.8	66	0.9
Worldmark, New Delhi	50%	1.5	1.4	96%	5.2	234	-
Worldmark, Gurugram	50%	0.8	0.7	95%	5.5	94	-
Airtel Center	50%	0.7	0.7	100%	0.8	134	-
Pavilion Mall	50%	0.4	0.3	70%	5.2	64	-
Sub-Total		**31.9**	**29.7**	**93%**	**6.7**	**Rs 104**	**4.6**
Value Add: Ecoworld Campus 3 [5]	100%	0.7	-	-	-	-	-
Total		**32.6**					
SEZ Properties		**19.9**	**18.3**	**92%**	**7.6**	**Rs 84**	**3.7**
Processing Area		*16.0*	*15.1*	*95%*	*6.9*	*80*	3.2
Non-Processing Area (Converted / Applied)		*3.9*	*3.1*	*80%*	*9.8*	*72*	0.6
Non-SEZ Properties		**12.0**	**11.4**	**95%**	**5.2**	**Rs 135**	**0.9**

(1) Including hard-option of 73 KSF.
(2) During the quarter, achieved escalation of 7.6% on 2.8 MSF leased area, including 5.0% annual escalations on 1.6 MSF and 15% 3-year escalations on 1.1 MSF.
(3) Brookfield India REIT has 72% economic interest in mixed-use development of 0.6 MSF.
(4) Including 0.6 MSF area currently under development.
(5) Rationalizing area to 70% efficiency as per market norms.

High-quality Tenant Roster

SECTOR DIVERSIFICATION OF TENANTS[1]



TOP 10 TENANTS[1]

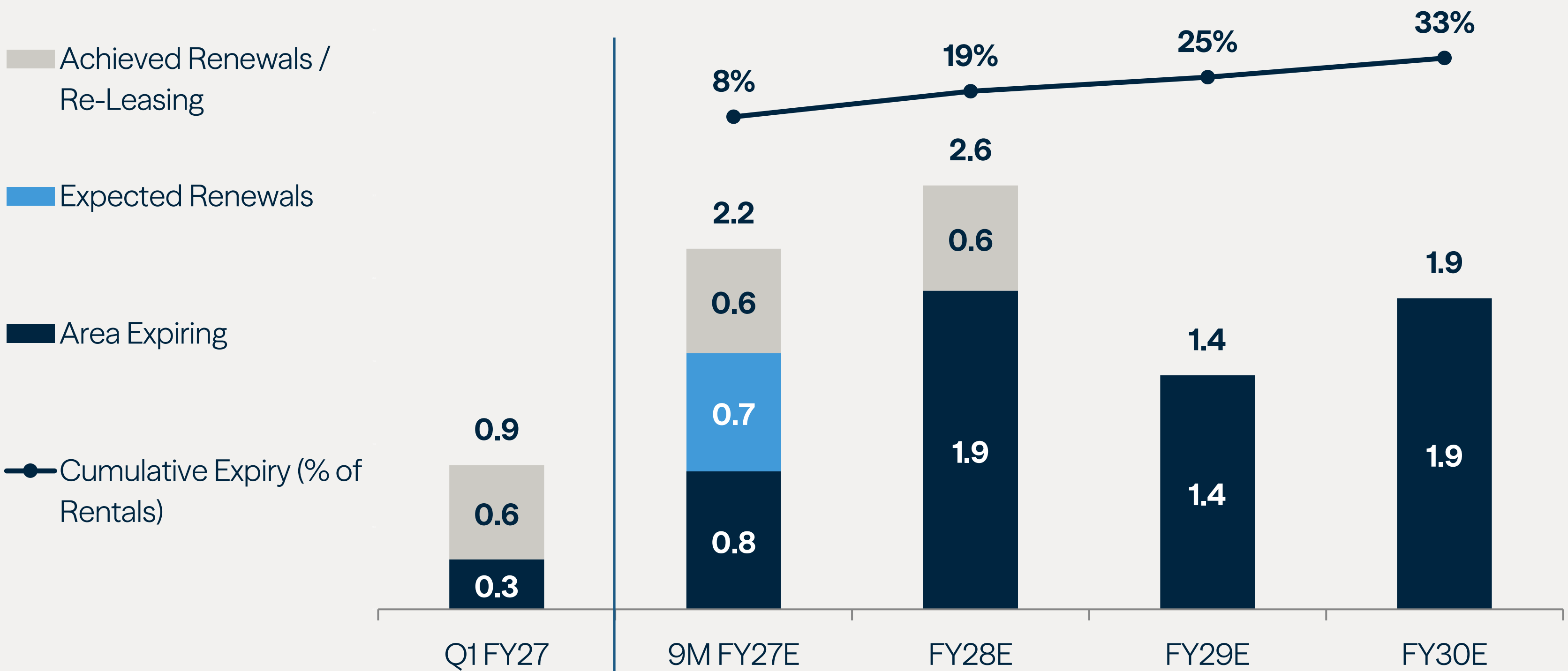
Tenant Name	Industry	% Gross Contracted Rentals	% Leased Area
Tata Consultancy Services	Technology Services	5%	6%
Accenture	Consulting	5%	6%
Bharti Airtel	Telecom	3%	2%
A Global Financial Institution [3]	BFSI	3%	2%
Capgemini	Technology Services	3%	4%
A Global Consulting Firm	Consulting	3%	2%
Morgan Stanley	BFSI	2%	2%
Cognizant	Technology Services	2%	4%
CoWrks	Coworking	2%	2%
Global Financial Services Firm	BFSI	2%	1%
Total		**30%**	**31%**

(1) By gross contracted rentals.
(2) Banking, Financial Services and Insurance.
(3) Includes managed office solution through CoWrks.

Lease Expiry Profile

Well staggered lease expiry profile with ~33% of the contracted rentals due for expiry till 2030; secured 1.3 MSF commitments against re-leasing / renewal of future expiries in 9M FY2027 / FY2028

LEASE EXPIRY SCHEDULE[1]



	Q1 FY27	9M FY27E	FY28E	FY29E	FY30E
Rent at expiry (Rs PSF)	80	102	124	126	141
MTM Spread %	9%[2]	12%	9%	18%	10%

Note: Market rent used for calculation of MTM is basis the March 31, 2026 valuation report.
(1) For office areas excluding amenity spaces.
(2) Weighted average MTM spread on renewed and expired areas in Q1 FY2027.

ESG | Strong Sustainability Focus

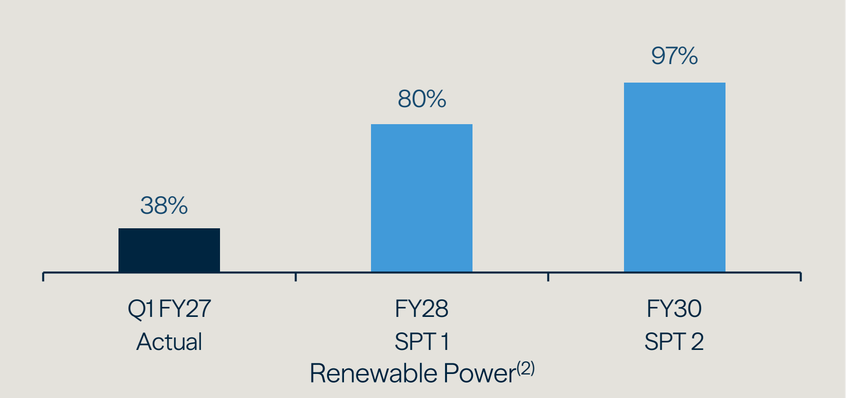
Continued recognition from global ESG institutions reaffirms our leadership in sustainability

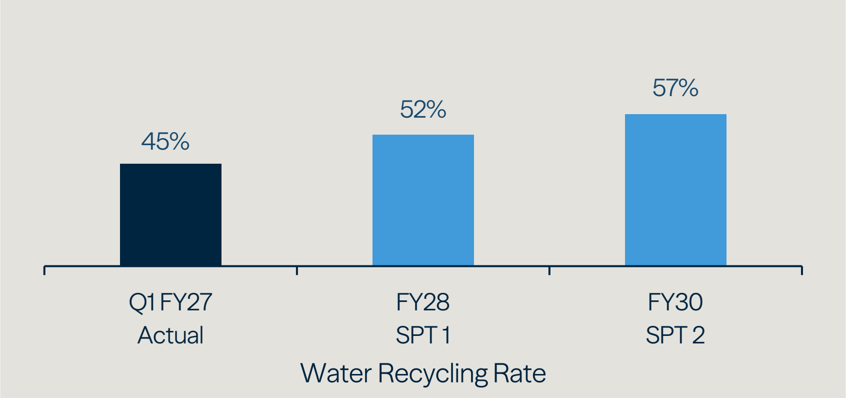
Worldmark, New Delhi achieved **IGBC Green Existing Building (Operations & Maintenance) Platinum Rating**, reinforcing our position as benchmarks for sustainable building operations, resource efficiency, and environmental leadership while driving long term value creation through responsible asset management

N1 and N2 received the prestigious **EDGE Advanced Certification**, while **Worldmark Gurugram and Pavilion Mall** earned **EDGE Certification** from the **International Finance Corporation (IFC)**, demonstrating their leadership in sustainable design and continued progress toward higher sustainability standards

SUSTAINABILITY LINKED BOND – KEY PERFORMANCE INDICATORS[1]

Steady and measurable improvement driven by robust planning, monitoring and execution





(1) SPT 1 and SPT 2 represent approved Sustainability Performance Targets (SPTs) for FY2028 and FY2030, respectively. KPI performance is subject to annual external verification in accordance with applicable SEBI requirements and the Sustainability-Linked Bond framework.

(2) Supply of green power at G2 has been temporarily disrupted from March 2026 and is expected to resume by Q2 FY2027. Additionally, renewable power supply is expected to be strengthened through a steady and diversified procurement pipeline comprising PPAs, I-RECs, and power purchases through IEX.

02 | Financial Updates

Property Income

Rs Million	Q1 FY2027	Q1 FY2026	KEY DRIVERS
Operating Lease Rentals (OLR)	**Rs 7,140**	**Rs 4,577[1]**	• Rs 2,563 million (56.0%) YoY increase: - Rs 395 million (8.6%) due to same store new leasing and contractual escalations partly offset by expiries - Rs 2,168 million (47.4%) attributable to Ecoworld
(+) CAM / Other Revenue	2,599	1,852[1][2]	• Rs 747 million (40.3%) YoY increase: - Rs 148 million (8.0%) due to increase in occupancy and inflationary impact - Rs 599 million (32.4%) attributable to Ecoworld
Revenue from Operations	**Rs 9,738**	**Rs 6,428**	
(-) CAM / Other Direct Expenses	(2,173)	(1,443)[2]	• Rs 730 million YoY (50.6%) increase: - Rs 134 million (9.3%) due to increase in occupancy and inflationary impact - Rs 596 million (41.3%) attributable to Ecoworld
Net Operating Income (NOI)	**Rs 7,566**	**Rs 4,986**	• Rs 2,580 million YoY (51.7%) increase: - Rs 408 million (8.2%) primarily due to increase in OLR and CAM margin on account of improvement in occupancy and inflationary growth - Rs 2,172 million (43.6%) due to acquisition of Ecoworld

As on June 30, 2026.
Note: The above metrics do not include OLR and NOI of the North Commercial Portfolio.
(1) Reclassification of portion out of composite revenue from OLR to CAM Revenue.
(2) Reclassification of certain recovery from tenants into CAM Revenue, earlier netted of with CAM Expenses.

NDCF | Walkdown

Rs Million	Q1 FY2027
Operating Lease Rentals (OLR)	**Rs 7,140**
CAM / Other Revenue	2,599
Revenue from Operations	**Rs 9,738**
CAM / Other Direct Expenses	(2,173)
Net Operating Income (NOI)	**Rs 7,566**
Property Management Fees	(190)
Other Income (Net of Other Expense)	110
EBITDA	**Rs 7,485**
Cash Taxes (Net of Refund)	(130)
Working Capital and Other Ind-AS Adjustments	91
Cashflow from Operations	**Rs 7,446**
Inflow/(Outflow) from Investing Activities[1]	3
Interest on External Debt (Including other borrowing cost amortization)	(2,205)
NDCF (SPV Level)	**Rs 5,244**
Surplus Cash in SPVs Used For Distribution	144
Partners' Share[2]	(1,045)
NDCF (SPV Level) for REIT	**Rs 4,343**
Retained at SPV Level	(6)
Distribution Received from NCP[3]	433
NDCF Distributed to REIT	**Rs 4,770**

Rs Million	Q1 FY2027
NDCF Distributed to REIT	**Rs 4,770**
Interest on Shareholder Debt/CCD/NCD	*1,770*
Dividends	*784*
Repayment of Shareholder Debt/NCD	*2,216*
Cash Flows Received from SPVs /Holdco	**Rs 4,770**
Interest on External Debt (Including other borrowing cost amortization)	(494)
Treasury Income (Net of REIT Expenses)	154
NDCF Generated (REIT Level)	**Rs 4,430**
Utilization of Available Cash	218
NDCF Distributable (REIT Level)	**Rs 4,647**
NDCF per Unit (REIT Level)	**Rs 5.60**
Distribution per Unit (REIT Level)	**Rs 5.60**

Note: NDCF (SPV Level) does not include the North Commercial Portfolio that has been included in the financial statements separately as joint venture.
(1) Includes fixed deposit matured and income from investing activities, netted off with fixed deposit created and capex to the extent not funded through debt.
(2) Includes distribution to GIC and 360One.
(3) Share of Brookfield India REIT in the distribution.

Capital Structure and Liquidity

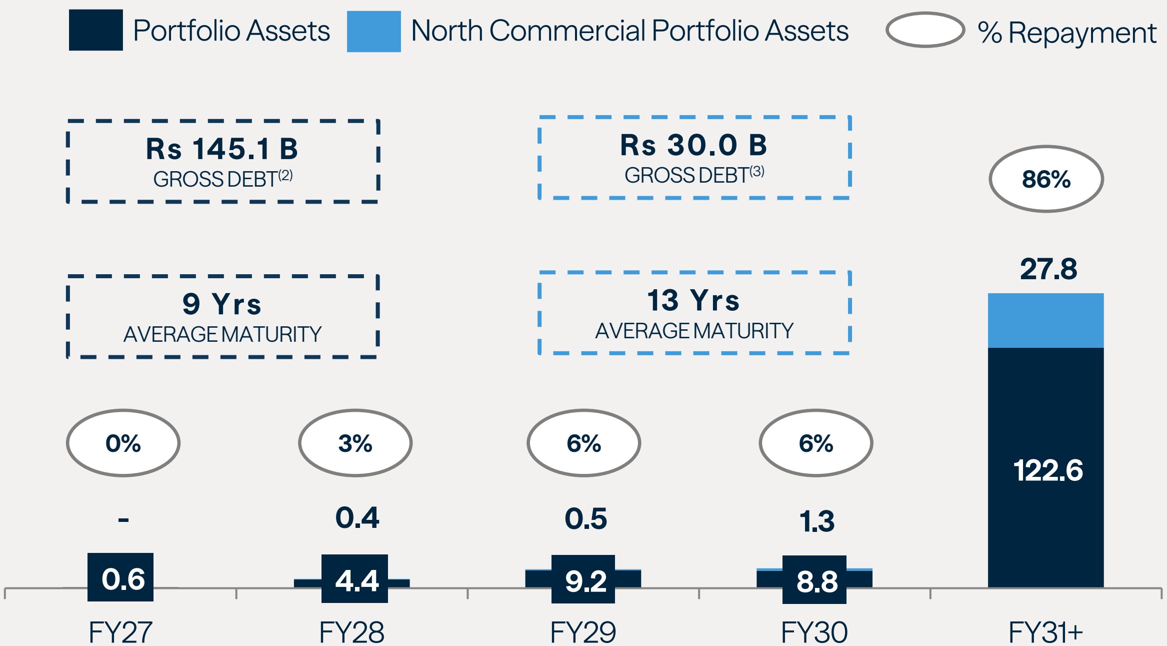
Our portfolio is well capitalized for near term growth and maintains a AAA credit rating

25.9%
LTV EXCLUDING SHAREHOLDER INSTRUMENTS[(1)]

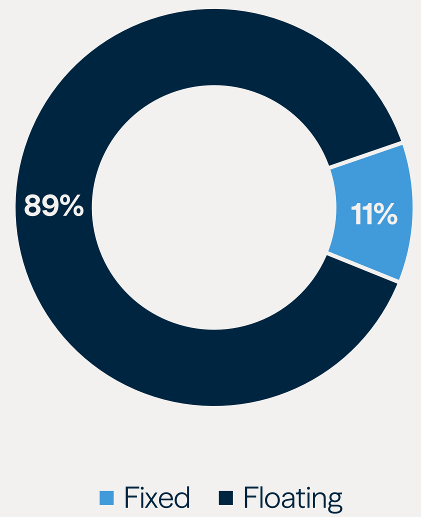
Dual AAA Rating
[ICRA]AAA(STABLE)
CRISIL AAA/STABLE

7.3%
AVERAGE INTEREST RATE

GROSS DEBT MATURITY PROFILE (Rs BILLION)



GROSS DEBT COMPOSITION



Note: As on June 30, 2026 unless otherwise stated.

(1) Basis GAV as on March 31, 2026 for Portfolio Assets, 50% of the GAV for the North Commercial Portfolio. Including the liability component of partners' share of NCDs and CCDs, and shareholder debt from REIT to Rostrum, the consolidated LTV is 27.6%.

(2) Bank borrowings (including interest accrued) and NCDs adjusted for processing fees of Rs 0.5 B.

(3) 100% of the borrowings of the North Commercial Portfolio.

03 | Information Supplement

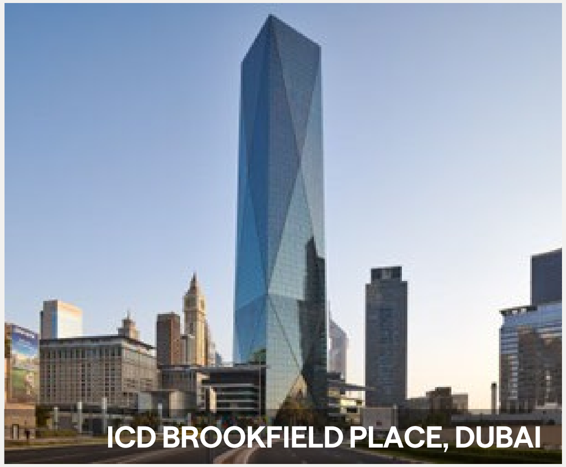
Brookfield: One of the World's Largest Real Estate Portfolios

With ~$280B in real estate AUM and ~24,000 employees across 50+ countries, Brookfield owns, operates and manages one of the world's largest, highest quality portfolios


BROOKFIELD PLACE, NEW YORK


CANARY WHARF, LONDON


BROOKFIELD PLACE, TORONTO


ICD BROOKFIELD PLACE, DUBAI


ONE EAST, SHANGHAI


ONE THE ESPLANADE, PERTH

Leasing Q1 FY2027

SELECT NEW LEASES / RENEWALS

Tenant	Assets	Area (SF)
Honeywell	Ecoworld	120,000
KPMG Global Services	N2	76,000
Global Home Appliances Co.	G1	74,000
Qualcomm	N2	65,000
Mediatek	Ecoworld	62,000
Computacenter	N2	51,000
New Leasing		**709,000 SF**
Tata Consultancy Services	K1	134,000
Accenture	N2	89,000
Thermo Fisher Scientific	Downtown Powai (IT/Commercial)	41,000
Mott Macdonald	Downtown Powai (IT/Commercial)	35,000
Renewals		**390,000 SF**
Total		**1,098,000 SF**

Rs 100 PSF
AVERAGE RENT ON GROSS LEASING (1)

14%
RE-LEASING SPREAD (1)

0.9 MSF
RE-LEASED AREA (1)

10 Yrs.
AVERAGE TERM (1)

(1) For office areas excluding amenity spaces.

Detailed Lease Expiry Schedule

Asset/Financial Year	Area Expiring ('000 SF)				% of Gross Rentals				In-place Rent at Expiry (Rs PSF)[1]			
	9M 27E	28E	29E	30E	9M 27E	28E	29E	30E	9M 27E	28E	29E	30E
Ecoworld	697	311	646	179	12%	5%	10%	3%	Rs 106	Rs 110	Rs 98	Rs 114
Downtown Powai	335	613	415	749	17%	30%	19%	30%	166	177	194	192
IT / Commercial	*227*	*395*	*329*	*652*	*10%*	*15%*	*13%*	*23%*	*181*	*191*	*204*	*196*
SEZ	*108*	*218*	*86*	*97*	*7%*	*15%*	*6%*	*7%*	*140*	*154*	*158*	*168*
G2	61	-	13	111	2%	-	-	4%	99	-	117	110
N2	514	44	130	119	15%	-	4%	3%	70	54	76	74
G1	212	226	-	559	6%	7%	-	16%	88	99	-	99
K1	169	438	5	4	5%	14%	-	-	49	53	64	-
N1	60	-	102	-	3%	-	6%	-	60	-	68	-
Worldmark, New Delhi	79	145	36	43	7%	11%	3%	4%	224	226	252	257
Worldmark, Gurugram	12	69	37	44	2%	10%	6%	6%	-	86	98	92
Airtel Center	-	693	-	-	-	100%	-	-	-	132	-	-
Pavilion Mall	39	21	27	70	14%	11%	8%	31%	-	-	-	-
Total	**2,178**	**2,559**	**1,412**	**1,878**	**8%**	**11%**	**6%**	**8%**	**Rs 102**	**Rs 124**	**Rs 126**	**Rs 141**

(1) For office areas excluding amenity spaces.

Portfolio Occupancy: Q4 FY2026 to Q1 FY2027

	March 31, 2026						June 30, 2026		
Asset (KSF)	**Operating Area**	**Leased Area**	**Committed Occupancy**	**Leasing**	**Expiries**	**Renewed**	**Operating Area**	**Leased Area**	**Committed Occupancy**
Ecoworld[1]	7,057	6,652	**94%**	206	(192)	20	7,082	6,687	**94%**
Downtown Powai	4,477	4,264	**95%**	21	(82)	86	4,480	4,285	**96%**
IT / Commercial	*2,858*	*2,716*	***95%***	*21*	*(82)*	*86*	*2,861*	*2,737*	***96%***
SEZ	*1,619*	*1,548*	***96%***	-	-	-	*1,619*	*1,548*	***96%***
G2	4,087	3,403	**83%**	1	(90)	-	4,083	3,315	**81%**
N2	3,916	3,662	**94%**	243	(235)	94	3,937	3,764	**96%**
G1	3,792	3,363	**89%**	150	(46)	2	3,808	3,468	**91%**
K1	3,202	3,164	**99%**	-	(137)	137	3,202	3,164	**99%**
N1	2,023	1,982	**98%**	-	(110)	28	2,023	1,900	**94%**
Worldmark, New Delhi	1,455	1,391	**96%**	52	(59)	8	1,455	1,392	**96%**
Worldmark, Gurugram	751	693	**92%**	35	(25)	12	751	715	**95%**
Airtel Center	693	693	**100%**	-	-	-	693	693	**100%**
Pavilion Mall	390	309	**79%**	1	(39)	2	390	273	**70%**
Total	**31,844**	**29,576**	**93%**	**709**	**(1,016)**	**390**	**31,903**	**29,655**	**93%**
FY2027/28 [2]				**383**	**(1,265)**	**883**			

(1) Committed Occupancy includes hard-option of 73 KSF. Excludes Campus 3.
(2) Commitments against re-leasing / renewal of future expiries in 9M FY2027 / FY2028.

Q1 FY2027: New leasing and Renewals

Asset	**New Leasing**		**Renewals**		**Gross Leasing**	
Areas (KSF)	**Area**	**Rent PSF PM (1)**	**Area**	**Rent PSF PM (1)**	**Area**	**Rent PSF PM (1)**
Ecoworld	206	Rs 112	20	Rs 116	226	Rs 112
Downtown Powai	*21*	*193*	*86*	*194*	*106*	*194*
IT / Commercial	*21*	*193*	*86*	*194*	*106*	*194*
SEZ	-	-	-	-	-	-
G2	1	-	-	1,157	1	-
N2	243	68	94	72	337	68
G1	150	86	2	3,208	152	86
K1	-	-	137	54	137	52
N1	-	-	28	-	28	-
Worldmark, New Delhi	52	237	8	230	60	236
Worldmark, Gurugram	35	97	12	144	48	88
Airtel Center	-	-	-	-	-	-
Pavilion Mall	1	193	2	159	3	-
Total	**709**	**Rs 99**	**390**	**Rs 101**	**1,098**	**Rs 100**

(1) For office areas excluding amenity spaces.

Property Income | Consolidation Details (Q1 FY2027)

Rs Million;	OPERATING LEASE RENTALS (OLR)		REVENUE FROM OPERATIONS		NET OPERATING INCOME[1]			
	Q1 FY2027	Q1 FY2026	Q1 FY2027	Q1 FY2026[2]	Q1 FY2027	% OLR	Q1 FY2026	% OLR
Ecoworld	**Rs 2,168**	-	**Rs 2,767**	-	**Rs 2,172**	*100%*	-	-
Downtown Powai	**2,088**	*1,910*	**2,370**	2,143	**2,015**	*97%*	1,865	*98%*
IT / Commercial	***1,548***	*1,335*	***1,764***	*1,513*	***1,516***	*98%*	*1,307*	*98%*
SEZ	***540***	*575*	***606***	*629*	***500***	*93%*	*558*	*97%*
G2	**597**	557	**994**	919	**613**	*103%*	590	*106%*
N2	**643**	587	**963**	986	**638**	*99%*	641	*109%*
G1	**823**	750	**1,207**	1,055	**875**	*106%*	795	*106%*
K1	**462**	418	**804**	683	**521**	*113%*	442	*106%*
N1	**359**	356[3]	**633**	642	**400**	*111%*	403	*113%*
CIOP	**-**	-	**414**	263	**274**	-	201	-
MIOP	**-**	-	**63**	55	**57**	-	48	-
Intercompany Eliminations[4]	**-**	-	**(477)**	(318)	**-**	-	-	-
Total (Consolidated)	**Rs 7,140**	**Rs 4,577**	**Rs 9,738**	**Rs 6,428**	**Rs 7,566**	***106%***	**Rs 4,986**	***109%***
Portfolio Investments								
Worldmark, New Delhi	**Rs 931**	Rs 895	**Rs 1,066**	Rs 1,008	**Rs 897**	*96%*	Rs 857	*96%*
Worldmark, Gurugram	**203**	202	**248**	244	**135**	*67%*	199	*98%*
Airtel Center and Pavilion Mall	**358**	360	**710**	713	**321**	*90%*	302	*84%*
Intercompany Eliminations	**-**	-	**(112)**	(103)	**-**		-	
North Commercial Portfolio	**Rs 1,492**	**Rs 1,457**	**Rs 1,912**	**Rs 1,863**	**Rs 1,354**	***91%***	**Rs 1,357**	***93%***

(1) The NOI at SPV level is presented without intercompany elimination towards property management fee.
(2) Reclassification of certain recovery from tenants into CAM Revenue, earlier netted of with CAM Expenses.
(3) Reclassification of portion out of composite revenue from OLR to CAM Revenue.
(4) Property management fee earned by CIOP and MIOP gets eliminated with corresponding operating and maintenance expenses at SPV level.

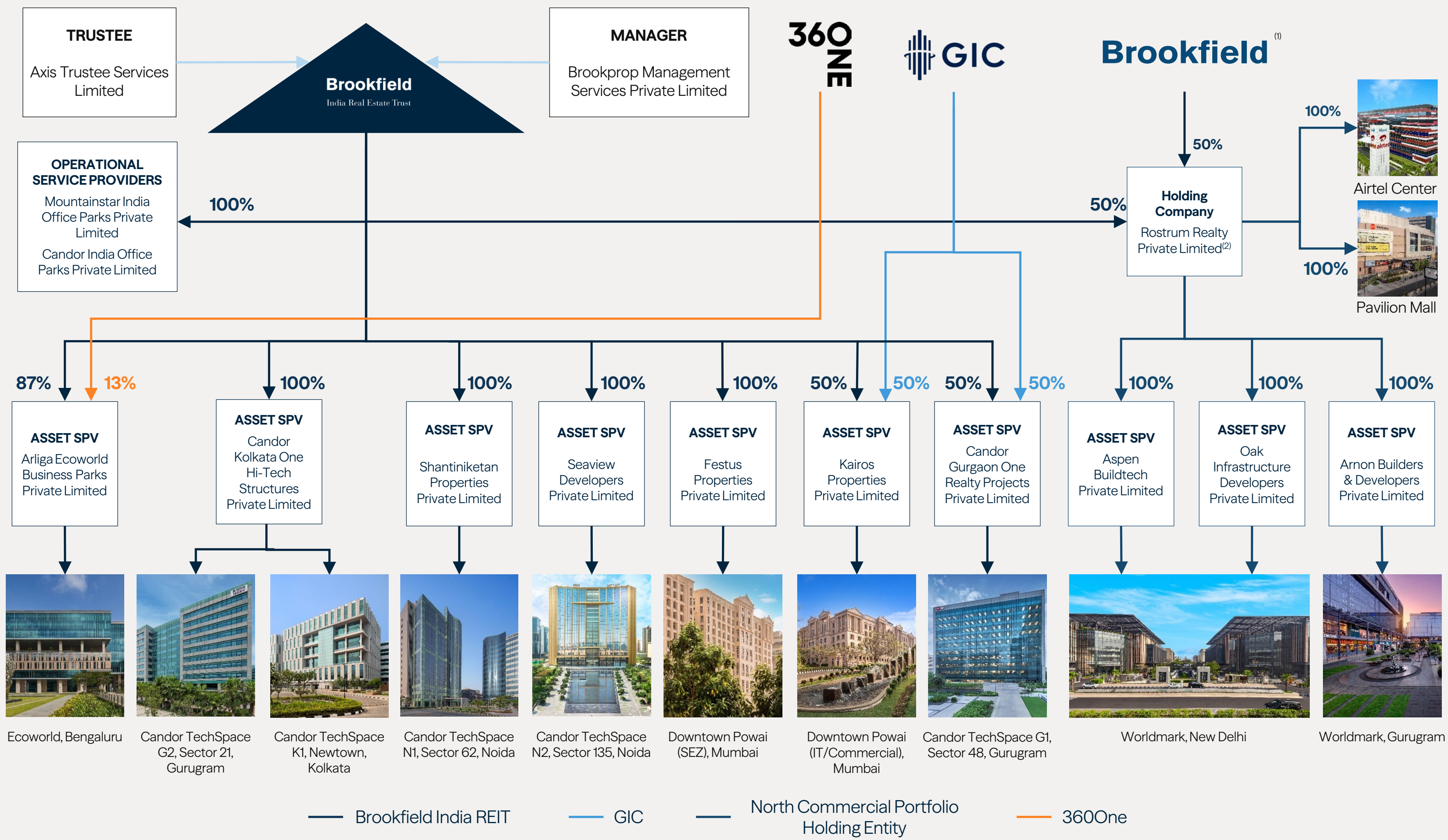
Capital Structure and Liquidity

Our portfolio is well capitalized for near term growth and maintains a AAA credit rating

GROSS DEBT SUMMARY (Rs Billion) [(1)]	Borrowings [(2)]	Cost of Debt	REIT Shareholder Debt / NCD [(3)]
REIT	27.1	7.2%	-
Ecoworld	43.4	7.4%	2.6
Downtown Powai (SEZ)	-	-	12.5
Downtown Powai (IT / Commercial)	26.2	7.3%	1.2
G2+K1	25.8	7.2%	9.8
N2	-	-	17.6
G1	18.9	7.3%	4.3
N1	3.7	7.7%	0.6
MIOP	-	-	0.4
CIOP	-	-	0.0
Sub-Total	**145.1**	**7.3%**	**48.8**
North Commercial Portfolio [(4)]	**30.0**	**7.3%**	**4.0**

(1) As on June 30, 2026.
(2) Bank borrowings (including interest accrued) and NCDs adjusted for processing fees of Rs 0.5 B.
(3) Excludes liability component of partners' share of NCDs and CCDs and CCDs held by Brookfield India REIT and interest accrued.
(4) Includes 100% debt for the North Commercial Portfolio assets.

Holding Structure



(1) Held by Brookfield Group.
(2) Two of the portfolio assets Airtel Center & Pavilion Mall are held by Rostrum Realty Private Limited.

Research Coverage

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Glossary

AEIPL	Arliga Ecoworld Infrastructure Private Limited
Bharti Group	Bharti Enterprises Limited and its affiliates
BIRET / Brookfield India REIT	Brookfield India Real Estate Trust
Brookfield Group / Sponsor Group	Brookfield Corporation and its affiliates
CAM	Common Area Maintenance
CGORPPL	Candor Gurgaon One Realty Projects Private Limited
CIOP	Candor India Office Parks Private Limited
Combined Portfolio	Includes Portfolio Assets and North Commercial Portfolio
Committed Occupancy	$\frac{\text{(Occupied Area + Completed Area under Letters of Intent)}}{\text{Completed Area}}$ In %
Downtown Powai	Comprises IT / Commercial (9 buildings) and SEZ (Kensington) portfolio spread across a 250-acre integrated township in Powai
EAI	Equity Accounted Investment
Ecoworld	High quality office park spread across 15 buildings / 48 acre located in ORR, Bengaluru
Effective Economic Occupancy	$\frac{\text{Sum of Leased Areas and any eligible areas under any income support arrangement (excluding Leased Areas)}}{\text{Operating Area}}$ In %
Financial Year	Pertains to the period from April 1 of the previous year to March 31 of the stated year, e.g., 2027 is the period from April 1, 2026 to March 31, 2027
G1	Candor TechSpace G1 (Candor TechSpace, Sector 48, Gurugram)
G2	Candor TechSpace G2 (Candor TechSpace, Sector 21, Gurugram)
GCC	Global capability centers of large MNCs strategically integrated with their global operations
GIC	GIC, a global institutional investor
Gross Asset Value / Asset Value	The market value as determined by the Valuer as of March 31, 2026
In-Place Rent	Monthly rental income (per square foot) contracted from leased area, including car park income. It does not include fit-out income, CAM income, and others
K1	Candor TechSpace K1 (Candor TechSpace, New Town, Kolkata)

Glossary (Cont'd)

Kairos	Kairos Properties Private Limited
Kensington	Kensington, Powai
Mark-to-market (MTM) Headroom / Spread	Refers to the potential change in base rent between new leases signed at market rates and leases expiring at in-place rents, reflected as a % change
LTM	Last Twelve Months
MIOP	Mountainstar India Office Parks Private Limited
N1	Candor TechSpace N1 (Candor TechSpace, Sector 62, Noida)
N2	Candor TechSpace N2 (Candor TechSpace, Sector 135, Noida)
NCD/CCD	Non-convertible debenture / Compulsory convertible debenture
NDCF	Net distributable cash flows (non-GAAP measure). Please refer to pg. 285-287 of the Offer Document for calculation methodology
Net Operating Income (NOI)	Net Operating Income calculated by subtracting Direct Operating Expenses from Revenue from Operations
North Commercial Portfolio (NCP)	Portfolio of assets comprising 3.3 MSF acquired from the Bharti Group
NPA	Non-Processing Area
NTM	Next Twelve Months
Operating Area	Completed area for the assets SPVs
Operating Lease Rentals (OLR)	Revenue from leasing of premises including warm shell rent, fit-out rent and car parking income
Portfolio Assets	Assets whose operations are controlled by BIRET (G1, G2, N1, N2, K1 and Downtown Powai)
PSF Rent	Rent per square foot including car park income
QIP	Qualified Institutional Placement
Reco entities	Affiliates of GIC
SDPL	Seaview Developers Private Limited
YTD	Year to date
WALE	Weighted Average Lease Expiry based on area. Calculated assuming tenants exercise all their renewal options post expiry of their initial lock-in period