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Press Release

BROOKFIELD INDIA REIT IN PARTNERSHIP WITH NCW PRIME OFFICES FUND TO ACQUIRE 264,000 SQUARE FEET IN G BLOCK BKC

Comprises three contiguous floors in Mumbai's premier commercial district supported by a diverse tenant base and strong occupancy

Mumbai, 10 August 2026: Brookfield India Real Estate Trust ("Brookfield India REIT"), India's only 100% institutionally managed pan-India office REIT, and NCW's Prime Offices Fund, a commercial real estate–focused fund managed by Nuvama and Cushman & Wakefield Management Private Limited (NCW), today announced that they have signed binding agreements for the acquisition of a 264,000 square feet institutional-quality office space located in G block Bandra-Kurla Complex (BKC) in Mumbai. The front-office space comprises three contiguous office floors which will be acquired from a Brookfield private real estate fund through an equal partnership, for an enterprise value of Rs.17,000 million.

The landmark grade A building is in Mumbai's premier commercial district and is leased to blue-chip tenants across financial services, real estate and technology. Brookfield will continue to oversee and manage the property.

Shashank Jain, Chief Executive Officer and Managing Director, Brookfield India Real Estate Trust said, "The institutional-quality office space in BKC is positioned in one of India's most established commercial markets and offers a differentiated combination of a quality tenant base, strong occupier demand, connectivity and sustained rental growth, which is difficult to replicate. Its addition will further diversify and strengthen Brookfield India REIT's portfolio while deepening our presence in Mumbai. This reflects our disciplined approach to adding premium, accretive assets and creating long-term value for our unitholders. We are pleased to partner with NCW's Prime Offices Fund on this transaction."

Gaurav Puri, Chief Investment Officer, NCW said, "This acquisition marks an important milestone in our portfolio strategy, providing us with a foothold in Mumbai through BKC – India's leading front office market. BKC's sustained growth and resilient occupier demand make it a strategically important micro-market and a natural fit for our investment strategy. The acquisition also meaningfully diversifies our tenant portfolio with the addition of prominent front office tenants. We are pleased to partner with Brookfield India REIT for this acquisition."

Within Mumbai, one of India's leading gateway cities, BKC is the city's premier commercial district. It continues to be an established address for financial institutions and global enterprises. Over the past decade, BKC has evolved into one of the country's most sought-after business districts, attracting international blue-chip occupiers, leading BFSI institutions and front-office operations. The concentration of institutional occupiers, business infrastructure and connectivity across the city continues to support sustained demand for high-quality office space.

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ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed pan-India office REIT, managing 11 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Bengaluru, Gurugram, Noida, Kolkata. Brookfield India REIT portfolio consists of 37.2M sf total leasable area, comprising 32.6M sf of operating area, 0.6M sf of under construction area and 4.0M sf of future development potential. Brookfield India REIT is sponsored by an affiliate of Brookfield whose asset management business is one of the world's leading alternative asset managers with over US$1 trillion of assets under management across infrastructure, real estate, renewable power, private equity and credit strategies and a global presence across more than 50 countries. The quality of assets owned by Brookfield India REIT, together with the sponsor group's expertise in owning and operating assets over several years, makes it the preferred "landlord of choice" for tenants.

ABOUT NUVAMA AND CUSHMAN & WAKEFIELD MANAGEMENT PRIVATE LIMITED (NCW)

NCW Asset Management (NCW) is a 50:50 joint venture between Nuvama Asset Management, the alternatives-focused arm of Nuvama Wealth Management Ltd, and global real estate services firm Cushman & Wakefield (NYSE: CWK). NCW offers full-suite capabilities for investing in commercial real estate and aims to open access for domestic investors to participate in high-quality real estate opportunities. NCW's flagship fund, the Prime Offices Fund (PRIME), marked its final close at INR 4000 crore in 2026. The fund targets investments in prime commercial office assets across key high-growth micro-markets in India. The fund's current portfolio spans across ~ 4 M SF leasable area across cities.

CONTACT DETAILS

AMRITA PAI	Email: amrita.pai@bgre.com	Mobile No.: +91 97698 32502
ADITI VIJ	Email: aditi.vij@cushwake.com	Mobile No.: +91 9811905633