Brookfield
India Real Estate Trust

Investor Update

Q2 FY2027

November 2, 2026



DOWNTOWN POWAI (IT/COMMERCIAL), MUMBAI

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If we should at any time commence an offering of units, debentures, bonds or any other securities/ instruments of Brookfield India REIT, any decision to invest in any such offer to subscribe for or acquire units, debentures, bonds or any other securities/ instruments of Brookfield India REIT, must be based wholly on the information contained in an offer document or offering circular (including the risk factors mentioned therein) issued or to be issued in connection with any such offer and not on the contents hereof. Any prospective investor investing in such invitation, offer or sale of securities by Brookfield India REIT should consult its own advisors before taking any decision in relation thereto.

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High Quality Properties in Gateway Cities

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

32.9 MSF

Operating Area

⬆ 34% YoY

93%

Committed Occupancy

~31% YoY decline in vacancy

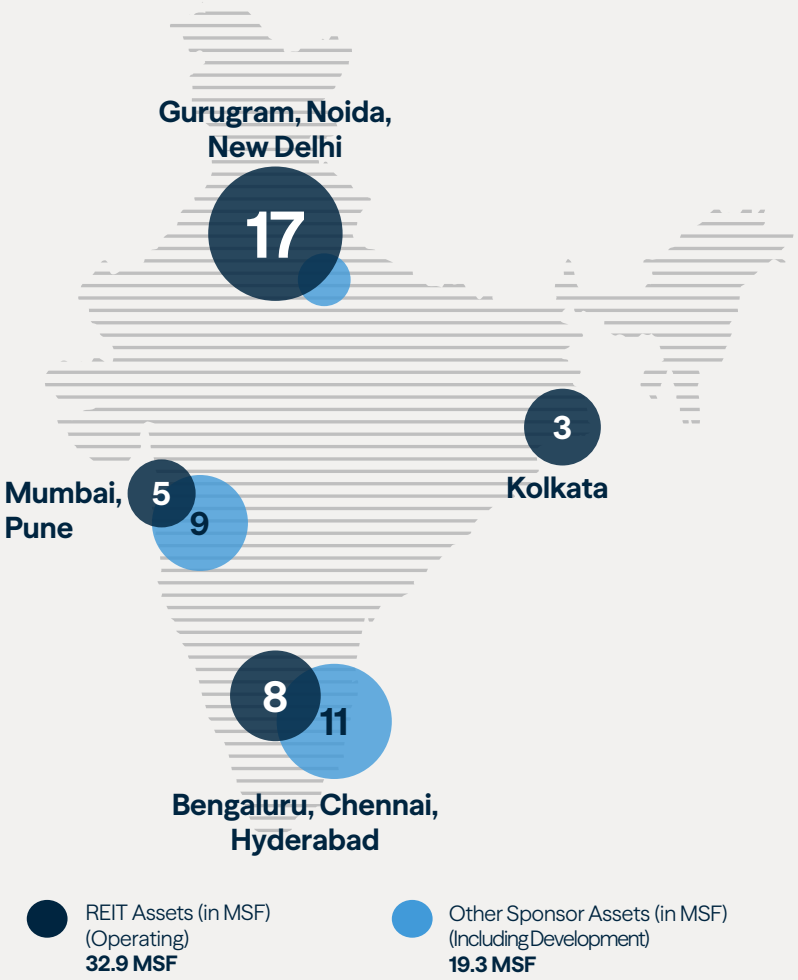
Rs 107 PSF

In-Place Rent Per Month

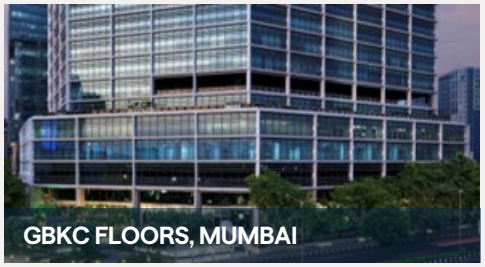
⬆ 7%+ YoY

6.9 Yrs.

WALE



SELECT ASSETS


GBKC FLOORS, MUMBAI


WORLDMARK, NEW DELHI


CANDOR TECHSPACE G1, GURUGRAM

Note: All metrics are as at September 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), the North Commercial Portfolio and GBKC Floors. While Ecoworld, G1, Downtown Powai (Commercial / IT Park) and GBKC Floors are consolidated in the financials, North Commercial Portfolio is accounted for using the equity accounting method.

Q2 FY2027 Business Highlights

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

Metric	Performance
1 Leasing	**Gross leasing of 1.6 MSF + 0.6 MSF early leasing**[1] **Committed occupancy at 93%, ↑3% 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 5.70 per unit, ↑9% YoY** 30% share of dividends, representing over 2x growth YoY
3 Growth and Acquisitions	**Dividend component in distributions slated to grow** Seven PAT generating entities to drive dividend growth; Rs 4,800 M in reserves for further upside **Robust pipeline of Sponsor assets for potential acquisitions** High-quality properties in top office markets; dry powder of Rs 34 Billion for future growth (at 32.5% LTV)

GRESB REAL ESTATE ★★★★★ 2026

5 Star Rating
For the fifth consecutive year

100/100[2]
Development score
Global Sector Leader

94.9/100
Standing Investments score
Global Sector Leader

(1) 0.3 MSF commitments against re-leasing of future expiries and 0.4 MSF of advanced renewals for expiries beyond FY2027.
(2) For Baytown, Kolkata.

1 Leasing Success | Q2 FY2027

Robust leasing performance with 1.6 MSF of gross leasing at 16% spread

LEASING UPDATE – CURRENT QUARTER

	New Leasing	+ Renewals	= Gross Leasing
Area (SF)	**1,079,000**	**525,000**	**1,604,000**
SEZ Properties (SF)	*731,000*	*239,000*	*970,000*
Average Rent[1] (PSF)	**Rs 95**	**Rs 106**	**Rs 98**
Average Term[1] (Yrs.)	**10.6**	**8.1**	**9.8**

Global Investment Management Co.

accenture

Qualcomm

TELUS

ERGO

Leading Online Vehicle Marketplace

TATA CONSULTANCY SERVICES

xceedance

R1 RCM

AON

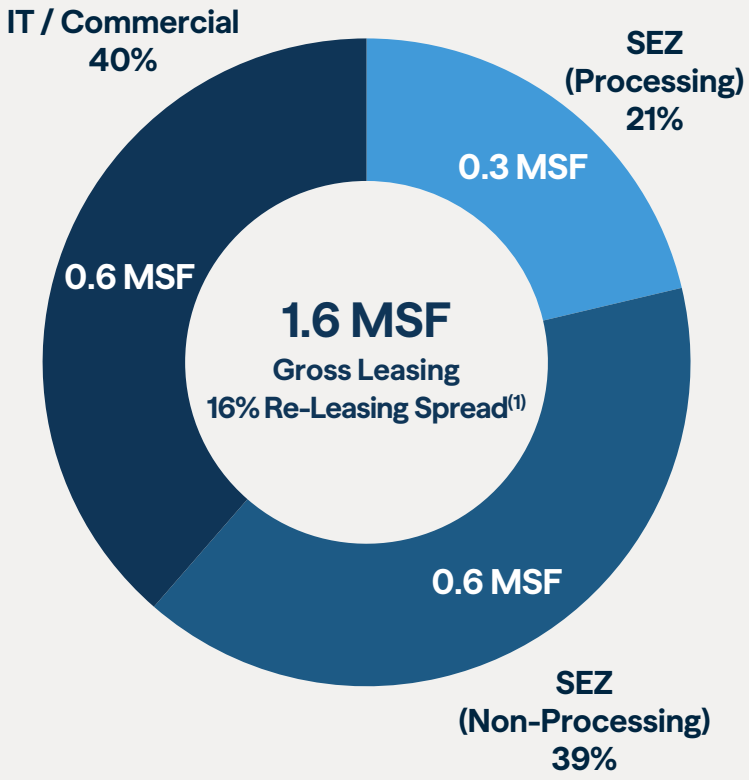
GCC 51%[2] | Others 49%

(1) For office areas excluding amenity spaces, weighted by area.
(2) For gross leasing activity of the quarter, including 0.6 MSF commitments achieved against future expiries.

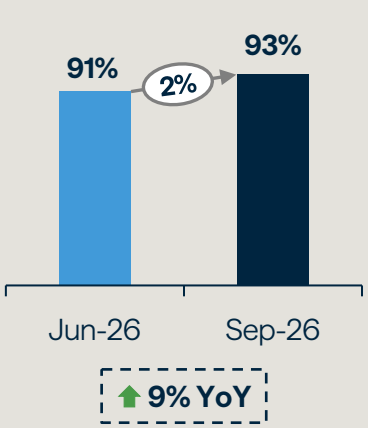
1 Leasing Success | Q2 FY2027 (Cont'd)

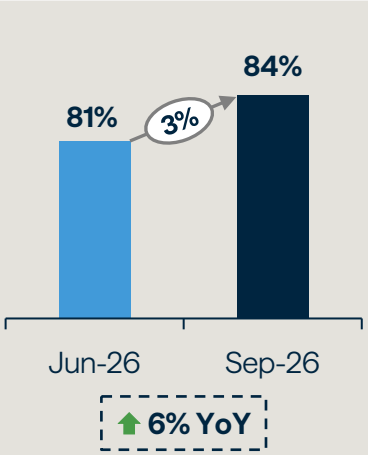
Strong leasing momentum driven by demand from GCCs and domestic occupiers

STRONG GROSS LEASING ACROSS PRODUCT CATEGORIES



OCCUPANCY GROWTH IN GURUGRAM PROPERTIES THROUGH NPA CONVERSIONS





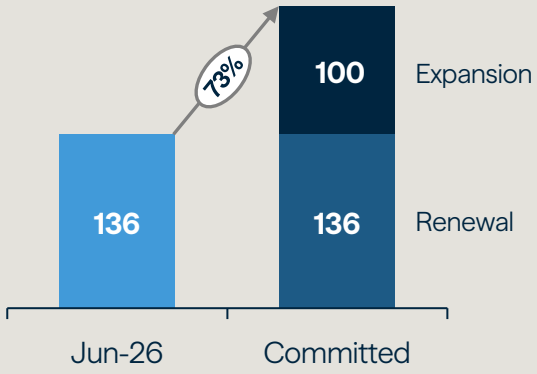
(1) For office areas excluding amenity spaces, weighted by area.

1 Leasing Success | Case Studies

Strong stickiness from high-quality GCC tenants, demonstrated through renewals and expansions

SELECT TENANT EXPANSIONS (KSF)

ERGO

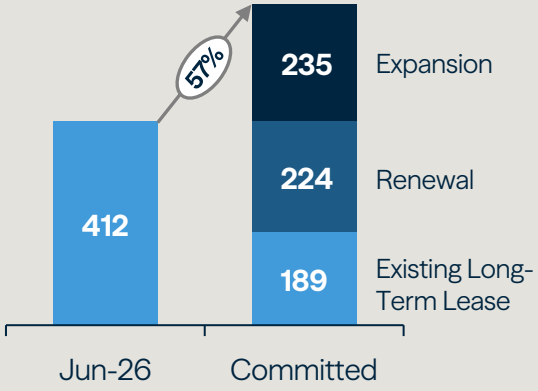


Downtown Powai (SEZ)

8% SPREAD

7 YEAR LEASE TERM

Global Investment Management Company



Ecoworld

8% SPREAD

10 YEAR LEASE TERM

SELECT RENEWAL

A Global Financial Institution

219 KSF LEASABLE AREA	**8%** RENEWAL SPREAD
8 YEAR LEASE TERM	**1.5 YEAR** ADVANCED RENEWAL

The above renewal is in addition to the tenant's lease of the entire One Downtown Central (272 KSF), secured last year

Downtown Powai (IT/Commercial)

Leveraged strong tenant relationships to secure lease renewal and capture incremental GCC expansion demand, reinforcing tenant stickiness and long-term confidence in our campuses

2 Income and Distributions

Q2 FY2027 FINANCIAL HIGHLIGHTS

Rs 7.7 Billion
NET OPERATING INCOME (1)

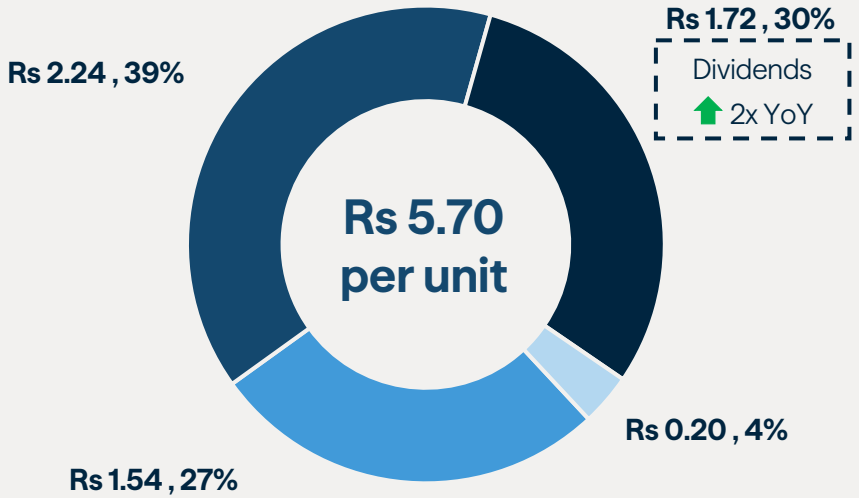
Rs 4.7 Billion
DISTRIBUTIONS (2)

Rs 5.70 DPU
9% vs Q2 FY2026

Rs 604 Billion
GROSS ASSET VALUE

Rs 392 / unit
NET ASSET VALUE

Q2 FY2027 - DPU COMPOSITION



November 5, 2026
RECORD DATE

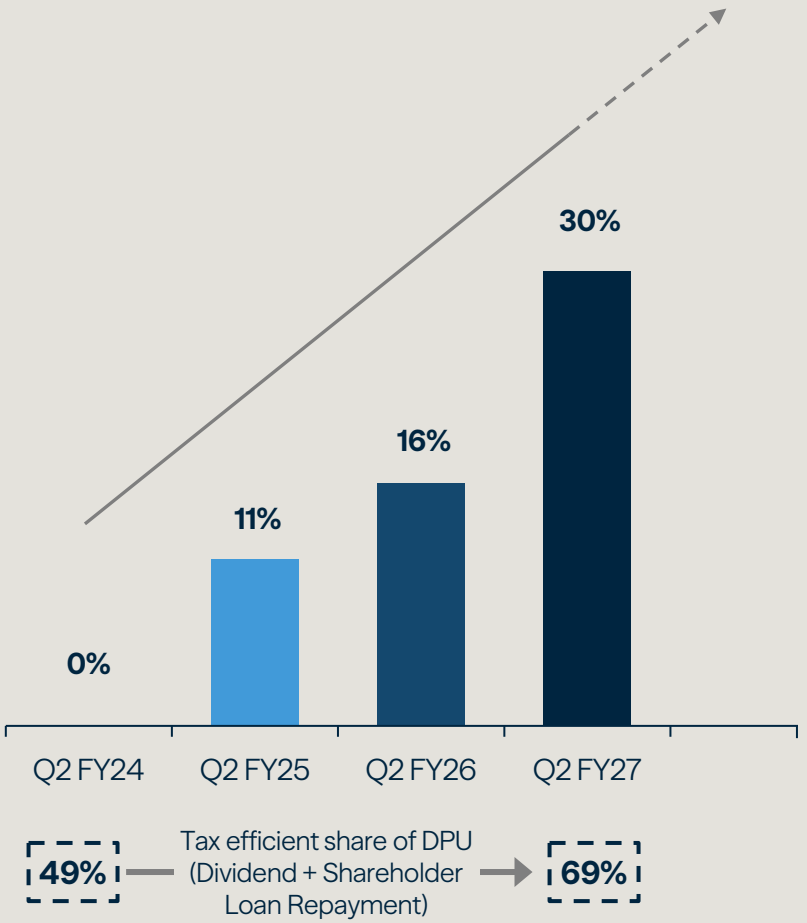
By November 13, 2026
PAYOUT DATE

(1) Excludes NOI of 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 | Dividend Share in Distributions

Achieved 30% dividend share; Ongoing initiatives are slated to further improve dividends in the near term

DIVIDEND AS % OF DPU



Profit After Tax[1] (Q2 FY2027, At-Share)	Rs M	Rs / Unit	% of DPU
Existing	1,400	1.8	~30%
Post Schemes[2]	1,800	2.2	~38%

- Current PAT generation supports 30% dividend share in distributions, to grow to ~38% post schemes
- Income growth through lease-up / escalations / MTM will flow through as increased dividends, for seven entities which have positive PAT and positive reserves[2]
- Reserves balance of Rs 4,800 M[2] (Rs 5.8 / unit) may be utilised over next 2–3 years to further enhance dividend share

As at September 30, 2026.
(1) Represents the aggregate of positive PAT across SPVs.
(2) Including impact of ongoing capital reduction schemes filed for N2 and Downtown Powai (IT/Commercial).

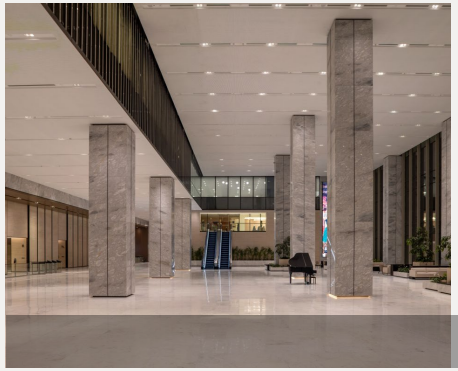
3 Growth and Acquisitions | Inorganic Growth Opportunities

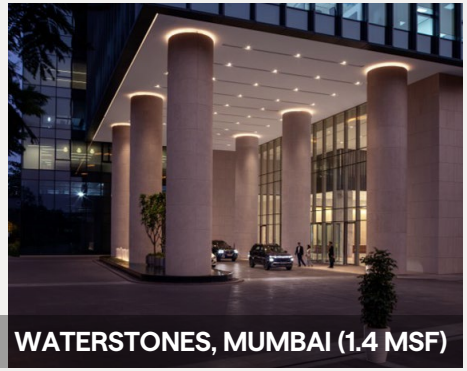
Our Sponsor Group has high-quality properties across key gateway office markets





BLUEGRASS, PUNE (2.0 MSF)(1)





WATERSTONES, MUMBAI (1.4 MSF)



CONSOLIDATION OF NORTH COMMERCIAL PORTFOLIO (3.3 MSF)(2)

(1) Sponsor Group has 37.5% economic interest.
(2) 50% stake is owned by the Sponsor Group.



CANDOR TECHSPACE K1, KOLKATA

01 | Business Updates

Significantly Complete and Diversified Portfolio

Our portfolio has a Committed Occupancy of 93% and a long-dated WALE of 6.9 Yrs.

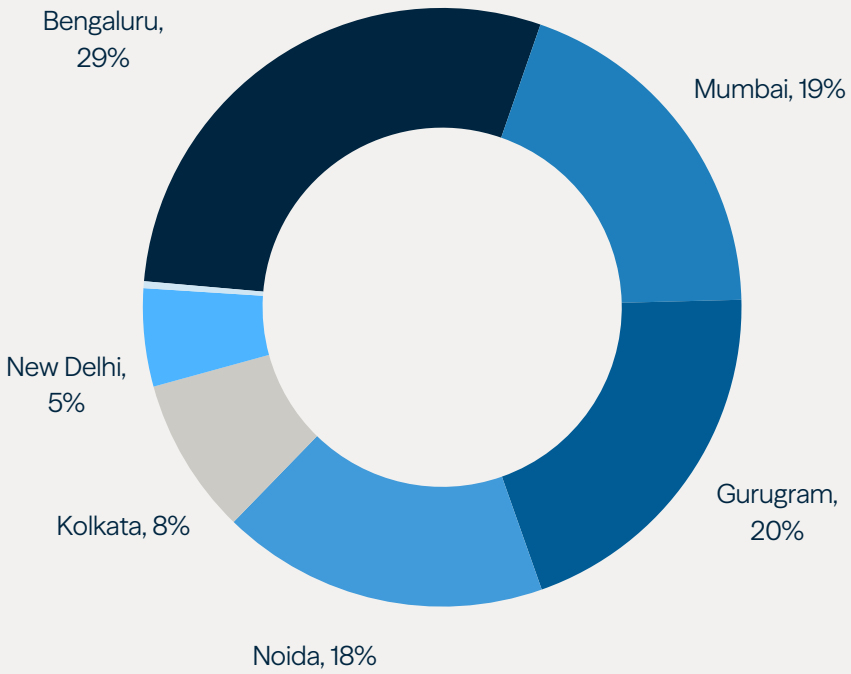
Asset	Economic Interest %	Operating Area (MSF)	Leased Area (MSF)	Committed Occ. %	WALE (Yrs.)	In-place Rent (Rs PSF) (1)	Dev. Potential (MSF)	Asset Value (Rs B)
Ecoworld	87%	7.1	6.7	95%	6.4	Rs 108	0.1	Rs 153 (2)
Downtown Powai		4.5	4.3	96%	5.4	171	-	124
IT / Commercial	*50%*	*2.9*	*2.7*	*95%*	*3.6*	*189*	-	*91*
SEZ	*100%*	*1.6*	*1.6*	*97%*	*8.4*	*140*	-	*34*
G2	72%	4.1	3.5	84%	8.3	92	0.1	48
N2	100%	4.0	3.7	92%	8.8	66	0.8	51
G1	50%	3.8	3.5	93%	6.1	86	0.1	61
K1	100% (3)	3.2	3.2	98%	9.4	51	2.7 (4)	39
N1	100%	2.0	1.9	95%	7.8	66	0.9	31
Worldmark, New Delhi	50%	1.5	1.4	95%	5.4	236	-	49
Worldmark, Gurugram	50%	0.8	0.7	96%	5.5	94	-	12
Airtel Center	50%	0.7	0.7	100%	0.6	134	-	15
Pavilion Mall	50%	0.4	0.3	70%	5.0	66	-	3
GBKC Floors	50%	0.3	0.2	96% (5)	6.6	371	-	18
Sub-Total		**32.3**	**30.1**	**93%**	**6.9**	**Rs 107**	**4.6**	**Rs 604**
Value Add: Ecoworld Campus 3 (6)	87%	0.7	-	-	-	-	-	
Total		**32.9**						
SEZ Properties		**20.0**	**18.4**	**92%**	**7.9**	**Rs 85**	**3.7**	
Processing Area		*15.6*	*14.7*	*94%*	*7.1*	*85*	3.1	
Non-Processing Area (Converted / Applied)		*4.4*	*3.7*	*83%*	*10.9*	*84*	0.6	
Non-SEZ Properties		**12.3**	**11.7**	**95%**	**5.4**	**Rs 141**	**0.9**	

(1) During the quarter, achieved escalation of 9.3% on 2.5 MSF leased area, including 5.0% annual escalations on 0.8 MSF and 15% 3-year escalations on 1.6 MSF.
(2) Including Campus 3.
(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) Including confirmed commitment of 19 KSF till date of this presentation.
(6) Rationalizing area to 70% efficiency as per market norms.

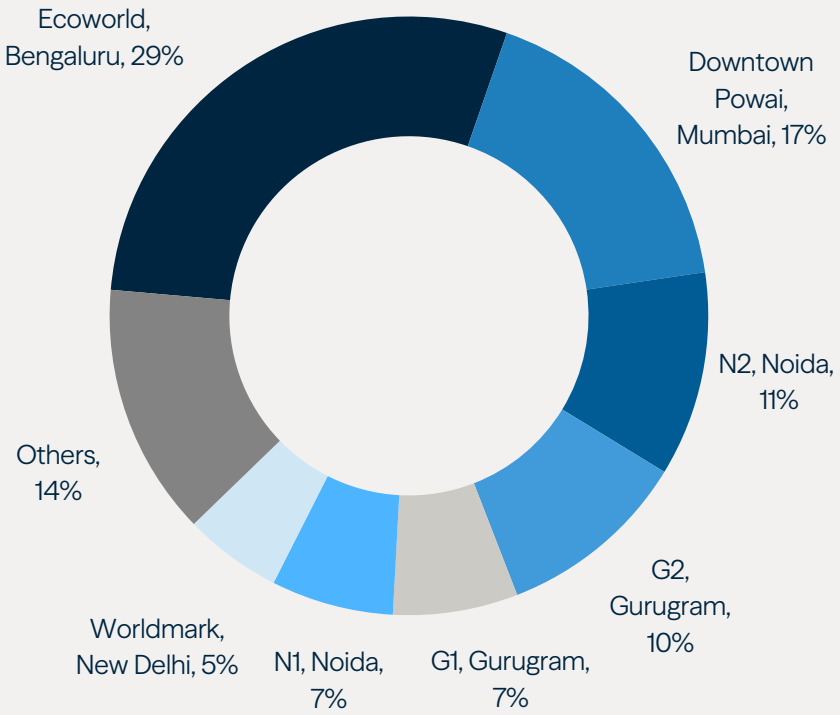
Value Diversification

High-growth micro-markets of Outer Ring Road, Bengaluru and Powai / BKC, Mumbai account for nearly half of portfolio value

AT-SHARE GAV (BY GEOGRAPHY)



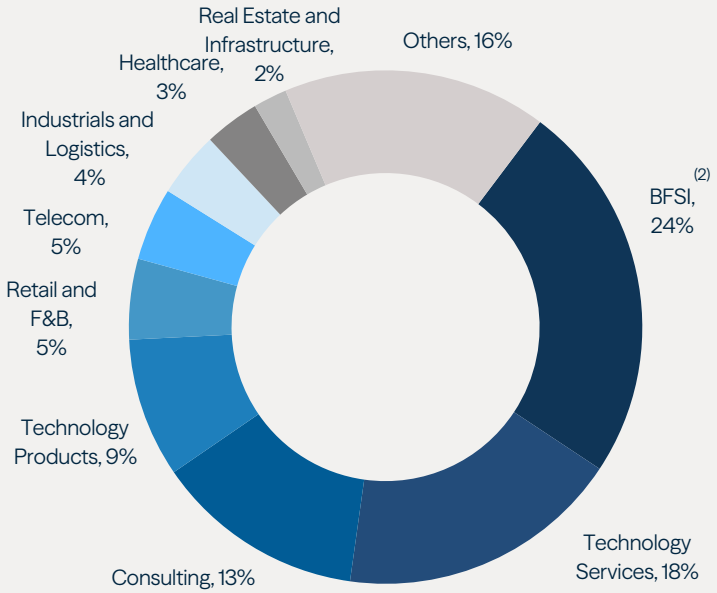
AT-SHARE GAV (BY ASSET)



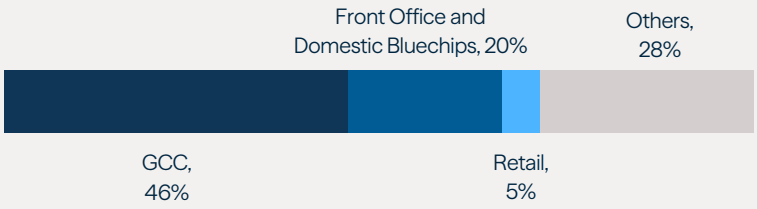
As at September 30, 2026.

High-quality Tenant Roster

SECTOR DIVERSIFICATION OF TENANTS(1)



TENANT DIVERSIFICATION ACROSS OCCUPIER SEGMENTS



TOP 10 TENANTS(1)

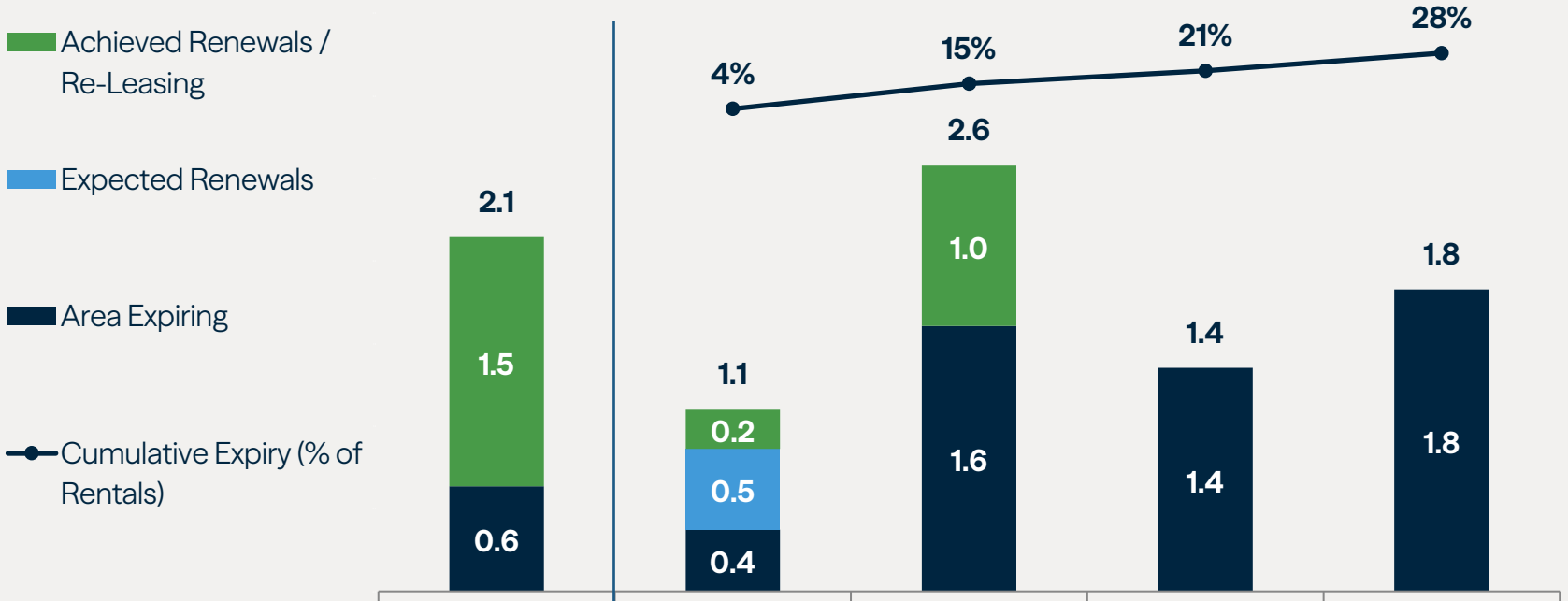
Tenant Name	Industry	% Gross Contracted Rentals	% Leased Area
Accenture	Consulting	6%	7%
Tata Consultancy Services	Technology Services	5%	6%
Bharti Airtel	Telecom	3%	2%
A Global Consulting Firm	Consulting	3%	2%
A Global Financial Institution (3)	BFSI	3%	2%
Capgemini	Technology Services	3%	4%
CoWrks	Coworking	2%	2%
Morgan Stanley	BFSI	2%	2%
Global Financial Services Firm	BFSI	2%	1%
Global Investment Management Co.	BFSI	2%	2%
Total		**29%**	**29%**

(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 ~28% of the contracted rentals due for expiry till FY2030; secured 1.2 MSF commitments against renewal / re-leasing of future expiries in H2 FY2027 / FY2028

LEASE EXPIRY SCHEDULE[1]



	H1 FY27	H2 FY27E	FY28E	FY29E	FY30E
Rent at expiry (Rs PSF)	82	118	125	125	140
MTM Spread %	14%[2]	8%	10%	19%	11%

Note: Market rent used for calculation of MTM is basis the September 30, 2026 valuation report.
(1) For office areas excluding amenity spaces.
(2) Weighted average MTM spread on renewed and expired areas in H1 FY2027.

ESG | Strong Sustainability Focus

Continued recognition from global ESG institutions reaffirms our leadership in sustainability

GRESB REAL ESTATE ★★★★★ 2026

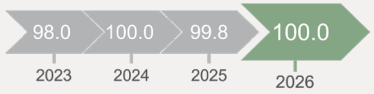
5 Star Rating

★★★★★

For the fifth consecutive year

100/100[1]

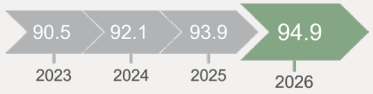
Development score



#1 in Development Score in Asia/Listed **Global Sector Leader**

94.9/100

Standing Investments score



#1 in Management Score in Asia/Listed **Global Sector Leader**

IGBC GREEN RATING · INDIAN GREEN BUILDING COUNCIL · IGBC · PLATINUM

N2 achieved the **IGBC Green Existing Building (Operations & Maintenance) Platinum Rating**, reinforcing its commitment to sustainable building operations, resource efficiency and environmental stewardship

RICS

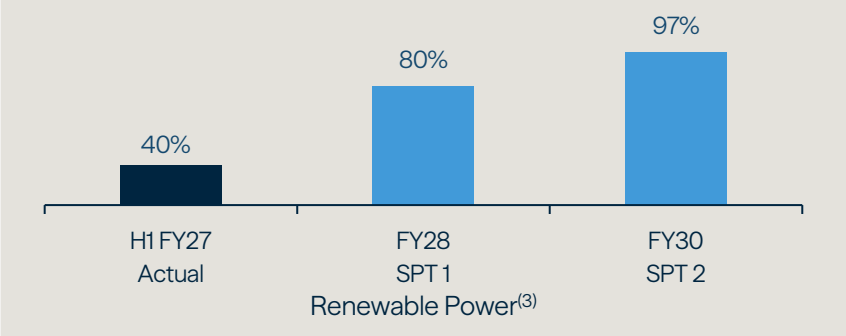
Ecoworld was recognized as the **'Best Office Park of the Year'** at the **RICS South Asia Awards 2026**, highlighting excellence in office park development

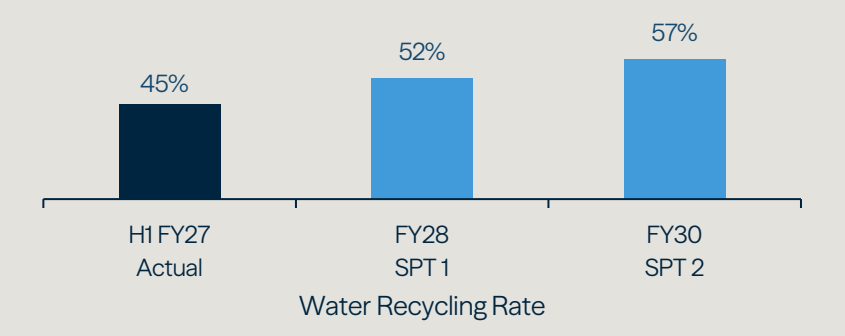
BRITISH SAFETY COUNCIL

Majority of our properties received **5-star rating and Sword of Honour from the British Safety Council (BSC)** for Occupational Health & Safety

SUSTAINABILITY LINKED BOND – KEY PERFORMANCE INDICATORS[2]

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





(1) For Baytown, Kolkata.

(2) 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 SLB framework.

(3) Significant progress is expected on renewable power KPI in FY2028 on finalization of long-term third-party open access Power Purchase Agreements (PPA).



CANDOR TECHSPACE G2, GURUGRAM

02 | Financial Updates

Q2 FY2027 | Financial Highlights

Rs Million	Q2 FY2027	Growth vs Q2 FY2026	KEY DRIVERS
Operating Lease Rentals (OLR)	**Rs 7,221**	***52.1%***	• Rs 2,473 million YoY increase: - Rs 266 million (5.6%) due to recent new leasing, renewals and escalations achieved offset by expiries - Rs 2,207 million (46.5%) from Ecoworld and GBKC Floors' SPV
Revenue from Operations	**Rs 9,964**	***48.3%***	• Rs 3,245 million YoY increase primarily due to: - Rs 266 million (4.0%) due to increase in OLR - Rs 126 million (1.9%) due to increase in CAM revenue - Rs 2,852 million (42.4%) from Ecoworld and GBKC Floors' SPV
Net Operating Income (NOI)	**Rs 7,672**	***50.6%***	• Rs 2,578 million YoY increase: - Rs 397 million (7.8%) primarily due to increase in OLR and CAM margin on account of improvement in occupancy and inflationary growth - Rs 2,181 million (42.8%) from Ecoworld and GBKC Floors' SPV

Note: The above metrics do not include OLR and NOI of the North Commercial Portfolio, which is accounted for using the equity accounting method in the financials.
As at September 30, 2026.

Property Income

Rs Million	H1 FY2027	H1 FY2026	KEY DRIVERS
Operating Lease Rentals (OLR)	**Rs 14,360**	**Rs 9,324[1]**	• Rs 5,036 million (54.0%) YoY increase: – Rs 661 million (7.1%) due to same store new leasing and contractual escalations partly offset by expiries – Rs 4,375 million (46.9%) from Ecoworld and GBKC Floors' SPV
(+) CAM / Other Revenue	5,342	3,824[1, 2]	• Rs 1,518 million (39.7%) YoY increase: – Rs 274 million (7.2%) due to increase in occupancy and inflationary impact – Rs 1,244 million (32.5%) from Ecoworld and GBKC Floors' SPV
Revenue from Operations	**Rs 19,702**	**Rs 13,148**	
(-) CAM / Other Direct Expenses	(4,464)	(3,068)[2]	• Rs 1,396 million YoY (45.5%) increase: – Rs 130 million (4.2%) due to increase in occupancy and inflationary impact – Rs 1,266 million (41.3%) from Ecoworld and GBKC Floors' SPV
Net Operating Income (NOI)	**15,238**	**10,080**	• Rs 5,158 million YoY (51.2%) increase: – Rs 805 million (8.0%) primarily due to increase in OLR and CAM margin on account of improvement in occupancy and inflationary growth – Rs 4,353 million (43.2%) from Ecoworld and GBKC Floors' SPV

Note: The above metrics do not include OLR and NOI of the North Commercial Portfolio, which is accounted for using the equity accounting method in the financials.
As at September 30, 2026.
(1) Reclassification of Rs 16 million out of composite revenue from OLR to CAM revenue.
(2) Reclassification of certain recovery from tenants into CAM revenue, earlier netted off with CAM expenses.

NDCF | Walkdown

Rs Million	Q1 FY2027	Q2 FY2027	H1 FY2027
Operating Lease Rentals (OLR)	**Rs 7,140**	**Rs 7,221**	**Rs 14,360**
CAM / Other Revenue	2,599	2,743	5,342
Revenue from Operations	**Rs 9,738**	**Rs 9,964**	**Rs 19,702**
CAM / Other Direct Expenses	(2,173)	(2,291)	(4,464)
Net Operating Income (NOI)	**Rs 7,566**	**Rs 7,672**	**Rs 15,238**
Property Management Fees	(190)	(199)	(389)
Other Income (Net of Other Expense)	110	127	237
EBITDA	**Rs 7,485**	**Rs 7,601**	**Rs 15,086**
Cash Taxes (Net of Refund)	(130)	(106)	(236)
Working Capital and Other Ind-AS Adjustments[1]	91	(108)	(17)
Cashflow from Operations	**Rs 7,446**	**Rs 7,387**	**Rs 14,833**
Inflow/(Outflow) from Investing Activities[2]	3	263	266
Interest on External Debt (Including Other Borrowing Cost Amortization)	(2,205)	(2,120)	(4,325)
NDCF (SPV Level)	**Rs 5,244**	**Rs 5,530**	**Rs 10,775**
Surplus Cash in SPVs Used for Distribution	144	-	144
Partners' Share[3]	(1,045)	(1,016)	(2,061)
NDCF (SPV Level) for REIT	**Rs 4,343**	**Rs 4,514**	**Rs 8,858**
Retained at SPV Level	(6)	(8)	(14)
Distribution Received from North Commercial Portfolio	433	451	884
NDCF Distributed to REIT	**Rs 4,770**	**Rs 4,957**	**Rs 9,728**

Note: NDCF (SPV Level) does not include the North Commercial Portfolio that has been included in the financial statements separately as equity accounted investments.

(1) Includes GBKC Floors SPV's adjustment amounting to Rs. 20 million.

(2) Includes fixed deposit matured and income from investing activities, netted off with fixed deposit created and capex to the extent not funded through debt.

(3) Redemption of shareholder loans and interest accrued thereon.

NDCF | Walkdown

Rs Million	Q1 FY2027	Q2 FY2027	H1 FY2027
NDCF Distributed to REIT	**Rs 4,770**	**Rs 4,957**	**Rs 9,728**
Interest on Shareholder Debt/CCD/NCD	*1,770*	*1,654*	*3,424*
Dividends	*784*	*1,444*	*2,228*
Repayment of Shareholder Debt/NCD	*2,216*	*1,859*	*4,075*
Cash Flows Received from SPVs /Holdco	**Rs 4,770**	**Rs 4,957**	**Rs 9,728**
Interest on External Debt (Including Other Borrowing Cost Amortization)	(494)	(409)	(904)
Treasury Income (Net of REIT Expenses)	154	12	166
NDCF Generated (REIT Level)	**Rs 4,430**	**Rs 4,560**	**Rs 8,990**
Utilization of Available Cash	218	170	388
NDCF Distributable (REIT Level)	**Rs 4,647**	**Rs 4,730**	**Rs 9,378**
NDCF per Unit (REIT Level)	**Rs 5.60**	**Rs 5.70**	**Rs 11.30**
Distribution per Unit (REIT Level)	**Rs 5.60**	**Rs 5.70**	**Rs 11.30**

Summary Balance Sheet

Our business is well-capitalized, backed by a strong balance sheet and Sponsor Group

Rs Million	September 30, 2026
Total Equity	**Rs 2,18,367**
Equity	1,83,997
Non-Controlling Interest	34,370
Liabilities	**Rs 2,05,420**
Borrowings[1]	1,55,796
Security Deposits	16,323
Other Liabilities	33,301
Total	**Rs 4,23,787**
Assets	
Investment Property	3,77,352
Investment Property Under Development	5,067
Investments accounted for using equity method	8,280
Cash & Cash Equivalents	15,127
Other Assets	17,961
Total	**Rs 4,23,787**

NOTES:

a) Other Liabilities include trade & other payables, capital creditors, statutory dues, lease liabilities, deferred income, contract liabilities, deferred consideration, put option liability and provisions.

b) Other Assets include, income tax advances, deferred tax, prepaid expenses, security deposits, restricted cash balances, loan to JVs and other receivables.

c) North Commercial Portfolio is accounted for using the equity accounting method.

(1) Includes CCDs and NCDs held by external shareholders and interest accrued thereon.

Capital Structure and Liquidity

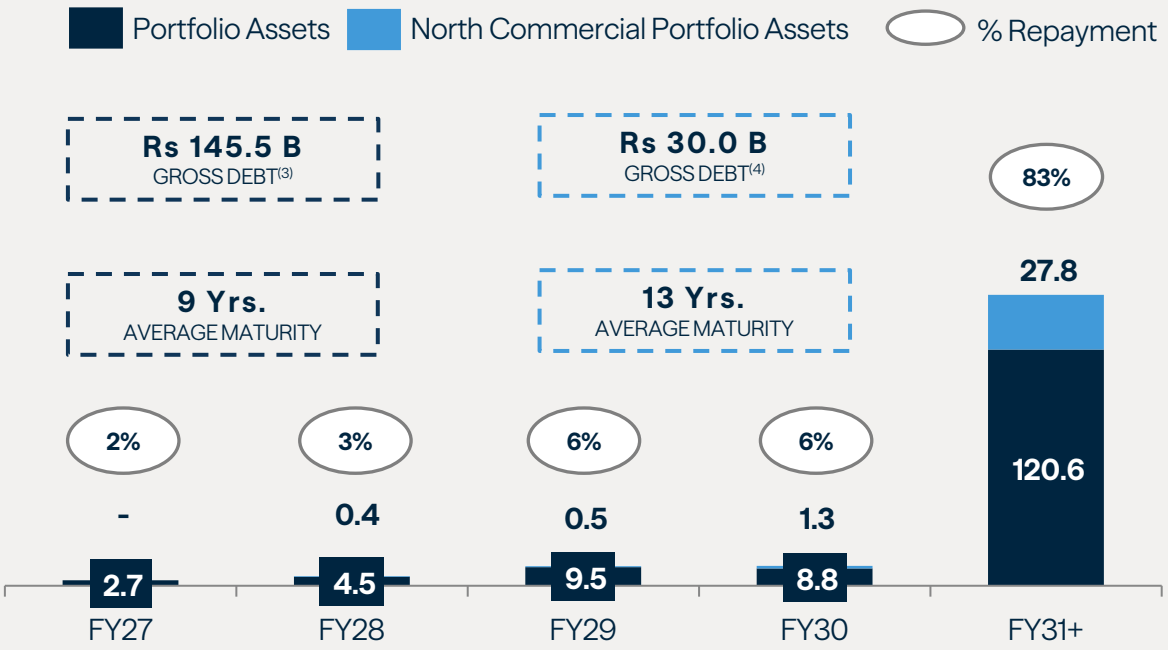
Our portfolio is well capitalized for near term growth and maintains a AAA credit rating

26.7%
LTV EXCLUDING SHAREHOLDER INSTRUMENTS[1]

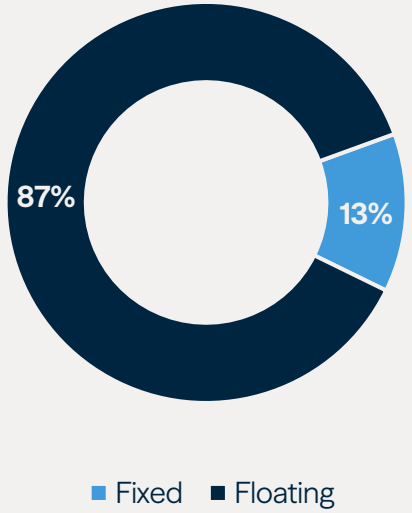
Dual AAA Rating
[ICRA] AAA (STABLE)
CRISIL AAA/STABLE

7.3%
AVERAGE INTEREST RATE[2]

GROSS DEBT MATURITY PROFILE (Rs B)



GROSS DEBT COMPOSITION



Note: As at September 30, 2026 unless otherwise stated.
(1) Basis GAV as at September 30, 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 28.7%.
(2) Impact of repo rate increase of 25 bps is expected post Q2 FY2027.
(3) Bank borrowings (including interest accrued) and NCDs adjusted for processing fees of Rs 0.6 B.
(4) 100% of the borrowings of the North Commercial Portfolio.



CANDOR TECHSPACE N2, NOIDA

03 | Information Supplement

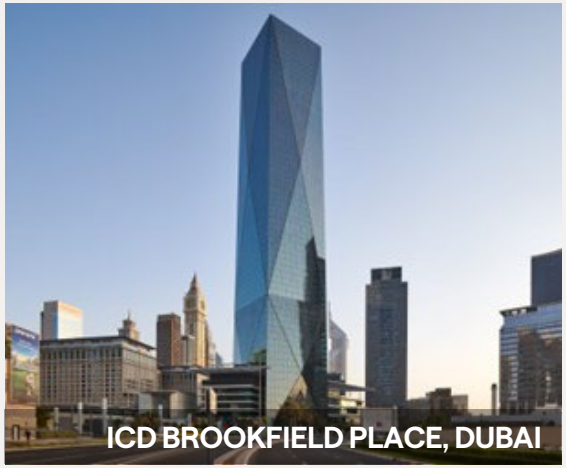
Brookfield: One of the World's Largest Real Estate Portfolios

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













Leasing Q2 FY2027

SELECT NEW LEASES / RENEWALS

Tenant	Assets	Area (SF)
Accenture	N2	338,000
Leading Indian Media Conglomerate	G2	114,000
Global Investment Management Co.	Ecoworld	98,000
AON Consulting	G1	63,000
Leading Online Vehicle Marketplace	G1	59,000
Qualcomm	Ecoworld	42,000
Xceedance	N1	37,000
New Leasing		**1,079,000 SF**
Global Investment Management Co.	Ecoworld	224,000
Tata Consultancy Services	K1	158,000
R1 RCM	G2	27,000
Renewals		**525,000 SF**
Total		**1,604,000 SF**

Rs 98 PSF
AVERAGE RENT ON GROSS LEASING (1)

16%
RE-LEASING SPREAD (1)

1.4 MSF
RE-LEASED AREA (1)

10 Yrs.
AVERAGE TERM (1)

(1) For office areas excluding amenity spaces.

Detailed Lease Expiry Schedule

	Area Expiring ('000 SF)				% of Gross Rentals				In-place Rent at Expiry (Rs PSF)[1]			
Asset/Financial Year	**6M 27E**	**28E**	**29E**	**30E**	**6M 27E**	**28E**	**29E**	**30E**	**6M 27E**	**28E**	**29E**	**30E**
Ecoworld	406	345	639	178	7%	5%	9%	3%	Rs 109	Rs 110	Rs 98	Rs 115
Downtown Powai	284	578	391	704	8%	15%	11%	18%	165	177	195	192
IT / Commercial	*176*	*360*	*305*	*607*	*8%*	*15%*	*13%*	*24%*	*182*	*191*	*205*	*196*
SEZ	*108*	*218*	*86*	*97*	*7%*	*15%*	*6%*	*7%*	*140*	*154*	*158*	*168*
G2	13	-	-	111	-	-	-	3%	106	-	-	110
N2	50	44	130	119	1%	1%	4%	3%	62	54	76	74
G1	200	226	-	559	6%	7%	-	16%	95	99	-	99
K1	33	438	5	-	1%	15%	-	-	54	53	64	-
N1	24	-	102	-	1%	-	6%	-	56	-	68	-
Worldmark, New Delhi	34	145	36	44	3%	11%	3%	4%	226	226	252	257
Worldmark, Gurugram	14	66	22	44	3%	9%	4%	6%	-	86	98	92
Airtel Center	-	693	-	-	-	100%	-	-	-	132	-	-
Pavilion Mall	41	20	27	68	15%	11%	9%	29%	-	-	-	-
GBKC Floors	-	24	-	-	-	10%	-	-	-	412	-	-
Total	**1,100**	**2,578**	**1,354**	**1,828**	**4%**	**11%**	**5%**	**8%**	**Rs 118**	**Rs 125**	**Rs 125**	**Rs 140**

(1) For office areas excluding amenity spaces.

Portfolio Occupancy: Q1 FY2027 to Q2 FY2027

	June 30, 2026						September 30, 2026		
Asset (KSF)	**Operating Area**	**Leased Area**	**Committed Occupancy**	**Leasing**	**Expiries**	**Renewed**	**Operating Area**	**Leased Area**	**Committed Occupancy**
Ecoworld[1]	7,082	6,687	**94%**	163	(371)	226	7,089	6,704	**95%**
Downtown Powai	4,480	4,285	**96%**	67	(83)	22	4,481	4,291	**96%**
IT / Commercial	*2,861*	*2,737*	***96%***	*47*	*(83)*	*22*	*2,864*	*2,722*	***95%***
SEZ	*1,619*	*1,548*	***96%***	*21*	-	-	*1,617*	*1,569*	***97%***
G2	4,083	3,315	**81%**	173	(74)	38	4,106	3,452	**84%**
N2	3,937	3,764	**96%**	376	(472)	1	3,985	3,668	**92%**
G1	3,808	3,468	**91%**	160	(82)	1	3,820	3,548	**93%**
K1	3,202	3,164	**99%**	1	(210)	199	3,202	3,154	**98%**
N1	2,023	1,900	**94%**	69	(37)	-	2,028	1,932	**95%**
Worldmark, New Delhi	1,455	1,392	**96%**	32	(72)	33	1,455	1,386	**95%**
Worldmark, Gurugram	751	715	**95%**	37	(33)	4	751	723	**96%**
Airtel Center	693	693	**100%**	-	-	-	693	693	**100%**
Pavilion Mall	390	273	**70%**	1	(1)	1	390	274	**70%**
GBKC Floors[2]	264	235	**89%**	-	-	-	264	235	**96%[3]**
Total	**32,167**	**29,890**	**93%**	**1,079**	**(1,436)**	**525**	**32,264**	**30,058**	**93%**
6M FY2027/28 [4]				**275**	**(1,208)**	**933**			

(1) Excluding Campus 3.
(2) From the date of execution of GBKC Floor's share purchase agreement.
(3) Including confirmed commitment of 19 KSF till date of this presentation.
(4) Commitments against re-leasing / renewal of future expiries in 6M FY2027 / FY2028.

Portfolio Occupancy: Q4 FY2026 to Q2 FY2027

	March 31, 2026						September 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%**	368	(563)	246	7,089	6,704	**95%**
Downtown Powai	4,477	4,264	**95%**	88	(166)	108	4,481	4,291	**96%**
IT / Commercial	*2,858*	*2,716*	***95%***	*67*	*(166)*	*108*	*2,864*	*2,722*	***95%***
SEZ	*1,619*	*1,548*	***96%***	*21*	-	-	*1,617*	*1,569*	***97%***
G2	4,087	3,403	**83%**	174	(164)	38	4,106	3,452	**84%**
N2	3,916	3,662	**94%**	618	(708)	95	3,985	3,668	**92%**
G1	3,792	3,363	**89%**	310	(128)	3	3,820	3,548	**93%**
K1	3,202	3,164	**99%**	1	(348)	337	3,202	3,154	**98%**
N1	2,023	1,982	**98%**	69	(147)	29	2,028	1,932	**95%**
Worldmark, New Delhi	1,455	1,391	**96%**	84	(131)	41	1,455	1,386	**95%**
Worldmark, Gurugram	751	693	**92%**	72	(58)	16	751	723	**96%**
Airtel Center	693	693	**100%**	-	-	-	693	693	**100%**
Pavilion Mall	390	309	**79%**	3	(39)	2	390	274	**70%**
GBKC Floors[2]	264	235	**89%**	-	-	-	264	235	**96%[3]**
Total	**32,108**	**29,811**	**93%**	**1,788**	**(2,451)**	**915**	**32,264**	**30,058**	**93%**
6M FY2027/28 [4]				**275**	**(1,208)**	**933**			

(1) Excluding Campus 3.
(2) From the date of execution of GBKC Floor's share purchase agreement.
(3) Including confirmed commitment of 19 KSF till date of this presentation.
(4) Commitments against re-leasing / renewal of future expiries in 6M FY2027 / FY2028.

Q2 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	163	Rs 126	226	Rs 124	389	Rs 125
Downtown Powai	*67*	*172*	*22*	*205*	*89*	*175*
IT / Commercial	*47*	*182*	*22*	*205*	*69*	*185*
SEZ	*21*	*150*	-	-	*21*	*150*
G2	173	91	38	98	211	92
N2	376	66	-	-	376	66
G1	160	86	-	-	160	86
K1	-	-	199	52	199	52
N1	69	69	-	-	69	69
Worldmark, New Delhi	32	239	33	233	65	236
Worldmark, Gurugram	37	110	4	146	41	114
Airtel Center	-	-	-	-	-	-
Pavilion Mall	1	140	1	61	2	108
GBKC Floors[2]	-	-	-	-	-	-
Total	**1,079**	**Rs 95**	**525**	**Rs 106**	**1,604**	**Rs 98**

(1) For office areas excluding amenity spaces.
(2) From the date of execution of GBKC Floor's share purchase agreement.

H1 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	368	Rs 118	246	Rs 123	614	Rs 120
Downtown Powai	88	*177*	108	*195*	196	*186*
IT / Commercial	67	*185*	108	*195*	175	*191*
SEZ	21	*150*	-	-	*21*	*150*
G2	174	90	38	98	213	91
N2	618	66	95	71	713	67
G1	310	86	3	-	313	86
K1	1	-	337	52	338	52
N1	69	69	29	-	97	69
Worldmark, New Delhi	84	238	41	233	125	236
Worldmark, Gurugram	72	104	16	145	88	111
Airtel Center	-	-	-	-	-	-
Pavilion Mall	3	169	2	124	5	148
GBKC Floors[2]	-	-	-	-	-	-
Total	**1,788**	**Rs 97**	**915**	**Rs 104**	**2,703**	**Rs 99**

(1) For office areas excluding amenity spaces.
(2) From the date of execution of GBKC Floor's share purchase agreement.

Property Income | Consolidation Details (Q2 FY2027)

Rs Million	OPERATING LEASE RENTALS (OLR)		REVENUE FROM OPERATIONS		NET OPERATING INCOME[1]			
	Q2 FY2027	Q2 FY2026	Q2 FY2027	Q2 FY2026[2]	Q2 FY2027	% OLR	Q2 FY2026	% OLR
Ecoworld	**Rs 2,204**	-	**Rs 2,849**	-	**Rs 2,179**	*99%*	-	-
Downtown Powai	**2,026**	*1,952*	**2,295**	2,174	**1,922**	*95%*	1,840	94%
IT / Commercial	***1,477***	*1,364*	***1,682***	*1,521*	***1,415***	*96%*	*1,273*	*93%*
SEZ	***549***	*587*	***613***	*653*	***507***	*92%*	*567*	*97%*
G2	**626**	584	**1,038**	983	**642**	*102%*	636	109%
N2	**670**	631	**1,097**	1,042	**729**	*109%*	662	105%
G1	**851**	786	**1,237**	1,152	**914**	*107%*	866	110%
K1	**469**	434	**784**	723	**505**	*108%*	471	108%
N1	**371**	361[3]	**661**	646	**421**	*113%*	400	111%
GBKC Floors	**3**	-	**3**	-	**2**	-	-	-
CIOP	**-**	-	**431**	264	**300**	-	165	-
MIOP	**-**	-	**64**	60	**57**	-	54	-
Intercompany Eliminations[4]	**-**	-	**(494)**	(324)	**-**	-	-	-
Total (Consolidated)	**Rs 7,221**	**Rs 4,747**	**Rs 9,964**	**Rs 6,719**	**Rs 7,672**	**106%**	**Rs 5,094**	**107%**
Portfolio Investments								
Worldmark, New Delhi	**Rs 929**	Rs 911	**Rs 1,068**	Rs 999	**Rs 871**	*94%*	Rs 798	*88%*
Worldmark, Gurugram	**196**	197	**242**	247	**185**	*94%*	178	*91%*
Airtel Center and Pavilion Mall	**355**	363	**738**	747	**345**	*97%*	348	*96%*
Intercompany Eliminations	**-**	-	**(129)**	(123)	**-**	-	-	-
North Commercial Portfolio	**Rs 1,480**	**Rs 1,470**	**Rs 1,919**	**Rs 1,871**	**Rs 1,401**	**95%**	**Rs 1,324**	**90%**

Note: From the date of execution of GBKC Floor's share purchase agreement.

(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 off with CAM expenses.

(3) Reclassification of Rs 9 million 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.

Property Income | Consolidation Details (H1 FY2027)

Rs Million	OPERATING LEASE RENTALS (OLR)		REVENUE FROM OPERATIONS		NET OPERATING INCOME[1]			
	H1 FY2027	H1 FY2026	H1 FY2027	H1 FY2026[2]	H1 FY2027	% OLR	H1 FY2026	% OLR
Ecoworld	**Rs 4,372**	-	**Rs 5,616**	-	**Rs 4,350**	*100%*	-	-
Downtown Powai	**4,114**	*3,862*	**4,664**	4,316	**3,938**	*96%*	3,706	96%
IT / Commercial	***3,025***	*2,699*	***3,445***	*3,034*	***2,931***	*97%*	*2,580*	*96%*
SEZ	***1,089***	*1,163*	***1,219***	*1,282*	***1,007***	*92%*	*1,126*	*97%*
G2	**1,224**	1,140	**2,032**	1,902	**1,255**	*103%*	1,226	108%
N2	**1,312**	1,217	**2,060**	2,029	**1,367**	*104%*	1,303	107%
G1	**1,674**	1,536	**2,444**	2,207	**1,790**	*107%*	1,661	108%
K1	**931**	852	**1,588**	1,406	**1,027**	*110%*	913	107%
N1	**731**	717[3]	**1,295**	1,288	**821**	*112%*	804	112%
GBKC Floors	**3**	-	**3**	-	**2**	-	-	-
CIOP	**-**	-	**845**	528	**575**	-	365	-
MIOP	**-**	-	**127**	115	**114**	-	102	-
Intercompany Eliminations[4]	**-**	-	**(972)**	(643)	**-**	-	-	-
Total (Consolidated)	**Rs 14,360**	**Rs 9,324**	**Rs 19,702**	**Rs 13,148**	**Rs 15,238**	**106%**	**Rs 10,080**	**108%**
Portfolio Investments								
Worldmark, New Delhi	**Rs 1,860**	Rs 1,806	**Rs 2,134**	Rs 2,007	**Rs 1,768**	*95%*	Rs 1,655	*92%*
Worldmark, Gurugram	**399**	399	**490**	491	**320**	*80%*	377	*94%*
Airtel Center and Pavilion Mall	**714**	722	**1,448**	1,461	**666**	*93%*	650	*90%*
Intercompany Eliminations	**-**	-	**(242)**	(226)	**-**	-	-	-
North Commercial Portfolio	**Rs 2,972**	**Rs 2,928**	**Rs 3,830**	**Rs 3,733**	**Rs 2,755**	**93%**	**Rs 2,682**	**92%**

Note: From the date of execution of GBKC Floor's share purchase agreement.

(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 off with CAM expenses.

(3) Reclassification of Rs 16 million 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.

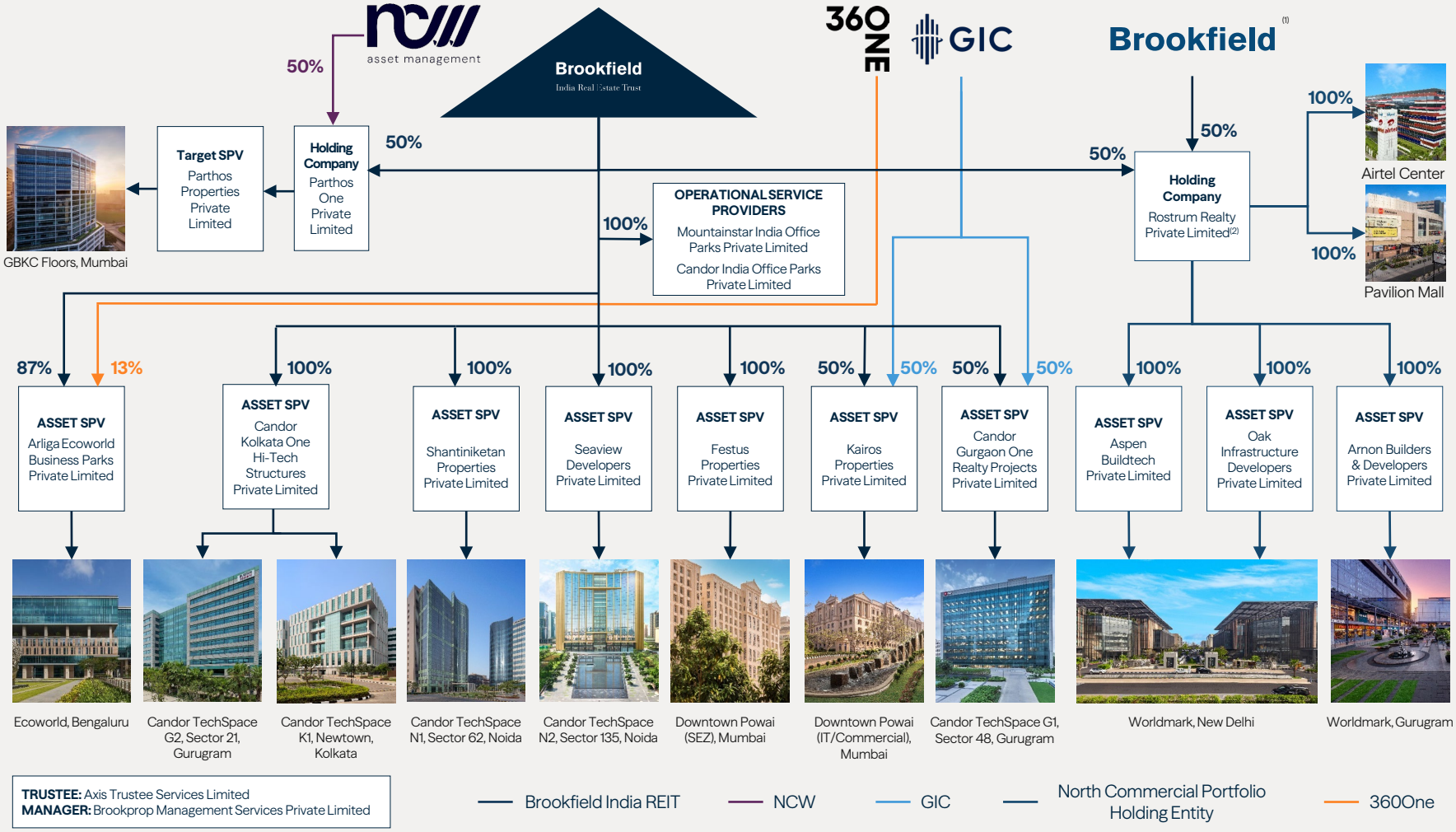
Capital Structure and Liquidity

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]
Portfolio Assets			
REIT	22.4	7.1%	-
Ecoworld	43.6	7.5%	2.0
Downtown Powai (SEZ)	-	-	12.4
Downtown Powai (IT / Commercial)	26.3	7.3%	0.9
G2+K1	25.4	7.2%	10.6
N2	-	-	14.9
G1	19.1	7.3%	4.0
N1	-	-	4.3
GBKC Floors	8.7	8.0%	0.6
MIOP	-	-	0.3
CIOP	-	-	0.1
Portfolio Assets	**145.5**	**7.3%**	**50.1**
North Commercial Portfolio[4]	**30.0**	**7.3%**	**3.6**

(1) As at September 30, 2026.
(2) Bank borrowings (including interest accrued) and NCDs adjusted for processing fees of Rs 0.6 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.

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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 the 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
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 September 30, 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)
Kairos	Kairos Properties Private Limited

Glossary (Cont'd)

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	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 asset 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, Downtown Powai, Ecoworld and GBKC Floors)
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