

ENVIRONMENT

Lead on Sustainable Solutions

Brookfield India REIT integrates environmental responsibility into every aspect of its operations. The focus remains on efficient resource use, reduced environmental impact, and the protection of air, water, and soil quality. Innovation and accountability guide our approach as we continue to enhance the sustainability of our assets and build resilience across operations. Through efficient design and responsible management, we aim to create healthy, future-ready spaces that support tenants and strengthen long-term value creation.

GHG EMISSIONS

Brookfield India REIT continues to strengthen its approach to managing greenhouse gas (GHG) emissions across operations. Understanding the emissions profile remains a key step in addressing climate-related risks and advancing sustainability goals. The REIT is building a detailed inventory that maps both direct and indirect emission sources, enabling data-driven reduction planning and performance tracking. This foundation supports the long-term net-zero roadmap through measurable actions and informed investment decisions.

In FY2026, the focus will expand from portfolio-level assessments to asset-specific decarbonization. Priority areas include operational efficiency, supply-chain engagement, and transition planning, forming an integral part of the broader climate strategy.





OUR NET ZERO EMISSIONS PROGRAM

The Net Zero program is anchored in a three-pillar decarbonization strategy that emphasizes energy efficiency, renewable energy use, and judicious carbon offsetting.

Energy efficiency and end-of-life upgrades

- Invest in high-return efficiency projects across assets
- Replace end-of-life systems with advanced, energy-efficient alternatives
- Encourage occupiers to implement energy-saving initiatives

Renewable energy procurement

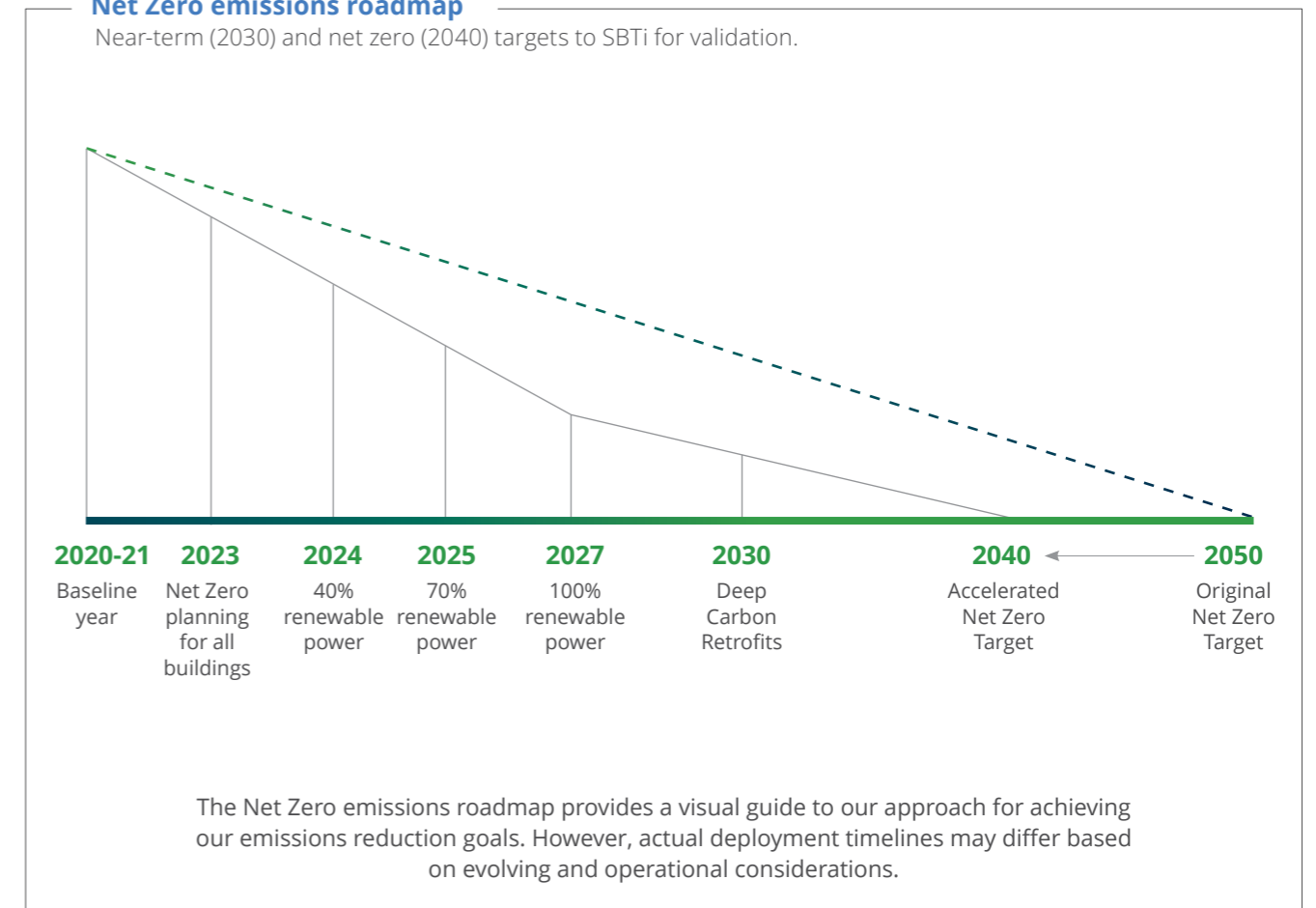
- Increase the share of green energy used in both common areas and occupier spaces

Judicious use of carbon offsets

- Offset residual emissions through verified carbon credits to achieve net-zero

Net Zero emissions roadmap

Near-term (2030) and net zero (2040) targets to SBTi for validation.



ENERGY

Energy efficiency is central to Brookfield India REIT’s decarbonization efforts. The focus remains on reducing overall energy intensity while increasing the share of renewable power across the portfolio. This approach combines demand reduction through operational efficiency with a steady transition toward non-fossil-fuel energy sources, reinforcing the REIT’s long-term sustainability objectives.

On the supply side, Brookfield India REIT is progressing toward its target of achieving 100% renewable electricity by 2027. A long-term agreement has been signed to source clean power from the Brookfield Renewable Bikaner Solar Power Project in Rajasthan, which serves office parks across the National Capital Region. This arrangement provides occupants with direct access to verifiable renewable power. Additional sourcing channels include open-access arrangements, the Indian Energy Exchange (IEX), DISCOMs’ green tariffs under the Renewable Energy Guarantee of Origin (REGO) framework, and International Renewable Energy Certificates (I-RECs), ensuring renewable coverage for both common and occupier areas.

Mapping our clean energy sourcing strategy

Sourcing Mechanism	Asset	% Load	
		Common Area	Tenant Area
Renewable Energy Guarantee of Origin (DISCOM Green Tariff)	Candor TechSpace K1, Kolkata	100%	100%
	Downtown Powai (All buildings)	100%	In progress
Open Access	Candor TechSpace G1, Gurugram	In progress	40%
	Candor TechSpace G2, Gurugram	In progress	40%
	Candor TechSpace N1, Noida	In progress	40%
	Candor TechSpace N2, Noida	In progress	40%
	Worldmark Delhi (1, 2 & 3)	~30%	~75%
	Worldmark Gurugram	In progress	In progress
	Airtel Center, Gurugram	In progress	In progress

ENERGY EFFICIENCY

Brookfield India REIT continues to advance energy efficiency initiatives across its portfolio to reduce demand and optimize performance. Operational improvements are complemented by occupant engagement and employee awareness programs designed to encourage energy-conscious behavior. Through collaboration and targeted interventions, the REIT supports occupiers in aligning with their own Net Zero goals, reinforcing its position as a trusted partner in sustainable growth.

Our Interventions

- 1 Smart energy sub-metering to detect leakage and losses
- 2 100% LED lighting in common areas, including exterior and basement parking
- 3 Automated indoor parking and outdoor lighting with timers
- 4 DG set automation via SCADA for optimized operation
- 5 High Solar Reflective Index (SRI) roofing to reduce cooling loads
- 6 Variable Frequency Drives (VFD) in chillers and pumps for efficient partial load operation
- 7 Chilled water ring connecting buildings for optimized chiller use
- 8 Electrostatic filters with energy-efficient electronically commutated (EC) fans using BLDC motors



WATER

Brookfield India REIT manages water resources responsibly across its portfolio, recognizing water as a finite source in urban areas. The water management approach is anchored in the 4R framework – Reduce, Reuse, Recycle, and Replenish – aimed at minimizing consumption and improving circular use. The long-term objective is to achieve water-positive operations by replenishing more water than is consumed, strengthening the resilience of assets and surrounding communities.

480,530 kl

Water recycled across our portfolio during H1 FY2026

REDUCE

Low-flow, sensor-based fixtures and aerators to cut consumption

Drip irrigation to improve water efficiency

Landscaping with native, drought-tolerant species to lower demand

IoT-based water meters for precise tracking and waste reduction

REPLENISH

Rainwater harvesting pits for surface and rooftop runoff to recharge groundwater

RECYCLE & REUSE

Sewage Treatment Plants with ultrafiltration providing high-quality non-potable water for flushing, irrigation, and cooling

Piloted chemical-free cooling tower water treatment using Sequencing Batch Reactor (SBR) technology and photocatalysis at one of our facilities

This ensures the reused water meets safety standards and helps regulate important parameters like Chemical Oxygen Demand (COD) and Biological Oxygen Demand (BOD)

Reuse of condensate water from Air Handling Units in high-humidity areas

WASTE

Brookfield India REIT's waste management framework follows the 5R principle – Reduce, Reuse, Recycle, Refuse, and Rot – aimed at minimizing waste generation and diverting material from landfills. Waste management planning is integrated at the design stage of every development to ensure long-term sustainability. Standard Operating Procedures (SOPs) guide on-site practices, including source segregation through color-coded bins for dry, organic, and construction and demolition (C&D) waste.

Organic waste is processed using in-situ composters that convert biodegradable material into nutrient-rich compost for landscaping, with biannual quality testing to ensure compliance. Dry and C&D waste are collected and handled by government-authorized vendors and recyclers.

Continuous engagement with occupiers and professionals reinforces responsible waste behavior through awareness drives and training sessions. Waste generation is tracked at the tenant level, and intensity metrics – measured as waste per occupant per day – are shared biweekly to support data-led decision-making. These collective efforts have resulted in a higher share of waste being recycled year-over-year, strengthening operational efficiency and environmental performance across the portfolio.

REDUCE

Conducted awareness programs for tenants on eliminating single-use plastics across offices, food courts, and retail outlets

Shared monthly data with tenants on dry and wet waste generation per capita to promote accountability and reduction efforts

Engaged tenants to minimize food and packaging waste through targeted discussions and on-site initiatives

REUSE & RECYCLE

Installed recycled product kiosks displaying items such as pens, notebooks, and pencils made from recovered materials

Deployed plastic bottle reverse vending machines in food courts to collect and recycle disposable bottles

REFUSE & ROT

Installed organic waste shredders to reduce waste volume and enhance composting efficiency

Operated in-situ composters that process biodegradable waste into nutrient-rich compost for landscaping use

CLIMATE RISKS AND OPPORTUNITIES

Brookfield India REIT recognizes that climate change poses material risks and emerging opportunities for long-term business resilience. The REIT’s climate strategy aligns with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) and focuses on strengthening asset performance against evolving environmental conditions. This approach supports operational reliability, cost efficiency, and continued relevance to occupiers and investors.

During FY2026, the REIT is initiating a fresh climate risk assessment across its portfolio to evaluate both physical and transition risks, including exposure to earthquakes, floods, heat stress, and sea-level rise. The assessment will update earlier analyses conducted in FY2023 and will form the basis for revised risk ratings, mitigation measures, and forward-looking action plans. Insights from this exercise will guide strategic decisions and investment priorities over the short, medium, and long term, ensuring preparedness for future climate scenarios.

Physical risk

- CRREM 1.5C

Key risks identified

- Transition risks**
- Energy efficiency
 - Renewable energy sourcing

Physical risk

- Flood
- Heat stress
- Fire stress

Transition risk

- RCP 2.6
- RCP 4.5
- RCP 8.5

Timeframe considered

- Short term (2023-2030)
- Medium term (2030-2050)
- Long term (2050-2100)

BIODIVERSITY

Brookfield India REIT recognizes biodiversity as integral to ecosystem resilience and climate action. The REIT has adopted a biodiversity policy that embeds conservation principles into operations and decision-making. None of its properties are located within or adjacent to protected areas or regions identified as biodiversity hotspots. All assets are situated on designated-use land parcels, where the focus remains on minimizing ecological impact and preserving natural value.

To advance this commitment, the REIT has defined six biodiversity enhancement strategies, each supported by detailed action plans and implementation frameworks. These strategies guide efforts to protect local ecosystems, promote green cover, and integrate sustainable landscaping across the portfolio.



STRATEGIES

Support regional native floral species	Increase in green cover
Contribute to global climate regulations	Manage invasive species
Enrich habitat quality	Create a habitat that supports the surrounding faunal species

ACTION PLANS

Canopy expansion	Pergolas/green tunnels
Green roofs	Increasing tree cover
Green facade/hedge plantation	Adopting low intensity lights
Promoting heterogeneous environment	Spread awareness on biodiversity
Native/adaptive non-invasive species	Bird nesting & population
Carbon sequestration	Urban Heat Island (UHI) mitigation

AIR QUALITY

Brookfield India REIT places strong emphasis on maintaining high air quality standards to support the health, well-being, and productivity of occupiers and employees. Air quality is monitored across assets using smart tools and advanced technologies that track key indicators such as volatile organic compounds (VOC), carbon dioxide (CO₂), particulate matter (PM_{2.5} and PM₁₀), temperature, and humidity. Real-time indoor air quality (IAQ) data is displayed in lobbies and offices to raise awareness among occupants and visitors.

As of FY2025, more than 82 IAQ devices have been installed across the portfolio, including integrated monitors within air handling units at Candor TechSpace campuses in Gurugram and Noida. These systems are complemented by advanced filtration and emission control technologies that ensure continuous air purification.

To mitigate outdoor pollution, particularly from industrial and vehicular sources, the REIT deployed over 10 Retrofit Emission Control Devices (RECDs) during H1 FY2026 across its Delhi-NCR assets. These installations have reduced particulate matter, carbon monoxide, and hydrocarbon emissions by nearly 70%.



Brookfield India REIT also promotes responsible construction practices to minimize dust and particulate emissions through the following measures:

- Use of debris chutes for material disposal.
- Tire washing systems for construction vehicles.
- Closed haulage of waste and construction materials.
- Organized storage and responsible disposal of construction waste.
- Barricading and screening of active construction sites.
- Periodic road cleaning using electric sweepers.
- Tree and shrub plantation along approach roads and medians.
- Sprinkling of treated water on exposed soil and pathways.

SUSTAINABLE DESIGN AND DEVELOPMENT

Sustainability remains central to Brookfield India REIT's business model and asset design philosophy. The REIT adopts a strategic approach that combines selective acquisitions with deep retrofits to decarbonize the built environment and reduce embodied greenhouse gas (GHG) emissions within existing infrastructure.

The design framework is guided by two core objectives:

Enhancing operational efficiency of existing assets through deep retrofitting and continuous upgrades, thereby lowering future emissions from the global building stock

Creating climate-responsive, occupant-centric spaces in greenfield developments that address resource efficiency, comfort, and long-term resilience



SUSTAINABLE DESIGN STRATEGY

Brookfield India REIT's sustainable design strategy is rooted in human-centric principles and guided by its design guidelines for sustainable workspaces and biodiversity. This integrated framework ensures that all assets are developed with measurable impact goals across energy, water, waste, and ecology, in direct alignment with the REIT's Net Zero 2040 roadmap.

Beyond environmental performance, the strategy emphasizes the creation of socially responsible spaces that foster connection, equity, and inclusivity. The management ecosystem connects design and operations through continuous feedback loops, enabling collaboration and real-time innovation. This integrated approach allows the REIT to consistently exceed conventional sustainability benchmarks and advance its commitment to responsible development.



Integrated design approach

- Leverage expertise
- Right brief
- Early stage optimization



Decarbonization

- Two-pronged approach to reduce emissions
- Embodied carbon
- Operational carbon



Efficiency

- Quantifiable targets
- Green certification benchmarks
- Post-occupancy monitoring



Resource circularity





- Closed-loop systems
- Maximize on-site recycling and re-use



Social impact

- Universal accessibility
- Occupant well-being
- Enhance biodiversity
- People-centric/Community spaces

OUR ENVIRONMENTAL PERFORMANCE

	Metric	Unit	FY2020	FY2025	H1 FY2026 (Unaudited)
 <p>Greenhouse Gas Emissions</p>	Scope 1 (Stationary Combustion)	tCO ₂ e	7,070	3,673	2,292
	Scope 1 (Fugitive Emissions)	tCO ₂ e	1,001	1,622	1,100
	Total Scope 1	tCO ₂ e	8,071	5,296	3,392
	Scope 2 - Location-based	tCO ₂ e	82,909	96,418	61,615
	Scope 2 - Market-based	tCO ₂ e	81,994	65,045	41,596
	Total Scope 2	tCO ₂ e	81,994	65,045	41,596
	Scope 3 (Category-13) - Downstream leased assets	tCO ₂ e	109,314	69,324	46,705
	Total Scope 3 (Category 13)	tCO ₂ e	109,314	69,324	46,705
Emission Intensity, (Scope 1 & 2)	kgCO ₂ e/sf	4.65	2.90	1.85	
 <p>Energy Consumption</p>	Total Energy Consumption	MWh	319,060	302,691	152,301
	Direct Fuel Consumption	MWh	7,731	4,722	3,314
	Diesel	% of Total Energy	2.4%	1.6%	2%
	Purchased Energy	MWh	307,862	295,228	148,986
	Purchased Energy	million MJ	1,108,304	1,062,822	536,351
	Electricity	% of Total Energy	96.5%	61.2%	98%
	Renewables	% of Total Energy	1.1%	37.2%	38%
	Renewable Onsite	MWh	1,171	2,740	1,442
	Renewable Offsite	MWh	0	102,806	56,070
	Total Renewable	MWh	1,171	117,314	57,512
	Non-Renewable	MWh	317,888	185,377	94,789
Energy Consumption Intensity	kWh/sf	14.81	12.46	6.27	
 <p>Water Consumption</p>	Total Water Withdrawal (A)	KL	2,355,950	2,149,463	1,090,555
	Total Water Discharge (B)	KL	220,892	193,473	105,809
	Total Water Consumption (A-B)	KL	2,135,059	1,955,991	984,746
	Water Consumption Intensity	KL/sf	0.167	0.125	0.041
	Water Reused	KL	811,993	894,612	480,530
% Water Reused	% of Total Water	34%	41.62%	49%	
 <p>Waste</p>	Total Waste Generated	Tons	5,619	5,517	3,154
	Total Waste Recycled	Tons	3,372	5,430	2,996
	Total Waste Disposed	Tons	2,248	87	126

*Calculations for Scope 3 Categories 1, 2,3, 5,6 and 7 shall be disclosed in the annual report.

