

# Scaling with Purpose. Growing with India.

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## Momentum that shapes the future

Strong foundations create momentum. For Brookfield India REIT, that momentum defines our journey – expanding our footprint across India's leading gateway cities, strengthening leasing momentum through trusted partnerships with global enterprises, and embedding sustainability into every aspect of our operations.

Backed by capital resilience, operational excellence, and the tailwinds of India's growth story, we are poised for the next phase of disciplined expansion and enduring value creation – momentum that continues to shape the future.

## Strong growth prospects

### OCCUPANCY

Our growth remains anchored in consistent occupancy improvement, steady contractual escalations, and healthy re-leasing spreads. Robust demand from Global Capability Centres (GCCs) and multinational occupiers continues to drive leasing momentum – reinforcing the strength, scale, and relevance of our large-format campuses across key gateway markets.

### OPERATIONAL PERFORMANCE

Our performance continues to reflect the strength of our portfolio and strategy. Operating lease rentals and net operating income (NOI) have shown steady growth, while distributions remain on an upward trajectory.

A strong leasing pipeline of 5M sf across SEZ, non-processing, commercial, and IT assets provides clear visibility for sustained growth. Leasing outcomes continue to demonstrate pricing strength, with healthy spreads achieved on both renewals and re-leasing.

**13% YoY**  
NOI growth in H1 FY2026

**25%**  
Re-leasing spreads, marked one of the strongest in recent quarters



### FUTURE READINESS

Our focus is on stability and future readiness. As occupancy levels move toward full stabilization, the portfolio is positioned to deliver stronger income and higher distributions. A favorable interest rate environment will further support returns, strengthen resilience and enhance long-term unitholder value.

## Portfolio expansion

Our growth strategy is centered on India's gateway cities – markets where demand is deep, durable, and enterprise-led. New Delhi, Gurugram, and Noida continue to anchor leasing momentum, while Bengaluru remains under active evaluation for future expansion. Each step reinforces our scale and presence in locations that matter most to global occupiers.

Occupancy gains across newly acquired assets underscore our operational discipline. The balanced mix of SEZ and non-SEZ spaces provides flexibility, allowing tenants to align with both regulatory and business requirements. This equilibrium enhances leasing resilience and supports steady, long-term growth.

## Sustainability

As we grow our footprint, sustainability remains embedded in strategy and operations. Our commitments include achieving Net Zero by 2040 and transitioning to 100% renewable energy by 2027. Asset-level initiatives target a 10% reduction in energy and water intensity this year. These priorities are integrated across all functions and supported by leadership oversight.

Tenant engagement remains central to this agenda. Monthly sustainability dossiers, quarterly magazines, and annual reports provide updates. Joint programs such as zero-waste workshops and Net Zero alignment sessions build awareness and collective action. These initiatives strengthen tenant relationships and differentiate our campuses.

