

COMPETITIVE EDGE

Differentiated in Strength, Scale, and Stability

We combine the scale of a leading office REIT with the resilience of a diversified portfolio. Our disciplined strategy and stable cash flows create a strong platform for sustained returns and future growth.

TRACK RECORD OF SUSTAINED GROWTH

We have consistently scaled our portfolio through strategic acquisitions and disciplined execution. From an initial 14M sf portfolio valued at ₹ 114.8B, we have expanded to 29.1M sf with a gross asset value of ₹ 396.02B, supported by a tenant base of over 140 corporates. This journey, marked by integration of marquee assets, steady leasing momentum, and operational excellence, reflects our ability to create long-term value and drive sustainable growth.

ALIGNED WITH INDIA OPPORTUNITY

We are positioned to capture India's strong office demand, supported by a projected gross absorption of 90M sf in 2025. Global Capability Centers continue to anchor leasing, contributing over one-third of demand in H1 FY2026, while post-SEZ reforms have expanded occupier diversity, driving more than 11% rise in SEZ occupancies over 18 months.

GLOBAL SPONSORSHIP WITH LOCAL EXPERTISE

We benefit from the strength of Brookfield Corporation's \$1T global platform and its \$278B real estate AUM. Combined with our local management through Brookprop, we are India's only 100% institutionally managed office REIT. This blend of scale and local insight enables us to evaluate strategic acquisitions, including a 26M sf sponsor pipeline in Bengaluru and Chennai.

STRATEGICALLY LOCATED PROPERTIES

Our portfolio spans across Mumbai, Delhi NCR, Gurugram, Noida and Kolkata, anchored by marquee assets like Candor TechSpace G1, Downtown Powai, and Worldmark Delhi. With a weighted average lease expiry (WALE) of 6.6 years and 90% committed occupancy, our properties combine scale, stability, and strategic presence in gateway markets.

PLACEMAKING EXPERTISE

We create workplaces that attract global enterprises and foster long-term engagement. Properties like Downtown Powai, Winchester, and One Downtown Central have received EDGE certification from IFC, recognizing over 20% savings in energy, water, and embodied energy. Our ability to convert campuses into high-performing, sustainable environments underpins strong leasing traction and tenant preference.

MARQUEE TENANT BASE

Our tenant base is diverse and resilient, with GCCs contributing 61% of leasing in Q1 FY2026 and 40% of gross leasing over the past 18 months. We are home to a leading global financial institution, with technology, BFSI, and consulting accounting for nearly 60% of our portfolio mix.

VISIONARY LEADERSHIP

Our leadership team brings deep industry expertise and strategic foresight. Recent initiatives include a ₹ 1,000 crores preferential issue at ₹ 310 per unit to fund future acquisitions, while maintaining a prudent financing structure to support accretive growth.



SUSTAINABLE OPERATIONS

We are committed to achieving net zero carbon by 2040 or sooner. Already, 44% of energy at our Delhi-NCR campuses is sourced from renewables, carbon emissions are down 44% against a 2030 target of 50%, and 58% of water is recycled. Our efforts have been recognized with ISO 50001 recertifications and CII Kaizen Awards, reinforcing sustainability as a core operating principle.

REITS AS A MAINSTREAM ASSET CLASS

REITs in India have emerged as a mainstream asset class, backed by rising investor confidence and regulatory support. Brookfield India REIT, as one of the founding members of the India REITs Association (IRA), plays an advocacy role in shaping this growing market, now comprising five listed REITs with a combined market capitalization of over ₹ 1.5T. The asset class remains tax-efficient, with regulations mandating distribution of at least 90% of net cash flows on a semi-annual basis. Since inception, cumulative distributions have crossed ₹ 243B, reflecting a quarterly growth rate of over 13%. SEBI and government reforms – including SEZ policy changes and reduced subscription thresholds – have further enhanced accessibility. Today, REITs represent nearly 15-20% of India's institutional-grade commercial stock, underscoring their critical role in deepening the country's capital markets.