

PORTFOLIO OVERVIEW

Our Portfolio of Business-Critical Assets

Our portfolio spans 10 Grade-A office and IT parks across India's gateway markets, designed to serve the critical needs of global and domestic occupiers. With 97% of asset value in completed, income-generating properties, our fundamentals remain strong, anchored by 90% committed occupancy and a 6.6-year WALE. Growth visibility is embedded through contractual escalations, mark-to-market opportunities, and the leasing of available space, reinforcing our position as India's most diversified office REIT.



DOWNTOWN POWAI - COMMERCIAL/IT PARK, MUMBAI



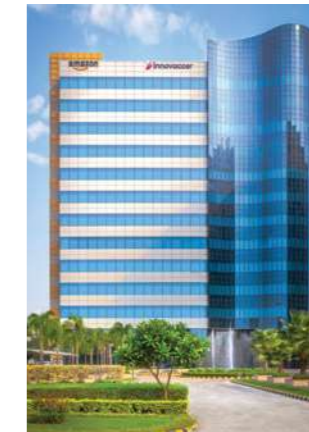
DOWNTOWN POWAI - SEZ, MUMBAI



CANDOR TECHSPACE G1, GURUGRAM



CANDOR TECHSPACE G2, GURUGRAM



CANDOR TECHSPACE N1, NOIDA



CANDOR TECHSPACE N2, NOIDA

Type of Asset (SEZ/Non-S SEZ)	NON-SEZ		SEZ		NON-SEZ		SEZ	
Total Area (Acres)	20.0	9.0	25.2	28.5	19.3	29.7		
Market Value (₹ M)	81,225	29,782	58,889	45,556	28,003	47,854		
Leasable Area (M sf)	2.9	1.6	3.9	4.1	2.9	4.7		
Completed Area (M sf)	2.9	1.6	3.8	4.0	2.0	3.9		
Under Construction (M sf)	-	-	-	-	-	-		
Future Development Area (M sf)	-	-	0.1	0.1	0.9	0.8		
Committed Occupancy (%)	95%	96%	84%	78%	98%	88%		
WALE (Years)	4.0	8.8	6.4	7.2	8.3	7.6		
In-Place Rent (Warmshell) (₹ per sf per month)	180.3	131.0	80.6	85.4	61.5	61.2		
Market Rent (₹ per sf per month)	186.4	144.0	88.4	90.0	68.5	66.9		
Mark to Market Potential (%)	3	10	10	5	11	9		

PORTFOLIO OVERVIEW



CANDOR TECHSPACE K1,
KOLKATA



WORLDMARK,
DELHI



AIRTEL CENTER,
GURUGRAM



WORLDMARK,
GURUGRAM



PAVILION MALL,
LUDHIANA



CONSOLIDATED
AT BROOKFIELD
INDIA REIT LEVEL

Type of Asset (SEZ/Non-SEZ)	Worldmark 1		Worldmark 2&3		NON-SEZ	NON-SEZ	NON-SEZ	NON-SEZ
	SEZ	NON-SEZ	NON-SEZ	NON-SEZ				
Total Area (Acres)	48.4	3.1	4.5		4.7	6.7	2.5	201.4
Market Value (₹ M)	32,722	17,900	26,496		13,766	10,503	3,325	396,020
Leasable Area (M sf)	5.9	0.6	0.8		0.7	0.8	0.4	29.1
Completed Area (M sf)	3.2	0.6	0.8		0.7	0.8	0.4	24.6
Under Construction (M sf)	0.6	-	-		-	-	-	0.6
Future Development Area (M sf)	2.1	-	-		-	-	-	3.9
Committed Occupancy (%)	99%	99%	91%		100%	94%	85%	90%
WALE (Years)	7.6	5.1	4.6		2.5	6.3	3.3	6.6
In-Place Rent (Warmshell) (₹ per sf per month)	47.1	208.4	230.4		131.3	91.3	57.9	97.8
Market Rent (₹ per sf per month)	51.1	225.0	225.0		131.0	80.0	61.0	103.2
Mark to Market Potential (%)	8	8	(2)		0	(12)	5	6