Built for Growth. Designed for Scale.

India's office market entered FY2025-26 with strong momentum, supported by sustained demand from occupiers including 50% contribution from global capability centers. Demand increasingly favored high-quality, institutionally managed campuses that provide operating reliability, sustainability credentials, employee-focused infrastructure and room for future expansion. Brookfield India REIT was positioned for this demand, with a portfolio anchored in key gateway markets and built around occupier needs.

FY2025-26 translated this positioning into strong operational progress. We achieved record gross leasing of 4M sf, increased committed occupancy to 93% and healthy re-leasing spreads of 18%. Leasing remained broad-based across sectors and markets, with global capability centers contributing about half of the annual leasing. These outcomes reflected the strength of our assets, our occupier relationships and the continued relevance of large, campus-style assets in India's office market.

The year also marked a significant expansion of our platform. The acquisition of Ecoworld, a 7.7M sf Grade-A office campus in Bengaluru, increased our operating portfolio to 32.5M sf and made Bengaluru our largest market by value. The acquisition strengthened our exposure to a market that continues to attract global occupiers seeking scale, access to talent and long-term expansion options.

We supported this expansion with institutional capital and balance sheet flexibility. During the year, we raised capital from marquee investors, created capacity for future acquisitions and reinforced our ability to pursue growth in a disciplined manner.

The progress achieved during the year reflects a platform that is larger, more diversified and operationally stronger. It gives us the depth to better serve the occupiers, pursue selective acquisitions and support long-term value creation.