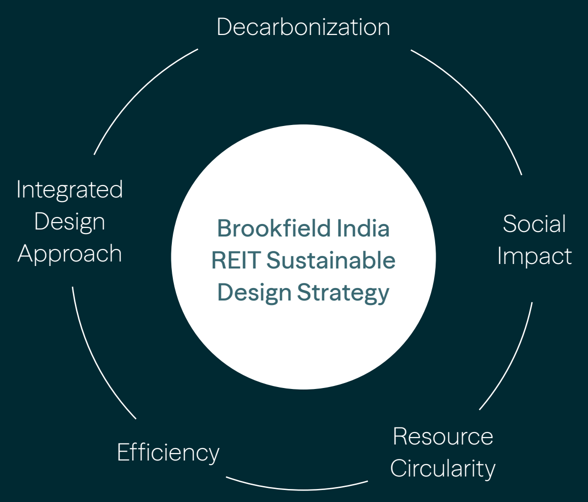
Intellectual Capital

Sustainable Design and Development

Our design and development philosophy focuses on creating people-centric and climate-responsive spaces that support productivity, wellbeing and inclusion while reducing environmental impact.

Our Sustainable Design Strategy

Our integrated design strategy connects development, operations and asset management. This enables continuous performance optimization across the building lifecycle and helps us design assets that are efficient, resilient and responsive to occupant needs.



Design Element

- Building Life Cycle (Embodied + Operational Carbon)
- Thermal, Acoustic and Visual Comfort
- Universal Accessibility
- Biophilia
- Indoor Air Quality
- Resource Efficiency (Energy, Water, Waste)
- Digitally-Enabled
- Ergonomics and Physical Activity

The strategy is structured around clearly-defined focus areas under each design parameter, ensuring a holistic and outcome-driven approach to asset development and operations.

Decarbonization

- Embodied emissions
- Operational carbon emissions

Efficiency

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

Resource Circularity

- Closed-loop systems
- Maximize on-site recycling and reuse

Integrated Design Approach

- Leverage expertise
- Early-stage optimization
- Right brief

Social Impact

- Universal accessibility
- Occupant wellbeing
- Enhance biodiversity
- People-centric/ community spaces

Embodied Carbon Assessment

In FY2025-26, we released our first Embodied Carbon Assessment Report, marking an important step in strengthening transparency around material-related emissions across our portfolio. The assessment was conducted in consultation with an independent third-party expert to ensure methodological rigor and credibility.

The assessment focused on identifying emission-intensive materials and processes, while evaluating low-carbon alternatives. These insights will guide our design and material choices and support efforts to reduce embodied emissions across future development and retrofit decisions.

Outcome

The assessment indicates consistent, incremental reductions in embodied carbon across projects, delivering measurable improvements in carbon efficiency. It also demonstrates that alternative low-carbon materials can reduce embodied carbon emissions by up to 13% from the baseline, without additional cost. Overall, embodied carbon performance remains aligned with Brookfield's 2040 decarbonization roadmap, with the portfolio closely tracking interim targets.

This year, we focused on engaging our value chain, including consultants and suppliers, to advance product-level carbon accounting. Key areas of progress include green steel and cement procurement, integration of these materials into design and development, and a pilot to incorporate carbon footprint considerations into procurement decisions.

Focus Area	Baseline Embodied Emissions	Estimated Potential Reduction
Core and Shell	400-500 Kg CO_2e/m^2	11%
Interior Upgrades: Common Areas	70-100 Kg CO_2e/m^2	12%
Interior Upgrades: Office Fit-Out	180-200 Kg CO_2e/m^2	13%
Landscape Upgrades	120-175 Kg CO_2e/m^2	13.6%

#CASE STUDY

From Ambition to Action: Driving Portfoliowide Decarbonization and Climate Resilience with IFC

At Brookfield India REIT, we believe sustainability must move beyond ambition to become a core driver of how we design, operate and finance our assets. Our Blueprint 2030 framework reflects this philosophy, guiding our commitment to conservation, resilience and sustainable growth while setting a clear pathway to achieve Net Zero emissions by 2040 or earlier. Delivering on this vision at scale requires the right partnerships and our collaboration with the International Finance Corporation (IFC), a member of the World Bank Group, has been instrumental in translating intent into action.

Through IFC's Greening Real Estate Investment Portfolios (GRIP) advisory program, we have adopted a portfoliowide approach to decarbonization, moving beyond building-level initiatives to create a structured, data-driven roadmap. This enables us to establish emissions baselines, define pathways across Scope 1, 2, and relevant Scope 3 emissions, and embed sustainability metrics into core investment decisions – ensuring decarbonization is both practical and value accretive.

Recognizing that incremental improvements are not enough, we are also advancing innovation in cooling technologies and strategies leveraging successes from IFC's Tech Emerge initiative and through discovery of new opportunities supported by IFC's Cooling Innovation facility. By creating a sandbox within our portfolio, we are piloting emerging cooling technologies in live environments, accelerating adoption while managing risk and improving operational efficiency across assets.

Standardization remains key to scale, and IFC's EDGE certification framework helps us deliver measurable reductions in energy, water and embodied carbon. At the same time, through the Building Resilience Index, we are strengthening our portfolio against climate risks, ensuring long-term resilience and tenant wellbeing.

Financing this transition is equally critical. Our ₹ 2,000 Crore sustainability-linked bond issuance – India's largest by a REIT – links financial outcomes to sustainability performance, embedding accountability into our capital structure.

Together, this integrated approach with IFC will enable Brookfield India REIT to deliver on Blueprint 2030, positioning our portfolio as low-carbon, resilient, and future-ready.