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SUSTAINABILITY



NATURAL CAPITAL

Lead on Sustainable Solutions

We manage our environmental priorities through a portfolio-wide approach that connects climate resilience, energy efficiency, renewable power, water stewardship, waste reduction, air quality and sustainable design. Our focus is to reduce resource intensity, strengthen asset resilience and support long-term value creation for occupants, investors and the communities around our assets.



Climate Risks and Action

Climate change presents material, physical and transition risks for the real estate sector. We are responding through proactive measures that strengthen operational resilience and support long-term asset performance. In alignment with IFRS S2, formerly the Task Force on Climate-related Financial Disclosures (TCFD), our climate strategy integrates mitigation and adaptation measures across asset design, operations and ongoing management.

We conducted a comprehensive climate risk assessment and scenario analysis across our portfolio, building on

the study undertaken three years ago. The assessment evaluated exposure to key physical and transition risks, including flooding, heat stress and sea-level rise, while helping refine and strengthen our climate risk profile. Risks were analyzed through a structured framework covering likelihood, severity and potential financial impact, and were prioritized at the asset and portfolio levels.

The assessment will help us manage climate risks more proactively and identify value creation opportunities across short-term (0–3 years), medium-term (3–10 years) and long-term horizons of more than 10 years.

Physical Risk		Transition Risk	
CLIMATE SCENARIOS	Shared Socioeconomic Pathways (SSPs): SSP1 – 2.6, SSP5 – 8.5		NZE 2050 Scenario
KEY RISKS IDENTIFIED	Acute Risks		Chronic Risks
	Heat Wave	Water Stress	Market Risk
	Flood	Temperature Variability	Reputational Risk
	Drought	Rainfall Variability	Emerging Regulation Risk
	Cyclone	Sea Levels	
TIMEFRAME CONSIDERED	Short-Term Up to 2030	Medium-Term 2030-2050	Long-Term 2050-2100

Risk Assessment Methodology

The assessment followed a structured, transparent and forward-looking methodology aligned with Network for Greening the Financial System (NGFS) scenarios and global disclosure frameworks.

Scope and Boundary Definition

We grouped assets into operationally relevant clusters to reflect interdependencies and shared exposure pathways. The assessment covered short, medium and long-term horizons to capture near-term operational risks and longer-term strategic impacts.

Hazard Identification and Screening

We screened more than 20 acute and chronic climate hazards based on asset location and site inspections. These hazards were categorized across temperature, water, wind, soil and relevant nature-related factors, and then filtered based on materiality and credible impact on asset operations.

Asset-Level Vulnerability Assessment

We assessed vulnerability using three components to identify asset-level vulnerability profiles:

- **Exposure:** Geographic and environmental conditions
- **Sensitivity:** Asset design, systems and operational characteristics
- **Adaptive capacity:** Resilience measures, redundancy, maintenance and response systems

Scenario-Based Analysis

We assessed forward-looking risks under two NGFS-aligned scenarios to test portfolio resilience under both orderly and high-risk climate futures.

- **SSP1 2.6 Low-Emissions Scenario:** Lower physical risk and higher transition pressure
- **SSP5 8.5 High-Emissions Scenario:** Significantly elevated physical risk

Risk Impact Assessment

Physical risks were translated into potential impacts on operations, asset performance, downtime and maintenance across chronic and acute events. Transition risks were assessed through policy, market and technology factors, with a focus on operating costs, capital expenditure and long-term asset competitiveness.

Scoring, Prioritization and Integration

Risks were quantified and aggregated across assets and time horizons to identify key portfolio exposures, risk concentrations and priority assets. The outputs informed resilience planning, retrofit prioritization, capital allocation and long-term investment decisions. Senior management reviewed the assessment outputs, which will be integrated into enterprise risk management and investment decision-making processes. The assessment will be updated every three years, or earlier in response to significant regulatory or climate-related developments.

Outcome

The climate risk and vulnerability assessment (CVRA) identified physical climate risk as a material portfolio-wide driver of operational and financial exposure, shaped by asset age, geographic distribution and the office-led nature of the portfolio. Across the assets assessed, extreme heat and pluvial flooding emerged as the most pervasive risks across regions.

Extreme heat exposure is projected to increase from approximately 35–42 days above 40°C currently to approximately 45–55 days by mid-century under SSP1 2.6, and approximately 90–106 days by late century under SSP5 8.5. This may place sustained pressure on cooling demand and operational continuity.

Pluvial flooding risks are also expected to intensify due to an approximately 10–30% increase in extreme rainfall intensity, with potential implications for site access and business continuity. These risks may increase operating costs, require additional capital expenditure and influence long-term asset performance, reinforcing the need for coordinated portfolio-level resilience planning.





Physical Climate Risk	=	Exposure (Asset Location)	+	Vulnerability (Asset Characteristics)	=	Impact on Built Asset	→	Adaptation & Mitigation Measures	→	Financial Impacts	
		Climate Hazards		Exposure		Vulnerability		Direct Impact		Indirect Impact	Adaptation & Mitigation Measures
Temperature Related 		Heat stress						▪ HVAC overload, reduced cooling efficiency, and increased energy consumption		▪ Higher operational energy costs impacting OPEX	▪ Exterior shading retrofit (shaded walkways and canopy structures) to reduce Urban Heat Island (UHI) exposure
		Temperature Variability								▪ Heat stress risks for security, landscaping, and outdoor maintenance staff	▪ Integration of green facades to improve thermal comfort and reduce conductive heat gain
		Heat Wave						▪ Possible outdoor equipment performance derating under high ambient temperatures			▪ Deployment of high-albedo (cool) pavements and roofing materials across outdoor hardscapes
		Cold Wave									▪ HVAC and utility resilience retrofit, including provision of cooling facilities in electricity/utility rooms
											▪ Green roof systems and permeable landscape surfaces to reduce rooftop heat gain and enhance microclimate performance
Wind Related 		Changing Wind Patterns						▪ Strong winds exacerbate water penetration through building envelopes, leading to internal damage, mold and deterioration of materials		▪ Operational downtime from power loss or damaged systems	▪ Anchoring of all outdoor furniture, planters, equipment, and slabs to prevent windborne hazards
		Cyclone, Hurricane, Typhoon								▪ Supply chain disruptions (deliveries, service providers)	▪ Structural tie-ups between key building elements (roof-wall, wall-foundation, foundation-ground) to improve wind load resistance and meet requirements
		Storm						▪ Façade or loose outdoor material damage			▪ Post-storm inspection protocol for rooftop systems, facade elements, and building services
											▪ Façade glazing upgrade and wind-load capacity enhancement
Water Related 		Changing Precipitation Patterns						▪ Pluvial flooding along access roads, affecting mobility and emergency response		▪ Commuting disruptions affecting operations, attendance, and service delivery	▪ Roof and terrace drainage upgrade through periodic inspection/cleaning of drains, gutters, and downspouts
		Precipitation Variability									▪ Sitewide stormwater-sewage system separation to mitigate surcharge, backflow, and mixed flooding
		Sea-level Rise						▪ Basement flooding or water ingress		▪ Mold, dampness, and IAQ deterioration due to recurring moisture	▪ Storm drainage re-engineering based on future rainfall projections to handle short-duration, high-intensity cloudburst events
		Water Stress								▪ CAPEX needed for pumping, waterproofing, and drainage upgrades	▪ Installation of high-capacity sump pumps with redundancy, automatic float switches, and real-time water-level monitoring
		Drought						▪ Water supply shortage from the municipal side during regional shortfall			▪ Addition of trench drains/cut drains at building entrances and basement ramps to intercept runoff
		Flood						▪ Tanker water dependency			▪ Basement flood barrier installation and sump pump upgrade for enhanced flood protection
											▪ Dedicated raw water storage tank for water scarcity resilience
											▪ Rainwater harvesting system expansion to reduce dependence on municipal/tanker supply
											▪ Rainfall-triggered early-warning SOP for extreme precipitation events
Solid/Mass Related 		Soil Degradation						▪ Micro-vibrations affecting sensitive equipment or certain buildings		Increased structural audit and compliance costs.	▪ Keep trees at a safe distance from the building. This reduces the risk of drought-induced subsidence
		Subsidence						▪ Natural ground or foundation settlement risks			
Other 		Air Quality						Stress on ESP and AHU filters		Higher OPEX for filtration, duct cleaning, and AHU management.	▪ Maintain slight positive air pressure at key indoor areas to prevent the infiltration of polluted outdoor air through door gaps, lift shafts, and facade leakages
											▪ Air-quality monitoring system upgrade with high-efficiency MERV-16 filtration for PM2.5/PM10 control

Energy, Carbon & Infrastructure Measures

- Solar PV system expansion to increase on-site renewable energy generation
- Regional Energy Conservation Code aligned building envelope upgrade for enhanced thermal performance and reduced cooling load
- Grid-interactive battery storage and EV charging infrastructure expansion

Very High High Medium Low (NA)



	Transition Risk	Impact		Opportunity	Mitigation Actions	
 Policy & Legal Risk	Carbon Pricing (CCTS / ETS)	 Energy Cost Inflation	 Financial Exposure	Supports regulatory preparedness and financial resilience	 Internal Carbon Pricing	 Integrate into CAPEX Planning and Leasing
	Building Codes & Energy Regulations (ECBC)	 Compliance Costs and Reduced Competitiveness	 Retrofit CAPEX	Enhances long-term asset resilience and compliance-readiness	 Asset-level Retrofit Pathways	 Align CAPEX Planning
	ESG Disclosure (BRSR / TCFD / IFRS Alignment)	 Business Materiality	 Disclosure Pressure	Strengthens investor confidence and reporting credibility	 Enhanced Risk/Impact Disclosure	 Align with BRSR/TCFD/ IFRS
	Asset-Level Transition Pathways (CRREM)	 Asset Standing Risk	 Capital Prioritization	Supports risk-informed portfolio optimization	 Asset-Level Analysis	 Embed into Capital Allocation
	 Technology Risk	Energy Systems Transition (Renewables and DG Systems)	 System Upgrade CAPEX	 Energy Mix Transition	Improves operational efficiency and energy resilience	 Target 100% Load Electrification

	Transition Risk	Impact		Opportunity	Mitigation Actions	
 Market Risk	Tenant Expectations & Green Leasing	 Leasing Pressure	 Tenant Retention Risk	Enables tenant attraction and retention thereby enhancing leasing competitiveness	 Green Leases	 Tenant Data Integration
	Sustainable Asset Premiums	 Rental Premium Potential	 Valuation Impact	Supports long-term asset valuation resilience and asset differentiation	 ESG Performance Tracking	 Outcome Disclosure
	Value Chain Emissions	 Data Complexity	 Value Chain Emissions Exposure	Enhances value-chain transparency and investor confidence	 Strengthens accounting of value chain emissions	 Tenant & Supplier Engagement
	Renewable Energy Integrity & Additionality	 Market Credibility Risk	 Stakeholder Scrutiny	Enables renewable energy credibility and stakeholder trust	 Transparent Resourcing	 Clarify Additionality
	 Reputation Risk	Transparency & Climate Reporting Expectations	 Disclosure Scrutiny	 Investor Perception Risk	Supports disclosure credibility and capital markets alignment	 Improve Disclosure Consistency

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Energy

Our energy program focuses on increasing renewable energy procurement and reducing energy intensity across operations through demand-side efficiency measures. We advance our Energy Policy through periodic audits, quantified energy-savings targets and regular progress reviews. We use advanced technologies to improve energy efficiency and strengthen operational performance.

Increasing the Share of Renewable Energy

We consider renewable energy during the planning and design stages of all new developments and major renovations. This approach helps optimize long-term operational performance and reduce carbon intensity. These projects are designed to operate on a mix of on-site and offsite renewable energy, including rooftop solar, wind and waste-to-energy, in line with the Indian Green Building Council (IGBC) Net Zero energy standards.

On the supply side, we are committed to achieving 100% renewable electricity across our portfolio by 2027, for both common and tenant areas. To support this goal, we have secured a long-term agreement to procure clean power from the Brookfield Renewable Bikaner Solar Power Project in Rajasthan, which serves our office parks in the National Capital Region. This arrangement provides occupants with direct access to traceable renewable energy. We also

source renewable power through open access, the Indian Energy Exchange (IEX), distribution companies' green tariffs backed by Renewable Energy Guarantees of Origin (REGOs), and International Renewable Energy Certificates (I-RECs), covering both common and occupier areas.

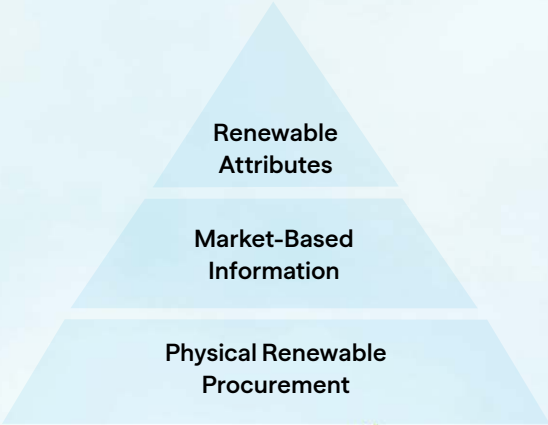
Our renewable energy procurement hierarchy prioritizes direct and traceable renewable sourcing mechanisms before market-based instruments and certificates. We use I-RECs selectively to address residual electricity demand where direct renewable procurement is currently constrained.

Highlights

Renewable electricity out of total portfolio electricity consumption in FY2025-26

43%

Renewable Energy Procurement Hierarchy



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Mapping our Clean Energy Sourcing Strategy

Sourcing Mechanism	Asset	% Load	
		Common Area	Tenant Area
Renewable Energy Guarantee of Origin (DISCOM Green Tariff)	Candor TechSpace K1, Kolkata	100%	100%
	Downtown Powai (All buildings)	100%	In progress
Open Access	Candor TechSpace G1, Gurugram	46%*	
	Candor TechSpace G2, Gurugram		
	Candor TechSpace N1, Noida		
	Candor TechSpace N2, Noida		
	Worldmark Delhi (1, 2 & 3)		
	Worldmark Gurugram		
	Airtel Center, Gurugram		
	Ecoworld, Bengaluru		
*Average renewable PPA sizing vs connected load			

Implementing Energy Efficiency Measures

We continue to implement operational and retrofit-based efficiency measures to reduce energy demand across our portfolio. These initiatives include significant asset upgrades that improve energy performance, lower consumption and support long-term operational efficiency.

Our efforts are reflected in the external recognition received across the portfolio.

Portfolio has been awarded a 5-Star rating by the Bureau of Energy Efficiency (BEE)

100%

Portfolio is ISO 50001 certified

44%

Energy Efficiency Interventions



Digital-Monitoring, Management and Reporting

- Installed energy management platform to measure energy losses and improve demand side energy response in preparation for automating renewable power procurement strategy
- Automated DG set control through SCADA and sequencing to optimize operations resulting in fuel savings and breakdowns due to manual intervention
- Piloted unified reporting tool for live analysis and feedback



Efficiency Interventions

- 100% LED lighting throughout the common areas, including exterior lighting and basement parking
- Outdoor automated lighting system that controls streetlights based on sensors and timers
- High Solar Reflective Index (SRI) Painted roof-top surfaces and green terraces to reduce air-conditioning load and heat ingress
- Electrostatic filters with electronically commutated fans (EC): installed EC fans that use Brushless Direct Current (BLDC) motors offering higher efficiency compared to traditional motors
- Connected multiple buildings with a chilled-water ring connecting various rooms to reduce inefficient chiller operations during part load conditions
- Installed chemical-free cooling tower water treatment to minimize water discharge and improve HVAC performance



Capacity Building and Behavioral Interventions

- We support occupiers in progressing toward their Net Zero goals through green leases, sustainability partnerships, and operational collaboration
- Conducted targeted training of our employees and occupiers to promote energy-efficient practices

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#CASE STUDY

AI-Enabled Controls for Smarter Energy Management

As part of our commitment to achieving Net Zero emissions by 2040 and improve operational energy efficiency, we initiated pilot projects to integrate Artificial Intelligence (AI) into building controls and analytics across our assets.

Under this initiative, we collaborated with a technology startup to enhance conventional Building Management System (BMS) operations through an AI-enabled feedback loop for Air Handling Unit (AHU) fan controls. Traditional systems rely on manual intervention and static temperature settings. The AI-enabled solution optimizes AHU operations in real time based on multiple parameters, including temperature, humidity, occupancy, seasonal variation and indoor air quality.

The system integrates advanced hardware, software and AI-led analytics to continuously adjust fan performance. This improves operational efficiency and occupant comfort while reducing energy consumption.

Highlights

Energy Savings from conventional Electronically Commutative (EC) fans

~10%



GHG Emissions

Climate resilience is integrated into our business strategy and asset management approach. Our decarbonization efforts extend across all operations, supply chains and occupier engagement. Managing Greenhouse Gas (GHG) emissions remains a strategic priority and is central to achieving our target of Net Zero emissions by 2040 or sooner.

We have developed a comprehensive GHG emissions inventory covering Scope 1, Scope 2 and Scope 3 emissions in line with the GHG Protocol. This inventory helps identify key emission sources across our value chain, captures direct and indirect emissions, establishes a baseline for target setting, prioritizes decarbonization measures and tracks progress against our Net Zero roadmap. We review progress against our targets periodically and conduct third-party assurance of the inventory annually.

We have a dedicated Net Zero Policy and decarbonization plan that provide a structured and consistent approach to measuring, managing and reducing GHG emissions across our operations and value chain. Our decarbonization plan is built around three key levers:

Energy Efficiency and End-of-Life Upgrades

Direct investments in return-on-investment projects, replacement of equipment with more efficient alternatives at the end of its life and support for occupants in adopting energy efficiency initiatives.

Renewable Energy Procurement

Green energy procurement for common areas and tenant-occupied areas.

Judicious Use of Carbon Offsets

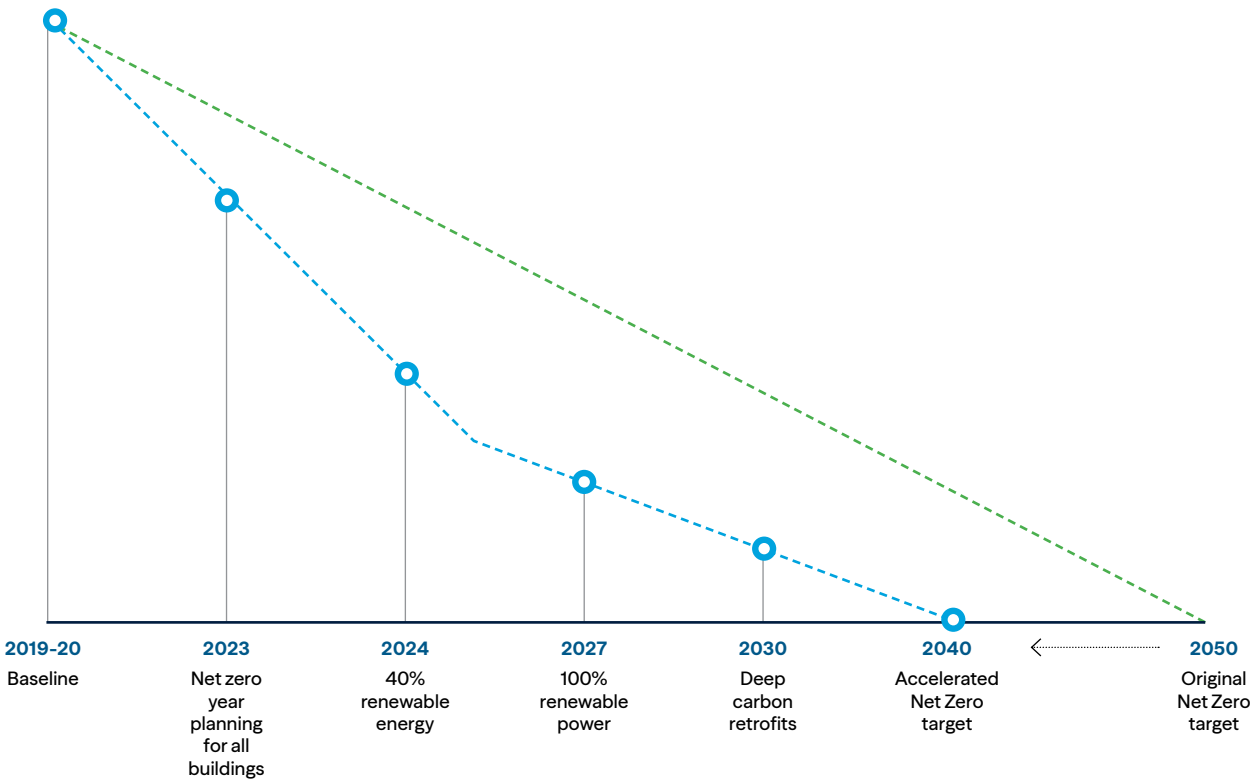
Purchase of carbon credits to offset remaining residual emissions and support our Net Zero target.

Our Net Zero emissions program, including our decarbonization strategy, prioritizes energy reduction and renewable energy procurement. Our targets are science-based aligned and the validation is under progress.

Our Net Zero strategy is integrated into our broader business strategy. It supports operational continuity, strengthens asset resilience and helps mitigate climate-related risks across the portfolio.

Reduction in Emission Intensity from Baseline Year

46%



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Internal Carbon Pricing (ICP)

Based on the decarbonization initiatives identified, we conducted a study to develop an internal carbon pricing (ICP). The study helped estimate abatement costs and emission reduction potential for Scope 1 and Scope 2 activities through the near-term target year of 2030.

The ICP translates emission reductions into monetary values, creating a common framework that can be applied across departments. This approach supports more informed decision-making and encourages a collective shift toward lower-carbon operations.

Looking ahead, we plan to integrate carbon pricing into CAPEX investment decisions to promote low-carbon technologies and assess potential exposure to future carbon taxes across our asset portfolio.



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Water

Water stewardship is critical to operational resilience across our portfolio, particularly in water-stressed urban regions. Efficient water management enhances asset longevity and supports our long-term goal of reducing reliance on external water sources. We follow a 4R strategy for efficient water management: Reduce, Reuse, Recycle and Replenish.

We optimize water use through technologies such as drip irrigation, sensor-based low-flow fixtures and IoT-enabled water meters. These measures improve water efficiency while supporting conservation across our assets. Over the long term, we aim to further reduce freshwater consumption and achieve water-positive operations.

Reduce

- Drip irrigation systems to increase water use efficiency
- Low-flow, sensor-based fixtures and aerators to reduce water consumption
- Planting native and drought-tolerant species across all our properties to reduce water demand
- IoT-based water meters for precise tracking

Recycle and Reuse

- Sewage Treatment Plants with Ultrafiltration to provide high-quality non-portable water for flushing and cooling towers
- Chemical-free cooling tower water treatment using Scale Bio Removal (SBR) technology and photocatalysis at one of our facilities to ensure the reused water meets safety standards while regulating parameters like Chemical Oxygen Demand (COD) and Biological Oxygen Demand (BOD)
- Reuse of condensate water from Air Handling Units

Replenish

- Rainwater harvesting pits to replenish the groundwater from surface and rooftop run-off



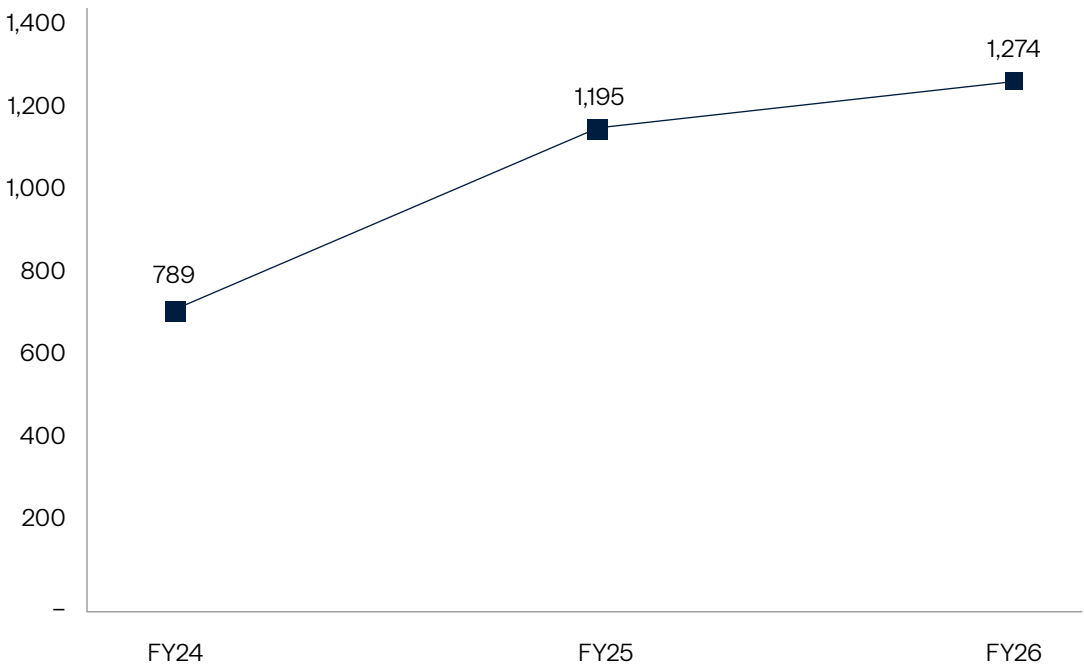


Water Source and Use Profile

Sources/Uses	Domestic	Flushing	Horticulture	HVAC	Groundwater Recharge
Municipal Water	☑	☑	☑	☑	
Tanker	☑	☑	☑	☑	
Groundwater	☑	☑		☑	
Rainwater harvesting			☑		☑
Community/In-house Sewage Treatment Plants (STP)		☑	☑	☑	

* Subject to location/site-specific consideration

Water Reused (in ‘000 kilo liters)



Water Management and Oversight

Water management forms an important part of our ESG policy and aligns with Sustainable Development Goal 6: Clean Water and Sanitation.

Monitoring and Treatment of Effluent Discharge

Brookfield India REIT has identified effluent monitoring and treatment as a key measure to protect ecosystems, support human health and maintain regulatory compliance. We have identified key water pollutants arising from our direct

operations and implemented targeted measures to prevent, control and reduce their potential environmental impact.

We are working toward zero-discharge campuses across our operations. We regularly monitor the quality of treated water in accordance with the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986, and the norms specified by the Central and State Pollution Control Boards.



Waste

We have adopted a proactive waste management approach aligned with circular economy principles. Waste management planning is integrated at the early design stage to support long-term sustainability across the asset lifecycle. At the operational level, we define project-specific targets for waste reduction, reuse and recycling.

Our waste management practices are guided by comprehensive standard operating procedures and our Environmental Management System Policy, which are approved by senior management. These cover employees and on-site staff and clearly-defined procedures for segregation, handling and disposal across waste categories.

We follow the 5R approach: Reduce, Reuse, Recycle, Refuse and Rot. This guides our efforts to reduce waste generation at source, use resources efficiently and divert waste from landfills wherever possible. We are working toward achieving Indian Green Building Council (IGBC) Net Zero waste certification across all our assets by 2030.

Reduce

- Awareness program for tenants on zero single-use plastics to eliminate single-use plastics in offices, food courts and retail outlets
- Sharing monthly data with tenants for dry and wet waste generation per capita and engaging with them for ensuring less wastage

Reuse and Recycle

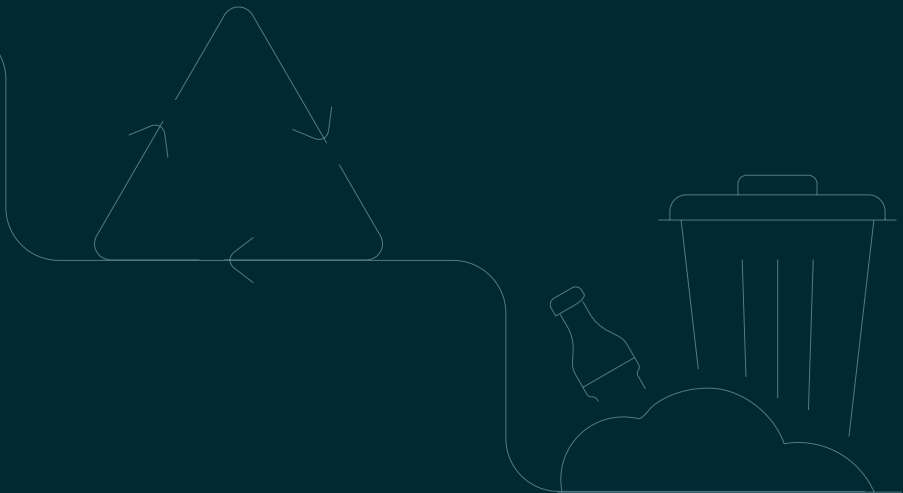
- Recycled product kiosks that showcase recycled items such as pens, notebooks and pencils
- Plastic bottle reverse vending machine in food courts to collect the disposable bottles

Refuse & Rot

- Organic waste shredders that reduce the volume and increase the surface area to produce fine compost material
- In-situ waste composters to manage organic waste

Waste diversion rate achieved through a substantial volume of waste managed through recycling, reuse and composting

98%



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Ensuring Effective Waste Management

We manage diverse waste streams responsibly through segregation at source, safe handling and treatment, and responsible disposal.

OUR PRIMARY WASTE STREAMS

MUNICIPAL SOLID WASTE (MSW)
Everyday waste generated in our operations and common areas.

DRY WASTE
Includes paper, plastic, packaging, cardboard, metal, glass and other recyclables.

FOOD AND GARDEN WASTE
Biodegradable waste from food, kitchens, cafeterias and landscaping.

OTHER TYPES OF WASTE
Special waste requiring separate handling and compliance.

CONSTRUCTION AND DEMOLITION WASTE
Waste generated from construction, renovation and demolition activities.

OUR WASTE MANAGEMENT JOURNEY

01 SEGREGATION AT SOURCE
Waste is segregated at source into designated streams.

02 COLLECTION
Collected separately and transported safely.

03 TREATMENT AND RECOVERY
Recycled, composted, recovered or treated as appropriate.

04 SAFE DISPOSAL
Residual waste is disposed responsibly through authorized partners.

05 SUSTAINABLE OUTCOME
Minimizing landfill impact and supporting a circular economy.

Our Impact	Reduces environmental impact	Ensures regulatory compliance	Promotes resource recovery	Builds a cleaner, healthier community
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Organic Waste Management

We operate in situ organic waste composters to manage biodegradable waste and convert it into nutrient-rich compost. The compost is used as manure for landscaping and gardening across our campuses. We also conduct biannual quality testing to maintain compost quality.

We dispose of dry waste and construction and demolition waste through government-authorized vendors and recyclers to ensure responsible

handling and disposal. At Ecoworld, we use offsite biomethanation to convert food waste into energy. We also ensure safe handling, treatment and disposal of hazardous materials in compliance with applicable regulatory requirements. Our waste reduction initiatives have delivered encouraging results, with a higher share of waste recycled year-over-year.

Stakeholder Collaboration for Effective Waste Management

Effective waste management depends on active participation across the value chain. We organize engagement events, awareness campaigns and targeted training sessions for our workforce, contractors, tenants and vendor partners. Most of our employees and workers are trained on waste management practices.

Training Sessions

200+

Training Hours

~2,800

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Tenant Engagement on Waste

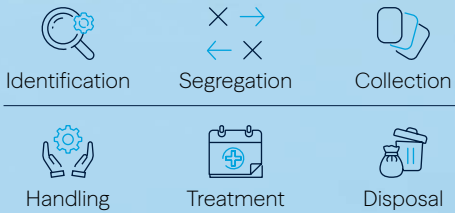
We work closely with our tenants to build a culture of responsible waste management through well-defined processes, data transparency and continuous improvement.

OUR ENGAGEMENT FRAMEWORK



1. STRUCTURED, RISK-BASED FRAMEWORK

A comprehensive framework covering all stages of waste management for all waste streams.



Ensures responsible management of all waste streams from source to final disposal.



2. RISK PREVENTION AND CONTROL

Focused on preventing and mitigating environmental, health, and regulatory risks.

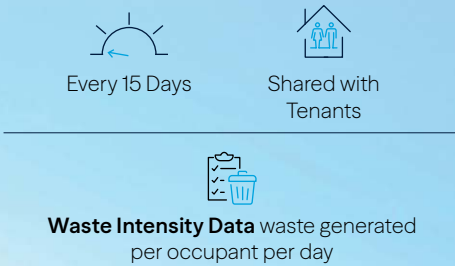


We establish standardized control measures and periodically assess their effectiveness to drive continuous improvement.



3. DATA TRANSPARENCY AND SHARING

We share waste intensity data with tenants to promote awareness and drive action.



We establish standardized control measures and periodically assess their effectiveness to drive continuous improvement.

Together, We Achieve:

- Reduced waste and environmental impact
- Lower health and safety risks
- Stronger regulatory compliance
- Data-driven decisions for continuous improvement
- Stronger partnership for a sustainable future

#CASE STUDY

Strengthening On-Site Segregation and Waste Composting at Candor TechSpace G1

Brookfield India REIT strengthened waste management at G1 through focused measures that improve source segregation, waste tracking and onsite composting. The initiative supports circular waste management and helps reduce waste sent to landfills.

1. A Bluetooth-enabled smart weighing scale integrated with a tablet interface was deployed at waste collection points.
 - Captures real-time waste generation data
 - Enables tenant-level and source-level tracking
 - Improves accountability and promotes better segregation practices

Outcome:

- Improved segregation efficiency at source
- Enhanced data transparency for waste management decisions
- Increased recycling potential through better waste stream separation

2. An Organic Waste Converter (OWC) along with a structured natural curing system was installed to process biodegradable waste efficiently.

Outcome:

- Significant reduction in organic waste sent to landfills
- Improved compost quality through structured curing
- Faster and more efficient waste processing operations
- Generation of reusable compost for onsite landscaping



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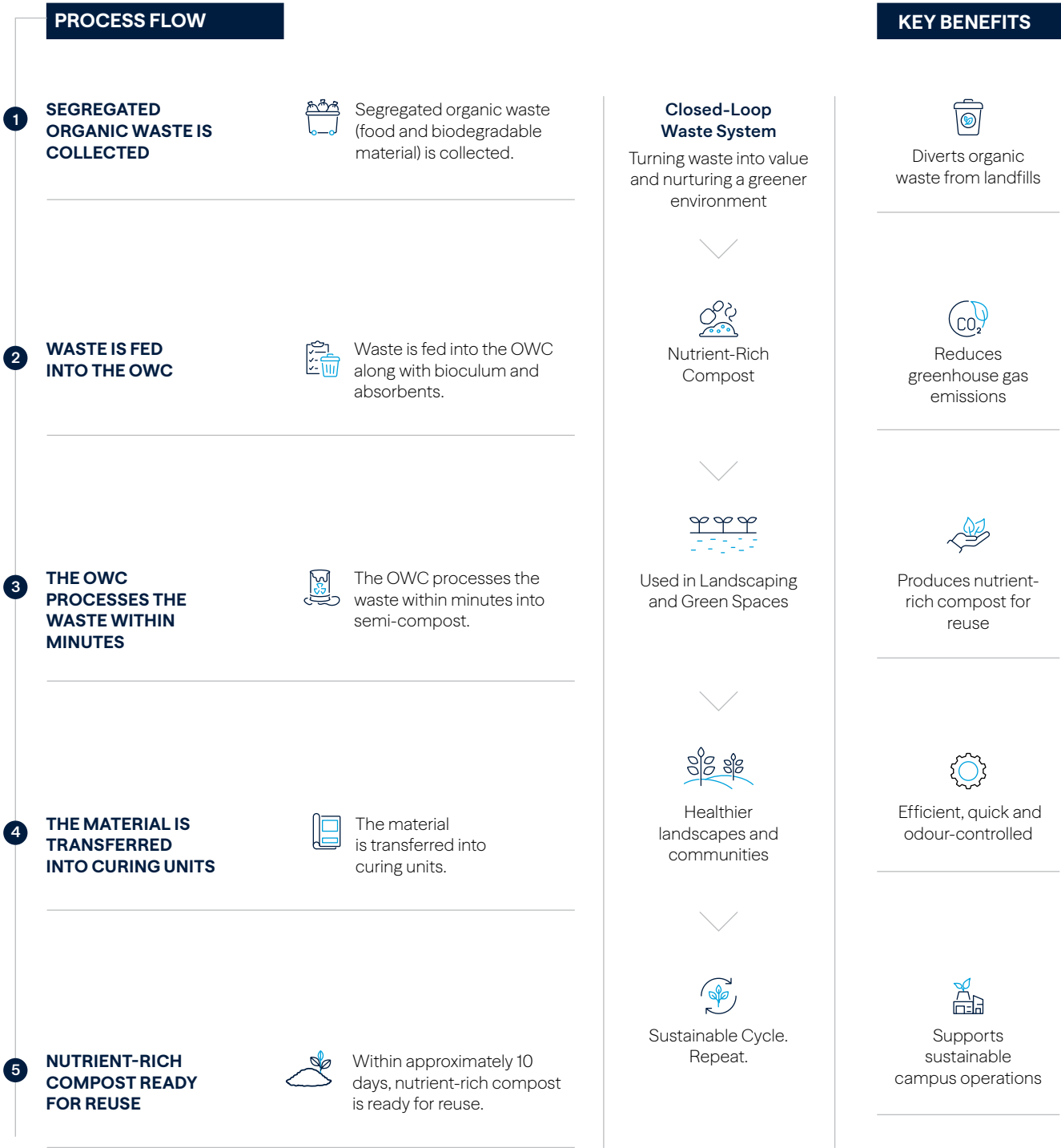
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Organic Waste to Compost: Closed-Loop System





Air Quality

We strive to ensure a healthy indoor environment by maintaining good air quality through a two-pronged approach:

- 1. Direct interventions to enhance air quality
- 2. Information dissemination through monitoring and awareness

Direct intervention to improve air quality by adopting advanced technologies

Using advanced filtration systems including Treated Fresh Air (TFA) to circulate fresh air

Integrating IAQ monitors at AHU level

Retrofit Emission Control Devices (RECD)

Monitoring and awareness through information dissemination to occupiers and visitors

Real-time IAQ monitoring and display at our assets

Air Quality Management

We have installed Indoor Air Quality (IAQ) monitors with Air Handling Units (AHUs) to enable continuous tracking of key air quality parameters at the AHU level. In FY2025-26, we continued integrating this real-time data into our Building Management System (BMS), enabling digital monitoring, early issue identification and timely corrective action.

We have also installed Retrofit Emission Control Devices (RECDs), including Diesel Oxidation Catalysts (DOC) and particulate filters. These

systems help reduce pollutants such as NOx, carbon monoxide and particulate matter. In FY2025-26, we had installed over 200 IAQ monitoring devices across our assets, we have invested in electrostatic filters to reduce PM2.5 levels.

We also have deployed treated fresh air filtration to circulate fresh air across indoor spaces. The system filters dust and pollutants, maintains optimal temperature and humidity, and helps lower carbon dioxide levels, improving overall air

quality and occupant comfort.

We display real-time air quality data across our assets to raise awareness among visitors and occupiers. In addition, third-party accredited laboratories conduct periodic indoor and outdoor air quality testing, including stack emission assessments. We also track ambient air quality by monitoring Air Quality Index data from the nearest public stations.

Measures to Improve Air Quality



Expanding green cover



Use of rumble grids at project sites to reduce dust carried by vehicle tyres



Deployment of water trucks at construction sites to settle dust from exposed areas



Misting guns across Delhi NCR assets



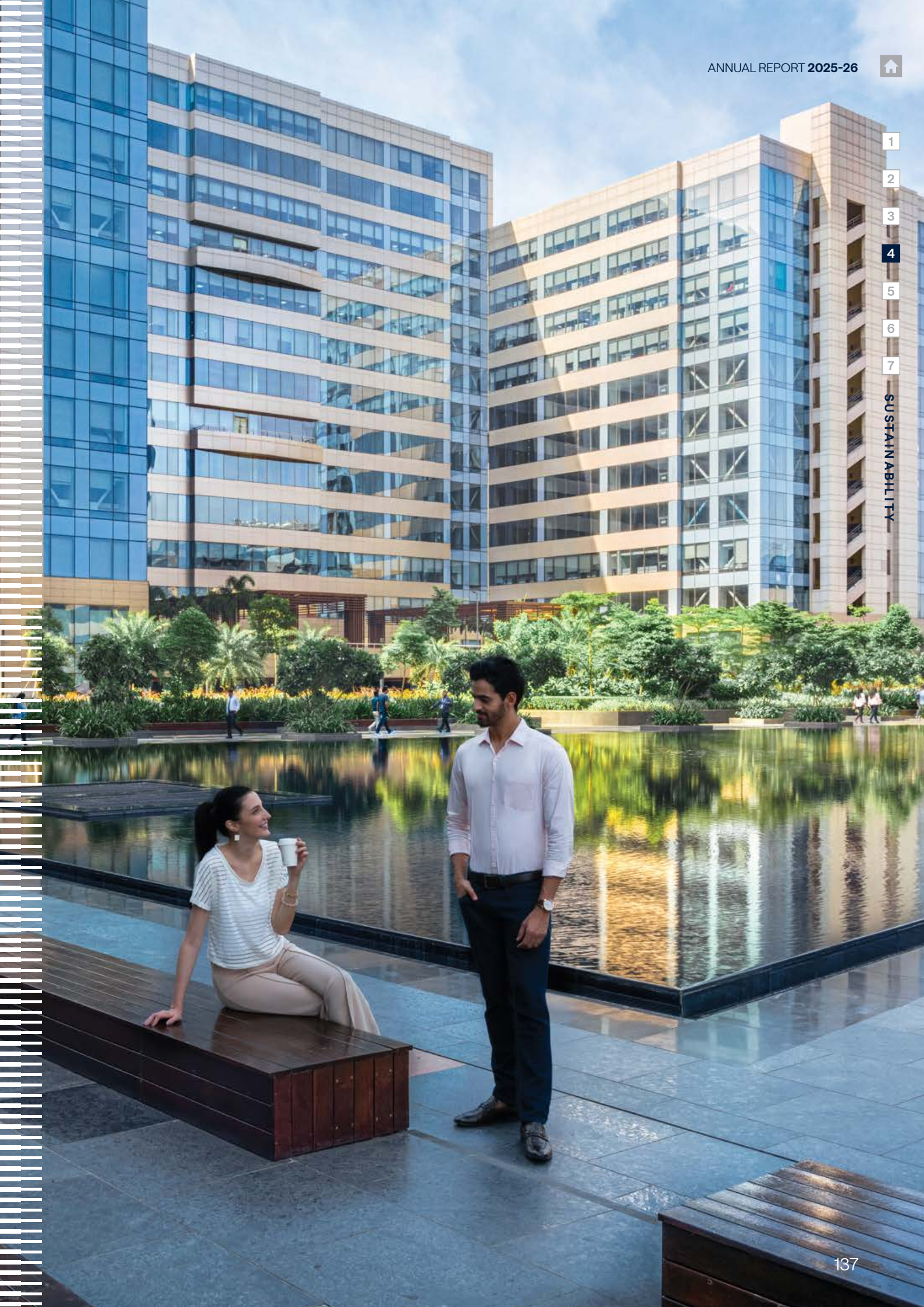
Dust control mops and green cleaning chemicals for housekeeping



Inclusion of low VOC paints, carpets, and adhesive in design guidelines



Sprinkling of treated water on exposed soil to minimize dust



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