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SUSTAINABILITY



SOCIAL AND RELATIONSHIP CAPITAL

Partner for Thriving Communities

We believe that strong workplaces are shaped by both infrastructure and experience. Our tenant engagement approach focuses on creating environments where people can connect, participate and build a stronger sense of belonging. Through curated programs across our campuses, we continue to support workplace communities that are active, inclusive and aligned with the needs of modern tenants.

The Powai Run

The latest edition of Powai Run 2026 brought together people across Mumbai through fitness, wellness and community participation. Now in its 14th edition, the annual initiative marked our fifth consecutive collaboration with the Rotary Club of Mumbai Lakers. The event created engagement opportunities for tenants, associates, partners and the wider Powai community, while also strengthening connections with IIT Mumbai through a dedicated run category. This year, the initiative also supported the Pink Auto program, reinforcing the role of community partnerships in creating wider social values.

Highlights

Participants from across Mumbai
10,000+

Consecutive Collaboration with the Rotary Club of Mumbai Lakers
Fifth

Run formats with dedicated BP, IIT Bombay and CEO runs
10K and 4K

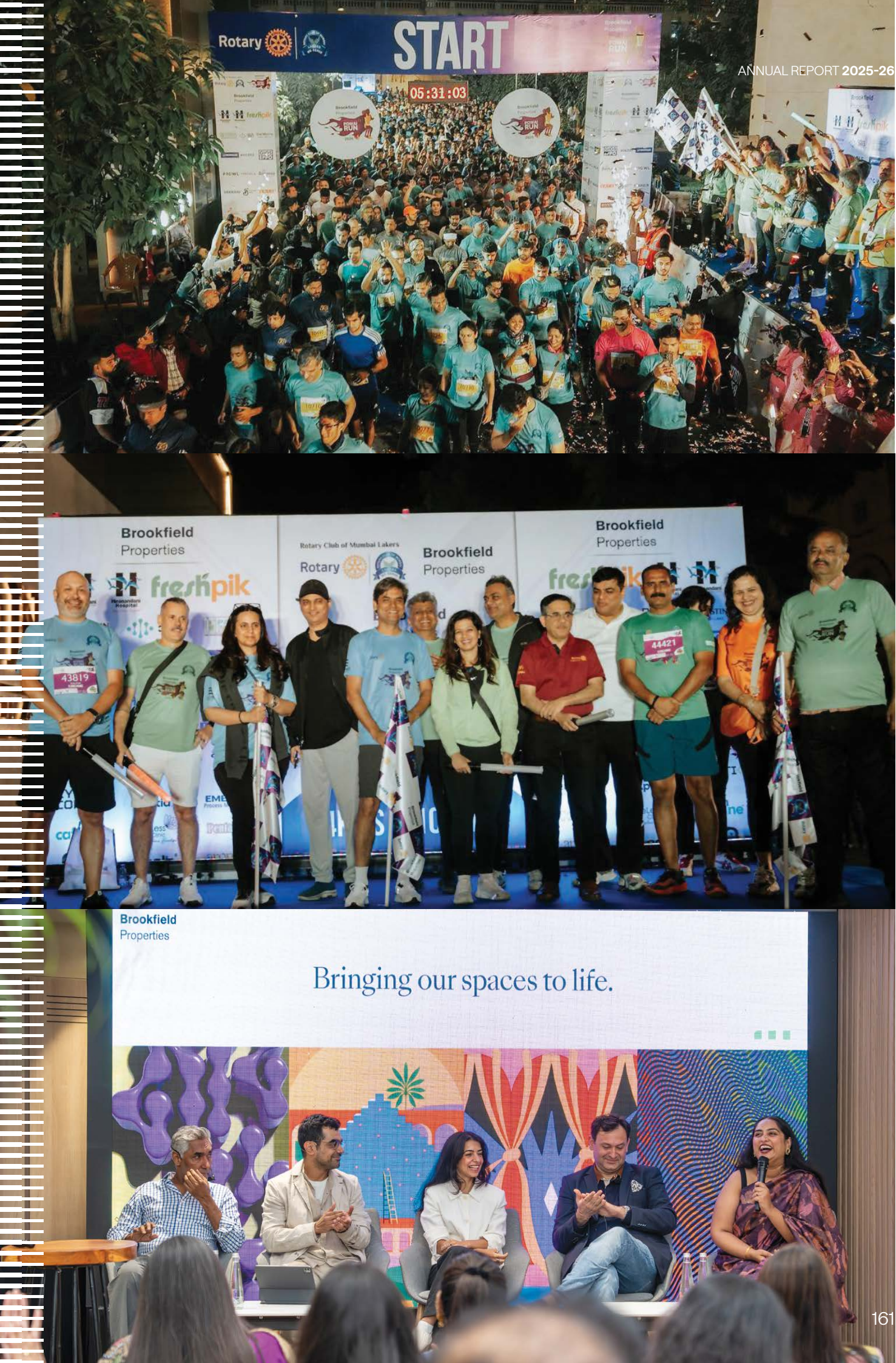
Bringing Art into Everyday Workplaces

Brookfield India REIT collaborated with St+Art India to introduce a public art initiative at Worldmark Delhi, making art part of the everyday experience for employees, tenants and visitors. The project featured works by emerging artists, each interpreting a distinct visual style across abstraction, figuration, minimalism and color theory. Each installation included a QR-led digital layer that brought the artwork to life on the viewer’s phone, creating a more immersive interaction.

Highlights

Unveiled at Worldmark Delhi
First Art-Led Initiative

Public Art Pieces created by Emerging Artists
Four





Bringing Women Together Through Movement

We hosted the second edition of SiStra Run at Downtown Powai in partnership with Sisters in Sweat, creating an inclusive platform for women to connect through fitness, wellness and shared achievement. The event brought participants together across multiple run categories and extended into a post-run carnival with recovery zones, family-friendly activities, pop-ups and interactive sessions on fitness, nutrition and mindfulness. The initiative reflected our focus on creating destinations that support wellbeing, inclusion and community engagement beyond the workplace.

Highlights

Women Participation in the Second Edition

2,000+

Run Categories Included

10K, 5K and 2.5K

Among the event features

Wellness zones, pop-ups, women-led businesses and NGOs focused on health and safety

Creating Private Spaces for Focused Leadership

We launched AtelierSuites at Worldmark 3, Aerocity, New Delhi, as a private executive workspace designed for business leaders who need focus, privacy and efficiency. The space brings together refined interiors, a strategic airport-proximate location and hospitality-led services to support high-value workdays. Designed as a calm and composed setting, AtelierSuites offers private studios, meeting rooms and curated zones that help leaders work, collaborate and host with greater clarity.

Highlights

Total Space

62,000 sf

Private studios, including fully equipped meeting rooms and curated work zones

24

Convening Perspectives on the Future of Workplaces

The second edition of Talk Over Toast at Candor TechSpace, Sector 21, Gurugram, brought together leading international property consulting professionals for a focused dialogue on commercial real estate. The event used the campus itself as a live context for discussion, reflecting how modern workplaces are being shaped by campus-style developments, premium amenities, workplace strategy, efficiency and practical sustainability. Through a series of curated sessions, the platform encouraged exchange among industry stakeholders on the changing priorities that influence occupier decisions.

Highlights

IPC participants including representatives from Anarock, Colliers, JLL, CBRE, Savills, Knight Frank, and Cushman & Wakefield

300+

Engaging sessions explored emerging commercial real estate priorities

Seven

Creating Christmas Wonderlands

The festive spirit came alive across our office campuses in India as they were transformed into Christmas wonderlands. The initiative created an immersive seasonal experience through festive décor, themed installations, live musical performances and curated activities that encouraged connection across employees, occupiers and visitors. The celebration extended across campuses in eight Indian cities, while retail destinations in Delhi-NCR and Ludhiana brought the charm of a classic London Christmas through signature installations, Santa parades, DIY workshops, festive flea markets, carols and curated winter menus.

Highlights

Campuses Activated Across Eight Indian Cities

15

People's Celebration Participation

15,000+

London Bridge Installation at Worldmark Gurugram

70-feet-long

Honoring Bengal's Festive Spirit at the Workplace

We hosted the Mahalaya Mahotsav 2025 at Candor TechSpace, Newtown Kolkata to mark the beginning of the Durga Puja festivities. The celebration was drawn from Bengal's artistic heritage, homegrown rituals, neighborhood traditions, music and storytelling to create an immersive campus experience. Designed as a warm and culturally rooted celebration, the Mahotsav helped tenants reconnect with the emotion of the season while strengthening community bonds within the workplace.

Highlights

Tenants Engaged

3,000+

Celebrating Culture through Music, Light and Shared Traditions

The festive experiences came to life across our office campuses through Raag Aur Roshni, its annual Diwali celebration theme. The initiative combined music, light, décor, cultural performances, live entertainment, gourmet experiences and interactive zones to create a festive setting for employees and tenants. The celebration reflected the spirit of Diwali through a contemporary workplace experience, encouraging people to come together beyond work and build stronger connections through shared moments of joy and belonging.

Highlights

Office campuses activated across seven cities

15

People engaged through the Diwali celebrations

10,000+





Occupier Engagement

Placemaking and Amenitisation

Our placemaking initiatives, whether promoting a social cause, celebrating events and festivals like Holi and Diwali, Women’s Day celebrations, World Food Carnival, Comedy series, World Nature Day, World Environment Day or organizing games, are well received by our occupiers. Additionally, we constantly introduce amenities tailored to our occupiers’ needs, such as sports arenas and baby care rooms, ensuring a supportive, nurturing and vibrant experience.

The Korean Carnival

Worldmark Delhi hosted the Korea Street Fair 2025 in collaboration with the Embassy of the Republic of Korea, creating an immersive cultural experience for occupiers and visitors. Curated around the theme K-Culture Fusion, the three-day festival brought Korean food, music, beauty, lifestyle, art and business innovation into one vibrant setting. The event strengthened Worldmark Delhi’s position as a cultural and experiential destination while creating meaningful engagement between Korean institutions, the occupier community and the wider public. The fair also supported retail activity across the campus, turning a cultural celebration into a strong experience-led business outcome.

Motor Fest

We hosted the second edition of Motorfest at our mixed-use development Worldmark Gurugram.

The Motorfest 2.0 featured a range of vintage, luxury and modified vehicles, including the 1966 Ford Galaxie, Ferrari Roma, Mustang Convertible, Porsche 911 and the 1919 Citroen Roadster. The event also included merchandise zones, after-party experiences and multiple interactive attractions.

Visitors attended live drifting performances, supercar displays, racing simulators, go-karting, RC car racing and other activity zones designed for different age groups.

Encouraging Wellness from Inside Out

Worldmark Gurugram hosted RESET: New You, Inside Out, a two-day wellness festival that brought fitness, beauty, nutrition, mindfulness and lifestyle experiences into one urban format. Designed for young professionals, families, wellness seekers and influencers, the initiative positioned the campus as an aspirational lifestyle destination beyond work. The event featured wellness brands, fitness experts, beauty and nutrition specialists, celebrity-led sessions and curated talk shows, creating a balanced engagement platform through fitness, motivation, music-led wellness, self-care and mindful living.

Highlights

Footfall across the three-day event

47,000+

Korean food and lifestyle products showcased

60+

Engagement Zones supported by Korean cultural, tourism and trade bodies

8+

Highlights

Footfall across the two-day event

12,000+

User-generated reels captured in real time during the event

200+

Green Lease Program



Through our Green Lease Program, implemented since 2022, we continue to actively partner with occupiers to advance shared sustainability goals and support India's Net Zero ambitions. The program provides structured guidelines for green fit-outs and resource-efficient operations, enabling occupiers to reduce their environmental footprint.

Engagement extends beyond onboarding, with year-round sustainability initiatives, knowledge-sharing, and collaborative programs focused on improving energy efficiency, water stewardship, and waste management performance.

Green Lease Clauses – Key Elements

Cooperation
Both parties collaborate in good faith to improve the environmental performance of the building.

Energy Procurement
Work together to procure electricity from renewable sources through feasible mechanisms.

Data Sharing
Share relevant environmental data quarterly to evaluate performance and improve sustainability outcomes.

Water Conservation
Implement measures to reduce water use and promote responsible water management.

Performance Commitment
Operate the premises responsibly without increasing energy, water consumption or waste generation.

Waste Management
Follow responsible waste management practices with a focus on reduction, segregation and recycling.

Metering
Allow installation of meters/sub-meters to measure and monitor utility consumption and environmental performance.

Occupant Engagement
Promote awareness, participation and sustainable transportation to support sustainability initiatives.

Energy Efficiency
Adopt best practice energy management within the premises to reduce energy use and optimize operations.

Compliance and Confidentiality
Comply with applicable laws and maintain confidentiality of shared information.

Our Engagement Process with Tenants

Initiate
Introduce Green Lease principles during lease discussions and share our sustainability vision.

Align
Discuss sustainability goals, expectations and opportunities; align on key focus areas.

Agree
Incorporate Green Lease clauses in the agreement with clear roles and responsibilities.

Measure & Share
Share relevant data quarterly and track performance against mutually agreed goals.

Engage & Improve
Collaborate on initiatives, share feedback and implement improvement actions together.

Review & Grow
Review progress periodically, celebrate successes and set new sustainability targets.

Shared Benefits

Lower Operating Costs

Better Building Performance

Healthier Workplaces

Reduced Environmental Impact

Stronger ESG Outcomes

#CASE STUDY

Sustainable Transportation – EV Shuttle Service

In partnership with Cityflo, we successfully inaugurated an Electric Vehicle (EV) Shuttle Service at Kensington, Downtown Powai. This initiative marks a significant milestone in advancing sustainable commuting solutions for tenants and the surrounding community.

The routes connect key residential areas and major transit hubs including the Central and West zones as well as connectivity to nearest metro station from Downtown Powai, ensuring seamless accessibility for tenants.





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SUSTAINABILITY



SOCIAL AND RELATIONSHIP CAPITAL

Community Engagement and Philanthropy

Our community investment approach focuses on creating lasting social value through targeted interventions that address local needs and priorities. We support initiatives across education, healthcare, environmental stewardship and livelihood enhancement, with emphasis on expanding access, fostering inclusion and strengthening community resilience. Through strategic partnerships and responsible implementation, we seek to deliver measurable outcomes that contribute to sustainable development and create enduring benefits for the communities in which we operate.

Building a Healthier Future through Improved Sanitation and Hygiene at Tikri School

In collaboration with Nimbus Harbor, we continue to support a comprehensive WASH (Water, Sanitation and Hygiene) initiative at Tikri School, Gurugram, aimed at creating a clean, safe and supportive learning environment. Through the ongoing maintenance of toilet facilities constructed in FY2022-23, deployment of trained personnel and hygiene awareness programs, the initiative strengthens sanitation infrastructure while promoting sustainable hygiene practices among students and staff. By ensuring access to safe and hygienic facilities, the project helps reduce health risks, improve attendance and enhance students' ability to focus and perform academically. It also contributes to dignity, wellbeing and holistic development, particularly for adolescent girls, fostering an environment where students can learn, thrive and build a stronger foundation for the future. Through continued maintenance and capacity-building efforts, we remain committed to sustainable, community-focused development.

UNSDGs Impacted



Key Highlights

Students and teachers supported by the WASH intervention

230

Washrooms were found in operational and clean state

100%

Times per week (daily) cleaning facilities in the school

Five

Bridging the Digital Divide

Through our long-standing partnership with People for Action, we are committed to advancing digital education and bridging the digital literacy gap across government schools in Haryana. Since FY2017-18, we have set up and supported fully equipped computer labs in six government schools, providing students and teachers access to connected devices, audiovisual tools, and a structured digital curriculum. Supported by trained instructors, regular maintenance, and a unified digital platform for content sharing, virtual learning, and collaboration, the initiative has helped create an engaging and technology-enabled learning environment. Students also gain hands-on experience by managing school websites that serve as intranets and blogs, fostering creativity and digital skills.

UNSDGs Impacted



Key Highlights

Schools equipped and operational with digital labs

Six

Beneficiaries without access to computers in community

97%

Students and teachers benefited respectively

5,566+ | 377

Lives impacted (2022 - 26)

25,000+

Restoring Green Cover through Native Tree Plantation

As part of our commitment to environmental stewardship and creating long-term positive impact in the communities where we operate, a tree plantation project was undertaken in Gurugram, Haryana in partnership with the SankalpTaru Foundation. The initiative involved the plantation of native saplings on an underutilized land parcel, contributing to the restoration of local green cover and supporting biodiversity enhancement.

Through this three-year maintenance and monitoring plan, we aim to enhance the environmental and ecological balance of the area while contributing to carbon sequestration, improved air quality, and the creation of greener, more sustainable landscapes. The project reflects our broader approach to sustainability, integrating environmental responsibility with community development to create lasting value for future generations.

UNSDGs Impacted



Key Highlights

Native Saplings Planted

8,000

Approx. Survival Rate

90%

Years maintenance period

Three



Empowering Women through Mobility

As part of Powai Run 2026, we launched the Pink Auto initiative with the **Rotary Club of Mumbai Lakers**. The initiative introduced 20 pink auto-rickshaws at Downtown Powai, Mumbai. This initiative empowers women through skill-based driving training, supporting financial independence and safer, more inclusive mobility for women commuters. Rooted in the spirit of the Powai Run, the Pink Auto initiative reflects our belief in giving back and creating meaningful change for our community.

UNSDGs impacted



Key Highlights

Women empowered

20

Autorickshaws provided

20

End-to-end support provided for training and licensing

One Year

Household incomes reported by beneficiaries

Higher

Nurturing Futures for Girls and Young Women

The collaboration with Udayan Care focuses on advancing education, wellbeing, and long-term empowerment for vulnerable girls and young women. The Udayan Ghar program provides a nurturing residential environment, complemented by access to education, nutrition, healthcare, and psychosocial support. The Shalini Fellowship program enables adolescent girls to pursue higher education and personal development through mentorship, life-skills training, and career guidance. Together, these initiatives help strengthen confidence, leadership capabilities, and pathways to greater self-reliance and economic independence.

UNSDGs impacted



Key Highlights

Girls supported through residential care

30

Young women empowered through the Shalini Fellowship

26

Provided to support long-term independence

Holistic care

Supporting Dignity of Life

In partnership with The Earth Saviours Foundation, we are supporting the development and upkeep of large-scale, full-service shelter homes that extend care and dignity to the elderly and abandoned. Together, these efforts help provide access to nutritious meals, hygiene essentials, medicines, caregiving support, and regular health check-ups, creating a safe and dignified environment for residents. In addition to this, our employees participate in volunteer activities that help strengthen social connections and contribute to a supportive and inclusive community for residents.

UNSDGs impacted



Key Highlights

Approximate number of beneficiaries supported

50

Caregiving to beneficiaries – nutritious meals and medical support

24/7

Beneficiary-to-caregiver ratio

5:1





Supply Chain and Responsible Procurement

Our suppliers and contractors are critical partners in delivering resilient, high-quality assets. We continue to strengthen procurement practices through digital governance, supplier engagement and sustainability integration across the value chain.

Sustainability Screening and Due Diligence

We maintain a comprehensive, risk-based vendor due diligence framework, supported by strong oversight and adherence to our Code of Conduct. Our screening process for significant suppliers covers country- and sector-specific risks, including financial solvency, controversies, prior regulatory violations, Environmental, Health and Safety (EHS) performance and ethical parameters. Third-party verification is undertaken based on defined risk thresholds.

We also train vendors on ISO 14001, ISO 45001 and ISO 9001 standards. High-risk vendors are reassessed every two years as part of ESG risk management. Ethical expectations are reinforced through mandatory adherence to the Code of Conduct (CoC) and Anti-Bribery and Corruption (ABC) requirements. Whistleblower mechanisms and conflict of interest declarations further strengthen governance controls.

After empanelment, vendors undergo periodic performance evaluations through a threshold-based rating system. Vendors falling below acceptable standards must implement corrective actions or may face debarment.

Sustainable Procurement and Domestic Sourcing

We embed sustainability considerations at the design stage of new developments, supported by globally engaged subject matter experts. Our procurement model combines centralized oversight with local execution. We emphasize local sourcing and circular buying to reduce logistics-related emissions and enhance supply chain resilience.

We also work with MSMEs and startups to support the local economy, recognize grassroots innovation and provide a sandbox environment for emerging solutions.

Value Chain Responsibility

We engage suppliers and contractors to promote responsible business practices across the value chain. Annual Vendor Meets across key cities provide platforms for dialogue, expectation setting and sharing sustainability best practices.

A structured Vendor Survey captures feedback on procurement processes, ethics and transparency, with insights reviewed by senior management to strengthen oversight and support continuous improvement. Annual



vendor assessments rate vendors against defined parameters. Vendors falling below the rating threshold may be debarred, reinforcing accountability and performance consistency.

Competitive sourcing, multiple-vendor RFPs and digital controls strengthen transparency and fairness in procurement. Together, these practices support ethical conduct, mitigate ESG risks and foster long-term, value-oriented supply chain partnerships.

Digitalizing Procurement for Enhanced Transparency

We use digital solutions to strengthen procurement governance. All procurement activities are managed through an integrated procure-to-pay digital platform, enabling full digital traceability, transparent workflows and competitive bidding. This approach promotes fairness, transparency and stronger governance across procurement decisions.

We are also advancing a digital transformation program that integrates ESG considerations into procurement systems and developing a Sustainable Procurement Policy to support consistent, value-based outcomes.

#CASE STUDY

Regional Vendor Engagement: Strengthening Supplier Partnerships to Accelerate Supply Chain Sustainability

In FY2025-26, we conducted our flagship supply chain engagement program to strengthen collaboration with Tier 1 suppliers and advance our sustainability agenda. Regional vendor meets in Delhi NCR, Mumbai and Bengaluru provided a platform to align suppliers with our priorities and expectations.

Guided by the theme Powered by Purpose, the program encouraged suppliers to integrate carbon emissions considerations into routine operations, adopt environmentally responsible practices and localize supply chains to reduce global dependencies and support regional production.

The initiative also promoted digital adoption among vendors, supporting a transition from paper-based processes to digitally-enabled systems. This shift is helping improve transparency, efficiency and governance across the value chain.

Highlights

Cities Covered

3

Participation of Business Partners

200+





Public Policy

We disclose our public policy positions and advocacy activities in line with our commitment to openness and responsible stakeholder engagement. We participate in policy dialogue that supports sustainable development, good governance and inclusive economic growth. While we do not make political contributions, our advocacy efforts focus on sustainable development and alignment with our core values. We publicly disclose our positions and activities, reinforcing our commitment to environmental responsibility including the Paris Agreement, social progress and inclusive economic growth.

We collaborate with government bodies, industry associations and thought leadership platforms to support forward-looking policy frameworks. These include NASSCOM, the Urban Land Institute (ULI), the Indian Green Building Council (IGBC), the Asia Pacific Real Assets Association (APREA), the British Safety Council (BSC), the United Nations Global Compact (UNGC) and the CII-Indian Business Disability Network (CII IBDN). Through these associations, we advocate for best practices in sustainability, safety, accessibility and responsible real estate development.

As a founding member of the Indian REITs Association (IRA), established under the guidance of the Securities and Exchange Board of India (SEBI) and the Ministry of Finance, Brookfield India REIT plays an active role in strengthening India's REIT ecosystem. Our CEO leads the IRA's activities as its Chairman.



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SUSTAINABILITY



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SUSTAINABILITY



Wellness



We take a holistic approach to wellness, supporting the physical, mental and social wellbeing of employees and tenants. We create supportive environments through wellness-oriented infrastructure, including open spaces, shaded seating, event lawns and thoughtfully designed amenities that encourage healthy lifestyles, work-life balance and community connection. These shared spaces foster interaction, collaboration and a strong sense of belonging.

We also provide on-site facilities such as wellness centers, pharmacies, crèche services and ambulance support, supported by advanced fire protection infrastructure and dedicated emergency response services. Our commitment extends beyond the workplace through community-led initiatives that promote active lifestyles and physical wellbeing. Events such as the Powai Run 2026 reflect our focus on fitness, social connection and meaningful community engagement.