Brookfield

India Real Estate Trust

November 2, 2026

BSE Limited
The Corporate Relations Department,
25th Floor, P J Towers, Dalal Street
Fort, Mumbai – 400 001
SCRIP CODE: 543261
SCRIP ID: BIRET
NCD SCRIP CODE: 977393
NCD ISIN: INE0FDU07018
SCRIP CODE OF CP – 732621
SCRIP ID OF CP – BIRET21926

National Stock Exchange of India Limited
The Corporate Relations Department
Exchange Plaza, 5th Floor,
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra(E),
Mumbai – 400 051
SYMBOL: BIRET

Sub: Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the manager to Brookfield India Real Estate Trust, held on November 02, 2026 – Other Matters

Dear Sir/Ma'am,

In continuation to our letter(s) dated November 02, 2026, with respect to the outcome of Board meeting, for approving financial results and financial statements for the period ended September 30, 2026, of Brookfield India Real Estate Trust ("**Brookfield India REIT**") please find enclosed:

1. Copy of the investor presentation in connection with the unaudited financial results and unaudited condensed financial statements for the quarter and half year ended September 30, 2026, as **Appendix I**.

2. Copy of the press release in connection with the unaudited financial results and unaudited condensed financial statements on standalone and consolidated basis, of Brookfield India REIT for the quarter and half year ended September 30, 2026, as **Appendix II**.

3. Copy of summary Valuation report of Brookfield India REIT for the half year ended September 30, 2026, issued by Valsight Advisors Private Limited, registered valuer as **Appendix III**.

The Board of Directors of Brookprop Management Services Private Limited, acting as manager to Brookfield India REIT at its meeting held today i.e., Monday, November 02, 2026, has also approved the proposed scheme of amalgamation of special purpose vehicle of Brookfield India REIT, Parthos Properties Private Limited with its holding company, Parthos One Private Limited ("**REIT Holdco**"), under Section 233 of the Companies Act, 2013 and the rules made thereunder, subject to receipt of requisite statutory, regulatory, shareholder, creditor and other approvals, as may be applicable. The scheme is intended to improve operational efficiency and does not affect the interest of Brookfield India REIT in the REIT Holdco.

Brookfield

India Real Estate Trust

The documents referred above are also uploaded on our website at: *https://www.brookfieldindiareit.in/investors/financial-information*.

Please take the above information on record.

Thanking You.
Yours Faithfully,

For Brookprop Management Services Private Limited
(as manager of Brookfield India Real Estate Trust)

SAURABH JAIN
Digitally signed by SAURABH JAIN
Date: 2026.11.02 15:23:38 +05'30'

Saurabh Jain
Company Secretary & Compliance Officer
Cc:
Axis Trustee Services Limited
Axis House, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025

IDBI Trusteeship Service Limited (Debenture Trustee for the NCDs)
Universal Insurance Building, Ground Floor,
Sir P.M. Road, Fort, Mumbai – 400001

Appendix I

Brookfield
India Real Estate Trust

Investor Update

Q2 FY2027

November 2, 2026



DOWNTOWN POWAI (IT/COMMERCIAL), MUMBAI

Disclaimer

By reading this presentation (the "Presentation"), you agree to be bound by the following limitations:

This Presentation is for information purposes only without regard to specific objectives, financial situations or needs of any particular person, and should not be disclosed, reproduced, retransmitted, summarized, distributed or furnished, in whole or in part, to any other person or persons. The material that follows is a Presentation on the information pertaining to key updates of Brookfield India Real Estate Trust ("Brookfield India REIT"). We don't assume responsibility to publicly amend, modify or revise any statements in the Presentation on the basis of any subsequent development, information or events, or otherwise. This Presentation comprises information given in summary form and does not purport to be complete and it cannot be guaranteed that such information is true and accurate. For ease and simplicity of representation, certain figures may have been rounded. No representation, warranty or undertaking, express or implied, is made or assurance given that such statements, views, projections or forecasts, if any, are correct or that any objectives specified herein will be achieved. Neither we, nor any of our affiliates, as such, make any representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, any loss, howsoever, arising from any use or reliance on this Presentation or its content or otherwise arising in connection therewith. Unless otherwise stated in this Presentation, the information contained herein is based on management information as they exist as of date/date indicated in this Presentation and estimates. The information contained herein is subject to change without notice and past performance is not indicative of future results.

Certain information contained herein constitutes forward-looking statements. Due to various risks and uncertainties, actual events or results or the actual performance of Brookfield India REIT may differ materially from those reflected or contemplated in such forward-looking statements. Although Brookfield India REIT believes that the anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations in light of the information presently available, you should not place undue reliance on forward-looking statements and information because they involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Brookfield India REIT to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements and information. Factors that could cause actual results to differ materially from those set forward in the forward-looking statements or information include but are not limited to: general economic conditions, changes in interest and exchange rates, availability of equity and debt financing and risks particular to underlying portfolio company investments. There is no guarantee that Brookfield India REIT will be able to successfully execute on all or any future deals, projects or exit strategies, achieve leasing plans, secure debt or receive development approvals as set forth in this Presentation. Projected results reflected herein have been prepared based on various estimations and assumptions made by management, including estimations and assumptions about events that have not yet occurred. Projected results are based on underwriting. Due to various risks, uncertainties and changes beyond the control of Brookfield, the actual performance of the Brookfield India REIT could differ materially from the projected results. There is no assurance, representation or warranty being made by any person that any of the projected results will be achieved and undue reliance should not be put on them. Industry experts may disagree with the assumptions used in presenting the projected results.

Any changes to assumptions could have a material impact on projections and actual returns. Actual returns on unrealized investments will depend on, among other factors, future operating results, the value of the assets and market conditions at the time of disposition, legal and contractual restrictions on transfer that may limit liquidity, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the valuations used in the prior performance data contained herein are based. Accordingly, the actual realized returns on unrealized investments may differ materially from the returns indicated herein.

In considering investment performance information contained herein, you should bear in mind that past performance is not necessarily indicative of future results and there can be no assurance that comparable results will be achieved, that an investment will be similar to the historic investments presented herein (because of economic conditions, the availability of investment opportunities or otherwise), that targeted returns, diversification or asset allocations will be met or that an investment strategy or investment objectives will be achieved. Any information regarding prior investment activities and returns contained herein has not been calculated using generally accepted accounting principles and has not been audited or verified by an auditor or any independent party. Nothing contained herein should be deemed to be a prediction or projection of future performance.

Certain of the information contained herein is based on or derived from information provided by independent third party sources. While Brookfield India REIT believes that such information is accurate as of the date it was produced and that the sources from which such information has been obtained are reliable, Brookfield India REIT does not guarantee the accuracy or completeness of such information, and has not independently verified such information or the assumptions on which such information is based. This document is subject to the assumptions (if any) and notes contained herein.

The information in this Presentation does not take into account your investment objectives, financial situation or particular needs and nothing contained herein should be construed as legal, business or tax advice. Each prospective investor should consult its own attorney, business adviser and tax advisor as to legal, business, tax and related matters concerning the information contained herein.

This document is just a Presentation and is not intended to be a "prospectus" or "draft offer document" or "offer document" or "final offer document" or "offer letter" or "offering memorandum" (as defined or referred to, as the case may be, under the Companies Act, 2013 and the rules notified thereunder, and the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008, as amended, or any other applicable law). This Presentation has not been and will not be reviewed or approved by a regulatory authority in India or elsewhere or by any stock exchange in India or elsewhere. None of the information contained herein (or in any future communication (written or oral) regarding an investment) is intended to be investment advice with respect to a proposed investment.

If we should at any time commence an offering of units, debentures, bonds or any other securities/ instruments of Brookfield India REIT, any decision to invest in any such offer to subscribe for or acquire units, debentures, bonds or any other securities/ instruments of Brookfield India REIT, must be based wholly on the information contained in an offer document or offering circular (including the risk factors mentioned therein) issued or to be issued in connection with any such offer and not on the contents hereof. Any prospective investor investing in such invitation, offer or sale of securities by Brookfield India REIT should consult its own advisors before taking any decision in relation thereto.

The securities of Brookfield India REIT have not been and will not be registered under the U.S. Securities Act, 1933, as amended ("U.S. Securities Act"), or the securities laws of any applicable jurisdiction and these materials do not constitute or form a part of any offer to sell or solicitation of an offer to purchase or subscribe for any securities in the United States of America or elsewhere in which such offer, solicitation or sale would be unlawful prior to registration under the U.S. Securities Act or the securities laws of any such jurisdiction.

High Quality Properties in Gateway Cities

India's only 100% institutionally managed pan-India office REIT

32.9 MSF

Operating Area

⬆ 34% YoY

93%

Committed Occupancy

~31% YoY decline in vacancy

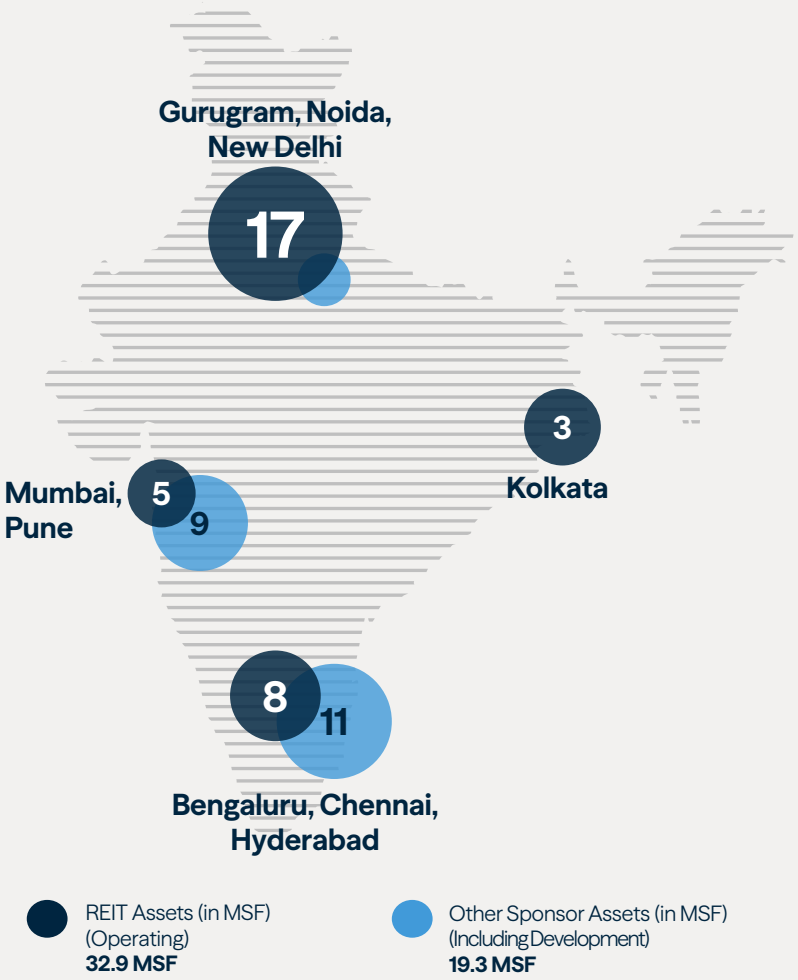
Rs 107 PSF

In-Place Rent Per Month

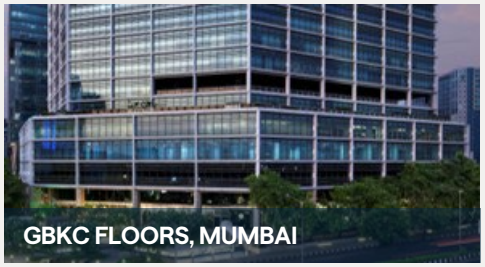
⬆ 7%+ YoY

6.9 Yrs.

WALE



SELECT ASSETS


GBKC FLOORS, MUMBAI


WORLDMARK, NEW DELHI


CANDOR TECHSPACE G1, GURUGRAM

Note: All metrics are as at September 30, 2026. Operating metrics and Consolidated GAV include 100% of all assets across the presentation. Brookfield India REIT owns 87% economic interest in Ecoworld and 50% economic interest in G1, Downtown Powai (Commercial / IT Park), the North Commercial Portfolio and GBKC Floors. While Ecoworld, G1, Downtown Powai (Commercial / IT Park) and GBKC Floors are consolidated in the financials, North Commercial Portfolio is accounted for using the equity accounting method.

Q2 FY2027 Business Highlights

We have executed on our stated strategy and are poised for continued growth

Metric	Performance
1 Leasing	**Gross leasing of 1.6 MSF + 0.6 MSF early leasing**[1] **Committed occupancy at 93%, ↑3% YoY** Driven by strong leasing demand across product and tenant categories
2 Income and Distributions	**Same store NOI ↑8% YoY** Driven by lease-up and contracted rent growth **DPU of Rs 5.70 per unit, ↑9% YoY** 30% share of dividends, representing over 2x growth YoY
3 Growth and Acquisitions	**Dividend component in distributions slated to grow** Seven PAT generating entities to drive dividend growth; Rs 4,800 M in reserves for further upside **Robust pipeline of Sponsor assets for potential acquisitions** High-quality properties in top office markets; dry powder of Rs 34 Billion for future growth (at 32.5% LTV)

GRESB REAL ESTATE ★★★★★ 2026

5 Star Rating
For the fifth consecutive year

100/100[2]
Development score
Global Sector Leader

94.9/100
Standing Investments score
Global Sector Leader

(1) 0.3 MSF commitments against re-leasing of future expiries and 0.4 MSF of advanced renewals for expiries beyond FY2027.
(2) For Baytown, Kolkata.

1 Leasing Success | Q2 FY2027

Robust leasing performance with 1.6 MSF of gross leasing at 16% spread

LEASING UPDATE – CURRENT QUARTER

	New Leasing	+ Renewals	= Gross Leasing
Area (SF)	**1,079,000**	**525,000**	**1,604,000**
SEZ Properties (SF)	*731,000*	*239,000*	*970,000*
Average Rent[1] (PSF)	**Rs 95**	**Rs 106**	**Rs 98**
Average Term[1] (Yrs.)	**10.6**	**8.1**	**9.8**

Global Investment Management Co.

accenture

Qualcomm

TELUS

ERGO

Leading Online Vehicle Marketplace

TATA CONSULTANCY SERVICES

xceedance

R1 RCM

AON

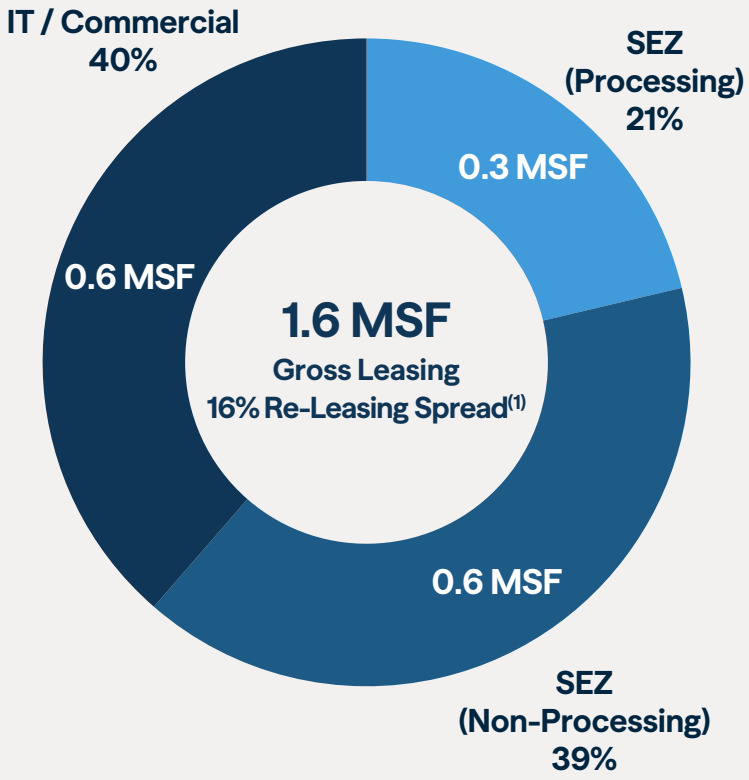
GCC 51%[2] | Others 49%

(1) For office areas excluding amenity spaces, weighted by area.
(2) For gross leasing activity of the quarter, including 0.6 MSF commitments achieved against future expiries.

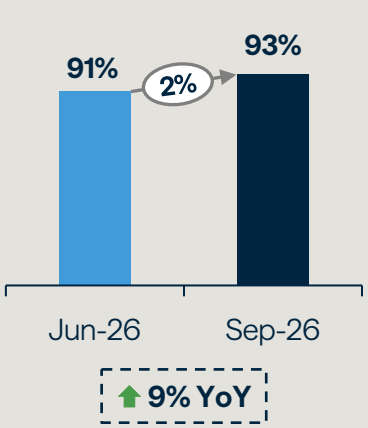
1 Leasing Success | Q2 FY2027 (Cont'd)

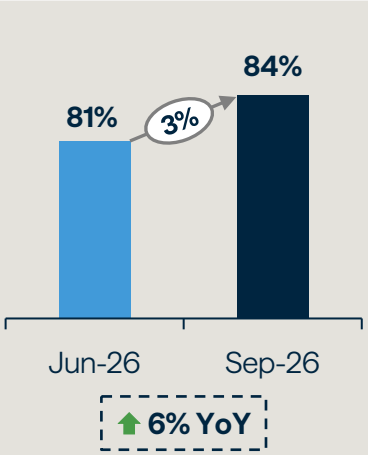
Strong leasing momentum driven by demand from GCCs and domestic occupiers

STRONG GROSS LEASING ACROSS PRODUCT CATEGORIES



OCCUPANCY GROWTH IN GURUGRAM PROPERTIES THROUGH NPA CONVERSIONS





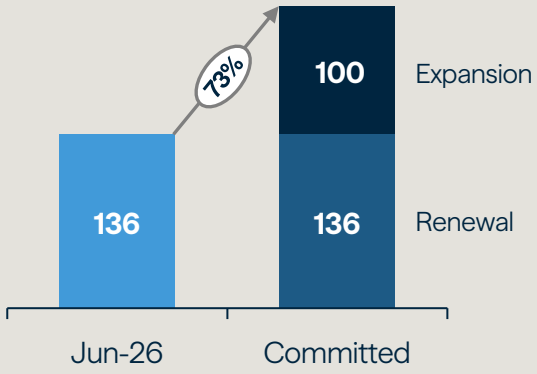
(1) For office areas excluding amenity spaces, weighted by area.

1 Leasing Success | Case Studies

Strong stickiness from high-quality GCC tenants, demonstrated through renewals and expansions

SELECT TENANT EXPANSIONS (KSF)

ERGO

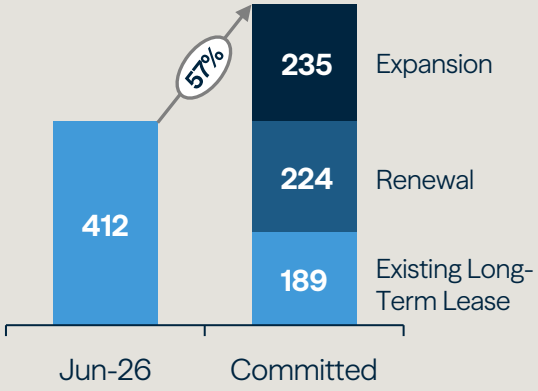


Downtown Powai (SEZ)

8% SPREAD

7 YEAR LEASE TERM

Global Investment Management Company



Ecoworld

8% SPREAD

10 YEAR LEASE TERM

SELECT RENEWAL

A Global Financial Institution

219 KSF LEASABLE AREA	**8%** RENEWAL SPREAD
8 YEAR LEASE TERM	**1.5 YEAR** ADVANCED RENEWAL

The above renewal is in addition to the tenant's lease of the entire One Downtown Central (272 KSF), secured last year

Downtown Powai (IT/Commercial)

Leveraged strong tenant relationships to secure lease renewal and capture incremental GCC expansion demand, reinforcing tenant stickiness and long-term confidence in our campuses

2 Income and Distributions

Q2 FY2027 FINANCIAL HIGHLIGHTS

Rs 7.7 Billion
NET OPERATING INCOME (1)

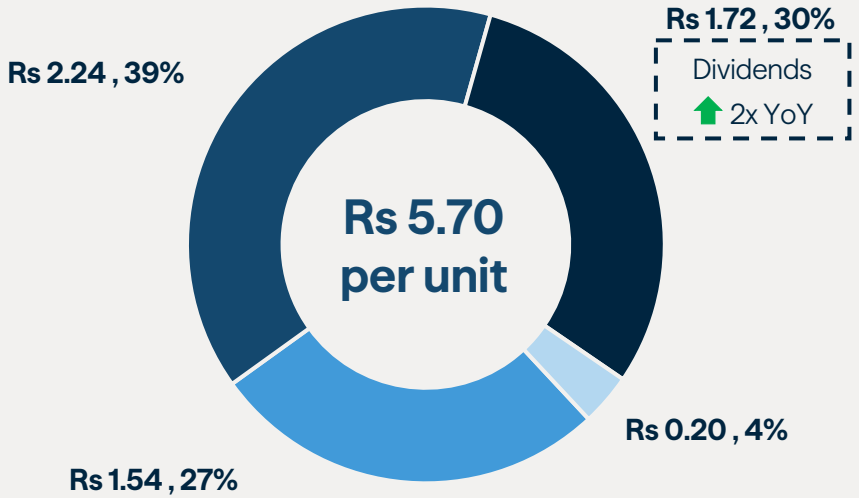
Rs 4.7 Billion
DISTRIBUTIONS (2)

Rs 5.70 DPU
9% vs Q2 FY2026

Rs 604 Billion
GROSS ASSET VALUE

Rs 392 / unit
NET ASSET VALUE

Q2 FY2027 - DPU COMPOSITION



November 5, 2026
RECORD DATE

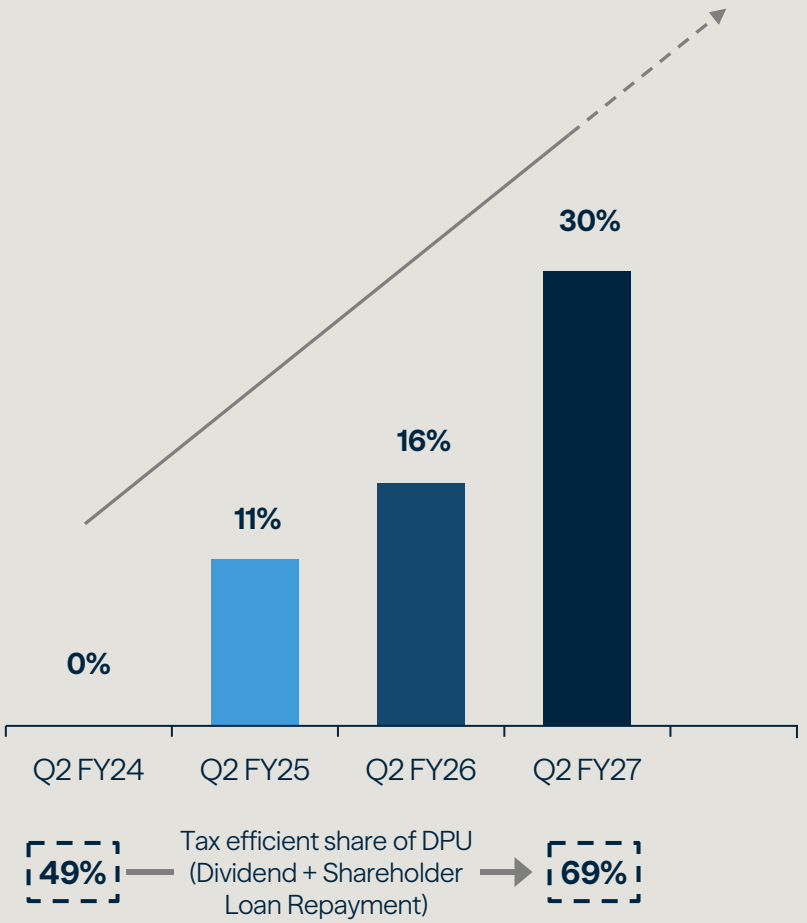
By November 13, 2026
PAYOUT DATE

(1) Excludes NOI of North Commercial Portfolio, which is accounted for using the equity accounting method in the financials.
(2) Includes distribution from the North Commercial Portfolio.
(3) Includes interest on CCDs and NCDs.
(4) Includes repayment of NCDs.
(5) Interest income on fixed deposits and gain on investment in mutual funds.

3 Growth and Acquisitions | Dividend Share in Distributions

Achieved 30% dividend share; Ongoing initiatives are slated to further improve dividends in the near term

DIVIDEND AS % OF DPU



Profit After Tax[1] (Q2 FY2027, At-Share)	Rs M	Rs / Unit	% of DPU
Existing	1,400	1.8	~30%
Post Schemes[2]	1,800	2.2	~38%

- Current PAT generation supports 30% dividend share in distributions, to grow to ~38% post schemes
- Income growth through lease-up / escalations / MTM will flow through as increased dividends, for seven entities which have positive PAT and positive reserves[2]
- Reserves balance of Rs 4,800 M[2] (Rs 5.8 / unit) may be utilised over next 2–3 years to further enhance dividend share

As at September 30, 2026.
(1) Represents the aggregate of positive PAT across SPVs.
(2) Including impact of ongoing capital reduction schemes filed for N2 and Downtown Powai (IT/Commercial).

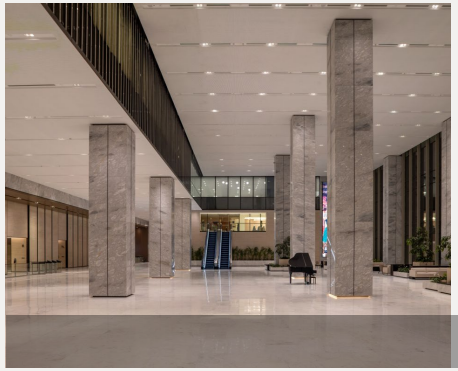
3 Growth and Acquisitions | Inorganic Growth Opportunities

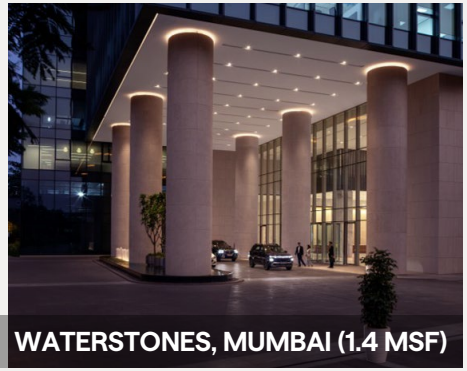
Our Sponsor Group has high-quality properties across key gateway office markets





BLUEGRASS, PUNE (2.0 MSF)(1)





WATERSTONES, MUMBAI (1.4 MSF)



CONSOLIDATION OF NORTH COMMERCIAL PORTFOLIO (3.3 MSF)(2)

(1) Sponsor Group has 37.5% economic interest.
(2) 50% stake is owned by the Sponsor Group.



CANDOR TECHSPACE K1, KOLKATA

01 | Business Updates

Significantly Complete and Diversified Portfolio

Our portfolio has a Committed Occupancy of 93% and a long-dated WALE of 6.9 Yrs.

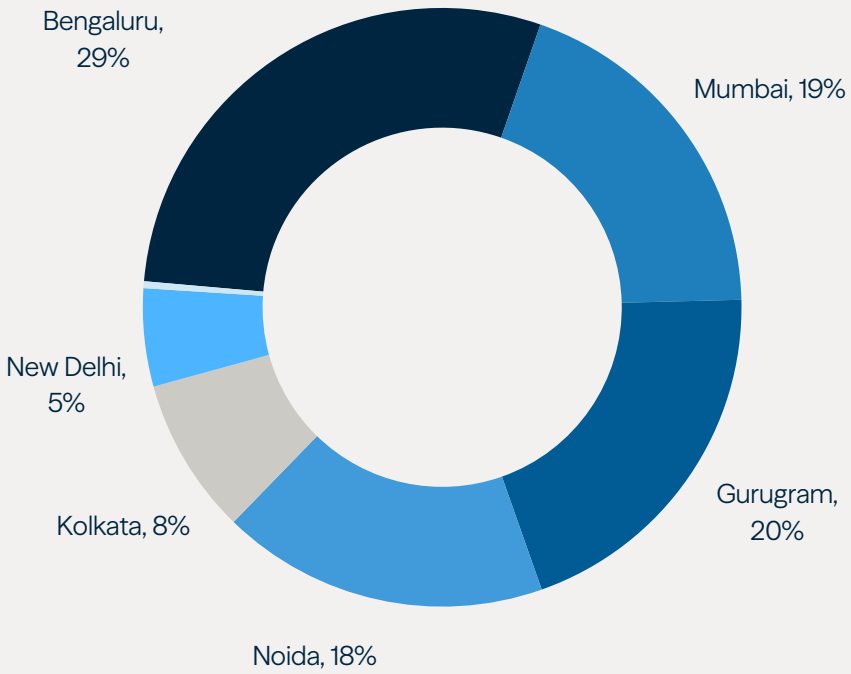
Asset	Economic Interest %	Operating Area (MSF)	Leased Area (MSF)	Committed Occ. %	WALE (Yrs.)	In-place Rent (Rs PSF) (1)	Dev. Potential (MSF)	Asset Value (Rs B)
Ecoworld	87%	7.1	6.7	95%	6.4	Rs 108	0.1	Rs 153 (2)
Downtown Powai		4.5	4.3	96%	5.4	171	-	124
IT / Commercial	*50%*	*2.9*	*2.7*	*95%*	*3.6*	*189*	-	*91*
SEZ	*100%*	*1.6*	*1.6*	*97%*	*8.4*	*140*	-	*34*
G2	72%	4.1	3.5	84%	8.3	92	0.1	48
N2	100%	4.0	3.7	92%	8.8	66	0.8	51
G1	50%	3.8	3.5	93%	6.1	86	0.1	61
K1	100% (3)	3.2	3.2	98%	9.4	51	2.7 (4)	39
N1	100%	2.0	1.9	95%	7.8	66	0.9	31
Worldmark, New Delhi	50%	1.5	1.4	95%	5.4	236	-	49
Worldmark, Gurugram	50%	0.8	0.7	96%	5.5	94	-	12
Airtel Center	50%	0.7	0.7	100%	0.6	134	-	15
Pavilion Mall	50%	0.4	0.3	70%	5.0	66	-	3
GBKC Floors	50%	0.3	0.2	96% (5)	6.6	371	-	18
Sub-Total		**32.3**	**30.1**	**93%**	**6.9**	**Rs 107**	**4.6**	**Rs 604**
Value Add: Ecoworld Campus 3 (6)	87%	0.7	-	-	-	-	-	
Total		**32.9**						
SEZ Properties		**20.0**	**18.4**	**92%**	**7.9**	**Rs 85**	**3.7**	
Processing Area		*15.6*	*14.7*	*94%*	*7.1*	*85*	3.1	
Non-Processing Area (Converted / Applied)		*4.4*	*3.7*	*83%*	*10.9*	*84*	0.6	
Non-SEZ Properties		**12.3**	**11.7**	**95%**	**5.4**	**Rs 141**	**0.9**	

(1) During the quarter, achieved escalation of 9.3% on 2.5 MSF leased area, including 5.0% annual escalations on 0.8 MSF and 15% 3-year escalations on 1.6 MSF.
(2) Including Campus 3.
(3) Brookfield India REIT has 72% economic interest in mixed-use development of 0.6 MSF.
(4) Including 0.6 MSF area currently under development.
(5) Including confirmed commitment of 19 KSF till date of this presentation.
(6) Rationalizing area to 70% efficiency as per market norms.

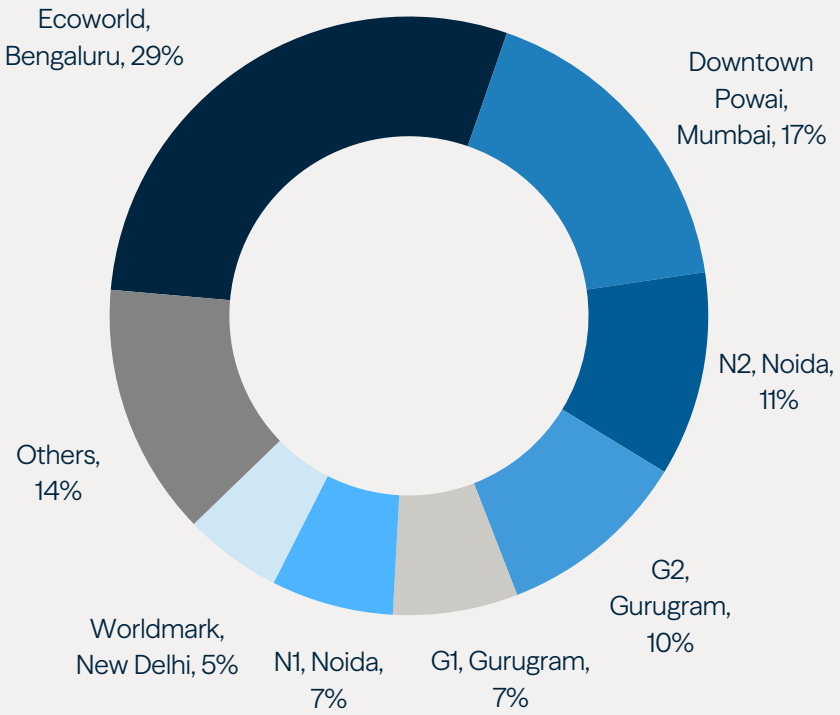
Value Diversification

High-growth micro-markets of Outer Ring Road, Bengaluru and Powai / BKC, Mumbai account for nearly half of portfolio value

AT-SHARE GAV (BY GEOGRAPHY)



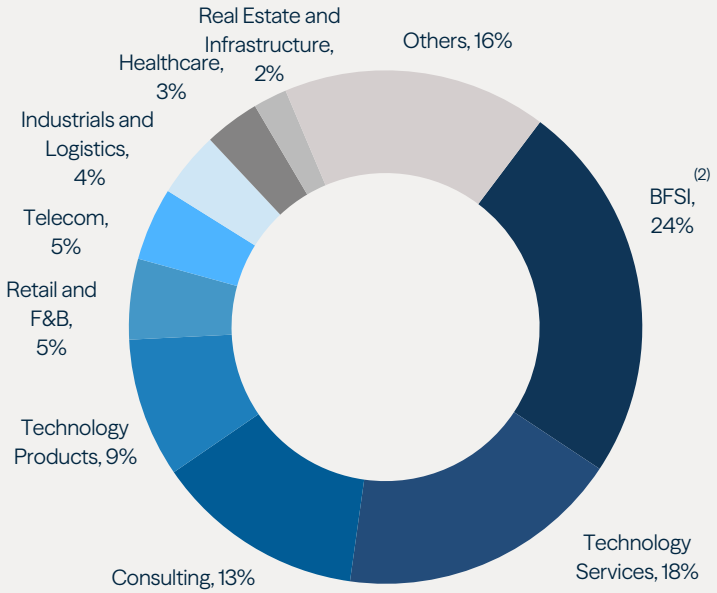
AT-SHARE GAV (BY ASSET)



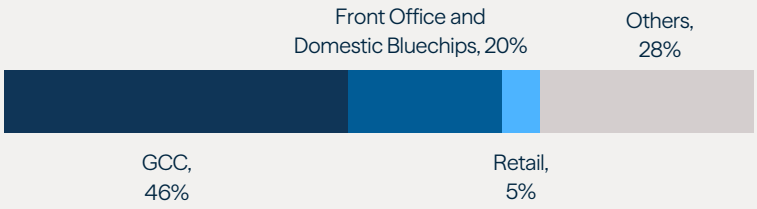
As at September 30, 2026.

High-quality Tenant Roster

SECTOR DIVERSIFICATION OF TENANTS(1)



TENANT DIVERSIFICATION ACROSS OCCUPIER SEGMENTS



TOP 10 TENANTS(1)

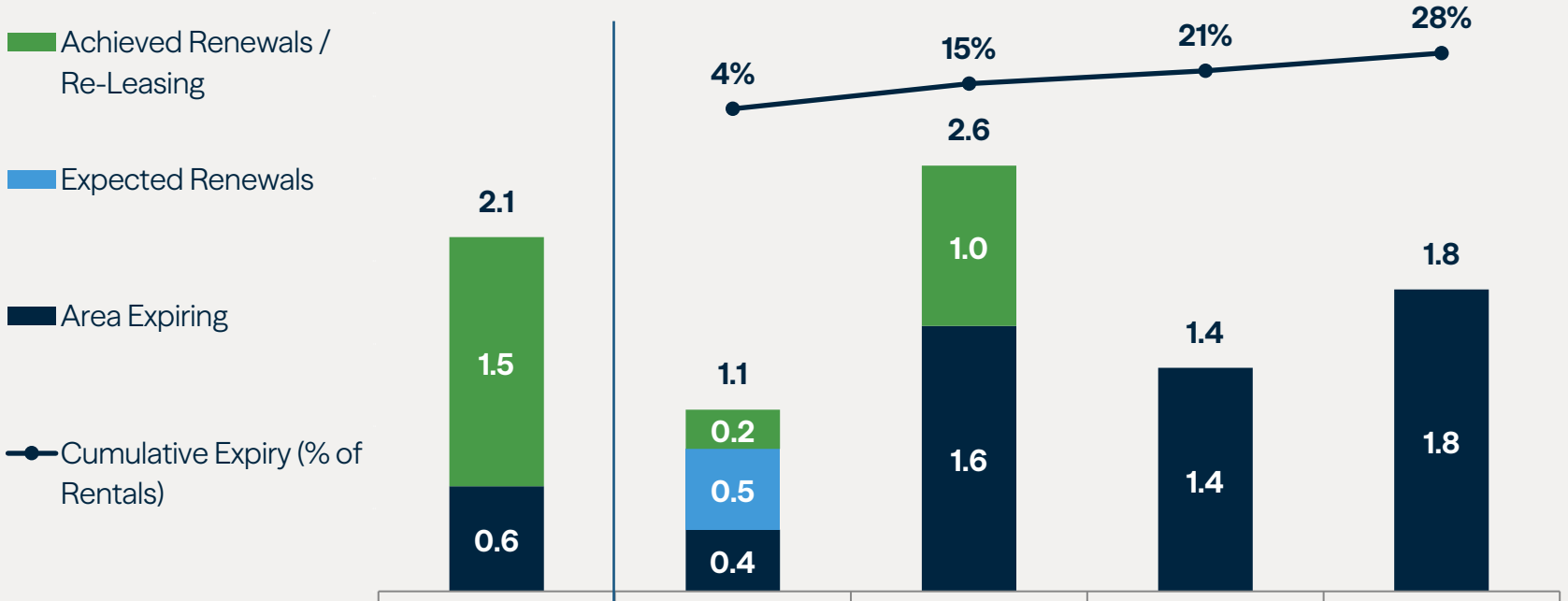
Tenant Name	Industry	% Gross Contracted Rentals	% Leased Area
Accenture	Consulting	6%	7%
Tata Consultancy Services	Technology Services	5%	6%
Bharti Airtel	Telecom	3%	2%
A Global Consulting Firm	Consulting	3%	2%
A Global Financial Institution (3)	BFSI	3%	2%
Capgemini	Technology Services	3%	4%
CoWrks	Coworking	2%	2%
Morgan Stanley	BFSI	2%	2%
Global Financial Services Firm	BFSI	2%	1%
Global Investment Management Co.	BFSI	2%	2%
Total		**29%**	**29%**

(1) By gross contracted rentals.
(2) Banking, Financial Services and Insurance.
(3) Includes managed office solution through CoWrks.

Lease Expiry Profile

Well staggered lease expiry profile with ~28% of the contracted rentals due for expiry till FY2030; secured 1.2 MSF commitments against renewal / re-leasing of future expiries in H2 FY2027 / FY2028

LEASE EXPIRY SCHEDULE[1]



	H1 FY27	H2 FY27E	FY28E	FY29E	FY30E
Rent at expiry (Rs PSF)	82	118	125	125	140
MTM Spread %	14%[2]	8%	10%	19%	11%

Note: Market rent used for calculation of MTM is basis the September 30, 2026 valuation report.
(1) For office areas excluding amenity spaces.
(2) Weighted average MTM spread on renewed and expired areas in H1 FY2027.

ESG | Strong Sustainability Focus

Continued recognition from global ESG institutions reaffirms our leadership in sustainability

GRESB REAL ESTATE ★★★★★ 2026

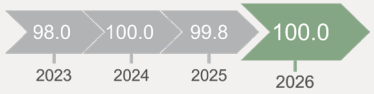
5 Star Rating

★★★★★

For the fifth consecutive year

100/100[1]

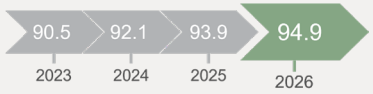
Development score



#1 in Development Score in Asia/Listed **Global Sector Leader**

94.9/100

Standing Investments score



#1 in Management Score in Asia/Listed **Global Sector Leader**

IGBC GREEN RATING · INDIAN GREEN BUILDING COUNCIL · IGBC · PLATINUM

N2 achieved the **IGBC Green Existing Building (Operations & Maintenance) Platinum Rating**, reinforcing its commitment to sustainable building operations, resource efficiency and environmental stewardship

RICS

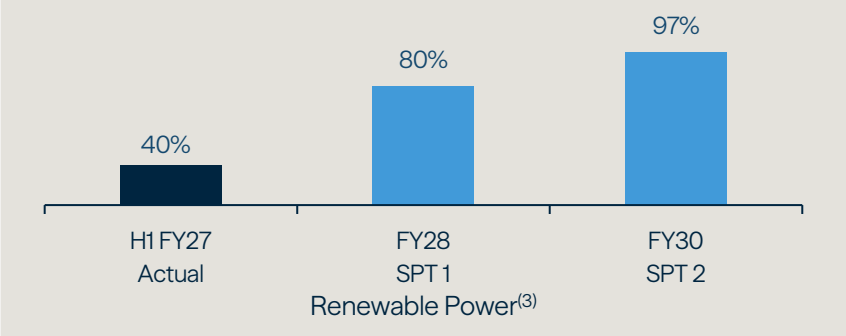
Ecoworld was recognized as the **'Best Office Park of the Year'** at the **RICS South Asia Awards 2026**, highlighting excellence in office park development

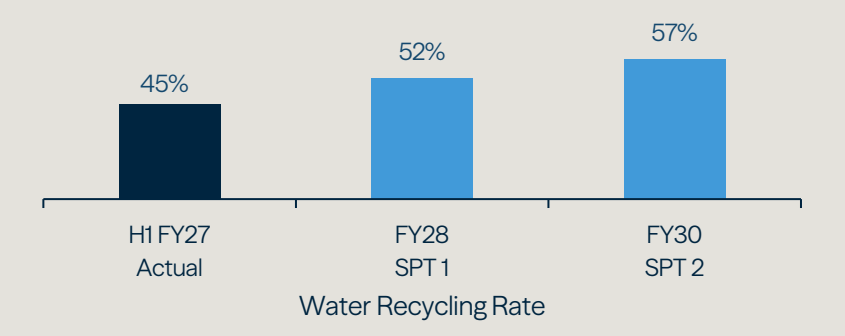
BRITISH SAFETY COUNCIL

Majority of our properties received **5-star rating and Sword of Honour from the British Safety Council (BSC)** for Occupational Health & Safety

SUSTAINABILITY LINKED BOND – KEY PERFORMANCE INDICATORS[2]

Steady and measurable improvement driven by robust planning, monitoring and execution





(1) For Baytown, Kolkata.

(2) SPT 1 and SPT 2 represent approved Sustainability Performance Targets (SPTs) for FY2028 and FY2030, respectively. KPI performance is subject to annual external verification in accordance with applicable SEBI requirements and the SLB framework.

(3) Significant progress is expected on renewable power KPI in FY2028 on finalization of long-term third-party open access Power Purchase Agreements (PPA).



CANDOR TECHSPACE G2, GURUGRAM

02 | Financial Updates

Q2 FY2027 | Financial Highlights

Rs Million	Q2 FY2027	Growth vs Q2 FY2026	KEY DRIVERS
Operating Lease Rentals (OLR)	**Rs 7,221**	***52.1%***	• Rs 2,473 million YoY increase: - Rs 266 million (5.6%) due to recent new leasing, renewals and escalations achieved offset by expiries - Rs 2,207 million (46.5%) from Ecoworld and GBKC Floors' SPV
Revenue from Operations	**Rs 9,964**	***48.3%***	• Rs 3,245 million YoY increase primarily due to: - Rs 266 million (4.0%) due to increase in OLR - Rs 126 million (1.9%) due to increase in CAM revenue - Rs 2,852 million (42.4%) from Ecoworld and GBKC Floors' SPV
Net Operating Income (NOI)	**Rs 7,672**	***50.6%***	• Rs 2,578 million YoY increase: - Rs 397 million (7.8%) primarily due to increase in OLR and CAM margin on account of improvement in occupancy and inflationary growth - Rs 2,181 million (42.8%) from Ecoworld and GBKC Floors' SPV

Note: The above metrics do not include OLR and NOI of the North Commercial Portfolio, which is accounted for using the equity accounting method in the financials.
As at September 30, 2026.

Property Income

Rs Million	H1 FY2027	H1 FY2026	KEY DRIVERS
Operating Lease Rentals (OLR)	**Rs 14,360**	**Rs 9,324[1]**	• Rs 5,036 million (54.0%) YoY increase: – Rs 661 million (7.1%) due to same store new leasing and contractual escalations partly offset by expiries – Rs 4,375 million (46.9%) from Ecoworld and GBKC Floors' SPV
(+) CAM / Other Revenue	5,342	3,824[1, 2]	• Rs 1,518 million (39.7%) YoY increase: – Rs 274 million (7.2%) due to increase in occupancy and inflationary impact – Rs 1,244 million (32.5%) from Ecoworld and GBKC Floors' SPV
Revenue from Operations	**Rs 19,702**	**Rs 13,148**	
(-) CAM / Other Direct Expenses	(4,464)	(3,068)[2]	• Rs 1,396 million YoY (45.5%) increase: – Rs 130 million (4.2%) due to increase in occupancy and inflationary impact – Rs 1,266 million (41.3%) from Ecoworld and GBKC Floors' SPV
Net Operating Income (NOI)	**15,238**	**10,080**	• Rs 5,158 million YoY (51.2%) increase: – Rs 805 million (8.0%) primarily due to increase in OLR and CAM margin on account of improvement in occupancy and inflationary growth – Rs 4,353 million (43.2%) from Ecoworld and GBKC Floors' SPV

Note: The above metrics do not include OLR and NOI of the North Commercial Portfolio, which is accounted for using the equity accounting method in the financials.
As at September 30, 2026.
(1) Reclassification of Rs 16 million out of composite revenue from OLR to CAM revenue.
(2) Reclassification of certain recovery from tenants into CAM revenue, earlier netted off with CAM expenses.

NDCF | Walkdown

Rs Million	Q1 FY2027	Q2 FY2027	H1 FY2027
Operating Lease Rentals (OLR)	**Rs 7,140**	**Rs 7,221**	**Rs 14,360**
CAM / Other Revenue	2,599	2,743	5,342
Revenue from Operations	**Rs 9,738**	**Rs 9,964**	**Rs 19,702**
CAM / Other Direct Expenses	(2,173)	(2,291)	(4,464)
Net Operating Income (NOI)	**Rs 7,566**	**Rs 7,672**	**Rs 15,238**
Property Management Fees	(190)	(199)	(389)
Other Income (Net of Other Expense)	110	127	237
EBITDA	**Rs 7,485**	**Rs 7,601**	**Rs 15,086**
Cash Taxes (Net of Refund)	(130)	(106)	(236)
Working Capital and Other Ind-AS Adjustments[1]	91	(108)	(17)
Cashflow from Operations	**Rs 7,446**	**Rs 7,387**	**Rs 14,833**
Inflow/(Outflow) from Investing Activities[2]	3	263	266
Interest on External Debt (Including Other Borrowing Cost Amortization)	(2,205)	(2,120)	(4,325)
NDCF (SPV Level)	**Rs 5,244**	**Rs 5,530**	**Rs 10,775**
Surplus Cash in SPVs Used for Distribution	144	-	144
Partners' Share[3]	(1,045)	(1,016)	(2,061)
NDCF (SPV Level) for REIT	**Rs 4,343**	**Rs 4,514**	**Rs 8,858**
Retained at SPV Level	(6)	(8)	(14)
Distribution Received from North Commercial Portfolio	433	451	884
NDCF Distributed to REIT	**Rs 4,770**	**Rs 4,957**	**Rs 9,728**

Note: NDCF (SPV Level) does not include the North Commercial Portfolio that has been included in the financial statements separately as equity accounted investments.

(1) Includes GBKC Floors SPV's adjustment amounting to Rs. 20 million.

(2) Includes fixed deposit matured and income from investing activities, netted off with fixed deposit created and capex to the extent not funded through debt.

(3) Redemption of shareholder loans and interest accrued thereon.

NDCF | Walkdown

Rs Million	Q1 FY2027	Q2 FY2027	H1 FY2027
NDCF Distributed to REIT	**Rs 4,770**	**Rs 4,957**	**Rs 9,728**
Interest on Shareholder Debt/CCD/NCD	*1,770*	*1,654*	*3,424*
Dividends	*784*	*1,444*	*2,228*
Repayment of Shareholder Debt/NCD	*2,216*	*1,859*	*4,075*
Cash Flows Received from SPVs /Holdco	**Rs 4,770**	**Rs 4,957**	**Rs 9,728**
Interest on External Debt (Including Other Borrowing Cost Amortization)	(494)	(409)	(904)
Treasury Income (Net of REIT Expenses)	154	12	166
NDCF Generated (REIT Level)	**Rs 4,430**	**Rs 4,560**	**Rs 8,990**
Utilization of Available Cash	218	170	388
NDCF Distributable (REIT Level)	**Rs 4,647**	**Rs 4,730**	**Rs 9,378**
NDCF per Unit (REIT Level)	**Rs 5.60**	**Rs 5.70**	**Rs 11.30**
Distribution per Unit (REIT Level)	**Rs 5.60**	**Rs 5.70**	**Rs 11.30**

Summary Balance Sheet

Our business is well-capitalized, backed by a strong balance sheet and Sponsor Group

Rs Million	September 30, 2026
Total Equity	**Rs 2,18,367**
Equity	1,83,997
Non-Controlling Interest	34,370
Liabilities	**Rs 2,05,420**
Borrowings[1]	1,55,796
Security Deposits	16,323
Other Liabilities	33,301
Total	**Rs 4,23,787**
Assets	
Investment Property	3,77,352
Investment Property Under Development	5,067
Investments accounted for using equity method	8,280
Cash & Cash Equivalents	15,127
Other Assets	17,961
Total	**Rs 4,23,787**

NOTES:

a) Other Liabilities include trade & other payables, capital creditors, statutory dues, lease liabilities, deferred income, contract liabilities, deferred consideration, put option liability and provisions.

b) Other Assets include, income tax advances, deferred tax, prepaid expenses, security deposits, restricted cash balances, loan to JVs and other receivables.

c) North Commercial Portfolio is accounted for using the equity accounting method.

(1) Includes CCDs and NCDs held by external shareholders and interest accrued thereon.

Capital Structure and Liquidity

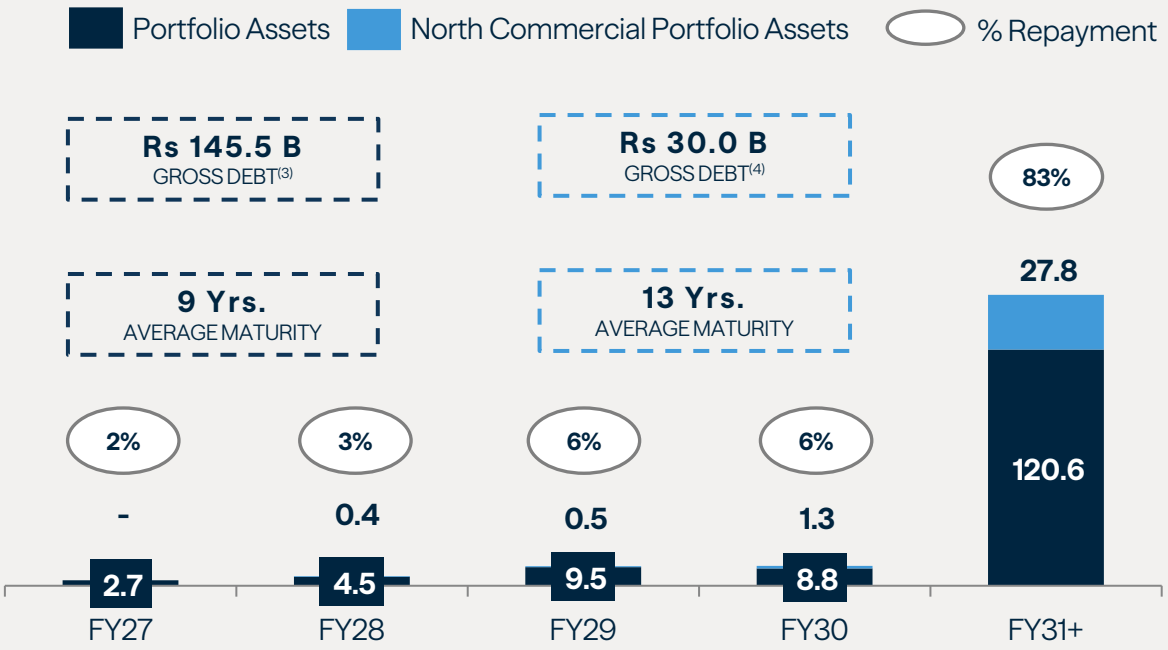
Our portfolio is well capitalized for near term growth and maintains a AAA credit rating

26.7%
LTV EXCLUDING SHAREHOLDER INSTRUMENTS[1]

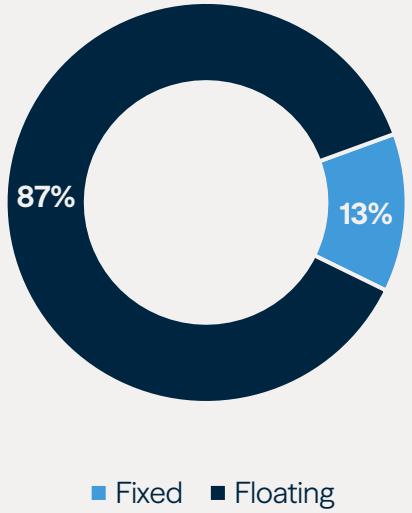
Dual AAA Rating
[ICRA] AAA (STABLE)
CRISIL AAA/STABLE

7.3%
AVERAGE INTEREST RATE[2]

GROSS DEBT MATURITY PROFILE (Rs B)



GROSS DEBT COMPOSITION



Note: As at September 30, 2026 unless otherwise stated.
(1) Basis GAV as at September 30, 2026 for Portfolio Assets, 50% of the GAV for the North Commercial Portfolio. Including the liability component of partners' share of NCDs and CCDs, and shareholder debt from REIT to Rostrum, the consolidated LTV is 28.7%.
(2) Impact of repo rate increase of 25 bps is expected post Q2 FY2027.
(3) Bank borrowings (including interest accrued) and NCDs adjusted for processing fees of Rs 0.6 B.
(4) 100% of the borrowings of the North Commercial Portfolio.



CANDOR TECHSPACE N2, NOIDA

03 | Information Supplement

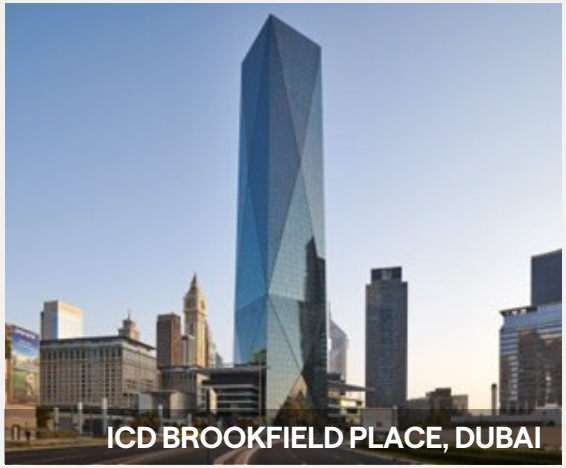
Brookfield: One of the World's Largest Real Estate Portfolios

With ~$280B in real estate AUM and ~24,000 employees across 50+ countries, Brookfield owns, operates and manages one of the world's largest, highest quality portfolios













Leasing Q2 FY2027

SELECT NEW LEASES / RENEWALS

Tenant	Assets	Area (SF)
Accenture	N2	338,000
Leading Indian Media Conglomerate	G2	114,000
Global Investment Management Co.	Ecoworld	98,000
AON Consulting	G1	63,000
Leading Online Vehicle Marketplace	G1	59,000
Qualcomm	Ecoworld	42,000
Xceedance	N1	37,000
New Leasing		**1,079,000 SF**
Global Investment Management Co.	Ecoworld	224,000
Tata Consultancy Services	K1	158,000
R1 RCM	G2	27,000
Renewals		**525,000 SF**
Total		**1,604,000 SF**

Rs 98 PSF
AVERAGE RENT ON GROSS LEASING (1)

16%
RE-LEASING SPREAD (1)

1.4 MSF
RE-LEASED AREA (1)

10 Yrs.
AVERAGE TERM (1)

(1) For office areas excluding amenity spaces.

Detailed Lease Expiry Schedule

	Area Expiring ('000 SF)				% of Gross Rentals				In-place Rent at Expiry (Rs PSF)[1]			
Asset/Financial Year	**6M 27E**	**28E**	**29E**	**30E**	**6M 27E**	**28E**	**29E**	**30E**	**6M 27E**	**28E**	**29E**	**30E**
Ecoworld	406	345	639	178	7%	5%	9%	3%	Rs 109	Rs 110	Rs 98	Rs 115
Downtown Powai	284	578	391	704	8%	15%	11%	18%	165	177	195	192
IT / Commercial	*176*	*360*	*305*	*607*	*8%*	*15%*	*13%*	*24%*	*182*	*191*	*205*	*196*
SEZ	*108*	*218*	*86*	*97*	*7%*	*15%*	*6%*	*7%*	*140*	*154*	*158*	*168*
G2	13	-	-	111	-	-	-	3%	106	-	-	110
N2	50	44	130	119	1%	1%	4%	3%	62	54	76	74
G1	200	226	-	559	6%	7%	-	16%	95	99	-	99
K1	33	438	5	-	1%	15%	-	-	54	53	64	-
N1	24	-	102	-	1%	-	6%	-	56	-	68	-
Worldmark, New Delhi	34	145	36	44	3%	11%	3%	4%	226	226	252	257
Worldmark, Gurugram	14	66	22	44	3%	9%	4%	6%	-	86	98	92
Airtel Center	-	693	-	-	-	100%	-	-	-	132	-	-
Pavilion Mall	41	20	27	68	15%	11%	9%	29%	-	-	-	-
GBKC Floors	-	24	-	-	-	10%	-	-	-	412	-	-
Total	**1,100**	**2,578**	**1,354**	**1,828**	**4%**	**11%**	**5%**	**8%**	**Rs 118**	**Rs 125**	**Rs 125**	**Rs 140**

(1) For office areas excluding amenity spaces.

Portfolio Occupancy: Q1 FY2027 to Q2 FY2027

	June 30, 2026						September 30, 2026		
Asset (KSF)	**Operating Area**	**Leased Area**	**Committed Occupancy**	**Leasing**	**Expiries**	**Renewed**	**Operating Area**	**Leased Area**	**Committed Occupancy**
Ecoworld[1]	7,082	6,687	**94%**	163	(371)	226	7,089	6,704	**95%**
Downtown Powai	4,480	4,285	**96%**	67	(83)	22	4,481	4,291	**96%**
IT / Commercial	*2,861*	*2,737*	***96%***	*47*	*(83)*	*22*	*2,864*	*2,722*	***95%***
SEZ	*1,619*	*1,548*	***96%***	*21*	-	-	*1,617*	*1,569*	***97%***
G2	4,083	3,315	**81%**	173	(74)	38	4,106	3,452	**84%**
N2	3,937	3,764	**96%**	376	(472)	1	3,985	3,668	**92%**
G1	3,808	3,468	**91%**	160	(82)	1	3,820	3,548	**93%**
K1	3,202	3,164	**99%**	1	(210)	199	3,202	3,154	**98%**
N1	2,023	1,900	**94%**	69	(37)	-	2,028	1,932	**95%**
Worldmark, New Delhi	1,455	1,392	**96%**	32	(72)	33	1,455	1,386	**95%**
Worldmark, Gurugram	751	715	**95%**	37	(33)	4	751	723	**96%**
Airtel Center	693	693	**100%**	-	-	-	693	693	**100%**
Pavilion Mall	390	273	**70%**	1	(1)	1	390	274	**70%**
GBKC Floors[2]	264	235	**89%**	-	-	-	264	235	**96%[3]**
Total	**32,167**	**29,890**	**93%**	**1,079**	**(1,436)**	**525**	**32,264**	**30,058**	**93%**
6M FY2027/28 [4]				**275**	**(1,208)**	**933**			

(1) Excluding Campus 3.
(2) From the date of execution of GBKC Floor's share purchase agreement.
(3) Including confirmed commitment of 19 KSF till date of this presentation.
(4) Commitments against re-leasing / renewal of future expiries in 6M FY2027 / FY2028.

Portfolio Occupancy: Q4 FY2026 to Q2 FY2027

	March 31, 2026						September 30, 2026		
Asset (KSF)	**Operating Area**	**Leased Area**	**Committed Occupancy**	**Leasing**	**Expiries**	**Renewed**	**Operating Area**	**Leased Area**	**Committed Occupancy**
Ecoworld[1]	7,057	6,652	**94%**	368	(563)	246	7,089	6,704	**95%**
Downtown Powai	4,477	4,264	**95%**	88	(166)	108	4,481	4,291	**96%**
IT / Commercial	*2,858*	*2,716*	***95%***	*67*	*(166)*	*108*	*2,864*	*2,722*	***95%***
SEZ	*1,619*	*1,548*	***96%***	*21*	-	-	*1,617*	*1,569*	***97%***
G2	4,087	3,403	**83%**	174	(164)	38	4,106	3,452	**84%**
N2	3,916	3,662	**94%**	618	(708)	95	3,985	3,668	**92%**
G1	3,792	3,363	**89%**	310	(128)	3	3,820	3,548	**93%**
K1	3,202	3,164	**99%**	1	(348)	337	3,202	3,154	**98%**
N1	2,023	1,982	**98%**	69	(147)	29	2,028	1,932	**95%**
Worldmark, New Delhi	1,455	1,391	**96%**	84	(131)	41	1,455	1,386	**95%**
Worldmark, Gurugram	751	693	**92%**	72	(58)	16	751	723	**96%**
Airtel Center	693	693	**100%**	-	-	-	693	693	**100%**
Pavilion Mall	390	309	**79%**	3	(39)	2	390	274	**70%**
GBKC Floors[2]	264	235	**89%**	-	-	-	264	235	**96%[3]**
Total	**32,108**	**29,811**	**93%**	**1,788**	**(2,451)**	**915**	**32,264**	**30,058**	**93%**
6M FY2027/28 [4]				**275**	**(1,208)**	**933**			

(1) Excluding Campus 3.
(2) From the date of execution of GBKC Floor's share purchase agreement.
(3) Including confirmed commitment of 19 KSF till date of this presentation.
(4) Commitments against re-leasing / renewal of future expiries in 6M FY2027 / FY2028.

Q2 FY2027: New leasing and Renewals

Asset	New Leasing		Renewals		Gross Leasing	
Areas (KSF)	**Area**	**Rent PSF PM [1]**	**Area**	**Rent PSF PM [1]**	**Area**	**Rent PSF PM [1]**
Ecoworld	163	Rs 126	226	Rs 124	389	Rs 125
Downtown Powai	*67*	*172*	*22*	*205*	*89*	*175*
IT / Commercial	*47*	*182*	*22*	*205*	*69*	*185*
SEZ	*21*	*150*	-	-	*21*	*150*
G2	173	91	38	98	211	92
N2	376	66	-	-	376	66
G1	160	86	-	-	160	86
K1	-	-	199	52	199	52
N1	69	69	-	-	69	69
Worldmark, New Delhi	32	239	33	233	65	236
Worldmark, Gurugram	37	110	4	146	41	114
Airtel Center	-	-	-	-	-	-
Pavilion Mall	1	140	1	61	2	108
GBKC Floors[2]	-	-	-	-	-	-
Total	**1,079**	**Rs 95**	**525**	**Rs 106**	**1,604**	**Rs 98**

(1) For office areas excluding amenity spaces.
(2) From the date of execution of GBKC Floor's share purchase agreement.

H1 FY2027: New leasing and Renewals

Asset	New Leasing		Renewals		Gross Leasing	
Areas (KSF)	**Area**	**Rent PSF PM [1]**	**Area**	**Rent PSF PM [1]**	**Area**	**Rent PSF PM [1]**
Ecoworld	368	Rs 118	246	Rs 123	614	Rs 120
Downtown Powai	88	*177*	108	*195*	196	*186*
IT / Commercial	67	*185*	108	*195*	175	*191*
SEZ	21	*150*	-	-	*21*	*150*
G2	174	90	38	98	213	91
N2	618	66	95	71	713	67
G1	310	86	3	-	313	86
K1	1	-	337	52	338	52
N1	69	69	29	-	97	69
Worldmark, New Delhi	84	238	41	233	125	236
Worldmark, Gurugram	72	104	16	145	88	111
Airtel Center	-	-	-	-	-	-
Pavilion Mall	3	169	2	124	5	148
GBKC Floors[2]	-	-	-	-	-	-
Total	**1,788**	**Rs 97**	**915**	**Rs 104**	**2,703**	**Rs 99**

(1) For office areas excluding amenity spaces.
(2) From the date of execution of GBKC Floor's share purchase agreement.

Property Income | Consolidation Details (Q2 FY2027)

Rs Million	OPERATING LEASE RENTALS (OLR)		REVENUE FROM OPERATIONS		NET OPERATING INCOME[1]			
	Q2 FY2027	Q2 FY2026	Q2 FY2027	Q2 FY2026[2]	Q2 FY2027	% OLR	Q2 FY2026	% OLR
Ecoworld	**Rs 2,204**	-	**Rs 2,849**	-	**Rs 2,179**	*99%*	-	-
Downtown Powai	**2,026**	*1,952*	**2,295**	2,174	**1,922**	*95%*	1,840	94%
IT / Commercial	***1,477***	*1,364*	***1,682***	*1,521*	***1,415***	*96%*	*1,273*	*93%*
SEZ	***549***	*587*	***613***	*653*	***507***	*92%*	*567*	*97%*
G2	**626**	584	**1,038**	983	**642**	*102%*	636	109%
N2	**670**	631	**1,097**	1,042	**729**	*109%*	662	105%
G1	**851**	786	**1,237**	1,152	**914**	*107%*	866	110%
K1	**469**	434	**784**	723	**505**	*108%*	471	108%
N1	**371**	361[3]	**661**	646	**421**	*113%*	400	111%
GBKC Floors	**3**	-	**3**	-	**2**	-	-	-
CIOP	**-**	-	**431**	264	**300**	-	165	-
MIOP	**-**	-	**64**	60	**57**	-	54	-
Intercompany Eliminations[4]	**-**	-	**(494)**	(324)	**-**	-	-	-
Total (Consolidated)	**Rs 7,221**	**Rs 4,747**	**Rs 9,964**	**Rs 6,719**	**Rs 7,672**	**106%**	**Rs 5,094**	**107%**
Portfolio Investments								
Worldmark, New Delhi	**Rs 929**	Rs 911	**Rs 1,068**	Rs 999	**Rs 871**	*94%*	Rs 798	*88%*
Worldmark, Gurugram	**196**	197	**242**	247	**185**	*94%*	178	*91%*
Airtel Center and Pavilion Mall	**355**	363	**738**	747	**345**	*97%*	348	*96%*
Intercompany Eliminations	**-**	-	**(129)**	(123)	**-**	-	-	-
North Commercial Portfolio	**Rs 1,480**	**Rs 1,470**	**Rs 1,919**	**Rs 1,871**	**Rs 1,401**	**95%**	**Rs 1,324**	**90%**

Note: From the date of execution of GBKC Floor's share purchase agreement.

(1) The NOI at SPV level is presented without intercompany elimination towards property management fee.

(2) Reclassification of certain recovery from tenants into CAM revenue, earlier netted off with CAM expenses.

(3) Reclassification of Rs 9 million out of composite revenue from OLR to CAM revenue.

(4) Property management fee earned by CIOP and MIOP gets eliminated with corresponding operating and maintenance expenses at SPV level.

Property Income | Consolidation Details (H1 FY2027)

Rs Million	OPERATING LEASE RENTALS (OLR)		REVENUE FROM OPERATIONS		NET OPERATING INCOME[1]			
	H1 FY2027	H1 FY2026	H1 FY2027	H1 FY2026[2]	H1 FY2027	% OLR	H1 FY2026	% OLR
Ecoworld	**Rs 4,372**	-	**Rs 5,616**	-	**Rs 4,350**	*100%*	-	-
Downtown Powai	**4,114**	*3,862*	**4,664**	4,316	**3,938**	*96%*	3,706	96%
IT / Commercial	***3,025***	*2,699*	***3,445***	*3,034*	***2,931***	*97%*	*2,580*	*96%*
SEZ	***1,089***	*1,163*	***1,219***	*1,282*	***1,007***	*92%*	*1,126*	*97%*
G2	**1,224**	1,140	**2,032**	1,902	**1,255**	*103%*	1,226	108%
N2	**1,312**	1,217	**2,060**	2,029	**1,367**	*104%*	1,303	107%
G1	**1,674**	1,536	**2,444**	2,207	**1,790**	*107%*	1,661	108%
K1	**931**	852	**1,588**	1,406	**1,027**	*110%*	913	107%
N1	**731**	717[3]	**1,295**	1,288	**821**	*112%*	804	112%
GBKC Floors	**3**	-	**3**	-	**2**	-	-	-
CIOP	**-**	-	**845**	528	**575**	-	365	-
MIOP	**-**	-	**127**	115	**114**	-	102	-
Intercompany Eliminations[4]	**-**	-	**(972)**	(643)	**-**	-	-	-
Total (Consolidated)	**Rs 14,360**	**Rs 9,324**	**Rs 19,702**	**Rs 13,148**	**Rs 15,238**	**106%**	**Rs 10,080**	**108%**
Portfolio Investments								
Worldmark, New Delhi	**Rs 1,860**	Rs 1,806	**Rs 2,134**	Rs 2,007	**Rs 1,768**	*95%*	Rs 1,655	*92%*
Worldmark, Gurugram	**399**	399	**490**	491	**320**	*80%*	377	*94%*
Airtel Center and Pavilion Mall	**714**	722	**1,448**	1,461	**666**	*93%*	650	*90%*
Intercompany Eliminations	**-**	-	**(242)**	(226)	**-**	-	-	-
North Commercial Portfolio	**Rs 2,972**	**Rs 2,928**	**Rs 3,830**	**Rs 3,733**	**Rs 2,755**	**93%**	**Rs 2,682**	**92%**

Note: From the date of execution of GBKC Floor's share purchase agreement.

(1) The NOI at SPV level is presented without intercompany elimination towards property management fee.

(2) Reclassification of certain recovery from tenants into CAM revenue, earlier netted off with CAM expenses.

(3) Reclassification of Rs 16 million out of composite revenue from OLR to CAM revenue.

(4) Property management fee earned by CIOP and MIOP gets eliminated with corresponding operating and maintenance expenses at SPV level.

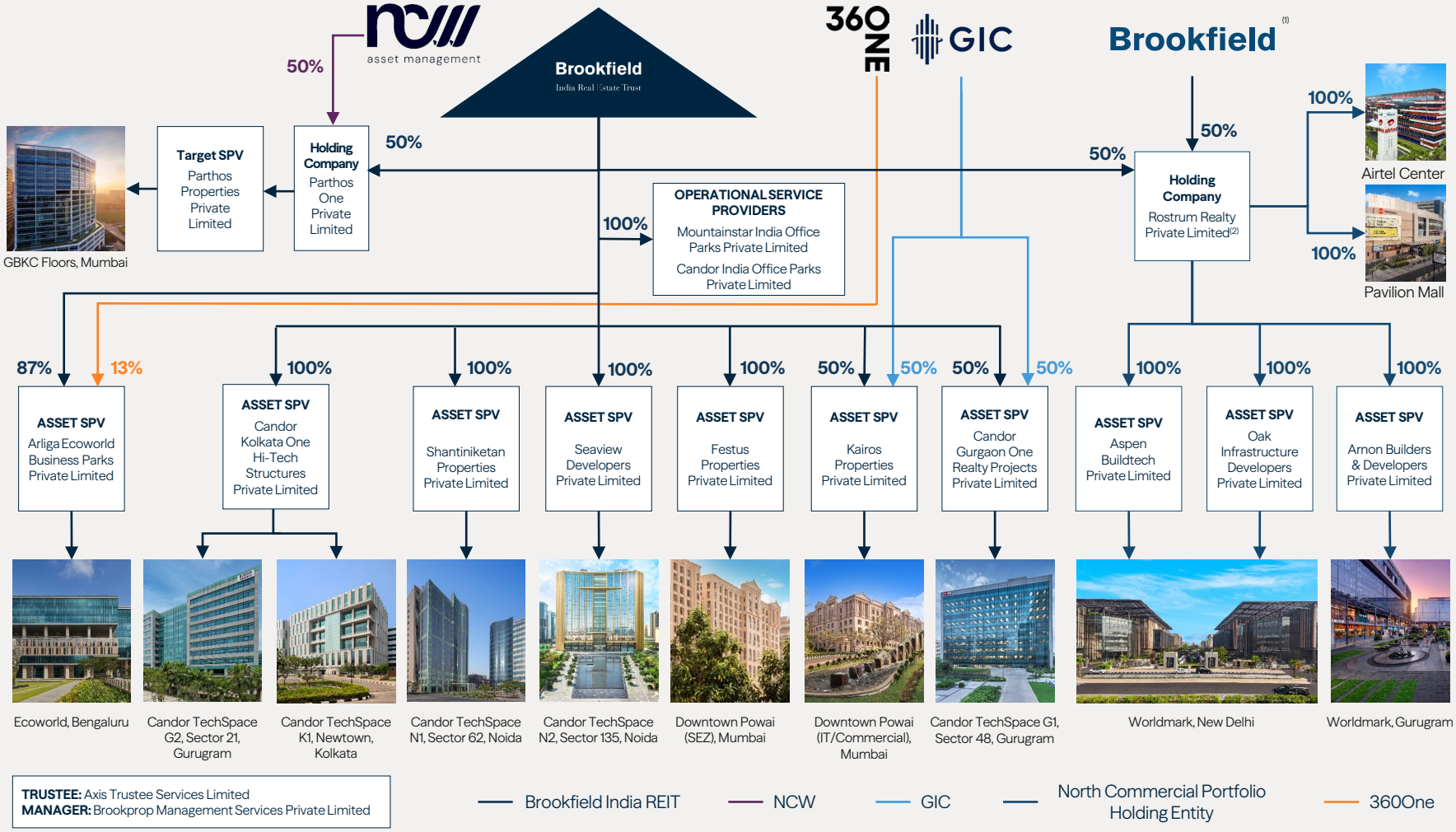
Capital Structure and Liquidity

Our portfolio is well capitalized for near term growth and maintains a AAA credit rating

GROSS DEBT SUMMARY (Rs Billion) [1]	Borrowings [2]	Cost of Debt	REIT Shareholder Debt / NCD [3]
Portfolio Assets			
REIT	22.4	7.1%	-
Ecoworld	43.6	7.5%	2.0
Downtown Powai (SEZ)	-	-	12.4
Downtown Powai (IT / Commercial)	26.3	7.3%	0.9
G2+K1	25.4	7.2%	10.6
N2	-	-	14.9
G1	19.1	7.3%	4.0
N1	-	-	4.3
GBKC Floors	8.7	8.0%	0.6
MIOP	-	-	0.3
CIOP	-	-	0.1
Portfolio Assets	**145.5**	**7.3%**	**50.1**
North Commercial Portfolio[4]	**30.0**	**7.3%**	**3.6**

(1) As at September 30, 2026.
(2) Bank borrowings (including interest accrued) and NCDs adjusted for processing fees of Rs 0.6 B.
(3) Excludes liability component of partners' share of NCDs and CCDs and CCDs held by Brookfield India REIT and interest accrued.
(4) Includes 100% debt for the North Commercial Portfolio assets.

Holding Structure



(1) Held by Brookfield Group.
(2) Two of the portfolio assets Airtel Center & Pavilion Mall are held by Rostrum Realty Private Limited.

Research Coverage

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Glossary

AEIPL	Arliga Ecoworld Infrastructure Private Limited
Bharti Group	Bharti Enterprises Limited and its affiliates
BIRET / Brookfield India REIT	Brookfield India Real Estate Trust
Brookfield Group / Sponsor Group	Brookfield Corporation and its affiliates
CAM	Common Area Maintenance
CGORPPL	Candor Gurgaon One Realty Projects Private Limited
CIOP	Candor India Office Parks Private Limited
Combined Portfolio	Includes Portfolio Assets and the North Commercial Portfolio
Committed Occupancy	$\frac{\text{(Occupied Area + Completed Area under Letters of Intent)}}{\text{Completed Area}}$ In %
Downtown Powai	Comprises IT / Commercial (9 buildings) and SEZ (Kensington) portfolio spread across a 250-acre integrated township in Powai
EAI	Equity Accounted Investment
Ecoworld	High quality office park spread across 15 buildings / 48 acre located in ORR, Bengaluru
Financial Year	Pertains to the period from April 1 of the previous year to March 31 of the stated year, e.g., 2027 is the period from April 1, 2026 to March 31, 2027
G1	Candor TechSpace G1 (Candor TechSpace, Sector 48, Gurugram)
G2	Candor TechSpace G2 (Candor TechSpace, Sector 21, Gurugram)
GCC	Global capability centers of large MNCs strategically integrated with their global operations
GIC	GIC, a global institutional investor
Gross Asset Value / Asset Value	The market value as determined by the Valuer as of September 30, 2026
In-Place Rent	Monthly rental income (per square foot) contracted from leased area, including car park income. It does not include fit-out income, CAM income, and others
K1	Candor TechSpace K1 (Candor TechSpace, New Town, Kolkata)
Kairos	Kairos Properties Private Limited

Glossary (Cont'd)

Kensington	Kensington, Powai
Mark-to-market (MTM) Headroom / Spread	Refers to the potential change in base rent between new leases signed at market rates and leases expiring at in-place rents, reflected as a % change
LTM	Last Twelve Months
MIOP	Mountainstar India Office Parks Private Limited
N1	Candor TechSpace N1 (Candor TechSpace, Sector 62, Noida)
N2	Candor TechSpace N2 (Candor TechSpace, Sector 135, Noida)
NCD/CCD	Non-convertible debenture / Compulsory convertible debenture
NDCF	Net distributable cash flows (non-GAAP measure). Please refer to pg. 285-287 of the Offer Document for calculation methodology
Net Operating Income (NOI)	Net Operating Income calculated by subtracting Direct Operating Expenses from Revenue from Operations
North Commercial Portfolio	Portfolio of assets comprising 3.3 MSF acquired from the Bharti Group
NPA	Non-Processing Area
NTM	Next Twelve Months
Operating Area	Completed area for the asset SPVs
Operating Lease Rentals (OLR)	Revenue from leasing of premises including warm shell rent, fit-out rent and car parking income
Portfolio Assets	Assets whose operations are controlled by BIRET (G1, G2, N1, N2, K1, Downtown Powai, Ecoworld and GBKC Floors)
PSF Rent	Rent per square foot including car park income
QIP	Qualified Institutional Placement
Reco entities	Affiliates of GIC
SDPL	Seaview Developers Private Limited
YTD	Year to date
WALE	Weighted Average Lease Expiry based on area. Calculated assuming tenants exercise all their renewal options post expiry of their initial lock-in period

Brookfield
India Real Estate Trust

Press Release

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q2 FY2027 FINANCIAL RESULTS

Mumbai, November 02,2026: Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) ("Brookfield India REIT"), India's only 100% institutionally managed office REIT, today announced its financial results for the quarter and half year ended September 30, 2026.

"We registered a strong operating performance during the quarter, with gross leasing of 1.6 million square feet, early commitments against future expiries of 0.6 million square feet and committed occupancy of 93%, supported by robust demand from global capability centres. We announced a distribution of ₹5.70 per unit for the quarter. With steady leasing momentum, disciplined execution of our strategy and access to a robust pipeline of Sponsor assets for potential acquisitions, we remain well positioned to pursue our growth strategy and deliver sustained value to our unitholders," said **Shashank Jain, CEO and Managing Director, Brookfield India Real Estate Trust.**

KEY HIGHLIGHTS: Q2 FY2027

Leasing

- Achieved gross leasing of 1.6M sf, with an average re-leasing spread of 16%, and an additional 0.6M sf of early commitments against future expiries.
- Committed occupancy stood at 93%, up 3% year-on-year, driven by strong leasing demand across product and tenant categories.
- Leasing activity remained strong, led by global capability centers (GCCs), which accounted for 51% of gross leasing activity during the quarter.
- Secured commitments for nearly 40% of FY2028 scheduled expiries, strengthening portfolio stability.

Financial Performance

- Income from Operating Lease Rentals grew 52% YoY to Rs 7,221 million (Rs 4,747 million in Q2 FY2026).
- Net Operating Income (NOI) increased 51% YoY to Rs 7,672 million (Rs 5,094 million in Q2 FY2026).
- Declared distribution of Rs 5.70 per unit, up 9% YoY. Dividend component in DPU increased to 30%, 2x YoY.

Brookfield

India Real Estate Trust

KEY HIGHLIGHTS: H1 FY2027

- Achieved gross leasing of 2.7M sf, including 1.8 million square feet of new leasing and 0.9 million square feet of renewals.
- Operating Lease Rentals grew 54% YoY to Rs 14,360 million (Rs 9,324 million in H1 FY2026).
- Net Operating Income increased 51% YoY to Rs 15,238 million (Rs 10,080 million in H1 FY2026).
- Announced distributions totaling Rs 9,378 million (Rs 11.30 per unit).

Environmental, Social and Governance (ESG)

- Received 5-star rating from GRESB for the fifth consecutive year. Recognized as the 2026 global sector leader in Standing investments (Office-Listed) and Development (Diversified Office/Retail), reflecting outperformance against peer benchmarks. Ranked #1 in Management Score across Asia for both Standing Investments and Development.
- Candor Techspace, Sector 135 NOIDA (N2) secured the IGBC Green Existing Building (Operations & Maintenance) Platinum Rating, reinforcing its commitment to sustainable building operations, resource efficiency and environmental stewardship.
- Ecoworld recognized as the 'Best Office Park of the Year' at the RICS South Asia Awards 2026.
- Majority of the properties received 5-star rating and Sword of Honour from the British Safety Council (BSC) for Occupational Health & Safety.

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed pan-India office REIT, managing 11 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Bengaluru, Gurugram, Noida, Kolkata. Brookfield India REIT portfolio consists of 37.5M sf total leasable area, comprising 32.9M sf of operating area, 0.6M sf of under construction area and 4.0M sf of future development potential. Brookfield India REIT is sponsored by an affiliate of Brookfield whose asset management business is one of the world's leading alternative asset managers with over US$1 trillion of assets under management across infrastructure, energy, private equity, real estate, and credit and a global presence across more than 50 countries. The quality of assets owned by Brookfield India REIT, together with the sponsor group's expertise in owning and operating assets over several years, makes it the preferred "landlord of choice" for tenants.

CONTACT DETAILS

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SEBI Registration No. – IN/REIT/20-21/0004

SUMMARY VALUATION REPORT

Portfolio of Brookfield India Real Estate Trust

NCR, Mumbai, Bangalore, Kolkata, Ludhiana

Date of Valuation: 30th September 2026

Date of Report: 30th October 2026

Submitted to: Brookfield India Real Estate Trust

VALSIGHT

DISCLAIMER

This report is prepared exclusively for the benefit and use of Brookfield India Real Estate Trust ("Brookfield India REIT") (the “Recipient” or the “Company” or “Instructing Party”) and / or its associates and for presentations, research reports, publicity materials, press releases prepared for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT and does not carry any right of publication or disclosure to any other party. Brookfield India REIT is a Real Estate Investment Trust under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended till date (“SEBI REIT Regulations”). The Company may share the report with its appointed advisors for any statutory or reporting requirements. Neither this report nor any of its contents may be used for any purpose other than the purpose as agreed upon in Letter of Engagement (“LOE”) dated August 25, 2026, without the prior written consent of the Valsight Advisors Private Limited represented by its Managing Director, Mr. Rajarshi Roy Chowdhury (the "Valuer").

The information in this report reflects prevailing conditions and the view of the Valuer as at the date of this report, all of which are, accordingly, subject to change. In preparation of this report, the accuracy and completeness of information shared by the REIT has been relied upon and assumed, without independent verification, while applying reasonable professional judgment by the Valuer.

This report has been prepared upon the express understanding that it will be used only for the purposes set out in the LOEs dated August 25, 2026 and September 30, 2026. The Valuer is under no obligation to provide the Recipient with access to any additional information with respect to this report unless required by any prevailing law, rule, statute or regulation.

This report should not be deemed an indication of the state of affairs of the real estate financing industry nor shall it constitute an indication that there has been no change in the business or state of affairs of the industry since the date of preparation of this document.

TABLE OF CONTENTS

1. Instructions 5
1.1. Instruction Party 5
1.2. Reliant Parties 6
1.3. Purpose and Date of Valuation 6
1.4. Details of Valuer 7
1.5. General Disclaimers and Qualification to Valuation 7
1.6. Competency of the Valuer 8
1.7. Limitation of Liability 8
1.8. Independence, Conflicts and Valuer's Interest 9
1.9. Disclosure 9
2. Valuation Summary 12
3. Valuation Approach and Methodology 14
3.1. Purpose of Valuation 14
3.2. Valuation Guidelines and Definition 14
3.3. Valuation Approach 14
3.4. Valuation Methodology 15
3.4.1. Asset-specific Review 15
3.4.2. Cash Flow Projections 16
3.4.3. Micro-Market Review 17
3.5. Assumption, Disclaimers, Limitations and Qualifications to Valuation. 17
3.6. Investigation and Nature and Source of Information 20
1. REIT Portfolio 22
1.1. Candor Techspace G1 (IT/ITeS SEZ, Sector 48, Gurugram) 23
1.2. Candor Techspace G2 (IT/ITeS SEZ, Dundahera, Gurugram) 28
1.3. Candor Techspace N1 (IT/ITeS SEZ, Sector 62, Noida) 35
1.4. Candor Techspace N2 (IT/ITeS SEZ, Sector 135, Noida) 41
1.5. Candor Techspace K1 (IT/ITeS SEZ, Rajarhat, Kolkata) 46
1.6. Kensington (IT/ITeS SEZ, Powai, Mumbai) 53
1.7. Downtown Powai (Kairos) (IT/ITeS and Commercial, Powai, Mumbai) 57
1.8. Godrej BKC (Commercial, Bandra Kurla Complex, Mumbai) 62
1.9. Worldmark Tower 1 (Office cum Retail, Aerocity, New Delhi) 66

1.10. Worldmark Tower 2 & 3 (Office cum Retail, Aerocity, New Delhi) 72
1.11. Airtel Centre (Office, Sector 18, Gurugram) 79
1.12. Worldmark Gurugram (Office and Retail, Sector 65, Gurugram) 83
1.13. Pavilion Mall (Retail, Civil Lines, Ludhiana) 88
1.14. Ecoworld (IT/ITeS, Outer Ring Road, Bengaluru) 92

1. Instructions

1.1. Instruction Party

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client") has appointed Valsight Advisors Private Limited (represented by its Managing Director, Mr. Rajarshi Roy Chowdhury), registered as a Registered Valuer Entity with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 (hereinafter referred to as the "Valuer"), to undertake the valuation of office, IT/ITeS and retail properties located across Gurugram, Noida, Kolkata, Mumbai, Delhi, Ludhiana and Bengaluru (together herein referred to as the "Subject Properties", as mentioned below)

S. No.	Asset	Location	City	Type	REIT Ownership
1	Candor TechSpace G1	Sector 48	Gurugram	IT/ITeS SEZ	50% [1]
2	Candor TechSpace G2	Sector 21	Gurugram	IT/ITeS SEZ	100% [2]
3	Candor TechSpace N1	Sector 62	Noida	IT/ITeS Park	100%
4	Candor TechSpace N2	Sector 135	Noida	IT/ITeS SEZ	100%
5	Candor TechSpace K1	New Town, Rajarhat	Kolkata	IT/ITeS SEZ	100% [2]
6	Kensington	Powai	Mumbai	IT/ITeS SEZ	100%
7	Downtown Powai (Kairos)	Powai	Mumbai	IT/ITeS & Commercial	50%[3]
8	Godrej BKC (3 Operational Floors)	Bandra Kurla Complex	Mumbai	Commercial	50%[4]
9	Worldmark Tower 1	Aerocity (DIAL)	Delhi	Commercial	50%
10	Worldmark Tower 2 & 3	Aerocity (DIAL)	Delhi	Commercial	50%
11	Airtel Centre	Sector 18	Gurugram	Commercial	50%
12	Worldmark Gurugram	Sector 65	Gurugram	Commercial & Retail	50%
13	Pavilion Mall	Civil Lines	Ludhiana	Retail Mall	50%
14	Ecoworld	Outer Ring Road	Bengaluru	IT/ITeS SEZ	87% [5]

Note :

[1]Brookfield India REIT holds 50% ownership interest in Candor Techspace G1, excluding the value attributable to Property Manager Company (MIOP), and holds 100% ownership of MIOP.

2Candor Kolkata One Hi-Tech Structures Private Limited (formerly known as "Candor Gurgaon Two Developers & Projects Private Limited"; now amalgamated in Candor Kolkata One Hi-Tech Structures Private Limited w.e.f. January 9, 2019) has an agreement with Gurgaon Infospace Limited (GIL). The title to the land is held by GIL, a third party not affiliated to Candor Kolkata One Hi-Tech Structures Private Limited, which has developmental rights with respect to the Subject Property pursuant to a Joint Development Agreement with GIL entered on November 16, 2006 (as amended), under which it is entitled to 72% of the gross sale revenue and deposits from tenants arising out of the lease of the developed areas, with GIL entitled to the balance 28%.

[3] *Brookfield India REIT holds 50% ownership interest in Kairos Properties Private Limited, excluding the value attributable to Property Manager Company (CIOP), and holds 100% ownership of CIOP.*

[4] *Brookfield India REIT holds 50% ownership interest in Parthos Properties Private Limited ("PPPL"), excluding the value attributable to Property Manager Company (CIOP), and holds 100% ownership of CIOP.*

[5] *Brookfield India REIT holds 87% ownership interest in Ecoworld, excluding the value attributable to Property Manager Company (CIOP), and holds 100% ownership of CIOP.*

1.2. Reliant Parties

Reliance on the valuation reports prepared as part of this engagement is extended to Brookprop Management Services Private Limited ("Brookprop" or "the Manager"), Brookfield India Real Estate Trust ("Brookfield REIT") and its unitholders, and Axis Trustee Services Limited, the trustee to Brookfield REIT ("Trustee"), for the purpose highlighted in this Report. The Valuer shall also extend reliance to the auditors, debenture trustees, stock exchanges, unitholders of the REIT, the Securities and Exchange Board of India ("SEBI") and credit rating agencies, but shall not be liable to such parties except in cases of gross negligence or wilful misconduct by the Valuer.

The valuation has been undertaken exclusively for the use of the parties identified above who are entitled to rely upon the valuation ("Reliant Parties") and solely for the stated Purpose. The Instructing Party shall ensure that all Reliant Parties are made aware of the terms and conditions governing this engagement and shall obtain appropriate acknowledgements confirming the same.

1.3. Purpose and Date of Valuation

It is understood that the purpose of this valuation exercise is the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, along with the applicable circulars, clarifications, guidelines and notifications issued by SEBI, as well as for fair value disclosures under the Indian Accounting Standards (Ind AS 40). The date of valuation is 30th September 2026.

This valuation summary ("Summary Valuation Report") is intended to be included in the filing by Brookfield India REIT with SEBI and the stock exchanges where the units of Brookfield India REIT are listed. Additionally, any other relevant documents such as publicity material, research reports, presentations and press releases may also contain this report or any part thereof. This Summary Valuation Report is a summary of the "Valuation Reports" dated 30th

October 2026 issued by Valsight Advisors Private Limited. For the detailed valuation reports, you may contact reit.compliance@brookfield.com.

1.4. Details of Valuer

Particulars	Details
Name of the Valuer	Valsight Advisors Private Limited
CIN	U74909HR2024PTC122182
RVE Reg. No.	IBBI/RV-E/01/2024/216
Represented by	Rajarshi Roy Chowdhury
IBBI Registration No.	IBBI/RV/01/2022/15118
Designation	Managing Director
Corporate office	212, West End Mall, Janakpuri West, New Delhi-110058
Email Address	rajarshi@valsight.in
Phone Number	+91 86702 27483
Website	www.valsight.in

1.5. General Disclaimers and Qualification to Valuation

A valuation represents an opinion of the likely price and should not be regarded as a guarantee. It necessarily involves the Valuer exercising professional judgment which, although reasonable and well-founded, may differ from the opinions of a prospective purchaser or another Valuer. It is generally accepted that a valuation may reasonably fall within a range of possible values.

The purpose for which the valuation is prepared does not influence or modify the valuation methodology adopted.

The value of the Subject Property may fluctuate significantly, even within relatively short periods, and accordingly the opinion of value expressed in this report could vary materially if the valuation date were different.

This report shall not be relied upon or used for any purpose other than that for which the valuation has been undertaken.

1.6. Competency of the Valuer

Valsight Advisors Private Limited (IBBI Registration No. IBBI/RV-E/01/2024/216), (represented by its Managing Director, Mr. Rajarshi Roy Chowdhury), is registered as a Registered Valuer Entity with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class of Land and Building under the Companies (Registered Valuers and Valuation) Rules, 2017.

The valuation has been carried out by Mr. Rajarshi Roy Chowdhury (IBBI Registration No. IBBI/RV/01/2022/15118), who has been a Registered Valuer for the asset class of Land and Building since 2022 under Section 247 of the Companies Act, 2013, read with the Companies (Registered Valuers and Valuation) Rules, 2017. Mr. Rajarshi Roy Chowdhury holds a Bachelor of Technology (B.Tech) in Civil Engineering from the West Bengal University of Technology (2016), a Post Graduate Diploma in Finance from NMIMS, and a Master of Valuation (M.Val) in Plant and Machinery.

Rajarshi Roy Chowdhury has more than 10 years of professional experience across corporate valuation, real estate advisory and valuation operations. He served as the Head of Corporate Valuation at the Adroit Group, where he led valuation engagements across asset classes, and subsequently as Head of Operations for India and the Middle East at Valocity, overseeing valuation delivery and operations across both regions. Over the course of his career, he has valued assets across a diverse range of industries, including but not limited to real estate, pharmaceuticals, energy, hospitality, metals and mining, logistics, retail, and food and beverage. His advisory experience extends beyond valuation to feasibility studies, project management consultancy (PMC), lender's independent engineer (LIE) mandates, and transaction advisory. He has also exclusively led the valuation exercises for seven high-stakes Government of India disinvestment transactions in his prior roles, reflecting his capability to handle complex, high-value assignments to the highest professional and regulatory standards.

1.7. Limitation of Liability

The Valuer shall use reasonable endeavours to perform the services in accordance with applicable professional standards, exercising due skill, care, and good faith. Subject to the terms and conditions set out in the LOE, the Valuer's total aggregate liability to the Client arising out of or in connection with the performance, or proposed performance, of the services under this engagement,

irrespective of the cause of action or basis of recovery, shall not exceed the fees received by the Valuer for the engagement.

The Valuer acknowledges and agrees to be identified as a "Valuer" in the Valuation Report and further acknowledges that, in such capacity and in relation to the Report, his liability in connection with the Valuation Report, under the LOE shall not exceed the fees received by the Valuer for the engagement. In the event that the Manager, the sponsors, the trustee, the REIT, or any other intermediaries appointed in connection with the disclosure of the valuation of assets forming part of the portfolio of Brookfield India REIT become subject to any claim ("Claim Parties") arising from, relating to, or attributable to the Report, such Claim Parties shall be entitled to require the Valuer to be joined as a necessary party/respondent, and the Valuer shall not object to such inclusion. In all such instances, the Client agrees to reimburse or refund to the Valuer the actual costs incurred by him, including legal fees and external counsel fees, in connection with becoming a necessary party/respondent. If the Valuer fails to cooperate in being joined as a party/respondent or in providing an adequate and effective defence to such claims, the Claim Parties, jointly or severally, shall be entitled to initiate a separate claim against the Valuer in this regard.

1.8. Independence, Conflicts and Valuer's Interest

The Valuer confirms that there are no conflicts of interest in carrying out its responsibilities as the Valuer for the Subject Property and that the valuation has been undertaken independently, without any bias, coercion, or undue influence from any party directly or indirectly associated with the valuation assignment. The Valuer has had no professional association with the Client or the Subject Property during the five years preceding the date of this report.

The Valuer, including any of his employees engaged in the valuation of the assets of the REIT, has not invested, and shall not invest, in the units of the REIT or in the Subject Property being valued for the duration of the appointment as Valuer and for a period of not less than six months after ceasing to act as the Valuer of the REIT.

The Valuer certifies that he does not have a pecuniary interest, financial or otherwise, that could conflict with the valuation of the Subject Property.

1.9. Disclosure

The Valuer declares and certifies that:

a) It is eligible to be appointed as a valuer in terms of Regulation 2(1)(zz) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, along with the SEBI (REIT) (Amendment) Regulations, 2016, with the valuation exercise having been conducted and the valuation report prepared in accordance with the aforementioned regulations.
b) It is not an associate of the Sponsor, the Instructing Party or the Trustee of Brookfield India REIT.
c) It is registered with IBBI as a Registered Valuer Entity for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017.
d) It has adequate experience and qualification to perform the Subject Properties' valuation and is assisted by sufficient key personnel who have adequate experience and qualification to perform the valuation.
e) It has not been involved in the acquisition or disposal, within the last twelve months, of any of the properties valued under this Summary Valuation Report.
f) There are no conflicts of interest in carrying out its responsibilities as the Valuer for the Subject Properties, and the valuation has been undertaken independently, without any bias, coercion or undue influence from any party directly or indirectly associated with the valuation assignment. The Valuer has had no professional association with the Client or the Subject Properties during the five years preceding the date of this report.
g) It is not financially insolvent and has access to financial resources to conduct its practice effectively and meet its liabilities, and has ensured that adequate and robust internal controls are in place to ensure the integrity of the Valuation Reports.
h) It is aware of all statutes, laws, regulations and rules relevant to this valuation exercise, and has acted independently and with objectivity and impartiality, exercising due care, due diligence and independent professional judgment.
i) The Valuer, including any of its employees engaged in the valuation of the assets of the REIT, has not invested, and shall not invest, in the units of Brookfield India REIT or in the Subject Properties being valued for the duration of the appointment as Valuer and for a period of not less than six months after ceasing to act as the Valuer of the REIT.
j) It does not have a pecuniary interest, financial or otherwise, that could conflict with the valuation of the Subject Properties, and the fee for this valuation exercise is neither contingent upon the values reported nor on the success of any transaction.

k) It has not and shall not accept any remuneration, in any form, for conducting the valuation of any of the Subject Properties from any person or entity other than Brookfield India REIT or its authorised representatives.
l) The valuation reported is not an investment advice and should not be construed as such; it does not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Client or the SPVs.
m) It has not and shall not make false, misleading or exaggerated claims in order to secure or retain its appointment, nor provide a misleading opinion on valuation, and has not accepted this instruction to include reporting of the outcome based on pre-determined opinions and conclusions required by Brookfield India REIT.
n) The valuation exercise has been conducted in accordance with internationally accepted valuation standards (IVSC International Valuation Standards) as required by the SEBI (REIT) Regulations and the Companies (Registered Valuers and Valuation) Rules, 2017.
o) It shall disclose to the Trustee of Brookfield India REIT any pending business transaction, contracts under negotiation and other arrangements with the Instructing Party or any other party whom Brookfield India REIT is contracting with, or any other factors which may interfere with its ability to give an independent and professional conduct of the valuation exercise; as on date the Valuer has no constraints towards providing an independent professional opinion on the value of any of the Subject Properties.
p) It shall, before accepting any assignment from any related party to Brookfield India REIT, disclose to Brookfield India REIT any direct or indirect consideration which the Valuer may have in respect of such assignment.
q) It has discharged its duties towards Brookfield India REIT in an efficient and competent manner, utilising its professional knowledge, skill and experience in the best possible way to conduct the valuation exercise, and has conducted the valuation of the Subject Properties with transparency and fairness, rendering at all times high standards of service.
r) It has educational qualifications, professional knowledge and skill to provide competent professional services.
s) It notes that there are encumbrances, however, no options or pre-emption rights in relation to the assets, based on the title reports prepared by Ind-Legal, Fox & Mandal, DSK Legal and Khaitan & Co. (hereinafter collectively referred to as “Legal Counsel”).

2. Valuation Summary

The following table highlights the summary of each of the Subject Properties forming part of Brookfield India REIT as on 30th September 2026.

S. No.	Asset Name and Location	Leasable Area (in msf)			Market Value (INR Mn)		
		Completed	Under Constr. / Future Leasable	Future Dev.	Completed	Under Constr. / Future Leasable	Total
1	Candor TechSpace (G2) – Sector 21, Gurugram	4.11	NA	0.10	47,594	507	48,102
2	Candor TechSpace (N1) – Sector 62, Noida	2.03	NA	0.86	27,019	3,602	30,621
3	Candor TechSpace (N2) – Sector 135, Noida	3.98	NA	0.77	48,767	2,474	51,241
4	Candor TechSpace (K1) – Rajarhat, Kolkata	3.20	0.58	2.11	31,469	7,733	39,202
5	Downtown Powai – Powai, Mumbai (Kairos)	2.86	NA	NA	90,507	NA	90,507
6	Kensington – Powai, Mumbai (Festus)	1.62	NA	NA	33,500	NA	33,500
7	Godrej BKC, BKC, Mumbai	0.26	NA	NA	17,806	NA	17,806
8	Candor TechSpace (G1) – Sector 48, Gurugram	3.82	NA	0.10	59,964	567	60,532
9	Worldmark Tower 1 – Aerocity, New Delhi	0.61	NA	NA	19,821	NA	19,821
10	Worldmark Tower 2 & 3 – Aerocity, New Delhi	0.85	NA	NA	29,199	NA	29,199
11	Airtel Centre – Sector 18, Gurugram	0.69	NA	NA	14,980	NA	14,980
12	Worldmark Gurugram – Sector 65, Gurugram	0.75	NA	NA	11,645	NA	11,645
13	Pavilion Mall – Ludhiana	0.39	NA	NA	3,215	NA	3,215
14	Ecoworld – Outer Ring Road, Bengaluru	7.68	NA	0.08	1,52,498	772	1,53,270
TOTAL – SEPTEMBER 2026		**32.86**	**0.58**	**4.02**	**5,87,984**	**15,655**	**6,03,640**

Note: All figures in the above table are rounded. Market Value is presented at 100% of each Subject Property; the share attributable to Brookfield India REIT is set out in the respective asset sections.

[1] Based on Architect's Certificates dated 19th October 2026 for G1, G2, N1, N2 and K1; 21st October 2026 for Kensington and Downtown Powai (Kairos); 15th October 2026 for Godrej BKC; 13th October 2026 for Worldmark 1, Worldmark 2 & 3, Worldmark Gurugram, Airtel Centre and Pavilion Mall; and 14th October 2026 for Ecoworld.

This Summary Valuation Report is provided subject to a summary of assumptions, disclaimers, limitations and qualifications detailed throughout this report, which are made in conjunction with those included within the sections covering various assumptions, disclaimers, limitations and qualifications within the detailed Valuation Reports. Reliance on this report and extension of the liability of the Valuer is conditional upon the reader's acknowledgement of these statements. This valuation is for the use of the parties mentioned in Section 1.2 of this Summary Valuation Report.

Prepared By

Valsight Advisors Private Limited

Represented by Rajarshi Roy Chowdhury, Managing Director

IBBI Registered Valuer Entity (L&B) – IBBI/RV-E/01/2024/216

IBBI Registration No. – IBBI/RV/01/2022/15118

3. Valuation Approach and Methodology

3.1. Purpose of Valuation

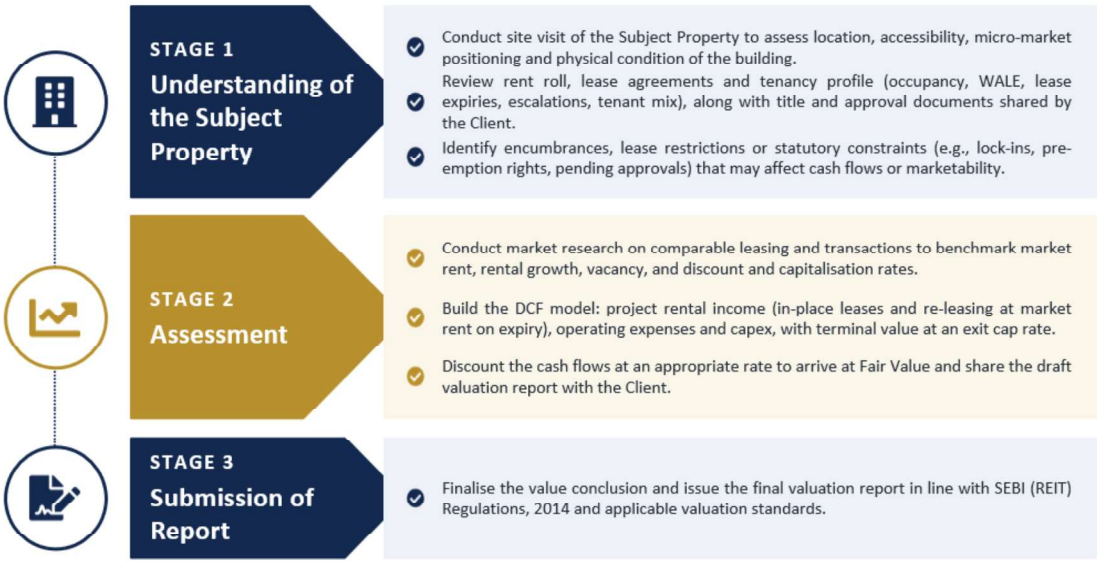
The Report has been prepared for the reliance of the Reliant Parties and may be included, either in its entirety, in summary form, or through extracts, in documents prepared for the purpose of disclosing the valuation of assets comprising the portfolio of Brookfield India REIT in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, along with the applicable circulars, clarifications, guidelines, and notifications issued by SEBI, as well as for fair value disclosures under the Indian Accounting Standards (Ind AS 40).

3.2. Valuation Guidelines and Definition

Considering the valuation purpose stated above, the valuation has been undertaken to determine the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards, effective from 31 January 2025, and applicable as of the valuation date.

"Market Value" is defined under IVS 102 as: "The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

3.3. Valuation Approach



The opinion on market value has been prepared applying Discounted Cash Flow Method under the Income Capitalisation Approach to valuation.

This method is used when the income generated by the property is expected to vary over time. Projected cash flows are discounted at an appropriate rate to determine the property's present value.

In the commercial office and IT real estate market, it is common for lease agreements to reflect rental levels that differ from prevailing market rents. Such arrangements may arise from commercial negotiations, including pre-commitment leases, incentives extended to anchor tenants, or market conditions prevailing at the time the lease was executed. Consequently, certain leases may be contracted at rents below or above the current market rental value.



These factors reinforce the need to review these leases to estimate the intrinsic value of the property under review. Considering the objective of this exercise and the nature of the asset involved, the Market Value of the Subject Property has been arrived at on the basis of the 'Discounted Cash Flow Method' under the Income Capitalisation Approach to valuation.

3.4. Valuation Methodology

3.4.1. Asset-specific Review

Since the real estate industry is dynamic and is influenced by various factors (such as existing supply, demand for spaces, quality of spaces available in the market, overall health of the economy, existing rentals, future growth plans, etc.) at a particular point in time, negotiated rents may tend to move away from the prevalent market rents over a period of time. It has also been witnessed that the market rents for some properties or submarkets increase or decrease at a rate significantly different from those agreed to in initial leases. These factors reinforce the need to review each of these leases in isolation to assess the intrinsic value of the Subject Property under review.

As the first step to the valuation of the asset, the rent roll and executed lease documents were reviewed to understand the tenancy profile, occupancy status, lease terms, and other key leasing parameters of the Subject Property.

The property documents and Architect's Certificates, as detailed in the preceding sections of this report, were reviewed to validate the ownership interests, title particulars, and area details of the Subject Property.

A physical inspection of the Subject Property was undertaken to assess its current condition, occupancy, accessibility, and overall physical characteristics, which were considered as part of the valuation exercise.

3.4.2. Cash Flow Projections

The Subject Property includes Operational and Future Development components. The cash flows for the Operational and Future Development components have been projected below to arrive at the value estimate.

Net operating income (NOI) has primarily been used to arrive at the value of the Subject Property. The below steps were undertaken to arrive at the value. The projected future cash flows from the Subject Property are based on existing lease terms. These cash flows have been projected for a duration of 10 years from the date of valuation and for the 11th year (for assessment of terminal value based on NOI). These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate. Principally, the following steps have been undertaken to assess the rent over a 10-year time horizon:

Stage	Methodology
Step 1: Projection of Contractual Income	Rental income has been projected based on the existing lease agreements and contractual lease terms for each tenancy over the ten-year cash flow period.
Step 2: Projection of Market Rental Income	Upon expiry of the contractual leases, rental income has been estimated based on the adopted market rental assumptions, after considering the applicable leasing assumptions, where relevant.
Step 3: Preparation of Quarterly Cash Flows	Computing the monthly rental income projected as part of Step 1 & 2 and translating the same to a quarterly income (for the next 10 years and NOI of the 11th year – considered for calculation of terminal value).

Recurring operational expenses and vacancy provisions have been adopted in-line with prevalent market dynamics. In addition, appropriate rent-free periods have been adopted during lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage. For the Subject Property, operational

revenues and expenses of the respective assets are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly estimate the margins on the common area maintenance income which accrues as cash inflows to the Subject Property.

3.4.3. Micro-Market Review

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), which has been appointed by the Client as an independent consultant to carry out industry and market research. Accordingly, the review was carried out in the following manner:

An assessment of the site and surroundings has been undertaken with respect to the prevailing activities, market dynamics impacting the values and the current use of the respective properties vis-à-vis its locational context, etc. Analysis of the Micro-Market was undertaken primarily based on the findings of the industry/ market report prepared by C&WI and readily available information in the public domain to ascertain the transaction activity of commercial/ IT office space. The analysis entailed review of comparable assets in terms of potential competition (both Operational and under-construction/ planned assets), comparable recent lease transactions witnessed in the Micro-Market along with the historical leasing and re-leasing history within the asset over the last 2–3 years, if available. This was undertaken to assess the market rent (applicable rental for the Micro-Market where the asset is located) and achievable market rent (Valuer's view on achievable rent for the Subject Property for leasing vacant spaces as well as upon re-leasing).

3.5. Assumption, Disclaimers, Limitations and Qualifications to Valuation.

While the Valuation Reports have been prepared independently by the Valuer, the reports and this Summary Valuation Report are subject to the following:

a) A valuation represents an opinion of the likely price and should not be regarded as a guarantee. It necessarily involves the Valuer exercising professional judgment which, although reasonable and well-founded, may differ from the opinions of a prospective purchaser or another valuer. It is generally accepted that a valuation may reasonably fall within a range of possible values.
b) The valuation exercise is based on prevailing market dynamics as on the date of valuation without taking into account any unforeseeable event or developments which could impact the valuation in the future. The value of

the Subject Properties may fluctuate significantly, even within relatively short periods.

c) The Valuation Reports cover specific markets and situations based on the independent industry and market report prepared by Cushman & Wakefield India Private Limited (C&WI) and do not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.

d) Assumptions, being an integral part of any valuation exercise, are adopted as valuation is a matter of judgment and many parameters utilised to arrive at the valuation opinion may fall outside the scope of expertise or instructions of the Valuer. The Reliant Parties accept that if any of the assumptions adopted turn out to be incorrect, there may be a material impact on the valuations. The complete set of assumptions is set out in the Valuation Reports dated 30th October 2026.

e) The valuation exercise is based on the information shared by the Instructing Party, which has been assumed to be correct and used while applying reasonable professional judgment. Information shared by third parties and disclosed in the reports is believed to be reasonably reliable; however, the Valuer does not accept any responsibility should it prove not to be so.

f) Any plan, map, sketch, layout or drawing included in this report is to assist the reader in visualising the relevant Subject Property and is for representation purposes only.

g) For the purpose of this valuation exercise, reliance has been placed on the Title Reports prepared by the Legal Counsel for each of the Subject Properties and no further enquiries have been made with authorities. No investigation of title has been made and it is assumed that the respective Subject Properties have clear and marketable titles and are free from encroachments; no responsibility is assumed for matters of a legal nature.

h) The current zoning of the Subject Properties has been assessed on the basis of documents shared by the Instructing Party and publicly available land use maps, and it is assumed that the development on the Subject Properties adheres/ would adhere to the development regulations prescribed by the relevant authorities.

i) The developable/ developed area, leasable area and site area considered are based on the Architect's Certificates shared by the Instructing Party and checked against the approvals/ layout plans provided. No physical measurement has been undertaken and all measurements, areas and ages quoted are approximate.

j) In the absence of information to the contrary, it is assumed that there are no abnormal ground conditions, archaeological remains, deleterious or

hazardous materials or structural/ latent defects that would adversely affect the Subject Properties. This is a valuation report and not a structural survey.

k) Unless specifically disclosed, no allowances are made with respect to any existing or proposed local legislation relating to taxation on realisation of the sale value of the Subject Properties. The Valuer is not an advisor with respect to tax, regulatory or legal matters.
l) Tenancy information such as leasable area, rent, lease commencement and end dates, lock-in periods and escalation terms is based on the rent rolls and documents shared by the Client, cross-checked with lease deeds on a sample basis.
m) The services provided are limited to the valuation of the Subject Properties and do not constitute any audit, survey, due diligence, tax-related service or independent validation of projections.
n) Quarterly assessment of cash flows has been undertaken for the purpose of this valuation exercise.
o) The valuation does not include any environmental, technical or legal due diligence.
p) The Valuer shall not be required to give testimony or to appear in any court of law by reason of the report submitted, with reference to the properties in question.

3.6. Investigation and Nature and Source of Information

Investigation

The Valuer undertook a physical visit of the Subject Property wherein the buildings and related assets were visually inspected to assess the condition of the buildings and the apparent state of their maintenance/ upkeep.

Nature and Source of Information

Market Related:

Information related to state and structure of the relevant real estate market for the Subject Property was sourced from the industry and market report prepared by C&WI, which was appointed by the Client to undertake market research and portfolio analysis of the properties forming part of the Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, together with circulars, clarifications, guidelines and notifications thereunder by SEBI, and for disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

Subject Property Related:

The Subject Property's related information relied upon for the valuation exercise has been provided to the Valuer by the Client. The documents provided have been assumed to be a true copy of the original. The rent rolls have been cross-checked with the lease deeds on a sample basis to ensure their correctness. The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

a.	Title Report prepared by the Legal Counsel of the Client covering the type of ownership interest enjoyed and information on ongoing litigation with respect to the Subject Property.
b.	Architect's Certificate mentioning site areas and Subject Property areas.
c.	Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the Subject Property.
d.	Lease agreements and commercial clauses thereof for major tenants on a sample basis.
e.	Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.
f.	Management representation regarding the following: i. Major repairs undertaken and proposed in the Subject Property ii. Statement of Assets iii. Revenue pendency, if any

iv.	Options or rights of pre-emption and any other encumbrances concerning or affecting the Subject Property.

1. REIT Portfolio

Brookfield India REIT portfolio as at 30th September 2026, comprising 14 Subject Properties across 7 cities with an aggregate Market Value of INR 6,03,640 million (at 100% basis) and a total leasable area of 37.46 msf.

The portfolio value is concentrated in Bengaluru (25.4%), Mumbai (23.5%) and Gurugram (22.4%), which together account for over 70% of the total Market Value, while Gurugram represents the largest share of leasable area (9.57 msf).

1.1. Candor Techspace G1 (IT/ITeS SEZ, Sector 48, Gurugram)

1.1.1. Ownership and Title Details of Subject Property

Particulars	Details
Entity	Candor Gurgaon One Realty Projects Private Limited
Land Area (acres)	~25.187
Land Survey No	Rectangle No. 6: 7/2, 8/1, 8/2/1/1, 8/2/2, 9/1, 35/2/2/2, 35/2/5/1, 12/2, 11/3, 35/2/3, 13, 14, 17/1, 17/2 Min-West, 16/2/2, 18, 35/2/4, 19, 20/2/1, 22/1/2, 23/1, 24/1 Min-NW, 25/2/1/1, 25/1/1, 16/2/1/2, 25/1/2/1, 25/2/1/2/1, 17/2 Min-East Village Tikri, Gurugram
Freehold/Leasehold	Freehold
Title Details	Land and buildings thereupon are owned by Candor Gurgaon One Realty Projects Private Limited, which is 50% owned and controlled by the Brookfield India REIT (for ownership structure refer Annexure 2).
Acquisition Details	The Purchase price of G1 was Rs. 47.25 Billion. Refer Transaction Document May 18, 2023.
Nature of Transaction	Related Party Transaction at the time of Acquisition

1.1.2. Location Profile:

Particulars	Details
Location	Village Tikri, Sector 48, Sohna Road, Gurugram, Haryana – 122018
Micro Market	Gurugram South is one of the established office, residential and retail micro-markets of Gurugram.
Accessibility	The Subject Property is accessible via Netaji Subhash Marg (60-metre-wide road), which connects it to HUDA City Centre Metro Station on the West and to National Highway 48 on the East. NH 48 is a major arterial road that connects Gurugram to other cities of NCR.
Connectivity	It is well connected with other parts of the city through road network. Further, completion of the Sohna Elevated Corridor, a six-lane elevated corridor, has enhanced the overall connectivity and eased traffic congestion in the area. The Subject Property lies in close proximity to HUDA City Centre

Particulars	Details
	Metro Station which further enhances its connectivity from different parts of NCR.
Profile of Surrounding	The profile of surrounding development for the Subject Property constitutes developed residential and commercial developments.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.1.3. Area Summary:

G1 constitutes Operational and Future Development Buildings, spread across a total land area of 25.187 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	14	38,20,130	Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 5A, 8A, Amenity Block, Amenity Block 1 & Amenity Block 2
Future Development	1	1,03,884	Tower 11
Total Leasable Area		39,24,014	

Source: Architect's Certificate (Dated: 19th October 2026)

1.1.4. Subject Property Description:

The Subject Property is an IT/ITeS office space developed in a campus format offering large floor plates with significant open/ green areas and a number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 12th October 2026.
Operational Building	The Operational buildings in the campus are Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 5A, 8A, Amenity Block, Amenity Block 1 & Amenity Block 2 collectively admeasuring 38,20,130 sq. ft. of leasable area. The Operational buildings comprise: ▪ Office: 11 Towers including Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 5A, 8A having total leasable area of 37,21,964 sq. ft. These towers are occupied by multiple tenants. Major tenants in these blocks are Fidelity, Capgemini, Cognizant, Wipro, AON, Midland Credit Management. ▪ Amenity Blocks: Amenity Block, Amenity Block 1 & Amenity Block 2 having leasable area for the retail space of 98,166 sq. ft. These blocks constitute multi-cuisine food courts, in-house kitchens, bank branches and ATM, creche, pharmacy, medical centre and other retail outlets.
Future Development	The Future Development comprises one tower (IT/ITeS development) admeasuring 1,03,884 sq. ft. of leasable area. The same is expected to be Operational by Q2 FY 2034–35.
Other Amenities	The Subject Property has STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights. The safety features and power back-up facilities are at par with the best in the industry.

1.1.5. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS
Leasable Area	38,20,130 sq. ft.
Leased Area:	35,47,645 sq. ft.

Particulars	Details
Committed Occupancy	92.87%
In-place Rent- Office (excluding parking):	INR 85.21 per sq. ft. per month
In-place Rent (excluding parking):	INR 83.85 per sq. ft. per month
Number of Tenants:	29 (office), 4 (Retail), 3 (Telecom)
Balance Cost to Development	INR 691 Million
Area Converted into NPZ	8,90,816 sq. ft. (includes Converted Applied and Planned Area)

1.1.6. Future Development

Particulars	Details
Tower Name	Tower 11
Leasable Area	1,03,884 sq. ft.
Type of Development	IT/ITeS
Expected Time of Completion	Q2 FY 2034-35
Cost to Complete	INR 493 Million
Status of construction as on the Date of Inspection	Currently at Land Stage
Approvals in Place	No approvals have been obtained as on date of valuation

1.1.7. Valuation Assumptions:

Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office - SEZ Area	Per sq. ft. per month	INR 84.00	INR 88.00
Office - Non SEZ Area	Per sq. ft. per month	INR 88.25	INR 92.25
Retail	Per sq. ft. per month	INR 80.00	INR 80.00

Note: Achievable market rent includes parking charges of INR 4 per sq. ft. per month (considering the parking rent of INR 3,000 per slot per month).

Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8%

Assumptions	Unit	Rate
Discount Rate (Operational Building)	%	11.50%
Discount Rate (Future Development)	%	12.75%

1.1.8. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	50%
Equity Linked Instrument (including CCDs):	50%
Debt	
Debt Securities (including NCDs):	50%
Unsecured Shareholder Loan:	Nil

1.1.9. Market Value

Market value of Candor Techspace G1 as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 59,964 Million	Indian Rupees Fifty-Nine Billion Nine Hundred and Sixty-Four Million Only
Future Development	INR 567 Million	Indian Rupees Five Hundred and Sixty-Seven Million Only
Total	**INR 60,532 Million**	**Indian Rupees Sixty Billion Five Hundred and Thirty-Two Million Only**

Note :

1. *Brookfield India REIT holds 50% ownership interest in Candor Techspace G1, excluding the value attributable to Property Manager Company (MIOP), and holds 100% ownership of MIOP.*
2. *The above Market Value includes INR 2,000 million attributable to the Property Manager Company (MIOP)*

1.2. Candor Techspace G2 (IT/ITeS SEZ, Dundahera, Gurugram)

1.2.1. Ownership and Title Details of Subject Property

<table>
<tr><th>Particulars</th><th>Details</th></tr>
<tr><td>Entity</td><td>Candor Kolkata One Hi-Tech Structures Private Limited</td></tr>
<tr><td>Land Area (acres)</td><td>~28.526</td></tr>
<tr><td>Land Survey No</td><td>
<table>
<tr><th>Rectangle No.</th><th>Kila / Khasra numbers</th></tr>
<tr><td>13</td><td>16/1/1, 24/2/2, 25/2/2</td></tr>
<tr><td>14</td><td>11/1/2/2, 11/2/2/2, 12/1/1, 19/2, 20/2, 21/1</td></tr>
<tr><td>30</td><td>4/2/2, 5/1, 5/2, 6, 7, 13/2, 14, 15/1, 15/2, 15/3/1/1, 15/3/1/2, 15/3/2, 16/1, 16/2, 16/3, 17, 18/1, 19/1, 22/1/2, 22/2/2, 23/1, 23/2, 24, 25/1, 25/2</td></tr>
<tr><td>33</td><td>1/2, 2/1/2, 2/2/2, 3, 4/1, 5/1, 5/2, 26/1, 26/2</td></tr>
<tr><td>29</td><td>1/1, 8, 9/1, 9/2, 9/3, 10, 11/1/1, 11/1/2, 11/2, 12/1, 12/2, 12/3, 12/4/1, 12/4/2, 12/5, 13/1/1, 13/1/2, 13/1/3/1, 13/1/3/2, 13/1/4, 18/3, 19/1/1, 19/1/2, 19/1/3, 19/2/1, 19/2/2, 19/2/3, 20/1, 20/2, 20/3, 21/1, 21/2, 22/1, 22/2</td></tr>
<tr><td>34</td><td>1</td></tr>
<tr><td>-</td><td>97/2</td></tr>
</table>
</td></tr>
<tr><td>Freehold/Leasehold</td><td>Freehold</td></tr>
<tr><td>Title Details</td><td>Candor Kolkata One Hi-Tech Structures Private Limited (formerly known as “Candor Gurgaon Two Developers & Projects Private Limited”; now amalgamated in Candor Kolkata One Hi-Tech Structures Private Limited w.e.f. Jan 9, 2019) has an agreement with Gurgaon Infospace Limited (GIL).

The title to the land is held by Gurgaon Infospace Limited, a third party and is not affiliated with the Candor Kolkata One Hi-Tech Structures Private Limited. (for ownership structure refer Annexure 2).</td></tr>
<tr><td>Development Agreement</td><td>Candor Kolkata One Hi-Tech Structures Private Limited has developmental rights with respect to the Subject Property pursuant to a Joint Development Agreement (JDA) with GIL entered on November 16, 2006 as amended from time to time. Under the said agreement Candor Kolkata One Hi-Tech Structures Private Limited is entitled to 72% of the gross sale revenue and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%.</td></tr>
<tr><td>Acquisition Details</td><td>The said acquisition was undertaken as part of the ‘Formation Transaction’ as described in the Final Offer</td></tr>
</table>

Particulars	Details
	Document dated February 9, 2021. The Purchase price of K1 and G2 was INR 62.3 Billion. However, the individual purchase price allocation between the two assets has not been provided; accordingly, the acquisition price has been considered on an aggregate basis.
Nature of Transaction	Related Party Transaction at the time of Acquisition

1.2.2. Location Profile:

Particulars	Details
Location	Old Delhi – Gurugram Road, Dundahera, Sector 21, Gurugram, Haryana – 122001,
Micro Market	Gurugram North is one of the established offices, residential and retail micro-markets of Gurugram. Gurugram's largest office cluster viz. DLF Cyber City, CBD of Gurugram is located in the Subject Micro Market.
Accessibility	The Subject Property is accessible via 30-metre-wide road Old Delhi-Gurugram Road which further connects to Dwarka Link Road on North, NH 48 on East and Gurugram city on South. NH 48 is the main connecting road, connecting Gurugram to other cities of NCR.
Connectivity	The Subject Property is well connected to major roads . The Subject Property lies in close proximity to Cybercity Rapid Metro Station which further enhances its accessibility from different parts of NCR. The DMRC Yellow Line metro is under construction and will be extended from Millennium City Centre Gurugram to Udyog Vihar, via Old Gurugram and finally terminating at Cyber City rapid metro station and shall have 27 new stations, which will further enhance the connectivity of the Subject Property.
Profile of Surrounding	The profile of surrounding development for the Subject Property constitutes developed residential and commercial developments.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.2.3. Area Summary:

G2 constitutes Operational and Future Development Buildings, spread across a total land area of 28.526 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	13	41,06,145	Tower 1, 2, 3, 5, 6, 7, 8A, 8B, 9, 11, 10 (MLCP), 11 Amenity Block I, Amenity Block II
Future Development	1	99,924	Tower 12
Total Leasable Area		42,06,069	

Source: Architect's Certificate (Dated: 19th October 2026)

1.2.4. Subject Property Description:

The Subject Property is an IT/ITeS office space developed in a campus format offering large floor plates with significant open/ green areas and a number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 12th October 2026.
Operational Building	The operational buildings in the campus are Tower 1, 2, 3, 5, 6, 7, 8A, 8B, 9, 10 (MLCP), 11, Amenity Block I

Particulars	Details
	and Amenity Block II collectively admeasuring 41,06,145 sq. ft.# of leasable area. The operational buildings comprise: ▪ Office: 10 Towers including Tower 1, 2, 3, 5, 6, 7, 8A, 8B, 9, 11 having total leasable area of 38,71,476 sq. ft. These towers are occupied by multiple tenants. Major tenants in these blocks are Accenture, RBS, TLG (Sapient), MSIL, Carelon, Saxo India, The Times Group and EUI. ▪ Amenity Blocks: Amenity Block I, Amenity Block II having leasable area for the retail space of 90,413 sq. ft. These blocks constitute retail areas catering to all basic requirements of occupiers viz. F&B (in the form of multi- cuisine food courts and in-house kitchens), pharmacy, bank ATM, creche, sports arena, wellness centre, convenience store, dental clinic etc. Major tenants in these blocks are JRD (Food Boulevard), Connaught Plaza (MCD), Tea Nation and Punchaiyat, Domino's and Medhaam Day Care ▪ MLCP: Tower 10 constitutes 1,44,206 sq. ft. of office area and 50 sq. ft of Telecom.
Future Development	The Future Development comprises of Tower 12 with total leasable area of 99,924 sq. ft. and is proposed to be an IT/ITeS development. The same is expected to be completed by December 2030.
Other Amenities	The Subject Property has STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights. The safety features and power back-up facilities are at par with the best in the industry.

1.2.5. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS
Leasable Area	41,06,145 sq. ft.
Leased Area:	3,452,096 sq. ft.

Particulars	Details
Committed Occupancy	84.07%
In-place Rent- Office (excluding parking):	INR 89.1 per sq. ft. per month
In-place Rent (excluding parking):	INR 87.9 per sq. ft. per month
Number of Tenants:	24 (office), 25 (Retail), 3 (Telecom)
Cost to Development	INR 535 Million
Area Converted into NPZ	11,67,919 sq. ft. (includes Converted Applied and Planned Area)

1.2.6. Future Development

Particulars	Details
Tower Name	Tower 12
Leasable Area	99,924 sq. ft.
Type of Development	IT/ITeS
Expected Time of Completion	Dec-2030
Cost to Complete	INR 327 Million
Status of construction as on the Date of Inspection	Currently at Land Stage
Approvals in Place	No approvals have been obtained as on date of valuation

1.2.7. Valuation Assumptions:

Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office - SEZ Area	Per sq. ft. per month	INR 84.00	INR 90.00
Office - Non SEZ Area	Per sq. ft. per month	INR 93.00	INR 99.00
Retail	Per sq. ft. per month	INR 120.00	INR 120.00

Note: Achievable market rent includes parking charges of INR 6 per sq. ft. per month (considering the parking rent of INR 5,000 per slot per month).

Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8%

Assumptions	Unit	Rate
Discount Rate (Operational Building)	%	11.50%
Discount Rate (Future Development)	%	12.75%

1.2.8. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	100%
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	100%

1.2.9. Market Value

Market value of Candor Techspace G2 as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 47,594 Million	Indian Rupees Forty-Seven Billion Five Hundred and Ninety-Four Million Only
Future Development	INR 507 Million	Indian Rupees Five Hundred and Seven Million Only
Total	**INR 48,102 Million**	**Indian Rupees Forty-Eight Billion One Hundred and Two Million Only**

Note :

1. *REIT's share in asset: 100% including Property Manager Value (CIOP)*
2. *Candor Kolkata One Hi-Tech Structures Private Limited (formerly known as "Candor Gurgaon Two Developers & Projects Private Limited"; now amalgamated in Candor Kolkata One Hi-Tech Structures Private Limited w.e.f. Jan 9, 2019) has an agreement with Gurgaon Infospace Limited (GIL). The title to the land is held by Gurgaon Infospace Limited, a third party and is not affiliated with the Candor Kolkata One Hi-Tech Structures Private Limited.*
3. *Candor Kolkata One Hi-Tech Structures Private Limited has developmental rights with respect to the Subject Property pursuant to a Joint Development Agreement (JDA) with GIL entered on November 16, 2006, as amended from time to time. Under the said agreement Candor Kolkata One Hi-Tech Structures Private Limited is entitled to 72% of the gross sale revenue and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%.*

1.3. Candor Techspace N1 (IT/ITeS SEZ, Sector 62, Noida)

1.3.1. Ownership and Title Details of Subject Property

Particulars	Details
Entity	Shantiniketan Properties Private Limited
Land Area (acres)	~19.250
Land Survey No	Plot no. B2, Sector 62, Noida, Gautam Buddha Nagar
Freehold/Leasehold	Leasehold Land The tenure of the underlying land of the Subject Property is leasehold with lessor being New Okhla Industrial Development Authority (NOIDA Authority). The remaining tenure of the land is ~73 years. Given that the purpose and obligations associated with leasing the underlying land has essentially been achieved, the likelihood of lease getting cancelled or not renewed at the end of the tenure is negligible. Thus, no specific adjustments are required to be made towards the legal tenure of underlying land's ownership.
Title Details	Land is leasehold and buildings thereupon are owned by Shantiniketan Properties Private Limited, which is 100% owned and controlled by the Brookfield India REIT (for ownership structure refer Annexure 2).
Acquisition Details	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated February 9, 2021. The Purchase price was Rs. 17.8 Billion
Nature of Transaction	Related Party Transaction at the time of Acquisition

1.3.2. Location Profile:

Particulars	Details
Location	Plot No. B2, Sector 62, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201301
Micro Market	Sector 62 is in the northern part of Noida, along NH 9 (erstwhile NH 24), and is zoned as an institutional sector under the Noida Master Plan 2031. The micro-market is bounded by Sectors 57, 58, 59 and 60 to the south, Sectors 63 and 64 to the east, and Khora Village and Sector 62A to the west.

Particulars	Details
Accessibility	The Subject Property is accessible via two roads: a 30 m wide sector road to the west, which connects to NH 9 to the north, and a 45 m wide internal road to the east.
Connectivity	NH 9 is the primary arterial road, linking Noida with Delhi and other parts of NCR. The widening of NH 9 as part of the Delhi–Meerut Expressway, together with the operational signal-free corridor from Nizamuddin (Delhi) to the UP border, has significantly improved the micro-market's connectivity with the rest of NCR. The Subject Property is also close to the Noida Sector 62 Metro Station (Blue Line), which further improves connectivity from across the region.
Profile of Surrounding	The Subject Property is surrounded by established office developments, including Stellar IT Park, Logix Cyber Park, Embassy Galaxy and 3C Green Boulevard. Established residential areas nearby include Indirapuram and Vaishali (Ghaziabad), across NH 9.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.3.3. Area Summary:

N1 constitutes Operational and Future Development Buildings, spread across a total land area of 19.25 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	7	20,28,496	Block 1, 2, 3, 5, 6, 7 (Amenity Block I and II) & Block 8 (Amenity Block III)
Future Development	2	8,58,463	Block 4A and 4B
Total Leasable Area		28,86,959	

Source: Architect's Certificate (Dated: 19th October 2026)

1.3.4. Subject Property Description:

The Subject Property is an IT/ITeS office space developed in a campus format offering large floor plates with significant open/ green areas and a number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 13th October 2026.
Operational Building	The operational buildings in the campus are Blocks 1, 2, 3, 5, 6, 7 and 8, with a combined leasable area of 20,28,496 sq. ft.# They comprise: ▪ Office (Blocks 1, 2, 3, 5 and 6): These blocks have a total leasable area of 19,08,216 sq. ft. and were approximately 97% occupied as at the valuation date. Major tenants include Barclays, LTIMindtree, ION Trading, Amazon, Landis+Gyr, Pine Labs, Xceedance, Innovaccer, Pentair and Acidaes. ▪ Amenity Blocks I & II (Block 7): These have a total leasable area of 39,180 sq. ft. They provide occupier amenities including a multi-cuisine food court, 24x7 paramedic services, a day care centre, a bank ATM, a salon, a convenience store and a pharmacy. The key tenants are BlueChip (Amenity Block I) and IPSAA and Jubilant (Amenity Block II).

Particulars	Details
	▪ Amenity Block III (Block 8): This block has a leasable area of 80,320 sq. ft. and is a dedicated F&B hub open to both campus occupiers and the public. F&B tenants include Malabar Coast, Dhaba, The Beer Café, Mamagoto and aldiram's. ▪ Telecom: The Subject Property also has multiple telecom tenants occupying a total leasable area of 465 sq. ft.
Future Development	The Future Development comprises two IT/ITeS towers, Tower 4A and Tower 4B, with a combined leasable area of 8,58,463 sq. ft.: ▪ Tower 4A: Leasable area of 4,40,052 sq. ft., expected to be completed by Q2 FY 2033-34. ▪ Tower 4B: Leasable area of 4,18,411 sq. ft., expected to be completed by Q2 FY 2031-32.
Other Amenities	The Subject Property has separate lift and lobby areas on each floor of the buildings present in the campus. Also, there is an arrangement of other utilities like LT room, LMRs, BMS, DG sets, pump rooms and solar panels which are available in basement/ lower ground floors and on terrace of the buildings.

1.3.5. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS
Leasable Area	20,28,496 sq. ft.
Leased Area:	19,32,260 sq. ft.
Committed Occupancy	95.26%
In-place Rent- Office (excluding parking):	INR 65 per sq. ft. per month
In-place Rent (excluding parking):	INR 65 per sq. ft. per month
Number of Tenants:	33 (office), 32 (Retail), 2 (Telecom)
Balance Cost to Development	INR 22 Million

1.3.6. Future Development

Particulars	Block 4A	Block 4B
Tower Name	Block 4A	Block 4B
Leasable Area	4,40,052 sq. ft.	4,18,411 sq. ft.
Type of Development	IT/ITeS	IT/ITeS
Expected Time of Completion	Q2 FY 2033-34	Q2 FY 2031-32
Cost to Complete	INR 2,266 Million	INR 2,002 Million
Status of construction as on the Date of Inspection	Currently at Land Stage	Currently at Land Stage
Approvals in Place	No approvals have been obtained as on date of valuation	No approvals have been obtained as on date of valuation

1.3.7. Valuation Assumptions:

1.3.7.1. Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office	Per sq. ft. per month	INR 70.00	INR 72.00
Retail	Per sq. ft. per month	INR 85.00	INR 85.00

Note: Achievable market rent includes parking charges of INR 2 per sq. ft. per month (considering the parking rent of INR 4,000 per slot per month).

1.3.7.2. Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8%
Discount Rate (Operational Building)	%	11.50%
Discount Rate (Future Development)	%	12.75%

1.3.8. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	100%
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	100%

1.3.9. Market Value

Market value of Candor Techspace N1 as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 27,019 Million	Indian Rupees Twenty-Seven Billion Nineteen Million Only
Future Development	INR 3,602 Million	Indian Rupees Three Billion Six Hundred and Two Million Only
Total	**INR 30,621 Million**	**Indian Rupees Thirty Billion Six Hundred and Twenty-One Million Only**

Note :

1. *REIT's share in asset: 100% including Property Manager Value (CIOP)*

1.4. Candor Techspace N2 (IT/ITeS SEZ, Sector 135, Noida)

1.4.1. Ownership and Title Details of Subject Property

Particulars	Details
Entity	Seaview Developers Private Limited
Land Area (acres)	~29.653
Land Survey No	Plot No. 20, 21, Noida – Greater Noida Expressway, Sector-135, Noida, Uttar Pradesh
Freehold/Leasehold	Leasehold Land
Title Details	Land and buildings thereupon are owned by Seaview Developers Private Limited, which is 100% owned and controlled by the Brookfield India REIT (for Ownership structure refer Annexure 2).
Acquisition Details	The Purchase price of N2 was INR 39.7 Billion. Refer Transaction Document dated December 17, 2021.
Nature of Transaction	Related Party Transaction at the time of Acquisition

1.4.2. Location Profile:

Particulars	Details
Location	Plot No. 20, 21, Noida – Greater Noida Expressway, Sector 135, Noida, Uttar Pradesh, one of the established IT/ITeS office destinations of Noida.
Micro Market	Noida – Greater Noida (NGN) Expressway. This Competitive REIT Micro Market is located in the South-Eastern part of Noida and is being developed as an integrated vector with presence of residential, institutional, commercial and IT/ITeS developments along both sides of the NGN Expressway.
Accessibility	The Subject Property is accessible via a 45-metre-wide sector road off Noida-Greater Noida Expressway on the North as well as East and a 30-metre-wide road on the West.
Connectivity	The Subject Property is well connected with other parts of the city through road and metro rail network.
Profile of Surrounding	The Subject Property lies in close proximity to various office assets such as Assotech Business Cresterra, Advant Navis Business Park, Stellar 135, Embassy Oxygen and Express Trade Towers 2.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.4.3. Area Summary:

N2 constitutes Operational and Future Development Buildings, spread across a total land area of 29.653 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	14	39,84,728	Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, Amenity Block – 1 (Ground Floor) and Amenity Block – 2
Future Development	1	7,70,873	Tower 12 and Amenity Block – 1 (First Floor)
Total Leasable Area		47,55,601	

Source: Architect's Certificate (Dated: 19th October 2026)

1.4.4. Subject Property Description:

The Subject Property is an IT/ITeS office space developed in a campus format offering large floor plates with significant open/ green areas and a number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 13th October 2026.
Operational Building	The operational buildings in the campus are Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, Amenity Block–1 (Ground Floor) and Amenity Block–2 collectively admeasuring

Particulars	Details
	39,84,728 sq. ft.# of leasable area. The operational buildings comprise: ▪ Office: 12 Towers including Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A having total leasable area of 39,31,579 sq. ft. These towers are occupied by multiple tenants. Major tenants in these blocks are Accenture, Xavient, Qualcomm, Samsung, Teleperformance, Aristocrat, KPMG, Genpact, R1 RCM and TCS. ▪ Amenity Blocks: Constitutes Amenity Block–1 (Ground Floor) and Amenity Block–2 having leasable area of 53,149 sq. ft. These blocks constitute multi-cuisine food courts, in-house kitchens, bank branches and ATM, creche, pharmacy, medical centre and other retail outlets.
Future Development	The Future Development comprises IT/ITeS and Amenity development collectively admeasuring 7,70,873 sq. ft. of leasable area. The details are: ▪ IT/ITeS development: Tower 12 having total leasable area of 7,60,000 sq. ft. are proposed to be developed as IT/ITeS development. The same is expected to be completed by Q2 FY 2033–34. ▪ Amenity development having total leasable area of 10,873 sq. ft.
Other Amenities	The Subject Property has separate lift and lobby areas on each floor of the buildings present in the campus. Also, there is an arrangement of other utilities like LT room, LMRs, BMS, DG sets, pump rooms and solar panels which are available in basement/ lower ground floors and on terrace of the buildings. The Subject Property has amenities like STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights.

1.4.5. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS
Leasable Area	39,84,728 sq. ft.
Leased Area:	36,67,762 sq. ft.
Committed Occupancy	92.05%
In-place Rent- Office (excluding parking):	INR 65 per sq. ft. per month
In-place Rent (excluding parking):	INR 64 per sq. ft. per month
Number of Tenants:	25 (office), 15 (Retail), 5 (Telecom)
Balance Cost to Development	INR 656 Million
Area Converted into NPZ	3,98,745 sq. ft.

1.4.6. Future Development

Particulars	Tower 12	Amenity 1 (First Floor)
Tower Name	Tower 12	Amenity 1 (First Floor)
Leasable Area	7,60,000 sq. ft.	10,873 sq. ft.
Type of Development	IT/ITeS	Amenity Building
Expected Time of Completion	Q2 FY 2033-34	NA
Cost to Complete	INR 4,100 Million	NA
Status of construction as on the Date of Inspection	Currently at Land Stage	Future Development
Approvals in Place	No approvals have been obtained as on date of valuation	No approvals have been obtained as on date of valuation

1.4.7. Valuation Assumptions:

1.4.7.1. Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office - SEZ Area	Per sq. ft. per month	INR 68.00	INR 70.00

Revenue Assumptions	Unit	Base	Including Parking
Office - Non SEZ Area	Per sq. ft. per month	INR 73.00	INR 75.00
Retail	Per sq. ft. per month	INR 105.00	INR 105.00

Note: Achievable market rent includes parking charges of INR 2 per sq. ft. per month (considering the parking rent of INR 3,000 per slot per month).

1.4.7.2. Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8%
Discount Rate (Operational Building)	%	11.50%
Discount Rate (Future Development)	%	12.75%

1.4.8. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	100%
Equity Linked Instrument (including CCDs):	100%
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	100%

1.4.9. Market Value

Market value of Candor Techspace N2 as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 48,767 Million	Indian Rupees Forty-Eight Billion Seven Hundred and Sixty-Seven Million Only
Future Development	INR 2,474 Million	Indian Rupees Two Billion Four Hundred and Seventy-Four Million Only
Total	**INR 51,241 Million**	**Indian Rupees Fifty-One Billion Two Hundred and Forty-One Million Only**

Note :

1. *REIT's share in asset: 100% including Property Manager Value (CIOP).*

1.5. Candor Techspace K1 (IT/ITeS SEZ, Rajarhat, Kolkata)

1.5.1. Ownership and Title Details of Subject Property

Particulars	Details
Entity	Candor Kolkata One Hi-Tech Structures Private Limited
Land Area (acres)	~48.38
Land Survey No	Premises No: 16-3333, Plot No: DH-1, DH-2, DH-3 & DH-3/1 Block-DH, Action Area-1D, New Town, Rajarhat, 24 Parganas (N), Kolkata, West Bengal
Freehold/Leasehold	Freehold Land
Title Details	Land and buildings thereupon are owned by Candor Kolkata One Hi-Tech Structures Private Limited which is wholly owned and controlled by the Brookfield India REIT (for ownership structure refer Annexure 2).
Acquisition Details	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated February 9, 2021. The Purchase price of K1 and G2 was INR 62.3 Billion. However, the individual purchase price allocation between the two assets has not been provided; accordingly, the acquisition price has been considered on an aggregate basis.
Nature of Transaction	Related Party Transaction at the time of Acquisition

1.5.2. Location Profile:

Particulars	Details
Location	Plot No. 1, DH Street No. 316, New Town, Rajarhat, North 24 Parganas, West Bengal
Micro Market	Rajarhat; one of the established office destinations of Kolkata. It is located in a micro market which has seen a shift from the central business district of Kolkata.
Accessibility	The Subject Property is located at the junction of two major 48 m wide arterial roads in Action Area I, New Town, with access via New Town Road and Street No. 368.
Connectivity	The Subject Property is well connected with other parts of the city through roads. It is approximately 12 km from Netaji Subhash Chandra Bose International Airport and about 18 km

Particulars	Details
	from Park Street, the CBD of Kolkata. The nearest operational metro station, Sector V, is about 6 km away, and the proposed CBD 1 station on Metro Line 6 will be about 1.5 km away once operational.
Profile of Surrounding	The Subject Property lies in close proximity to various office developments such as Synthesis, Ambuja Ecospace and Mani Casadona, etc.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.5.3. Area Summary:

K1 constitutes Operational, Under Construction and Future Development Buildings, spread across a total land area of 48.38 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	12	32,01,657	Tower A1, A2, A3, B1, B2, B3, C1, C2, C3, G1, G2 and G3
Under Construction	1	5,75,580	Baytown (Tower F)
Future Development	4	21,08,408	Tower D1, D2, D3 & Retail
Total Leasable Area		58,85,645	

Source: Architect's Certificate (Dated: 19th October 2026)

1.5.4. Subject Property Description:

The Subject Property is an IT/ITeS office space developed in a campus format offering large floor plates with significant open/ green areas and a number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 9th October 2026.
Operational Building	The operational buildings in the campus are Tower A1, A2, A3, B1, B2, B3, C1, C2, C3, G1, G2, G3 collectively admeasuring 32,01,657 sq. ft.# of leasable area. The operational buildings comprise: ▪ Office: 12 Towers including Tower A1, A2, A3, B1, B2, B3, C1, C2, C3, G1, G2, G3 having total leasable area of 3,129,226 sq. ft. These towers are 99% occupied by multiple tenants. Major tenants in these blocks are TCS, Cognizant, Accenture, Capgemini and HDFC Bank Limited. ▪ Amenity Blocks: Part of Office Tower A1, A2, A3, B2, B3, C1, and G3 having leasable area for the retail space of 70,031 sq. ft. These blocks constitute multi-cuisine food courts, in-house kitchens, bank branches and ATM, creche, pharmacy, medical center and other retail outlets. Further, Block A3 offers amenities such as gymnasium, swimming pool and table tennis at the ground floor. ▪ Telecom Tenant : Occupied spaces In Tower A, B and G with total leasable area of 2,400 sq. ft
Under-construction Development	Commercial cum retail development: Baytown - Tower F of the Subject Property having leasable area of 5,75,580 sq. ft. The Under Construction part is being developed under a Joint Development Arrangement (JDA) with Gurgaon Infospace Limited (GIL).
Future Development	The Future Development comprises IT/ITeS and Mixed-Use Development collectively admeasuring 21,08,408 sq. ft. of leasable area. The details are:

Particulars	Details
	▪ IT/ITeS Development: Three Towers i.e., D1, D2, D3 having total leasable area of 5,84,916 sq. ft. are expected to be completed by Q2 FY 2032–33. ▪ Mixed Use Development having total leasable area of 15,23,492 sq. ft. is expected to be completed by Q4 FY 2032–33.
Other Amenities	The Subject Property has separate lift and lobby areas on each floor of the buildings present in the campus. Also, there is an arrangement of other utilities like LT room, LMRs, BMS, DG sets, pump rooms and solar panels which are available in basement/ lower ground floors and on terrace of the buildings. The Subject Property has amenities like STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights.

1.5.5. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS
Leasable Area	32,01,657 sq. ft.
Leased Area:	31,53,522 sq. ft.
Committed Occupancy	98.50%
In-place Rent- Office (excluding parking):	INR 51 per sq. ft. per month
In-place Rent (excluding parking):	INR 51 per sq. ft. per month
Number of Tenants:	13 (office), 16 (Retail), 7 (Telecom)
Balance Cost to Development	INR 210 Million
Area Converted into NPA	6,80,288 sq. ft. (includes Converted, Applied and Planned Area)

1.5.6. Under Construction

Particulars	Details
Tower Name	Baytown – Tower F

Particulars	Details
Leasable Area	5,75,580 sq. ft.
Approved Usage	Commercial (Office + Retail)
JDA with Other Party	The Under Construction part is being developed under a Joint Development Arrangement (JDA) with Gurgaon Infospace Limited (GIL). As at the Valuation Date, GIL has paid INR 1,000 million (inclusive of GST) to Candor Techspace K1 in instalments. Further, GIL is entitled to 28% of the revenue generated from Rentals, CAM Margins and Parking.
Expected Time of Completion	Q4 FY 2026-27
Cost to Complete	INR 1,311 Million
Status of construction as on the Date of Inspection	As on the date of inspection, superstructure is majorly completed, and internal finishing work is in progress
Approvals in Place	Various approvals including building plan have been obtained as on the date of valuation

1.5.7. Future Development

Particulars	IT/ITeS	Mixed-use
Tower Name	D1, D2 and D3	Not Available
Leasable Area	5,84,916 sq. ft.	15,23,492 sq. ft.
Type of Development	IT/ITeS	Mixed-use
Expected Time of Completion	Q2 FY 2032-33	Q4 FY 2032-33
Cost to Complete	INR 3,179 Million	INR 7,826 Million
Status of construction as on the Date of Inspection	Currently at Land Stage	Currently at Land Stage
Approvals in Place	No approvals have been obtained as on date of valuation	No approvals have been obtained as on date of valuation

1.5.8. Valuation Assumptions:

1.5.8.1. Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office - SEZ Area	Per sq. ft. per month	INR 59.00	INR 60.00

Revenue Assumptions	Unit	Base	Including Parking
Office - Non SEZ Area	Per sq. ft. per month	INR 59.00	INR 60.00
Retail (Supporting)	Per sq. ft. per month	INR 60.00	INR 60.00
Under Construction – Commercial	Per sq. ft. per month	INR 64.00	INR 65.00
Under Construction – Retail	Per sq. ft. per month	INR 100.00	INR 100.00
Future Development – IT/ITeS Office	Per sq. ft. per month	INR 59.00	INR 60.00
Future Development – Mixed Use Retail (Blended)	Per sq. ft. per month	INR 64.00	INR 64.00

Note: Achievable market rent includes parking charges of INR 1 per sq. ft. per month (considering the parking rent of INR 3,000 per slot per month).

1.5.8.2. Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8.50%
Discount Rate (Operational Building)	%	11.50%
Discount Rate (Under Construction / Future Development)	%	12.75%

1.5.9. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	100%
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	100%

1.5.10. Market Value

Market value of Candor Techspace K1 as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 31,469 Million	Indian Rupees Thirty-One Billion Four Hundred and Sixty-Nine Million Only

Component	In Figures	In Words
Under Construction *	INR 2,847 Million	Indian Rupees Two Billion Eight Hundred and Forty-Seven Million Only
Future Development	INR 4,886 Million	Indian Rupees Four Billion Eight Hundred and Eighty-Six Million Only
Total	**INR 39,202 Million**	**Indian Rupees Thirty-Nine Billion Two Hundred and Two Million Only**

Note :

1. *The Under Construction part is being developed under a Joint Development Arrangement (JDA) with Gurgaon Infospace Limited (GIL). As at the Valuation Date, GIL has paid INR 1,000 million (inclusive of GST) to Candor Techspace K1 in instalments. Further, GIL is entitled to 28% of the revenue generated from Rentals, O&M Markup and Parking.*
2. *REIT's share in asset: 100% including Property Manager Value (CIOP).*

1.6. Kensington (IT/ITeS SEZ, Powai, Mumbai)

1.6.1. Ownership and Title Details of Subject Property

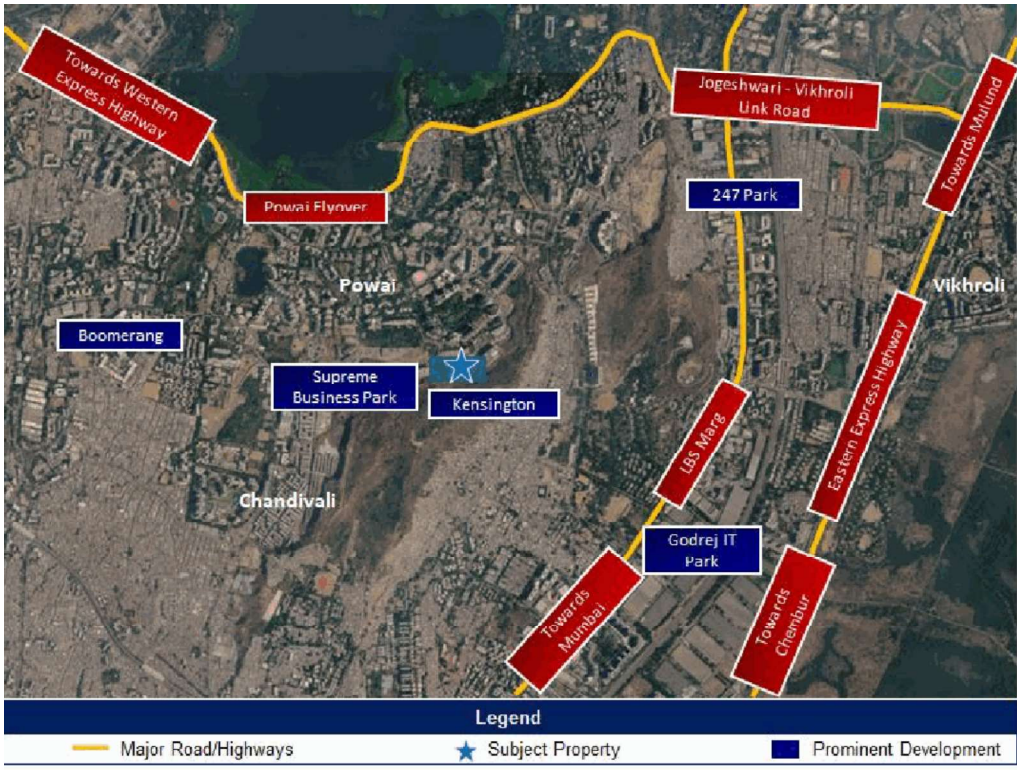
Particulars	Details
Entity	Festus Properties Private Limited
Land Area (acres)	~8.96
Land Survey No	CTS number - 28-A and 28-B of village Powai and new CTS number 11-N1 of village Chandivali in 'S' - ward
Freehold/Leasehold	Leasehold Land (The applicable leasehold rights of the land parcel are valid for a period of 999 years)
Title Details	Land and buildings thereupon are owned by Festus Properties Private Limited which is wholly owned and controlled by the Brookfield India REIT (For ownership structure refer Annexure 2).
Acquisition Details	The Purchase price of Kensington was INR 22.9 Billion. The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated February 9, 2021.
Nature of Transaction	Related Party Transaction at the time of Acquisition

1.6.2. Location Profile:

Particulars	Details
Location	Kensington, Hiranandani Business Park, CTS No. 28A, Powai, Mumbai, Maharashtra – 400076
Micro Market	Andheri & Powai; home to many IT and Non-IT developments. The Micro Market is bounded by Powai Lake to its north, Andheri to its west, Ghatkopar and Vidya Vihar to its south and Vikhroli and Kanjurmarg to its east.
Accessibility	The Subject Property has two entry and two exit points providing access to D.P. Road and an internal wide road.
Connectivity	The Subject Property enjoys good connectivity to other parts of the city via major roads, including Jogeshwari–Vikhroli Link Road (JVLR), Chandivali Road and Hiranandani Link Road.
Profile of Surrounding	The Subject Property lies in close proximity to various office developments such as Supreme Business Park, Cignus, Prima Bay, Kanakia Wall Street, Light Bridge and L&T Innovation Campus. The surrounding catchment is anchored by

Particulars	Details
	residential townships such as Hiranandani Gardens, L&T Emerald Isle and Lodha Bellagio, high-street retail centres like Galleria and Haiko Mall, and hospitality assets including Meluha The Fern and Marriott Executive Apartments.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.6.3. Area Summary:

Kensington constitutes an Operational IT/ITeS SEZ development comprising Wings A & B, spread across a total land area of 8.96 acres (leasehold rights valid for 999 years). The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	2	16,16,850	Kensington A and Kensington B
Total Leasable Area		16,16,850	

Source: Architect's Certificate (Dated: 21st October 2026)

Subject Property Description:

The Subject Property is an IT/ITeS SEZ office space offering large floor plates with significant number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 27th August 2026.
Operational Building	The operational building is a single building with 2 wings (A & B) with OC received collectively admeasuring 16,16,850 sq. ft. of leasable area. The operational buildings comprise: ▪ Office: 1 office tower having 2 wings (A & B) having total leasable area of 16,16,850 sq. ft. The office towers are occupied by multiple tenants. Major tenants in these towers are Tata Consultancy Services, Larsen & Toubro, GE Oil & Gas India Pvt Ltd, Ergo Technology and Services Pvt Ltd, Nomura Services India Private Limited, RXO Global Services India Private Limited & Aptia Group India Private Limited, etc.
Other Amenities	The Subject Property's utility infrastructure includes LT electric room (LT), Lift Machine Room (LMR), Pump room, Building Management System (BMS), DG sets, etc.

1.6.4. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS SEZ Office
Leasable Area	16,16,850 sq. ft.
Leased Area:	15,68,797 sq. ft.
Committed Occupancy	97.03%
In-place Rent- Office (excluding parking):	INR 139.84 per sq. ft. per month
In-place Rent (Office, ATM and Telecom):	INR 140.02 per sq. ft. per month
Number of Tenants:	7 (office), 1 (ATM), 2 (Telecom)
Balance Cost to Development	INR 25 Million

Particulars	Details
Area Converted into NPA	1,56,949 sq. ft.

1.6.5. Valuation Assumptions:

1.6.5.1. Revenue Assumptions

Revenue Assumptions	Unit	Base
Office - IT SEZ Area	Per sq. ft. per month	INR 165.00
Office - IT Non SEZ Area	Per sq. ft. per month	INR 180.00

1.6.5.2. Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8%
Discount Rate (Operational Building)	%	11.50%

1.6.6. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	100%
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	100%

1.6.7. Market Value

Market value of Kensington as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 33,500 Million	Indian Rupees Thirty-Three Billion Five Hundred Million Only
Total	**INR 33,500 Million**	**Indian Rupees Thirty-Three Billion Five Hundred Million Only**

Note :

1. *REIT's share in asset: 100% including Property Manager Value (CIOP).*

1.7. Downtown Powai (Kairos) (IT/ITeS and Commercial, Powai, Mumbai)

1.7.1. Ownership and Title Details of Subject Property

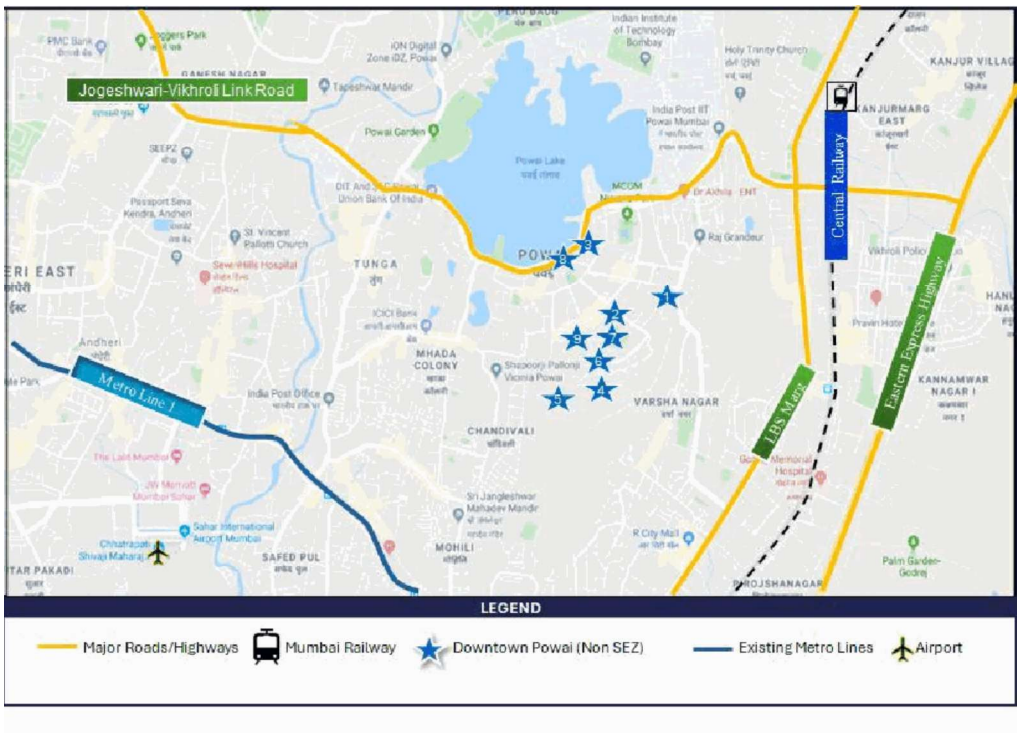
Particulars	Details
Entity	Kairos Properties Private Limited
Land Area (acres)	~19.95 Acres
Land Survey No	Building CTS Numbers Prudential 15A, 15B, 15C, 15D, 15E, 15F (Village Powai) Delphi (Wings A, B & C) 12/1, 12/2, 12/3, 12/4 (Village Powai) One Downtown Central 15A, 15B, 15C, 15D, 15E, 15F (Village Powai) (Crisil House) 28/A, 28/B (Village Powai); 11/A (Village Winchester Chandivali) 22, 23, 27, 28, 29, 30 (all pts) (Village Powai); 11 Fairmont (pt) (Village Chandivali) Spectra 15A, 15B, 15C, 15D, 15E, 15F (Village Powai) One Boulevard 7/1 (Village Kopari); 11/A (Village Powai) Sub-plot A: 5, 23C, 23D (Village Tirandaz); Sub- Alpha plot B: 7/4 (Village Powai), 23B, 105-B (Village Tirandaz) Ventura A 15/B (Village Powai)
Freehold/Leasehold	Freehold Rights:- One Downtown Central, Fairmont, Winchester, Prudential, Spectra, Ventura A Leasehold Rights:- Alpha, Delphi, One Boulevard
Title Details	Land and buildings thereupon are owned by Kairos Properties Private Limited, of which 50% stake is acquired by the Brookfield India REIT (for ownership structure refer Annexure 2).
Acquisition Details	The Purchase price of Kairos (Downtown Powai (IT/Commercial)) was Rs. 65 Billion. Refer Transaction Document May 18, 2023.
Nature of Transaction	Related Party Transactions at the time of Acquisition

1.7.2. Location Profile:

Particulars	Details
Location	Powai, Mumbai, Maharashtra – 400076
Micro Market	Andheri & Powai; home to many IT and Non-IT developments. The Micro Market is bounded by Powai Lake to its north, Andheri to its west, Ghatkopar and Vidya Vihar to its south and Vikhroli and Kanjurmarg to its east.
Accessibility	The Subject Property is accessible via Main Street, Central Avenue, Orchard Avenue and South Avenue.

Particulars	Details
Connectivity	The Subject Property is well connected with other parts of the city through roads and a metro rail project is also proposed.
Profile of Surrounding	The Subject Property lies in close proximity to various office developments such as Supreme Business Park, Cignus, Prima Bay, Kanakia Wall Street, Light Bridge and L&T Innovation Campus. The surrounding catchment is anchored by residential townships such as Hiranandani Gardens, L&T Emerald Isle and Lodha Bellagio, high-street retail centres like Galleria and Haiko Mall, and hospitality assets including Meluha The Fern and Marriott Executive Apartments.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.7.3. Area Summary:

Downtown Powai (Kairos) constitutes 9 Operational buildings (with OC received), spread across a total land area of ~19.95 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	9	28,63,749	Alpha, One Downtown Central, Delphi, Fairmont, Winchester,

Status	No of Towers	Leasable Area (in sq. ft)	Details
			Prudential, Spectra, One Boulevard & Ventura A
Total Leasable Area		28,63,749	

Source: Architect's Certificate (Dated: 21st October 2026)

The Tower wise details is given here

Tower Names	Leasable Area (in Sq. ft)
Alpha	1,11,502
One Downtown Central	2,71,955
Delphi	3,64,859
Fairmont	2,95,687
Winchester	7,57,770
Prudential	2,40,602
Spectra	2,08,111
One Boulevard	1,13,250
Ventura A	5,00,012
Total	**28,63,749**

1.7.4. Subject Property Description:

The Subject Property is an IT/ITeS/office space offering large floor plates with number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 27th August 2026.
Operational Building	The Operational Buildings comprise: ▪ Office: 9 buildings including Alpha, One Downtown Central, Delphi, Fairmont, Winchester, Prudential, Spectra, One Boulevard & Ventura A having total leasable area of 28,63,749 sq. ft. These towers are occupied by multiple tenants. Major tenants in these buildings are J P Morgan Services India Pvt Ltd , Nomura Services India Pvt Ltd, Deloitte Group.
Other Amenities	The Subject Property features essential building infrastructure including separate lifts and floor lobbies, LT rooms, Lift Machine Rooms, a centralized Building Management System (BMS), backup DG

Particulars	Details
	sets, and dedicated pump rooms. For environmental sustainability, the campus is equipped with a Sewage Treatment Plant (STP), rooftop solar panels, water-efficient landscaping, 100% organic waste composting, and energy-efficient LED lighting.

1.7.5. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS/ Office
Leasable Area	28,63,749 sq. ft.
Leased Area:	27,21,714 sq. ft.
Committed Occupancy	95.04%
In-place Rent (Office, Retail and Tower):	INR 189 per sq. ft. per month
Number of Tenants:	95 (including Office and Retail)
Balance Cost to Development	INR 666 Million

1.7.6. Valuation Assumptions:

1.7.6.1. Revenue Assumptions

Revenue Assumptions	Unit	Base
Office	Per sq. ft. per month	INR 200.00
Office (IT – Central Avenue)	Per sq. ft. per month	INR 180.00
Office (IT – South Avenue)	Per sq. ft. per month	INR 180.00
Retail (Delphi)	Per sq. ft. per month	INR 450.00
Retail (Delphi 1st Floor)	Per sq. ft. per month	INR 235.00
Retail (Prudential)	Per sq. ft. per month	INR 543.00
Retail (One Boulevard)	Per sq. ft. per month	INR 450.00
Retail (Ventura)	Per sq. ft. per month	INR 543.00
Retail (Ventura 1st Floor)	Per sq. ft. per month	INR 294.00

1.7.6.2. Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8%
Discount Rate (Operational Building)	%	11.50%

1.7.7. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	50%
Equity Linked Instrument (including CCDs):	50%
Debt	
Debt Securities (including NCDs):	50%
Unsecured Shareholder Loan:	Nil

1.7.8. Market Value

Market value of Downtown Powai (Kairos) as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Alpha	INR 3,424 Million	Indian Rupees Three Billion Four Hundred and Twenty-Four Million Only
One Downtown Central	INR 7,117 Million	Indian Rupees Seven Billion One Hundred and Seventeen Million Only
Delphi	INR 12,594 Million	Indian Rupees Twelve Billion Five Hundred and Ninety-Four Million Only
Fairmont	INR 8,789 Million	Indian Rupees Eight Billion Seven Hundred and Eighty-Nine Million Only
Winchester	INR 22,137 Million	Indian Rupees Twenty-Two Billion One Hundred and Thirty-Seven Million Only
Prudential	INR 8,080 Million	Indian Rupees Eight Billion and Eighty Million Only
Spectra	INR 6,127 Million	Indian Rupees Six Billion One Hundred and Twenty-Seven Million Only
One Boulevard	INR 4,754 Million	Indian Rupees Four Billion Seven Hundred and Fifty-Four Million Only
Ventura A	INR 17,484 Million	Indian Rupees Seventeen Billion Four Hundred and Eighty-Four Million Only
Total	**INR 90,506 Million**	**Indian Rupees Ninety Billion Five Hundred and Six Million Only**

Note :

1. *Brookfield India REIT holds 50% ownership interest in Kairos Properties Private Limited, excluding the value attributable to Property Manager Company (CIOP), and holds 100% ownership of CIOP.*
2. *The above Market Value includes INR 3,290 million attributable to the Property Manager Company (CIOP)*

1.8. Godrej BKC (Commercial, Bandra Kurla Complex, Mumbai)

1.8.1. Ownership and Title Details of Subject Property

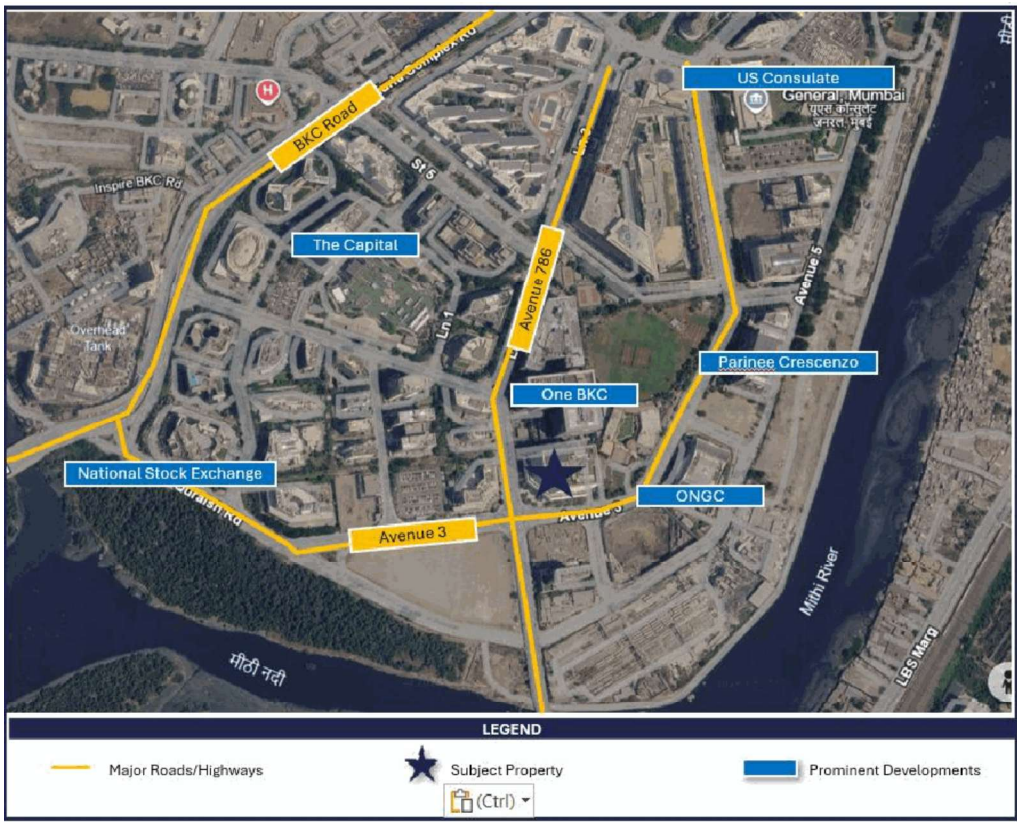
Particulars	Details
Entity	Parthos Properties Private Limited ("PPPL")
Land Area (acres)	~2.55 Acres (~1,10,971 sq. ft)
Land Survey No	CTS number - 4207 of village Kolekalyan
Freehold/Leasehold	Leasehold Land
Title Details	The Subject Property is held equally by NCW Asset Management and Brookfield India Real Estate Trust, each having a 50% ownership interest. Parthos Properties Private Limited ("PPPL"), the relevant entity associated with the Subject Property, is currently wholly owned by shareholders forming part of the Brookfield India Real Estate Trust. (For ownership structure refer Annexure 2).
Acquisition Details	The Purchase price of three operational floors (2nd, 3rd and 4th floors) in Godrej BKC was Rs. 17 Billion. Refer Transaction Document dated August 10, 2026.
Nature of Transaction	Related Party Transaction at the time of Acquisition

1.8.2. Location Profile:

Particulars	Details
Location	Plot C - 68, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051
Micro Market	BKC & Annexe; the Subject Property is strategically located within the Bandra Kurla Complex (BKC), one of Mumbai's premier commercial and financial districts.
Accessibility	The Subject Property is accessible via two roads viz. Avenue 3 Road and Avenue 786 Road.
Connectivity	The Subject Property enjoys excellent connectivity through the Western Express Highway, Eastern Express Highway, Santacruz–Chembur Link Road and the operational Mumbai Metro Line 3, providing access to major business hubs, the domestic and international airports and other parts of the city.
Profile of Surrounding	The Micro Market is supported by well-established commercial developments, premium hospitality and social

Particulars	Details
	infrastructure, which further enhance the prominence and commercial attractiveness of the location.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.8.3. Area Summary:

The Subject Property comprises 3 operational floors (2nd, 3rd and 4th floors) in Godrej BKC, a commercial building spread across a total land area of ~2.55 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Building	1	2,63,992	Godrej BKC (2nd, 3rd & 4th Floors)
Total Leasable Area		2,63,992	

Source: Architect's Certificate (Dated: 15th October 2026)

1.8.4. Subject Property Description:

The Subject Property is a Commercial space developed offering large floor plates with significant open/ green areas and a number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 27th August 2026.
Operational Building	The Subject Property is three operational floors (2nd, 3rd and 4th floor) admeasuring 2,63,992 sq. ft. situated in a commercial development christened 'Godrej BKC' located at plot C - 68, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051. The operational floors comprise: ▪ Office: 3 Operational floors (2nd, 3rd and 4th) with a total leasable area of 2,63,992 sq. ft. These floors are occupied by multiple tenants. Major tenants on these floors are State Bank of India, Credavenue Private Limited, International Finance Corporation, Brookfield Advisors India Private Limited, Brookprop Property Management Services Pvt Ltd etc.
Other Amenities	The Subject Property has amenities like Fire Fighting and Sprinkler System, Sewage Treatment Plant, Soil and wastewater treatment system, security turnstiles, baggage screening and Valet Services.

1.8.5. Operational Building Summary:

Particulars	Details
Type of Development	Commercial
Leasable Area	2,63,992 sq. ft.
Leased Area:	2,35,132 sq. ft.
Committed Occupancy	89.07%
In-place Rent- Office (excluding parking):	INR 370 per sq. ft. per month
Number of Tenants:	9 (office)
Balance Cost to Development	NA

1.8.6. Valuation Assumptions:

1.8.6.1. Revenue Assumptions

Revenue Assumptions	Unit	Base
Office	Per sq. ft. per month	INR 420.00

1.8.6.2. Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	7.50%
Discount Rate (Operational Building)	%	11.50%

1.8.7. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	50%
Equity Linked Instrument (including CCDs):	50%
Debt	
Debt Securities (including NCDs):	50%
Unsecured Shareholder Loan:	Nil

1.8.8. Market Value

Market value of Godrej BKC (3 Operational Floors) as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Godrej BKC – 2nd, 3rd & 4th Floor	INR 17,806 Million	Indian Rupees Seventeen Billion Eight Hundred and Six Million Only
Total	**INR 17,806 Million**	**Indian Rupees Seventeen Billion Eight Hundred and Six Million Only**

Note :

1. *Brookfield India REIT holds 50% ownership interest in Parthos Properties Private Limited ("PPPL"), excluding the value attributable to Property Manager Company (CIOP), and holds 100% ownership of CIOP.*
2. *The above Market Value includes INR 213 million attributable to the Property Manager Company (CIOP)*

1.9. Worldmark Tower 1 (Office cum Retail, Aerocity, New Delhi)

1.9.1. Ownership and Title Details of Subject Property

Particulars	Details
Entity	Aspen Buildtech Private Limited (formerly known as Aspen Buildtech Limited)
Land Area (acres)	~3.1
Land Survey No.	Asset Area 11, Aerocity, Hospitality District, IGI Airport, New Delhi
Freehold/Leasehold	Leasehold Land
Title Details	The development rights of the Subject Property are with Aspen Buildtech Private Limited (formerly known as Aspen Buildtech Limited) (for ownership structure refer Annexure 2).
Acquisition Details	The Worldmark 1 acquisition was part of the North Commercial Portfolio Acquisition and the standalone valuation of Worldmark-1, at the time of acquisition by Brookfield India REIT was INR 16.72 billion as mentioned in the valuation report dated May 10, 2024 forms part of Transaction Document dated May 15, 2024. However, the Gross acquisition price/Purchase price of entire North Commercial Portfolio Acquisition was INR 60 Billion which also include this asset – Worldmark 1. However, the individual purchase price allocation between the two assets has not been provided; accordingly, the acquisition price has been considered on an aggregate details of the assets under North Commercial Portfolio Acquisition, please refer Transaction Document dated May 15, 2024 as available on the website of Brookfield India REIT at: www.brookfieldindiareit.in
Nature of Transaction	Non-Related Party Transaction at the time of Acquisition

1.9.2. Location Profile:

Particulars	Details
Location	Worldmark (Tower 1), Aerocity, New Delhi
Micro Market	Aerocity; a prominent office destination for major office occupiers. The Subject Micro Market is also a hospitality hub of NCR.
Accessibility	The Subject Property is in proximity to the Indira Gandhi International Airport (IGI Airport) and is accessible via Aerocity road which further connects it to National Highway 48 and makes it well connected to all key nodes of Delhi NCR.
Connectivity	The Subject Property is well connected with other parts of the city through roads and metro rail.
Profile of Surrounding	The Subject Property lies in close proximity to key office and residential clusters of NCR i.e., Gurugram and Delhi, which makes the Subject Micro Market a prominent office destination for major office occupiers. The surrounding development constitutes prominent hotel and office developments like JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Novotel, Aria Signature Tower, Caddie Commercial Tower, Ibis Commercial Tower and OSE Commercial Block etc.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.9.3. Area Summary:

Worldmark (Tower 1) constitutes an Operational office and retail development, spread across a total land area of 3.1 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	1	6,07,892	Tower 1
Total Leasable Area		6,07,892	

Source: Architect's Certificate (Dated: 13th October 2026)

1.9.4. Subject Property Description:

The Subject Property is an office cum retail space offering large floor plates and number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 13th October 2026.
Operational Building	The operational Worldmark (Tower 1) with OC received collectively admeasures 607,892 sq. ft. of leasable area. The operational building comprises:

Particulars	Details
	Office: Worldmark (Tower 1) having leasable area of 513,776 sq. ft., out of which 99% is occupied. The office tower is occupied by multiple tenants. Major tenants in the Subject Property are Cowrks India, E&Y, SAEL Industries, Greenlam Industries etc. Retail: Ground floor and lower ground floor are dedicated for retail having a total leasable area of 94,116 sq. ft., out of which 94% is occupied. It constitutes retail area catering to all basic requirements of occupiers viz. F&B and shopping and convenience store. Some of the prominent retail and F&B tenants are: Bikanerwala, Qavali, Punjab Grill, Luna Et Sol, Kampai, Social, etc.
Other Amenities	The Subject Property has separate lift and lobby areas on each floor of the buildings present in the campus. Also, there is an arrangement of other utilities like LT room, LMRs, BMS, DG sets, pump rooms which are available in basement/ lower ground floors and on terrace of the buildings. The Subject Property has STP and LED lights. The safety features and power back-up facilities are at par with the best in the industry.

1.9.5. Operational Building Summary:

Particulars	Details
Type of Development	Office cum Retail Development
Leasable Area	6,07,892 sq. ft.
Leased Area:	5,99,546 sq. ft.
Committed Occupancy	98.63%
In-place Rent- Office (excluding parking):	INR 224 per sq. ft. per month
In-place Rent- Retail (excluding parking):	INR 204 per sq. ft. per month
In-place Rent (excluding parking):	INR 221 per sq. ft. per month
Number of Tenants:	25 (office), 37 (Retail), 1 (Telecom)
Balance Cost to Development	INR 94 Million

1.9.6. Valuation Assumptions:

1.9.6.1. Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office	Per sq. ft. per month	INR 236.00	INR 240.00
Retail	Per sq. ft. per month	INR 205.00	INR 205.00

Note: Achievable market rent includes parking charges of INR 4 per sq. ft. per month (considering the parking rent of INR 5,000 per slot per month). The land is leasehold from DIAL until 2066; hence cash flows are projected until lease expiry and no capitalisation rate is applied.

1.9.6.2. Other Financial Assumptions

Assumptions	Unit	Rate
Discount Rate (Operational Building)	%	11.50%

1.9.7. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	50%^
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	Nil

^ 100% of equity share capital is owned by Rostrum Realty Private Limited ("Holdco") and Brookfield India REIT holds 50% of equity share capital of Holdco.

1.9.8. Market Value

Market value of Worldmark Tower 1 as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 19,821 Million	Indian Rupees Nineteen Billion Eight Hundred and Twenty-One Million Only
Total	**INR 19,821 Million**	**Indian Rupees Nineteen Billion Eight Hundred and Twenty-One Million Only**

Note :

1. *REIT's share in asset: 50% including Property Manager Value.*

1.10. Worldmark Tower 2 & 3 (Office cum Retail, Aerocity, New Delhi)

1.10.1. Ownership and Title Details of Subject Property

Particulars	Details
Entity	Oak Infrastructure Developers Private Limited (formerly known as Oak Infrastructure Developers Limited)
Land Area (acres)	~4.5
Land Survey No.	Tower Survey No. Tower 2 Asset Area 8, Aerocity, Hospitality District, IGI Airport, New Delhi Tower 3 Asset Area 7, Aerocity, Hospitality District, IGI Airport, New Delhi
Freehold/Leasehold	Leasehold
Title Details	The development rights of the Subject Property are with Oak Infrastructure Developers Private Limited (formerly known as Oak Infrastructure Developers Limited). (for ownership structure refer Annexure 2).
Acquisition Details	The Worldmark 2 and 3 acquisition was part of the North Commercial Portfolio Acquisition and the standalone valuation of Worldmark-2 and 3, at the time of acquisition by Brookfield India REIT was INR 12.27 billion and INR 11.38 Billion, respectively, as mentioned in the valuation report dated May 10, 2024 forms part of Transaction Document dated May 15, 2024. However, the Gross acquisition price/Purchase price of entire North Commercial Portfolio Acquisition was INR 60 Billion which also include this asset – Worldmark 2 and 3. However, the individual purchase price allocation between the two assets has not been provided; accordingly, the acquisition price has been considered on an aggregate basis. For further details of the assets under North Commercial Portfolio Acquisition, please refer Transaction Document dated May 15, 2024 as available on the website of Brookfield India REIT at: www.brookfieldindiareit.in
Nature of Transaction	Non-Related Party Transaction at the time of Acquisition

1.10.2. Location Profile:

Particulars	Details
Location	Worldmark (Tower 2 & 3), Aerocity, New Delhi
Micro Market	Aerocity; a prominent office destination for major office occupiers. The Subject Micro Market is also a hospitality hub of NCR.
Accessibility	The Subject Property is in proximity to the Indira Gandhi International Airport (IGI Airport) and is accessible via Aerocity road which further connects it to National Highway 48 and makes it well connected to all key nodes of Delhi NCR.
Connectivity	The Subject Property is well connected with other parts of the city through roads and metro rail.
Profile of Surrounding	The Subject Property lies in close proximity to key office and residential clusters of NCR i.e., Gurugram and Delhi. The surrounding development constitutes prominent hotel developments like JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House and Novotel, and office developments like Worldmark 4, 5 and 6 and Prestige Trade Centre.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.10.3. Area Summary:

Worldmark (Tower 2 & 3) constitutes Operational office and retail developments, spread across a total land area of 4.5 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	2	8,47,544	Tower 2 (4,31,774 sq. ft.) and Tower 3 (4,15,770 sq. ft.)
Total Leasable Area		8,47,544	

Source: Architect's Certificate (Dated: 13th October 2026)

1.10.4. Subject Property Description:

The Subject Property is an office cum retail space offering large floor plates and number of amenities for occupiers.

The Subject Property is an office cum retail space offering large floor plates and number of amenities for occupiers.

Tower 2

Particulars	Details
Operational Building	The operational building Worldmark (Tower 2) with OC received collectively admeasures 431,774 sq. ft. of leasable area. The operational building comprises: **Office**: Worldmark (Tower 2) having leasable area of 338,287 sq. ft., out of which 98% is occupied. The office tower is occupied by multiple tenants. Major tenants in the Subject Property are JP Morgan, BAE Systems, Grant Thornton, Walker Chandiok, Lightspeed India Partners Advisors LLP, Julius Baer etc. **Retail**: Ground floor and lower ground floor are dedicated for retail having a total leasable area of 35,632 sq. ft. which is fully occupied. It constitutes retail area catering all basic requirements of occupiers viz. F&B and shopping and convenience store. Some of the prominent retail and F&B tenants are: Underdoggs, Plum by Bent Chair, Kylin and One8 etc.

Particulars	Details
	Atelier: Subject Property constitutes 57,855 sq. ft. of office area which are in form of office suites that can accommodate a select number of executives. Ateliers cater to all basic requirement of the occupiers viz. IT Support, secure internet connection, and access control.
Other Amenities	The Subject Property has STP, rooftop solar panels, and LED lights. The safety features and power back-up facilities are at par with the best in the industry.

Tower 3

Particulars	Details
Operational Building	The operational building Worldmark (Tower 3) with OC received collectively admeasures 415,770 sq. ft. of leasable area. The operational building comprises: **Office**: Worldmark (Tower 3) having leasable area of 323,989 sq. ft. The office tower is occupied by multiple tenants. Major tenants in the Subject Property are Accenture, Mitsui & Co., ESRI R&D, International Finance Corporation, SAS Institute, CDPQ, Bharat Certis Agriscience and SMBC etc. **Retail**: Ground floor and lower ground floor are dedicated for retail having a total leasable area of 29,111 sq. ft. It constitutes retail area catering all basic requirements of occupiers viz. F&B and shopping and convenience store. Some of the prominent retail and F&B tenants are: Mesa, Burma Burma, Café Delhi Heights and Tesla etc. **Atelier:** Subject Property constitutes 62,670 sq. ft. of office area which are in form of office suites that can accommodate a select number of executives. Ateliers cater to all basic requirements of the occupiers viz. IT Support, secure internet connection, and access control.
Other Amenities	The Subject Property has separate lift and lobby areas on each floor of the buildings present in the campus. Also, there is an arrangement of other utilities like LT room, LMRs, BMS, DG sets, pump rooms which are available in basement/ lower ground floors and on terrace of the buildings. The Subject Property has STP and LED lights. The safety features and

Particulars	Details
	power back-up facilities are at par with the best in the industry.

Note: The Subject Property inspection did not comprise any structural survey, technical/ engineering review or safety audit and the assessment of the condition of the building, its utilities and campus infrastructure is based entirely on a visual survey

1.10.5. Operational Building Summary:

Particulars	Tower 2	Tower 3
Type of Development	Office cum Retail	Office cum Retail
Leasable Area	4,31,774 sq. ft.	4,15,770 sq. ft.
Leased Area:	4,15,511 sq. ft.	3,70,720 sq. ft.
Committed Occupancy	96.23%	89.16%
In-place Rent (excluding parking):	Office: INR 227; Retail: INR 248; Atelier: INR 414 per sq. ft. per month	Office: INR 229; Retail: INR 200; Atelier: INR 437 per sq. ft. per month
In-place Rent – Overall (excluding parking):	INR 251 per sq. ft. per month	INR 237 per sq. ft. per month
Number of Tenants:	35 (office), 9 (Retail), 17 (Atelier)	21 (office), 6 (Retail), 7 (Atelier)
Balance Cost to Development	INR 124 Million	INR 125 Million

1.10.6. Valuation Assumptions:

Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office	Per sq. ft. per month	INR 236.00	INR 240.00
Retail	Per sq. ft. per month	INR 205.00	INR 205.00
Atelier	Per sq. ft. per month	INR 436.00	INR 440.00

Note: Achievable market rent includes parking charges of INR 4 per sq. ft. per month (considering the parking rent of INR 5,000 per slot per month). The land is leasehold from DIAL until 2066; hence cash flows are projected until lease expiry and no capitalisation rate is applied.

Other Financial Assumptions

Assumptions	Unit	Rate
Discount Rate (Operational Building)	%	11.50%

1.10.7. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	50%^
Equity Linked Instrument (including CCDs):	Nil
Debt	

Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	Nil

^ 100% of equity share capital is owned by Rostrum Realty Private Limited ("Holdco") and Brookfield India REIT holds 50% of equity share capital of Holdco.

1.10.8. Market Value

Market value of Worldmark Tower 2 & 3 as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Worldmark 2	INR 14,967 Million	Indian Rupees Fourteen Billion Nine Hundred and Sixty-Seven Million Only
Worldmark 3	INR 14,232 Million	Indian Rupees Fourteen Billion Two Hundred and Thirty-Two Million Only
Total	**INR 29,199 Million**	**Indian Rupees Twenty-Nine Billion One Hundred and Ninety-Nine Million Only**

Note :

1. *REIT's share in asset: 50% including Property Manager Value.*

1.11. Airtel Centre (Office, Sector 18, Gurugram)

1.11.1. Ownership and Title Details of Subject Property

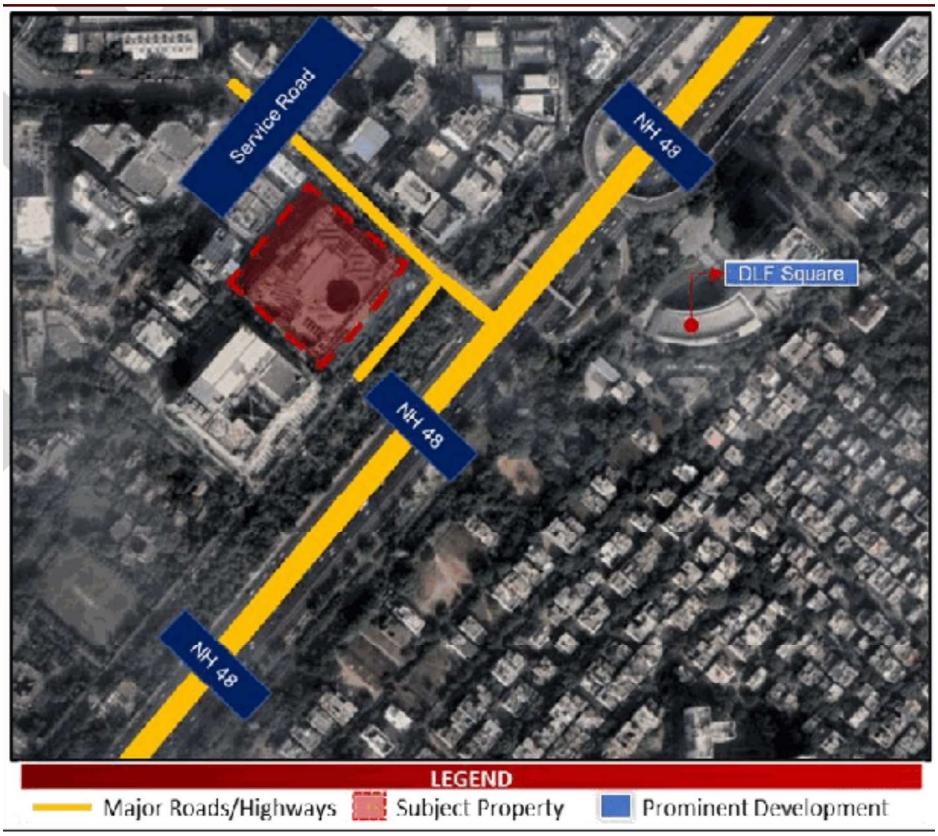
Particulars	Details
Entity	Rostrum Realty Private Limited
Land Area (acres)	~4.668
Land Survey No	Plot No. 16, Udyog Vihar, Phase-IV, Gurgaon, Haryana
Freehold/Leasehold	Freehold
Title Details	The Subject Property is wholly owned by Rostrum Realty Private Limited (for ownership structure refer Annexure 2).
Acquisition Details	The Airtel Center acquisition was part of the North Commercial Portfolio Acquisition and the standalone valuation of Airtel Center, at the time of acquisition by Brookfield India REIT was Rs. 12.27 billion as mentioned in the valuation report dated May 10, 2024, forms part of Transaction Document dated May 15, 2024. However, the Gross acquisition price/Purchase price of entire North Commercial Portfolio Acquisition was Rs. 60 Billion which also include this asset – Airtel Center. The individual purchase price allocation between the two assets has not been provided; accordingly, the acquisition price has been considered on an aggregate basis. For further details of the assets under North Commercial Portfolio Acquisition, please refer Transaction Document dated May 15, 2024 as available on the website of Brookfield India REIT at : www.brookfieldindiareit.in
Nature of Transaction	Non-Related Party Transaction at the time of Acquisition

1.11.2. Location Profile:

Particulars	Details
Location	Plot No. 16, Phase IV, Udyog Vihar, Sector 18, Gurugram, Haryana – 122015
Micro Market	Gurugram North is one of the established office, residential and retail micro-markets of Gurugram. Gurugram's largest office cluster viz. DLF Cyber City, CBD of Gurugram is located in the Subject Micro Market.

Particulars	Details
Accessibility	The Subject Property is accessible via NH 48, which is the main road connecting Gurugram to other cities of NCR.
Connectivity	The Subject Property is well connected to major roads and lies in close proximity to Cybercity Rapid Metro Station. The DMRC Yellow Line metro extension from Millennium City Centre Gurugram to Cyber City (27 new stations), currently under construction, will further enhance connectivity.
Profile of Surrounding	The surrounding development comprises office and hospitality developments like DLF Cyber Park, DLF Atrium, AIHP Tower, Oberoi Hotel and Trident Hotel.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.11.3. Area Summary:

Airtel Centre is an office development comprising a single tower with two wings, spread across a total land area of approximately 4.668 acres (freehold). The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Building	1	6,92,585	Tower 1 (Wing A & B)
Total Leasable Area		6,92,585	

Source: Architect's Certificate (Dated: 13th October 2026)

1.11.4. Subject Property Description:

The Subject Property is a standalone office development offering large floor plates.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 12th October 2026.
Operational Building	The operational building Airtel Center with OC received collectively admeasures 692,585 sq. ft. of leasable area. The operational building comprises: Office: 1 office tower having leasable area of 692,585 sq. ft. The office tower is entirely occupied by Bharti group companies.
Other Amenities	The Subject Property has STP, rooftop solar panels, EV charging stations, rainwater harvesting tank and pits and organic composting plant. The safety features and power back-up facilities are at par with the best in the industry.

1.11.5. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS
Leasable Area	6,92,585 sq. ft.
Leased Area:	6,92,585 sq. ft.
Committed Occupancy	100%
In-place Rent- Office (excluding parking):	INR 132 per sq. ft. per month
Number of Tenants:	1 (office) – Bharti Group
Balance Cost to Development	INR 460 Million

1.11.6. Valuation Assumptions:

Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office	Per sq. ft. per month	INR 132.00	INR 135.00

Note: Achievable market rent includes parking charges of INR 3 per sq. ft. per month (considering the parking rent of INR 4,000 per slot per month).

Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8%
Discount Rate (Operational Building)	%	11.50%

1.11.7. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	50%^
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	Nil

^ The Subject Property is wholly owned by Rostrum Realty Private Limited ("Holdco") and Brookfield India REIT holds 50% of the equity share capital of Holdco.

1.11.8. Market Value

Market value of Airtel Centre as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 14,980 Million	Indian Rupees Fourteen Billion Nine Hundred and Eighty Million Only
Total	**INR 14,980 Million**	**Indian Rupees Fourteen Billion Nine Hundred and Eighty Million Only**

Note :

1. *REIT's share in asset: 50% including Property Manager Value*

1.12. Worldmark Gurugram (Office and Retail, Sector 65, Gurugram)

1.12.1. Ownership and Title Details of Subject Property

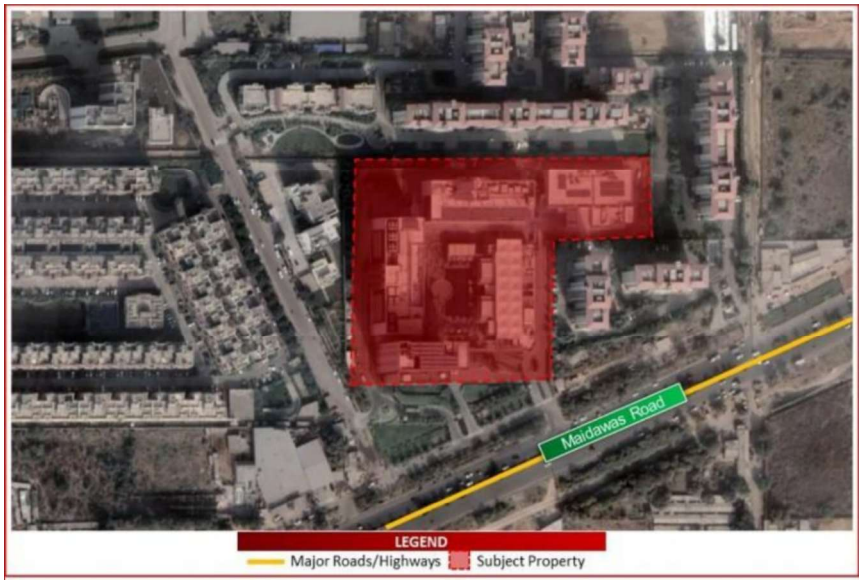
Particulars	Details
Entity	Arnon Builders & Developers Private Limited (formerly known as Arnon Builders & Developers Limited)
Land Area (acres)	~6.693
Land Survey No.	Rectangle 31, Licence No. 2 of 2010, Khasra numbers 4, 5, 14 (min), 7/1, 7/2 Rectangle 31, Licence No. 87 of 2010, 3, 8/1, 8/2, 13 (min), 14 (min)
Freehold/Leasehold	Freehold
Title Details	Land and buildings thereupon are owned by Arnon Builders & Developers Private Limited (for ownership structure refer Annexure 2).
Acquisition Details	The Worldmark 65 acquisition was part of the North Commercial Portfolio Acquisition and the standalone valuation of Worldmark-65, at the time of acquisition by Brookfield India REIT was Rs. 9.85 Billion as mentioned in the valuation report dated May 10, 2024 forms part of Transaction Document dated May 15, 2024. However, the Gross acquisition price/Purchase price of entire North Commercial Portfolio Acquisition was Rs. 60 Billion which also include this asset – Worldmark 65. However, the individual purchase price allocation between the two assets has not been provided; accordingly, the acquisition price has been considered on an aggregate basis. For further details of the assets under North Commercial Portfolio Acquisition, please refer Transaction Document dated May 15, 2024 as available on the website of Brookfield India REIT at: www.brookfieldindiareit.in
Nature of Transaction	Non-Related Party Transaction at the time of Acquisition

1.12.2. Location Profile:

Particulars	Details
Location	Worldmark Gurugram, Maidawas Road, Sector 65, Gurugram, Haryana

Particulars	Details
Micro Market	Golf Course Extension Road; one of the emerging office, residential and retail micro-markets of Gurugram.
Accessibility	The Subject Property is accessible via the 30-metre-wide (proposed to be 60-metre-wide as per Gurugram-Manesar Master Plan 2031) Maidawas Road on the south, which runs parallel to Golf Course Extension Road and connects to Sohna Road on the west, and via a 24-metre-wide Sector Road on the west.
Connectivity	The Subject Property is well connected with other parts of the city through roads, and a metro rail project is also proposed. The Subject Property lies in close proximity to Sector 55-56 Rapid Metro Station which further enhances its connectivity from different parts of NCR.
Profile of Surrounding	The Subject Property lies in close proximity to various office and retail developments such as Pioneer Square, M3M International Financial Center Iconic Tower, M3M Urbana Business Park, Elan Empire, AIPL Joy Square and others.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.12.3. Area Summary:

Worldmark Gurugram is a mixed-use complex (office cum retail development), spread across a total land area of 6.693 acres, constituting 3 completed office buildings, a retail building and a dedicated building for Multiplex. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	5	7,51,396	Tower 1, 2, 3 (Office), Tower 4 (Retail) and Tower 5 (Multiplex)
Total Leasable Area		7,51,396	

Source: Architect's Certificate (Dated: 13th October 2026)

1.12.4. Subject Property Description:

The Subject Property is an Office & Retail space developed in a campus format offering large floor plates with significant open/ green areas and a number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 12th October 2026.
Operational Building	The operational building Worldmark Gurugram with OC received collectively admeasure 751,396 sq. ft. of leasable area. The operational building comprises: Office: 3 offices cum retail towers namely 1, 2 and 3 having total office leasable area admeasuring 477,559 sq. ft. These towers are occupied by multiple office tenants. Major tenants in these towers are Airtel International, Yum Restaurants, Terumo, PNB Metlife India Insurance Company and HL Mando. Retail: Tower 4 is retail complex (including shops and eateries) along with tower 5 (F&B Block) and Multiplex having total retail leasable area admeasuring 273,837 sq. ft. It constitutes retail area catering all basic requirements of occupiers viz. F&B, shopping, pharmacy, convenience store, entertainment etc. Major tenants in these blocks are Striker Privee, Café Houz, etc. Also multiplex has agreement signed with PVR INOX.
Other Amenities	The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows the asset to park multiple cars in a very limited space. The Subject Property has STP, through composting and LED lights. The safety features and power back-up facilities are at par with the best in the industry.

1.12.5. Operational Building Summary:

Particulars	Details
Type of Development	Office and Retail
Leasable Area	7,51,396 sq. ft.
Leased Area:	7,23,135 sq. ft.
Committed Occupancy	96.24%
In-place Rent- Office (excluding parking):	INR 84 per sq. ft. per month
In-place Rent- Retail (excluding parking):	INR 113 per sq. ft. per month
In-place Rent (excluding parking):	INR 94 per sq. ft. per month
Number of Tenants:	26 (office), 59 (Retail), 1 (Telecom)
Balance Cost to Development	INR 109 Million

1.12.6. Valuation Assumptions:

Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office	Per sq. ft. per month	INR 91.50	INR 92.50
Retail	Per sq. ft. per month	INR 120.00	INR 120.00

Note: Achievable market rent includes parking charges of INR 1 per sq. ft. per month (considering the parking rent of INR 2,500 per slot per month).

Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8%
Discount Rate (Operational Building)	%	11.50%

1.12.7. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	50%^
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	Nil

^ 100% of equity share capital is owned by Rostrum Realty Private Limited ("Holdco") and Brookfield India REIT holds 50% of equity share capital of Holdco.

1.12.8. Market Value

Market value of Worldmark Gurugram as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 11,645 Million	Indian Rupees Eleven Billion Six Hundred and Forty-Five Million Only
Total	**INR 11,645 Million**	**Indian Rupees Eleven Billion Six Hundred and Forty-Five Million Only**

Note :

1. *REIT's share in asset: 50% including Property Manager Value*

1.13. Pavilion Mall (Retail, Civil Lines, Ludhiana)

1.13.1. Ownership and Title Details of Subject Property

Particulars	Details
Entity	Rostrum Realty Private Limited
Land Area (acres)	~2.47
Freehold/Leasehold	Freehold Land
Title Details	The Subject Property is wholly owned by Rostrum Realty Private Limited (for ownership structure refer Annexure 2).
Acquisition Details	The Pavilion Mall acquisition was part of the North Commercial Portfolio Acquisition and the standalone valuation of Pavilion Mall, at the time of acquisition by Brookfield India REIT was Rs. 2.54 billion as mentioned in the valuation report dated May 10, 2024 forms part of Transaction Document dated May 15, 2024. However, the Gross acquisition price/Purchase price of entire North Commercial Portfolio Acquisition was Rs. 60 Billion which also include this asset – Pavilion Mall. For further details of the assets under North Commercial Portfolio Acquisition, please refer Transaction Document dated May 15, 2024 as available on the website of Brookfield India REIT at: www.brookfieldindiareit.in
Nature of Transaction	Non-Related Party Transaction at the time of Acquisition

1.13.2. Location Profile:

Particulars	Details
Location	Pavilion Mall, Civil Lines, Ludhiana, Punjab
Micro Market	Civil Lines; an established cluster of Ludhiana and a prime location renowned for its array of dining and shopping options.
Accessibility	The Subject Property is constructed on a corner triangular plot and is accessible towards the north from Hambran Road (24 m wide), one of the main arterial roads of Ludhiana, and towards the east from Kailash Cinema Road (24 m wide).
Connectivity	The Subject Property is well connected with other parts of the city through roads.

Particulars	Details
Profile of Surrounding	The Subject Property is primarily surrounded by commercial and residential developments. Other developments in the vicinity include Guru Nanak Stadium and Dayanand Medical College.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.13.3. Area Summary:

Pavilion Mall is a single standalone retail building constituting 3 basements, 11 floors and an Atrium floor, spread across a total freehold land area of ~2.47 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Building	1	3,89,845	Pavilion Mall
Total Leasable Area		3,89,845	

Source: Architect's Certificate (Dated: 13th October 2026)

1.13.4. Subject Property Description:

The Subject Property is an operational Grade A retail mall located in Civil Lines, Ludhiana.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 23rd October 2026.
Operational Building	The operational building with OC received admeasures 389,845 sq. ft. of leasable area. The operational building comprises of 9 floors and 3 basements which are being used as parking space for visitors. Major tenants include INOX Cinema, West Side, Fox in the Field, Zoreko, Timezone, Marks and Spencer's and The Stories (Hotel).
Other Amenities	The Subject Property has Stacked Parking, Concierge, Medical Assistance, Ambulance, EV Charging Station, STP, and LED lights. The safety features and power back-up facilities are at par with the best in the industry.

1.13.5. Operational Building Summary:

Particulars	Details
Type of Development	Grade A Mall
Leasable Area	3,89,845 sq. ft.
Leased Area:	2,74,270 sq. ft.
Committed Occupancy	70.35%
In-place Rent:	INR 68.1 per sq. ft. per month
Number of Tenants:	77
Balance Cost to Development	INR 74 Million

1.13.6. Valuation Assumptions:

Revenue Assumptions

Revenue Assumptions	Unit	Base
LGF / Atrium – Anchor	Per sq. ft. per month	INR 58.00
LGF / Atrium – Vanilla	Per sq. ft. per month	INR 120.00
GF / UGF – Anchor	Per sq. ft. per month	INR 58.00
GF / UGF – Vanilla	Per sq. ft. per month	INR 130.00
1F – Anchor	Per sq. ft. per month	INR 53.00

Revenue Assumptions	Unit	Base
1F – Vanilla	Per sq. ft. per month	INR 110.00
2F – Vanilla	Per sq. ft. per month	INR 60.00
3F – Anchor / Vanilla	Per sq. ft. per month	INR 40.00 / INR 45.00
4F – Anchor / Vanilla	Per sq. ft. per month	INR 30.00 / INR 40.00
5F and 6F – Anchor	Per sq. ft. per month	INR 30.00
7F to 9F – Anchor	Per sq. ft. per month	INR 25.00
Multiplex	Per sq. ft. per month	INR 65.00

Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	8.75%
Discount Rate (Operational Building)	%	11.50%

1.13.7. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	50%^
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	Nil

^ The Subject Property is wholly owned by Rostrum Realty Private Limited ("Holdco") and Brookfield India REIT holds 50% of the equity share capital of Holdco.

1.13.8. Market Value

Market value of Pavilion Mall as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 3,215 Million	Indian Rupees Three Billion Two Hundred and Fifteen Million Only
Total	**INR 3,215 Million**	**Indian Rupees Three Billion Two Hundred and Fifteen Million Only**

Note :

1. *REIT's share in asset: 50% including Property Manager Value.*

1.14. Ecoworld (IT/ITeS, Outer Ring Road, Bengaluru)

1.14.1. Ownership and Title Details of Subject Property

Particulars	Details
Entity	Arliga Ecoworld Business Parks Private Limited
Land Area (acres)	~48.1#
Land Survey No.	Sy.No 102/1 2 102/B 103 104/1 104/2 105P 106P, of Bhoganahalli Village and, SY No. 72/1 72/2P 72/5 of Doddakannahalli Village, Bangalore
Freehold/Lease hold	Freehold Land- 44.7 acres Leasehold Land - 3.4 acres
Title Details	Land and buildings thereupon are owned by Arliga Ecoworld Business Parks Private Limited which is 87% owned and controlled by the Brookfield India REIT and 13% stake with 360 One. (for ownership structure refer Annexure 2).
Acquisition Details	The standalone valuation of Ecoworld, at the time of acquisition by Brookfield India REIT was Rs. 140.03 billion as mentioned in the valuation report dated November 03, 2025 and forms part of the Transaction Document dated November 04, 2025. However, the Gross acquisition price/Purchase price of this asset was Rs. 131.25 Billion. For further details of the assets acquisition please refer Transaction Document dated November 04, 2025 as available on the website of Brookfield India REIT at: www.brookfieldindiareit.in.
Nature of Transaction	Related Party Transaction at the time of Acquisition

1.14.2. Location Profile:

Particulars	Details
Location	Along the Bellandur – Marathahalli stretch, Outer Ring Road (ORR), Bengaluru
Micro Market	Competitive REIT micro-market; considered among the most sought-after office destinations in the city for its concentration of SEZ & Non-SEZ IT parks and corporate offices, and its proximity to residential areas like HSR Layout, Sarjapura Road, BTM Layout and Koramangala, transportation hubs and entertainment centres.

Particulars	Details
Accessibility	The Subject Property is accessible via Doddakannelli Road that further connects to the Outer Ring Road.
Connectivity	The Subject Property is well connected to other parts of the city via the ORR, and completion of the under-construction metro (expected completion – 2027) is expected to further improve connectivity and traffic conditions.
Profile of Surrounding	The Subject Property lies in close proximity to prominent office developments such as Brookfield Ecospace, Embassy TechVillage and Prestige Tech Park among others. The surroundings are well supported by social infrastructure including New Horizon College of Engineering, Orchids The International School, hotels such as Hilton Garden Inn, Courtyard by Marriott, Fairfield by Marriott, Ibis, Novotel, Aloft and DoubleTree by Hilton, and hospitals like SAKRA and Manipal Hospitals.

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source : C&WI Research and Google Maps

1.14.3. Area Summary:

Ecoworld constitutes Operational and Future Development Buildings, spread across a total land area of 48.1 acres. The details of the same are as follows:

Status	No of Towers	Leasable Area (in sq. ft)	Details
Operational Buildings	15	76,84,894	Campus 1A, 2, 3A, 3B, 3C, 4AB, 4C, 5A, 5B, 6A, 6B, 7, 8A, 8B and EW4D
Future Development	1	79,634	-
Total Leasable Area		77,64,528	

Source: Architect's Certificate dated 14th October 2026.

1.14.4. Subject Property Description:

The Subject Property is an IT/ITeS office space developed in a campus format offering large floor plates with significant open/ green areas and a number of amenities for occupiers.

Particulars	Details
Date of Inspection	The Subject Property was physically inspected by Mr. Rajarshi Roy Chowdhury on 21st October 2026.
Operational Building	The operational buildings in the campus are Campus 1A, 2, 3A, 3B, 3C, 4AB, 4C, 5A, 5B, 6A, 6B, 7, 8A, 8B, and EW4D with OC received collectively admeasure 7,684,894 sq. ft. of leasable area. The operational buildings comprise: ▪ Office: 15 office towers namely 1A, 2, 3A, 3B, 3C, 4AB, 4C, 5A 5B, 6A, 6B 7, 8A, 8B and EW4D. The office towers are occupied by multiple tenants. Major tenants in these towers include Honeywell, KPMG, Standard Chartered, Morgan Stanley, Shell, State Street, etc. ▪ Amenity Block: Block 1A, 4AB, 5A, 6A, 6B, 7, 8A & 8B having total leasable area of 196,354 sq. ft, constitutes the retail area catering to all basic requirements of occupiers viz. F&B (in the form of multi- cuisine food courts and in-house kitchens), pharmacy, bank ATM, creche, sports arena, wellness centre, convenience store, dental clinic, etc. Major tenants in these blocks include Lucky Chan & Prequel, Edvance, The Irish House, Burma Burma, Paragon etc.

Particulars	Details
Future Development	The Future Development with leasable area of 79,634 sq. ft. is expected to be completed by Q4 - FY 2028-29.
Other Amenities	The Subject Property has STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights. The safety features and power back-up facilities are at par with the best in the industry.

1.14.5. Operational Building Summary:

Particulars	Details
Type of Development	IT/ITeS
Leasable Area	76,84,894 sq. ft.
Leased Area:	72,99,286 sq. ft.
Committed Occupancy	94.6%^
In-place Rent- Office (excluding parking):	INR 103.7 per sq. ft. per month**
In-place Rent (excluding parking):	INR 104.0 per sq. ft. per month**
Number of Tenants:	58 (office), 48 (Retail), 4 (Telecom)
Balance Cost to Development	INR 3,329 Million
Area Converted into NPZ	7,75,202 sq. ft. of leasable area (Include Converted, Applied and Planned Conversion)

^ Effective committed occupancy excluding Campus 3A,B & C (~0.6 msf occupied by Honeywell, which will vacate in March 2028 and relocate to Campus 5A & 5B); overall committed occupancy is 95.0%.

***Current effective rent (excluding parking) after including the campus 3A,B&C is INR 98.8 per. sq. ft. per month (Office Tenants only) and INR 99.2 per sq. ft per month (Office, Retail and telecom tenants only)in the campus.*

1.14.6. Future Development

Particulars	Details
Tower Name	Not Specified
Leasable Area	79,634 sq. ft.
Type of Development	IT/ITeS
Expected Time of Completion	Q4 FY 2028-29
Cost to Complete	INR 538 Million
Status of construction as on the Date of Inspection	At Land Stage
Approvals in Place	No approvals have been obtained as on date of valuation

1.14.7. Valuation Assumptions:

Revenue Assumptions

Revenue Assumptions	Unit	Base	Including Parking
Office	Per sq. ft. per month	INR 115.00	INR 120.00
Retail	Per sq. ft. per month	INR 90.00	INR 90.00

Note: Achievable market rent includes parking charges of INR 5 per sq. ft. per month (considering the parking rent of INR 5,000 per slot per month).

Other Financial Assumptions

Assumptions	Unit	Rate
Capitalisation Rate	%	7.75%
Discount Rate (Operational Building)	%	11.50%
Discount Rate (Future Development)	%	12.75%

1.14.8. Interest Owned by Brookfield India REIT in nature of:

Equity	
Equity:	87%
Equity Linked Instrument (including CCDs):	Nil
Debt	
Debt Securities (including NCDs):	Nil
Unsecured Shareholder Loan:	INR 2,595 Million

1.14.9. Market Value

Market value of Ecoworld as of 30th September 2026 is assessed as follows:

Component	In Figures	In Words
Operational Building	INR 152,498 Million	Indian Rupees One Hundred and Fifty-Two Billion Four Hundred and Ninety-Eight Million Only
Future Development	INR 772 Million	Indian Rupees Seven Hundred and Seventy-Two Million Only
Total	**INR 153,270 Million**	**Indian Rupees One Hundred and Fifty-Three Billion Two Hundred and Seventy Million Only**

Note :

1. *Brookfield India REIT holds 87% ownership interest in Ecoworld, excluding the value attributable to Property Manager Company (CIOP), and holds 100% ownership of CIOP.*
2. *The above Market Value includes INR 4,887 million attributable to the Property Manager Company (CIOP)*