Brookfield
India Real Estate Trust

Brookfield India REIT | Investor Webinar

August 2026

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Portfolio Overview

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

32.6 MSF

Operating Area

⬆ 33% YoY

93%

Committed Occupancy

⬆ 4%+ YoY

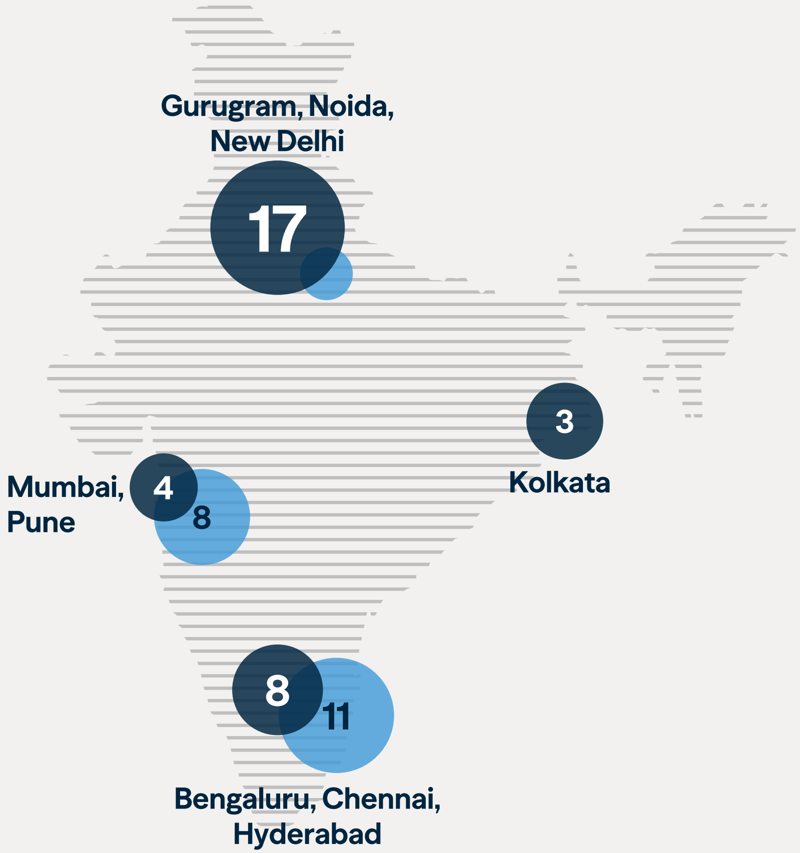
Rs 104 PSF

In-Place Rent Per Month

⬆ 5%+ YoY

6.7 Yrs.

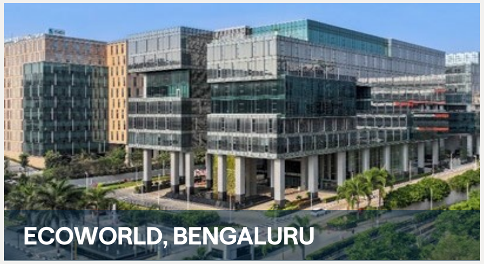
WALE



REIT Assets (in MSF) (Operating) **32.6 MSF**

Other Sponsor Assets (in MSF) (Including Development) **19.2 MSF**

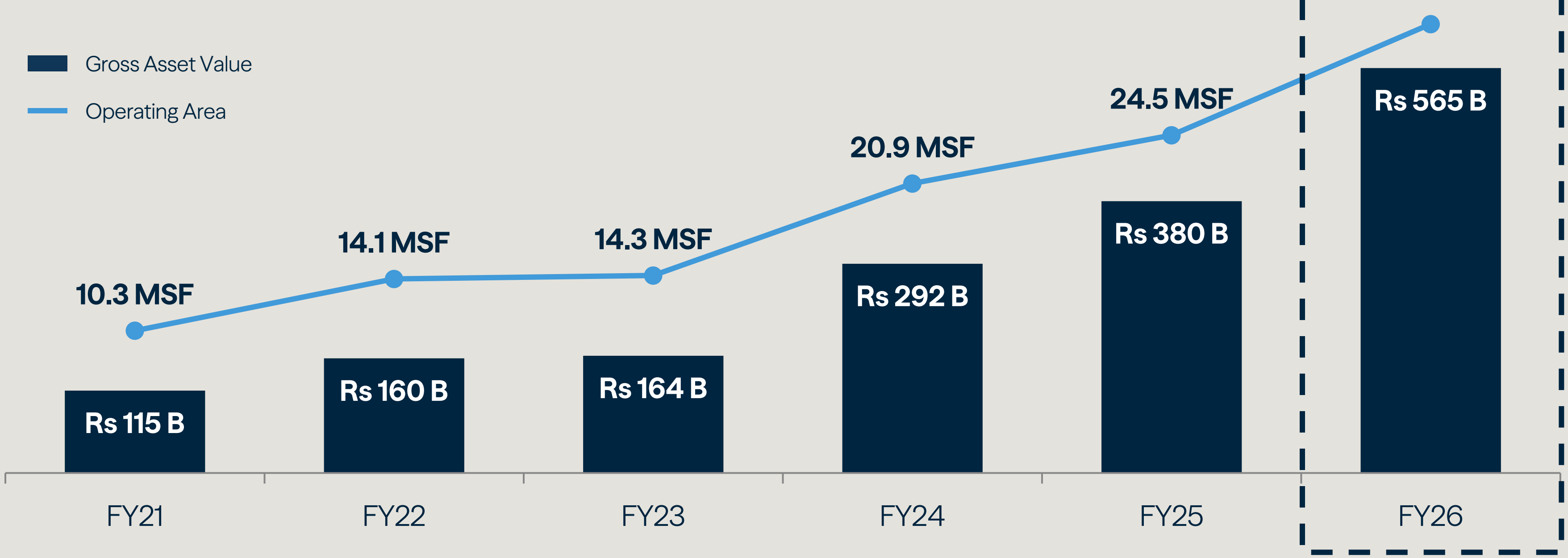
SELECT ASSETS



Note: All metrics are as on June 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) and the North Commercial Portfolio. While Ecoworld, G1 and Downtown Powai (Commercial / IT Park) are consolidated in the financials, North Commercial Portfolio is accounted for using the equity accounting method.

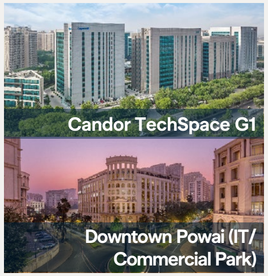
5 Years Since IPO | 5x AUM Growth

GAV AND OPERATING AREA GROWTH



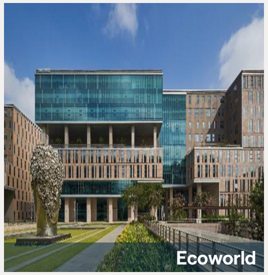
N2 ACQUISITION

G1 & DOWNTOWN POWAI ACQUISITION



NORTH COMMERCIAL PORTFOLIO ACQUISITION

ECOWORLD ACQUISITION

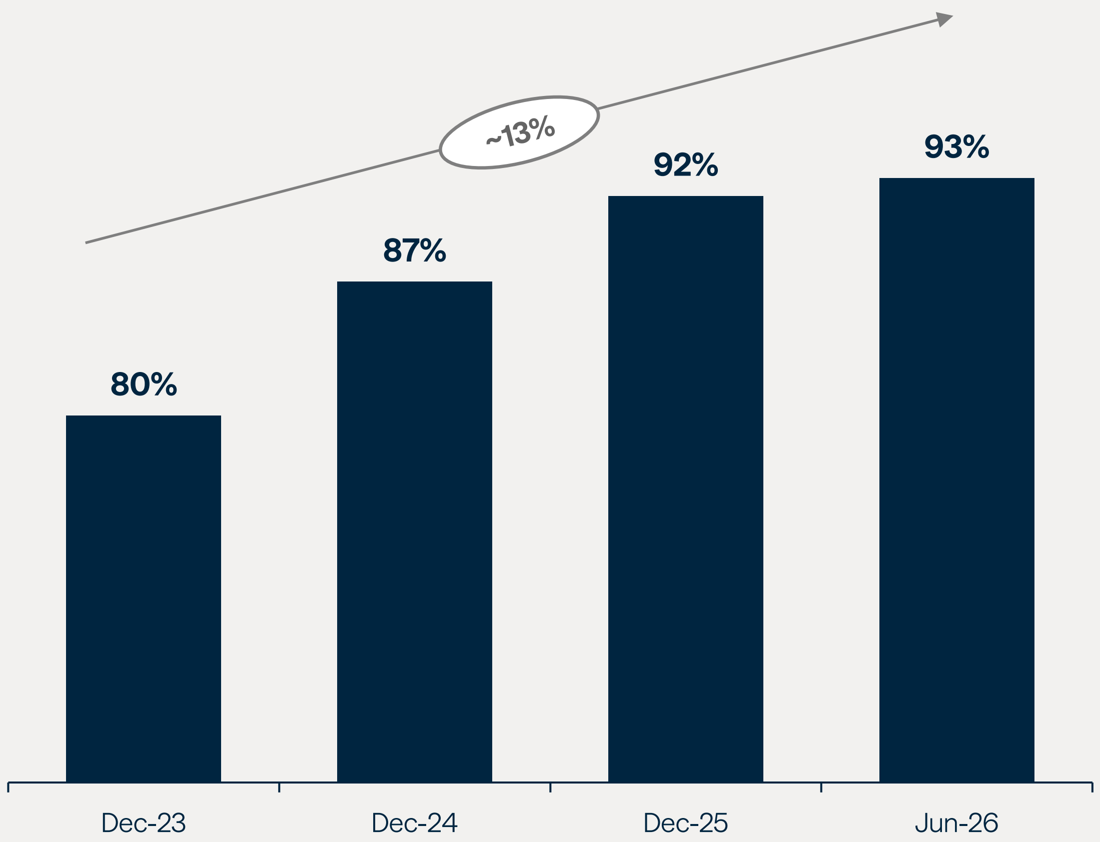


(1) As on Q1 FY2027, the operating area is 32.6 MSF.

Leasing Success | Approaching Stabilization

Sustained increase in occupancy supported by a favorable policy environment and robust demand across occupier segments

COMMITTED OCCUPANCY (%) [1]



Strong Return to Office

Rapid expansion of GCCs

Non Processing Area Conversions in SEZs

(1) Impact of the North Commercial Portfolio and Ecoworld has been captured from their respective acquisition dates.

Significantly Complete and Diversified Portfolio

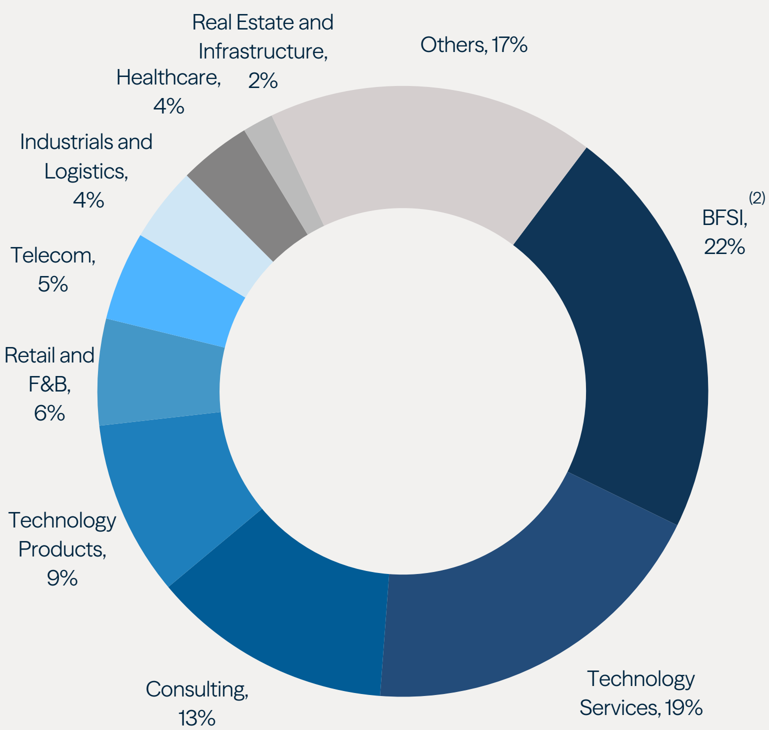
Our portfolio has a Committed Occupancy of 93% and a long-dated WALE of 6.7 Yrs.

Asset	Economic Interest %	Operating Area (MSF)	Leased Area (MSF)[1]	Committed Occ. %[1]	WALE (Yrs.)	In-place Rent (Rs PSF)[2]	Dev. Potential (MSF)
Ecoworld	87%	7.1	6.7	94%	6.1	Rs 105	0.1
Downtown Powai		4.5	4.3	96%	5.5	170	-
IT / Commercial	*50%*	*2.9*	*2.7*	*96%*	*3.8*	*188*	-
SEZ	*100%*	*1.6*	*1.5*	*96%*	*8.6*	*139*	-
G2	72%	4.1	3.3	81%	8.1	92	0.1
N2	100%	3.9	3.8	96%	7.7	66	0.8
G1	50%	3.8	3.5	91%	6.2	87	0.1
K1	100%[3]	3.2	3.2	99%	9.0	50	2.7[4]
N1	100%	2.0	1.9	94%	7.8	66	0.9
Worldmark, New Delhi	50%	1.5	1.4	96%	5.2	234	-
Worldmark, Gurugram	50%	0.8	0.7	95%	5.5	94	-
Airtel Center	50%	0.7	0.7	100%	0.8	134	-
Pavilion Mall	50%	0.4	0.3	70%	5.2	64	-
Sub-Total		**31.9**	**29.7**	**93%**	**6.7**	**Rs 104**	**4.6**
Value Add: Ecoworld Campus 3[5]	100%	0.7	-	-	-	-	-
Total		**32.6**					
SEZ Properties		**19.9**	**18.3**	**92%**	**7.6**	**Rs 84**	**3.7**
Processing Area		*16.0*	*15.1*	*95%*	*6.9*	*80*	3.2
Non-Processing Area (Converted / Applied)		*3.9*	*3.1*	*80%*	*9.8*	*72*	0.6
Non-SEZ Properties		**12.0**	**11.4**	**95%**	**5.2**	**Rs 135**	**0.9**

(1) Including hard-option of 73 KSF.
(2) During the quarter, achieved escalation of 7.6% on 2.8 MSF leased area, including 5.0% annual escalations on 1.6 MSF and 15% 3-year escalations on 1.1 MSF.
(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) Rationalizing area to 70% efficiency as per market norms.

High-quality Tenant Roster

SECTOR DIVERSIFICATION OF TENANTS[(1)]



TOP 10 TENANTS[(1)]

Tenant Name	Industry	% Gross Contracted Rentals	% Leased Area
Tata Consultancy Services	Technology Services	5%	6%
Accenture	Consulting	5%	6%
Bharti Airtel	Telecom	3%	2%
A Global Financial Institution [(3)]	BFSI	3%	2%
Capgemini	Technology Services	3%	4%
A Global Consulting Firm	Consulting	3%	2%
Morgan Stanley	BFSI	2%	2%
Cognizant	Technology Services	2%	4%
CoWrks	Coworking	2%	2%
Global Financial Services Firm	BFSI	2%	1%
Total		**30%**	**31%**

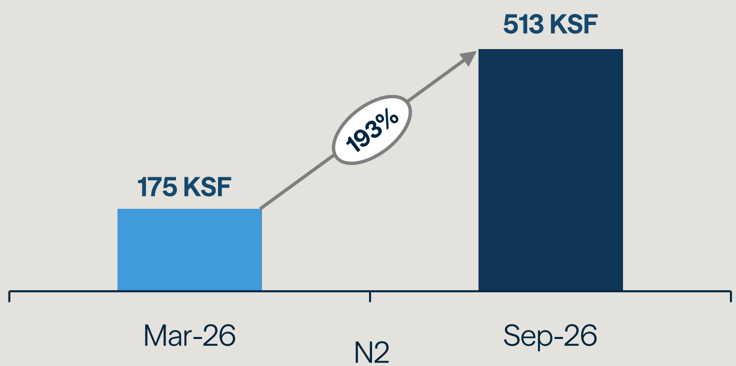
(1) By gross contracted rentals.
(2) Banking, Financial Services and Insurance.
(3) Includes managed office solution through CoWrks.

Leasing Success | Case Studies

Robust expansion and renewal activity from GCCs and technology sector occupiers reflects sustained confidence in our high-quality portfolio

EXPANSION DEMAND LED ADVANCED RE-LEASING

Accenture



25%	10 YEAR	4.5 YEAR
MTM ACHIEVED	LEASE TERM	LOCK-IN

- **Expansion** demand driven by back-to-office mandate
- **Single-shot lease-up** of an entire tower in the campus
- **High Value-Add Functions** including analytics

DE-RISKING THROUGH ADVANCED RENEWAL

STATE STREET

224 KSF	9 MONTHS
LEASABLE AREA	ADVANCED RENEWAL

Ecoworld

9%	10 YEAR	5 YEAR
RENEWAL SPREAD	LEASE TERM	LOCK-IN

- Key renewal **ahead of expiry**, reflects sustained occupier confidence in our high-quality portfolio
- **GCC hub** of the occupier
- **High Value-Add Functions** including investment, operations and research support

Leasing Success | Case Studies (Cont'd)

Strong leasing momentum from domestic occupiers, supported by high-quality assets in strategic locations and non-processing area conversions

NEW TENANT DEMAND

India's Largest Automobile Co.

220 KSF LEASABLE AREA	**~2x** RENT OVER PREVIOUS LOCATION
15 YEAR LEASE TERM	**4 YEAR** LOCK-IN

- **Relocation** from a standalone tower to G2
- **Conversion to Non-Processing Area** enabled occupation for domestic activity
- **High Value-Add Functions:** R&D and engineering
- **Growth:** Potential expansion options within the same park to house tenant's growth

DE-RISKING WITH ADVANCED RENEWAL

Bharti Airtel

565 KSF LEASABLE AREA	**80%** ASSET GLA
9 YEAR LEASE TERM	**5 YEAR** LOCK-IN[1]

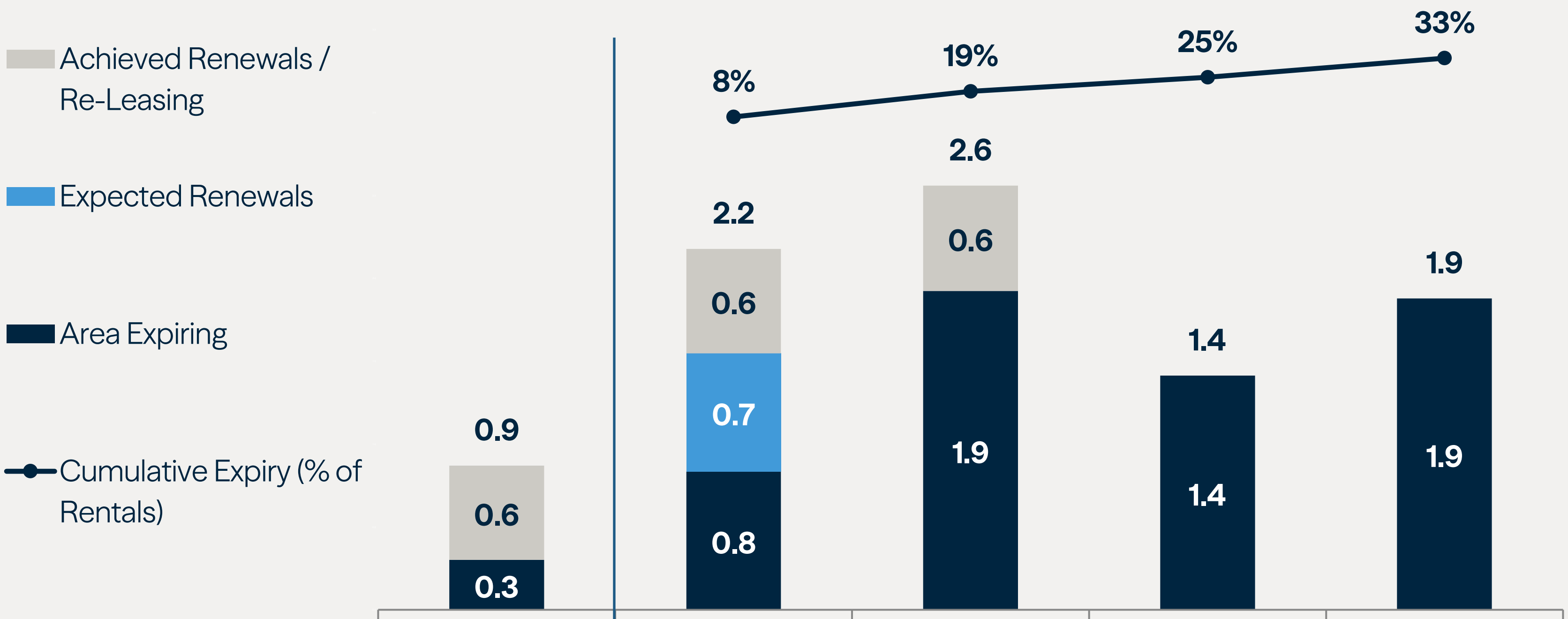
- **Single shot renewal** of ~80% area in the building, driven by strong tenant relationship
- Renewal secured for **two years ahead of expiry** with a long tenure
- Discussions underway with prospective tenants to lease the remaining 20% area

(1) The 5-year lock-in applies to 478 KSF of renewed area, while the remaining 86 KSF has a 3-year lock-in.

Lease Expiry Profile

Well staggered lease expiry profile with ~33% of the contracted rentals due for expiry till 2030; secured 1.3 MSF commitments against re-leasing / renewal of future expiries in 9M FY2027 / FY2028

LEASE EXPIRY SCHEDULE[1]



	Q1 FY27	9M FY27E	FY28E	FY29E	FY30E
Rent at expiry (Rs PSF)	80	102	124	126	141
MTM Spread %	9%[2]	12%	9%	18%	10%

Note: Market rent used for calculation of MTM is basis the March 31, 2026 valuation report.
(1) For office areas excluding amenity spaces.
(2) Weighted average MTM spread on renewed and expired areas in Q1 FY2027.

Income and Distributions

Q1 FY2027 FINANCIAL HIGHLIGHTS

Rs 7.6 Billion
NET OPERATING INCOME [1]

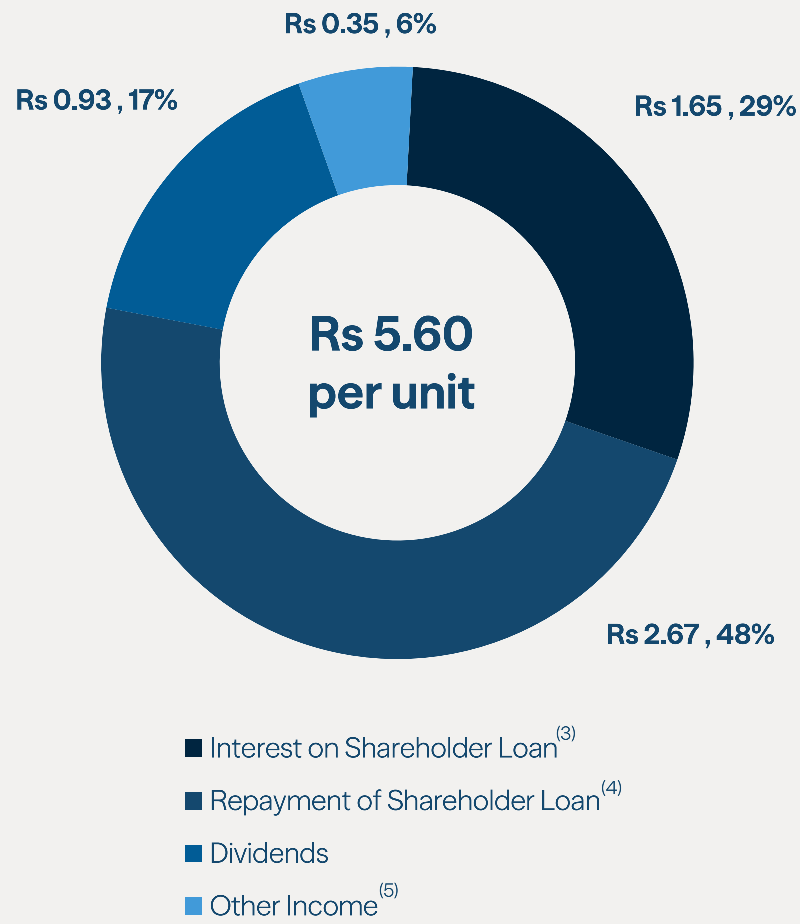
Rs 4.6 Billion
DISTRIBUTIONS [2]

Rs 5.60 DPU

11%
YoY DPU Growth in FY2026

7%
YoY DPU Growth in Q1 FY2027

Q1 FY2027 - DPU COMPOSITION



(1) Excludes NOI of Rs 1.4 Billion from 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.

Embedded Growth Potential

Steady leasing momentum expected to drive embedded NOI and distribution growth

Rs Billion	Q1 FY2027 Run Rate	+	Under Contract[1]	+	Lease up	=	Pro-forma (Leased)
Occupancy	93%						97.5%
100% Owned Assets (at 100%)	12.0		0.3		1.3[2]		13.6
50% Owned Assets (at 50%)	7.5		0.2		0.3		7.9
Ecoworld (at 87%)	7.6		0.2		1.1[3]		8.9
NOI (REIT's Share)	**27.1**		**0.6**		**2.7**		**30.4**
Interest Expense / Others (REIT's Share)	(8.5)		0.6[4]		(1.2)[5]		(9.1)
NDCF	**18.6**		**1.2**		**1.5**		**21.3**
Per Unit / Yr	**22.4**						**25.7**

Note: The above table does not represent any impact on account of contracted rent growth and mark-to-market.

(1) Indicates the impact of leases signed recently which will reflect in the NOI partially in Q1 FY2027 and completely thereafter.
(2) Including Baytown, K1 at 72% economic interest.
(3) Including Campus 3.
(4) Full quarter impact of interest saving due to interim debt reduction from QIP funds.
(5) Impact of financing Tranche 2 of Ecoworld acquisition, capex planned for refurbishment of Campus 3 and project cost of Baytown, K1.

Capital Structure and Liquidity

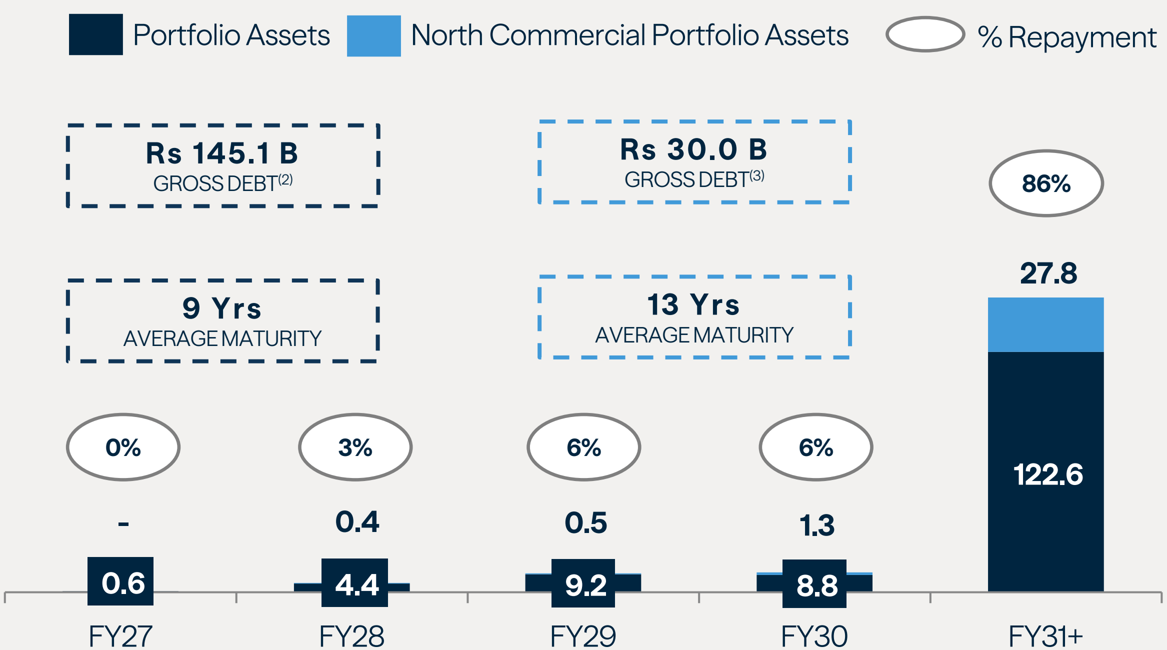
Our portfolio is well capitalized for near term growth and maintains a AAA credit rating

25.9%
LTV EXCLUDING SHAREHOLDER INSTRUMENTS(1)

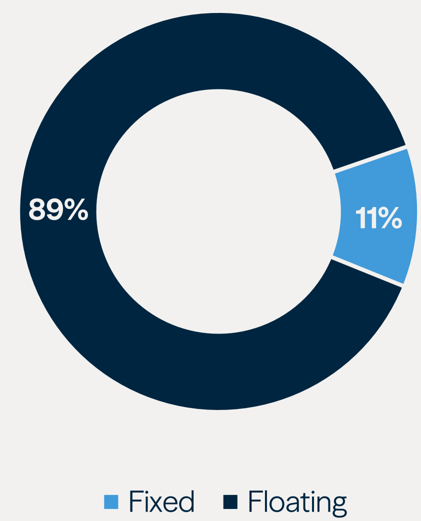
Dual AAA Rating
[ICRA]AAA(STABLE)
CRISIL AAA/STABLE

7.3%
AVERAGE INTEREST RATE

GROSS DEBT MATURITY PROFILE (Rs BILLION)



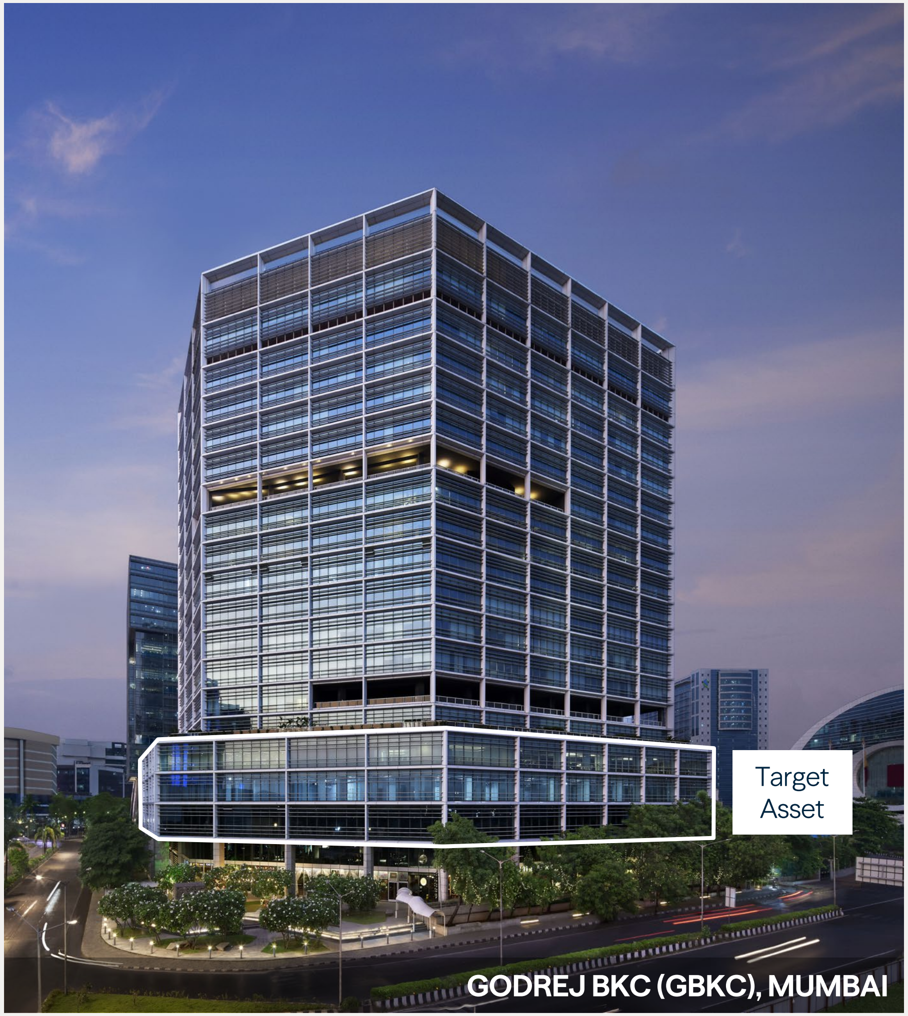
GROSS DEBT COMPOSITION



Note: As on June 30, 2026 unless otherwise stated.
(1) Basis GAV as on March 31, 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 27.6%.
(2) Bank borrowings (including interest accrued) and NCDs adjusted for processing fees of Rs 0.5 B.
(3) 100% of the borrowings of the North Commercial Portfolio.

Growth and Acquisitions | BKC Floors

We have signed binding agreements to acquire a 264,000 SF front-office property[1] in BKC, Mumbai's CBD, in a 50-50 partnership with NCW Prime Offices Fund (part of Nuvama group)



KEY ASSET METRICS (ON 100% BASIS)[2]

ACQUISITION PRICE	Rs 17,000 M
OPERATING AREA	264,000 SF
COMMITTED OCCUPANCY	100%[3]
IN-PLACE RENT PER MONTH	Rs 369 PSF
MARKET RENT	Rs 420 PSF (14% MTM [4])
LEASED AREA UNDER LOCK-IN	82%
WALE	6.9 Yrs.

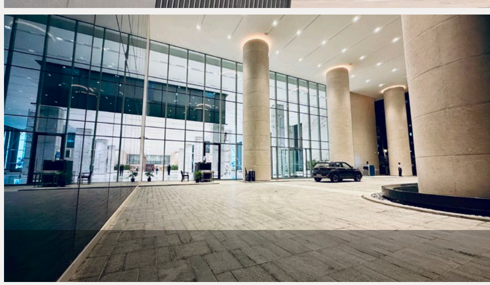
(1) Three contiguous floors in Godrej BKC building, G-Block, Bandra Kurla Complex, Mumbai.
(2) As on June 30, 2026 and including LOIs committed to-date.
(3) Property is 89% leased as on date (including LOIs) and is expected to hit 100% committed occupancy by Sep 30, 2026. Any outstanding rent-frees on this lease-up will be to the seller's account.
(4) Based on the market rent from valuation report of Valsight – an IBBI registered valuer.

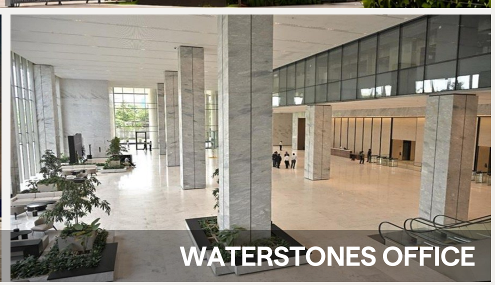
Growth and Acquisitions | Opportunities

High-quality properties owned by our Sponsor Group are approaching stabilization

WATERSTONES: 9-ACRE MIXED-USE CAMPUS IN MUMBAI'S AIRPORT BUSINESS DISTRICT

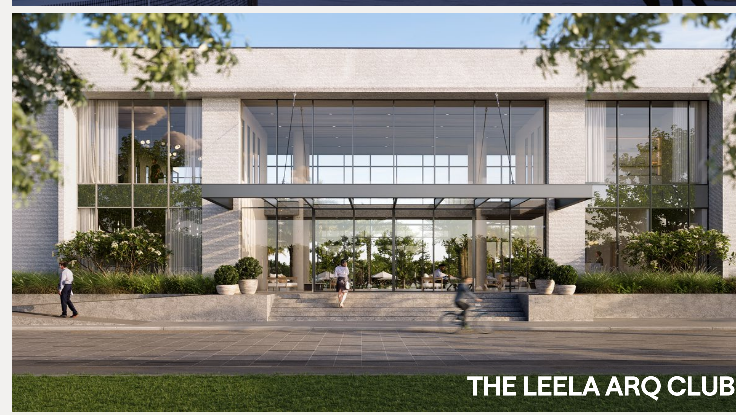
1.4 MSF	58 KEYS	3 ACRE	Rs 4,500 M
GROSS LEASABLE AREA	SERVICED RESIDENCES	MEMBER'S ONLY CLUB	ESTIMATED STABILISED NOI





WATERSTONES OFFICE

THE LEELA LUXURY RESIDENCES



THE LEELA ARQ CLUB

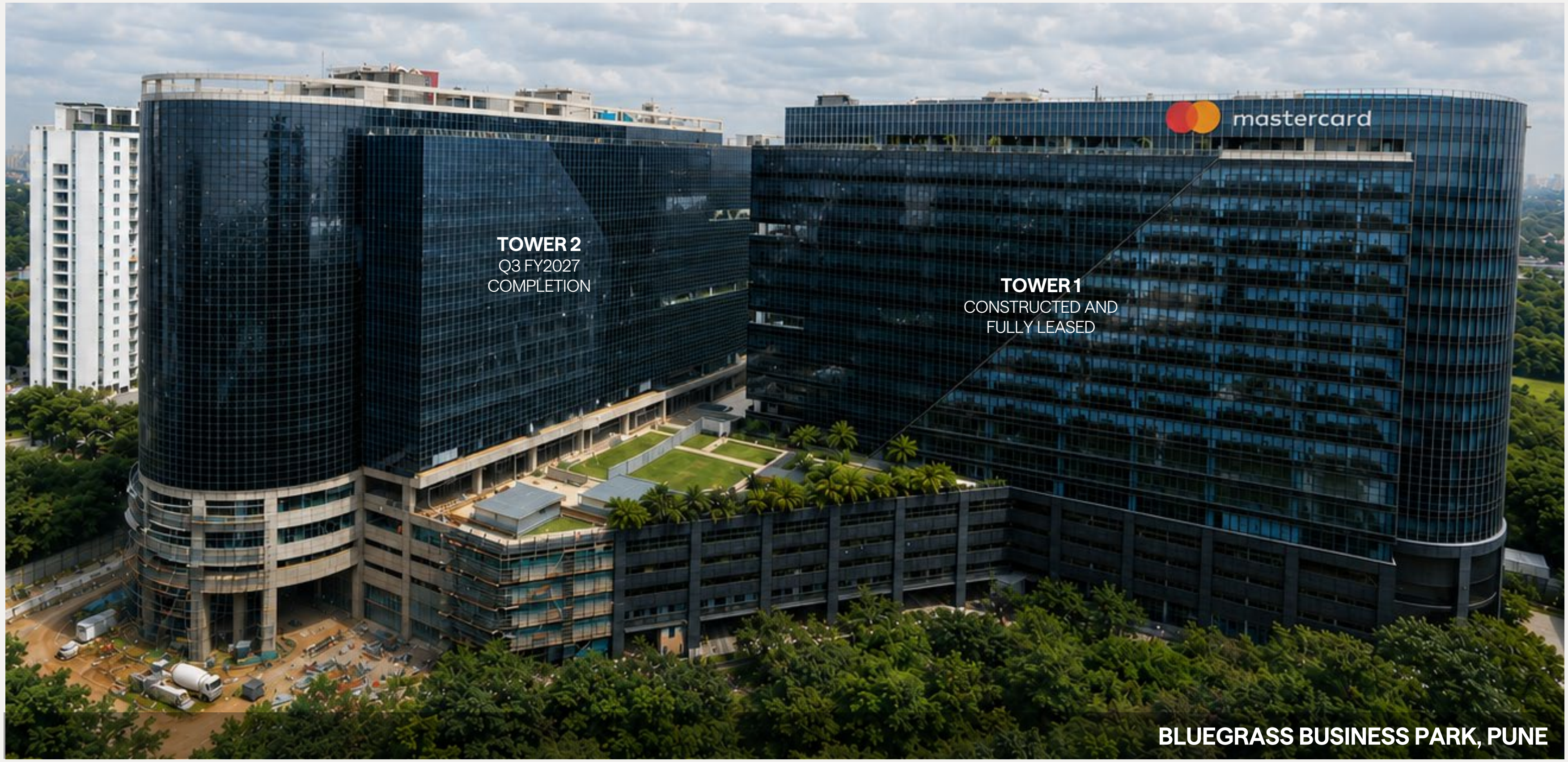
Note: Consistent with past practice, consideration for any acquisition may be financed through internal accruals, additional debt (in compliance with applicable law), and/or equity proceeds by issuance of new units (qualified institutional placement / preferential issue / rights issue).

Growth and Acquisitions | Opportunities

High-quality properties owned by our Sponsor Group are approaching stabilization

BLUEGRASS BUSINESS PARK: 6-ACRE DEVELOPMENT WITH BEST-IN-CLASS AMENITIES

2.0 MSF	100%	50%	Rs 2,000 M
GROSS LEASABLE AREA	COMMITTED OCCUPANCY TOWER 1	PRE-LEASED TOWER 2	FY2028E NOI[(1)]



Note: Consistent with past practice, consideration for any acquisition may be financed through internal accruals, additional debt (in compliance with applicable law), and/or equity proceeds by issuance of new units (qualified institutional placement / preferential issue / rights issue).

(1) Entity's income after adjusting 25% landlord share.