

February 09, 2023

BSE Limited

The Corporate Relations Department,
25th Floor, P J Towers, Dalal Street
Fort, Mumbai – 400 001

SCRIP CODE: 543261**SCRIP ID: BIRET****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-400051

SYMBOL: BIRET**Subject:** Participation in Analyst Meet.

Dear Sir/Ma'am,

We wish to inform you that members from the management team of Brookprop Management Services Private Limited as a manager of Brookfield India Real Estate Trust ("**Brookfield India REIT**") will attend the Axis Capital India Conference 2023 on February 09, 2023, at Trident BKC Hotel, Mumbai, organized by Axis Capital and will meet multiple investors at the event.

The presentation to be used by the management team for the said conference is available on the website of Brookfield India REIT at the below mentioned link:

<https://www.brookfieldindiareit.in/investor-overview/#overview>

A copy of above said presentation is also enclosed herewith.

You are requested to take the above information on record.

Thanking You.

Yours Faithfully,

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

Saurabh Jain**Company Secretary & Compliance Officer****CC:**

Axis Trustee Services Limited
Axis House, Bombay Dyeing Mills Compound
Pandurang Budhkar Marg, Worli
Mumbai 400 025, Maharashtra, India

BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: Candor TechSpace, IT/ITES SEZ, Tower 5A, Tikri, Sector 48, Gurugram

T: 0124-3821400; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

Brookfield India REIT

CORPORATE PRESENTATION
FEBRUARY 2023

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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.

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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.

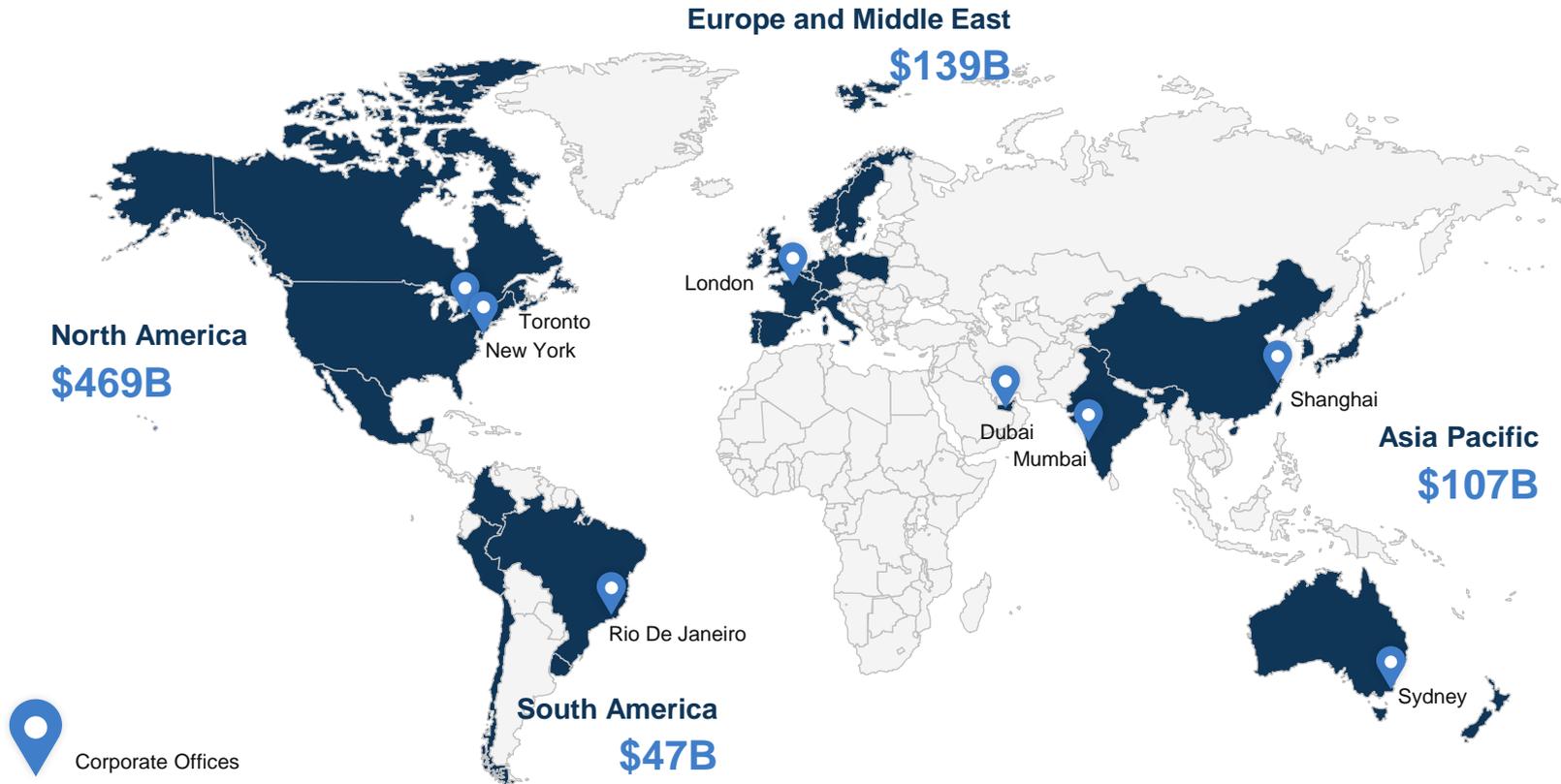
The securities of Brookfield India REIT have not been and will not be registered under the U.S. Securities Act, 1933, as amended (“U.S. Securities Act”), or the securities laws of any applicable jurisdiction and these materials do not constitute or form a part of any offer to sell or solicitation of 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.

Sponsor's Profile



One of the World's Largest Alternative Asset Managers

\$750B+ Total AUM | 30+ Countries | 180,000+ Operating Employees



Global scale & large permanent capital base with proven 2-decade track record of robust returns

\$118B

FUND INFLOWS
(2022)

\$110B

DEPLOYABLE
CAPITAL

\$135 - 150B

PERPETUAL
CAPITAL BASE

250x

AUM GROWTH IN PAST 20
YEARS

18%

TOTAL COMPOUNDED RETURN
OVER PAST 20 YEARS

One of the World's Largest Real Estate Portfolios

With \$260B+ in real estate AUM and 30,000+ employees across 30+ countries, Brookfield owns, operates and manages one of the world's largest, highest quality portfolios



BROOKFIELD PLACE, NEW YORK



POTSDAMER PLATZ, BERLIN



BROOKFIELD PLACE, TORONTO



INTERNATIONAL FINANCIAL CENTRE, SEOUL



CANARY WHARF, LONDON

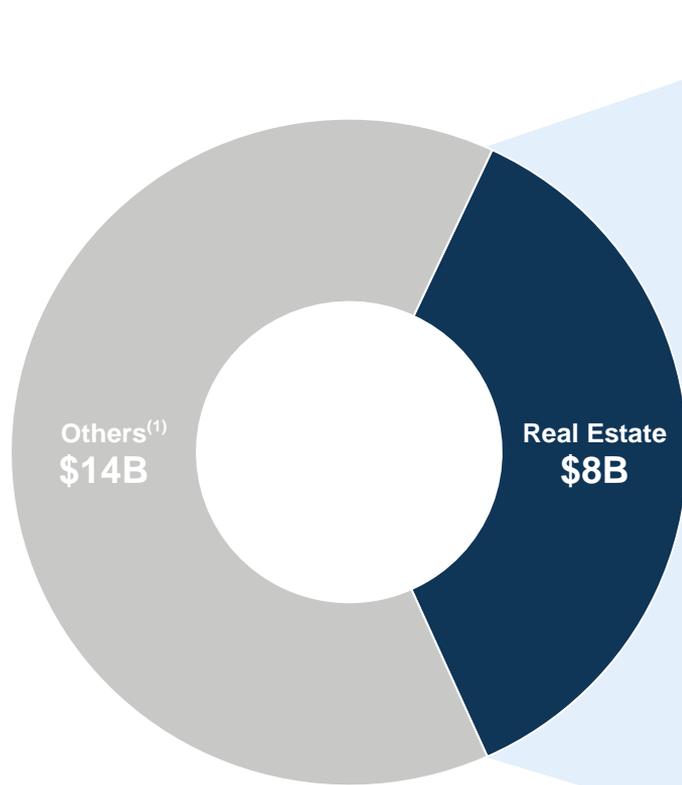


BROOKFIELD PLACE, PERTH

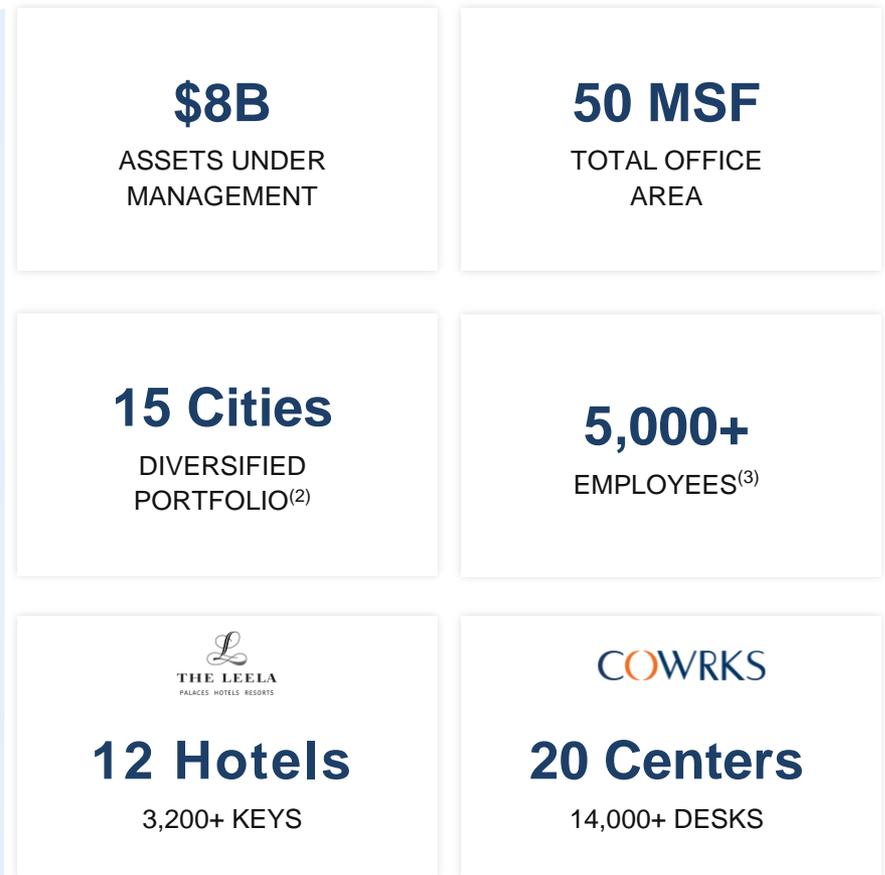
Among the Largest Foreign Investors in India

Owner, Operator & Manager of critical infrastructure & real estate

\$22B India AUM across asset classes



Brookfield India Real Estate – Key Facts

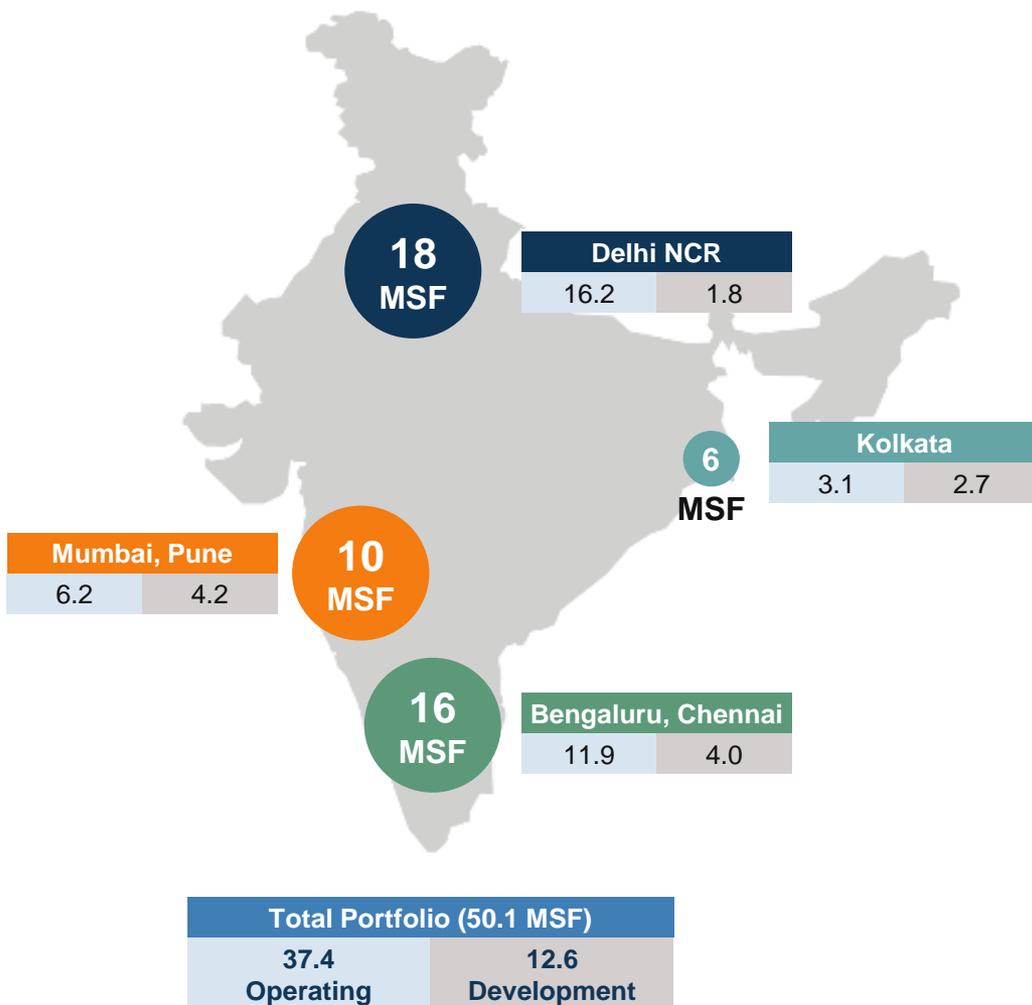


Note: All metrics are including the REIT and non-REIT assets as on December 31, 2022.

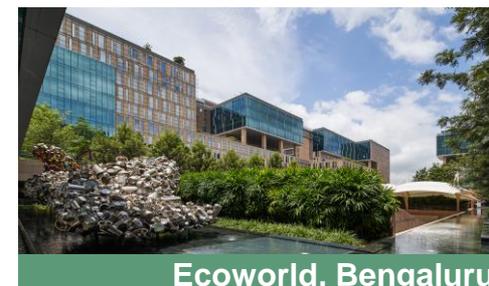
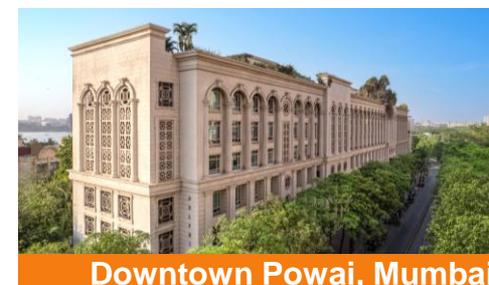
- (1) Includes Infrastructure, Renewables, Private Equity & Credit.
- (2) Includes offices, hotels, retail and CoWrks centers.
- (3) Includes direct and indirect employees.

Diversified Pan-India Office Portfolio

Brookfield owns and manages one of the largest office portfolios in India with presence across all key markets



SELECT ASSETS



Note: All metrics are including the REIT and non-REIT assets as on December 31, 2022.

Brookfield's Strong 'Vertically-Integrated' Operating Capabilities

We have built a strong 'through-the-cycle' performance scorecard in India, owning and operating prime office properties for the last 8 years



Note: All metrics are including the REIT and non-REIT assets as on December 31, 2022, and highlight the capabilities of the Manager.

(1) Includes expansion options.

(2) Includes only office tenants.

Brookfield India REIT: Overview



CANDOR TECHSPACE N2, NOIDA

India's first and only 100% institutionally managed REIT, owning 18.7 MSF of class A office properties

18.7 MSF

TOTAL AREA

14.3 MSF

OPERATING AREA

88%

EFFECTIVE ECONOMIC OCCUPANCY⁽¹⁾

Rs 64 PSF

IN-PLACE RENT

6.8 Yrs.

WALE

72

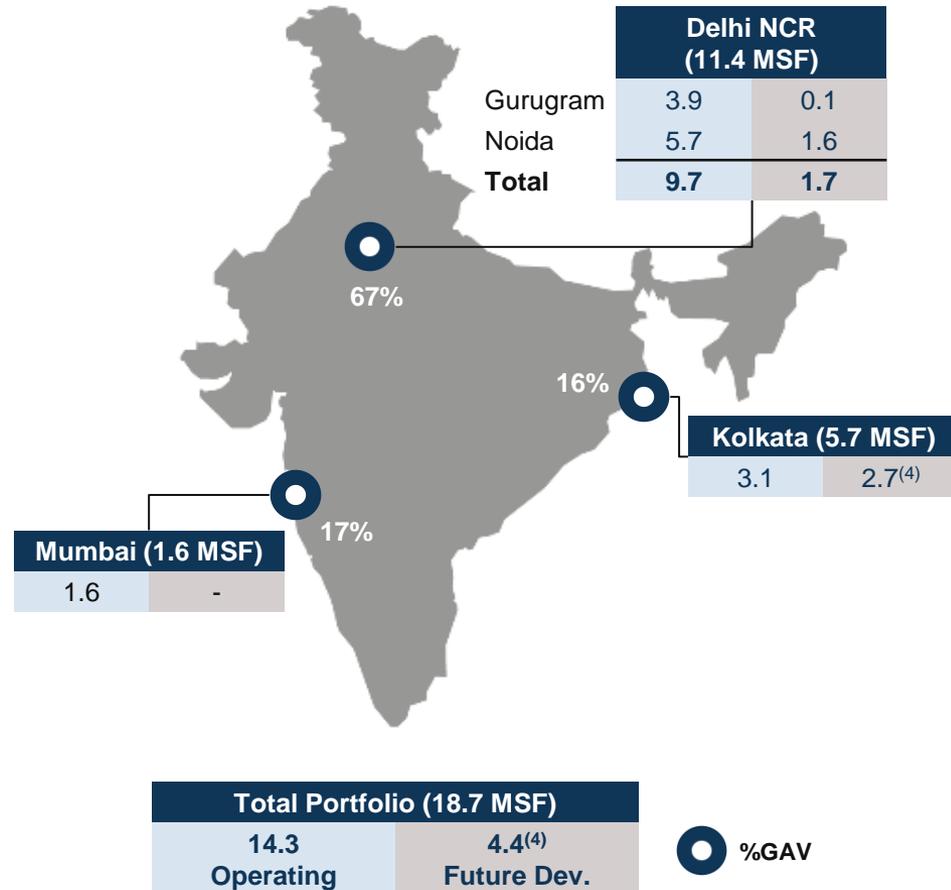
OFFICE TENANTS⁽²⁾

Rs 164 B

GROSS ASSET VALUE⁽³⁾

94%

%OPERATING GAV⁽³⁾



(1) Income Support in Candor Techspace N2 is being provided till March 31, 2024 on 719,000 SF of vacant area. The Committed Occupancy of the portfolio is 83%.

(2) Does not include the tenants at CoWrks in N1.

(3) As on September 30, 2022.

(4) Includes 0.6 MSF of under construction area.

Note: In-place Rent and WALE are only for the Leased Area and do not consider the impact of Income Support throughout the presentation.

High Quality Properties in Gateway Cities



One of the Largest Campus-style Offices in CBD Gurugram

CANDOR TECHSPACE, SECTOR 21, GURUGRAM (G2)
4.0 MSF | 29 ACRES



Largest Office Campus in Noida

CANDOR TECHSPACE, SECTOR 135, NOIDA (N2)
4.5 MSF | 30 ACRES



Largest Corporate Facility located in Powai

KENSINGTON, POWAI, MUMBAI
1.6 MSF | 9 ACRES



Largest Campus-style Office in Eastern India

CANDOR TECHSPACE, NEWTOWN, KOLKATA (K1)
5.7 MSF | 48 ACRES



Largest IT Park in a key technology hub of Noida

CANDOR TECHSPACE, SECTOR 62, NOIDA (N1)
2.8 MSF | 19 ACRES

We have executed on our stated strategy and have a robust outlook on our business

Metric	Performance	
1 Stable Distribution	Rs 15.20 DPU In line with guidance	
2 Leasing Success	0.9 MSF + 0.1 MSF of Expansion Options 0.6 MSF of new leasing and 0.3 MSF of renewals	
3 Leasing Prospects	2.2 MSF Leasing Pipeline 0.9 MSF of new leasing prospects and 1.3 MSF of expected renewals	
4 Organic Growth	9% increase in NOI Run Rate⁽¹⁾ Neutralizing the impact of increase in interest rates	
5 Inorganic Growth	6.5 MSF under evaluation Candor Techspace G1 and Downtown Powai	
6 ESG Success	5-star rating from GRESB 100% scores in Social and Governance categories ⁽²⁾	

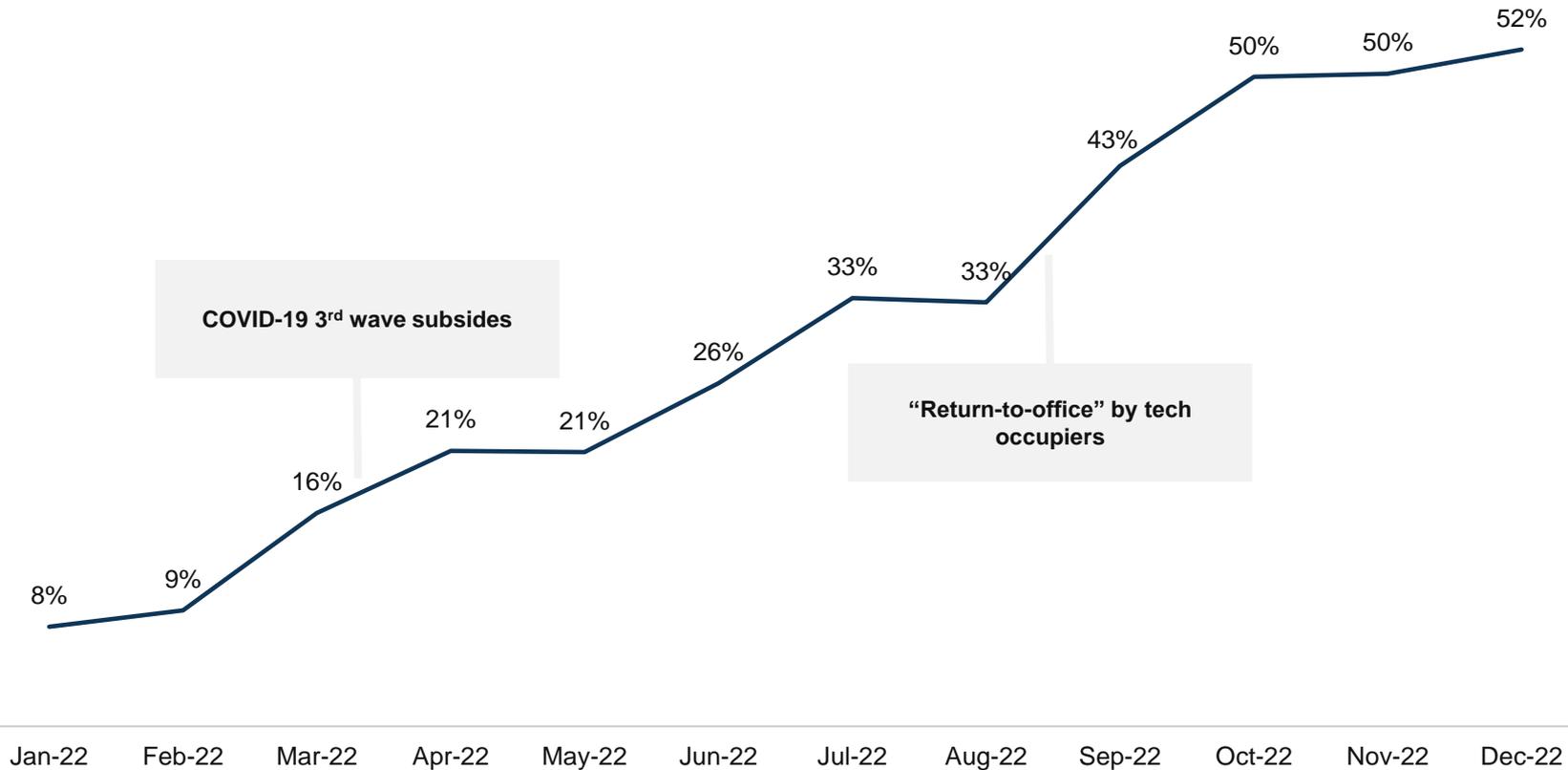
(1) From Q4 FY2022 to Q3 FY2023.

(2) 100% in Social and Governance categories for Standing Investments.

Ramp-up of Physical Occupancy...

6x improvement in physical occupancy during the year driven by “return-to-office”

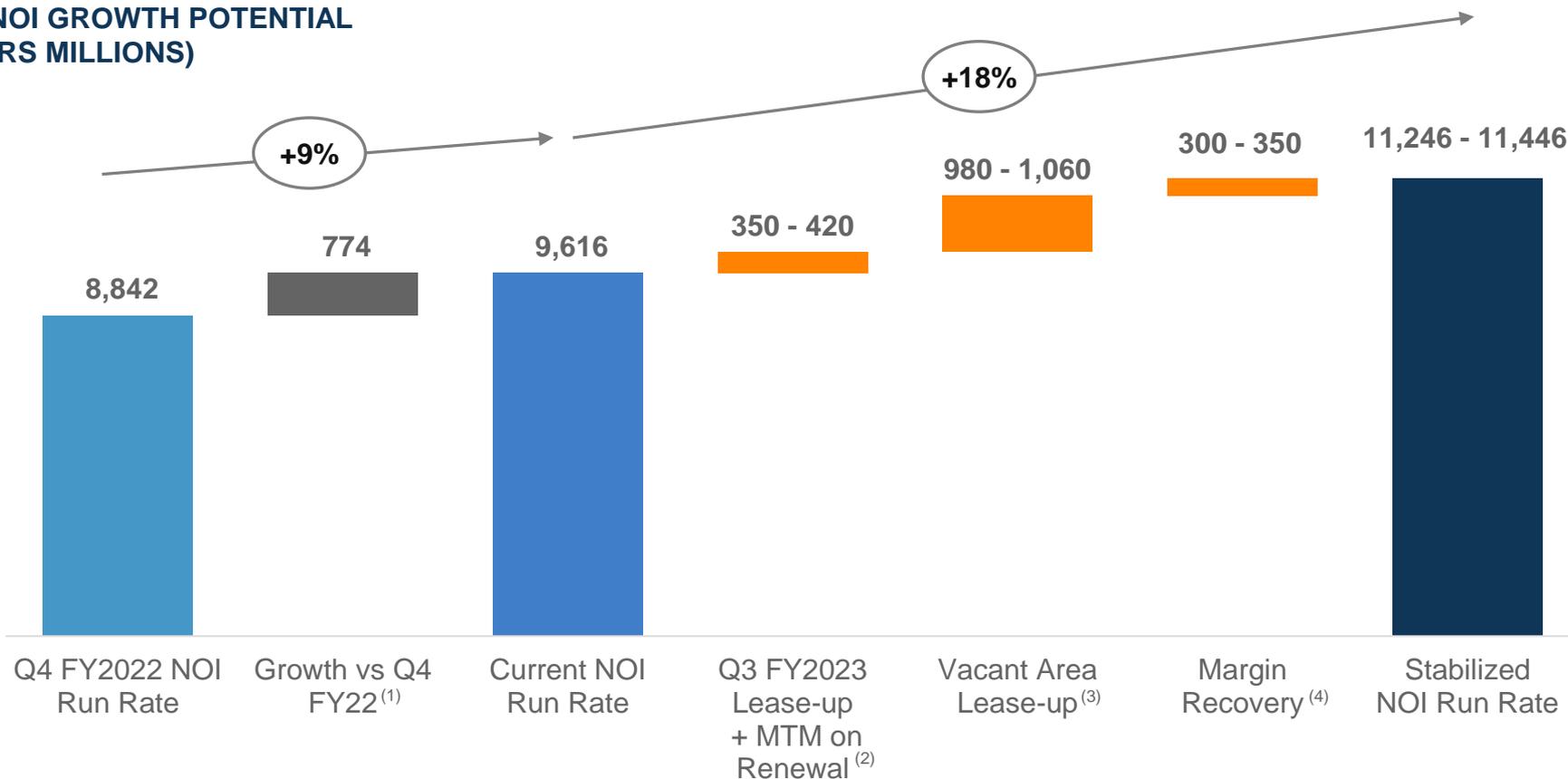
% PHYSICAL OCCUPANCY



Significant Organic Growth Potential

We achieved a 9% growth in the NOI run rate from Q4 FY2022 and have an embedded growth headroom of ~18%

NOI GROWTH POTENTIAL (RS MILLIONS)



(1) Includes escalations, lease-up and margin recovery during 9M FY2023.

(2) Indicates the contracted NOI for leases signed in Q3 FY2023 which will reflect in the NOI in the subsequent quarters and the Mark-to-market increase from expected renewals.

(3) Incremental NOI based on management estimates, net of a) 28% revenue share payable to landowner (GIL) and b) Income Support.

(4) On existing leased areas, we expect NOI Margin to revert to FY2020 levels as occupancy picks up and CAM recovery improves across the properties.

Attractive Inorganic Growth Prospects

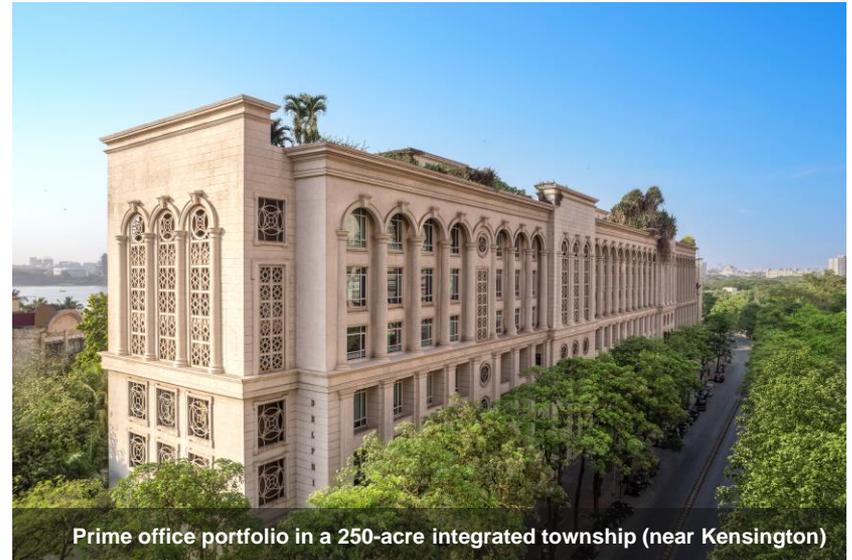
Sponsor assets of **6.5 MSF** of operating Grade-A properties, which if acquired by the REIT, will further increase scale and operating income



One of the largest high quality office campuses in Gurugram

CANDOR TECHSPACE G1, GURUGRAM

Total Area	3.7 MSF
Committed Occupancy	77%
WALE	7.2 Yrs.
In-place Rent	Rs 75 PSF



Prime office portfolio in a 250-acre integrated township (near Kensington)

DOWNTOWN POWAI, MUMBAI

Total Area	2.7 MSF
Committed Occupancy⁽¹⁾	90%
WALE⁽¹⁾	3.9 Yrs.
In-place Rent⁽¹⁾	Rs 160 PSF

(1) Excludes 75,000 SF of ongoing densification.

Leader in Sustainable Office Development

Outperformed GRESB global averages across all criteria, scoring 100% in Social and Governance categories⁽¹⁾, reinforcing our ESG credentials

90%

Standing Investments Score

53/62

Environment
Global Average: 40

18/18

Social
Global Average: 16

20/20

Governance
Global Average: 18



G R E S B

★ ★ ★ ★ ★ 2022

5-star rating

in our first year of
submission

96%

Development Score⁽²⁾

49/51

Environment
Global Average: 38

24/26

Social
Global Average: 22

22/24

Governance
Global Average: 21

(1) 100% in Social and Governance categories for Standing Investments.

(2) Score for 1.4 MSF of areas developed or upgraded in 2020 and 2021.

Committed to deliver on our **Net Zero** target by 2040



Best Sustainable & Green Project of the Year (G2) 2021



Confederation of Indian Industry

Gold Prize EHS award (Brookfield Properties) 2021

National Award - Excellence in Energy Management (G2) 2021

Inter-industry Kaizen competition (G2, N2, K1, N1) 2022



Sustainability Award Brookfield India REIT 2022

KEY ESG CERTIFICATIONS



ISO 9001, ISO 14001 & ISO 45001 CERTIFICATION



ISO 50001 CERTIFICATION(4)

- (1) IGBC Platinum for G2, N1 & N2 and IGBC Gold for K1.
- (2) 5-Star Rating for N1, N2 and K1.
- (3) 5-Star for N1 & N2 and 4-Star for K1.
- (4) G2, N1, N2 and K1.

Strong Capital Structure

Backed by high quality assets and robust cash flows, our long-duration borrowings maintain a AAA credit rating, attract competitive costs and carry a low refinancing risk

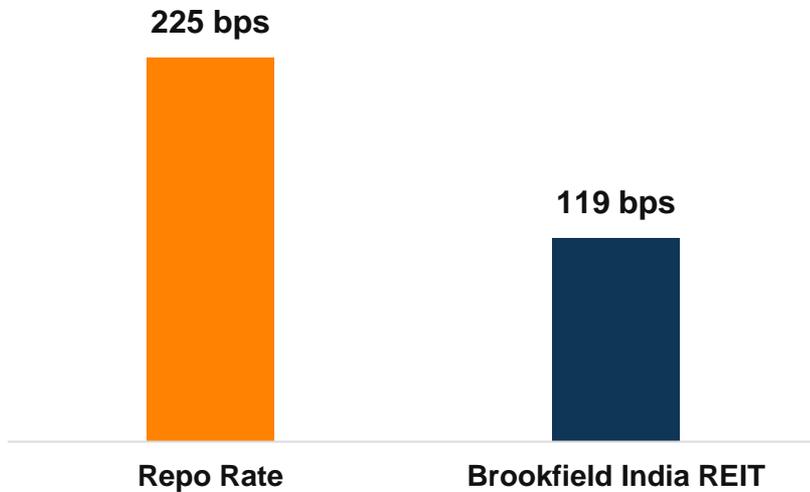
7.95%
AVERAGE INTEREST RATE⁽¹⁾

AAA Stable
CREDIT RATING (CRISIL)

32%
NET DEBT TO
VALUE RATIO⁽³⁾

Rs 1.2B
UNDRAWN COMMITTED
FACILITY

INCREASE IN INTEREST RATES⁽²⁾



DEBT MATURITY PROFILE (% OF OUTSTANDING DEBT)



(1) As on December 31, 2022; 100% floating rate loans.
(2) During 9M FY2023.
(3) Gross Asset Value is as on September 30, 2022.
(4) Weighted average maturity period as on December 31, 2022.

High Quality Properties

“Business-critical” Campuses

Our tenants perform specialised and high value-add services from our office parks

78%

AREA LEASED TO MNC
TENANTS

49%

TENANTS OPERATING
GCCs / R&D LABS⁽¹⁾

40%

AREA LEASED TO
FORTUNE 500 TENANTS



Technology

Indian IT behemoth (Kensington)

One of the largest offshore delivery centers

Top 5 European Tech Co. (K1)

Key hub for Artificial Intelligence and software development



Consulting

Fortune 500 Consulting Co. (G2)

Largest delivery center in North India

European Consulting Giant (N2)

Only office in North India, catering to European clients



BFSI

Fortune 500 British Bank (N1)

Largest captive center in North India

UK based Banking Conglomerate (G2)

Largest off-shore center in India



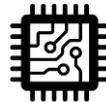
Healthcare

Leading US Healthcare Co. (G2)

Only Global Capability Center in North India

American Management Services Co. (N2)

Providing revenue cycle management solutions to their clients such as hospitals, health systems, physician groups, etc.



Technology Hardware

Fortune 500 Korean Behemoth (N2)

Business-critical functions such as R&D and hardware testing

American Semiconductor Giant (N2)

Largest R&D center in North India



Others

World Leading E-commerce Co. (N1)

Largest customer services center in North India

Swiss MNC with Japanese Owners (N1)

Captive R&D center, performing testing of product lines of EV technology & Smart infrastructure

(1) By number of tenants.

Preferred Choice for Global Capability Centers

Demonstrated track record of attracting new occupiers and consolidations

NEW CAPABILITY CENTERS



269,000 SF G2 (2021)

- **First center** in North India



102,000 SF N1 (2017)

- **First development center** in North India

Qualcomm

101,000 SF N2 (2019)

- **First office** in Noida



52,000 SF N1 (2019)

- Only asset that could meet their **R&D Lab** specification requirements

RELOCATION / CONSOLIDATION



377,000 SF N2 (2021)

- **Relocation** from a standalone building at 40% higher rents



102,000 SF N1 (2018)

- **Relocation** from a standalone building

Saxo Bank

99,000 SF G2 (2018)

- Relocated from a Grade A non-SEZ property in CBD

Moody's

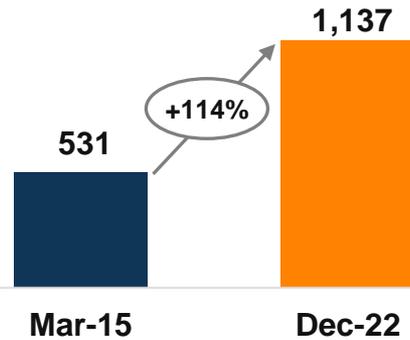
76,000 SF G2 (2019)

- **Consolidated multiple offices** from Grade B properties

Partnering in the Occupier Growth Story

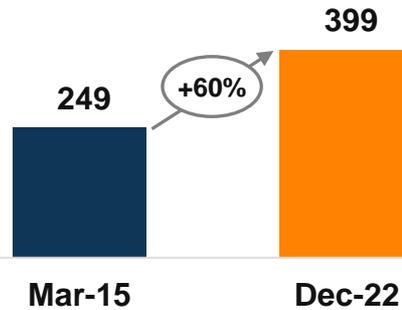
Our top tenants have expanded their footprint at our business parks

Global IT Services MNC



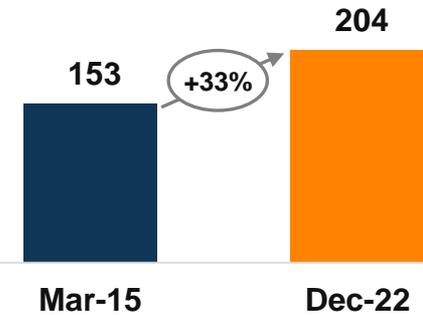
CANDOR TECHSPACE K1

Fortune 500 UK Based Bank



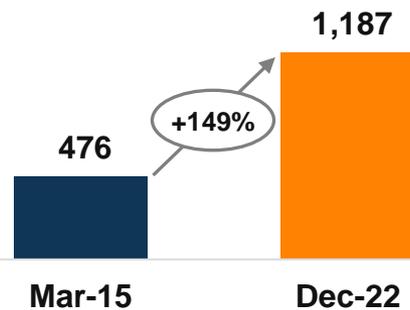
CANDOR TECHSPACE N1

Leading Technology Co.



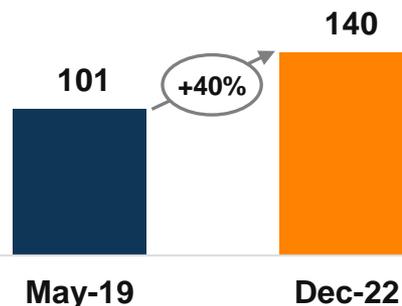
CANDOR TECHSPACE G2

Fortune 500 Consulting Co.



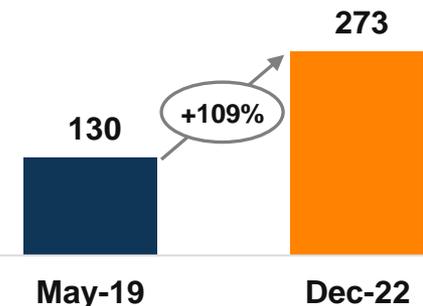
CANDOR TECHSPACE G2

American Semiconductor Co.



CANDOR TECHSPACE N2

Canadian Telecom Giant

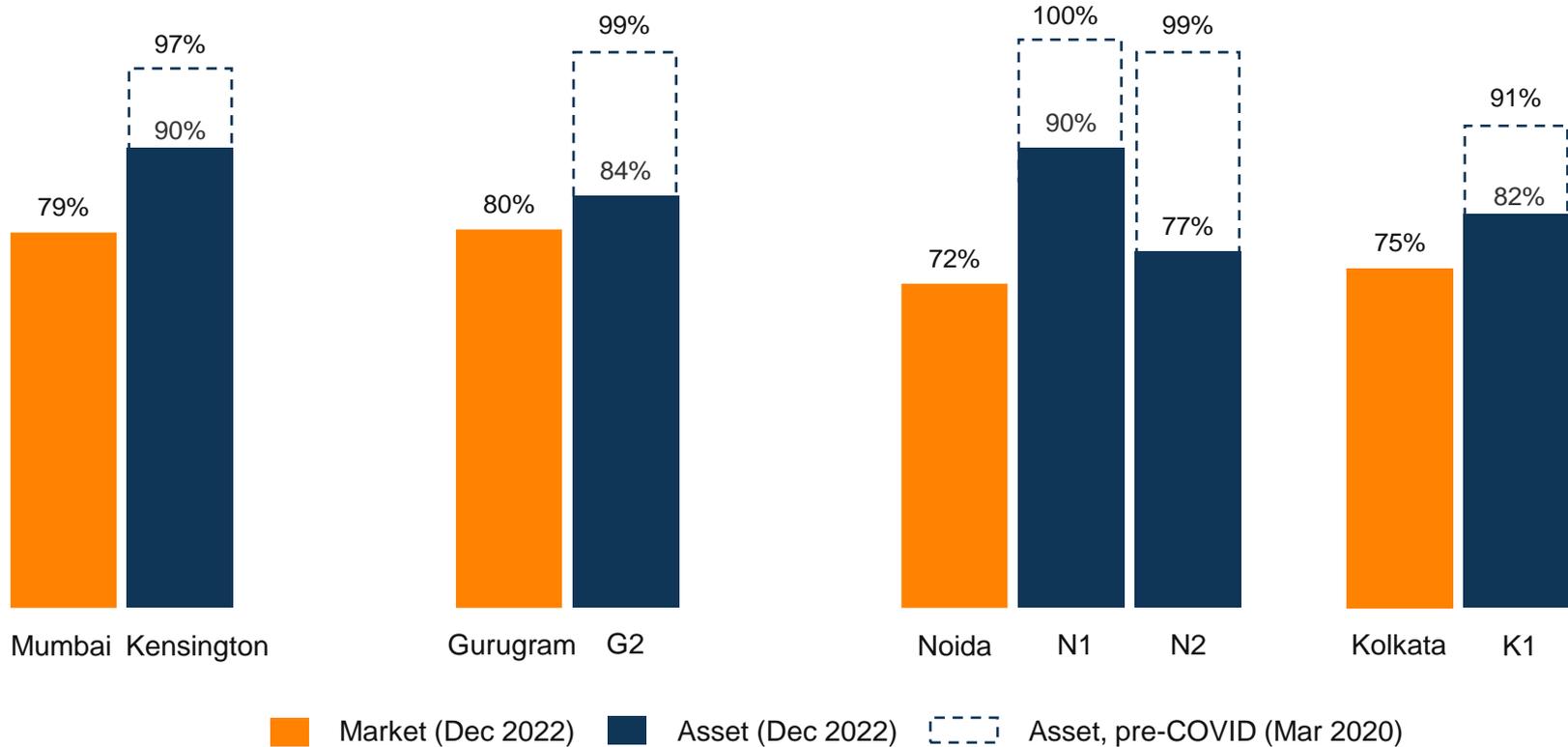


CANDOR TECHSPACE N2

Market Leading Performance

Our assets continue to have a superior occupancy relative to our larger markets

COMMITTED OCCUPANCY



KEY DEMAND DRIVERS

Consistent improvement in physical occupancy

Increased technology hiring since 2020

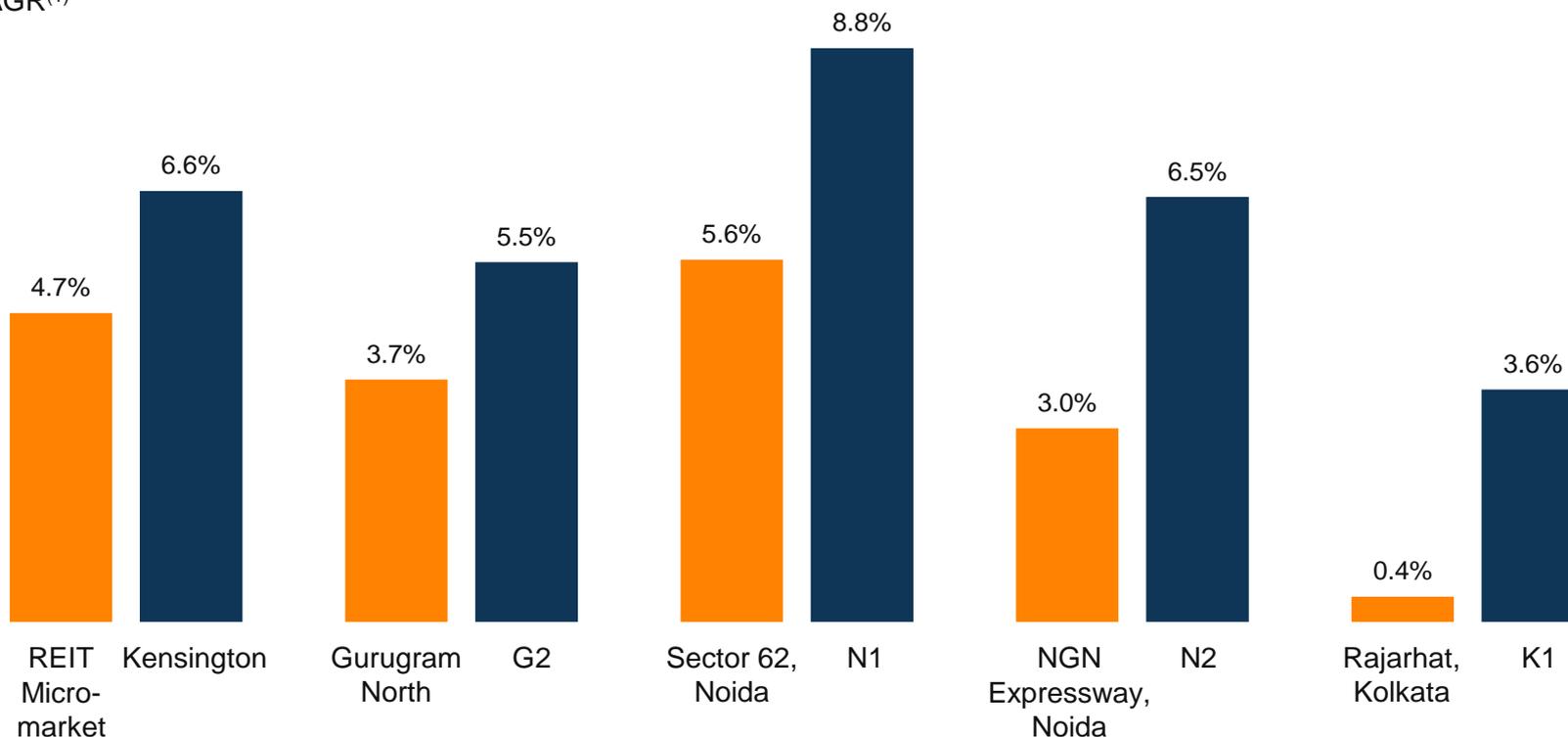
7+ MSF of relocation targets from Grade B properties in Delhi NCR post SEZ reforms

Market Leading Performance (Cont'd.)

Our assets continue to register a higher rental growth relative to our micro-markets

RENTAL GROWTH (SINCE ACQUISITION / TAKEOVER)

% CAGR⁽¹⁾



KEY RENT GROWTH DRIVERS

Increased development and replacement costs post inflation

Reduced comparable supply due to high borrowing costs

c.25% arbitrage between SEZ and non-SEZ properties in Delhi NCR

Source: CW Research.

(1) The CAGRs for all properties are for the period between December 2015 to December 2022, except Kensington, which is from December 2017 to December 2022.

Placemaking Initiatives



Kensington Lobby



K1 Swimming Pool



Kensington Podium



N2 Tower 11 Lobby

Asset Upgrades (Cont'd.)



G2 Tower 3 Lobby



N1 Amenity Block



N2 Sports Center Near Tower 10



G2 Landscape



Live Project, Candor Techspace G2



Live Project, Candor Techspace N2

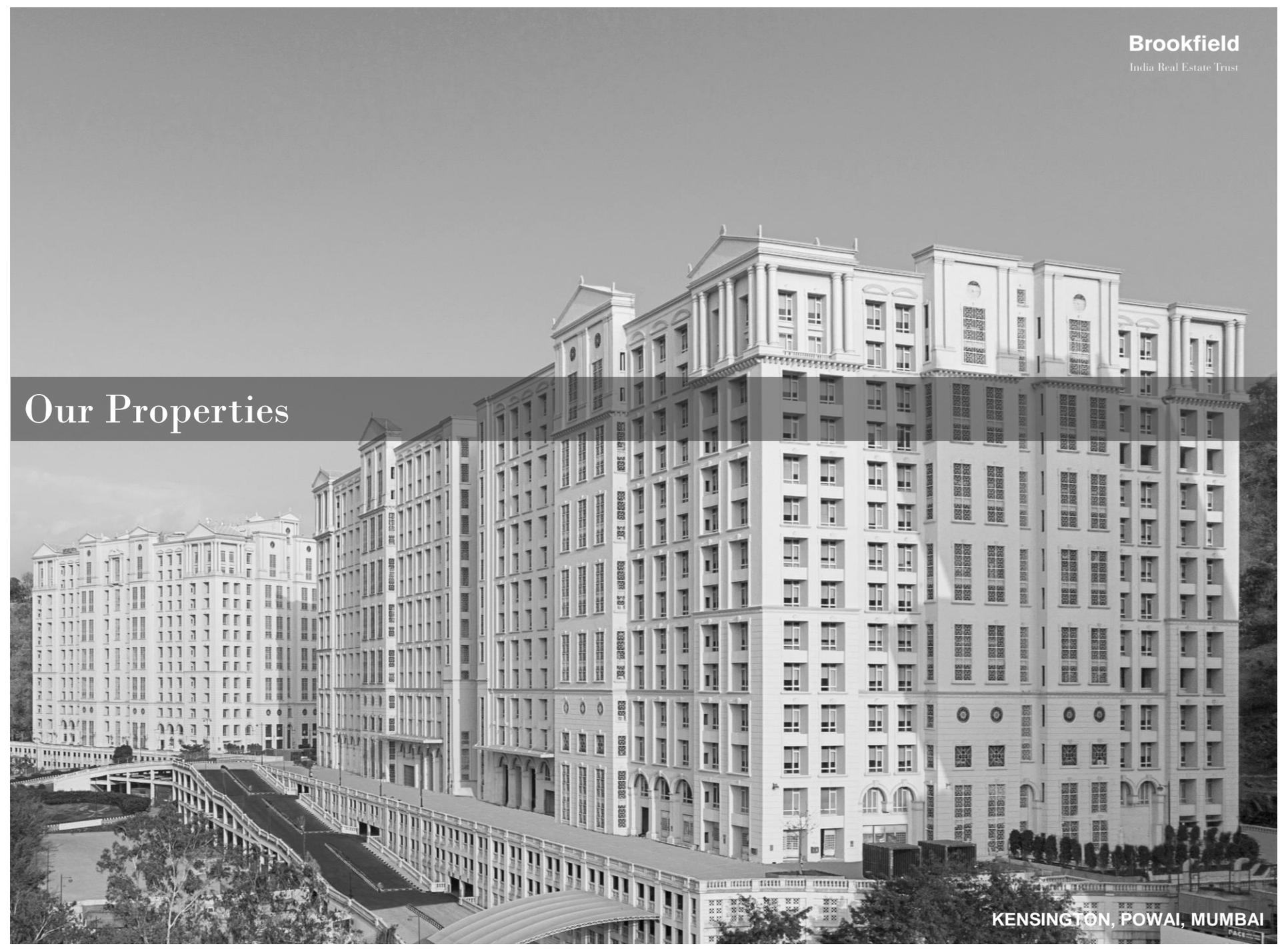


Planted 3,000 trees as part of the Forest of Hope Plantation Drive



Trees of Hope, Candor Techspace N2

Our Properties



KENSINGTON, POWAI, MUMBAI

Premium office complex which is part of a 250 acre integrated township in Powai, Mumbai

1.6 MSF

LEASABLE AREA

90%

COMMITTED
OCCUPANCY

Rs 99 PSF

IN-PLACE RENT PER
MONTH

2.0 YRS.

WALE



Powai Micro-market

A 'Live-Work-Play' ecosystem with established residential, social and recreational infrastructure



Proximity to residential catchment areas, social and recreational infrastructure



Easy accessibility to local railway and metro stations



Proximity to an array of retail and F&B outlets

Value Creation under Brookfield



(1) Average new leasing rent for 12 months ended December 31, 2017 and 12 months ended December 31, 2022.

Candor Techspace G2, Gurugram

Spread over 28 acres, one of the largest campus-style offices in CBD Gurugram

4.0 MSF

LEASABLE AREA

84%

COMMITTED
OCCUPANCY

Rs 83 PSF

IN-PLACE RENT PER
MONTH

7.4 YRS.

WALE



Accenture

Legato

RBS

SAXO

BT E-Serv

amdocs

Gurugram North Micro-market



Approximately 10 km drive to the Airport



Easy accessibility to metro stations



Plethora of shared mobility solutions

G2 Layout



Value Creation under Brookfield



	At Acquisition (Mar 2015)	Current (Dec 2022)	Value Add
Total MSF	3.6	4.0	+0.4 MSF
Operational MSF	2.0	3.9	2.0x
Leased MSF	1.8	3.3	1.8x
In-place Rents	Rs 66 PSF	Rs 83 PSF	+26%
New Leasing Rents ⁽¹⁾	Rs 58 PSF	Rs 85 PSF	+46%

(1) Average new leasing rent for 12 months ended December 31, 2015 and 12 months ended December 31, 2022.

Candor Techspace N1, Noida

Largest office park in the Sector 62 micro-market spread over 19 acres

2.8 MSF

LEASABLE AREA

90%

COMMITTED
OCCUPANCY

Rs 48 PSF

IN-PLACE RENT PER
MONTH

7.1 YRS.

WALE



Barclays



Pine Labs



Sector 62, Noida Micro-market



Proximity to residential catchment areas and social infrastructure

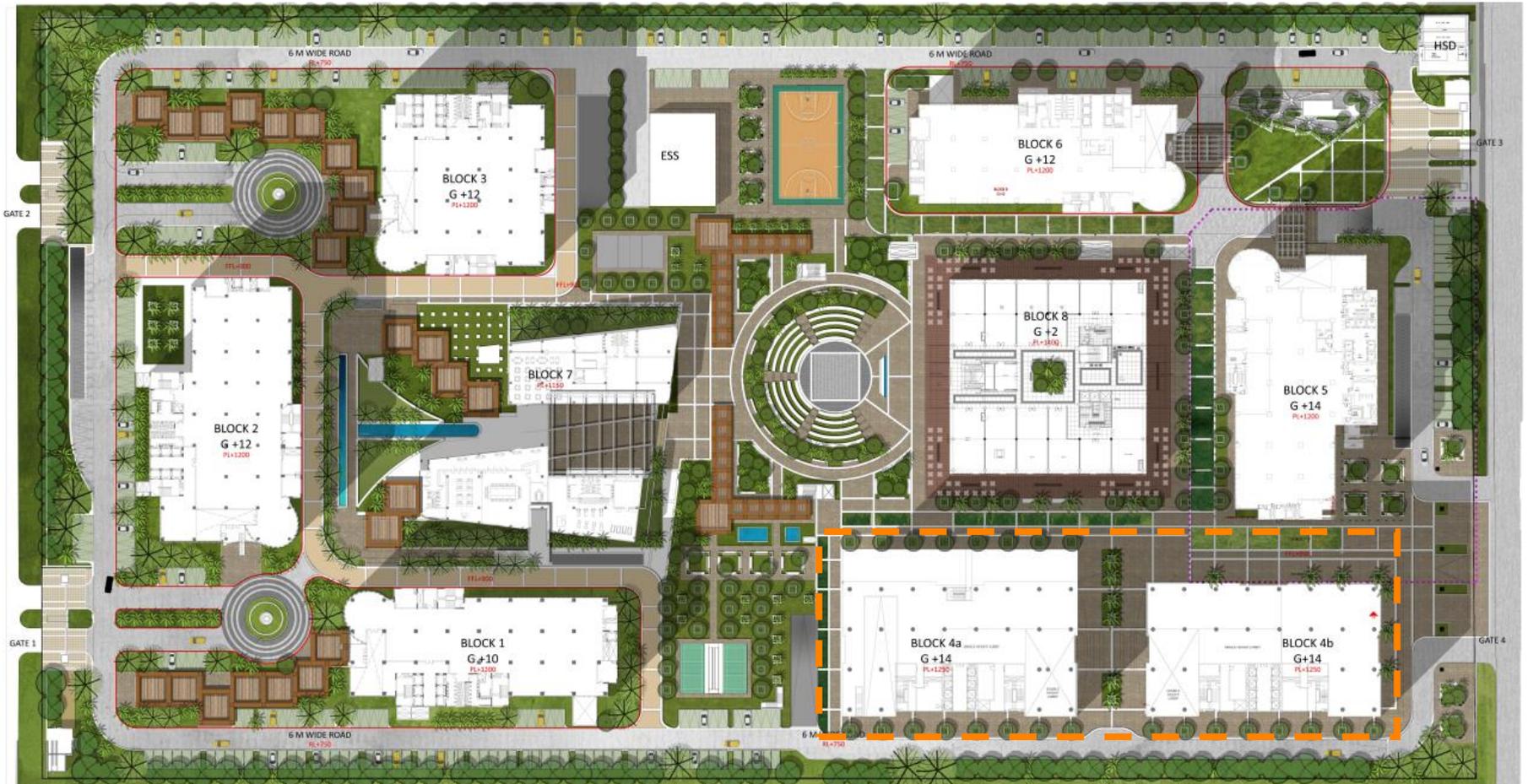


Well connected to the metro network



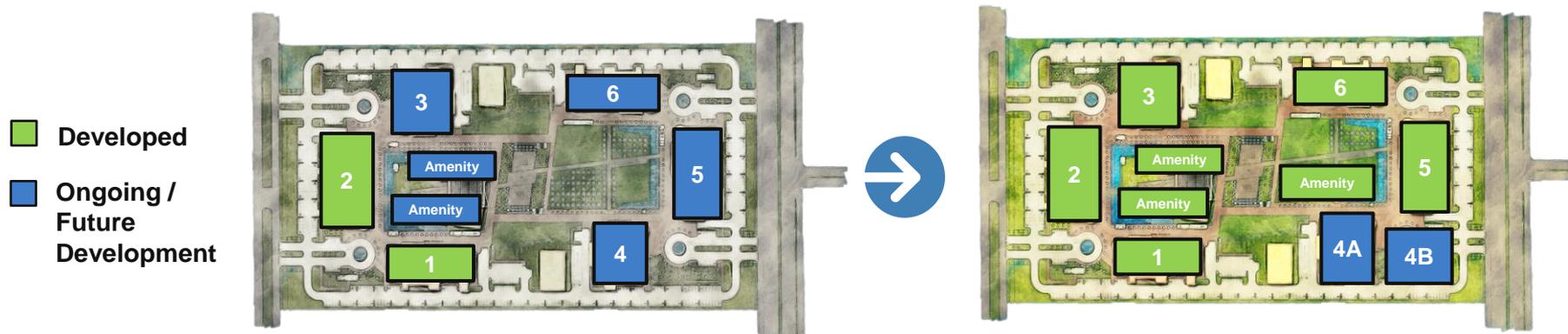
Proximity to an array of retail and F&B outlets

N1 Layout



Future Development

Value Creation under Brookfield



	At Acquisition (Mar 2015)	Current (Dec 2022)	Value Add
Total MSF	2.2	2.8	+0.6 MSF
Operational MSF	0.7	2.0	2.9x
Leased MSF	0.4	1.8	4.5x
In-place Rents	Rs 33 PSF	Rs 48 PSF	+44%
New Leasing Rents ⁽¹⁾	Rs 33 PSF	Rs 59 PSF	+80%

(1) Average new leasing rent for 12 months ended December 31, 2015 and 12 months ended December 31, 2022.

Candor Techspace N2, Noida

The largest office campus in Noida, spread over 30 acres

4.5 MSF

LEASABLE AREA

96%

EFFECTIVE ECONOMIC
OCCUPANCY⁽¹⁾

Rs 55 PSF

IN-PLACE RENT PER
MONTH

8.0 YRS.

WALE



(1) Including Income Support in Candor Techspace N2, which is being provided till March 31, 2024 on 719,000 SF of vacant area. Committed occupancy is 77%.

Sector 135, Noida Micro-market



Proximity to residential catchment areas and social infrastructure



Well connected to the metro network



Situated on the NGN expressway

N2 Layout



 Future Development

Value Creation under Brookfield

- Developed
- Ongoing / Future Development



	At Acquisition (Mar 2015)	Current (Dec 2022)	Value Add
Total MSF	3.4	4.5	+1.2 MSF
Operational MSF	1.6	3.8	2.4x
Leased MSF	1.5	2.9	1.9x
In-place Rents	Rs 40 PSF	Rs 55 PSF	+37%
New Leasing Rents ⁽¹⁾	Rs 42 PSF	Rs 65 PSF	+56%

(1) Average new leasing rent for 12 months ended December 31, 2015 and 12 months ended December 31, 2022.

Candor Techspace K1, Kolkata

Largest campus style office development in eastern India, spread over 48 acres



Accenture



Capgemini

Cognizant

INDORAMA



Rajarhat Micro-market



Proximity to residential catchment areas, social and recreational infrastructure

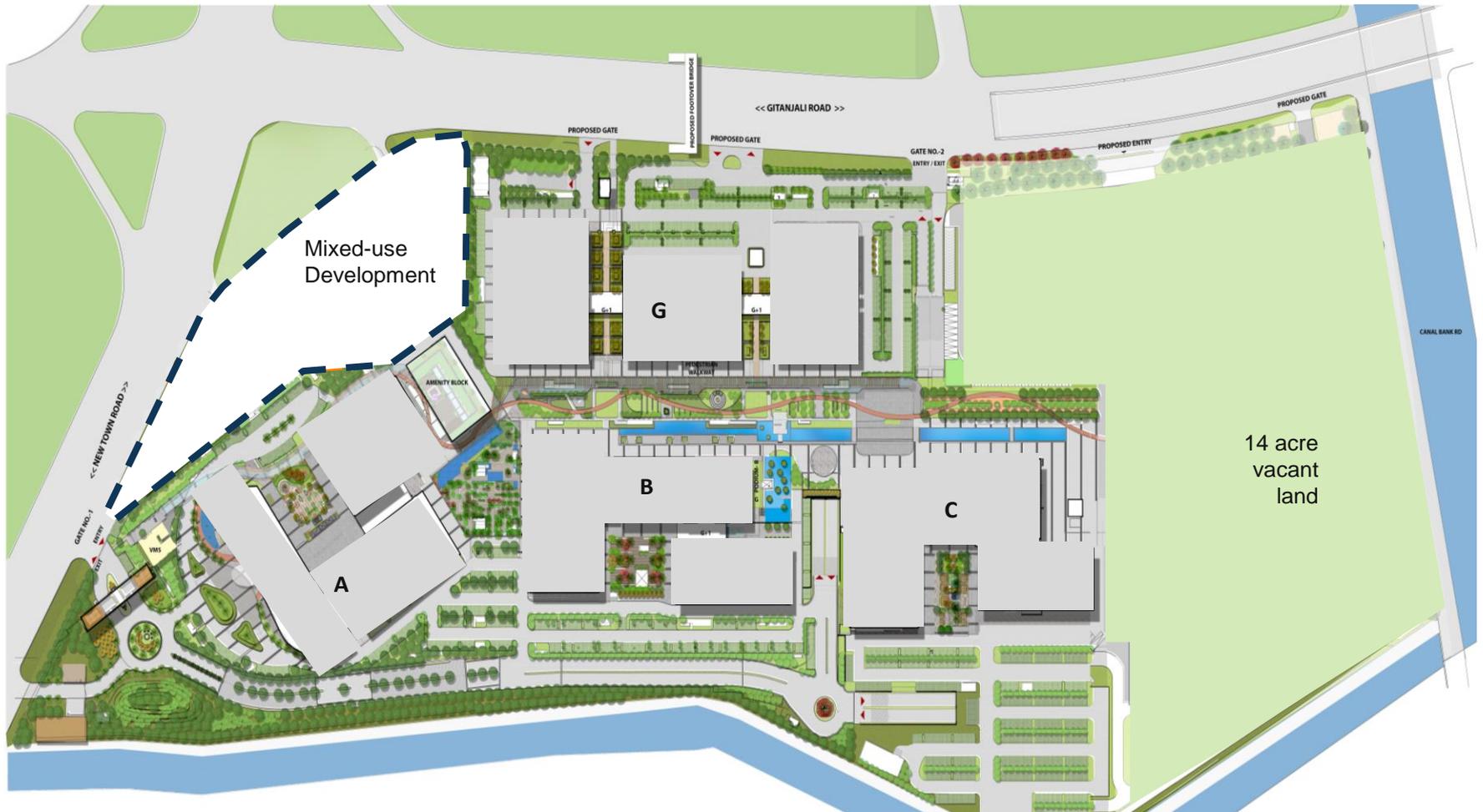


Corner location with high visibility on a 48m wide sector road



Approximately 12 km from the International Airport

K1 Layout



Under Construction

Value Creation under Brookfield

- Developed
- Ongoing / Future Development

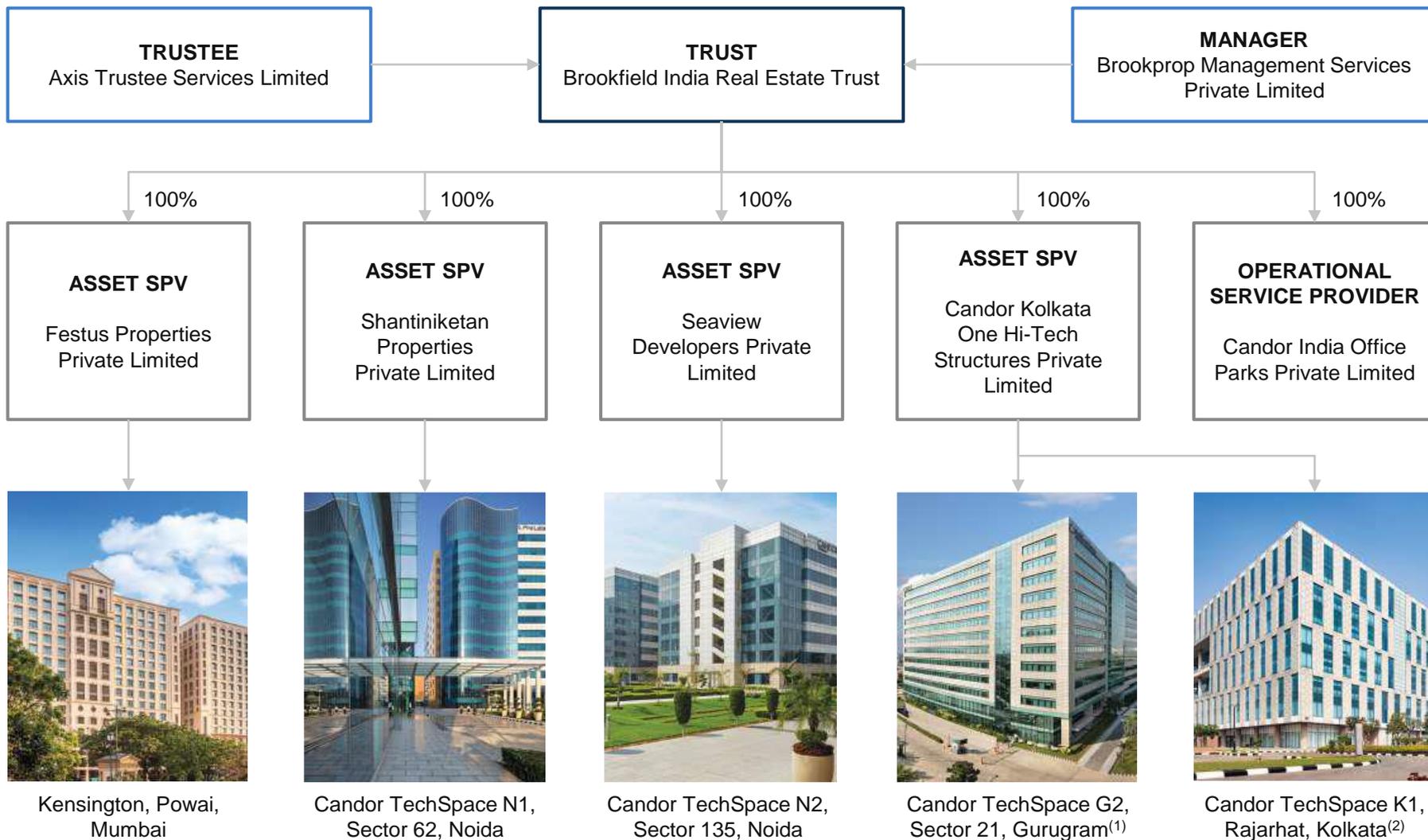


	At Acquisition (Mar 2015)	Current (Dec 2022)	Value Add
Total MSF	4.4	5.7	+1.3 MSF
Operational MSF	2.5	3.1	1.2x
Leased MSF	2.0	2.5	1.3x
In-place Rents	Rs 37 PSF	Rs 43 PSF	+16%
New Leasing Rents ⁽¹⁾	Rs 33 PSF	Rs 42 PSF	+28%

(1) Average new leasing rent for 12 months ended December 31, 2015 and 12 months ended December 31, 2022.

Annexure

REIT Structure



- (1) Candor Techspace G2 (a part of Candor Kolkata One Hi-Tech Structures Private Limited) has an agreement with Gurgaon Infospace Limited (GIL). The title to the land is held by GIL, a third party and is not affiliated to the REIT or the Sponsor Group. Candor Techspace G2 has developmental rights with respect to the property pursuant to a Joint Development Agreement (JDA) with GIL, under which it 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%.
- (2) Candor Techspace K1 includes 0.56 million sq. ft. of commercial cum retail development which is under construction, wherein GIL shall pay Candor Techspace K1 a sum of INR 1,000 million (inclusive of GST) (out of which INR 600 million has already been received) in instalments and be entitled to receive 28% of revenue comprising rentals, CAM margins, parking and any other revenue.